



**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.

\\admins.local\city\CommDev\Planning\PUBLIC PLANNING FILES__ PROJECT FILES__ ARC Meetings\5-17-18\Secret Ravine\5.17.18 ARC Agenda.doc

APRIL 5, 2018 ARC MATERIALS
(FOR REFERENCE ONLY)

On April 5, 2018, the Architectural Review Committee reviewed a version of this project which included a brick façade, consistent with the requirements of the College Architectural District. At the applicant's request, the project is no longer proposed to contain any brick on the buildings (see *Correspondence from Project Applicant* below).

The original 4/05 ARC design is included for reference only.



CORRESPONDENCE FROM PROJECT APPLICANT

From: Rob Vanleemput [<mailto:robv@westerncare.biz>]

Sent: Thursday, May 03, 2018 9:27 AM

To: Nathan Anderson

Subject: RE: meet

Hi Nathan, after discussing with management the changes that the (Architectural committee) city would like us to do for the college district and the cost of adding this to our project. Management cannot add these costs. This puts our project over budget and the proforma does not pan out the way we would need it to be. This is a financial decision and we understand what the city is trying to do. We are going to submit the plans as we originally designed and will wait for your decision on whether you would like to see apartments on this property. Any questions, please feel freely to contact me. Thank you



SECRET RAVINE COMMUNITY APTS

4830 SIERRA COLLEGE BOULEVARD
ROCKLIN, CA 95677

MASTER COVER SHEET

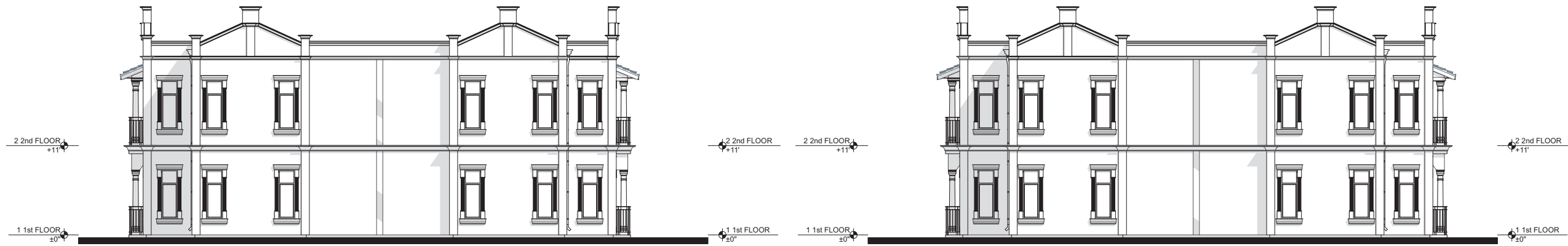




4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

3 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

1

2

3

4

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D

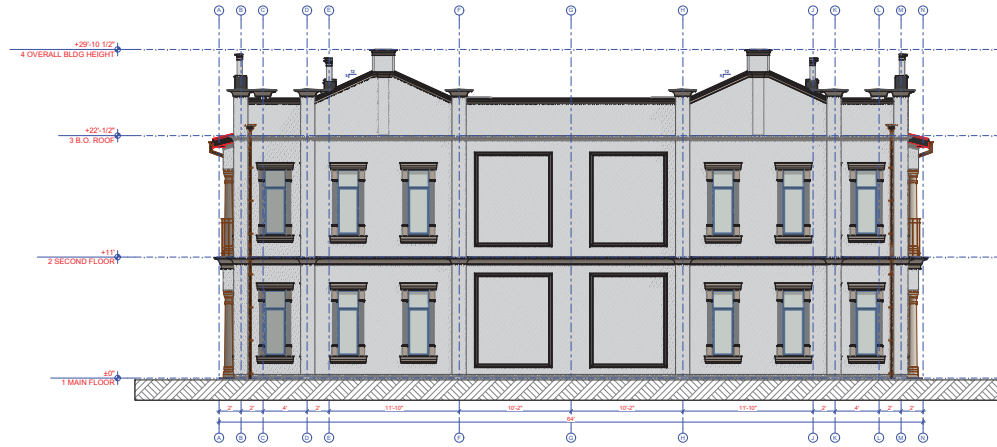
C

B

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5 WEST ELEVATION
SB: 10 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



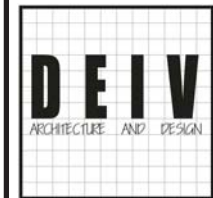
4 EAST ELEVATION
SB: 10 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



