

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
February 5, 2020
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Jennifer Lane, Andrew Grant, Chair Justin Raithel

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

Oath of Office Administered to Andrew Grant

MINUTES

The minutes of January 15, 2020 will be presented for approval.

NEW BUSINESS

1. PN 19-397, 2310 East Bidwell Street Tentative Parcel Map for Office Condominiums and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Surveyors Group, Inc. for approval of a Tentative Parcel Map to convert an existing two-story, 14,231-square-foot dental office building (Cornerstone Dental Building) located on a 0.86-acre parcel at 2310 East Bidwell Street into four (4) office condominium units. The zoning designation for the site is C-2 PD (Central Business, Planned Development District) and the General Plan land use designation is CC (Community Commercial). The project is categorically exempt under Section 15315 (Minor Land Divisions) and Section 15301(k) (Subdivision of Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Assistant Planner, Josh Kinkade / Applicant: Surveyor's Group, Inc.) **(Assistant Planner, Josh Kinkade)**

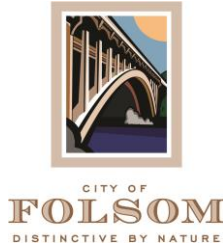
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **February 19, 2020**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing



PLANNING COMMISSION MINUTES
January 15, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Jennifer Lane, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of December 4, 2019 were approved as submitted.

NEW BUSINESS

1. Accessory Dwelling Unit Presentation and Direction to Staff

Staff will update the Commission on new changes in State law effective January 1, 2020 which affect the City's ability to regulate Accessory Dwelling Units (ADU). ADUs, also known as second units or "granny flats," are a more affordable housing option in existing neighborhoods that can serve the needs of seniors, young people, family members and others. State laws have changed to encourage these units and have limited communities' ability to regulate ADUs. Staff and its consultants will discuss the new laws and review what kind of standards still apply. **(Principal Planner, Desmond Parrington, AICP)**

1. Loretta Hettinger addressed the Planning Commission, recommending the City hire more staff to focus on historic preservation and for staff to help protect the privacy of the Historic District residences.
2. Bob Holderness addressed the Planning Commission, stating the new ADU law may be the best way to provide affordable housing, and to ask City staff what the mechanism is to report our progress to the California Department of Housing and Community Development (HCD).

City Planning staff and their consultants gave a presentation on the new State laws governing Accessory Dwelling Units (ADUs) and solicited input from the Commission and the public on key issues for the ADU Ordinance that staff is preparing. Staff will return this spring with the new ADU Ordinance for review.

2. **Zoning Code Update Discussion on Districts, Uses and Development Standards and Direction to Staff**

This presentation will address proposed changes to existing districts, allowed uses, and their development standards as well as proposals for new districts. In addition, staff and its consultant team at Mintier Harnish will discuss proposals and questions related to new development and overlay districts as well as new standards associated with those development types. Staff is seeking input from the Commission and the public on these topics as it prepares the draft Zoning Code. **(Principal Planner, Desmond Parrington, AICP)**

1. Loretta Hettinger addressed the Planning Commission, recommending avoiding rigidity when updating the zoning code and reviewing design standards and reports regularly.
2. Jackie Cavanaugh addressed the Planning Commission, requesting information on the changes in zoning for the river way subarea of the Historic District.

City Planning staff and their consultants gave a presentation and sought input from the Commissioners and the public on the Zoning Code update. Specific issues discussed included new zoning districts, overlay districts, design and development standards, and allowed uses. Commissioners provided input on the questions raised during the presentation for staff to include in the update.

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 5, 2020

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 2310 East Bidwell Street Tentative Parcel Map for Office Condominiums
File #: PN 19-397
Request: Tentative Parcel Map Approval
Location: 2310 East Bidwell Street
Parcel(s): 072-0031-040
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Cornerstone Dental Folsom, LLC
Address: 2310 East Bidwell Street
Folsom CA 95630

Applicant

Name: Surveyors Group, Inc.
Address: 9001 Foothills
Boulevard, # 170
Roseville, CA 95747

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Tentative Parcel Map application to convert an existing two-story, 14,231-square-foot office building located at 2310 East Bidwell Street into four (4) office condominium units (PN 19-397), subject to the findings (A-K) included in this report and the attached conditions (1-13).

