



**AGENDA**  
**CITY OF ROCKLIN**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**DATE: October 5, 2017**  
**TIME: 3:00 PM**  
**PLACE: City Council Chambers 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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## **INTRODUCTION**

1. Meeting called to Order
2. Roll Call
3. Minutes
  - September 5, 2017 ARC Meeting Minutes
4. Citizens Addressing the Committee on Non Agenda Items

## **ARCHITECTURAL REVIEW ITEMS**

5. **Sierra Gateway Apartments (College District)**

First meeting to review the project.

Action: Recommend approval of the project design to the Planning Commission or request further modifications to the project design

6. **Quarry Place Retail (Quarry District)**

Second meeting to review requested changes to the rooflines of the two retail buildings.

Action: Recommend approval of the project design to the Planning Commission or request further modifications to the project design

## **OTHER BUSINESS**

7. Informational Items and Presentations
8. Reports from City Staff
9. Adjournment

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## **GENERAL MEETING INFORMATION**

### **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.



**MINUTES**  
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**INTRODUCTION**

1. Meeting called to Order at 3:02pm
2. Review of Purpose of the Committee

Marc Mondell reviewed the purpose of the Architectural Review Committee which is:  
To serve as a recommending body to the Planning Commission on building architectural design within the University, College, Quarry and Granite Drive Districts including the following elements:

- a. Building architectural design
  - b. Building signage
  - c. Incorporation of building related art
3. Roll Call  
  
Ken Broadway, Member  
Gregg McKenzie, Member  
Marc Mondell, Presiding Officer  
Carl Sloan, Member  
Scott Yuill, Member
  4. Minutes – none
  5. Committee Operational Procedures
    - a. Committee is a recommending only body
    - b. Meetings will be recorded
    - c. Public will be allowed to speak
    - d. Monthly standing meetings will be set up
    - e. City Attorney's office will attend
    - f. Marc Mondell will be the Presiding Member
  6. Citizens Addressing the Committee on Non Agenda Items - None

**ARCHITECTURAL REVIEW ACTION ITEMS**

**7. Rocklin Gateway Apartments**

Nate Anderson presented the project to the Committee.

After seeing the project, the Committee discussed and concluded:

- a. Steel lattice element is preferred
- b. Center area of the building needs more enhancements and awnings
- c. Corner element needs to be redesigned to be match the metal lattice elevation
- d. Revisions can be made and approved by the Economic & Community Development Director

Motion by Member McKenzie and seconded by Member Yuill approving modifications consistent to Elevation No. 1 and with the window elements to be metal and direction that the corner elements use materials and designed to match and the inset area have awnings added over the upper floor windows to the satisfaction of the Economic and Community Development Director.

Ayes: McKenzie, Yuill, Broadway, Mondell

Noes: Sloan

Abstain:

Absent:

#### 8. Quarry Place Apartments & Retail – Quarry District

Dara Dungworth presented the project to the Committee.

After seeing the project, the Committee discussed and concluded:

##### ***Retail Buildings***

- a. Parapet wall/roof on the buildings and would like to see:
  - More substantial roof lines; maintain continuity with the apartment rooflines
  - Add more varied roof line such as gable or shed elements
  - Requested to bring back for recommendation of approval prior to Planning Commission meeting.

##### ***Apartments***

- a. Stone being used too sparingly
  - Add stone to first floor of longer elevation of all buildings
- b. Colors are too dark – would like lighter, brighter paint colors
- c. Revisions can be made and approved by the ECD Director prior to going to Planning Commission

Motion by Member Yuill and seconded by Member Sloan recommend to approve the design scheme with additional stone on the apartments and a couple of color hues back to the Planning Commission.

Ayes: Yuill, Sloan, Mondell, McKenzie, Broadway

Noes:

Abstain:

Absent:

#### 9. Placer Creek Apartments – University District

Dara Dungworth presented the project to the Committee.

After seeing the project, the Committee discussed and concluded:

- a. Generally approved contemporary architecture but would like to see additional metallic elements on corners of exterior facing buildings visible from the public right of way and at project entries.
- b. Requested to bring back for recommendation of approval prior to Planning Commission meeting.

**OTHER BUSINESS**

10. Informational Items and Presentations

- a. Sierra Gateway Apartments – College District (Informational Review Only)

This item will need to be rescheduled for another ARC meeting since it was not included in the items for action.