3 SOUTH ELEVATION
SB: 10 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



2 NORTH ELEVATION
SB: 10 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



DEIV Architecture & Design
1116 W 500 S, # 2
West Bountiful, UT 84087
P:801.683.8123
http://www.deivarchitecture.com

PRELIMINARY
NOT FOR CONSTRUCTION

SECRET RAVINE COMMUNITY APTS

15047-12 PLEX-MODEL: D
4830 SIERRA COLLEGE BOULEVARD
ROCKLIN, CA 95677

ENTITLEMENT REVIEW

REVISIONS #	DESCRIPTION	DATE
01	TESTING	4/15/16 11:54

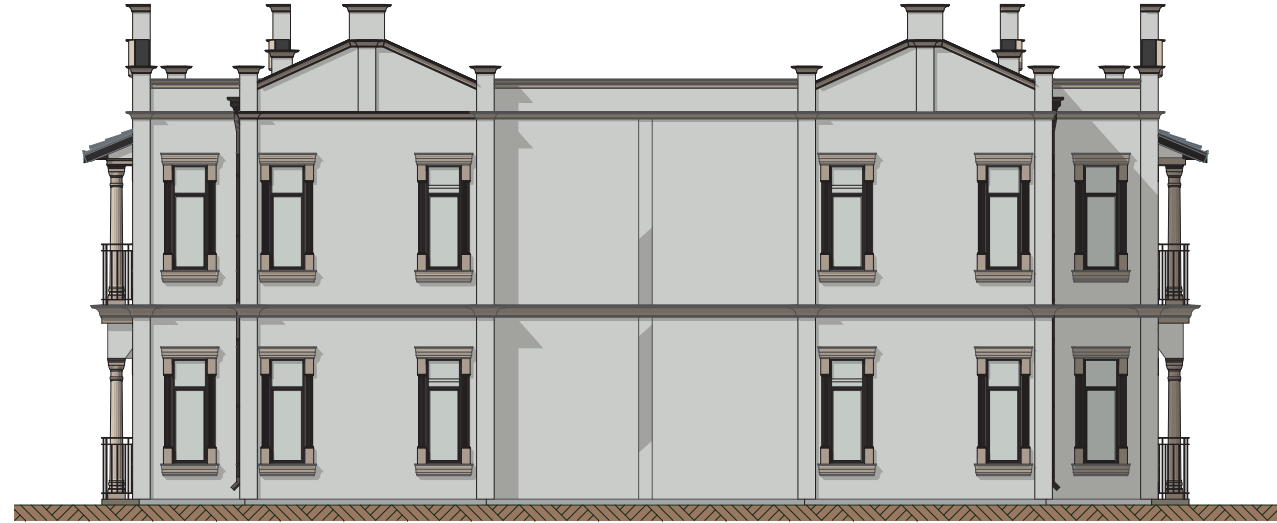
PROJECT #: 15047
CHKD BY:
DRAWN BY: EPL
ISSUE DATE: 06/27/17
SHEET #: SB: 10
DETAIL #: 1, 2, 3, 4, 5

ELEVATIONS

15047-12 PLEX-MODEL: D
BLDG #3, #10

SB: 10

Packet Page 10



1 RIGHT ELEVATION - SHADED 3D
SCALE: 1/4" = 1'-0"



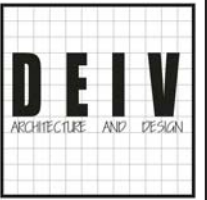
2 FRONT ELEVATION - SHADED 3D
SCALE: 1/4" = 1'-0"

D

C

B

A



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 West Bountiful, UT 84087
 P-801.683.8123
 http://www.deivarchitecture.com

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SECRET RAVINE APARTMENTS
 15047 - SECRET RAVINE CLUBHOUSE
 4830 SIERRA COLLEGE BOULEVARD
 ROCKLIN, CA 95677
 ENTITLEMENT REVIEW

