

DESIGN REVIEW OBJECTIVES AND CRITERIA

Rocklin places high value on the design of its Community.

This document contains both Citywide Design Review Criteria and Criteria that is specific to unique geographic Districts where the Community has envisioned and will implement particular Architectural themes.

Sections D and E of the Design Review Criteria apply citywide, except that provisions related to Building Architecture, Public Art and Signage within the following Districts shall supersede those which apply citywide:

UNIVERSITY DISTRICT

QUARRY DISTRICT

GRANITE DRIVE DISTRICT

COLLEGE DISTRICT

Criteria specific to Building Architecture, Public Art and Signage in the Districts noted above are contained in Section G of this document.



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A. DESIGN REVIEW: WHEN REQUIRED.

- 1. In all cases, the Design Review Board shall review each application for a building permit for the following types of construction within all areas subject to design review under Rocklin Municipal Code Chapter 17.72.:**
 - a. All new construction of multi-family structures (two or more units), and non-residential structures, including permanent signs or sign relocation, and all site improvements (including but not limited to, walls, fencing, trash enclosures, landscaping, and other special features) that are associated with multifamily residential and non-residential projects.
 - b. All new construction of single-family residential units on lots less than 6,000 square feet in area, and/or specific single family lots identified as requiring design review in entitlements approved by the Planning Commission and/or City Council.
 - c. All new single-family residential units within the University, Quarry, Granite Drive and College Districts regardless of lot size.
 - d. Relocation of any multifamily residential or non-residential building or structure.

- e. Permanent stand alone parking lots and parking structures.

2. Modifications to Projects That Have Received Design Review Approval or Modifications to Existing Multi-Family and Non-Residential Development Projects:

Repainting, re-roofing, re-siding, and modifications to existing buildings, signage, landscaping, walls, fencing, trash enclosures, and other special features where the colors, materials, and design deviate from what is existing and/or was formally approved by the City, but substantially complies with the approved paint color and materials or a reasonable range of standards used in the community may be approved by the Community Development Director unless specifically stated in the approving Design Review resolution. The Community Development Director may determine that such requests depending on the scope and magnitude of the changes require approval by the Planning Commission or Architectural Review Committee as applicable.

3. The following shall not be subject to design review unless specified.

- a. General maintenance of existing structures, parking lots, and landscaping. For purposes of these Guidelines and Criteria maintenance is defined as activities required or undertaken to conserve as nearly, and as long, as possible the original condition of an asset or resource while compensating for normal wear and tear. Any modification or replacement of materials associated with general maintenance involves use of that which is the same in color and substantially similar to or of higher quality than the existing material in place. Maintenance of landscaping as defined does not include removal of mature trees and plants.
- b. Repair, cleaning, or refurbishing of an existing permanent building, structure or sign.
- c. Temporary signs.
- d. Resurfacing and re-striping of existing paved parking lot areas. However, property owners are urged to ensure that such activities are completed in a manner that conforms to all applicable accessibility requirements.

B. DESIGN REVIEW OBJECTIVES

In previous decades, cities and counties relied almost exclusively on zoning and subdivision ordinances to regulate the design and appearance of new development. However, in recent years, staff and decision makers have become increasingly aware that those techniques and standards alone are not adequate to deal effectively with some of the more subtle aspects of development related to building aesthetics, design quality, the relationship of new development with existing buildings, or in some instances, with the character of the community as a whole.

One of the City's primary desires is to create a "sense of place" in Rocklin by incorporating unique natural features, creating thoughtful layouts and connections between projects, establishing desirable public spaces, softening the suburban hardscape with ample landscaping, including focal points with decorative accent features (i.e., fountains and public art), and insisting on the use of quality materials and design rather than accepting standardized corporate image driven design that can lead city after city to appear like "Anywhere USA". The market, economy, and land values all change fairly rapidly, but poor design lasts forever.

The objective of design review is to provide a forum to review small lot single family developments, multi-family residential, and nonresidential development to encourage originality in building and landscaping design in a manner that will enhance the physical appearance of the community; encourage harmonious and compatible development; reduce potential visual conflicts with adjacent development (both existing and proposed); and involve area residents, owners, and merchants in the review process. The Board shall evaluate design review applications by applying the following criteria in conjunction with Chapter 17.72. These criteria are not intended to supersede requirements in the City's development and construction regulations, or restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions to assist in promoting the objectives of design review.

As used herein, the terms "should" or "are encouraged" means the city strongly prefers that the applicant apply the criteria to his or her project, but the applicant may use an alternative design feature to the one expressed by the criteria, if they can demonstrate that an alternative design feature may be used to achieve the design concept or desired aesthetic.

The applicant is generally expected to comply with the criteria unless he or she can demonstrate that unique circumstances or special characteristics applying to the project warrant the use of an acceptable alternative to the standard expressed in the criteria or they can demonstrate that adherence to the criteria (1) will render the project infeasible and (2) even without complying with the specific criteria, the project design as a whole will still achieve the City's design goals and policies.

The term "prohibited" is intended to illustrate those aspects of design which do not achieve the city's design review objectives or meet the design review criteria and are therefore, not permitted.

The final determination regarding whether or not a project meets the City's design review objectives and criteria rests with the approving body (i.e., the Planning Commission). The only exceptions to this being those instances when entitlements that are processed concurrently with design review require City Council approval, or a decision made by the Planning Commission is appealed to the City Council.

The authority for the City to make these determinations emanates from the police power which is defined as the power of the government to enforce regulations designed to protect public health, safety, morals, and general welfare. This includes land-use and aesthetic restrictions.

As stated by the California Supreme Court: "We have recognized that a city's or county's power to control its own land use decisions derives from this inherent police power, not from the delegation of authority by the state. See, e.g., *Candid Enters., Inc. v. Grossmont Union High Sch. Dist.*, 39 Cal. 3d 878, 885-86 (1985)."

The police power allows cities to tailor regulations to suit the interests and needs of a "modern, enlightened and progressive community," even as those interests and needs change. *Rancho La Costa v. County of San Diego*, 111 Cal. App. 3d 54, 60 (1980).

The City may exercise its police power to achieve an expansive range of interests. The California Supreme Court has held that aesthetic reasons alone can justify the exercise of the police power.

C. ARCHITECTURAL REVIEW COMMITTEE

GOALS

Providing developers upfront feedback on architectural design submittals affords greater predictability and likelihood of achieving high quality design.

Streamlining review of the architectural aspects of development projects while achieving conformance with Citywide and District Guidelines.

PURPOSE

The Committee serves as a recommending body on building architectural design within the University, College, Quarry, and Granite Drive Districts citywide (does not include other onsite, offsite, or environmental review consideration).

The Committee is to review proposed project architectural design submittals (including the incorporation of building related art and signage) to determine compliance with applicable guidelines and to transmit its recommendation to the Planning Commission.

The Committee can make a recommendation to override adopted sign regulations if they can establish findings as to why compliance with existing regulations is infeasible or undesirable.

The Planning Commission is the City's designated Design Review Board, however, the Commission's purview relative to building architecture (style, colors, materials), signage (design, colors, materials) and building related art which the Architectural Review Committee has already found consistent with adopted guidelines and criteria is extremely narrow. The Planning Commission's authority to request minor alterations to project architecture and other related features is limited to those instances when such changes justified by public health and safety, overriding onsite, offsite, or environmental considerations only.

APPOINTMENT

The Committee includes two appointed City Council members, two Planning Commissioners, and staff. Committee members are recommended by the Mayor and approved by City Council serving until they are replaced or resign. Terms are to be staggered every two years to ensure continuity.

MEETINGS

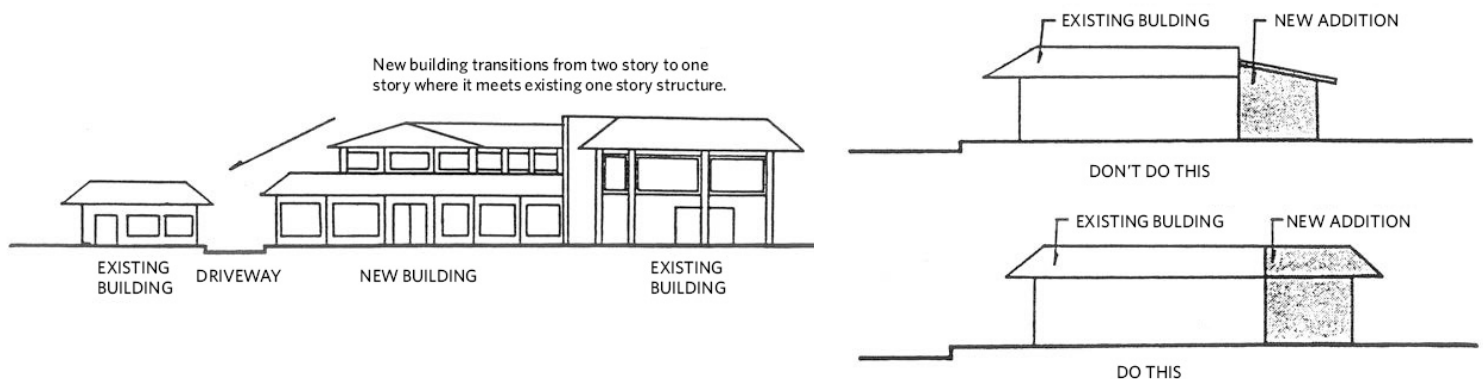
The Committee is scheduled to meet regularly twice per month (assuming there is business to be considered).

Initial submittals are reviewed by the Committee to determine compliance or required revisions. Resubmittals are reviewed together with the applicant until a final Committee determination is made.