11. Reports from City Staff – None

12. Adjournment at 4:39pm

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# SIERRA GATEWAY APARTMENTS

## ROCKLIN APARTMENTS, LLC

23622 CALABASAS ROAD, SUITE 200, CALABASAS, CA 91302  
 TELEPHONE: (818) 223-3500 FAX: (818) 223-3536



## GENERAL / ARCHITECTURAL

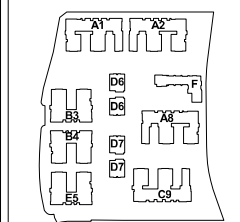
**PROJECT ADDRESS:**  
 Rocklin Rd & Sierra College Blvd  
 Rocklin, CA, 95677

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**SHEET TITLE**  
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**SHEET NUMBER**  
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2015-10-15Z  
 1/31/2017



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 949.809.3388  
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SCHEMATICS DESIGN



BUILDING A SOUTH ELEVATION 3/16" = 1'-0" 2

\*\*BUILDING (2) ELEVATION ILLUSTRATED. BUILDING (1) PLAN IS MIRRORED FROM BUILDING (2). BUILDING (8) PLAN IS IDENTICAL TO BUILDING (1) EXCEPT BRICK VENEER (KEYNOTE 925) WILL BE REPLACED WITH STUCCO (KEYNOTE 902).

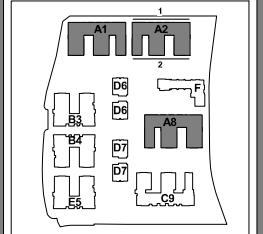


BUILDING A NORTH ELEVATION 3/16" = 1'-0" 1

**NOTE:**  
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510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET 11/A-45.2 RAILING DETAILS
802	VINYL WINDOW PLY GEM, EARTHTONE
901	ARTISAN V-RUSTIC HARDIE BOARD, COLOR DE6062, TEA BAG
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DET 453, MAJOLICA EARTHENWARE
902.4	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DEC 766, STEVEARENO BEIGE
910.1	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 725, WEATHERED CORAL
910.2	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DE 6169, MILK MUSTACHE
910.3	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 773, HEATHER
910.4	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 766, STEVEARENO BEIGE
925	BRICK VENEER, CORONADO STONE PRODUCTS, WIRECUT BRICK, LA JOLLA BRICK
930	ROOF SHINGLE TIMBERLINE ULTRA HD, MISSION BROWN

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BUILDING A EAST ELEVATION 3/16" = 1'-0" 4

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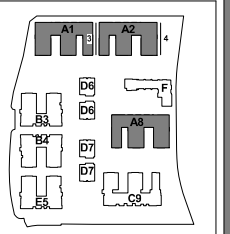
BUILDING A WEST ELEVATION 3/16" = 1'-0" 3

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BUILDING B SOUTH ELEVATION 3/16" = 1'-0" 2

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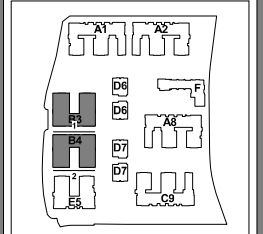


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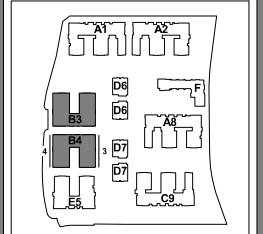
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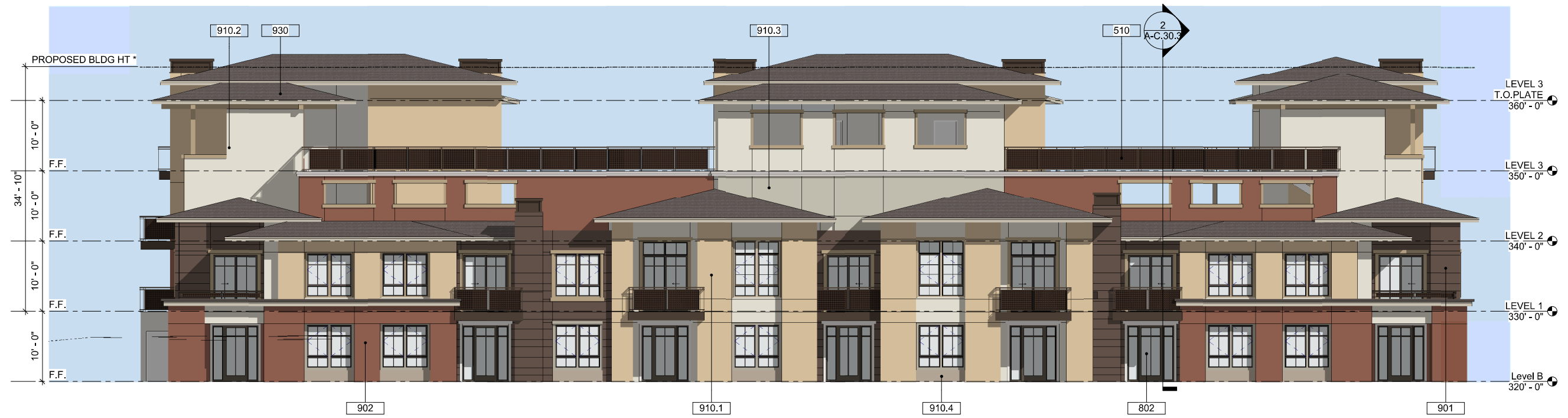
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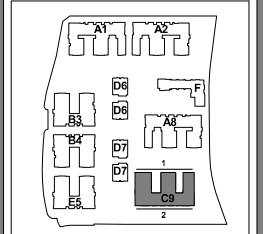


