PLANNING COMMISSION AGENDA
February 20, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

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

MINUTES

The minutes of February 6, 2019 will be presented for approval.

CONTINUED ITEMS

1. PN 18-362, 170 Iron Point Road McDonald’s Restaurant Remodel – Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Mike Yao for Commercial Design Review approval for an exterior remodel of an existing McDonald’s restaurant located at 170 Iron Point Road. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mike Yao)
NEW BUSINESS

2. PN 19-016, Russell Ranch Phase 1, Villages 1 and 2 Residential Design Review

A Public Hearing to consider a request from The New Home Company for approval of a Residential Design Review Application for 77 single-family residential units located within Phase 1, Villages 1 and 2 of the previously approved Russell Ranch Subdivision project located within the Folsom Plan Area. The specific plan designation for the site is SP-SF PD and the General Plan land-use designation is SF. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. (Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)

3. PN 18-371, Folsom Glenn Car Wash Shade Structure Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Folsom Glenn Car Wash for approval of a Commercial Design Review Application for construction of a 3,850-square-foot shade structure at the Folsom Glenn Car Wash located at 414 Glenn Drive. The zoning classification for the site is C-2 and the General Plan land-use designation is CC. The project is categorically exempt under Section 15303 New Construction of Conversion of Smaller Structures of the California Environmental Quality Act (CEQA). (Project Planner: Principal Planner, Steve Banks / Applicant: Folsom Glenn Car Wash)

PRESENTATION

4. Folsom Plan Area Update Presented by Principal Planner, Desmond Parrington

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for March 20, 2019. 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.
CALL TO ORDER PLANNING COMMISSION: Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Jennifer Lane, Kevin Mallory, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION:

1. Will Kempton shared a presentation on the Folsom River District.

MINUTES: The minutes of December 5, 2018 were amended with modifications to Item 1. PN 18-347 Russell Ranch Clubhouse Design Review, Condition No. 15 to state “… the applicant shall require the Clubhouse operator/manager to work with any user or renter to prepare a parking plan for the event so to ensure adequate access and so it does not negatively impact the surrounding neighborhood.”

COMMISSIONER DUEWEL MOVED TO APPROVE THE AMENDED MINUTES. COMMISSIONER LANE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, LANE, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Oath of Office Administered to Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, and Justin Raithel

NEW BUSINESS

1. PN 18-362, 170 Iron Point Road McDonald’s Restaurant Remodel – Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Mike Yao for Commercial Design Review approval for an exterior remodel of an existing McDonald’s restaurant located at 170 Iron Point Road. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality

COMMISSIONER DUEWEL SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, LANE, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **PN 19-002, Creekside Drive Surgery Center Entitlement Extension**

A Public Hearing to consider a request from Katz Kirkpatrick Properties for approval of a Planned Development Permit Extension for development of the Creekside Drive Surgery Center on an undeveloped 1.91-acre parcel located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is PO. The project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. (Project Planner: Principal Planner, Steve Banks / Applicant: Katz Kirkpatrick Properties)


COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, LANE, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. **PN 18-410, Iron Point Retirement Community Entitlement Extension**

A Public Hearing to consider a request from TCG Development, LLC for approval of a Planned Development Permit Extension and Conditional Use Permit Extension for development of the Iron Point Retirement Community on an undeveloped 4.68 parcel located on the south side of Iron Point Road between Broadstone Parkway and Rowberry Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is CC. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Iron Point Retirement Community Project (PN 15-139) project on January 26, 2016 in accordance with the California Environmental Quality Act (CEQA). (Project Planner: Principal Planner, Steve Banks / Applicant: TCG Development, LLC)

COMMISSIONER DUEWEL MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION FOR A PERIOD OF ONE YEAR (UNTIL JANUARY 26, 2020) FOR DEVELOPMENT OF THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A
& B, CEQA FINDINGS C & D, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS E-L,
CONDITIONAL USE PERMIT EXTENSION FINDING M, AND CONDITIONS OF APPROVAL NO. 1-61.

COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, LANE, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Election of Chair and Vice Chair

THE PLANNING COMMISSIONERS SUBMITTED THEIR BALLOTS FOR CHAIR AS FOLLOWS:

EILEEN REYNOLDS: JUSTIN RAITHEL
DANIEL WEST: JUSTIN RAITHEL
KEVIN DUEWEL: JUSTIN RAITHEL
BARBARA LEARY: JUSTIN RAITHEL
JENNIFER LANE: JUSTIN RAITHEL
KEVIN MALLORY: JUSTIN RAITHEL
JUSTIN RAITHEL: JUSTIN RAITHEL

COMMISSIONER RAITHEL WAS SELECTED TO SERVE AS CHAIR FOR 2019.

THE PLANNING COMMISSIONERS SUBMITTED THEIR BALLOTS FOR VICE CHAIR AS FOLLOWS:

EILEEN REYNOLDS: EILEEN REYNOLDS
DANIEL WEST: EILEEN REYNOLDS
KEVIN DUEWEL: EILEEN REYNOLDS
BARBARA LEARY: EILEEN REYNOLDS
JENNIFER LANE: KEVIN MALLORY
KEVIN MALLORY: KEVIN MALLORY
JUSTIN RAITHEL: EILEEN REYNOLDS

COMMISSIONER REYNOLDS WAS SELECTED TO SERVE AS CHAIR FOR 2019.

Nomination of Two Planning Commissioners to the Historic District Commission

THE PLANNING COMMISSIONERS SUBMITTED THEIR BALLOTS FOR RECOMMENDATION OF TWO PLANNING COMMISSIONERS TO SERVE ON THE HISTORIC DISTRICT COMMISSION AS FOLLOWS:

EILEEN REYNOLDS: KEVIN DUEWEL & DANIEL WEST
DANIEL WEST: KEVIN DUEWEL & DANIEL WEST
KEVIN DUEWEL: KEVIN DUEWEL & DANIEL WEST
BARBARA LEARY: KEVIN DUEWEL & BARBARA LEARY
JENNIFER LANE: JENNIFER LANE & KEVIN MALLORY
KEVIN MALLORY: JENNIFER LANE & DANIEL WEST
JUSTIN RAITHEL: KEVIN DUEWEL & DANIEL WEST
COMMISSIONER RAITHEL MOVED TO RECOMMEND COMMISSIONER DUEWEL AND COMMISSIONER WEST TO SERVE AS THE PLANNING COMMISSION REPRESENTATIVES ON THE HISTORIC DISTRICT COMMISSION. COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: LANE
ABSENT: NONE

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

______________________________
Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

______________________________
Justin Raithel, CHAIRMAN
AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 20, 2019

Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: McDonald’s Restaurant Remodel
File #: PN-18-362
Request: Commercial Design Review
Location: 170 Iron Point Road
Parcel(s): 072-0840-045
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner
Name: Brian McCarthy (McDonald’s Corp)
Address: 2999 Oak Road,
Walnut Creek, CA 94597

Applicant
Name: Mike Yao
Address: 4240 East Jurupa St.
Suite 402, Ontario, CA 91761

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Commercial Design Review application for a period of two years (until February 20, 2021) for a remodel of an existing McDonald’s restaurant located at 170 Iron Point Road (PN 18-362) subject to the findings included in this report and the attached conditions.