D. DESIGN REVIEW CRITERIA

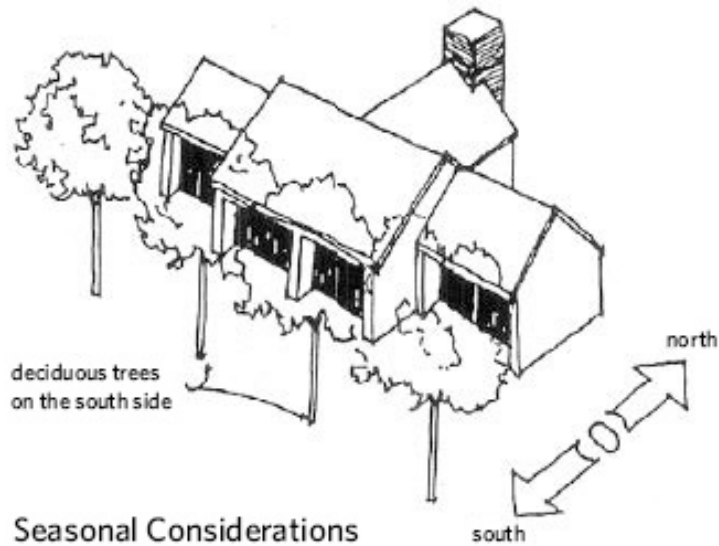
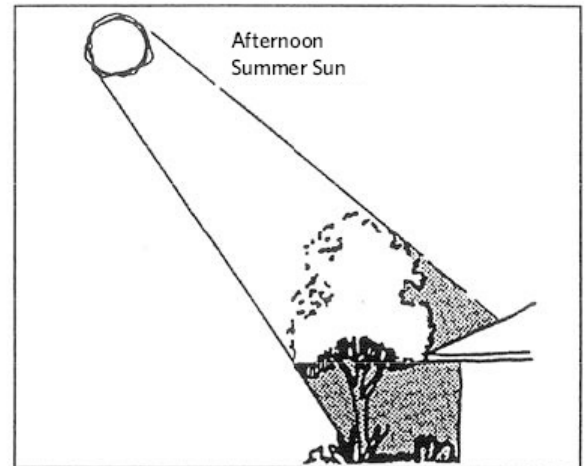
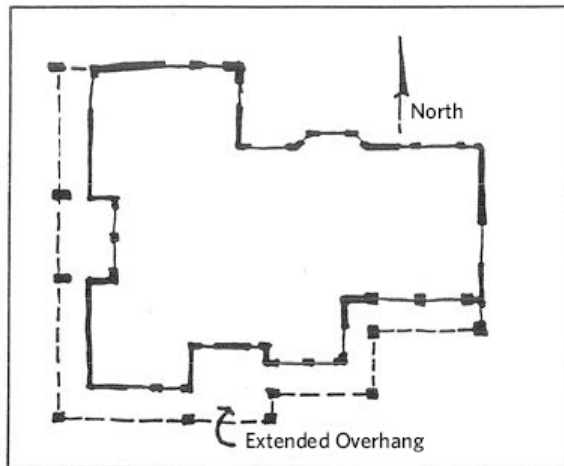
1. Locating or siting of the proposed structure and/or addition to an existing structure.

- e. Height and scale of each structure, including signs, should be compatible with its site improvements and buildings in the surrounding area.



- f. Where natural or existing topographic patterns contribute to the beauty and unity of the building site and surrounding development, they should be preserved and incorporated into the plan.

- g. Projects shall comply with the City's Oak Tree Preservation Ordinance as amended from time to time.
- h. Structures should be oriented in such a way as to take advantage of known atmospheric conditions (such as wind, sun, etc.) for purposes of heating and cooling, so as to conserve energy.

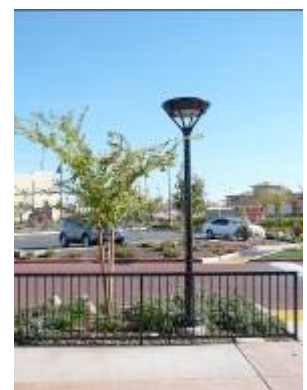
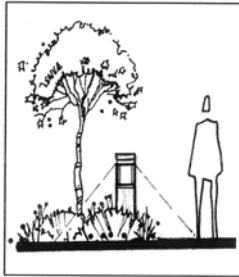


Seasonal Considerations

2. Site Planning.

- a. Thoughtful consideration should be given to development edges and transitions.

- b. Lighting standards and fixtures should be of a design and size compatible with the building and with adjacent areas and be complementary to the architectural style of the buildings. Adverse glare onto adjacent properties is prohibited. More, smaller scale parking lot lights instead of fewer, overly tall and large parking lot lights should be installed. The use of bollard lighting, decorative poles and fixtures is strongly encouraged. Outdoor light fixtures mounted on building walls should relate to the height of pedestrians and not exceed 8 to 10 feet.



- c. Attractive building placement and articulation is desired. Variation may be achieved through the use of such measures as setbacks, building height variation, and wall and roof offsets, to prevent a monotonous appearance. Multiple buildings should be clustered to achieve a “village” scale with plazas and pedestrian areas. When clustering is impractical, a visual link should be established between buildings through the use of arcades, trellises, colonnades, landscaping and trees, or enhanced paving.

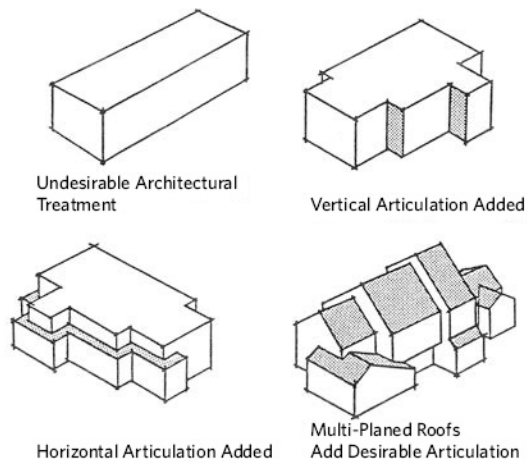
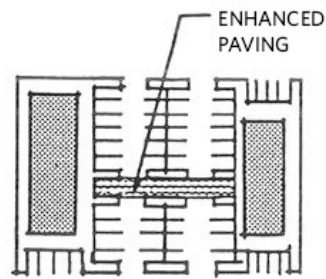
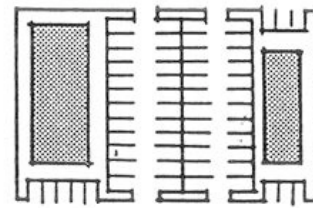


Figure 3-15 - Walkways Separate From Vehicle Access



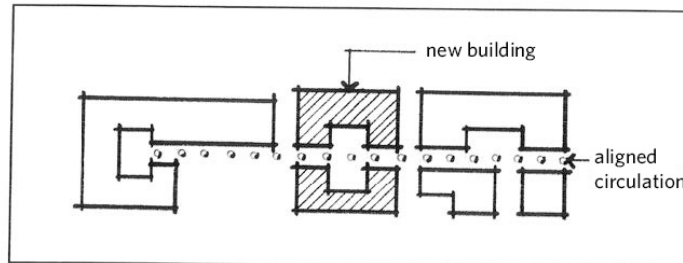
DO THIS



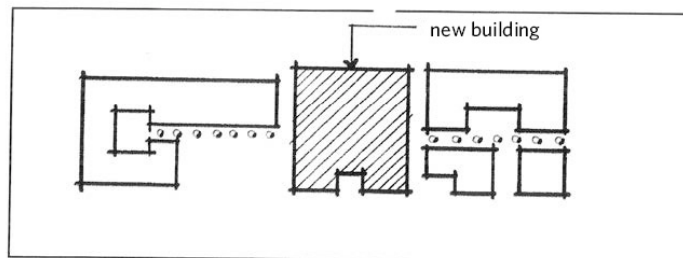
DON'T DO THIS



- d. Projects with multiple phases, regardless of ownership of the applicable properties, should be coordinated in architecture and site design.