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**A-C.20.1**

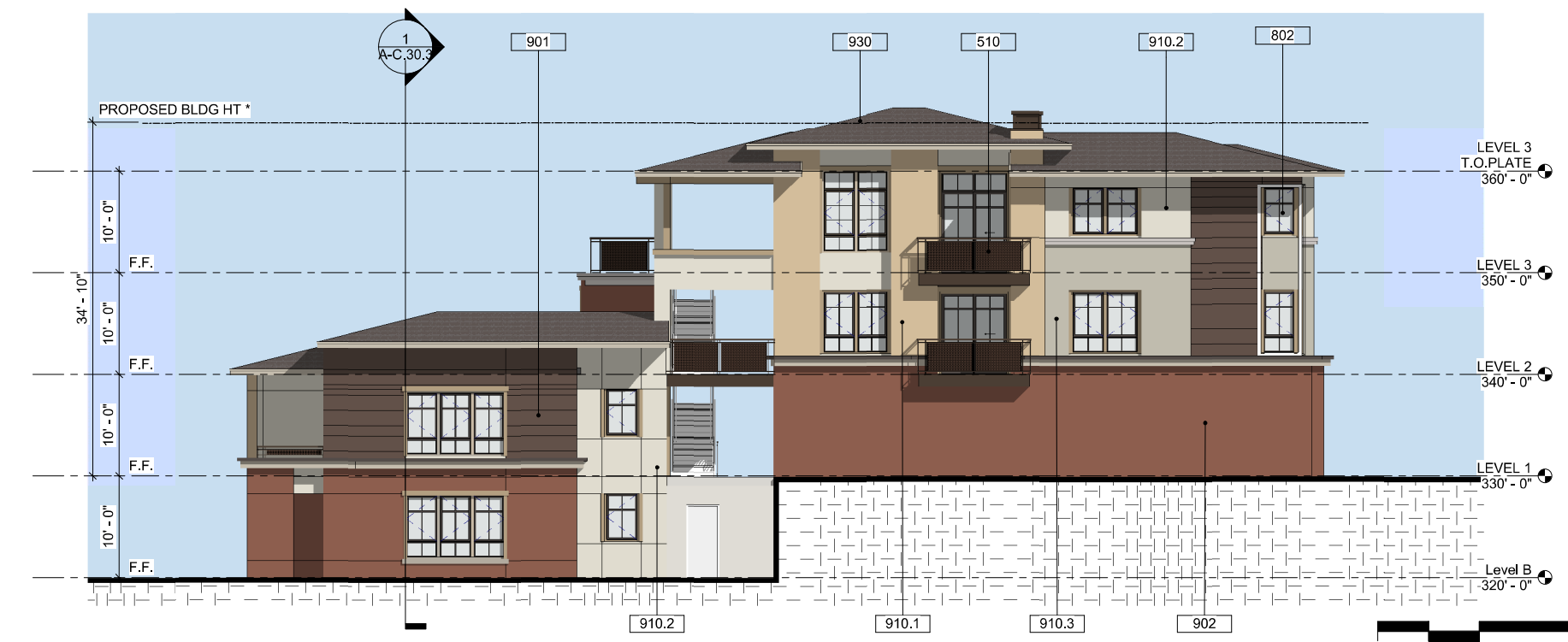
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SCHEMATICS DESIGN



BUILDING C WEST ELEVATION 3/16" = 1'-0" 4



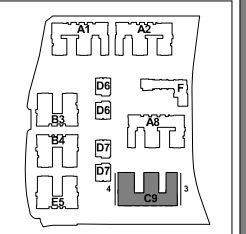
BUILDING C EAST ELEVATION 3/16" = 1'-0" 3