Project Summary: The proposed project includes a Tentative Parcel Map (PN 19-397) to convert an existing two-story, 14,231-square-foot dental office building (Cornerstone Dental Building) located on a 0.86-acre parcel at 2310 East Bidwell Street into four (4) office condominium units. No development is proposed with the subject application.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Project Narrative
- 6 - Tentative Condominium Map, dated October 25, 2019
- 7 - Photographs of the Project Site



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 5, 2020

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Surveyors Group, Inc., is requesting approval of a Tentative Parcel Map (TPM) to convert an existing two-story, 14,231-square-foot dental office building (Cornerstone Dental Building) located on a 0.86-acre parcel at 2310 East Bidwell Street, within the Broadstone Village Center, into four (4) office condominium units and two (2) common areas. No development is proposed with the subject application. Breakdown of unit and common area sizes are as follows:

- Unit 100: 3,993 gross square feet
- Unit 101: 2,413 gross square feet
- Common Area A-1: 1,373 gross square feet
- Unit 200: 3,956 gross square feet
- Unit 201: 3,238 gross square feet
- Common Area A-2: 812 gross square feet

The applicant has stated in their project narrative that the existing building is currently serviced by all required utilities, and as part of the office condominium conversion, a set of Covenants, Conditions and Restrictions (CC&Rs) will be established to govern the future condominium plan through the Owner's Association. The CC&Rs will address the use and maintenance of the utilities as well as the building common area.

POLICY/RULE

Tentative Parcel Map review for the Planning Commission is covered by Section 16.24 of the Folsom Municipal Code. Tentative Parcel Map entitlements require approval by the Planning Commission.

ANALYSIS

General Plan Consistency

The General Plan land use designation of the site is CC (Community Commercial) and the zoning classification for the site is C-2 PD (Central Business- Planned Development District). The proposed project meets all of the development requirements set forth in the C-2 zone and the CC section of the General Plan.

Land Use Compatibility Considerations

The subject site is located on East Bidwell Street, and is surrounded by office uses within the Broadstone Village Center to the north and east and open space to the west. The land across the street from the subject site is also designated open space.

When the proposed map is recorded, the subject building can have multiple owners. However, the requested Tentative Parcel Map will not change any aspects of the previously approved Broadstone Village Center development or the 14,231-square-foot office building designated for condominium units. The proposed map will also not impact the compatibility between the office building and the remaining office development or the compatibility between the Broadstone Village Center development and the surrounding land uses.

Tentative Parcel Map

The requested entitlements include a Tentative Parcel Map to subdivide an existing 14,231-square-foot dental office building on a 0.86-acre parcel into four (4) office condominium units and two (2) common areas, as shown in Attachment 6. Under provision of the Folsom Municipal Code; Section 16.24, the Planning Commission has final approval authority over the map.

Staff has proposed Condition No. 11, which requires that the owner/applicant shall dedicate reciprocal access and utilities, drainage, water, parking and sanitary sewer easements on the Parcel Map.

Staff has also proposed Condition No. 12, which requires that CC&R's be prepared by the owner/applicant which are subject to review and approval by the Community Development Department for compliance with this approval and with the Folsom Municipal Code and adopted policies, prior to the recordation of the Parcel Map. The CC&R's are required to include, but are not limited to, the text necessary to notify and make all tenants and owners aware that any improvements and/or modifications to the building may include modification to existing construction to provide conformance with the current Building Code, Folsom Municipal Code and adopted policies. Plans showing conformance are required to be submitted to the Building Division for review and approval before the work shall commence as part of this condition.

With these conditions in place, staff has determined that the proposed Tentative Parcel Map is consistent with the requirements of the Folsom Municipal Code (FMC, Chapter 16.24) and the Subdivision Map Act.

Parking and Circulation

Primary vehicle access to the project site is provided by an existing two-way driveway located on East Bidwell Street, slightly southeast of the subject site. Secondary vehicle access to the site is provided by an existing two-way driveway, also situated on East Bidwell Street approximately 800 feet southeast of the primary project driveway. Internal vehicle circulation is provided by existing drive aisles that facilitate movement in and around buildings within the Broadstone Village Center.

Parking for the approved office development is consistent with the Folsom Municipal Code and was evaluated as part of the original approval (PN14-383). The approval of a condominium map will not impact the number of vehicle trips generated by the office

development, the on-site circulation or the demand for parking. Furthermore, the future condominium plan established through the Owner's Association will be responsible for the parking lot on the subject parcel. The plan will include reciprocal parking related to the building parking on the subject parcel.

Public Comments

The required public notification efforts (an advertisement in the Folsom Telegraph and direct mailing to all property owners within 300 feet of the project site) has not resulted in any input from Folsom property owners, residents or special interest groups.

ENVIRONMENTAL REVIEW

Staff has determined that this project meets all of the criteria for the categorical exemption contained in section 15315 (minor land divisions) of the California Environmental Quality Act (CEQA) Guidelines. This property is located in an urbanized area zoned for commercial use and it is being divided into four parcels. This property was not involved in a division of a larger parcel in the last two years. The property does not have an average slope greater than 20 percent. The property division is in conformance with the General Plan and Zoning, and no variances or exceptions are required. In addition, all services and access to the proposed parcels are provided to local standards. Therefore, the project is exempt from environmental review under section 15315 (Minor Land Divisions) of the CEQA Guidelines.

Furthermore, the project consists of subdividing an existing commercial building, with no physical changes proposed. The key consideration in determining whether this categorical exemption applies is whether the project involves negligible or no expansion of use. As explained above, this project will not expand the use of the existing building and no new development is proposed as a part of the project. As such, the project is also exempt from environmental review under section 15301(k) (Subdivision of Existing Facilities) of the CEQA Guidelines.

Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve the 2310 East Bidwell Street Tentative Parcel Map for Office Condominiums project to convert an existing two-story, 14,231-square-foot office building located at 2310 East Bidwell Street into four (4) office condominium units, as illustrated in Attachment 6, with the following findings included in the report (Findings A-K) and the attached conditions of approval (Conditions 1-13).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTIONS 15301(K) (SUBDIVISION OF EXISTING FACILITIES) AND 15315 (MINOR LAND DIVISIONS) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

TENTATIVE PARCEL MAP FINDINGS

- F. THE PROPOSED TENTATIVE PARCEL MAP IS CONSISTENT WITH THE GENERAL PLAN, THE CITY'S SUBDIVISION ORDINANCE, OTHER APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE, AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- G. THE SITE IS PHYSICALLY SUITABLE FOR THE PROJECT.
- H. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- I. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- J. THE DESIGN OF THE TENTATIVE PARCEL MAP WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF, PROPERTY WITHIN THE PROPOSED TENTATIVE PARCEL MAP.

- K. THERE ARE AVAILABLE PUBLIC FACILITIES IN THE VICINITY OF THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ROADWAYS, WATER, SEWER AND DRAINAGE SYSTEMS TO ALLOW FOR THE SUBDIVISION OF THE OFFICE BUILDING INTO CONDOMINIUM UNITS.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

In 1995, the City Council approved a General Plan Amendment, Rezone, and Tentative Parcel Map for development of the Broadstone Village Center on a 13.3-acre site located at the northwest corner of East Bidwell Street and Oak Avenue Parkway. In 1997, the Planning Commission approved a Tentative Parcel Map and Planned Development Permit for development of 67,000-square-feet of office and retail uses within the Broadstone Village Center. Planned Development Guidelines were established with the aforementioned approval to regulate and guide development within the Broadstone Village Center. In 1999, the Planning Commission approved a Planned Development Permit Modification to expand the size of the Broadstone Village Center by 44,000-square-feet, thus increasing the overall size of the Broadstone Village Center from 67,000-square-feet to 111,080-square-feet. In 2001, the Planning Commission Approved a Planned Development Permit Modification to increase the size of a previously approved medical office building from 10,000-square-feet to 12,235-square-feet. Accordingly, the overall size of the center increased from 111,080-square-feet to 113,315-square-feet.

On November 19, 2014, the Planning Commission approved a Planned Development Permit Modification for development of a 14,231-square-foot, single-story dental office building on the subject site located at 2310 East Bidwell Street within the Broadstone Village Center. The office building has since been constructed and is currently occupied by several tenants with in the Cornerstone Dental Center.

GENERAL PLAN DESIGNATION	CC (Community Commercial)
ZONING	C-2 PD (Central Business, Planned Development District)
ADJACENT LAND USES/ZONING	North: Commercial Development (C-2 PD) with the Humbug-Willow Creek Parkway Beyond South: East Bidwell Street with Open Space (OSC) Beyond East: Commercial Development (C-2 PD) with Multi-Family Residential Development Beyond West: Humbug-Willow Creek Parkway (OSC) with Commercial Development Beyond

SITE CHARACTERISTICS

The project site consists of a 14,243-square-foot two-story office building and associated parking and landscaping.

APPLICABLE CODES

FMC Chapter 16.24: Tentative Parcel Maps
FMC Chapter 17.38: Planned Developments

ATTACHMENT 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR 2310 EAST BIDWELL STREET TENTATIVE PARCEL MAP FOR OFFICE CONDOMINIUMS 2310 EAST BIDWELL STREET (PN19-252)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit parcel map plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Tentative Condominium Map, dated October 25, 2019 <p>The project is approved for the 2310 East Bidwell Street Tentative Parcel Map for Office Condominiums, which includes converting an existing two-story, 14,231-square-foot dental office building (Cornerstone Dental Building) located on a 0.86-acre parcel at 2310 East Bidwell Street into four (4) office condominium units. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	M	CD (P)(E)
2.		<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (February 5, 2022). Failure to obtain a final map within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for a Map extension not less than 30 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials.</p>	M	CD (P)
3.		<p>Future tenant improvements within the units shall be subject to the requirements of the Building Code in effect at the time of permit issuance. Prior to the occupancy of a new business on the subject site, the condominium owner or business owner shall check with the City's Community Development Department, Building Division to determine if any new use or occupancy standards will apply. Plans showing conformance shall be submitted to the Building Division for review prior to approval of any building permit for future building work.</p>	OG	CD (B)

4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	M	CD (P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	M	CD (E)

