

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Quarry Row Subdivision / DR2016-0003)

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Design Review (DR2016-0003) approves the landscaping and architectural designs, colors and materials of medium high density single family residences within the Quarry Row subdivision located on the southeast corner of Pacific Street and Grove Street.

B. An Environmental Impact Report prepared for this project has been certified via City Council Resolution No. [REDACTED].

C. The Planning Commission recommended the design review for approval at its regular meeting of December 15, 2020 with a vote of 5-0.

D. The design of the site is compatible with surrounding development, natural features, constraints, and traffic flow. The architectural design, colors and materials, and landscaping of the proposed single-family homes are consistent with those of surrounding single-family homes and with the Citywide Design Guidelines. The architectural design of the homes will have no impact on traffic flow.

E. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development. The proposed single-family homes are two stories in height (approximately 25 feet tall). Single-family residential neighborhoods located to the east and south are zoned R1-6, which has a maximum height of 30 feet. Home sizes range from approximately 1,200 s.f. to approximately 1,500 s.f. While this size is somewhat smaller than other homes in the neighborhood, it is not inconsistent with home sizes allowed within the R1-6 zoning district. The color schemes are fairly typical for single-family homes and are consistent with surrounding development.

F. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting. The proposed homes have large windows to maximize natural lighting and utilize a minimum of two street trees on every lot to provide shading and to help minimize energy consumption. The project shall be consistent with all California Building Code requirements.

G. Parking is consistent with the requirements of the Rocklin Municipal Code. The project provides two parking spaces within a garage, which are conditioned to be utilized for parking only, to be enforced by the project's Home Owner's Association. Visitor parking would be accommodated by 46 on-site, off-street parking spaces located on Alley B and Parcel N. An additional 59 on-street parking spaces would be available on Grove Street and along both sides of the proposed "Quarry Row".

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs. The landscaping is consistent with the requirements of the Citywide Design Guidelines and is consistent with the surrounding residential neighborhoods. The project requires installation of an automatic irrigation system and certification by a landscape architect that the landscape plans meet the requirements of the Water Conservation in Landscaping Act.

I. The design of the site and buildings or structures is consistent with the goal and policies of the General Plan, as well as the land use designation proposed in the General Plan Amendment being processed concurrently (GPA2016-0001) and with the zoning, regulations, standards, and restrictions proposed in the General Development Plan Amendment and Rezone (PDG2016-0001 and Z2016-0001) being processed concurrently. The homes are consistent with the Citywide Design Guidelines and have been designed to be consistent with all development standards of the Quarry Row General Development Plan.

Section 2. The Design Review for the Quarry Row (DR2016-0003) as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Screening of Mechanical Equipment

- a. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other

acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

- b. Fire risers shall be located either within a garage or in a wall cavity with an access panel. (PLANNING)

2. House Design

- a. House architecture, colors, materials, and lighting shall be as shown in Exhibit A, to the satisfaction of the Community Development Director. (PLANNING, BUILDING)
- b. All side and rear elevations fronting or visible from a public street (Grove Street, Pacific Street, Quarry Row) shall utilize enhanced side and / or rear elevations as applicable, as shown in Exhibit A, to the satisfaction of the Community Development Director. (PLANNING, BUILDING)
- c. All side and rear elevations adjacent to existing residential homes to the east and south (Lots 1, 4, 5, 10, 11, 16, 20, 21, 26, and 27) shall utilize enhanced side and / or rear elevations for the second story as applicable, as shown in Exhibit A, to the satisfaction of the Community Development Director, (PLANNING, BUILDING)
- d. All windows or glass doors with a view of Pacific Street shall be fitted with Sound Transmission Class (STC) rating 35 minimum rated assemblies. This would apply specifically to the first row of units closest to Pacific Street, including facades with a perpendicular view of Pacific Street. This conclusion assumes the use of a 3-coat stucco building construction and carpeted room. As an alternative to this blanket requirement, a detailed analysis of interior noise control measures may be conducted when project building plans and flooring types are available. The detailed analysis shall outline specific window, door, and building façade noise control measures utilized to achieve compliance with the 45 dB Ldn interior noise level standard.