# SIERRA GATEWAY APARTMENTS

Rocklin Rd & Sierra College Blvd

ROCKLIN APARTMENTS, LLC

28822 CALABASAS ROAD, SUITE 200, CALABASAS, CA 91302  
TELEPHONE: (818) 223-3550 FAX: (818) 223-3536



REVISIONS	
DESCRIPTION	DATE

SHEET TITLE  
**BUILDING C ELEVATIONS**

SHEET NUMBER  
**A-C.20.2**

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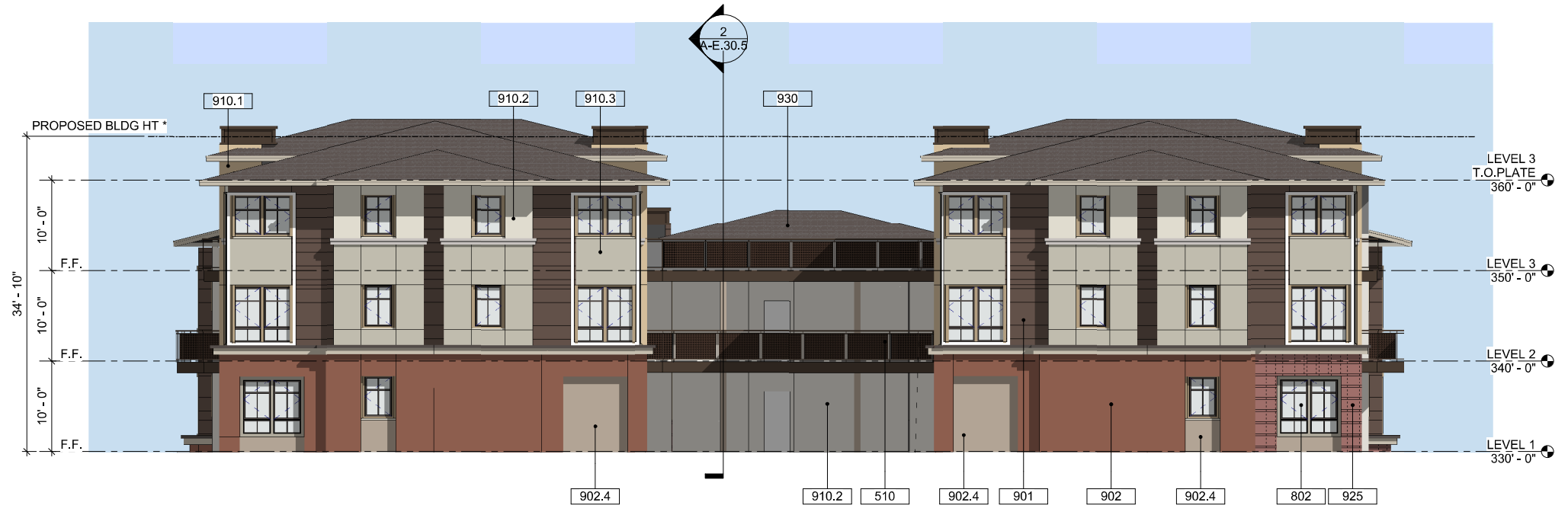
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**NOTE:**  
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510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET 11/A-45.2 RAILING DETAILS
802	VINYL WINDOW PLY GEM, EARTHTONE
901	ARTISAN V-RUSTIC HARDIE BOARD, COLOR DE6062, TEA BAG
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DET 453, MAJOLICA EARTHENWARE
910.1	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 725, WEATHERED CORAL
910.2	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DE 6169, MILK MUSTACHE
910.3	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 773, HEATHER
930	ROOF SHINGLE TIMBERLINE ULTRA HD, MISSION BROWN

SCHEMATICS DESIGN





BUILDING E NORTH ELEVATION 3/16" = 1'-0" 2

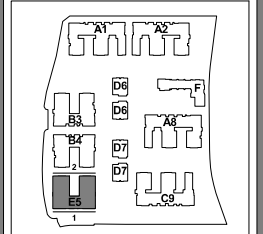


BUILDING E SOUTH ELEVATION 3/16" = 1'-0" 1

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901	ARTISAN V-RUSTIC HARDIE BOARD, COLOR DE6062, TEA BAG
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DET 453, MAJOLICA EARTHENWARE
902.4	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., DEC 766, STEVEARENO BEIGE
910.1	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 725, WEATHERED CORAL
910.2	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DE 6169, MILK MUSTACHE
910.3	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 773, HEATHER
910.4	HARDIE REVEAL PANEL SYSTEM, PAINT COLOR DEC 766, STEVEARENO BEIGE
925	BRICK VENEER, CORONADO STONE PRODUCTS, WIRECUT BRICK, LA JOLLA BRICK
930	ROOF SHINGLE TIMBERLINE ULTRA HD, MISSION BROWN

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**SHEET TITLE**  
**BUILDING E ELEVATIONS**