7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	M	CD (P)(E)
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	M	CD (P)(E)
MAP REQUIREMENTS				
9.		Upon recordation of the Parcel Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.	M	CD (P)
10.		Prior to approval of the Final Map, the Parcel Map shall be submitted to the Community Development Department for review to ensure conformance with relevant codes, policies and other requirements of the Folsom Municipal Code.	M	CD (E)
11.		The owner/applicant shall dedicate reciprocal access and utilities, drainage, water, parking and sanitary sewer easements on the Parcel Map.	M	CD (E)
12.		CC&R's shall be prepared by the owner/applicant and shall be subject to review and approval by the Community Development Department for compliance with this approval and with the <u>Folsom Municipal Code</u> and adopted policies, prior to the recordation of the Parcel Map. The CC&R's shall include, but are not limited to, the text necessary to notify and make all tenants and owners aware that any improvements and/or modifications to the building may include modification to existing construction to provide conformance with the current Building Code, <u>Folsom Municipal Code</u> and adopted policies. Plans showing conformance shall be submitted to the Building Division for review prior to approval of any building permit for future building work.	M	CD (E, P, B)

13.		Upon recordation of the Parcel Map, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department.	M	CD (E)
-----	--	---	---	--------

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Planning Commission
2310 East Bidwell Street Tentative Parcel Map for Office Condominiums (PN 19-397)
February 5, 2020

Attachment 4 Vicinity Map



Planning Commission
2310 East Bidwell Street Tentative Parcel Map for Office Condominiums (PN 19-397)
February 5, 2020

Attachment 5 Project Narrative



SURVEYORS GROUP, INC.

LAND SURVEYORS & CIVIL ENGINEERS

October 21, 2019

City of Folsom
Community Development Department
50 Natoma Street
Folsom, CA 95630

**Re: Project Narrative – 2310 East Bidwell Tentative Map for Condominiums
2310 East Bidwell Street, Folsom, CA**

Project Narrative:

This project is to submit a Tentative Map for Office Condominium Conversion application for an existing 2-story building of approximately 14,231 square feet on a fully developed parcel.

The existing building is currently serviced by all required utilities. As part of the office condominium conversion, a set of CC&R's will be established to govern the future condominium plan through the Owner's Association. The CC&R's will address the use and maintenance of the utilities as well as the building common area.

No construction or changes will be made at this time in regard to the building or the site.

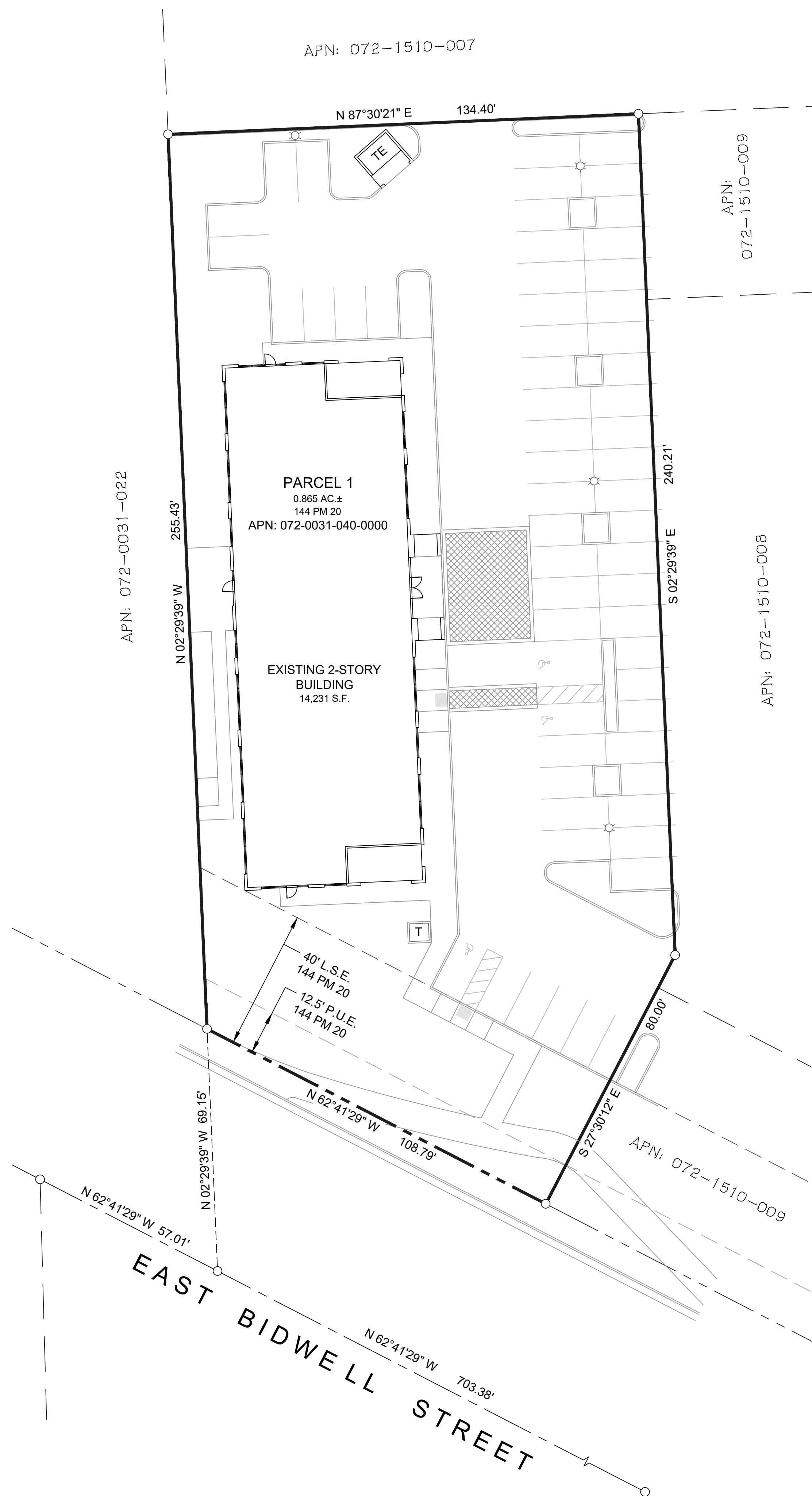
Planning Commission
2310 East Bidwell Street Tentative Parcel Map for Office Condominiums (PN 19-397)
February 5, 2020

