



AGENDA

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE

**August 16, 2018 at 8:30 AM
Council Chambers, 3970
Rocklin Road
www.rocklin.ca.us**

ARCHITECTURAL REVIEW COMMITTEE PURPOSE

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

CITIZENS ADDRESSING THE COMMITTEE

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

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

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

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

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

WRITINGS RECEIVED AFTER AGENDA POSTING

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

LEGAL CHALLENGES AND APPEAL PERIOD

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

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

FURTHER INFORMATION

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

AGENDA

INTRODUCTION

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

ARCHITECTURAL REVIEW ITEMS

4. **PROJECT NAME, ENTITLEMENTS AND DISTRICT**
5. TRACTOR SUPPLY STORE
DESIGN REVIEW, DR2018-0006
CONDITIONAL USE PERMIT, U2018-0005
TENTATIVE PARCEL MAP, DL2018-0002

This project is located within the Granite District. This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction of a new farm and home supply retail store with enclosed outdoor storage, including parking, landscaping and associated hardscape. The Tentative Parcel Map requests to subdivide the approximately 3.90 acre parcel into two parcels of 2.58 acres and 1.32 acres.

Recommended Action:

Recommend approval of the building architectural design to the Planning Commission or request further modifications to the project design.

OTHER BUSINESS

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



Architectural Review Committee Regular Meeting Staff Report

Subject: Tractor Supply Store
Design Review, DR2018-0006
Conditional Use Permit, U2018-0005
Tentative Parcel Map, DL2018-0002

Date: August 16, 2018

Submitted By: Dara Dungworth, Senior Planner

Department: Economic and Community Development

Staff Recommendation:

This project is located within the Granite District. This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction of a new farm and home supply retail store with enclosed outdoor storage, including parking, landscaping and associated hardscape. The Tentative Parcel Map requests to subdivide the approximately 3.90 acre parcel into two parcels of 2.58 acres and 1.32 acres.

Recommended Action:

Recommend approval of the building architectural design to the Planning Commission or request further modifications to the project design.

ATTACHMENTS:

Description

▢ **Exhibit A**

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- CS COVER SHEET
- A1 SITE PLAN
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- A7 LINE OF SITE
- A8 PHOTO SIMULATION
- A9 PHOTO SIMULATION
- A10 EXTERIOR ELEVATIONS - COLOR
- A11 FORAGE SHED - COLOR
- A12 COLOR BOARD
- C1 OAK TREE PRESERVATION PLAN PERMIT
- C2 EXISTING TOPOGRAPHY & DEMOTLITION
- C3 GRADING & DRAINAGE PLAN
- C4 COMPOSITE UTILITY PLAN
- C5 CROSS SECTIONS
- C6 CROSS SECTIONS
- 1 TENTATIVE PARCEL MAP
- L.1 PRELIMINARY LANDSCAPE PLAN
- L.2 PRELIMINARY LANDSCAPE PLAN

PROJECT DATA

PROJECT LOCATION
 GRANITE DRIVE
 ROCKLIN, CA 95677

SITE DATA
 APN 045-041-020-000

GROSS AREA 2.6 AC

ZONING PD-C

CONTACT LIST

APPLICANT
BRAD YUST
 PO BOX 5349
 SANTA ROSA, CA. 95402
 (707) 483-3127

ARCHITECT
 API - ARCHITECTURE PLUS, INC.
 4335-B NORTH STAR WAY
 MODESTO, CA 95356
 OFFICE (209) 577-4661
ATTN: JOE SMITH

CIVIL ENGINEER
 HAWKINS & ASSOCIATES ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA 95354
 OFFICE (209) 575 - 4295
ATTN: ROD HAWKINS

LANDSCAPE ARCHITECT
 HWA LANDSCAPE ARCHITECTS
 762 ALTESSA DRIVE
 BRENTWOOD, CA 94513
 OFFICE: (925) 513-3091
ATTN: ROSS WELLS, ASLA



TRACTOR SUPPLY CO

DESIGN REVIEW BOOKLET

VICINITY MAP



*NOTE: ALL COLORS ARE REPRESENTATIVE ONLY, PLEASE REFER TO ACTUAL COLOR CHIPS AND SAMPLES FOR ACCURATE COLOR

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Image Landsat / Copernicus

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NORTH ELEVATION

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



EAST ELEVATION

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



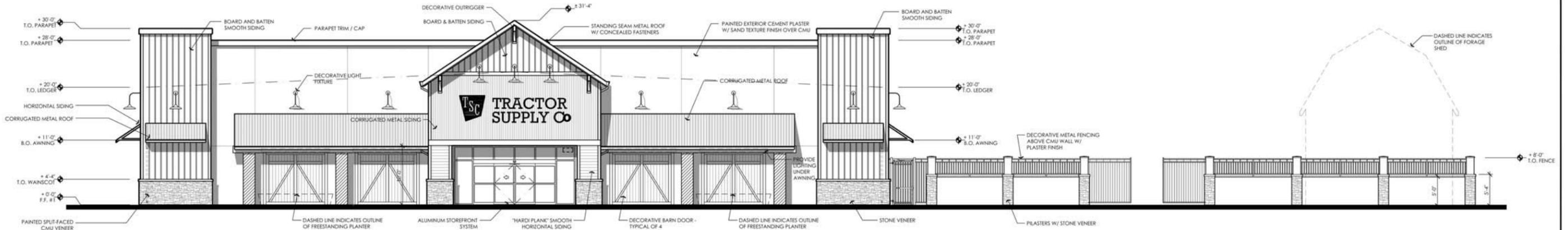
WEST ELEVATION

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

BODY COLOR: SHERWIN WILLIAMS: #7532 URBAN PUTTY	"MBCI" CORRUGATED / STANDING SEAM: BRITE RED
SECONDARY COLOR: SHERWIN WILLIAMS: #7513 SANDERLING	STONE VENER: EL DORADO STONE LIMESTONE - SAVANNAH
TRIM COLOR: SHERWIN WILLIAMS: #7505 MANOR HOUSE	CANOPY / AWNING FRAME: POWDER COATED BLACK
"MBCI" FASCIA TRIM: BRITE RED	