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**A-E.20.1**

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SCHEMATICS DESIGN



BUILDING E EAST ELEVATION 3/16" = 1'-0" 4

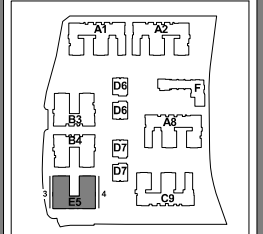


BUILDING E WEST ELEVATION 3/16" = 1'-0" 3

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SCHEMATICS DESIGN



# ILLUSTRATIVE IMAGES



VIEW OF THE  
CORNER OF  
SIERRA COLLEGE  
BLVD. AND  
ROCKLIN ROAD



VIEW OF NORTH  
WEST CORNER FROM  
SIERRA COLLEGE  
BLVD. AND ROCKLIN  
ROAD INTERSECTION



VIEW LOOKING AT  
NORTH ELEVATION  
ALONG ROCKLIN  
ROAD



VIEW NEAR MAIN  
ENTRY TO  
PROJECT FROM  
ROCKLIN ROAD

## SIERRA GATEWAY APARTMENTS

City of Rocklin



# BEFORE AND AFTER IMAGES



EXISTING - VIEW OF NORTH WEST CORNER FROM SIERRA COLLEGE BLVD. AND ROCKLIN ROAD INTERSECTION



PROPOSED - VIEW OF NORTH WEST CORNER FROM SIERRA COLLEGE BLVD. AND ROCKLIN ROAD INTERSECTION - TREES ILLUSTRATED AT MATURITY