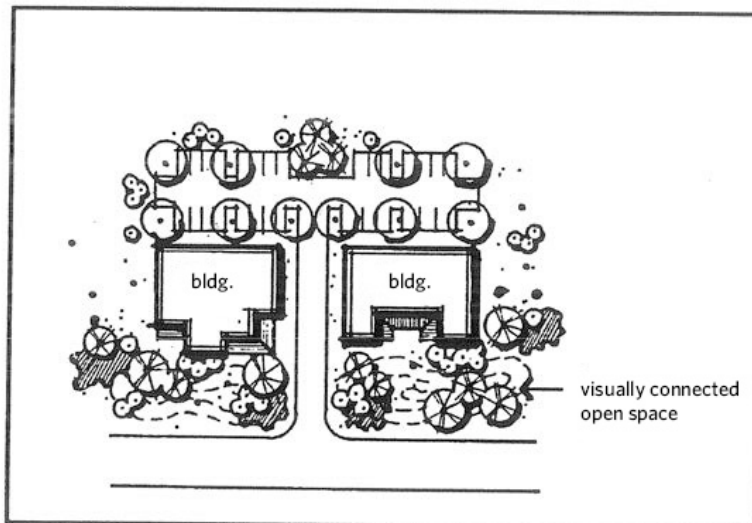


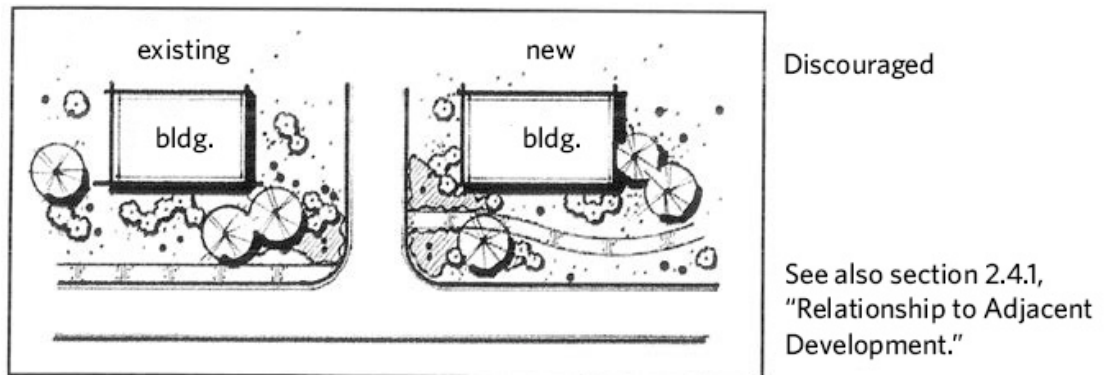
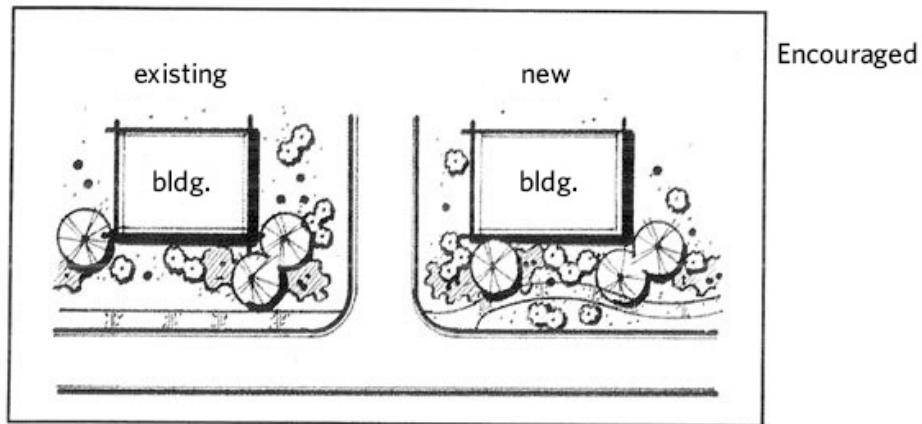
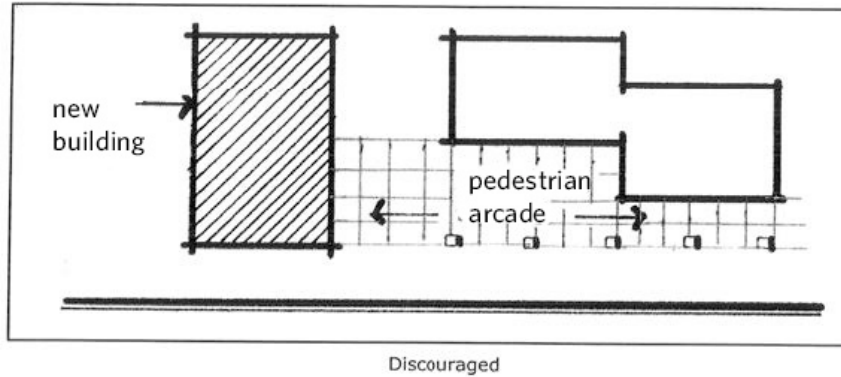
Encouraged



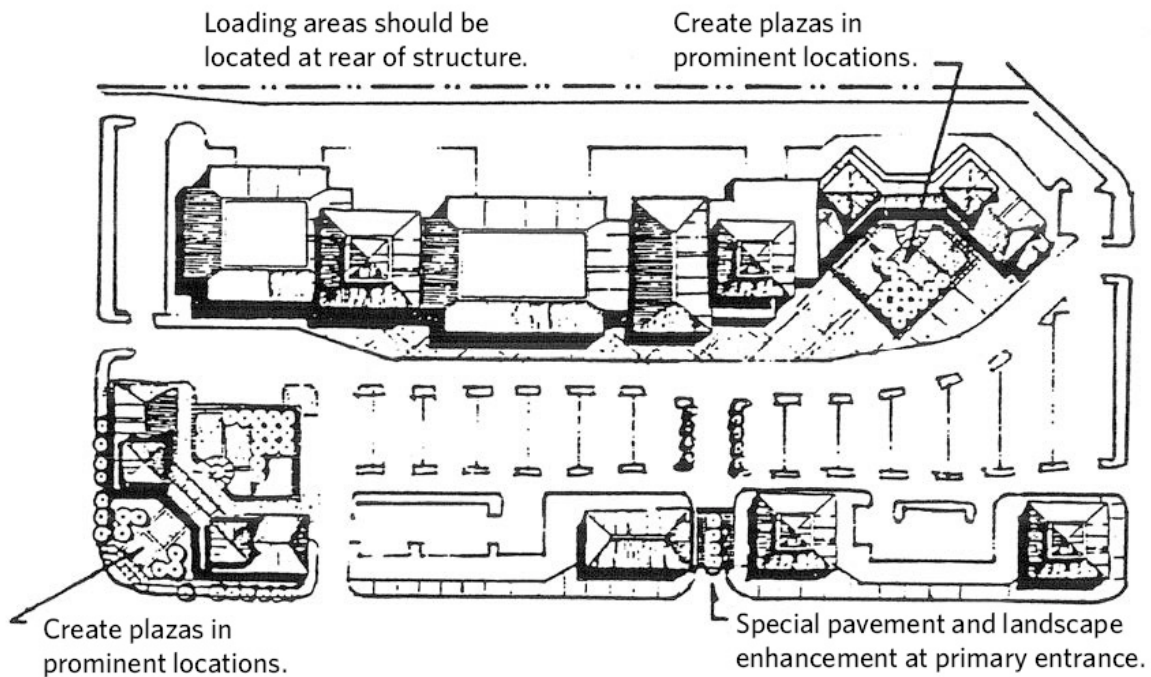
Discouraged

Encouraged





- e. In most instances, loading facilities should not be located at the front of buildings where they will interfere with customer and employee traffic and can be difficult to adequately screen, unless site layout advantages and design enhancements can be incorporated to address those concerns.

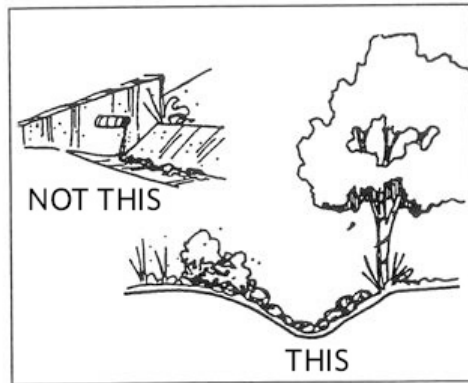


- f. Loading docks should be screened from street and off-site views to maximum extent feasible, and be architecturally integrated with the design of the building. Loading dock screen walls should include the materials used on the building where the dock is located and should include decorative caps and pilasters. Landscaping should be used to soften the appearance of the screen walls.

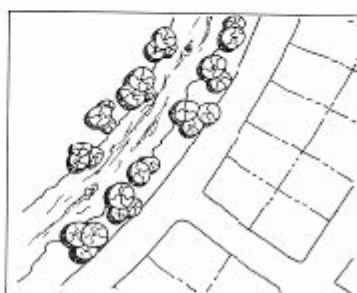
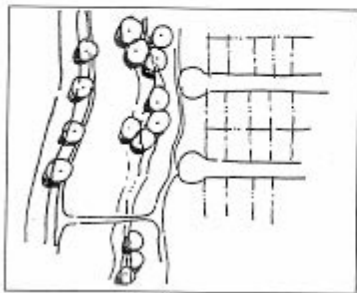
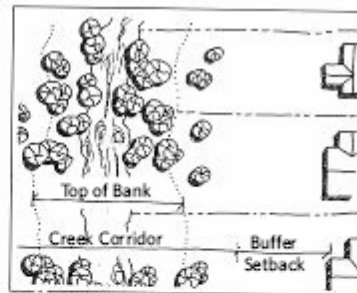
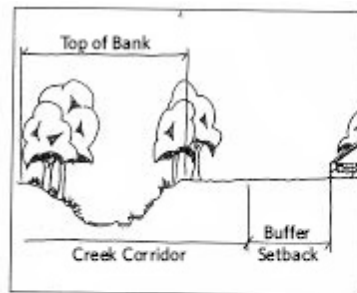


- g. Special attention should be given to the design of loading facilities adjacent to residential areas to minimize noise and visual conflicts. Techniques to achieve this guideline include lower lighting, orientation, sound walls and enclosed loading facilities.

- h. Open drainage features should be designed to mimic natural creeks and swales in their visual and water filtration qualities consistent with the City of Rocklin Post-Construction (LID) Manual. Design professionals should consult with the City's Environmental Services Division for the most current design criteria and standards.



- i. Creeks and riparian areas should be protected through the use of setbacks in accordance with the City's General Plan policies. The location of the setbacks should be verified in the field with the City Engineer and Environmental Services Manager prior to engaging in project design.



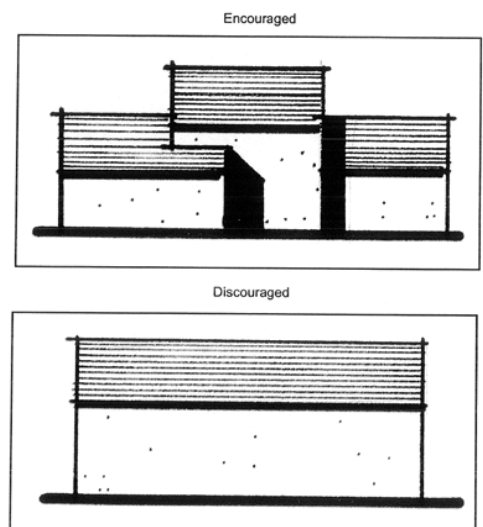
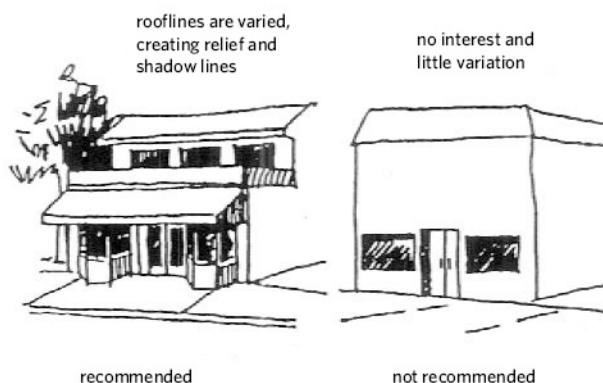
3. Building Elevations / Architecture

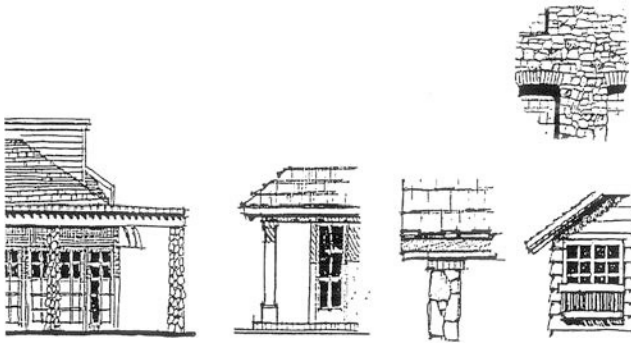
ARCHITECTURE

- a. No particular architectural style or design is required by the City except as specified within the Architectural Districts presented in Section G of this document. However, prototypical building designs used by businesses should be avoided. Corporate colors should be used as an accent only.



- b. Color applications on a façade should be tasteful, create a vibrant appearance and compliment the character of the structure. When in keeping with the architectural style, crisp white trim or other color applications should be used to highlight the prominence of building lines and openings.
- c. Monotony of texture, building lines or mass should be avoided.





