

**NORTH WEST ROCKLIN  
DESIGN GUIDELINES**

**RESOLUTION No. 2002-233**

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RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ROCKLIN APPROVING  
THE NORTH WEST ROCKLIN ANNEXATION AREA DESIGN GUIDELINES  
(Design Review DR-2002-06)

The City Council of the City of Rocklin does resolve as follows:

Section 1. An environmental impact report has been certified for this project via City Council Resolution No. 2002-230.

Section 2. The City Council hereby approves the North West Rocklin Annexation Area Design Guidelines (DR-2002-06), as shown in Exhibit A, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this 9th day of July, 2002, by the following roll call vote:

AYES: Councilmembers: Hill, Magnuson, Storey, Lund

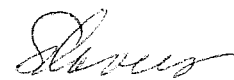
NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: Yorde

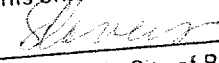
  
\_\_\_\_\_  
Kathy Lund, Vice Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

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The foregoing instrument is a  
correct copy of the original document  
on file in this office.

Attest:   
\_\_\_\_\_  
City Clerk, City of Rocklin

# **EXHIBIT A**

## **NORTH WEST ROCKLIN DR-2002-06**

### **North West Rocklin Annexation Area Design Guidelines for Residential and Non Residential Development**

These Design Guidelines are intended to establish principles to be used in the development of lands within the North West Rocklin Annexation Area. The principles are intended to:

- Provide a vision for the future character of development in Northwest Rocklin Annexation area.
- Provide guidance to City staff, Planning Commission and/or City Council in the evaluating development proposals in North West Rocklin Annexation project area.
- Provide guidance to property owners, developers, and other design professionals interested in development or improvements in North West Rocklin Annexation plan area.

The North West Rocklin Annexation Area Design Guidelines serve to establish conceptual design parameters for the entire project and thereby facilitate orderly development and insure a sense of community.

These guidelines are created to express intent rather than absolutes, and to allow flexibility that will provide for alternative solutions. Moreover, these guidelines are intended to promote creativity and innovation as well as consistent quality.

The Guidelines are intended to address concepts that are common to all areas of the North West Rocklin Annexation Area. Specific development plans will address the detailed standards of subsequent planning increments.

#### **1. Single Family Residential**

- A. Each neighborhood should have a common identity as a means of establishing a sense of place and scale within the plan area. Common identity elements may include dominant street trees, coordination among the project entry signage, common perimeter wall or fence design, and consistent landscaping treatment in public areas.

- B. Lotting design adjacent to open space parcels should allow views of the open space corridors by utilizing a combination of single loaded streets, cul-de-sac openings, view corridors between lots and looped “U” shaped streets.
- C. Local residential street design should utilize curvi-linear street patterns to reduce vehicular speed through the neighborhoods.
- D. Primary vehicular and pedestrian entries to a neighborhood should present an entrance design that identifies a point of arrival. Gated entries, accent tree plantings, special paving, special lighting and entry signage may combine to communicate the distinctive residential character of the neighborhood. Entry signage may be incorporated into the wall or fence behind the landscape corridor adjacent to a primary entry street.
- E. Neighborhood entries should be encouraged along collector streets and minimized along arterials.
- F. Local residential streets should wherever possible intersect collector streets generally at intervals of not more than 300 linear feet. The intent is to provide a sufficient number of local street access points to the collectors so that trips are spread and vehicular traffic is not concentrated at a minimal number of entries to subdivision.
- G. Local residential streets should emphasize internal circulation rather than accommodate through-traffic.
- H. Dwellings should face toward a local residential street. Only the rear or side property lines of individual residences may abut arterial and collector streets. Masonry walls with berms and landscaping in front shall be used to provide visual privacy and to attenuate traffic noise where appropriate.
- I. Residential streets should, if feasible, be aligned on an east-west axis to facilitate shading, solar heating and cooling of individual residences if feasible.
- J. Streets should be designed to allow convenient access to schools, parks, and open space corridors. Street network around school site should maximize street frontage and provide at least two points of vehicular access to the school site.