## SIERRA GATEWAY APARTMENTS

**1**

City of Rocklin

1783EX019.dwg / 1-31-17



# BEFORE AND AFTER IMAGES



EXISTING - VIEW NEAR MAIN ENTRY TO PROJECT FROM ROCKLIN ROAD



PROPOSED - VIEW NEAR MAIN ENTRY TO PROJECT FROM ROCKLIN ROAD - TREES ILLUSTRATED AT MATURITY

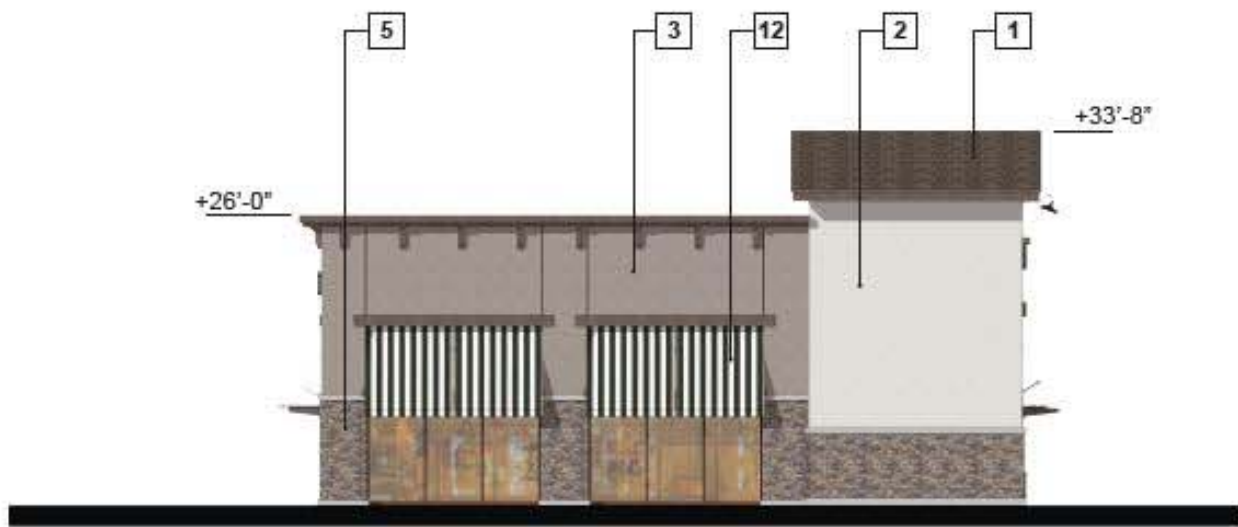
## SIERRA GATEWAY APARTMENTS

City of Rocklin

**2**

1783EX019.dwg / 1-31-17

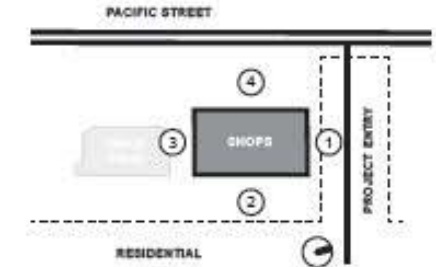




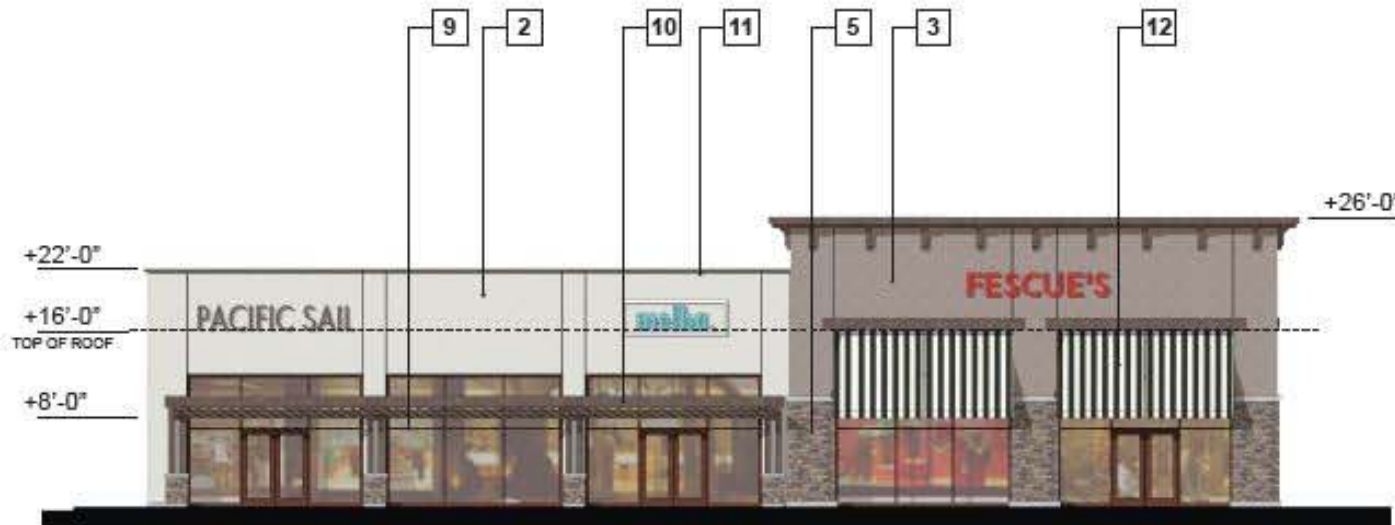
1) North Elevation - Facing Project Entry



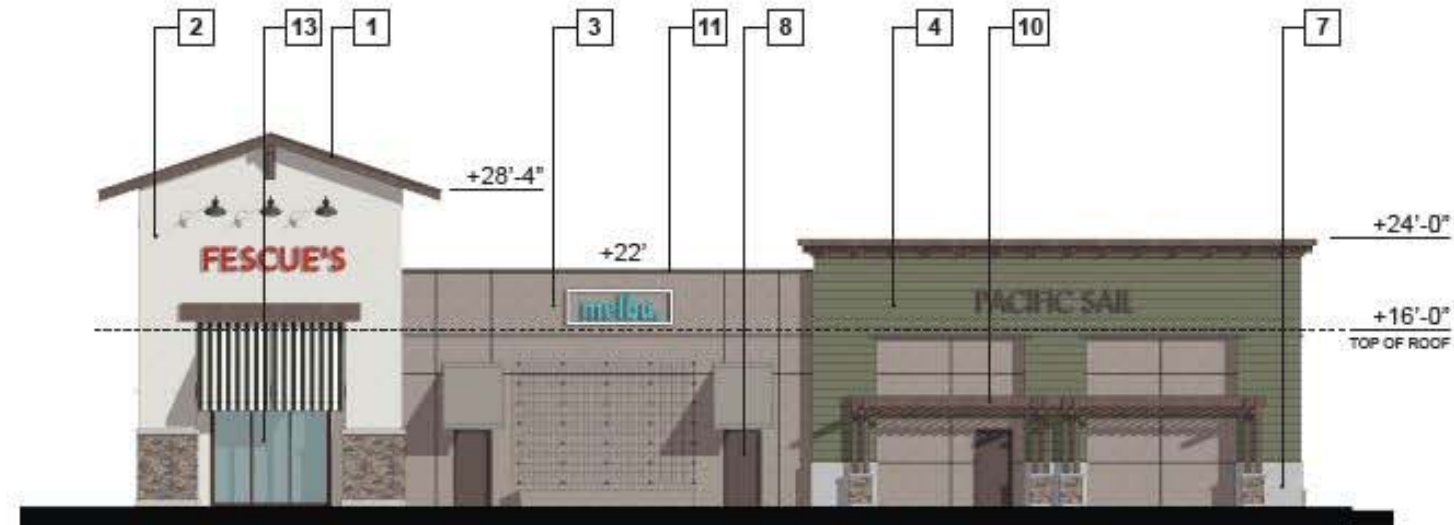
3) South Elevation - Facing Drive Thru



Note: Food service tenants may desire greater amount of vision glass. Applicant to work with city as users are formalized.