Utilization of numerous desirable architectural elements.

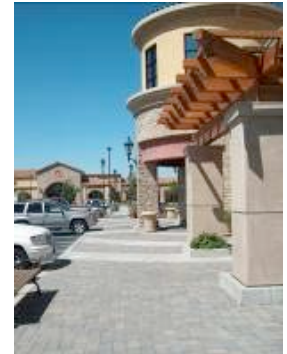


Undesirable articulation of building facade



Desirable articulation of building facade

- d. Blank walls should be avoided by utilizing some combination of features such as window designs, window trim, trellis features, wall articulation, arcades, wall light, change in materials or other features.



- e. Offsetting planes are encouraged, including variation in roof planes and variations of exterior building walls.



Excellent horizontal and vertical wall articulation



- f. A mixture of high quality sustainable exterior building materials is encouraged.



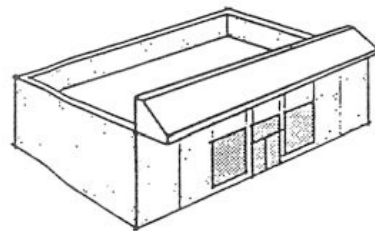
- g. Exterior finish materials should be chosen and applied so that they do not appear "thin" and otherwise artificial as in the case of brick veneer applied to a single building face so that it is obviously $\frac{1}{4}$ inch thick when viewed from the side, or in the case of a trellis made of 2" x 2" or 2" x 4" members. Veneers should turn corners, avoiding exposed edges.



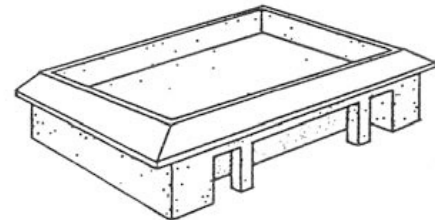
- h. Three dimensional architectural elements such as towers and boxed parapets should be designed with continuous parapet walls and not be designed as façade treatment only.



- i. Parapet walls should be designed to be proportional to the scale of the building. Bracing for the parapet wall should not be visible.



NOT ACCEPTABLE
Partial mansard roof appears added-on



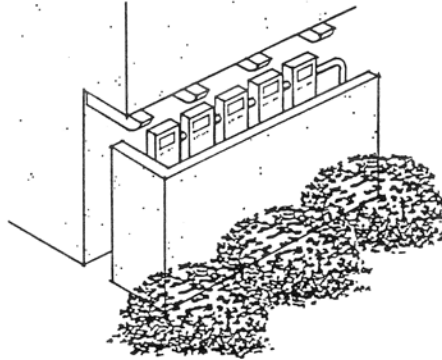
ACCEPTABLE
Mansard roof wraps around entire building



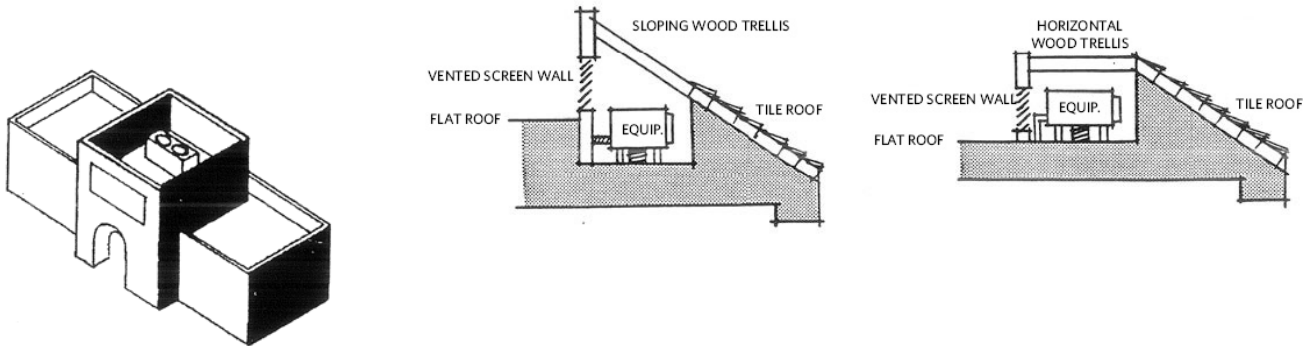
- j. Painted concrete blocks or CMUs should be avoided, unless it can be demonstrated that their use is essential in order to achieve exceptional design results. Buildings incorporating a large percentage of this material may be subject to a higher level of design analysis.

MECHANICAL EQUIPMENT, DRAINS AND VALVES

- k. Mechanical equipment, utility meters and service equipment, fire risers, and related piping or wiring should be located within the building or in an equipment room with an exterior entrance. If located outside the building, equipment should be screened from public streets and neighboring properties.



- l. Roof mounted mechanical equipment should be screened from all views by a building parapet or other effective roof design.



- m. Ground mounted mechanical equipment should be hidden from all views with a durable solid screen painted to match adjacent building and landscaping. Screen materials should compliment the architecture of the building.



- n. Consideration should be taken to plan for screening of all roof mounted equipment from existing or planned overpasses, hillsides, etc. Cross sections should be submitted demonstrating that the proposed screening will be effective where these circumstances apply.
- o. Downspouts and drain pipes should preferably be placed within building walls. If they must be placed on a building exterior, they should be integrated with the architectural design, colors and finish materials of the building.
- p. All check valves and back flow prevention devices should be covered with a dark green all weather blanket or screened in some manner acceptable to the Design Review Board.



TRASH ENCLOSURES

- q. An enclosure(s) designed to screen all trash containers, including trash bins, recycling bins, grease rendering bins, containers, and totes should be included for every project. The design of the enclosure should be constructed from similar architectural features and materials to the principal buildings and should include solid metal doors, decorative caps, blocks and other decorative features.



4. SIGNAGE: General Guidelines for All Permanent Signs.

- a. Sign designs should be coordinated with the architecture of the buildings on site. The sign structure and graphic imagery should relate to the building form and design concept of the entire project.



- b. Materials and colors of signs should be coordinated with the building materials and colors of the buildings on site and be durable.



- c. Signs should not consist of traditional cabinet signs, flat plywood, signs painted directly on building siding, or other flat signs without three-dimensional character.

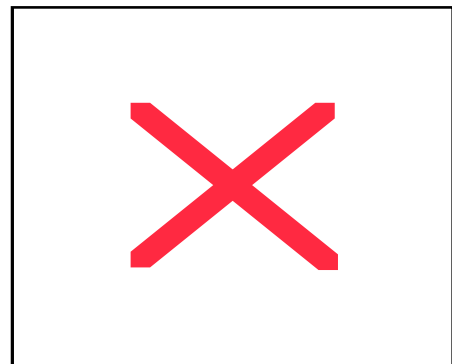
Traditional cabinet signs referenced above, are defined by the City as those cabinet signs consisting of a shaped box (i.e., square, rectangle, round, oval, triangle or other shaped cabinet) which is typically internally illuminated and contains not only the sign copy and logos, but also a solid illuminated background or panel that is a component of the sign. The solid background or panel also fills the space between the copy presented in the sign and the outside perimeter of the cabinet.

The following are examples of traditional cabinet signs:

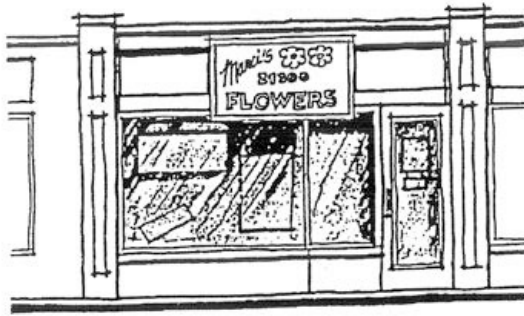


- d. Signs may, however, consist of Contoured Cabinet Signs (also known as Individual Pan Channel Word signs) that are in substantial compliance with the following design parameters:
 1. The perimeter of the sign follows the outside boundary of all of the copy and is an irregular shape, with significant articulation.
 2. In cases where the copy consists of multiple words, each word is typically created by a separate can or cabinet meeting all design parameters.
 3. The sign contains minimal to no background color.
 4. Although the letters in the copy may be connected, there are substantial “cut out” or void spaces which still allow the building surface to be seen behind and amongst the lettering. The use of cut out spaces is maximized within the sign design.
 5. The use of cursive font lends itself to more articulation and void spaces, therefore, cursive font is preferred to print or block style letters.
 6. The letter outline or background color should be darker than the lettering color. However, if a light or white outline/background color is used, the width of the outline should be minimized to the extent possible.
 7. Raceways which match the building color and/or blend with the building materials may be used as part of the installation of contoured style cabinet signs, as well as, other signs consisting of individual pan channel letters. Raceways are defined as a rectangular box or channel upon which illuminated letters or other illuminated sign components are attached in such a manner that all of the electrical apparatus for the sign is prewired and contained entirely within the raceway.

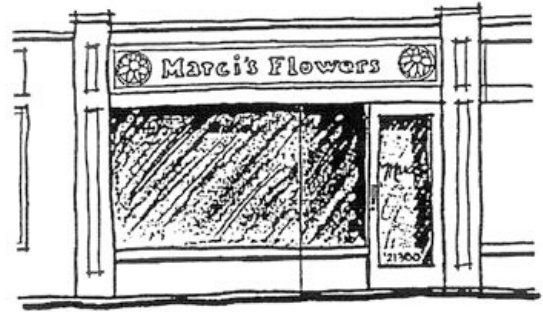
The following are examples of Contoured Cabinet signs that COMPLY WITH the design parameters established for these types of signs:



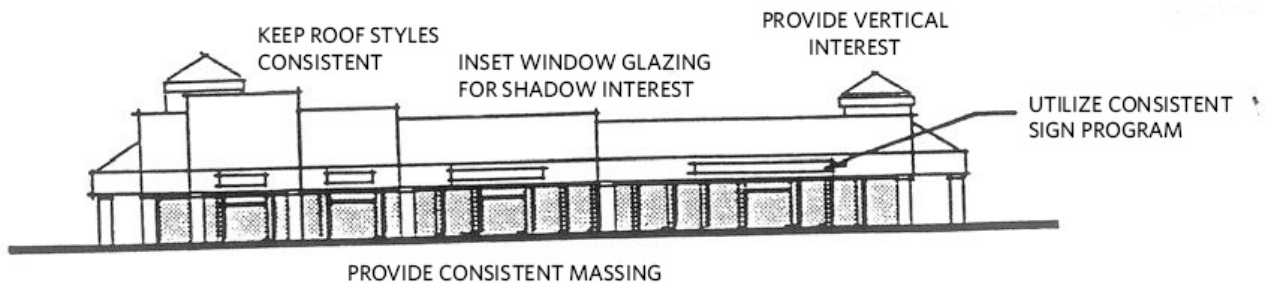
The size of signs should be coordinated with, and be proportional to, the elements of the building.