Attachment 6
Tentative Condominium Map, dated October 25,
2019

2310 EAST BIDWELL STREET

TENTATIVE CONDOMINIUM MAP

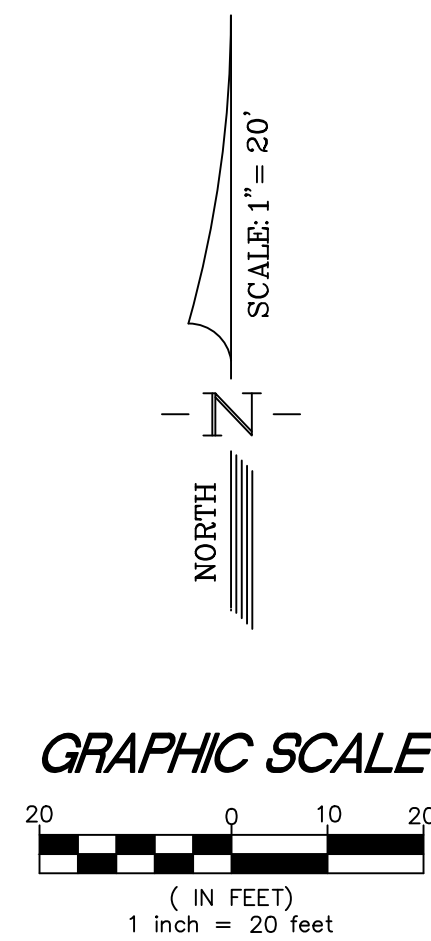
A.P.N.: 072-0031-040-0000 PARCEL 1 OF 144 PM 20
 2310 EAST BIDWELL STREET
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA



OWNER: CORNERSTONE DENTAL FOLSOM, LLC
 2310 EAST BIDWELL STREET
 FOLSOM, CA 95630
 (916) 983-1862

ENGINEER: SURVEYORS GROUP, INC.
 9001 FOOTHILLS BLVD., SUITE 170
 ROSEVILLE, CA 95747
 (916) 789-0822

ELECTRICITY: SMUD/PG&E
 FIRE PROTECTION: FOLSOM FIRE DISTRICT
 SEWER: SRCSO
 WATER: CITY OF FOLSOM WATER
 TELEPHONE: AT&T
 SCHOOL DISTRICT: FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
 PRESENT LAND USE DESIGNATION / ZONING: C-2 (PD) - CENTRAL BUSINESS/PLANNED DEVELOPMENT
 PROPOSED LAND USE DESIGNATION / ZONING: C-2 (PD) - CENTRAL BUSINESS/PLANNED DEVELOPMENT
 EXISTING USE: GENERAL PLAN
 PROPOSED USE: GENERAL PLAN
 ASSESSOR PARCEL NUMBER: APN: 072-0031-040-0000
 PROPERTY ADDRESS: 2310 EAST BIDWELL ST., FOLSOM, CA
 LAND AREA: PARCEL 1 = 0.865± GROSS ACRES
 CONDOMINIUM PLAN:
 FIRST FLOOR: 2 UNITS & 1 BUILDING COMMON AREA (B.C.A.)
 SECOND FLOOR: 2 UNITS & 1 BUILDING COMMON AREA (B.C.A.)
 TOTAL: 4 UNITS & 2 B.C.A.