REVISIONS	DESCRIPTION	DATE
#		

PROJECT #: 15047
 CHKD BY:
 DRAWN BY: ###
 ISSUE DATE: 06/27/2017
 SHEET #: SD: 7
 DETAIL #: 1, 2, 3, 4

RENDERS

15047-SECRET RAVINE
 CLUBHOUSE

SD: 7



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

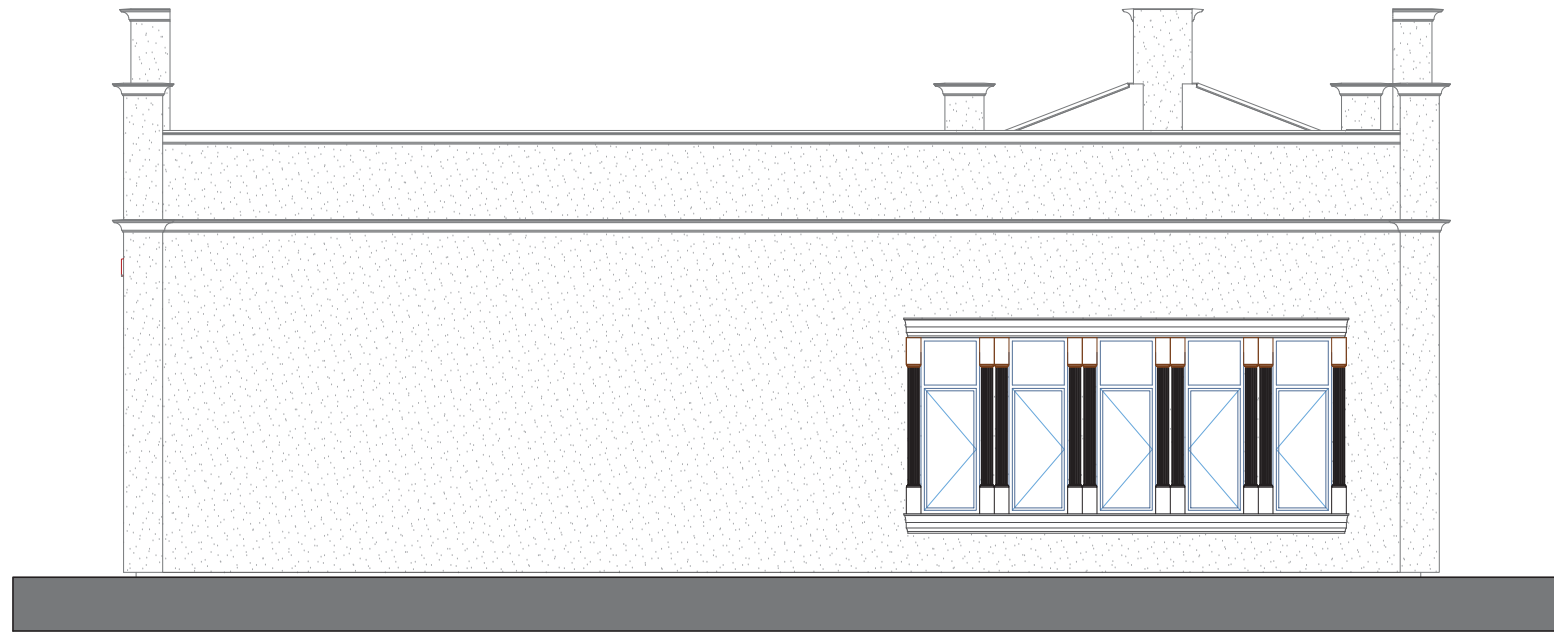


DEIV ARCHITECTURE & DESIGN
1116 W 500 S, #2
WEST BOUNTIFUL, UT 84087

**SECRET RAVINE APARTMENTS -
CLUBHOUSE**

WESTERN CARE CONSTRUCTION, INC.
4020 SIERRA COLLEGE BLVD, #200
ROCKLIN, CA 95677

ELEVATIONS
8/23/2016



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

D



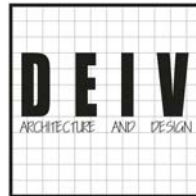
C



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A



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 #FIRM WEBSITE



SECRET RAVINE APARTMENTS
12 CAR GARAGE STEPPED BUILDING #1
 4800 Dominguez Rd
 Rocklin, CA 95677
ENTITLEMENT REVIEW

REVISIONS		DATE
#	DESCRIPTION	
01	TESTING	4/15/16 11:54

PROJECT #: 15047
 CHKD BY:
 DRAWN BY: EPL
 ISSUE DATE: 06/27/2017
 SHEET #: 125
 DETAIL #: 1, 2, 3, 4

RENDERS

SE: 15

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1 | 2 | 3 | 4 | 5 | 6



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 West Bountiful, UT 84087
 P:801.683.8123
 #FIRM WEBSITE