Project Summary: The proposed project includes remodeling of the exterior façade, revisions to the roof parapet, removal and replacement of awnings, removal of an existing trellis, and a new paint scheme for an existing 4,190-square-foot McDonald’s Restaurant building at 170 Iron Point Road. No site improvements, landscaping or additional building square footage are proposed as part of this project.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Proposed Conditions of Approval
4 - Vicinity Map
5 - Site Plan and Floor Plan, dated August 28, 2018
6 - Existing and Proposed Elevations, dated August 28, 2018
7 - Color Elevations, Dated January 1, 2019
8 - Approved Building Elevations and Color Palette for the Folsom Premium Outlets
9 - Site Photographs
AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 6, 2019

Submitted,

[Signature]

_______________________________
PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL

The applicant, Mike Yao, is requesting Commercial Design Review approval for façade alterations to the existing 4,190-square-foot McDonald’s Restaurant at 170 Iron Point Road (see Attachments 5 through 7). It is important to note that the façade modification is an exterior design change and that no additional interior square footage is being added. The proposed remodel includes:

- Removal of the existing pitched roof, cornice system, parapet, canopies and trellis system
- Painting the existing stucco three shades of beige, with dark grey accents
- Adding 2x2 aluminum battens on all four elevations, painted brown
- Adding a pre-finished aluminum canopy fascia system around the building, painted white and grey, with yellow accents
- Installation of new light fixtures and accent lighting.
- Painting the existing trash/recycling enclosure to match the proposed base color of the main building

POLICY/RULE

The Folsom Municipal Code (FMC) requires that Design Review applications for significant exterior modifications to existing office, industrial, and commercial structures be forwarded to the Planning Commission for final action. Application review for the Planning Commission is covered by Section 17.06.030 of the Folsom Municipal Code.

ANALYSIS

Architecture/Design

The McDonald’s Restaurant building, which is a single-story 4,190-square-foot pad building, features a contemporary design and includes an enclosed children’s playland. The existing building consists of stucco finish colored dark red and white, red ceramic tile wainscoting, red tile roofing, white cloth awnings and red trellis over the drive-thru lane. Existing elevations are shown in Attachment 6 and photographs of the existing building are shown in Attachment 9. As mentioned previously, the applicant is proposing to remove the existing pitched roof, cornice system, parapet, canopies and trellis system from the building, and creating a new flat roof system with a metal fascia, and adding 2x2 brown aluminum battens, a pre-finished aluminum canopy fascia and new lighting around the building. The building will also be re-painted three shades of beige.
with dark grey accents. See Attachment 7 for proposed color elevations of the building.

In reviewing the applicant’s proposed façade modifications and minor site improvements, staff took into consideration a variety of factors including; compliance with the Natoma Station Design Guidelines (NSDG), consistency with the approved building elevations and color palette for the Folsom Premium Outlets, and compatibility with the existing buildings in the Folsom Premium Outlets. The NSDG, which were approved by the Planning Commission in 1989, established development criteria at a project-wide level to ensure a unified and quality environment within the context of the Natoma Station Master Plan. The NSDG were written with the following general goals in mind:

- Achieve market appeal through a well-designed development
- Ensure economic feasibility and viability in the current market
- Establish a consistent, recognizable design theme

The NSDG are also intended to address the various type of building type/product design (multi-tenant retail, freestanding commercial, hotels and motels, etc.) that are expected to occur in the Natoma Station Planned Development area. In relation to the subject project, the NSDG established standards for architecture and design as well as for development of freestanding commercial buildings. Masonry is encouraged as the primary building material. Concrete and buildings forms should be of simple geometry with traditional rectangular forms. With respect to exterior building colors, the NSDG state that “bright colors should be limited to signs, doors, window trim, and other detailing related to pedestrian areas.” It should be noted that the Design Guidelines also articulate that single tenant buildings may have more individual expression and that food establishments in particular may often be developed with a theme related to the corporate identity of the chain.

In reviewing the applicant’s request within the context of consistency with the NSDG, the proposal complies with the requirements. The building modifications proposed include the use of concrete or stucco finishes and rectangular forms of simple geometry. The color palette proposed blends with the existing and previously approved earth tone colors of the Folsom Premium Outlets while allowing for individual corporate identity. Staff concluded that the proposal meets the relevant design requirements of the NSDG.

As mentioned previously within this report, the Folsom Premium Outlets project (which was approved in various phases from 1989 to 1996), included approved building elevations and an approved color palette (see Attachment 8). The approved building elevations and color palette comprise a variety of colors that are fairly muted in tone including: mustard-brown, terra-cotta, yellow, green, and grey. Staff has determined that the primary building colors and proposed architectural design of the McDonald’s Restaurant building is consistent with the approved color palette and elevations of the
existing Folsom Premium Outlets Shopping Center.

**Trash/Recycling Enclosure**
The proposed project includes utilization of an existing trash/recycling enclosure which is located on the northeast side of the existing restaurant building. The applicant proposes to paint the enclosure to match the proposed base color of the main building. Staff supports this proposal.

**Signage**
The applicant is not proposing any modifications to or additional signage in conjunction with this particular Commercial Design Review application. All future signs for the project will be required to comply with the Folsom Municipal Code. Condition No. 11 is included to reflect this requirement.

**Landscaping**
Existing site landscaping includes a combination of trees, shrubs, and groundcover located in a landscape buffers adjacent to Iron Point Road and within landscape planters situated throughout the parking lot area. The applicant is not proposing to install any new landscaping with this project. All existing site landscaping will remain.

**Lighting and Energy Conservation**
The applicant is subject to the California Energy Standards as stated in Title 24 of the Uniform Building Code. The exterior building lighting will be required to achieve energy-efficient standards and the lighting will also need to be equipped with a timer or photo condenser. Condition No. 12 is included to reflect this requirement. Condition No. 12 also mandates that all exterior lighting be directed downward.

**ENVIRONMENTAL REVIEW**
The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). 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 exemption(s) in this case.