PROPOSED NEW DEVELOPMENT:
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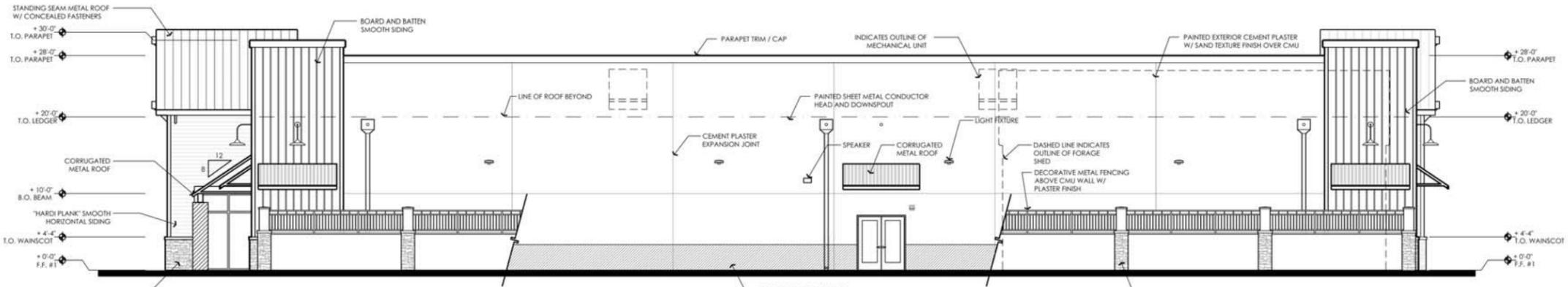
NORTH ELEVATION - FACING GRANITE DRIVE

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



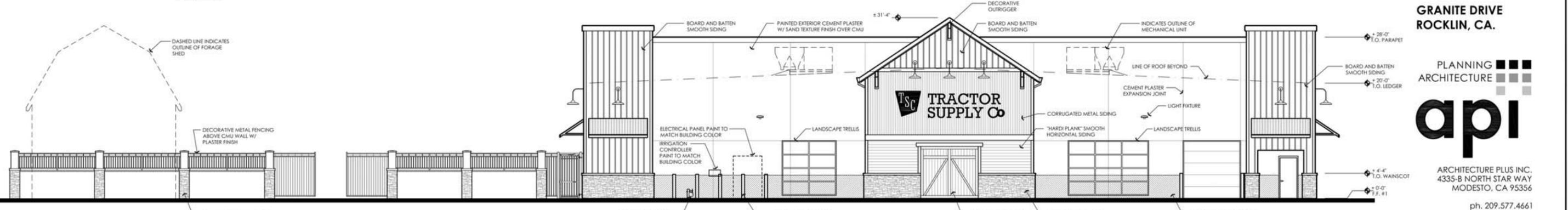
EAST ELEVATION - FACING ADJACENT VACANT PARCEL

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



WEST ELEVATION - FACING ADJACENT VACANT PARCEL

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



SOUTH ELEVATION - FACING ROCKLIN COMMONS

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

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 ROCKLIN, CA.

PLANNING ARCHITECTURE

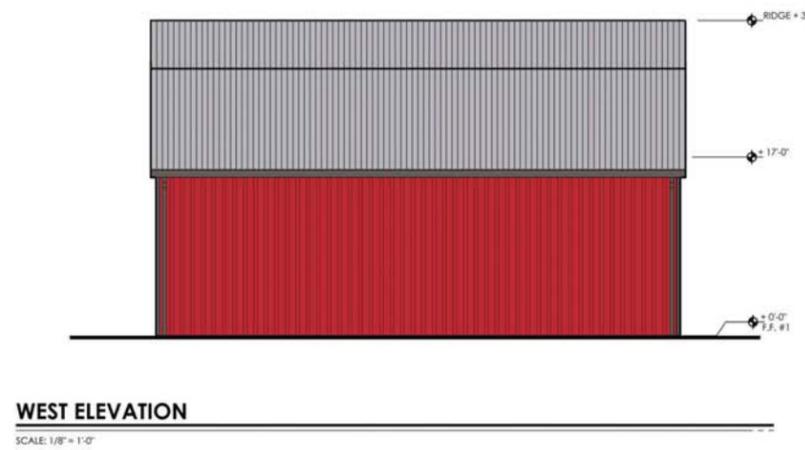
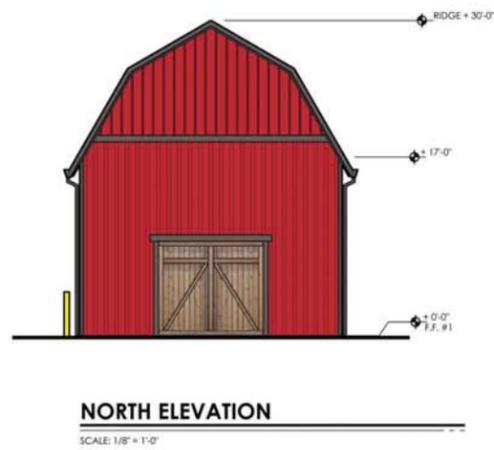
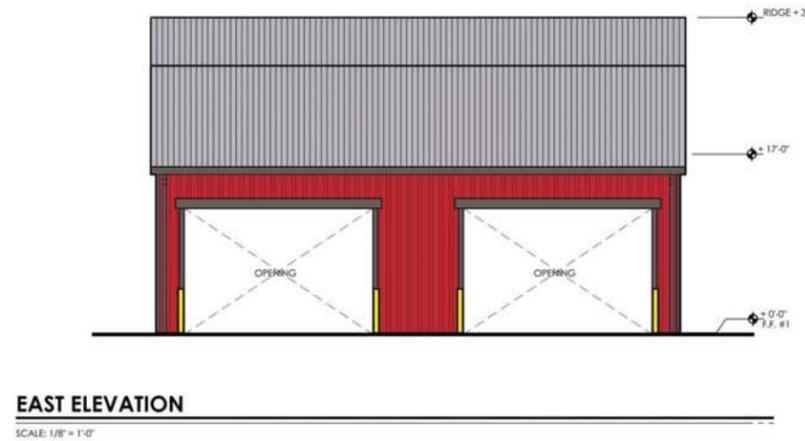
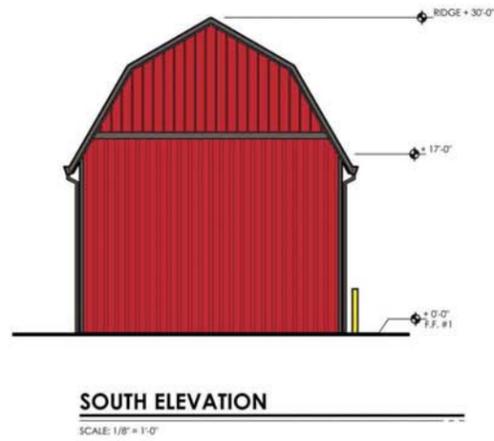
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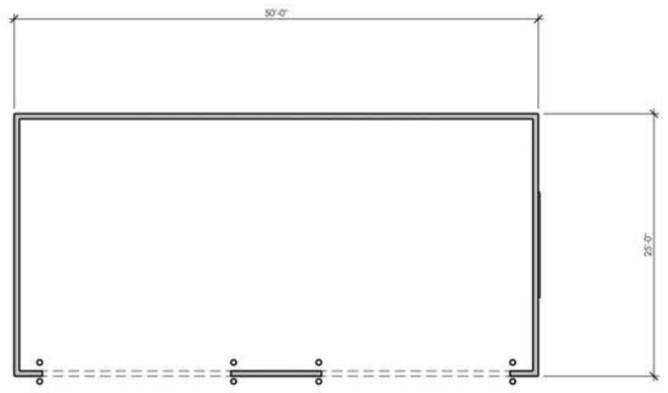
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CODE REVIEW:

JURISDICTION: CITY OF ROCKLIN
 OCCUPANCY TYPE: S-1
 CONSTRUCTION TYPE: V-8
 FIRE SPRINKLERS: NO
 APPLICABLE CODES: 2016 C.B.C., C.M.C., C.P.C., C.E.C., C.F.C., C.G.B.S.C., TITLE 24, PART 6, 2016 CALIFORNIA ENERGY CODE AND APPLICABLE STATE AND LOCAL REGULATIONS.

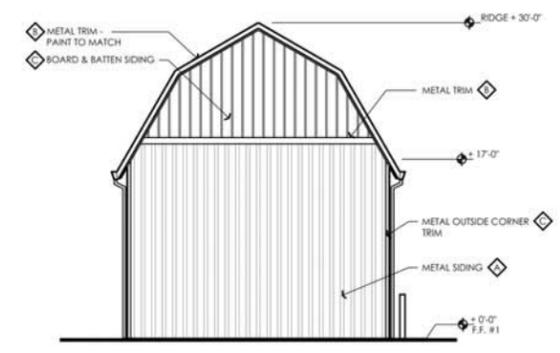
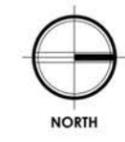
OCCUPANCY TYPE: S1
 CONSTRUCTION TYPE: V-8
 FLOOR AREA (ACTUAL):
 BUILDING FOOTPRINT: 1,250 S.F.
 ALLOWABLE AREA: PER CBC TABLE 506.2.5.1, V-8, BASIC ALLOWABLE 9,000 S.Q.F.T.
 TOTAL BUILDING AREA = 1,250 S.F. : OK



FORAGE SHED FLOOR PLAN

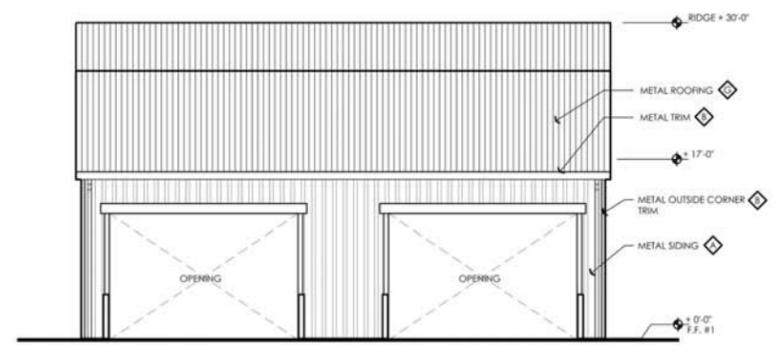
SCALE: 1/8" = 1'-0"

FLOOR AREA:
FLOOR: 1,250 S.F.



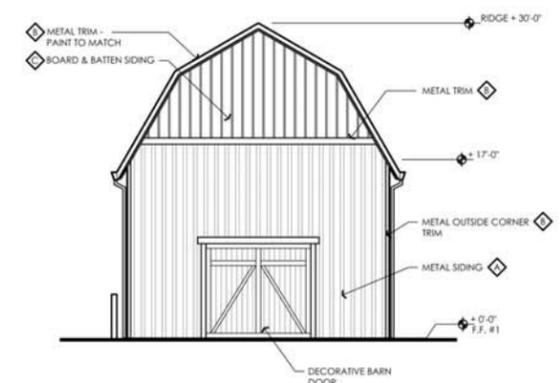
SOUTH ELEVATION

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



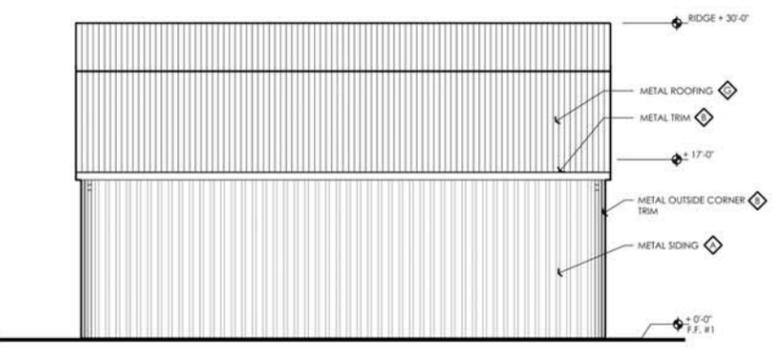
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

EXTERIOR FINISHES	
BODY/TRIM COLOR:	
◇	CORRUGATED METAL PANELS - "MBC" - COLOR - #510 BRITE RED
◇	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
◇	"JAMES HARDIE" - HARDE PLANK SMOOTH LAP SIDING W/ 7" EXPOSURE - PRIME & PAINT "SHERWIN WILLIAMS" - COLOR: MATCH BRITE RED
METAL ROOFING:	
◇	CORRUGATED METAL PANELS - "MBC" - COLOR - #510 GALVALUME PLUS