SECRET RAVINE APARTMENTS
12 CAR GARAGE STEPPED BUILDING #1
 4800 Dominguez Rd
 Rocklin, CA 95677
ENTITLEMENT REVIEW

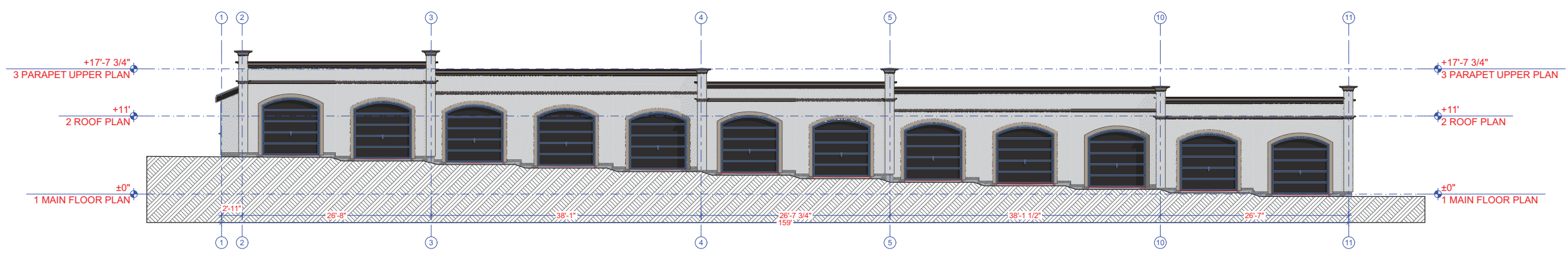
REVISIONS	DESCRIPTION	DATE
# 01	TESTING	4/15/16 11:54

PROJECT #: 15047
 CHKD BY:
 DRAWN BY: EPL
 ISSUE DATE: 06/27/2017
 SHEET #: 125
 DETAIL #: 23, 24, 25

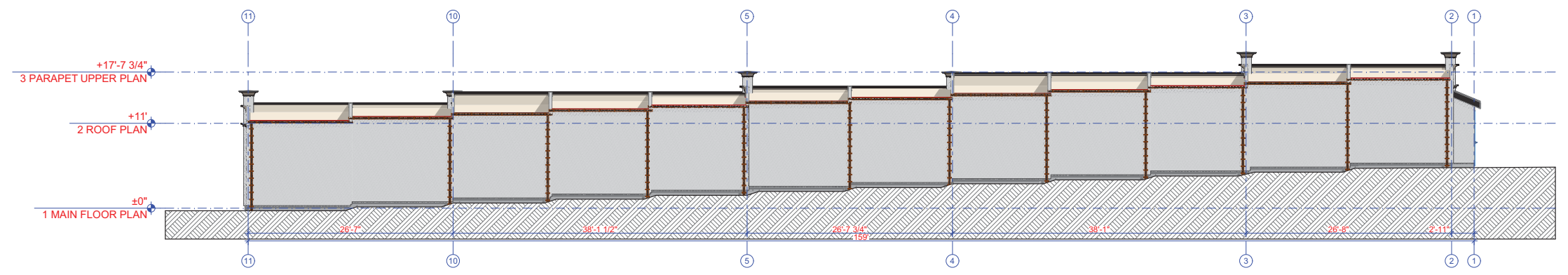
ELEVATION
 EAST & WEST

SE: 10

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24 OVERALL EAST ELEVATION
 SE: 10 SCALE: 1/8" = 1'-0"