**RECOMMENDATION/PLANNING COMMISSION ACTION**
Move to approve Commercial Design Review for façade alterations and new exterior paint colors for the existing 4,190-square-foot McDonald’s restaurant building located at 170 Iron Point Road, as illustrated on Attachments 5 through 7, with the below findings and the conditions of approval included as Attachment 3 to this report.
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 AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 EXISTING FACILITIES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

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.

DESIGN REVIEW FINDINGS


G. THE PROPOSED PROJECT CONFORMS WITH THE NATOMA STATION PLANNED DEVELOPMENT PERMIT AND THE NATOMA STATION DESIGN GUIDELINES.

H. THE PROPOSED PROJECT IS COMPATIBLE WITH BUILDING MATERIALS, TEXTURES, AND COLORS OF SURROUNDING DEVELOPMENT AND PROVIDES CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
BACKGROUND
On April 24, 1989, the Planning Commission approved a Planned Development Permit for Phase I of the Folsom Premium Outlets project, which included development of 106,790 square feet of retail-commercial tenant space. On January 22, 1990, the Planning Commission approved a Planned Development Permit for Phase II of the Folsom Premium Outlets project, which included development of an additional 102,290 square-feet of retail-commercial tenant space and a 4,000-square-foot pad on Natoma Station Drive. On June 5, 1996, the Planning Commission approved a Planned Development Permit for Phase III of the Folsom Premium Outlets project, which included development of another 111,880 square feet of retail-commercial tenant space and relocation of a previously approved pad site from Natoma Station Drive to Iron Point Road.

On August 21, 1996, the Planning Commission approved a Planned Development Permit for development of a 4,190-square-foot McDonald’s Restaurant with drive-through on the Pad 1 location off Iron Point Road within the Folsom Premium Outlets Shopping Center. The proposal included a 2,873-square-foot restaurant and an additional 1,317-square-foot, fully enclosed indoor playland. The McDonald’s Restaurant was subsequently constructed and received final building department inspection and approval on April 23, 1999.

On May 1, 2013 the Planning Commission approved a Design Review for façade alterations, exterior paint colors, and concrete sidewalk upgrades to the restaurant, which were constructed later that year.

GENERAL PLAN DESIGNATION
RCC (Regional Commercial Center)

ZONING
C-3 PD (General Commercial, Planned Development District)

ADJACENT LAND USES/ZONING
North: Folsom Premium Outlets (C-3 PD with Natoma Station Drive Beyond
South: Iron Point Road (C-3 PD) with U.S. Highway 50 Beyond
East: Folsom Premium Outlets (C-3 PD) with Ingersoll Way Beyond
West: Folsom Boulevard with Open Space (OSC) Beyond
SITE CHARACTERISTICS

The project site is fully developed with a 4,190-square-foot commercial building (McDonald’s Restaurant) and associated site improvements including a trash enclosure, parking, lighting and landscaping.

APPLICABLE CODES

- FMC 17.06, Design Review
- FMC 17.22, Commercial Land Uses
- Natoma Station Design Guidelines
Attachment 3

Proposed Conditions of Approval
**CONDITIONS OF APPROVAL FOR MCDONALD’S COMMERCIAL DESIGN REVIEW (PN 18-362)**

**170 IRON POINT ROAD**

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<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
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| 1.                 | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:  
  - Site Plan, dated August 28, 2018  
  - Floor Plans, dated August 28, 2018  
  - Elevations, dated August 28, 2018  
  - Color Renderings, dated January 1, 2019 | B | CD (P)(E) |
|                    | This project approval is for a McDonald’s Restaurant Commercial Design Review, which includes façade alterations and new exterior paint colors to an existing 4,190-square-foot building at 170 Iron Point Rd., as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein. | | |
| 2.                 | Building plans and any required civil engineering plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. | B | CD (P)(E)(B) |
| 3.                 | The project approval granted under this staff report shall remain in effect for two years from final date of approval (February 20, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. | B | CD (P) |
### CONDITIONS OF APPROVAL FOR MCDONALD’S COMMERCIAL DESIGN REVIEW (PN 18-362)

**170 IRON POINT ROAD**

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| 4.                 | 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:  
  - The City bears its own attorney’s fees and costs; and  
  - The City defends the claim, action or proceeding in good faith  

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.                                                                                                                                                                                                                          | OG            | CD (P)(E)(B) PW, PR, FD, PD |

#### DEVELOPMENT COSTS AND FEE REQUIREMENTS

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<td>5.</td>
<td>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.</td>
<td>B</td>
<td>CD (P)(E)</td>
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<td>6.</td>
<td>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.</td>
<td>B</td>
<td>CD (P)(E)</td>
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<td>7.</td>
<td>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.</td>
<td>B</td>
<td>CD (P)(E)</td>
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## CONDITIONS OF APPROVAL FOR MCDONALD'S COMMERCIAL DESIGN REVIEW (PN 18-362)

### 170 IRON POINT ROAD

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<td>8.</td>
<td>This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations, or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</td>
<td>B</td>
<td>CD (P)(E), PW, PK</td>
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<td>9.</td>
<td>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</td>
<td>B</td>
<td>CD (E)</td>
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<td>10.</td>
<td>The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</td>
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### SITE DEVELOPMENT REQUIREMENTS

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<td>11.</td>
<td>All signs for the project shall comply with the sign regulations established by Section 17.59 of the Folsom Municipal Code.</td>
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<td>12.</td>
<td>The exterior lighting shall be limited to downward-facing lighting attached to the building. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.</td>
<td>B</td>
</tr>
</tbody>
</table>

### ARCHITECTURE/DESIGN REQUIREMENTS

<p>| | | |</p>
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<tbody>
<tr>
<td>13.</td>
<td>Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features to the satisfaction of the Community Development Director.</td>
<td>B</td>
</tr>
</tbody>
</table>
## CONDITIONS OF APPROVAL FOR MCDONALD’S COMMERCIAL DESIGN REVIEW (PN 18-362)

### 170 IRON POINT ROAD

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.</td>
<td>The owner/applicant shall obtain an encroachment permit for any work conducted in the public right-of-way prior to issuance of a Building Permit.</td>
<td>B</td>
<td>CD (E)</td>
</tr>
<tr>
<td>15.</td>
<td>Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction equipment shall be muffled and shrouded to minimize noise levels.</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
</tbody>
</table>

### FIRE DEPARTMENT REQUIREMENTS

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.</td>
<td>Approved building address numbers shall be placed near the main entrance on the building in such a position as to be plainly visible and legible from the street fronting the property. Numbers shall be either externally or internally-illuminated on a lighting circuit powered dusk to dawn and the color shall contrast with their background. The size of the address numbers shall be a minimum of 10 inches.</td>
<td>B</td>
<td>FD</td>
</tr>
<tr>
<td>17.</td>
<td>Plans and specifications must be submitted and approved by the City of Folsom Fire Department prior to the start of construction.</td>
<td>B</td>
<td>FD</td>
</tr>
</tbody>
</table>