Inappropriate sign placement



Recommended sign placement



- e. Sign illumination that creates adverse glare on adjoining properties or public streets is prohibited.
- f. Signs facing adjacent residential areas should be non-illuminated unless it can be demonstrated that due to physical distances between the uses or the method of lighting and the proposed placement will not create compatibility concerns. Signage within a mixed use building or project because of its nature may be given more flexibility regarding the types of signage allowed in proximity to residential uses.

5. Signage: Freestanding Permanent Signs.

- a. Freestanding signs with a solid base (sometimes called blade or monolithic signs) and background are preferred. This is due in part to the fact that the solid signs assume the character of a building and therefore, tend to incorporate more architectural features such as reveals, horizontal offsets and canopies. The entire sign, including the sign base should be clad with materials to make the sign architecturally compatible with the buildings.



- b. Exposed pole signs are prohibited.



- c. The number of colors on the sign structure should be minimized. The sign structure(s) within a project should have a consistent background and materials with the goal being consistency and uniformity among the signs within a project.



- d. Corporate logos may be integrated into the sign design.



- e. Architectural features from the building(s) on the site should be integrated into the sign design. This may be a combination of color, materials, style, cornice elements or other design features from the building.



6. Signage: Permanent Building Mounted Signs

- a. Building/wall mounted signs with individual letters are preferred over signs with cans or cabinets. Halo-lit signs are strongly encouraged.



Standard
Channel
Letters



Reverse
Channel
Letters



Open Face
Channel
Letters



Front & Back Lit
Channel
Letters



Contoured Cabinet signs that are in substantial compliance with the design parameters established in Section C.4.c. of the Citywide Design Criteria are also considered acceptable.



Traditional cabinet signs are generally not allowed, however, they will be considered when it is demonstrated that it is a necessary component of the overall sign presentation. A traditional cabinet sign component is considered generally acceptable if the area of the traditional cabinet is not more than 25% of the total sign area being proposed. In addition, ancillary traditional cabinet sign components greater than 25% of the total sign area being proposed may be considered upon submittal of clear and convincing evidence of necessity, and if it can be demonstrated that such components are an integral part of the overall design, enhance the aesthetic of the sign presentation rather than detract from it, are in appropriate proportion to other components of the sign and are not greater than 50% of the total sign area. Traditional cabinet signs may only be used in association with a sign composed of individual or contour cabinets, not as stand alone signage. The use of an opaque background is preferred.



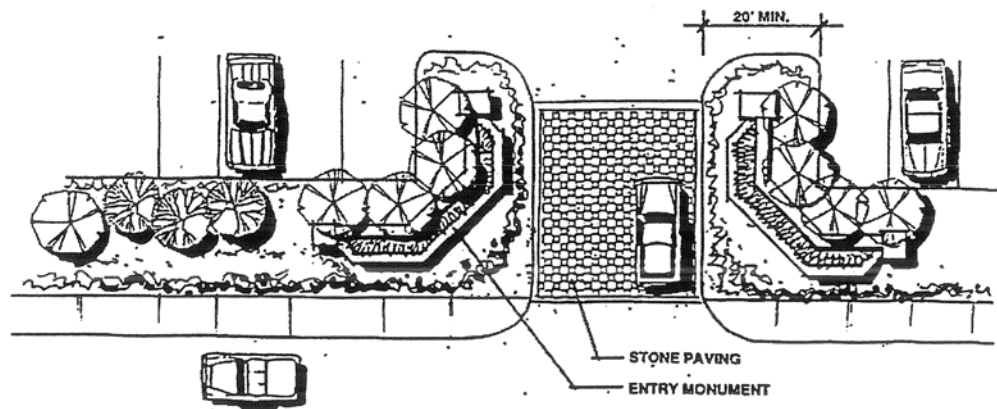




7. Parking Lots, Landscaping and Pedestrian Access

PARKING LOTS

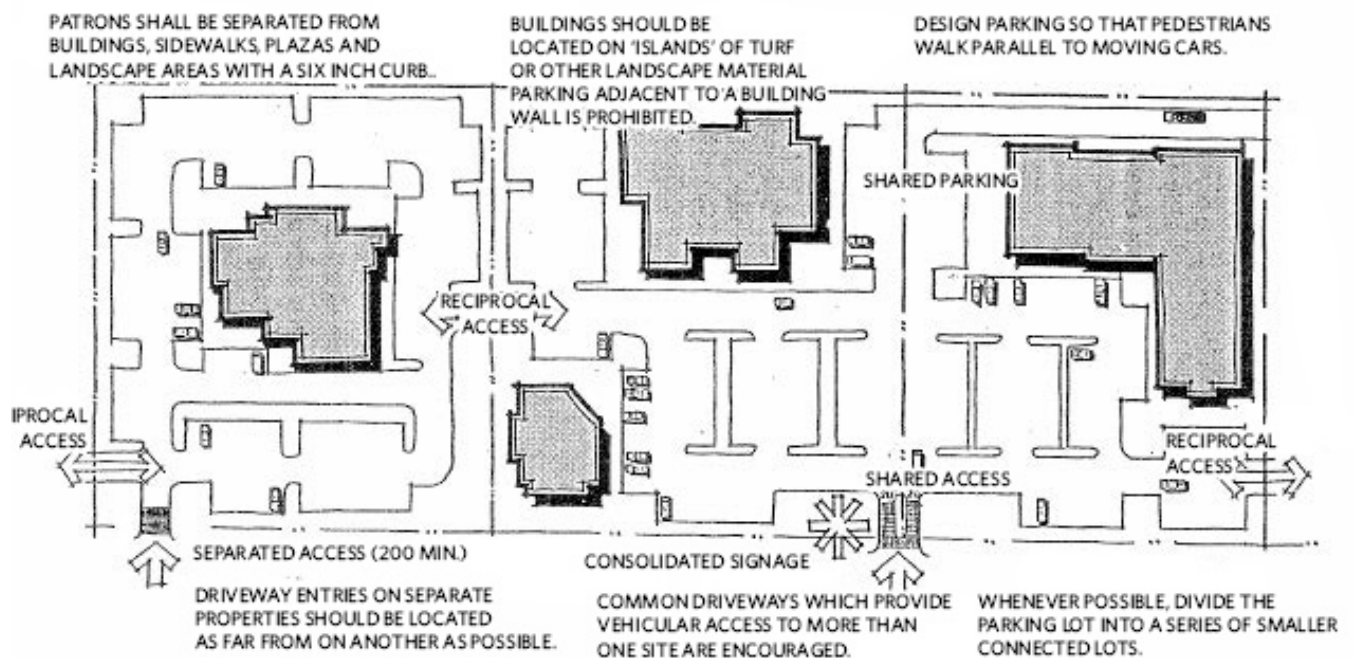
- a. Parking lot access points should have sufficient throat depth from the street to the first point of vehicular conflict, be it a parking space or a cross access aisle. Sufficient depth is the amount necessary to ensure adequate space to maneuver onto the site before encountering the first point of conflict and adequate stacking. The number of access points should be limited to the minimum amount necessary to provide adequate circulation.



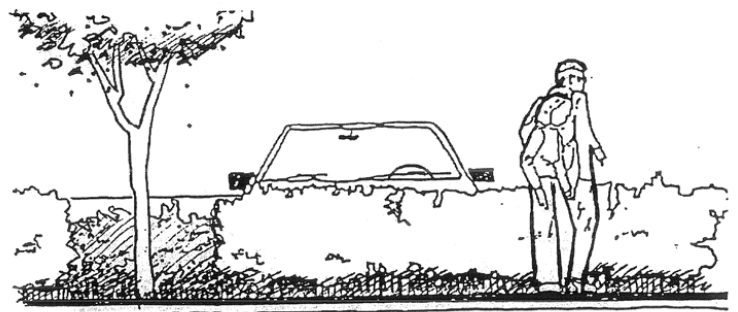
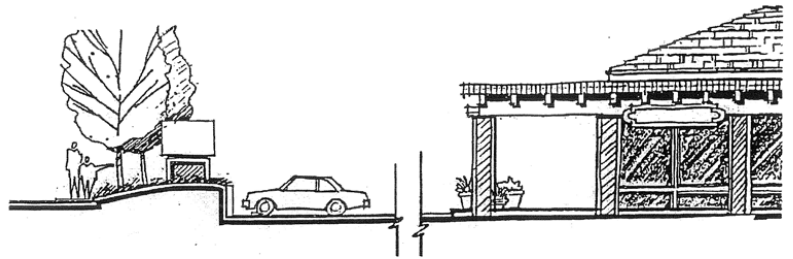
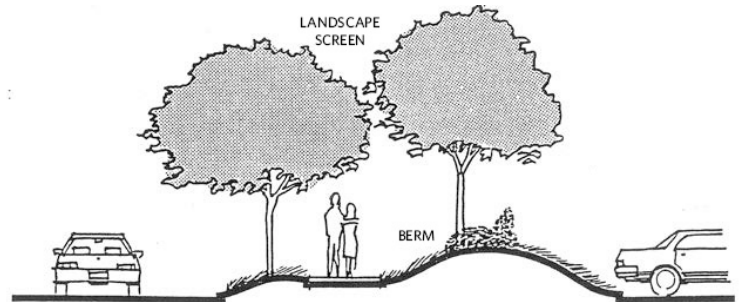
- b. Parking lots should be treated with some combination of features in order to break up large expanses of paved areas and make them pedestrian friendly. The features should include, but not be limited to, decorative elements such as, building wall extensions, plantings, berms, trellises, stamped pavement, water features, and potted plants.



- c. Parking lot designs which incorporate reciprocal access points between adjoining properties that have the same or similar land uses are encouraged.