25 WEST ELEVATION
 SE: 10 SCALE: 1/8" = 1'-0"



1

2

3

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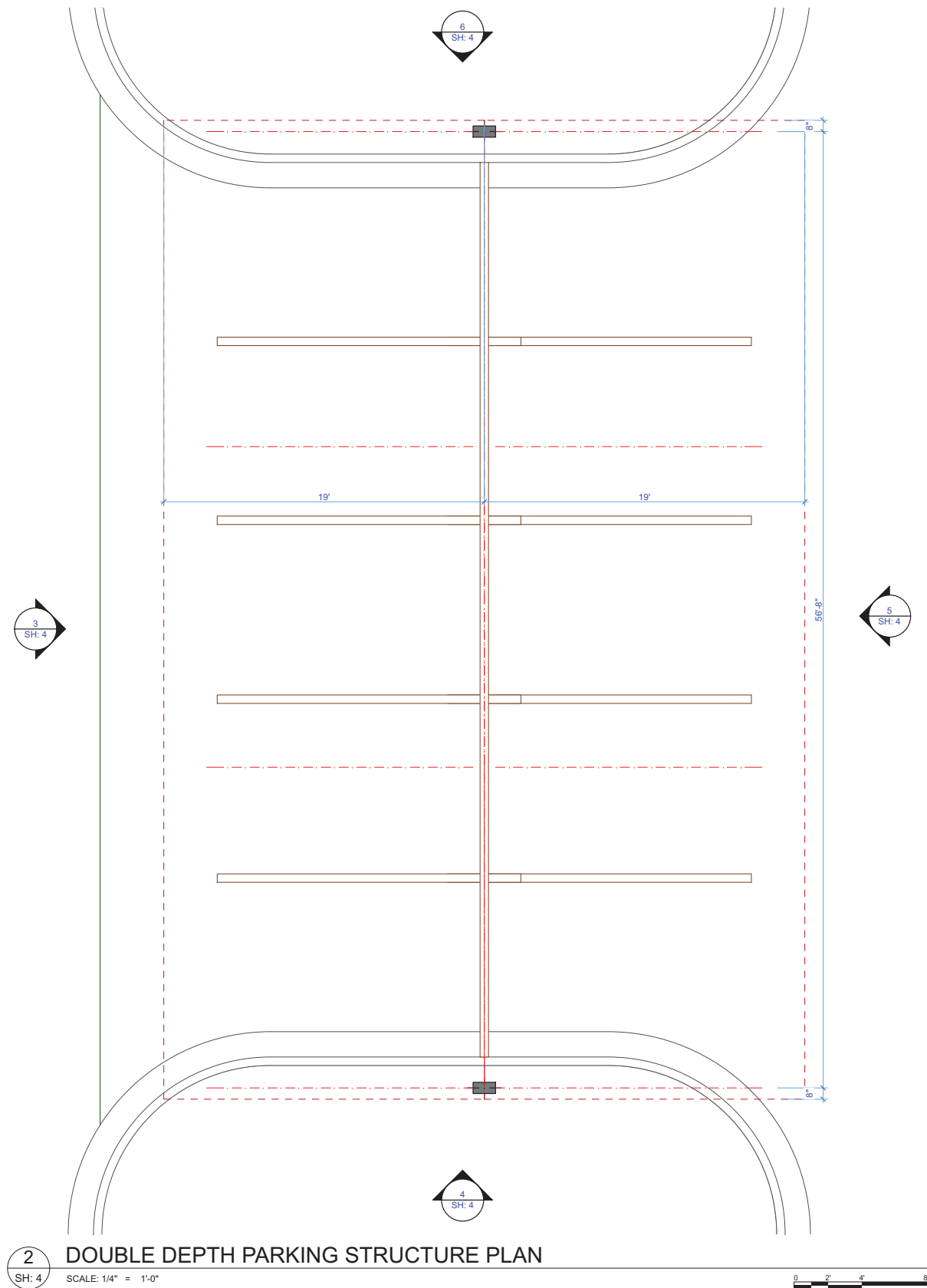
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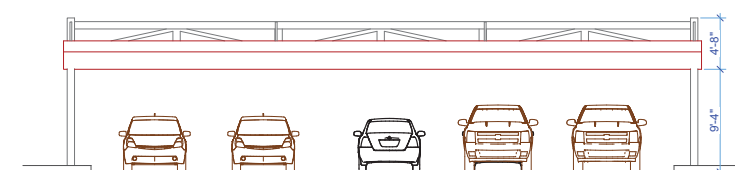
A



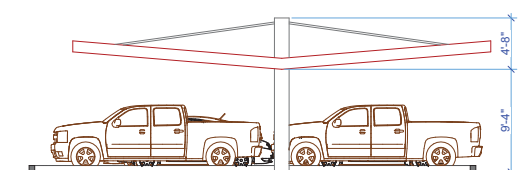
2 DOUBLE DEPTH PARKING STRUCTURE PLAN
SH: 4 SCALE: 1/4" = 1'-0"