2) East Elevation - Facing Parking



4) West Elevation - Facing Pacific Street

**MATERIALS**

1	ASPHALT COMPOSITE ROOF	6	LANDSCAPE TRELLIS	11	TRIM - BLACK OF NIGHT SW6993 - SHERWIN WILLIAMS
2	STUCCO - EIDER WHITE SW7014 - SHERWIN WILLIAMS	7	PRECAST CONCRETE WAINSCOT	12	FABRIC AWNING
3	STUCCO - TONY TAUPE SW7038 - SHERWIN WILLIAMS	8	PAINTED METAL DOOR - PEPPERCORN SW7874 - SHERWIN WILLIAMS	13	SPANDREL GLASS
4	FIBER CEMENT SIDING - ARTICHOKE SW6179 - SHERWIN WILLIAMS	9	STOREFRONT - LIGHT MEDIUM BRONZE AB-4 - ARCADIA		
5	STONE VENEER - "SIERRA" MOUNTAIN LEDGE - ELDORADO STONE	10	WOOD-LOOK ALUMINUM - KWILA - KNOTWOOD		

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

**QUARRY PLACE - RETAIL**

**ST. ANTON**  
COMMUNITIES

1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000

**ELEVATIONS - SHOPS 1**

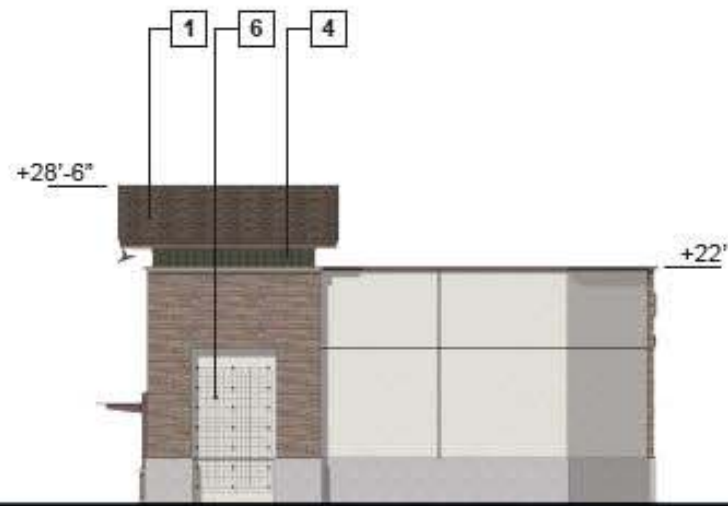
ROCKLIN, CA  
KTGY # 2016-0189

06.19.2017

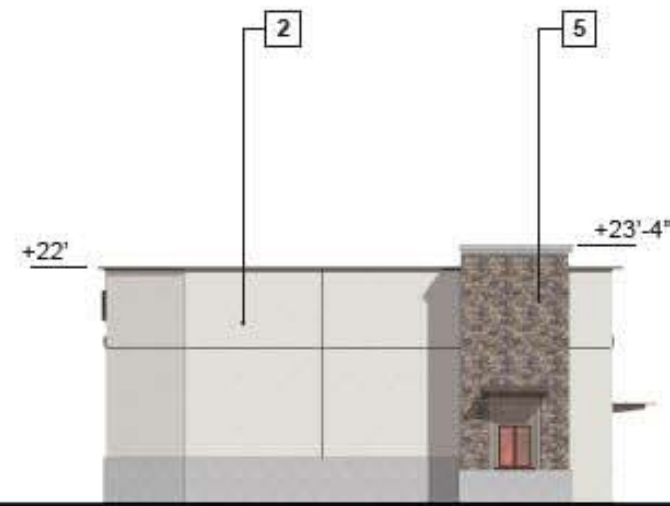
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Irvine, CA 92614  
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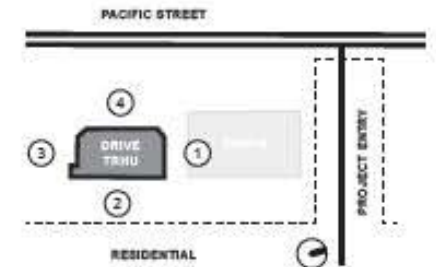
**A3.0**