SURVEYED BY	R. STRAWMEIR
DRAWN	T. BLAIR
CHECKED	T. BLAIR
DATE	10-25-19
SCALE	1" = 20'

REV NO	REVISION DESCRIPTION	DATE	BY

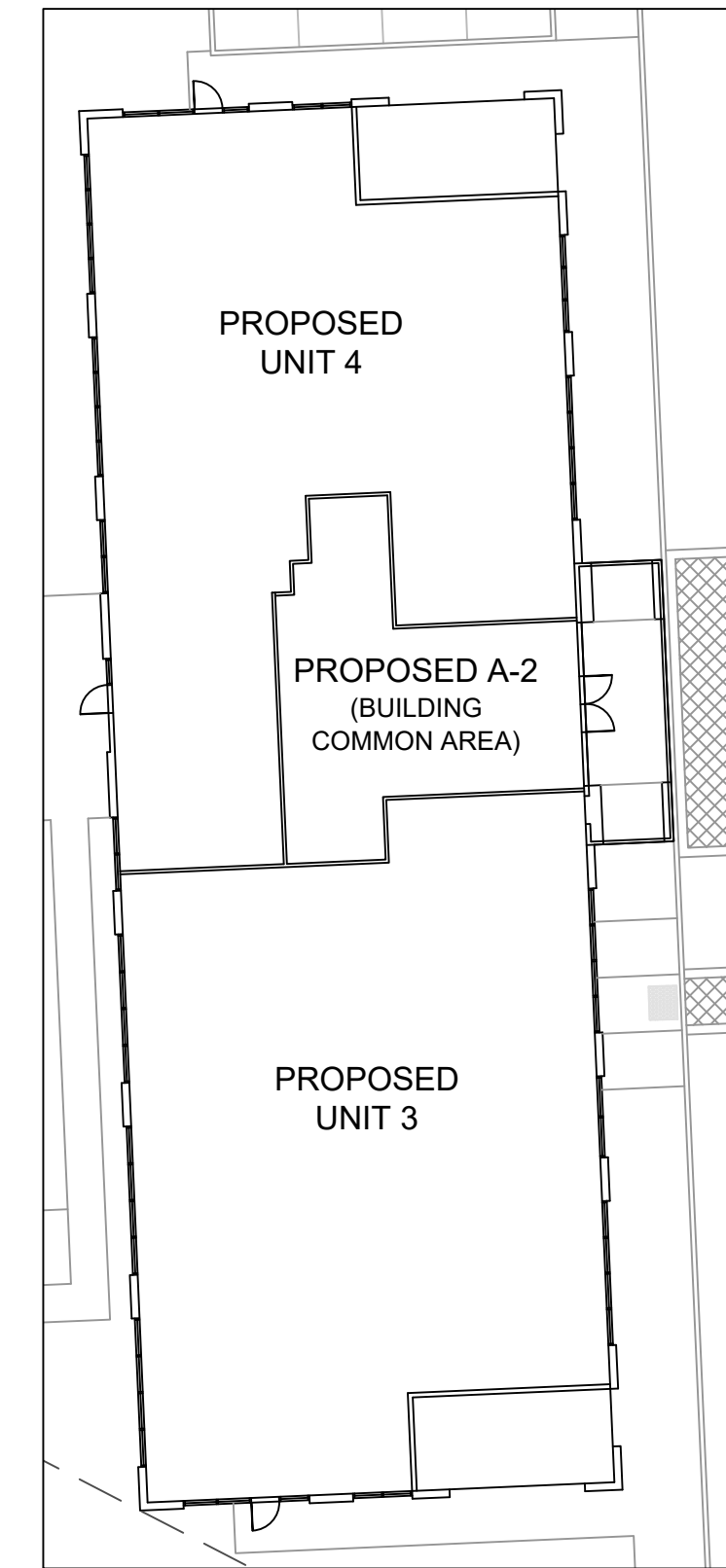