## RESPONSIBLE DEPARTMENT

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

City of Folsom
Attachment 4
Vicinity Map
Attachment 5
Site Plan and Floor Plan, dated August 28, 2018
Attachment 6
Existing and Proposed Elevations dated
August 28, 2018
ATTACHMENT 7
Color Elevations, Dated January 1, 2019
Attachment 8
Approved Building Elevations and Color Palette for the Folsom Premium Outlets
March 10, 1997

Scott Johnson
City of Folsom
Planning, Inspections and Permitting Department
50 Natoma Street
Folsom, California 95630

RE:  FOLSOM PREMIUM OUTLETS

Dear Scott:

As we discussed, attached is a colored Xerox of the colors as approved by the City of Folsom as follows:

**Building 11:**

<table>
<thead>
<tr>
<th>P1 Mustard-brown</th>
<th>#189 (Benj. Moore) replaces purple arches -(continuous to grade except at retaining wall), replaces existing terra-cotta legs at tower base</th>
</tr>
</thead>
<tbody>
<tr>
<td>P2 Terra-cotta</td>
<td>#056 (Benj. Moore) add inside tower arch</td>
</tr>
<tr>
<td>P3 Yellow</td>
<td>#180 (Benj. Moore)</td>
</tr>
<tr>
<td>P4 Green</td>
<td>#466 (Benj. Moore)</td>
</tr>
<tr>
<td>Trim Grey</td>
<td>Ameritone Fawn Phantom</td>
</tr>
</tbody>
</table>

**Building 12:**

<table>
<thead>
<tr>
<th>P1 Mustard-brown</th>
<th>#189 (Benj. Moore)</th>
</tr>
</thead>
<tbody>
<tr>
<td>P2 Terra cotta</td>
<td>#056 (Benj. Moore)</td>
</tr>
<tr>
<td>P3 Yellow</td>
<td>#KM539-M (Kelly Moore)</td>
</tr>
<tr>
<td>P4 Green</td>
<td>#KM333 base 1/4 C-9,D-161/2,L-49 Custom (Kelly Moore)</td>
</tr>
<tr>
<td>Trim Grey</td>
<td>Ameritone Fawn Phantom</td>
</tr>
</tbody>
</table>

All recessed areas behind the awnings are to be P1 Mustard-brown.

We will incorporate a similar color scheme throughout the remaining 13 buildings.

Please advise me if you have any questions.

Sincerely,

Matt Connolly
Project Manager
CHELSEA GCA REALTY INC.

WESTERN REGIONAL MANAGEMENT OFFICE
NAFA FACTORY STORES  629 FACTORY STORES DRIVE, NAPA, CA 94558  (707) 226-9876  FAX (707) 226-5516

Premium Outlet Shopping"
Attachment 9
Site Photographs
Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Russell Ranch Phase 1, Villages 1 and 2 Residential Design Review
File #: PN-19-016
Request: Residential Design Review
Location: Russell Ranch Subdivision within Folsom Plan Area (Amber Grove Court, High Point Court, and Prairie Gold Circle)
Staff Contact: Steve Banks, Principal Planner, 916-461-6207 sbanks@folsom.ca.us

Property Owner
Name: The New Home Company
Address: 2220 Douglas Boulevard, Suite No. 240, Roseville, CA 95661

Applicant
Name: The New Home Company
Address: 2220 Douglas Boulevard, Suite No. 240, Roseville, CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Residential Design Review Application for 77 single-family residential units as illustrated on Attachments 5 through 9 for the Russell Ranch Phase 1, Villages 1 and 2 Subdivision project (PN 19-016) subject to the findings and conditions of approval attached to this report.

Project Summary: The proposed project involves a request for residential design review approval for 77 traditional single-family residential units located within Phase 1, Villages 1 and 2 of the previously approved Russell Ranch Subdivision project. In particular, the applicant is requesting design review approval for three (3) individual master plans within Villages 1 and 2. Six distinct California heritage-themed architectural styles and twelve color and material alternatives are incorporated among the three master plans.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Conditions of Approval
4 - Vicinity Map
5 - Russell Ranch Phase 1 Lot Mix Exhibit and Site Plan
6 - Typical Lot Layout, dated January, 2019
7 - Color Street Scene
8 - Building Elevations and Floor Plans, dated January 22, 2019
9 - Color and Material Palette, dated January 17, 2019
10 - Russell Ranch Design Guidelines

Submitted,

[Signature]

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The applicant, The New Home Company, is requesting residential design review approval for 77 traditional single-family residential units located within Phase 1, Villages 1 and 2 of the previously approved Russell Ranch Subdivision project. Specifically, the applicant is requesting design review approval for three (3) individual master plans within Villages 1 and 2. The master plans include six (6) distinct California heritage-themed architectural styles (California Cottage, California Craftsman, California Prairie, California Wine Country, Modern Farmhouse, and Spanish Colonial Revival) and twelve (12) color and material alternatives.

The proposed master plans, which feature two, single-story models and one, two-story model, range in size from 2,978 to 4,164 square feet (3BR/3.5BA to 5BR/4.5BA) and include an attached three-car garage (includes one tandem parking bay). The three classic design themes are characterized by a variety of unique architectural elements including varied roof shapes and forms, covered entries, distinct window design, and enhanced decorative elements. Proposed building materials include smooth and sanded stucco, vertical and horizontal board and batten siding, wood shingle siding, stone veneer, brick veneer, decorative wood shutters, exposed wood rafters, wrought iron detailing, form and wood window trim, multi-paned windows, themed garage doors, decorative light fixtures, accent metal roofing, and concrete roof tiles. In addition, there are 12 distinct color and material alternatives available for each of the master plans resulting in 108 different visual expressions.

POLICY/RULE
Folsom Municipal Code (FMC), Section 17.06.030 requires that single-family residential master plans submit a Design Review Application for approval by the Planning Commission.

ANALYSIS
As described previously within the applicant’s proposal, the proposed project features three master plans with six distinct architectural themes that have been chosen from the traditional heritage of California home styles including California Cottage, California Craftsman, California Prairie, California Wine Country, Modern Farmhouse, and Spanish Colonial Revival. The following is a description of each of the aforementioned architectural styles proposed for Villages 1 and 2 within the Russell Ranch Subdivision:
California Cottage
The California Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French "Cottage" became extremely popular when the addition of stone and brick veneer details was developed in the 1920's. Although the cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style. Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

California Craftsman
Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects Charles and Henry Greene in the early 1900's, the Craftsman style focused on exterior elements with tasteful and artful attention to detail. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect is the creation of a natural, warm, and livable home of artful and expressive character.

