



AGENDA
CITY OF ROCKLIN
ARCHITECTURAL REVIEW COMMITTEE
DATE: May 17, 2018
TIME: 8:30 AM
PLACE: City Council Chambers 3970 Rocklin Road
www.rocklin.ca.us

INTRODUCTION

1. Meeting called to Order
2. Roll Call
3. Citizens Addressing the Committee on Non Agenda Items

ARCHITECTURAL REVIEW ITEMS

4. **SECRET RAVINE COMMUNITY**
DR2017-0005; GPA2017-0002; PDG2017-0003; Z2017-0004; TRE2017-0005

The project is located within the College Architectural District. This is the second meeting to review the project. This application is a request for approval of multiple entitlements to construct a 25.5-acre mixed use development consisting of a 144-unit apartment complex on 13.04 acres, rough grading and development of access aisles and utility infrastructure for a future 2.15-acre commercial site, and establishment of a separate 10.26-acre open space parcel along the Secret Ravine Tributary. The subject site is located on the west side of Sierra College Boulevard at the SW corner of the intersection of Sierra College Boulevard and Dominguez Road. 4830 & 4910 Sierra College Boulevard; APNs: 045-052-010, -011, and -026.

This item was previously heard during the ARC meeting on April 5, 2018. At this meeting, the ARC stated that the project was not consistent with the architectural requirements of the College Architectural District and asked that the applicant work with staff to revise the design to achieve the required consistency. After multiple conversations with staff, the applicant provided correspondence stating that project management is unwilling to comply with the modification recommendations from staff. This correspondence, dated May 5, 2018, is included with this package. The applicant has asked that the first design for the project submitted to the City be brought back to ARC for review. This first design did not incorporate any brick. A later, modified design incorporating brick wainscoting was the version reviewed by the ARC on April 5th. The original plans from April 5 have been included for reference only.

Recommended Action:

The project remains inconsistent with the requirements of the College Architectural District Therefore staff recommends that the ARC recommend that the Planning Commission deny the requested Design Review entitlement.

OTHER BUSINESS

5. Informational Items and Presentations
6. Reports from City Staff
7. Adjournment

GENERAL MEETING INFORMATION

ARCHITECTURAL REVIEW COMMITTEE PURPOSE

City Council has established four architectural districts within the City of Rocklin including; the University, Quarry, Granite and College Districts. City Council has also established the Architectural Review Committee the purpose of which is to; 1) consider and make recommendations to the planning commission on design review applications consistent with design guidelines, and 2) consider and make recommendations to the planning commission on major additions and remodels for projects located within the architectural districts (as applicable). The architectural review committee's review is typically limited to building architecture but may also consider art or signage associated with the building and does not have final approval over any items.

CITIZENS ADDRESSING THE COMMITTEE

Citizens may address the Architectural Review Committee on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Architectural Review Committee. Three to five-minute time limits may be placed on citizen comments.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Architectural Review Committee prior to the hearing.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the Architectural Review Committee less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Architectural Review Committee meeting in the public access binders.

LEGAL CHALLENGES AND APPEAL PERIOD

Legal challenges to any meeting items may be limited to only those issues which are raised at the meeting described in the notice or in written correspondence delivered to the City at or prior to the meeting (Government Code Section 65009).

Appeals of decisions of the Architectural Review Committee in which the Architectural Review Committee has final decision making authority shall be governed by Chapter 17.86 of the Rocklin Municipal Code. Appeals of determination or actions of the Architectural Committee may be made to the Planning Commission by filing written notice thereof with the Planning Department not later than ten (10) days after the day on which the act or determination appealed was made. The ten-day (10) period for filing the notice of appeal is jurisdictional and shall not be waived.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

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