

RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Atria Rocklin Storage Building / DR2018-0002)

The Planning Commission of the City of Rocklin does resolve as follows:

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

A. Design Review (DR2018-0002) approves the construction of a 1,361 square foot storage building on a portion of the existing Atria Rocklin senior living facility (previously called Rocklin Villas and Casa de Santa Fe). Assessor's Parcel Number 017-351-051.

B. A Categorical Exemption of environmental impacts has been approved for this project via Planning Commission Resolution No. PC-2018- .

C. The design of the site is compatible with surrounding development, natural features and constraints and is consistent with the existing site development.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced by conditioning the project to use light fixtures that will direct light downward.

F. The landscaping design is compatible with existing development in the area and has been conditioned to use climbing ivies on the rear elevation of the building to soften the large expanse of the footing wall needed to support the storage building while minimizing grading activities adjacent to the wetlands.

G. The design of the storage building is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for the Atria Rocklin Storage Building/ DR2018-0002 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element

incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to issuance of the building permit. The agency and/or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

All utilities, as applicable, shall be provided to the structure in compliance with the standards and requirements of the applicable provider. (APPLICABLE UTILITY)

2. Schools

The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING):

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Grading and Drainage

Prior to any grading, site improvements, or other construction activities associated with this project a building permit, consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, shall be prepared for the review and approval of the Chief Building Official and the Economic and Community Development Director. Said building permit shall specifically include, but is not limited to, a detailed grading and drainage plan prepared by a registered civil engineer. (BUILDING, PLANNING)

4. Geotechnical Study

Prior to any grading or construction activities including issuance of improvement plans or issuance of a building permit, the applicant shall submit a design-level soil investigation for the review and approval of the City Engineer and/or Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to: (BUILDING, ENGINEERING)

- a. Recommendations for building pad, footing, and retaining wall construction;
- b. Use of soil stabilizers or other additives; and
- c. Recommendations for surface drainage.

5. Restoration of Disturbed Areas

All on-site standard improvements disturbed or damaged by construction activities, including but not limited to paving, curbs, gutters, sidewalks, drainage improvements, irrigation improvements, utility improvements, parking lot lights, retaining walls, fences, trash enclosures, etc. shall be restored and / or replaced as indicated on Exhibit A. (BUILDING, PLANNING)

6. Noise

The project shall be subject to the following noise conditions; said conditions shall be included in the notes on the face of the building plans: (BUILDING)

- a. All “self-powered” construction equipment and stationary noise sources (e.g. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g. mufflers). (BUILDING)

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

5. Landscaping

- a. Final landscape plans, consistent with the approved exhibit(s), shall be provided by the developer and approved by the Director of Economic and Community Development. The landscape plans shall comply with the following requirements: (PLANNING)
 - 1) The landscaping plan shall be prepared by a landscape architect and shall include:
 - i. Three trellises shall be added at the rear of the building (north elevation) and planted with non-invasive evergreen vines. Trellises shall be 8 feet high and 12 feet wide, constructed of a durable material such as but not limited to metal, and equally spaced to break up the mass of the lower portion (foundation wall) of the building.
 - ii. A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the container size of plant materials, the size at maturity, and include a graphic symbol for each plant type.
 - iii. Shrubs and vines shall be a minimum of five (5) gallon in size.
 - iv. Groundcover spacing shall be sufficient to achieve adequate cover upon establishment of the plants.
 - v. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.

2) The landscape plan shall be certified by the landscape architect that the plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.

b. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed and/or repaired in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

6. Architecture

Full gutters shall be installed at the roof eaves to carry all roof runoff to the front of the building to downspouts that will convey runoff to the existing driveway and then into the existing storm drain inlet to the east of the building. (PLANNING)

7. Lighting

Prior to issuance of a building permit, any proposed exterior lighting shall be approved by the Economic and Community Development Director for compliance with this condition. (PLANNING)

a. Exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties and to incorporate “dark sky” provisions. Cut-off decorative lighting fixtures, or equivalent, shall be used building mounted lighting and mounted such that all light is projected directly toward the ground.

b. Building mounted light fixtures located on the front of the storage building shall match as closely as possible those used on the residential buildings. No light fixtures shall be mounted on the sides or rear of the building.

8. Maintenance

a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)

b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the

satisfaction of the Economic and Community Development Director.
(PLANNING)

9. Screening of Mechanical Equipment

All mechanical equipment, whether ground or roof mounted shall be screened from view from all public rights of way to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)

10. Special Conditions

- a. The existing masonry wall at the boundary of the Wetland area and decorative tubular steel fencing on top, shall be maintained, in place, undisturbed. (PLANNING)
- b. No construction activities shall be allowed within the wetlands area open space area (i.e., No construction, earth movement, staging, materials storage, etc. beyond the point of the existing wall and fencing). (PLANNING)
- c. Notes shall be included on the construction plans stating “Grading, removal of native vegetation, deposit of any type of debris, construction materials, chemicals or trash is prohibited beyond the fence line separating the wetlands from the project site.” (PLANNING)

10. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the developer shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City’s planning commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

11. Validity

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

PASSED AND ADOPTED this day of , 2018, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Pierre Martinez, Chairman

ATTEST:

Secretary

EXHIBIT A

Atria Rocklin Storage Building / DR2018-0002