{MM XII.-1} (PLANNING, BUILDING)

- e. Air conditioning or mechanical ventilation shall be provided for all residences constructed within this development to allow occupants to keep doors and windows close for acoustical isolation.

{MM XII.-2} (PLANNING, BUILDING)

- f. Mechanical ventilation penetrations for bath fans shall not face towards Pacific Street. Where feasible these vents shall be routed towards the opposite side of the building (away from Pacific Street) to minimize sound intrusion to sensitive areas of the building.

Where vents must face towards Pacific Street, the duct work shall be increased in length and make as many “S” turns as feasible prior to exiting the dwelling. Flexible duct work is the preferred ducting for this noise mitigation. Where the vents exit the building, a spring loaded flap with a gasket shall be installed to reduce sound entering the duct work when the vent is not in use.

{MM XII.-3} (PLANNING, BUILDING)

- g. Prior to approval of construction documents, the project shall shorten the length of driveways/paseos to provide as much distance between these features and the existing residential neighborhoods while still maintaining the minimum length for safety/circulation to allow for enhanced landscaping, to the satisfaction of the Community Development Director. (PLANNING, ENGINEERING)

3. Landscaping and Fencing

- a. Landscape plans shall demonstrate compliance with the requirements of the State Model Water Efficiency Landscape Ordinance. (PLANNING, BUILDING)
- b. Front yard landscaping as applicable to each lot shall be installed, including shrubs and turf, as shown in the Typical Front Yard and Typical Front Yard Corner Lot Condition landscape details, Exhibit A of the concurrent tentative subdivision map (SD2016-0003). A minimum of one shade tree shall be planted in the front yard of interior lots and a minimum of two shade trees shall be planted in the front yard of corner lots, with consideration given to appropriate placement within the reduced PUEs, to the satisfaction of the Community Development Director, prior to the final inspection for each home. (PLANNING, BUILDING)
- c. Fencing shall be modified to block lighting from vehicle headlights. At the terminus of each alley/parking lot drive aisle adjacent to existing single family residences to the east and south of the project site, a six-foot tall masonry wall (or similar feature) shall be installed the width of the alley

or drive aisle to block headlights from shining into existing residential neighborhoods, to the satisfaction of the Community Development Director. (PLANNING, BUILDING)

4. Air Quality

- a. Electrical receptacles shall be installed in the front and rear/patio side exterior walls of the units to promote the use of electrical landscaping equipment.
- b. Natural gas lines shall be installed at the rear/patio side of each residential unit / structure to encourage the use of natural-gas outdoor appliances. (BULDING, PLANNING)

5. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

6. Validity

- a. This entitlement shall expire three years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2016-0001), Rezone (Z2016-0001), General Development Plan (PDG2016-0001, Tentative Subdivision Map (SD2016-0003), and Tree Preservation Plan Permit (TRE2016-0002) have been approved. (PLANNING)

- c. In order to comply with the requirements of Senate Bill 330, this entitlement shall not become valid, approved, and effective until the approval and adoption of the separate application known as Rocklin Corporate Center, which includes a General Plan Amendment (GPA2020-0003), a General Development Plan Amendment (PDG2020-0001), and a Rezone (Z2020-0001), by the City Council of the City of Rocklin by resolution(s) and/or ordinance(s). (PLANNING)

PASSED AND ADOPTED this 26th day of January, 2021, by the following vote:

- AYES: Councilmember(s):
- NOES: Councilmember(s):
- ABSENT: Councilmember(s):
- ABSTAIN: Councilmember(s):

Jill Gayaldo, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

EXHIBIT A

Quarry Row (DR2016-0003)