- d. Parking lot areas abutting public rights-of-way should be screened from the street by a landscaped area wide enough (typically 15 feet or more) to include earth berms or low walls 3 feet in height as measured above the adjoining parking stall. Planter widths along the public right-of-way may vary to provide interest and accommodate specific circulation needs as long as the overall appearance from the street results in a substantial visual buffer. Preliminary designs for berming or screening should be shown on the grading and/or landscaping plans. The design of the berms should be sculpted and undulating rather than angular in appearance. Additional landscape width should be provided where there is a substantial differential (i.e., more than 3 feet) between the street and parking lot grade to accommodate berms that are tall enough to screen vehicle undercarriages yet look natural.



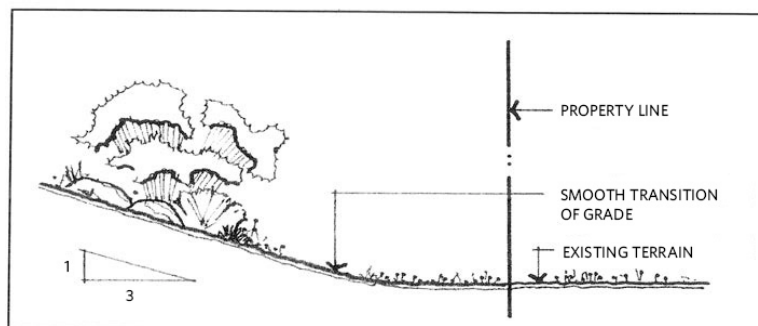
- e. Parking lots should be shaded by tree planting at a distribution that achieves 50% shading of the paved area at maturity (15 years). Trees should be located throughout the parking lot within planters adequately sized to achieve mature growth. Planter areas may also provide for pre-treatment of storm water runoff, oak tree preservation, and incorporate benches and other amenities within expanded green space. Parking lot planters should be designed with consideration of pedestrian access through the landscaping to get from the parking area to the building. Parking lot trees should be large canopy trees to maximize the amount of shade produced by the tree.

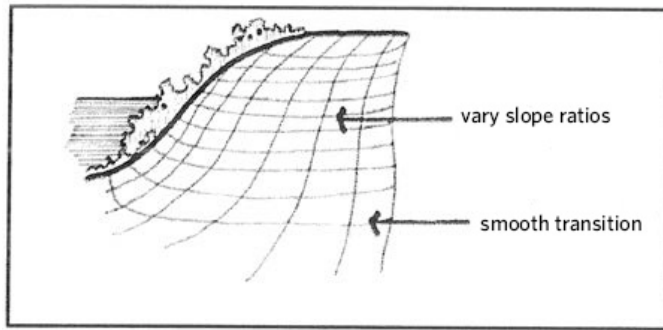
LANDSCAPING

- f. Dense and sustainable landscaping should be included within the project design to soften the hardscape, provide transitions and screening where necessary.

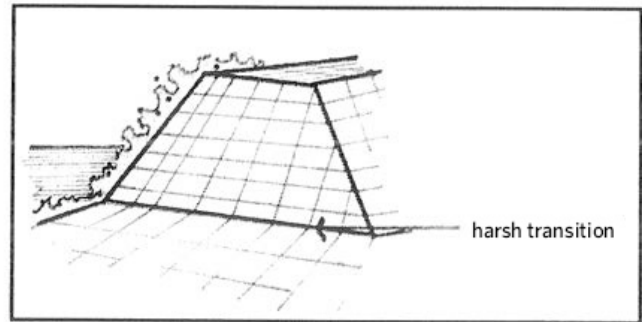


- g. Principal entries to projects shall be enhanced with a combination of pavers, landscaping, rocks, signage, public art and other appropriate features to enhance the project's image.
- h. Tree wells and landscaping planters should be large enough to prevent cars from striking the mature trees and any associated plants within the planter areas. Landscaped areas susceptible to injury by motor or pedestrian traffic should be protected by appropriate curbs, tree guards and other devices or means.
- i. Existing topographic or natural patterns and existing trees should be incorporated into landscaping designs wherever possible.





Encouraged



Discouraged

- j. All landscaped areas shall have water efficient irrigation systems.
- k. Natural granite or moss rock boulders should be included within the landscaped areas along the public right of way.



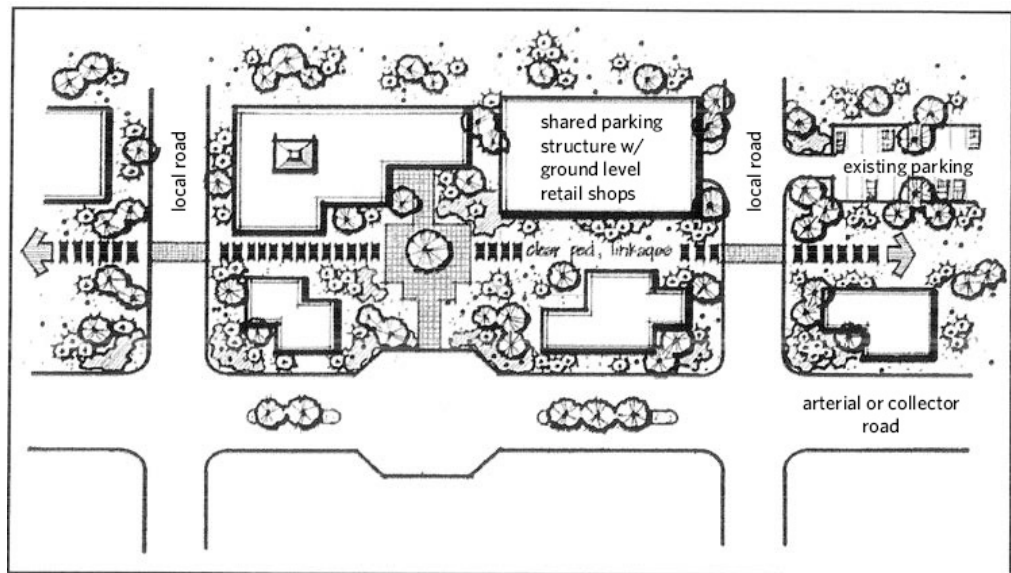
- l. Plant sizes and species and granite boulders will be approved with the Design Review entitlement.

PEDESTRIAN ACCESS

- m. Pedestrian access throughout the site shall be distinguished from driving surfaces and enhanced with design features such as colored pavement, sitting areas, dedicated pathways, enhanced landscaping and decorative architectural features. Pedestrian access should be incorporated into a site particularly at street corners unless it is not feasible due to grades or other physical limitations.

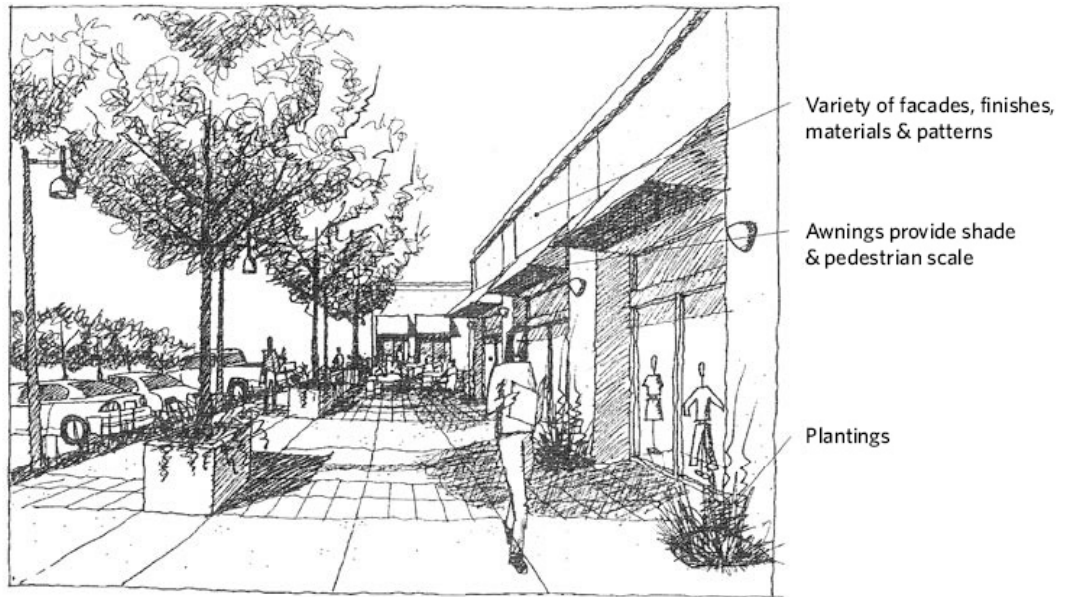


- n. Pedestrian connections should be provided between separate buildings within a project and to existing centers on adjoining sites.

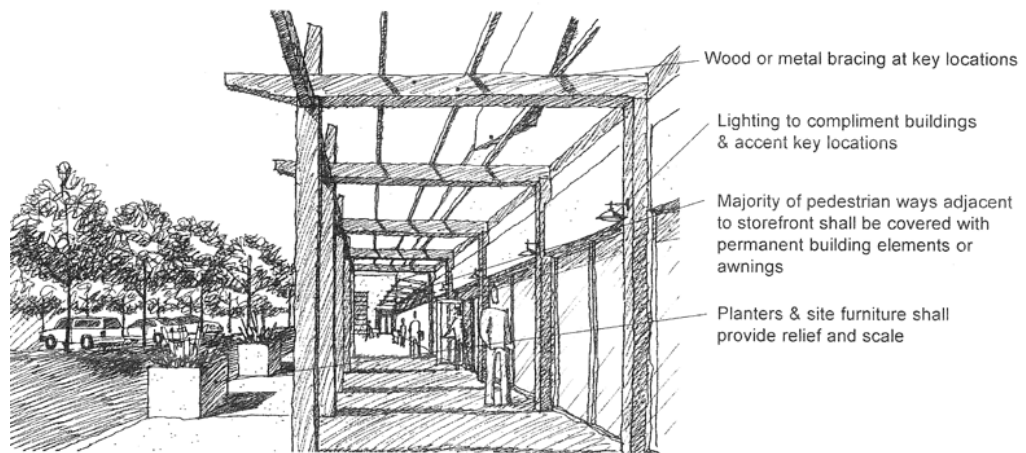


- o. Sidewalks should have canopy trees at regular intervals along the edge adjacent to the parking areas or vehicular access ways, so that the combination of building walls, sidewalk, and trees provide an enhanced pedestrian experience.