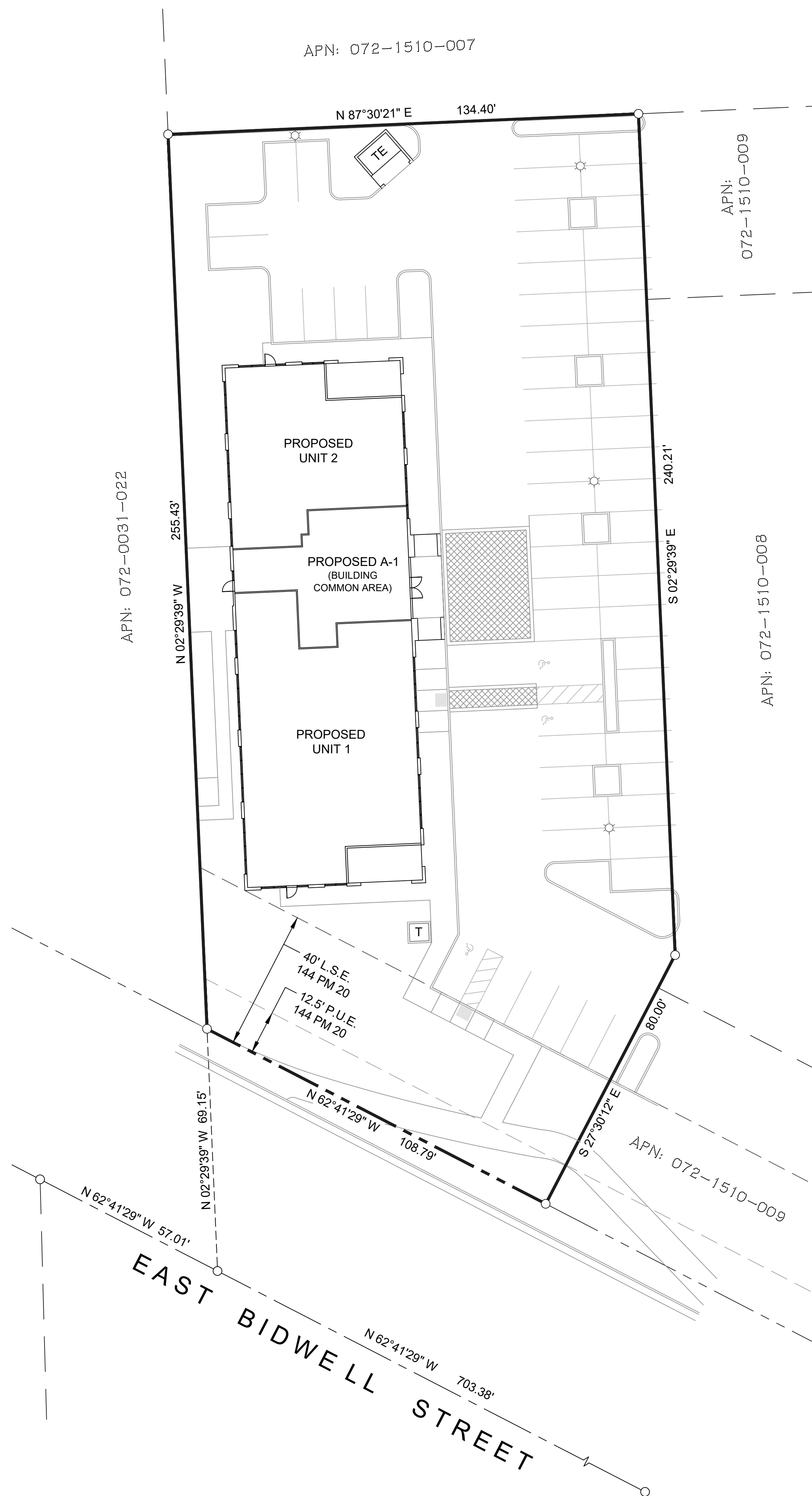
TITLE
TENTATIVE CONDOMINIUM MAP
 A.P.N.: 072-0031-040-0000 PARCEL 1 OF 144 PM 20
 2310 EAST BIDWELL STREET
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA

SGI COMPANIES
 SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.
 9001 Foothills Blvd., Suite 170
 Roseville, CA 95747
 (916) 789-0822 (Cell), 789-0824 (Fax)
 www.sgicompanies.com

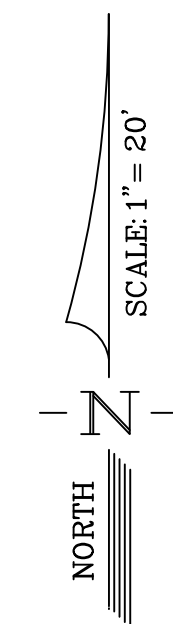
2310 EAST BIDWELL STREET

TENTATIVE CONDOMINIUM MAP

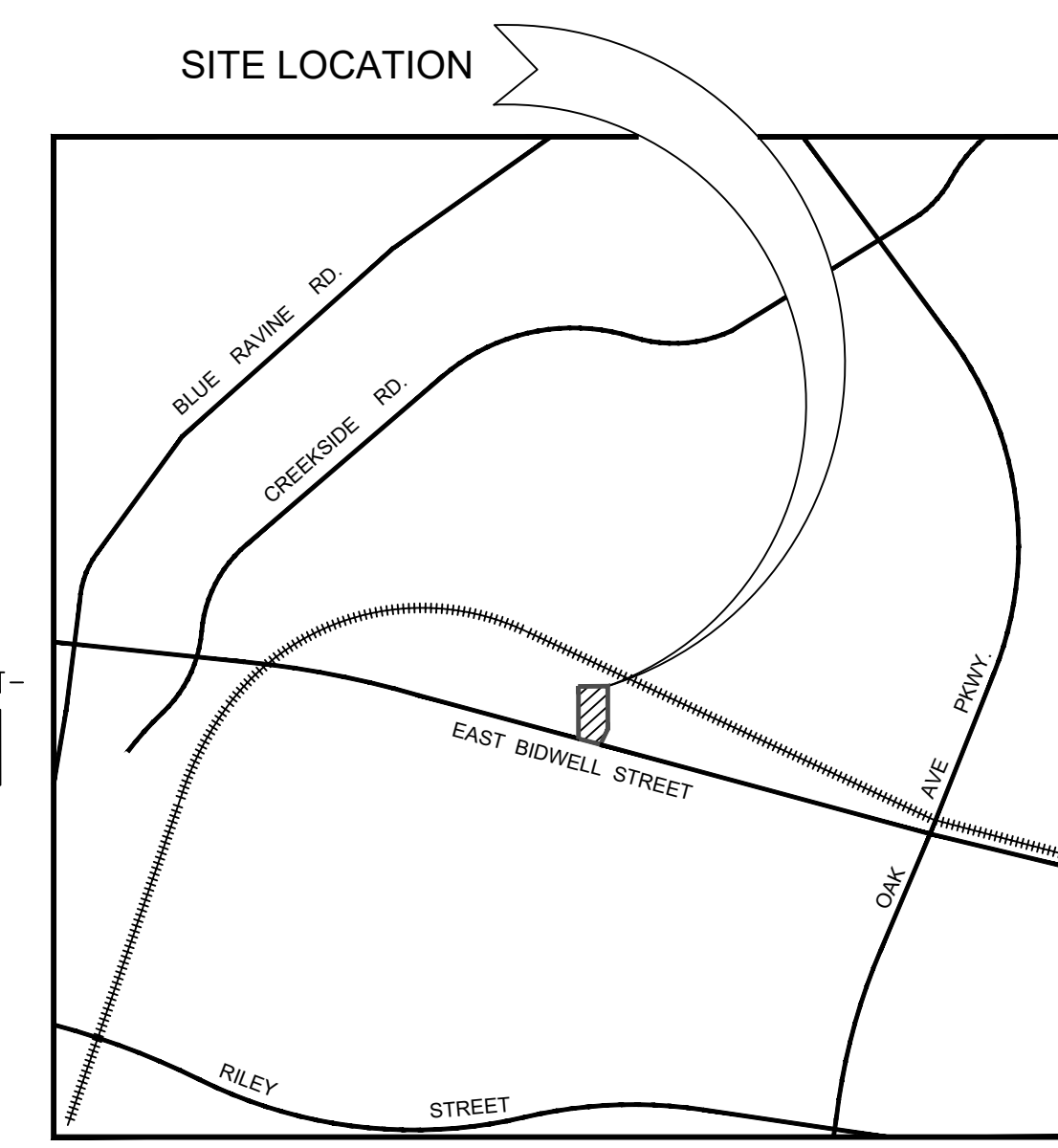
A.P.N.: 072-0031-040-0000 PARCEL 1 OF 144 PM 20
 2310 EAST BIDWELL STREET
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA



2ND FLOOR UNITS
 1" = 20'



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 feet



VICINITY MAP
 N.T.S.

OWNER: CORNERSTONE DENTAL FOLSOM, LLC
 2310 EAST BIDWELL STREET
 FOLSOM, CA 95630
 (916) 983-1862

ENGINEER: SURVEYORS GROUP, INC.
 9001 FOOTHILLS BLVD., SUITE 170
 ROSEVILLE, CA 95747
 (916) 789-0822

ELECTRICITY: SMUD/PG&E
 FIRE PROTECTION: FOLSOM FIRE DISTRICT
 SEWER: SRCSD
 WATER: CITY OF FOLSOM WATER
 TELEPHONE: AT&T
 SCHOOL DISTRICT: FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
 PRESENT LAND USE DESIGNATION / ZONING: C-2 (PD) - CENTRAL BUSINESS/PLANNED DEVELOPMENT
 PROPOSED LAND USE DESIGNATION / ZONING: C-2 (PD) - CENTRAL BUSINESS/PLANNED DEVELOPMENT
 EXISTING USE: GENERAL PLAN
 PROPOSED USE: GENERAL PLAN
 ASSESSOR PARCEL NUMBER: APN: 072-0031-040-0000
 PROPERTY ADDRESS: 2310 EAST BIDWELL ST., FOLSOM, CA
 LAND AREA: PARCEL 1 = 0.865± GROSS ACRES
 CONDOMINIUM PLAN:
 FIRST FLOOR: 2 UNITS & 1 BUILDING COMMON AREA (B.C.A.)
 SECOND FLOOR: 2 UNITS & 1 BUILDING COMMON AREA (B.C.A.)
 TOTAL: 4 UNITS & 2 B.C.A.

SURVEYED BY	R. STRAWMEIR
DRAWN	T. BLAIR
CHECKED	T. BLAIR
DATE	10-25-19
SCALE	1" = 20'

REV NO	REVISION DESCRIPTION	DATE	BY

TITLE
TENTATIVE CONDOMINIUM MAP
 A.P.N.: 072-0031-040-0000 PARCEL 1 OF 144 PM 20
 2310 EAST BIDWELL STREET
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA

SGI COMPANIES
 SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.
 9001 Foothills Blvd., Suite 170
 Roseville, CA 95747
 (916) 789-0822 (Cell), 789-0824 (Fax)
 www.sgicompanies.com

Planning Commission
2310 East Bidwell Street Tentative Parcel Map for Office Condominiums (PN 19-397)
February 5, 2020

Attachment 7

Photographs of the Project Site