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NORTH ELEVATION

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



A BODY COLOR:
SHERWIN WILLIAMS:
#7532 URBAN PUTTY



B SECONDARY COLOR:
SHERWIN WILLIAMS:
#7513 SANDERLING



C TRIM COLOR:
SHERWIN WILLIAMS:
#7505 MANOR HOUSE



D CANOPY / AWNING FRAME:
POWDER COATED BLACK



E "MBC" CORRUGATED /
STANDING SEAM:
GALVALUME PLUS



F "MBC" CORRUGATED /
STANDING SEAM:
BRITE RED



G "MBC" FASCIA TRIM:
BRITE RED



H STONE VENEER:
EL DORADO STONE
LIMESTONE - SAVANNAH



I BARN DOOR:
COLOR: NATURAL

PROPOSED NEW
DEVELOPMENT:
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SUPPLY Co.**
GRANITE DRIVE
ROCKLIN, CA.

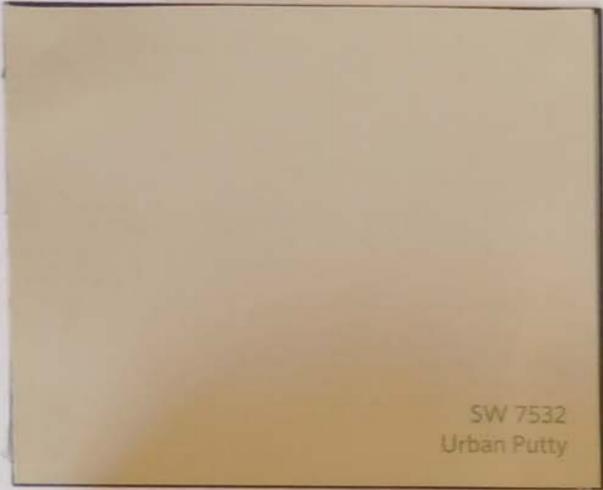
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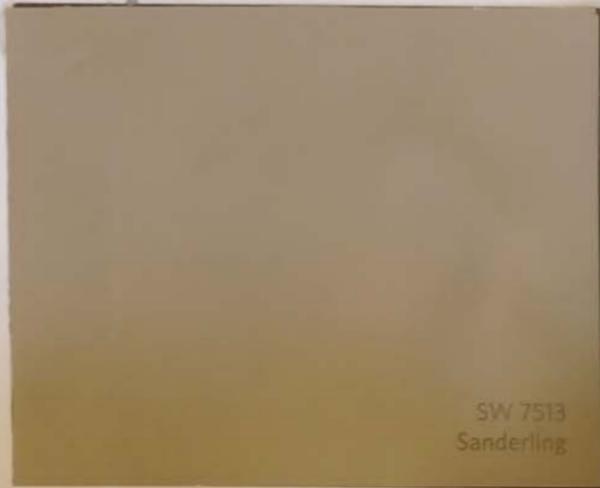
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SW 7532
Urban Putty

SHERWIN WILLIAMS - URBAN PUTTY



SW 7513
Sanderling

SHERWIN WILLIAMS - SANDERLING



SHERWIN WILLIAMS - MANOR HOUSE



SHERWIN WILLIAMS - TRICON BLACK



EL DORADO STONE - LIMESTONE - SAVANNAH



GLAZING: DUAL PANE W/
BRONZE TINT



MBCI - STANDING SEAM - BRITE RED



MBCI - STANDING SEAM - GALVALUME PLUS



VISTA WALL - SERIES 3000 - FRAME: CLEAR ANODIZED

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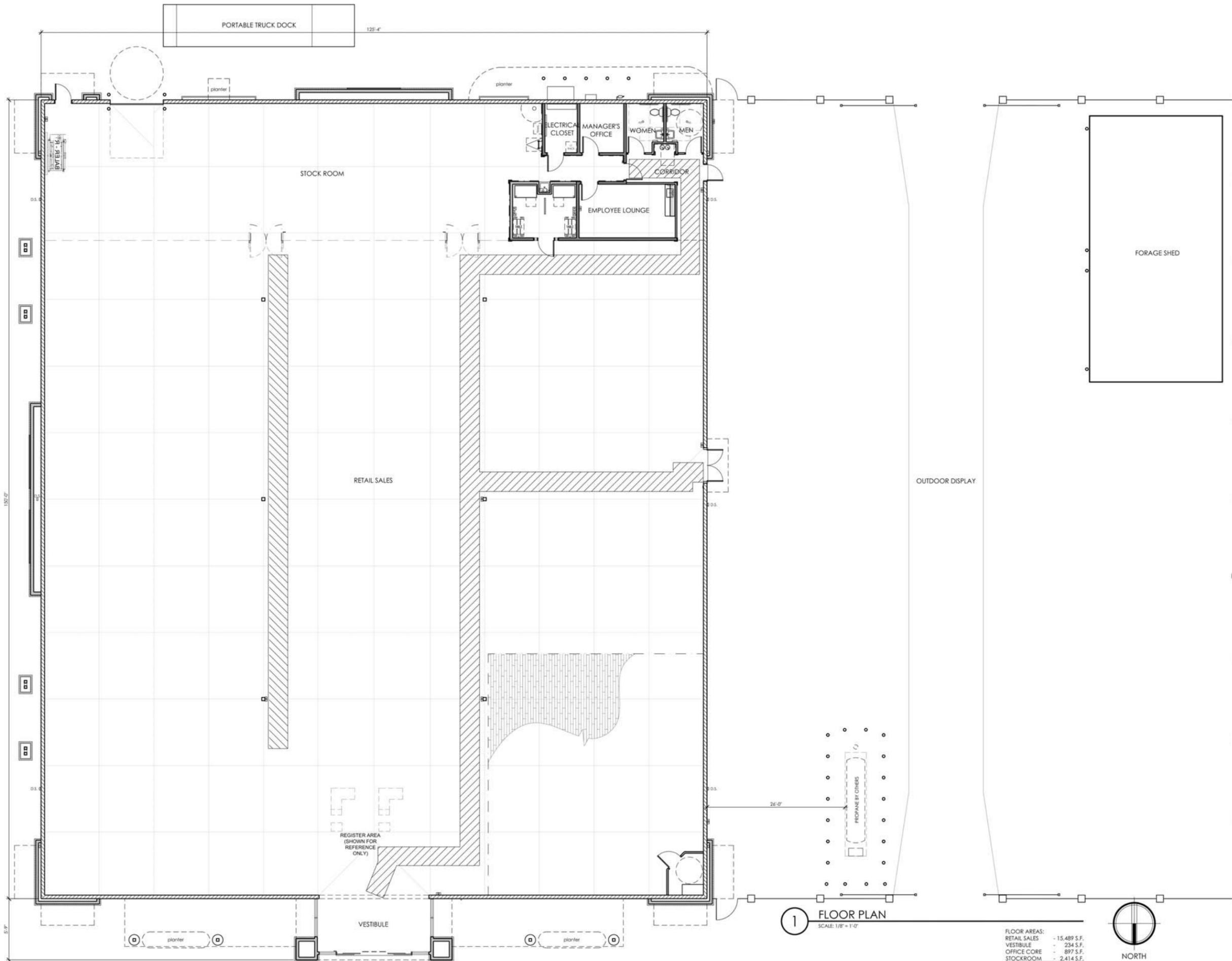
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1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREAS:	
RETAIL SALES	- 15,489 S.F.
VESTIBULE	- 234 S.F.
OFFICE CORE	- 897 S.F.
STOCKROOM	- 2,414 S.F.
TOTAL	- 19,034 S.F.