California Prairie
The California Prairie design, also referred to as Modern Prairie, is a late 19th and early 20th century architectural style that has its roots in the City of Chicago. Frank Lloyd Wright, the most famous proponent of this architectural style, promoted the idea of "organic architecture", the primary principal of which was that a structure should look as if it belongs on the site as if it naturally grew there. California Prairie is a distinctly American style defined by simple structured massing, horizontal lines, and flat or hipped roofs with broad overhanging eaves. The California Prairie style is also recognized for its use of brick, stone, and stucco exteriors with restrained application of ornamental materials.

California Wine Country
Present in more rural, agrarian parts of California and influenced by the vineyard estates scattered throughout California's wine country, the California Wine Country style has a built-over-time feel, expressed through its rustic material palette and building
forms. Comparable to elements of Western Farmhouse and Early California Ranch, as defined by the Russell Ranch Design Guidelines, the form is humble and simple in its appearance. Gable roofs dominate and exhibit steep roof pitches, while roof tails further distinguish the style. Windows appear as structured compositional elements, emphasized by wrapping foam trim and over grouted stone. A rich material palette of stucco, stone veneer, and textured concrete roof tile contributes to feeling that the structure was developed over time, while the clean execution of its form and materials provides a distinctly contemporary impression.

Modern Farmhouse
Representative of farmhouse vernaculars scattered throughout the American plains and coastal communities, the Modern Farmhouse style recalls the classic spirit of one of the nation’s most enduring designs. Reflecting the essential elements of the aesthetic, the Modern Farmhouse style is simplistic in its form and features predominately gable roofs. The detailing is modest, expressed through wood post columns, distinctive wood trim, and metal roof elements. Porches and single-story elements break up the two-story form and add a sense of movement. Adding to its allure, an attractive material palette composed of stucco, board and batten siding, flat concrete roof tiles, and brick veneer further contribute to the inviting nature of this aesthetic.

Spanish Colonial Revival
The Spanish Colonial style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

The proposed project, which is located within the eastern portion of the Folsom Plan Area, is subject to the Russell Ranch Design Guidelines, which were originally approved by the City Council in 2015 and modified on March 27, 2018. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. The Design Guidelines, which are intended to act as an implementation tool for residential development within the Russell Ranch Subdivision, provide the design framework for architecture, streetscape, and landscaping to convey a master plan identity. While these Design Guidelines establish the quality of architectural and landscape development for the overall subdivision, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.
As a regulatory tool, the Design Guidelines are intended to assist applicants in creating single-family residential neighborhoods that reflect the City’s rich history, reinforce the sense of community, and utilize sustainable best practices. The Design Guidelines also provide the framework for design review approval of residential projects within the Russell Ranch Subdivision. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design Guidelines. The following are the general architectural principles intended to guide the design of the Russell Ranch Subdivision to ensure quality development:

- Master Home Plan series must include a minimum of three unique building elevations
- Provide an elegant and diverse streetscape
- Building massing must be appropriate and authentic to the architectural style
- Horizontal and vertical articulation is required
- Include varied roof shapes and forms
- Avoid repetition of identical architectural styles
- Ensure four-sided architecture is provided
- Highly visible lots require additional architectural enhancements

In addition to the general architectural principles referenced above, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including building forms, roof details, wall materials, window and door designs, and decorative details. Each of the architectural styles is required to include a specific set of style elements (form, roof, walls, windows/doors, and details) based on the particular design theme. Based on the highly visible nature of the residential lots within the Russell Ranch Subdivision, the Design Guidelines also require that corner lots and lots adjacent to open space provide additional enhanced elements above and beyond the minimum required style elements for the building elevations facing the street(s) and open space areas respectively. The following are examples of required and enhanced style elements that are relevant to the proposed project:

- Provide symmetrical or asymmetrical form
• Utilize simple massing, front or side gabled
• Include a deep front entry porch
• Provide low-pitched roofs with large over-hanging eaves
• Wall materials should include stucco, lap siding, wood shingles, and masonry/brick
• Use windows individually or in groups
• Provide head and sill window trim or full window surrounds
• Utilize two stories with combination of one and two-story elements (enhanced element)
• Include steep pitched accent gable (enhanced element)
• Provide smooth or imperfect smooth stucco (enhanced element)
• Utilize casement windows (enhanced element)
• Feature entry porch columns with single or multiple posts (enhanced element)
• Include exposed rafter tails or eaves (enhanced element)

In reviewing the architecture and design of the project, staff determined that the design of the three proposed master plans (which also include 6 elevation plans, 12 color and material alternatives, and 108 architectural and visual expressions) accurately reflect the level and type of high quality design features recommended by the Russell Ranch Design Guidelines. Specifically, the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: varied roof shapes and forms, covered entries, themed garage doors, distinct window design, and enhanced decorative elements. In addition, each of the proposed master plans meet or exceed the minimum and enhanced style element requirements as articulated in the Design Guidelines.

The proposed building materials (smooth and sanded stucco, vertical and horizontal board and batten siding, wood shingle siding, stone veneer, brick veneer, decorative wood shutters, exposed wood rafters, wrought iron detailing, form and wood window trim, multi-paned windows, themed garage doors, decorative light fixtures, accent metal
roofing, and concrete roof tiles) are consistent with the materials recommended by the Russell Ranch Design Guidelines. In addition, the proposed project includes distinct color schemes, which are consistent with each of the architectural styles, thus enhancing the visual interest of each of the master plans. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the master plans are consistent with the design principles established by the Russell Ranch Design Guidelines. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for three, one and two-story master plans (6 building elevations with 12 color and material options and 108 visual expressions) for the Russell Ranch Villages 1 and 2 Subdivision. The applicant shall submit building plans that comply with this approval, the attached building elevations dated January 22, 2019.

2. The design, materials, and colors of the proposed Russell Ranch Villages 1 and 2 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.

3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roofline, same elevation style, side-by-side, or across the street from each other.

4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view or screened from open space areas.

5. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. In addition, final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits.

ENVIRONMENTAL REVIEW
An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Staff has determined that no new impacts will result from development of the subject project that were not already considered with the previous approval. No
further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION
Move to Approve the Design Review Application for 77 single-family residential units as illustrated on Attachments 5 through 9 for the Russell Ranch Phase 1, Villages 1 and 2 Subdivision project with the following findings and conditions of approval included as Attachment 3.

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, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE RUSSELL RANCH SUBDIVISION DESIGN GUIDELINES.