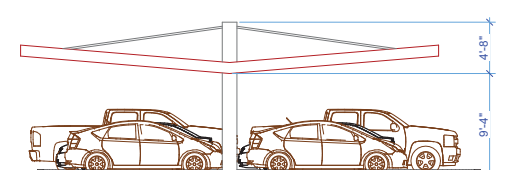
1 3D VIEW
SH: 4 SCALE: 1:68.57



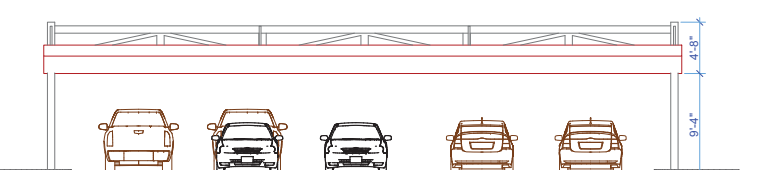
3 ELEVATION
SH: 4 SCALE: 1/8" = 1'-0"



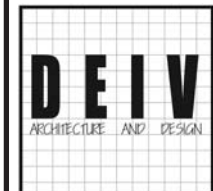
4 ELEVATION
SH: 4 SCALE: 1/8" = 1'-0"



6 ELEVATION
SH: 4 SCALE: 1/8" = 1'-0"



5 ELEVATION
SH: 4 SCALE: 1/8" = 1'-0"



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SECRET RAVINE COMMUNITY APTS
SECRET RAVINE APTS SIGN
4830 SIERRA COLLEGE BOULEVARD
ROCKLIN, CA 95677
ENTITLEMENT REVIEW

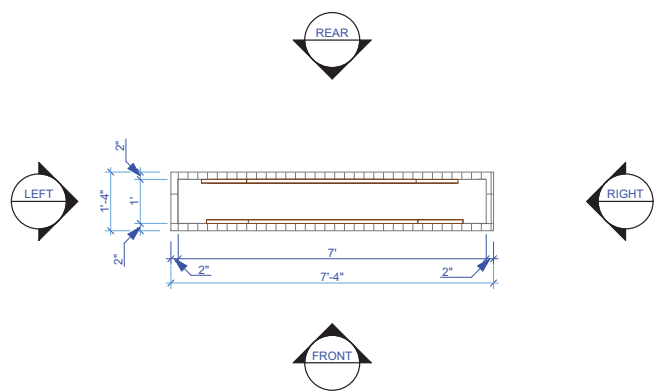
REVISIONS	#	DESCRIPTION	DATE
	01	TESTING	4/15/16, 11:54 AM

PROJECT #: 15047
CHKD BY: EPL
DRAWN BY: EPL
ISSUE DATE: 03/30/2017
SHEET #: 44
DETAIL #: 1, 2, 3, 4, 5, 6

TYPICAL
PARKING
CANOPY
STRUCTURE
(DOUBLE CAR
DEPTH)

SH: 4

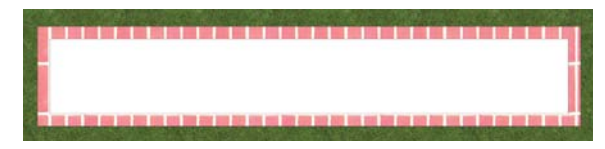
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B
A



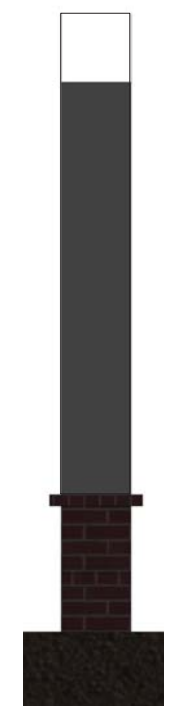
7 SIGN MONUMENT PLAN
SH: 1 SCALE: 1/2" = 1'-0"