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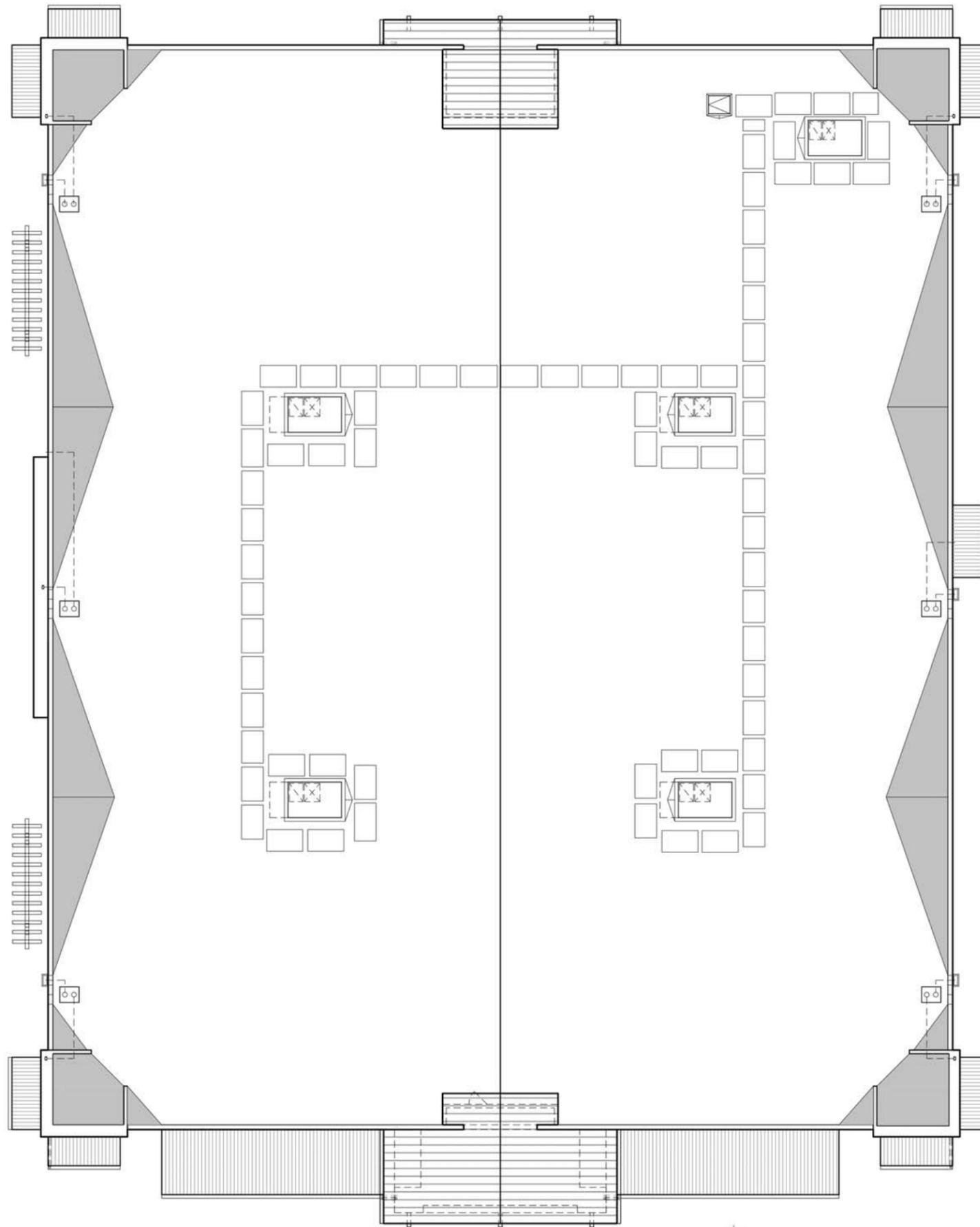
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"