CEQA FINDINGS

C. AN ENVIRONMENTAL IMPACT REPORT HAS PREVIOUSLY BEEN CERTIFIED FOR THE RUSSELL RANCH SUBDIVISION PROJECT ON MAY 15, 2015 BY THE CITY COUNCIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

D. NO NEW IMPACTS WILL RESULT FROM DEVELOPMENT OF THE SUBJECT PROJECT THAT WERE NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL.

E. NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

DESIGN REVIEW FINDINGS

F. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE APPLICABLE ZONING ORDINANCES.

G. THE PROJECT IS CONFORMANCE WITH THE RUSSELL RANCH DESIGN GUIDELINES.

H. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
BACKGROUND
On May 15, 2015, the City Council approved a General Plan Amendment, Specific Plan Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, Design Guidelines, Inclusionary Housing Plan, and Amended and Restated Development Agreement Amendment for development of an 879-unit single-family residential subdivision known as the Russell Ranch Subdivision within the eastern portion of the Folsom Plan Area. As part of the aforementioned approvals, the Russell Ranch Design Guidelines were established to act as an implementation tool for residential development within the Russell Ranch Subdivision.

On June 28, 2016, the City Council approved an Amended Large-Lot Vesting Tentative Subdivision Map and an Amended Small-Lot Vesting Tentative Subdivision Map for development of an 852-unit single-family residential subdivision (Russell Ranch Subdivision). On March 27, 2018, the City Council approval of a General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment for the development of an 389-unit residential subdivision (Russell Ranch Lots 24-32 Subdivision). The Design Guidelines Amendment provided additional direction in terms of the architecture and design of the active-adult community, the community center, and the townhome portions of the Russell Ranch Subdivision.

On October 17, 2018, the Planning Commission approved a Design Review Application for 114 single-family “court-style” residential units located within Phase 1, Village 4 (Courts at Russell Ranch) of the previously approved Russell Ranch Subdivision project. The design review approval for Village 4 included three individual master plans with three distinct California heritage-themed architectural styles (Bungalow, California Cottage, and Craftsman) and nine color and material alternatives.

On November 7, 2018, the Planning Commission approved a Design Review Application for 95 traditional single-family residential units located within Phase 1, Villages 6 and 8 of the previously approved Russell Ranch Subdivision project. The design review approval for Villages 6 and 8 included four individual master plans with three distinct California heritage-themed architectural styles (California Prairie, Modern Farmhouse, and Spanish Eclectic) and nine color and material alternatives. Also on November 7, 2018, the Planning Commission approved a Design Review Application for 108 traditional single-family residential units located within Phase 1, Villages 3, 5, and 7 of the Russell Ranch Subdivision project. The design review approval for Villages 3, 5 and 7 included four individual master plans with three distinct California heritage-themed architectural styles (California Prairie, California Villa, and California Wine Country) and nine color and material alternatives.
GENERAL PLAN DESIGNATION  
SF (Single Family)

SPECIFIC PLAN DESIGNATION  
SP-SF PD (Specific Plan-Single Family, Planned Development District)

ADJACENT LAND USES/ZONING  
North: Open Space (SP OS1/OS2) with Alder Creek Parkway Beyond
South: Undeveloped Residential Property (SP-SFHD PD) with Grand Prairie Road Beyond
East: Undeveloped Residential Property (SP-SFHD PD) with Grand Prairie Road Beyond
West: Undeveloped Residential Property (SP-SFHD PD) with Placerville Road Beyond

SITE CHARACTERISTICS  
The two project sites have been fully graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are currently in the process of being constructed

APPLICABLE CODES  
FPASP (Folsom Plan Area Specific Plan)  
Russell Ranch Design Guidelines  
FMC 17.06, Design Review
Attachment 3
Conditions of Approval
<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
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<tbody>
<tr>
<td>1.</td>
<td>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
<tr>
<td></td>
<td>- Russell Ranch Phase 1 Lot Mix Exhibit and Site Plan</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>- Typical Lot Layout, dated January, 2019</td>
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<td></td>
<td>- Color Street Scene</td>
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<td>- Building Elevations and Floor Plans, dated January 22, 2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Color and Material Palette, dated January 17, 2019</td>
<td></td>
<td></td>
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<td></td>
<td>This project approval is for Russell Ranch Villages 1 and 2 Subdivision Residential Design Review, which includes architectural and design details for 77 single-family residential units situated within Villages 1 and 2 of the Russell Ranch Subdivision project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</td>
<td></td>
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</tr>
<tr>
<td>2.</td>
<td>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</td>
<td>B</td>
<td>CD (P)(E)(B)</td>
</tr>
<tr>
<td>3.</td>
<td>The project approvals granted under this staff report (Residential Design Review) shall remain in effect for two years from final date of approval (February 20, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</td>
<td>B</td>
<td>CD (P)</td>
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### CONDITIONS OF APPROVAL FOR THE RUSSELL RANCH VILLAGES 1 AND 2 SUBDIVISION PROJECT (PN 19-016)

**EAST OF PLACERVILLE ROAD AND NORTH OF GRAND PRAIRIE ROAD**

**RESIDENTIAL DESIGN REVIEW**

<table>
<thead>
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<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
</table>
| 4.                 | 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:  
  - The City bears its own attorney’s fees and costs; and  
  - The City defends the claim, action or proceeding in good faith  

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. | OG            | CD (P)(E)(B)  
|                   |                                                           |               | PW, PR, FD,  
|                   |                                                           |               | PD, NS         |

### DEVELOPMENT COSTS AND FEE REQUIREMENTS

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
</table>
| 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.  

| 6.                 | If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.  

| 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. | B             | CD (P)(E)               |
# CONDITIONS OF APPROVAL FOR THE RUSSELL RANCH VILLAGES 1 AND 2 SUBDIVISION PROJECT (PN 19-016)
## EAST OF PLADEVILLE ROAD AND NORTH OF GRAND PRAIRIE ROAD
### RESIDENTIAL DESIGN REVIEW

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.</td>
<td>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.</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
<tr>
<td>9.</td>
<td>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (February 20, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</td>
<td>B</td>
<td>CD (P)(E), PW, PK</td>
</tr>
<tr>
<td>10.</td>
<td>The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</td>
<td>B</td>
<td>CD (P)</td>
</tr>
<tr>
<td></td>
<td>ARCHITECTURE/SITE DESIGN REQUIREMENTS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
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<tr>
<td>11.</td>
<td>The project shall comply with the following architecture and design requirements:</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>6. This approval is for three, one and two-story master plans (6 building elevations with 12 color and material options and 108 visual expressions) for the Russell Ranch Villages 1 and 2 Subdivision. The applicant shall submit building plans that comply with this approval, the attached building elevations dated January 22, 2019.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>7. The design, materials, and colors of the proposed Russell Ranch Villages 1 and 2 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>8. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>9. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view or screened from open space areas.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>10. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. In addition, final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td>The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Marshal.</td>
<td>B</td>
<td>FD</td>
</tr>
</tbody>
</table>
| 13. | The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:  
  - A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings).  
  - Security measures for the safety of all construction equipment and unit appliances shall be employed.  
  - Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. | B | PD |