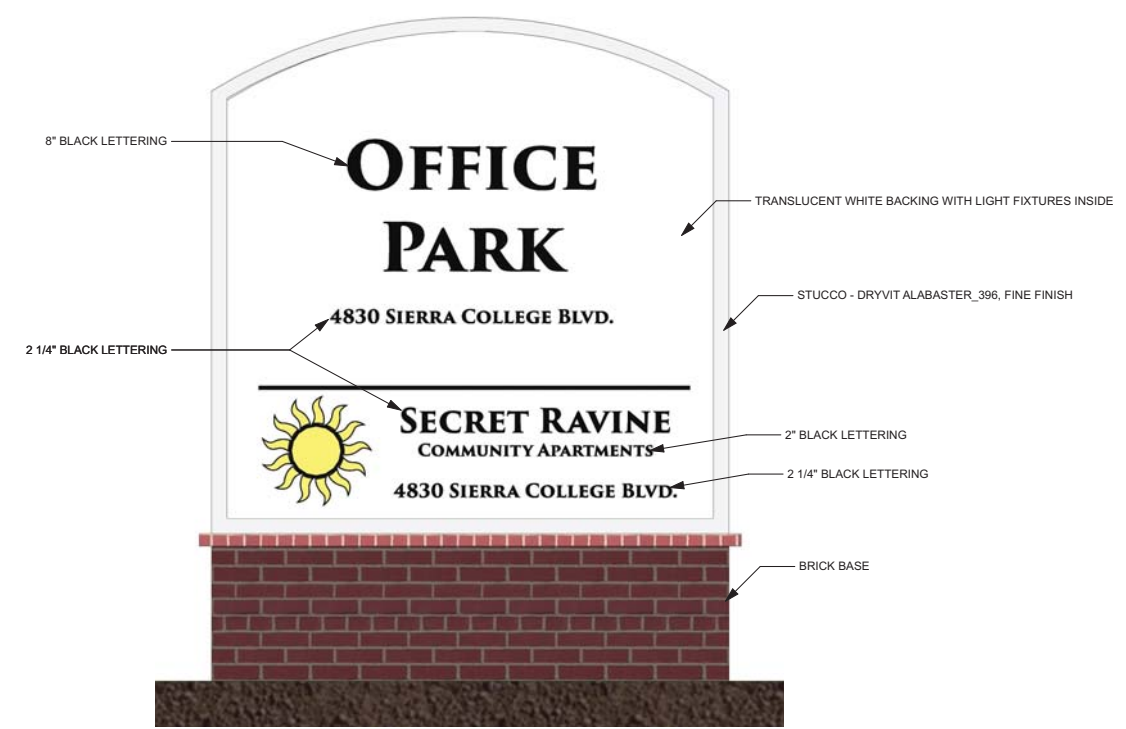
BACK FACE
NOT TO SCALE



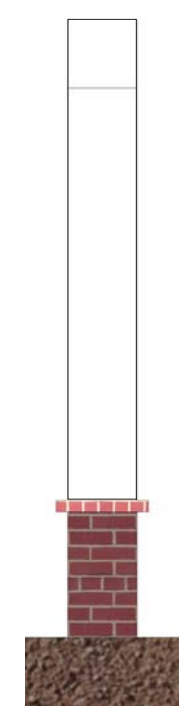
TOP DOWN FACE
NOT TO SCALE



LEFT FACE
NOT TO SCALE



FRONT FACE
NOT TO SCALE



RIGHT FACE
NOT TO SCALE



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SECRET RAVINE COMMUNITY APTS
SECRET RAVINE APTS SIGN
4830 SIERRA COLLEGE BOULEVARD
ROCKLIN, CA 95677
ENTITLEMENT REVIEW

REVISIONS	DESCRIPTION	DATE
# 01	TESTING	4/15/16, 11:54 AM

PROJECT #:	15047
CHKD BY:	EPL
DRAWN BY:	EPL
ISSUE DATE:	03/30/2017
SHEET #:	44
DETAIL #:	1, 2, 3, 4, 5, 6,

7 SIGN AT SIERRA COLLEGE BLVD

SH: 1
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1

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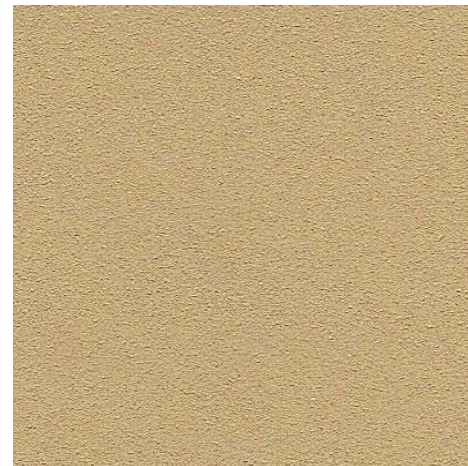
C