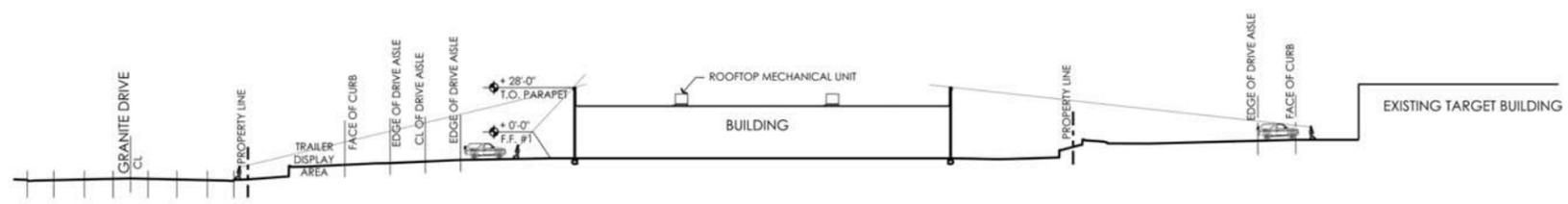
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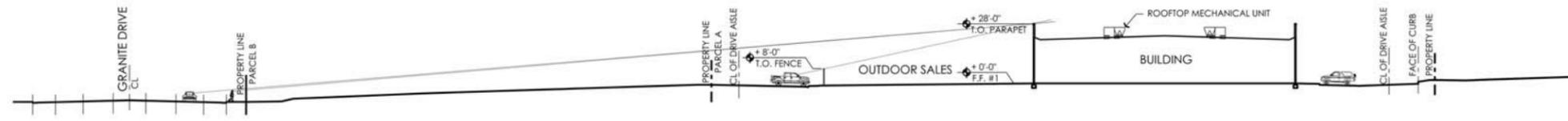
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1 LINE OF SIGHT DIAGRAM - NORTH / SOUTH
SCALE: 1/32" = 1'-0"



2 LINE OF SIGHT DIAGRAM - EAST / WEST
SCALE: 1/32" = 1'-0"

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Parking Tree Canopy Shade Provided

TREE	FULL	3/4	1/2	1/4
30'-35' DIAMETER				
Quercus ilex	N/A	N/A	21x354= 7,434 a.f.	N/A
Platanus chinensis	8x707= 6,363 a.f.	N/A	3x354= 1,062 a.f.	N/A
15'-20' DIAMETER				
Cercia candensis	2x314= 628 a.f.	N/A	7x157= 1,099 a.f.	N/A
SHADE SUB-TOTAL	6,991 a.f.	N/A	8,595 a.f.	N/A

Shade Calculations

Minimum 50% Tree Shade Coverage Required at Maturity		
Paved Parking Area: 32,522 a.f.	Total Shade Provided: 16,586 a.f.	Shade Percentage: 51%



Bike Racks



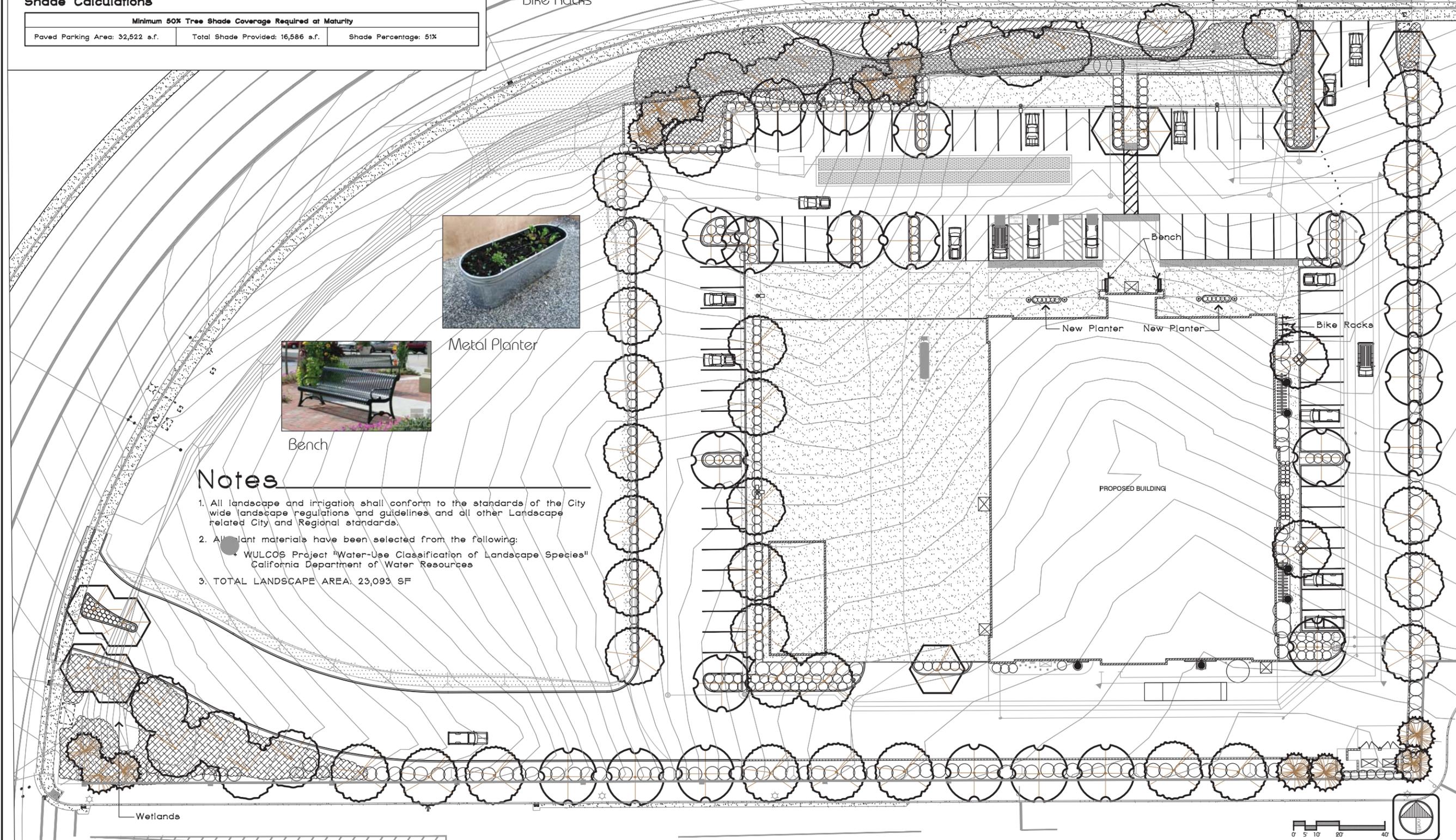
Metal Planter



Bench

Notes

- All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional standards.
- All plant materials have been selected from the following:
 WULCOS Project "Water-Use Classification of Landscape Species"
 California Department of Water Resources
- TOTAL LANDSCAPE AREA: 23,093 SF