**CONDITIONS**
See attached tables of conditions for which the following legend applies.

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

City of Folsom
Attachment 4
Vicinity Map
Attachment 5
Russel Ranch Phase 1 Lot Mix Exhibit and Site Plan
Attachment 6
Typical Lot Layout, dated January, 2019
Attachment 7
Color Street Scene
RUSSELL RANCH 70' X 110'
FOLSOM, CALIFORNIA

SHEET INDEX

L1.1 PRELIMINARY LANDSCAPE PLAN
L2.1 PRELIMINARY LANDSCAPE PLAN
A1 SPANISH COLONIAL REVIVAL STYLE SHEET
A2 CALIFORNIA COTTAGE STYLE SHEET
A3 MODERN FARMHOUSE STYLE SHEET
A4 CALIFORNIA CRAFTSMAN STYLE SHEET
A5 CALIFORNIA WINE COUNTRY STYLE SHEET
A6 CALIFORNIA PRAIRIE STYLE SHEET
A7 PLAN I FRONT ELEVATIONS
A8 PLAN I "B" ELEVATIONS
A8.1 PLAN I "B" ELEVATIONS
A9 PLAN I "C" ELEVATIONS
A9.1 PLAN I "C" ELEVATIONS
A10 PLAN I "D" ELEVATIONS
A10.1 PLAN I "D" ELEVATIONS
A11 FLOOR PLAN I
A12 SLAB PLAN I
A13 PLAN 2 FRONT ELEVATIONS
A14 PLAN 2 "A" ELEVATIONS
A14.1 PLAN 2 "A" ELEVATIONS
A15 PLAN 2 "B" ELEVATIONS
A15.1 PLAN 2 "B" ELEVATIONS
A16 PLAN 2 "C" ELEVATIONS
A16.1 PLAN 2 "C" ELEVATIONS
A17 FLOOR PLAN 2
A18 SLAB PLAN 2
A19 PLAN 3 FRONT ELEVATIONS
A20 PLAN 3 "A" ELEVATIONS
A20.1 PLAN 3 "A" ELEVATIONS
A21 PLAN 3 "E" ELEVATIONS
A21.1 PLAN 3 "E" ELEVATIONS
A22 PLAN 3 "F" ELEVATIONS
A22.1 PLAN 3 "F" ELEVATIONS
A23 FLOOR PLAN 3
A23.1 FLOOR PLAN 3
A24 SLAB PLAN 3

PROPOSED GENERAL SUMMARY
CONSTRUCTION TYPE: 1-STORY AND 2-STORY SINGLE FAMILY DETACHED HOMES

PLAN 1 2,978 SQ. FT.
3 BEDROOM / DEN / 3.5 BATH
3-CAR GARAGE

PLAN 2 3,483 SQ. FT.
4 BEDROOM / FORMAL DINING / DEN / 4.5 BATH
3-CAR GARAGE

PLAN 3 4,164 SQ. FT.
5 BEDROOM / FORMAL DINING / BONUS ROOM / 4.5 BATH
3-CAR GARAGE

ARCHITECT:
BASSENIAN | LAGONI ARCHITECTS
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660-0753
(949) - 553 - 9100

BUILDER:
THE NEW HOME COMPANY
220 DOUGLAS BOULEVARD, SUITE 240
ROSEVILLE, CA 95661
(916) - 740 - 3921
Attachment 8
Building Elevations and Floor Plans
Dated January 22, 2019
CALIFORNIA COTTAGE

The magic of cottage living lies in its simplicity and romance. As one of the prominent features, the porch serves as an outdoor room for lounging, dining and napping. This style was derived from Cape Cod in the east coast and later adapted to other styles commonly found in coastal towns.

DESIGN ELEMENTS

EXTERIOR MATERIALS
- Small porches
- White wood picket fences
- Asymmetrical and informal facades
- White trim

ROOFS
- Low-pitched roof
- Shingle or flat tile
- Gable roof

WINDOWS
- Single hung
- Vertical in proportion
- Occasional use of shutters

COLOR
- White
- Grey tones
- Light browns

ACCENT MATERIALS
- Shingle or wood siding
- Occasional use of stucco

ENHANCED DESIGN ELEMENTS

DESIGN FEATURES

All cottages are small, informal and possess a cozy nature not only in plan form, but also in their elevations. Being compact, they are scaled to simple human needs and are associated with country life.
MODERN FARMHOUSE

Farmhouse design originates in geography. The style evolved from the characteristics of the place, people, climate and materials available. The unifying design feature in every place is functionality, prairie homes were included so inhabitants and visitors could shed muddy shoes before entering the home. Large, open kitchens excited to feed not only the family, but farm hands. Today’s modern farmhouse borrows design elements from its predecessor, while presenting a leaner profile composed of thoroughly modern materials.

DESIGN ELEMENTS

EXTERIOR MATERIALS
- Single material, usually siding
- Aventis material, stone or brick, at entry, on vertical elements

ROOFS
- Mix of gabled and hipped roofing
- Wide, uncluttered eaves
- Roof rafters usually exposed, with braces added underneath
- Flat roof, often in a color from nature’s palette

WINDOWS
- Large rectangular openings
- Corner window configurations
- Pivoted windows to create larger openings

ENHANCED DESIGN ELEMENTS

COLORS
- Neutral colors, usually in a lighter palette
- Bright contrasting colors are often used to highlight architectural features
- Occasionally lighter whites, greys, flat blues

PORCHES
- Extensive use of porches
- Full or partial width
- Sheltered by overhanging eaves
- Vertical supports with minimal details
- Horizontal raking optional
CALIFORNIA CRAFTSMAN

The Craftsman movement became the most popular and fashionable style in the US at the turn of the last century. Several influences, including the English Arts & Crafts Movement and Oriental wooden architecture, exemplified in the architecture of Greene & Greene, appear in the design of these detailed buildings. While exhibiting a great deal of craftsmanship, especially in the joinery, this style uses principally heavy timber set on a river rock base.