## 2. Multi-Family Residential

The multi-family residential neighborhoods within the Northwest Rocklin Annexation project area consist of High Density Residential Designations (PD-20). These following guidelines will be used to design multi-family residential developments:

- A. Each project should provide outside recreational facilities such as pool, spa, recreational building, tennis, or tot-lot.
- B. Common open space areas should be planned with consideration for specific functions. Tot lots and adult active recreation facilities should be provided. Such areas should be more than just "left-over" spaces after building design.
- C. Open Space areas should be connected to on-site pedestrian circulation systems. Common areas should be readily accessible from all buildings.
- D. Multiple family residential units adjacent to open space areas should be oriented towards these open spaces and should incorporate them into the project design. Berms, landscaping, and setbacks may be used rather than walls when a separation between the multiple family unit and a park or open space area is required.
- E. Outdoor stairwell railings shall be covered and incorporate other architectural treatments to reduce public view of the functional components of these facilities so that they blend into the design of the building.
- F. Primary entrances into the development shall include enhanced features such as extensive landscaping, fountains, decorative lighting, decorative walls and paving.

## 3. Commercial

Neighborhood commercial facilities provide retail services for the plan area's residents. These retail services within the community will reduce off-site traffic trips and reduce associated affects. These retail facilities should have a similar architectural theme as the surrounding residential neighborhoods as well as similar scale with considerable landscaping.

Design guidelines for specific commercial facilities' components are outlined in the following sections.

## **A. – Site Design**

- a. The transition between non-residential and residential uses should be buffered through the use of setbacks, walls, berms and landscaping.
- b. Buildings directly fronting streets should provide pedestrian connections to the landscape corridor pathway along the adjacent street. Special pavement treatment or features should be used to distinguish pedestrian connections.
- c. Fencing adjacent to open space is discouraged. When necessary, such fencing should be open type wrought iron style that allows a view to the open space areas. Chain link fencing shall be prohibited.
- d. Special paving treatment, such as bricks, concrete pavers or stamped concrete, should be used to accent street entries and pedestrian crosswalks.
- e. Pedestrian areas should be well lighted with low scale, vandal resistant fixtures.

## **B. - Architectural**

- a. Non-residential building forms should emphasize architectural harmony in detail, building materials, textures, landscaping and signage within an individual project and within the larger community.
- b. Site and building design should blend into the natural environment and topography.
- c. Use of stark white finishes and mirrored glazing is discouraged.
- d. Building design must incorporate architectural details should be vertical and horizontal variations in wall planes, recessed entries and windows, and texture in materials. Such detail should be incorporated into all sides of buildings that are visible to the public.

- e. Commercial retail developments and business office complexes should include pedestrian plazas with landscaping, seating and fountains.

### **C. – Service Areas**

- a. Loading facilities should be designed as an integral part of the building that they serve.
- b. Loading facilities, as well as, service areas, equipment, and trash enclosure areas should be screened by a combination of fencing, masonry walls, grade separation, and/or dense landscaping.
- c. Loading facilities should be placed as far away from residential uses as possible.
- d. Loading facilities should be designed to ensure that delivery trucks do not block internal circulation or public streets.

### **D. – Storage**

- a. Mechanical equipment, satellite dishes, antennas, and other similar structures should be ground-mounted when feasible. Such equipment should be screened from the view of the public streets, adjacent properties, and areas open to the general public.
- b. All screens, fencing, and retaining walls should be compatible in material, color and texture with related buildings.

### **E. – Outdoor Refuse Collection Areas**

- a. The location and size of enclosures should be to the satisfaction of Auburn-Placer Disposal Service Company.
- b. Collection areas must be placed to provide clear and convenient access to refuse collection vehicles. If feasible, collection areas located between a street and a building should be avoided. In order to avoid deterioration of paving on parking lots because of trash collection operations reinforced concrete pads are should be constructed at the entry to each trash enclosure.
- c. Masonry trash enclosures should be screened with landscaping.

#### **4. Open Space**

- A. Street and other public infrastructure improvements should be sited to minimize intrusion upon open areas, particularly stream courses and other wetland areas.
- B. A low or open fence, such as post and cable barrier that is visually appealing and compatible with the surrounding features, should be constructed around park or wetland preserve and mitigation areas. The fence and pedestrian entry points should be designed to prevent access by bikes and motorized vehicles.
- C. Each wetland preserve area should be signed to state its purpose and to explain the unique values of the wetland resource.
- D. Berms and swales should be utilized where required to control surface drainage and avoid impacts on adjacent wetland environments. Projects adjacent to resource conservation areas should be designed to protect the integrity and function of the open space area. Resource conservation areas should be incorporated into all plan area projects to the extent feasible.

#### **5. Circulation**

- A. Land uses should be designed to facilitate pedestrian cross-connections to adjacent uses and access to the Open Space Pedestrian Trail.
- B. The number of access points into non-residential property shall be limited and the depth of the driveway and the location of the first intersecting aisle shall be large enough to accommodate vehicle stacking.
- C. Bike racks and bike lockers should be included within non-residential land uses.
- D. Encourage use of common access drive, where feasible.
- E. The trail system that runs through the open space corridors should be integrated in the residential neighborhoods.
- F. Access corridors, connecting residential streets to the pedestrian open space trail system, should be provided at not more than 1,000-foot intervals.