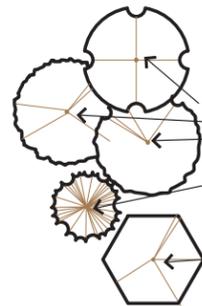
TSC Rocklin
 Granite Drive
 Rocklin, California

Preliminary Landscape Plan

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date: 5.18.18
 scale: 1"=20'
 revisions:
 1) 7.16.18 Revised Building

sheet:
L.1
 of 2 sheets



Planting Legend

Symbol	Plant Name	Size	Water Use
CANOPY TREE (Selection Options):	<i>Pistacia chinensis</i>	24" Box	Low
	<i>Quercus ilex</i>	CHINESE PISTACHE	Low
	<i>Quercus lobata</i>	HOLLY OAK	Low
CONIFER (Selection Options):	<i>Cedrus deodar</i>	24" Box	Low
		DEODAR CEDAR	
SMALL ACCENT TREE (Selection Options):	<i>Cercia candensis</i>	24" Box	Low
	<i>Pyrus c. 'Chanticleer'</i>	EASTEN REDBUD	
		CHANTICLEER PEAR	
LARGE SHRUB (Selection Options):	<i>Arbutus unedo</i>	15-Gal	Low
	<i>Arctostaphylos</i> spp.	STRAWBERRY TREE	Low
	<i>Ceanothus 'Dark Star'</i>	MANZANITA	Low
	<i>Lavatera assurgentiflora</i>	WILD LILAC	Low
	<i>Rhus ovata</i>	TREE MALLOW	Moderate
	<i>Rhamnus californicum</i>	SUGAR BUSH	Low
		COFFEEBERRY	Low
MEDIUM SHRUB (Selection Options):	<i>Berberis t. 'Atropurpurea'</i>	5-Gal	Moderate
	<i>Callistemon v. 'Little John'</i>	BARBERRY	Low
	<i>Dietes iridioides</i>	BOTTLEBRUSH	Low
	<i>Lavandula</i> spp.	FORTNIGHT LILY	Low
	<i>Phormium t. 'Bronze Baby'</i>	LAVENDER	Low
	<i>Pittosporum</i> spp.	DWARF NEW ZEALAND FLAX	Low
	<i>Raphiolepis umbellata</i>	PITTOSPORUM	Moderate
	<i>Salvia leucantha</i>	INDIA HAWTHORN	Low
	<i>Teucrium fruticans</i>	MEXICAN SAGE	Low
		BUSH GERMANDER	Low
VINES:	<i>Lonicera hildebrandiana</i>	15-Gal	Moderate
SUB SHRUB (Selection Options):	<i>Hemerocallis</i>	1-Gal	Moderate
	<i>Scaevola 'Mauve Clusters'</i>	DAY LILY	Low
	<i>Lavandula a. 'Blue cushion'</i>	SCAEVOLA	Low
	<i>Teucrium chamaedrus</i>	LAVANDER	Low
GROUND COVER (Selection Options):	<i>Lippia nodiflora</i>	1-Gal & Liners	Low
		KURAPIA (sod)	
	<i>Carex pansa</i>	CALIFORNIA MEADOW SEDGE	Low
	<i>Baccharis p. 'Pigeon Point'</i>	COYOTE BUSH	Low
	Hydroseed native grasses		

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficient standards and State Water Efficient Ordinance AB 1881 as required by local jurisdictions while achieving the goal of effectively providing the landscape with water by the means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restrict shrub planting and shrub mass planting area as applicable.

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the Local Water Purveyor. Recycled water systems shall be designed in accordance with Local and State codes.

Irrigation systems for landscapes greater than 5,000 SF shall have a dedicated water meter for irrigation.

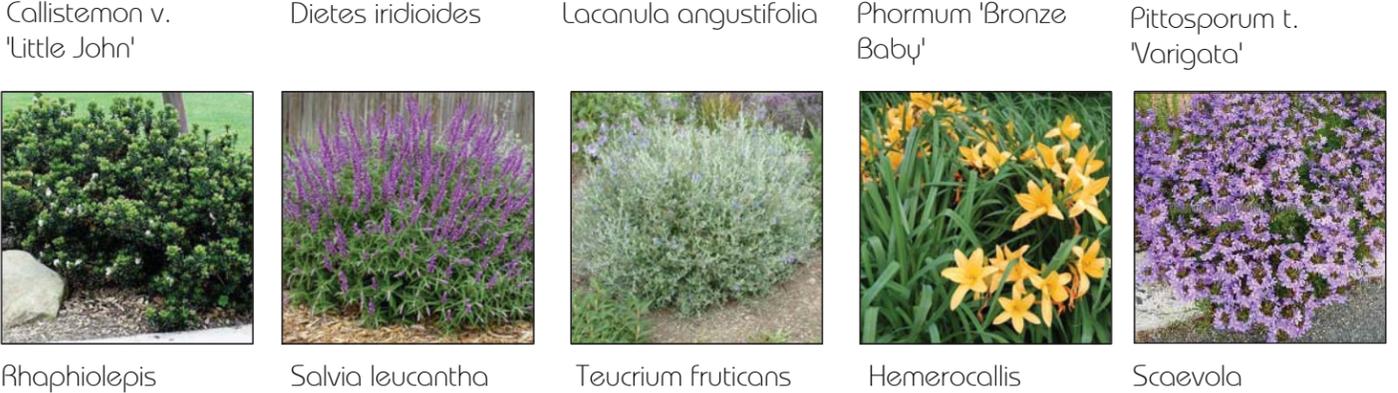
A water efficient landscape work sheet shall be included with hydrozone information table, water budget calculations and irrigation operating schedules.

A state of the art ET based self-adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to trees and provide deep watering to promote a deeper root zone.