- p. The use of decorative on-site pedestrian amenities, such as coordinated benches, shelters, fountains, lighting, planter pots and trash receptacles is encouraged.



- q. Pedestrian walkways throughout the site and in the parking lot should be related to the central building entrances and be a part of the total design.



8. Walls and Fencing

- a. The height measurement for all walls/fencing should be taken from the point where the fence sits on the ground using the higher finished grade elevation. In instances where a retaining wall and masonry wall will result in a combined height greater than 6 feet, benched or bermed landscaping is to be incorporated such that the exposed view of a single wall plane is not more than 6 feet in height as viewed from the public right-of-way.
- b. Chain link fencing is prohibited along the railroad right of way or in any location clearly visible to the public right-of-way unless otherwise previously authorized by resolution or ordinance.
- c. All open fencing should be wrought iron or medium gauge decorative tubular steel painted black or other dark color. White, or any other similar light color should not be a permitted color on open fencing. All wrought iron or tubular steel fences should be designed to result in a smooth line following a slope, to the extent feasible.



- d. Use of masonry walls shall be avoided through creative site design and building orientation to the extent practical. When determined necessary, decorative masonry walls shall be provided instead of wood or other less durable fencing along major arterials and collectors. The masonry walls shall step down around corners to create a finished appearance.



- e. Decorative masonry walls shall be broken up with dense landscaping and incorporate the use of materials with texture. Stone veneer and artistic features shall be concentrated in prominent locations such as entries. Masonry walls shall include substantial wall caps throughout and capped full decorative pilasters (typically 3 feet in width) spaced no more than every 60 feet. Decorative pilasters should also be incorporated at every corner. Proposed wall design deviations that do not include caps or stone veneer need to demonstrate how quality design principles will be achieved using alternative methods and features.

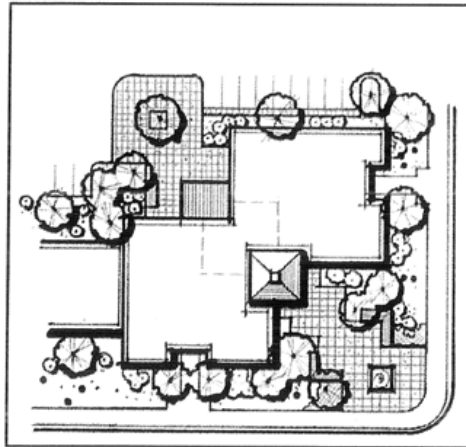


- f. Service yards, refuse areas, trash containers/bins (whether residential or non-residential) which could be visible to the public should be screened by a solid masonry wall or a combination of masonry wall, solid doors and plantings designed to be complementary to the architecture of the building. These areas should be located away from the front of buildings, property lines or near streets, to the extent feasible.

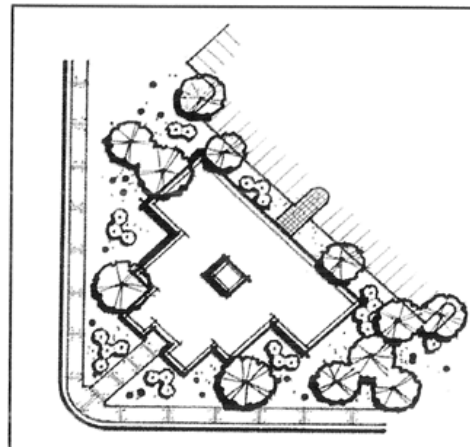


9. Special Features

- a. If a project sits on a corner lot, the corner landscaping should be enhanced with features such as special plantings, outdoor dining areas, trellises, water features, public art or columns.



Encouraged



Discouraged



- b. All commercial centers shall include a dedicated outdoor space of a sufficient size, number and location for people to gather ("people places") for passive activities.



- c. Awnings should be a complimentary shape and design to the opening it covers. Plastic or vinyl materials are typically not appropriate. Awning designs and styles shall consist of quality materials and add interest and variety to streetscapes and building facades.



- d. Banners or flags (such as seasonal light pole banners) may be used to enhance non-residential projects except they may not be used for any product advertising or include any logos or project names



E. DESIGN GUIDELINES FOR SMALL LOT SINGLE FAMILY SUBDIVISIONS (Lots Less than 6,000 square feet)

SUBDIVISION DESIGN

These guidelines are recommended for all single family subdivisions and homes and specifically required for Small Lot Single Family Subdivisions (lots less than 6,000 square feet).

1. Site Planning

Site planning is one of the most important aspects of making a residential neighborhood a desirable place to live. A mix of densities and lot sizes creates diversity in housing products. Neighborhoods should be pedestrian scaled, have a high quality streetscape, and provide access to open space and neighborhood serving commercial uses, where appropriate.

2. Project Entry and Character

Residential neighborhood entries shall incorporate special paving, architectural elements, and landscaping treatments to set the overall tone for the neighborhood's character and design.

- a. Neighborhoods in Rocklin shall be distinguished from one another through the use of edges and landscapes that are formed with trees, open space, parks, natural features, or streets.
- b. Project entry features shall reflect the overall architectural identity and character of the project. Entry features shall consist of authentic materials (rock, stone, brick, wood, iron-work, etc.) or products manufactured to have the character, quality and visual appearance of these materials.
- c. A combination of the following accent features shall be incorporated into project entries: decorative lighting, public art, large specimen trees, landscaped medians, stone wall features, water features, architectural monuments, etc.

3. Subdivision Design

- a. Innovation and creativity in subdivision design is highly encouraged. Rear facing garages ("alley-loaded" design) are preferred and especially encouraged for lots less than 4,000 square feet.



- b. Separated sidewalks are encouraged and should be part of the street design for small lot “alley-loaded” and “greencourt” subdivisions where access to garages is provided from the rear of homes. A minimum four-foot-wide planter strip or parkway that includes trees should be provided. Meandering sidewalks could have sections closer to the curb as long as the overall intent is achieved. Street designs with sidewalk on one side only will be considered in instances where other amenities are provided and provide public benefits.



- c. Alley designs shall be appropriate to accommodate utilities, access to garages and other necessary functions such as trash collection. Designs shall be according to City standards and/or as recommended by the City Engineer.
- d. The subdivision design should address trash pick for dead-end alley units and other situations where clustered home designs are proposed.
- e. Garages for alley-loaded houses should be setback either:

Eighteen feet or more from the property line/alley right-of-way (to accommodate a parked vehicle on the driveway);

Or

No less than four feet and no greater than five feet from the property line/alley right-of-way (to discourage parking in alleys)

- f. The subdivision design for green court, six pack, and other clustered home products, should include a central green space that would be property owner association/and or City maintained with appropriate ongoing funding. At a minimum, the green space should include seating, shade trees, accent landscaping, and turf.



- g. The subdivision design shall include provisions for sufficient visitor parking. Visitor parking can be located along the streets or in dedicated parking stalls but not on the driveways. Projects with street designs that do not provide for or accommodate standard on-street parking shall provide for guest parking locations that are evenly dispersed and attractively located throughout the development. Guest parking should be at a ratio of at least 25% of the total number of residential lots in the subdivision.
- h. Shared common areas should be designed into the neighborhood.



4. Architecture - Generally

These guidelines aim to promote high quality architectural designs that enhance the character of Rocklin. Neighborhood developments shall utilize styles that complement each other when grouped together.

Recommended architectural styles include but are not limited to the following:

- | | |
|----------------------|-----------------------|
| 1. Craftsman | 2. California Cottage |
| 3. French Country | 4. Urban Farmhouse |
| 5. English Revival | 6. Modern Prairie |
| 7. Italian | 8. Spanish |
| 9. Monterey | 10. Colonial |
| 11. European Cottage | |



Craftsman



Craftsman



California Cottage



California Cottage



French Country



French Country



Urban Farmhouse



Urban Farmhouse



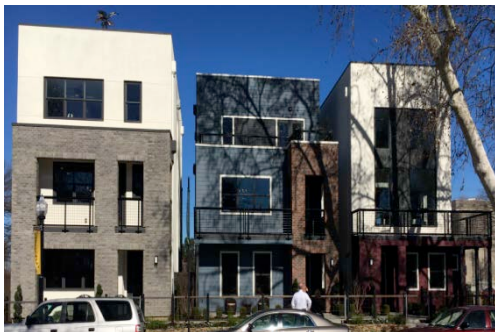
English Revival



English Revival



Modern English Revival



Modern Prairie



Italian



Italian



Italian



Spanish



Spanish



Monterey



Monterey



Colonial



Colonial



European Cottage



European Cottage

These features or characteristics are the component parts that, when put together, make up the style:

- | | |
|----------------------------------|--------------------------|
| a. Roof type | b. Symmetry and shape |
| c. Frame | d. Articulation |
| e. Massing | f. Windows and doors |
| g. Building materials and colors | g. Decorative trims; and |
| h. Porches, eaves and columns | |

5. Building Form and Articulation

Building form and articulation includes variation in the wall planes (projections and recesses) and wall height (vertical relief) as well as variations in roof forms and heights to reduce the perceived scale of the structure.

- a. Residential homes should incorporate articulation of all facades, including variation in massing, roof forms, and wall planes, as well as surface articulation.
- b. Elements and details of homes shall be true to the chosen architectural style.
- c. Wall planes on all sides of the house shall be variable if visible from a public street, pedestrian pathway or publicly accessible open space.
- d. Surface detailing shall not serve as a substitute for well integrated and distinctive massing.
- e. Massing shall accentuate entries and minimize garage prominence.

6. Architectural Elements

- a. The house designs should incorporate a strong mix of styles and materials to avoid monotony and create architectural diversity. This can best be accomplished through the incorporation of varied architectural elements and details. The following are strongly encouraged:
 1. Architectural elements that add visual interest, scale, and character such as recessed or projecting balconies, trellises, recessed windows, bay windows, dormers or other special window treatments such as mullions, shutters and arches. Incorporation of useable porches is particularly encouraged. Additional architectural features such as brackets, out-lookers, corbels, accent trim, vents and other changes in material and texture should also be incorporated to enhance the elevations.
 2. The use of obvious, false tacked-on treatments such as false windows shall be avoided.
 3. Any wall space designed above the first level of the garage should be architecturally integrated into the overall house design. Blank walls are unacceptable.



- b. Enhanced elevations should be provided for all floors of the home when publicly visible from arterials and open space.