- G. Side lot orientation is recommended at key locations adjacent to breaks in fencing or sound walls to provide pedestrian and cyclist access from the interior local street to the adjacent bikeway system. Side lot and rear lot pedestrian pathway corridors may also be used to accomplish pedestrian access through a neighborhood to an adjacent pathway system.

## 6. Landscaping

- A. Landscape corridors along all arterials should be designed to create a sense of unity along the streets and within the community. A dominant species of tree should be designated for each major roadway to provide visual continuity and harmony.
- B. Accent features such as fountains are encouraged to be incorporated into landscaping areas on prominent corners and project entries.
- C. Landscape easements at intersections of arterial and collector streets should be designed to allow for adequate vehicular lines of sight with a twenty-foot (20') triangular landscape cutout area. This expanded area should be landscaped to match adjacent landscape easements. Accent trees are recommended in these expanded areas.
- D. Landscaping should provide periodic openings to distant views of surrounding areas.
- E. Landscaping is encouraged to include undulating irregular earth berms or other design features as a method of adding visual interest while providing sufficient soil for mature plant growth. Such berms may not interfere with traffic visibility.
- F. Low berms or landscaping should be used to screen cars in parking lots from adjacent roadways.
- G. One tree shall be provided for every five parking spaces within non-residential parking lots.
- H. Accent planting should be used at neighborhood and project entries.
- I. Landscaping materials shall be selected with consideration for water requirements over the lifetime of the plants. The use of materials with low water requirements, particularly plants that are considered drought tolerant and the use of efficient irrigation systems are strongly recommended and may be required.

- J. Pedestrian areas should be well lighted with low scale, vandal resistant fixtures.
- K. All grading, planting, lighting, irrigation, and structures proposed within landscape areas should not obstruct access to operate any existing or future electric lines located within the landscape easements.
- L. Limitations on landscaping created by shallow soils, limited water-bearing capability and/or impermeable underlying materials should be reduced through the following measures or a combination thereof:
  - 1. Over-excavation or drilling of areas to be landscaped followed by the importation of topsoil,
  - 2. Use of drought-tolerant or shallow-rooted landscaping,
  - 3. Use of efficient irrigation systems,
  - 4. Development of uses which allow for common landscaped areas with guaranteed maintenance, and/or
  - 5. Immediate re-vegetation of disturbed areas.
- M. Landscape medians shall be provided in major arterial streets. Landscape maintenance in the public right-of-way to be funded by local assessment district or other acceptable funding mechanism.

## 7. Grading

- A. Site grading for all development and infrastructure should follow existing contours to preserve natural landforms wherever possible.
- B. Slopes should be rounded and tapered to blend with existing topography, contours on adjacent sites, and roadways. Steep slopes and large retaining walls, over three feet, should be avoided when feasible. Benching of proposed grading is recommended.
- C. Grading should minimize disruption to existing natural features such as trees and other vegetation, natural ground forms, watercourses, and views.
- D. Drainage problems resulting from poor soil permeability should be reduced through development of gravel sub drains and the creation of swales and channels to convey run-off.
- E. Erosion control shall be incorporated into each project. Methods should include, but not be limited to, rock-lined diversions dikes, planting for

permanent slope stabilization, re-vegetation, sediment basins, swale protection and infiltration trenches.

**8. Lighting**

- A. Project lighting should be designed to minimize glare to adjacent properties, buildings and rights of way.
- B. Lighting in pedestrian areas should be of lower scale and less intensity than in major public streets to enhance the pedestrian character. The mounted lamp fixture shall direct the light downward.
- C. The style and design of lighting fixtures should be compatible with building design and blend architecturally with buildings.

**9. Signage**

- A. Landscaping around signs may serve as backdrop to and/or highlight the signage, through the use of seasonal, color planting. If located in a lawn area, a concrete mow strip, flush with grade around the base of the sign is encouraged.
- B. Signage materials should match or complement the aesthetic design of nearby sound walls, fences and/or building architecture.
- C. Locate monument identification signs perpendicular to approaching traffic within the landscape corridor.
- D. Entryway identification of residential subdivisions is encouraged.

**10. Fencing**

- A. Long expanses of solid fencing that are visible from a public right-of-way shall incorporate visual relief by providing decorative pilasters at periodic distances, and at corners and project entryways.