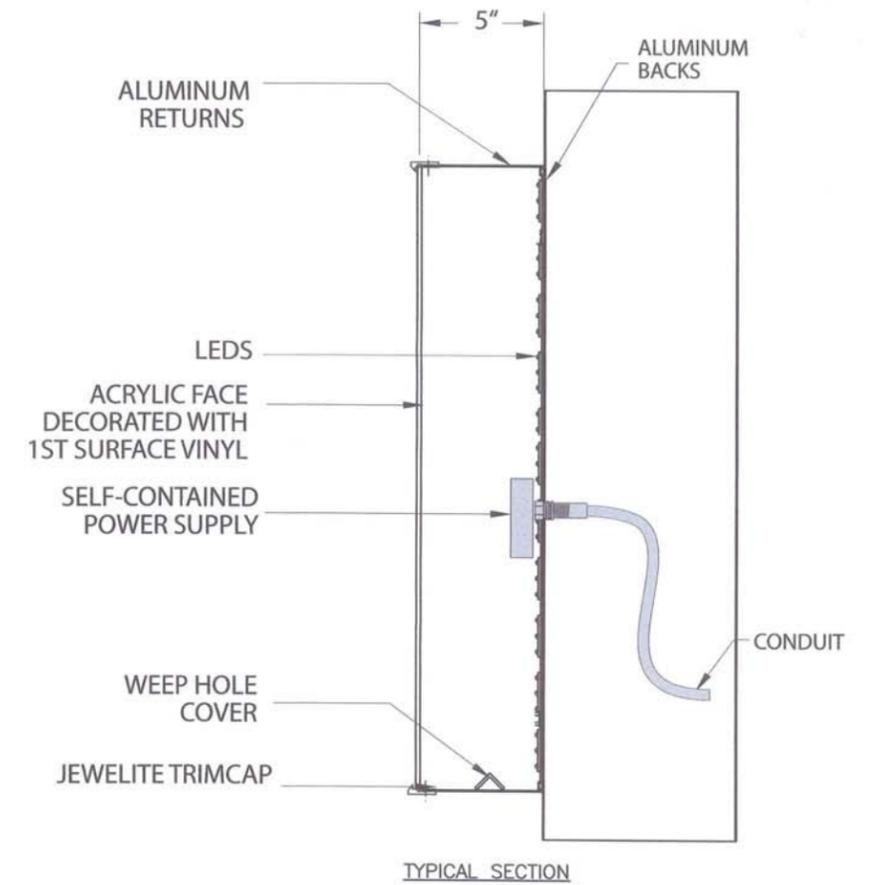
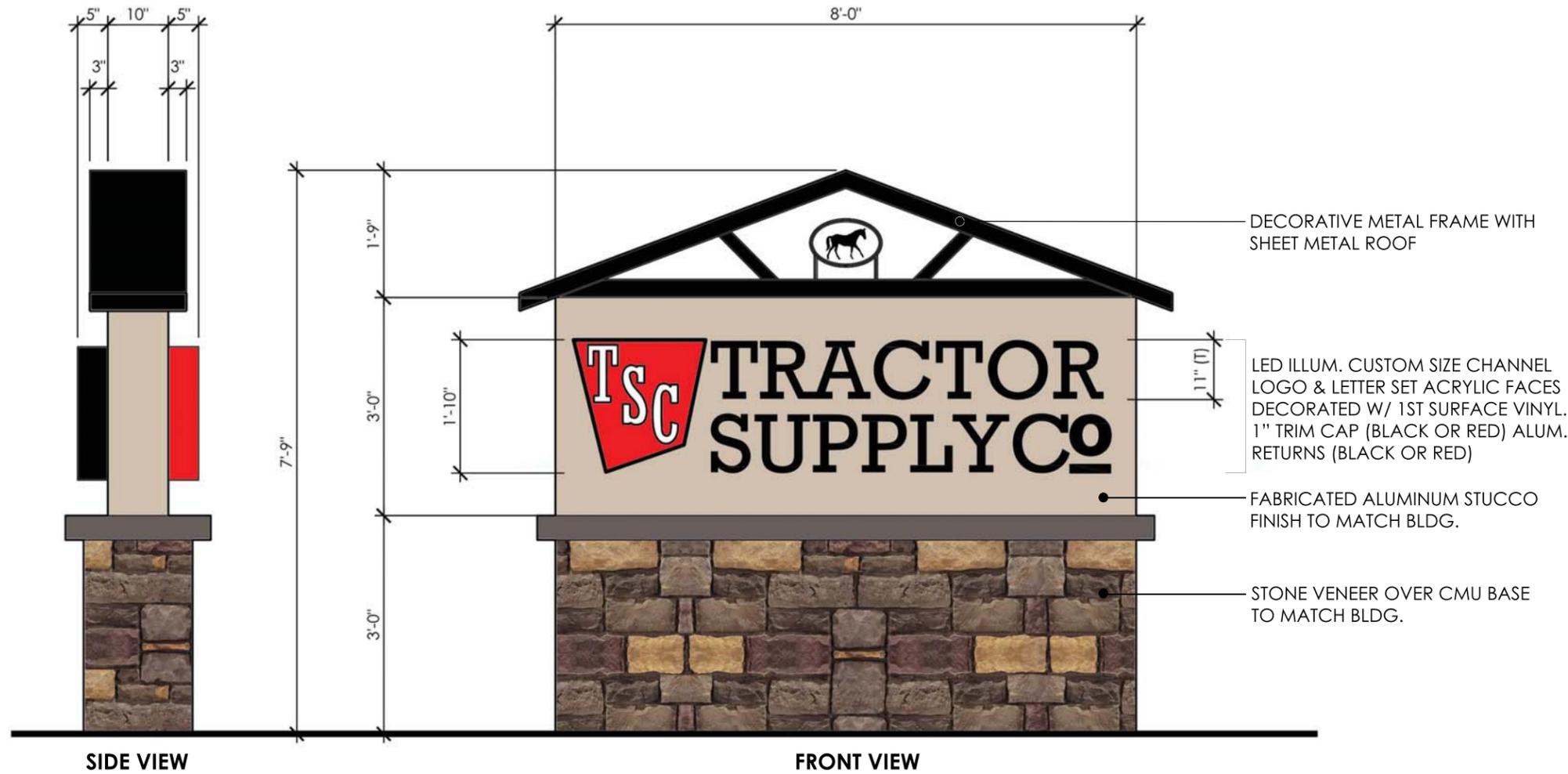
Spray irrigation systems for ground cover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensating devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles will deliver water at a minimum of 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip irrigation system will incorporate pressure compensating drip bubblers with 1/4" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.



Plot Date: 8/13/18
File No: Project - 18005.rvt

	3M 3632-33 RED VINYL
	BLACK VINYL (PERFORATED TO ILLUM. WHITE AT NIGHT)
	WHITE VINYL



TOTAL SIGN AREA: 24 SQ. FT.