7. Building Height

Single-family residential homes shall be one to three stories. Homes should have varied heights to create visual interest in the neighborhood.

- a. Corner lots shall feature single-story homes or single story features within a two story home.
- b. Depending on the architectural style, the second and third floors of two and three story homes shall emphasize the same detail and quality materials as first story architectural features.
- c. The upper stories of a house shall be designed to reduce the appearance of the overall scale of the structure depending on the chosen architectural style. Possible techniques include setting the second story back from the fronts and sides of the first story, providing larger front and/or side setbacks for the entire structure.

8. Roof and Upper Story Details

Visual diversity shall be created by incorporating multiple rooflines and designs while remaining consistent with the architectural style of the home.

- a. A variety of roofs shall be incorporated throughout the development (e.g. gabled, hipped, dormers, etc.)
- b. Multi-form roofs, gabled hipped and shed roof combinations are encouraged to create varying roof forms and to break up the massing of the building
- c. Various roof forms and changes in roof plane shall be used on all structure elevations visible from a public street or pedestrian right-of-way
- d. Variation in ridgeline height and alignment can be utilized to create visual interest
- e. Exposed gutters and downspouts should be concealed. When visible they shall be designed as an architectural feature and colored to match fascia

9. Building Materials and Finishes

- a. The use of high quality materials will create a look of permanence within the project. Materials and colors shall be varied to generate visual interest in the facades and to avoid the monotonous appearance that is sometimes common in some contemporary residential development projects.
- b. Façades shall be enhanced with a variety of quality materials and color. Material selections should focus on design and also demonstrate long term durability.
- c. Material changes shall occur at intersecting planes, preferably at inside corners or changing wall planes or where architectural elements intersect (e.g. chimney, pilaster, projection, fence line, etc.)

- d. Contrasting but complementary colors shall be used for trim, windows, doors and key architectural elements. Crisp white trim in particular can be used effectively to emphasize trim and architectural features.
- e. Roof materials and colors shall be consistent with the desired architectural style.
- f. Projects shall provide a minimum of three distinctly different color/material palettes per architectural style.
- g. Heavier materials shall be used lower on the structure elevation to form the base of the structure
- h. Stucco, plaster and other similar products are an appropriate building material if careful attention is paid to ensure its use is true to the architectural style of the house and it is applied in a quality manner. However, this should not be the only exterior material that is applied unless it can be demonstrated that use of this type of finish alone is essential to the architecture proposed.

10. Windows, Doors and Entries

The desired architectural style of the building can be captured by carefully designing windows, doors and entries.

- a. Entrances shall be enhanced by using lighting, landscaping and architectural detailing
- b. The main entrance to a home shall be clearly identifiable and shall be articulated with projecting or recessed forms so as to create a covered landing
- c. Window type, material, shape, color and proportion shall compliment the architectural style of the building
- d. Windows shall be articulated with sills, trim, kickers, shutters, or awnings that are authentic to the architectural style of the structure.

11. Garages

When garages are well integrated into a project it will ensure that they do not dominate front facades.

- a. Garage doors shall be recessed a minimum of six inches from the face of the garage. Recesses may not be provided by trim alone.
- b. Garage doors facing the street are encouraged to be set back from the exterior face of the main house to help reduce the visual impact. Garage doors that are closer to the street than other wall planes are expected to use greater architectural detail

such as hardware (handles, strap hinges), varied panel styles with relief/depth, windows, etc. along with enhanced detail around the garage door to include planters, lighting, trellis overhangs, etc. Garages that are not set back more than 10 feet from the main structure will be required to provide enhanced architectural details.

12. Compatibility with Adjacent Properties

In new developments, single-family homes shall vary from adjacent neighbors in architectural style, height, and material selection, while still relating to the overall theme of the larger development as a whole:

- a. The same floor plan or exterior colors for dwelling units shall not be placed side by side.
- b. Homes directly across the street from one another should not have the same floor plan or use a reverse plan and different architectural detail.

13. Landscaping

Landscaping shall be used to define entrances to neighborhoods and homes, to provide a buffer between incompatible land uses, and to provide screen when necessary.

- a. Enhanced landscaping that provides shade and year round color and adds visual interest shall be installed at both corners of all alley entrances and alley termini and at all entry points into the neighborhood;
- b. A variety of height, textures and colors shall be used in the landscape palette. A combination of trees, shrubs and ground cover shall be incorporated into landscaping plans.
- c. Front and street side yard landscaping should be maintained by a homeowners association or a homeowners association should have the right to cause the maintenance of the front or street side yard landscaping if not maintained in accordance with the approved landscaping plans.
- d. DISCUSSION - HOA vs AFFIRMATIVE MAINTENANCE ORDINANCE TO ADDRESS (DEAD, WEEDY YARDS).

14. Fences and Screening

Fences are an integral part of the streetscape. They shall be coordinated with the style and materials used in the neighborhood.

- a. Fencing shall be constructed of authentic looking materials (natural woods, common brick, stone, rock, wrought iron) or veneers which appear authentic. Vinyl and other manufactured fencing materials may not be acceptable. No wire fencing is allowed.
- b. Use of masonry walls shall be avoided through creative site design and building orientation to the extent practical. When determined necessary, decorative masonry walls shall be provided instead of wood or other less durable fencing along major arterials and collectors. The walls must be set back a minimum of 15 feet from an adjacent public right-of-way, unless a reduced setback can be justified through incorporation of exceptional design features.
- c. The maximum length of continuous unbroken and uninterrupted fence or wall plane shall be sixty feet (60'). Breaks in the fence plane shall be provided through the use of full decorative pilasters (typically 3 feet in width), columns, landscaping pockets, transparent sections, or a change to different materials.
- d. Stone (actual or quality veneer) and artistic features shall be concentrated in prominent locations such as entries.
- e. Masonry walls and fences along arterials and collectors shall include substantial wall caps throughout and capped full decorative pilasters. The walls shall also step down around corners to create a finished appearance.
- f. Proposed wall design deviations that do not include caps or stone veneer need to demonstrate how quality design principles will be achieved using alternative methods and features.
- g. Breaks for connections: Breaks in the length of a perimeter fence shall be made to provide for required pedestrian connections to the perimeter of a site or adjacent development, such as perimeter sidewalks and public trails.
- h. All fences in areas viewed by the public from outside of the subdivision or in key locations within the subdivision should be enhanced. Some examples of enhanced fence construction are framed wood and wrought iron. "Good neighbor" fences are not acceptable in these key locations. **DISCUSSION ITEM - MAINTENANCE**
- i. The height measurement for all walls/fencing shall be taken from the point where the fence sits on the ground using the higher finished grade elevation. In instances where a retaining wall and masonry wall will result in a combined height greater than 6 feet, benched or bermed landscaping is to be incorporated such that the exposed view of a single wall plane is not more than 6 feet in height as viewed from the public right-of-way.

- j. Exterior mechanical equipment shall be screened from public view by physical enclosures or fencing that ties in with the architecture and fencing for the project.

15. Garbage Storage Areas

- a. House plans should indicate the location for storage of garbage totes, for when they are and when they are not out for pick up by the disposal company.
- b. If storage is proposed within the garages of homes, the area provided must not encroach into the minimum area required and reserved for parking.

F. INFILL DEVELOPMENT

Infill development is the process of developing vacant or under-used parcels within existing urban and suburban areas where surrounding parcels are already largely developed. There are many challenges to facilitating these often difficult to develop parcels that make special considerations warranted depending upon the circumstances. The goal is to accommodate an appropriate level of development on these sites that will contribute positively to the area in which they are located.

MODIFIED IMPROVEMENT STANDARDS

A number of constraints may affect the ability to develop any given infill parcel. These include, but are not limited to: site size or configuration, location of existing utilities, specific features associated with existing adjacent development, the presence of natural features or environmental constraints and physical access limitations.

In light of these unique circumstances, the City will consider modified development standards for infill projects where it can be demonstrated that implementation of standard improvements is not feasible or if implemented would render other objectives such as density, mix of housing types and uses, or a reasonable level of non-residential development on a site infeasible.

Proposed modifications to standards must demonstrate that minimum safety, operational and development functions (utilities, fire access, adequacy of parking, etc.) will be achieved by non-traditional means.

Real world examples where the proposed standards have been successfully constructed and implemented elsewhere need to be provided as part of the application materials.

The City may offer incentives to facilitate infill development including, but not limited to, reduced street standards in instances where other improvements such as expanded trails, enhanced entries and other project amenities are proposed.

The City will evaluate proposals including modified improvement standards for infill projects on a case by case basis. Findings to support use of modified improvement standards will be included in the Design Review and Subdivision entitlements associated with those projects.

G. ARCHITECTURAL AND RELATED GUIDELINES FOR SPECIFIC DISTRICTS

INSERT SECTIONS FROM MARC

H. MINOR CHANGES.

Changes to an approved entitlement may be approved by the Community Development Director, provided such changes do not change the character or intent of the project.

I. MAINTENANCE / ENFORCEMENT

Enforcement of all Design Review requirements and ongoing maintenance of all improvements including but not limited to buildings, structures, lighting, landscaping, signage, walls/fencing, parking lot improvements, other special features, etc. shall be to the satisfaction of the Community Development Director.

J. VALIDITY.

An approved design review entitlement shall expire and become null and void two (2) years after approval; provided, that if at the end of the two (2) year period a building permit for the project is active, the approval shall expire and become null and void upon the expiration of the building permit.

K. DEFINITIONS

1. Adjacent – Next to or adjoining.
2. Breezeway – A porch or roofed passageway open on the sides which functions to connect two buildings or parts of a building.
3. Pergola – A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow.
4. Plaza – A public square or open area usually located near or between urban buildings that is designed as a gathering place and often features walkways, decorative paving, trees, shrubs, places to sit, fountains and/or public art,
5. Prototypical Building Designs – A standard or typical design that is often replicated with little deviation.
6. Quality – A high level of value, craftsmanship or measure of excellence. Exhibits genuine and superior attributes.
7. Trellis – A frame supporting open latticework, used as a screen or a support for growing vines or plants.

8. Usable porches – Porches that are open on at least two sides and a minimum of 5 feet deep and 10 feet long. The area calculated as the usable porch should not include any area that functions as the access way into the dwelling. In zoning districts where front setback encroachments are permitted for usable porches, the porch should not occupy more than 50% of the front width of the house.

9. Water Features – Fountains, waterfalls, and other similar facilities which include water movement as part of their visual display.