CODE: AL01
MATERIAL: METAL ALUMINUM BLACK
OBJECTS: FLASHINGS, DOWNSPOUTS, GUTTERS



CODE: CC01
MATERIAL: CONCRETE - NATURAL COLOR
OBJECTS: FOUNDATION, FOOTINGS, WALKWAYS, STAIR TREADS

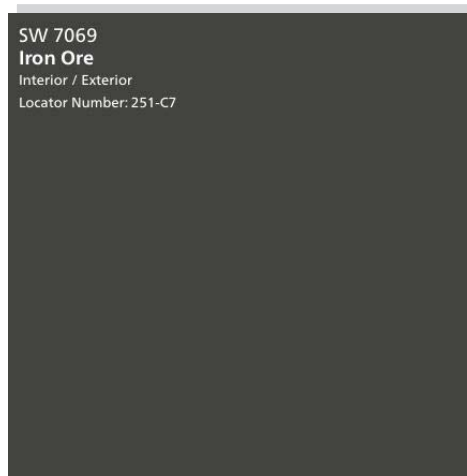


CODE: ST02 - COLOR
MATERIAL: TRIM STUCCO - DRYVIT CHAMOIS_445
LYMSTONE™ TEXTURE SMOOTH FINISH
OBJECTS: WINDOW TRIM, DOOR TRIM, EXTERIOR TRIM, COLUMNS



CODE: ST01 - COLOR
MATERIAL: EIFS - DRYVIT ALABASTER_396 "FREESTYLE" TEXTURE
FINE FINISH
OBJECTS: EXTERIOR WALLS

B



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

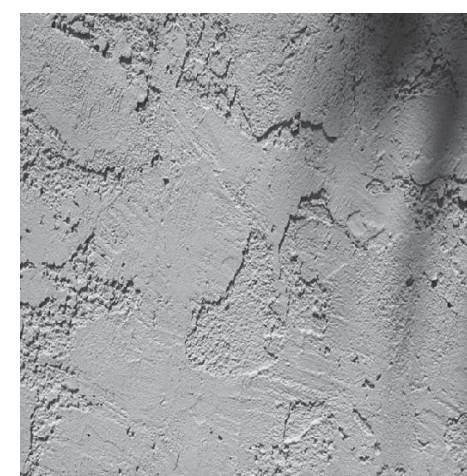
CODE: DR01
MATERIAL: FIBERGLASS - Sherwin-Williams SW 7069 Iron Ore
OBJECTS: EXTERIOR DOORS



CODE: SH01
MATERIAL: ROOFING - BORAL ROOFING SAXONY 900 SLATE
CHARCOAL 1FACS1130 (Compliant w/Title 24, 2013 aged SRI
requirement)
OBJECTS: PATIO ROOF

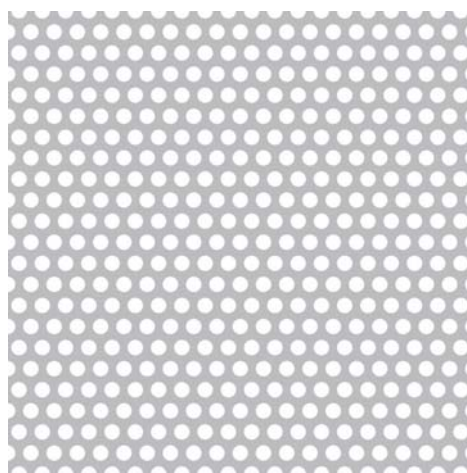


CODE: ST02 - FINISH
MATERIAL: TRIM STUCCO - DRYVIT "LYMSTONE™" TEXTURE
SMOOTH FINISH
OBJECTS: WINDOW TRIM, DOOR TRIM, EXTERIOR TRIM, COLUMNS



CODE: ST01 - FINISH
MATERIAL: EIFS - DRYVIT "FREESTYLE" TEXTURE - WITH AN EXTRA
FINE FINISH
OBJECTS: EXTERIOR WALLS

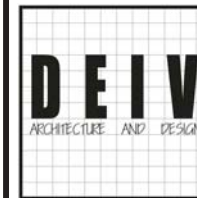
A



CODE: AL02
MATERIAL: METAL PERFORATED
OBJECTS: STAIR RISERS



CODE: AL03
MATERIAL: WROUGHT IRON BLACK POWDER COAT
OBJECTS: RAILINGS



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SECRET RAVINE COMMUNITY APTS

15047-12 PLEX-MODEL: D
4830 SIERRA COLLEGE BOULEVARD
ROCKLIN, CA 95677

ENTITLEMENT REVIEW

REVISIONS	DESCRIPTION	DATE
# 01	TESTING	4/15/16 11:54

PROJECT #: 15047
CHKD BY:
DRAWN BY: EPL
ISSUE DATE: 06/27/17
SHEET #: SB: 2
DETAIL #: A2

MATERIALS

15047-12 PLEX-MODEL: D
BLDG #3, #10

SB: 2

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