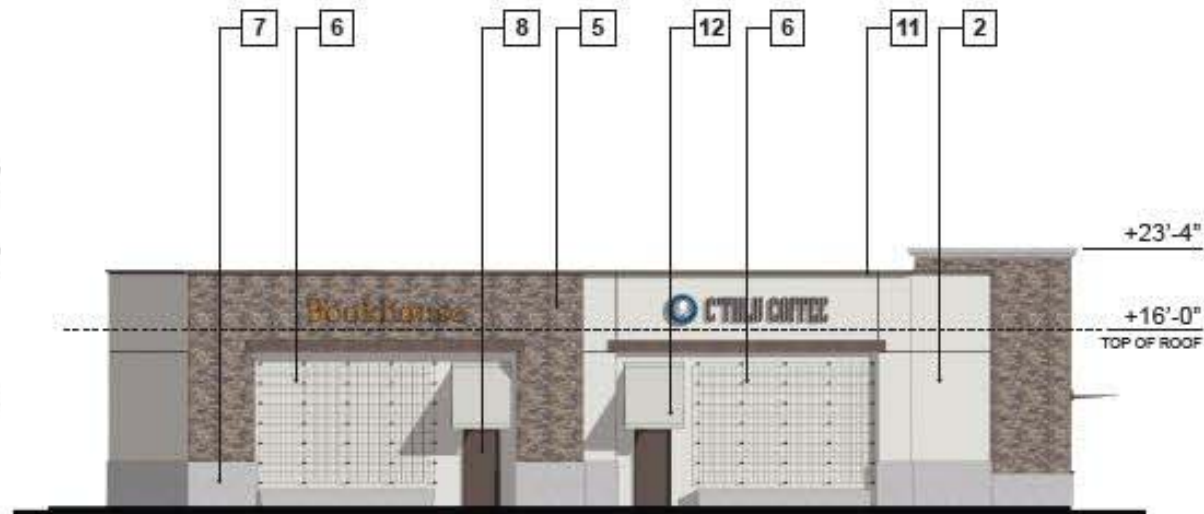
1) North Elevation - Facing Shops



3) South Elevation - Facing Parking



2) East Elevation - Facing Parking



4) West Elevation - Facing Pacific Street

**MATERIALS**

1	ASPHALT COMPOSITE ROOF	6	LANDSCAPE TRELLIS	11	TRIM - BLACK OF NIGHT SW6993 - SHERWIN WILLIAMS
2	STUCCO - EIDER WHITE SW7014 - SHERWIN WILLIAMS	7	PRECAST CONCRETE WAINSCOT	12	FABRIC AWNING
3	STUCCO - TONY TAUPE SW7038 - SHERWIN WILLIAMS	8	PAINTED METAL DOOR - PEPPERCORN SW7674 - SHERWIN WILLIAMS	13	SPANDREL GLASS
4	FIBER CEMENT SIDING - ARTICHOKE SW6179 - SHERWIN WILLIAMS	9	STOREFRONT - LIGHT MEDIUM BRONZE AB-4 - ARCADIA		
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0 4' 8' 16'  
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**QUARRY PLACE - RETAIL**

**ST. ANTON**  
COMMUNITIES

1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000

**ELEVATIONS - SHOPS 2**

ROCKLIN, CA  
KTGY # 2016-0199

05.19.2017

KTGY Group, Inc.  
Architecture+Planning  
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Irvine, CA 92614  
949.851.2133  
ktgy.com



**A3.1**





East Elevation of Retail from Project Entry

## QUARRY PLACE - RETAIL

**ST. ANTON**  
COMMUNITIES

1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000

## PERSPECTIVES

ROCKLIN, CA  
KTGY # 2016-0189

06.19.2017

# A5.0

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Irvine, CA 92614  
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East Elevation of Retail from Parking Lot

## QUARRY PLACE - RETAIL

**ST. ANTON**  
COMMUNITIES

1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000

## PERSPECTIVES

ROCKLIN, CA

KTGY # 2016-0189

05.19.2017

A5.1

KTGY Group, Inc.  
Architecture+Planning  
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ktgy.com







West Elevation of Retail from Pacific Street

## QUARRY PLACE - RETAIL

**ST. ANTON**  
COMMUNITIES

1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000

## PERSPECTIVES

ROCKLIN, CA  
KTGY # 2016-0189

06.19.2017

# A5.2

KTGY Group, Inc.  
Architecture+Planning  
17911 Von Karman, #200  
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**MATERIALS**

1	STUCCO - EIDER WHITE SW7014 - SHERWIN WILLIAMS
2	STUCCO - TONY TAUPE SW7038 - SHERWIN WILLIAMS
3	FIBER CEMENT SIDING - ARTICHOKE SW6179 - SHERWIN WILLIAMS
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5	STONE VENEER - "SIERRA" MOUNTAIN LEDGE - ELDORADO STONE
6	TRIM - BLACK OF NIGHT SW6993 - SHERWIN WILLIAMS
7	STOREFRONT - LIGHT MEDIUM BRONZE AB-4 - ARCADIA
8	WOOD-LOOK ALUMINUM - KWILA - KNOTWOOD



7



1



2



3



4



6



5



8

**QUARRY PLACE - RETAIL**

St. Anton Communities  
 1801 I Street, Suite 200  
 Sacramento, CA  
 916.471.3000

**MATERIAL BOARD**

ROCKLIN, CA

KTGY # 2016-0189

06.15.2017

KTGY Group, Inc.  
 Architecture+Planning  
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