DESIGN ELEMENTS

EXTERIOR MATERIALS
• Timber & Stone fronts with long overhangs
• Angulated shaped timber fells or eaves
• Logie porches with angled columns
• Extended fells & surrounds
• Horizontal lap, board & batten, shingle or stucco siding

ROOFS
• Low-pitched gable roofs
• Shake or composition single roofing
• Long eaves with exposed, shaped fells

WINDOWS
• Rectangular windows
• Narrow & tall with muntins (grids) in upper sash only

COLOR
• Middle to dark earth tones
• Brown, Red, Green or Beige window frames
• Trim usually darker, but can be lighter
• Middle to dark roof

ACCENT MATERIALS
• Outriggers with or without cornices
• Spaced batten gable vent elements
• Stone and/or brick washouts
• Trellis elements

ENHANCED DESIGN ELEMENTS

DESIGN FEATURES

The style is best presented in simple forms, usually with low, broad proportions as seen in California's Bungalows. The roof forms are usually cross-gabled, side-gabled and sometimes hipped, with very long overhangs. There is usually a heavy feel in the structural forms and details engendering a sense of permanence.
CALIFORNIA WINE COUNTRY

Identifying features of the California Wine Country style evolved from the original Ranch style in a simpler more compact footprint and massing incorporating natural materials relating to the adjacent vineyards. It combines elements from agrarian style with a more with the suburban ranch home. The simpler massing and roof forms are accentuated by the material changes that emphasize the honesty of the structure providing a more contemporary presence. The contemporary detailing incorporated in the entries, balconies, and windows provides a fresh expression of a familiar style. The colors can range from crisp greys and whites to natural colors derived from the local environment.

DESIGN ELEMENTS

EXTERIOR MATERIALS

- Primary material is stucco
- Vertical board and batten or horizontal siding
- Feature element in stone to relate to the land as an accent material
- Stucco may be used on the side and rear elevations

ROOFS

- Gable roofs are the most common
- Shed, Crossed-gabled and shed porch roof are also appropriate
- Small portions of parapet roofs for accents are acceptable
- Short or moderate eave overhang either boxed or open
- Rafter may be exposed with kickers
- Accent metal roofs
- Flat concrete tiles resembling shakes are the suggested roof material
- Premium grade shingle style composition roofs are also acceptable

WINDOWS

- Windows are often large, with an emphasis on the horizontal
- Simple exterior shutters can be used as accents
- Frequently, divided windows with break-ups and wood trim are used

ENHANCED DESIGN ELEMENTS

DESIGN FEATURES

- Asymmetrical ordering is used
- Modest simple detailing
- Extended porches with simple post supports are common
- Low horizontal emphasis with single story edge
- The covered front porch is a major design statement to reinforce outdoor living
- Partially enclosed courtyards or patios
CALIFORNIA PRAIRIE

Originating in Chicago, this indigenous American style was developed by Frank Lloyd Wright. The architecture's low horizontal lines and large overhangs reflect the rolling Midwestern terrain on which they were built.

DESIGN ELEMENTS

DESIGN FEATURES
- Low-pitched roofs (hipped)
- Horizontal massing

ROOFS
- Low-pitched
- Flat tile
- Overhanging eaves

WINDOWS
- Geometric patterns at small pane window grating
- Double hung

COLOR
- Earth tones
- Contrasting colors on eaves and corners

ACCENT MATERIALS
- Masonry
- Contrasting caps on porch and balcony railings
- Horizontal board-and-batten siding

ENHANCED DESIGN ELEMENTS

DESIGN FEATURES
Low-pitched roof, usually hipped, with widely overhanging eaves, two stories, with one-story wings or porches, eaves, cornices, and facade detailing emphasizing horizontal lines, often with massive, square porch supports.
Attachment 9
Color and Material Palette
Dated January 17, 2019
## Spanish (A) Elevations

<table>
<thead>
<tr>
<th>Color Scheme</th>
<th>Omega Integral Stucco Color</th>
<th>Sherwin Williams Paint Company Or Lab Match to Sherwin-Williams to be approved by AMCI</th>
<th>Creative Mines</th>
<th>Boral</th>
<th>Color and Material Palette Prepared by Ann Matteson Consulting, Inc. Original Document: 1/16/19 Revised roofing manufacturer, added point matching note, added brick: 1/17/19</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>16/20 Sand Finish</td>
<td>Paint Match to Stucco</td>
<td>Raised Foam</td>
<td>Trim Color, Garages</td>
<td>Entry Door, Shutters</td>
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<tr>
<td>SP1</td>
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<td>SW 7008</td>
<td>SW 6148</td>
<td>SW6041</td>
<td>SW9142</td>
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<td></td>
<td></td>
<td>Alberca</td>
<td>Wool Skin</td>
<td>Other</td>
<td>Moscow Midnight</td>
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<tr>
<td>SP2</td>
<td>TBD</td>
<td>SW7571</td>
<td>SW 6150</td>
<td>SW9091</td>
<td>SW 6209</td>
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<tr>
<td></td>
<td></td>
<td>Casa Blanca</td>
<td>Universal Khaki</td>
<td>Half-Caff</td>
<td>Rose Olive</td>
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## California Cottage (B) Elevations

<table>
<thead>
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<th>Color Scheme</th>
<th>Omega Integral Stucco Color</th>
<th>Sherwin Williams Paint Company Or Lab Match to Sherwin-Williams to be approved by AMCI</th>
<th>Creative Mines</th>
<th>Boral</th>
<th>State Profile Concrete Roofing</th>
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<tbody>
<tr>
<td></td>
<td>16/20 Sand Finish</td>
<td>Paint Match to Stucco</td>
<td>Siding</td>
<td>Trim Color, Garages</td>
<td>Entry Door, Shutters</td>
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<td>CO1</td>
<td>TBD</td>
<td>SW7668</td>
<td>SW7566</td>
<td>SW7566</td>
<td>SW7615</td>
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<td></td>
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<td>March Wind</td>
<td>Weathered White</td>
<td>Weathered White</td>
<td>Sea Serpent</td>
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<tr>
<td>CO2</td>
<td>TBD</td>
<td>SW6167</td>
<td>SW6147</td>
<td>SW6147</td>
<td>SW9143</td>
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<tr>
<td></td>
<td></td>
<td>Nomadic Desert</td>
<td>Panda White</td>
<td>Panda White</td>
<td>Cadet</td>
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## Modern Farmhouse (C) Elevations

<table>
<thead>
<tr>
<th>Color Scheme</th>
<th>Omega Integral Stucco Color</th>
<th>Sherwin Williams Paint Company Or Lab Match to Sherwin-Williams to be approved by AMCI</th>
<th>Creative Mines</th>
<th>Boral</th>
<th>Shake Profile Concrete Roofing</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>16/20 Sand Finish</td>
<td>Paint Match to Stucco</td>
<td>Siding</td>
<td>Trim Color, Garages</td>
<td>Entry Door, Shutters</td>
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<td>FA1</td>
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<td>SW7651</td>
<td>SW7003</td>
<td>SW7003</td>
<td>SW7675</td>
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<tr>
<td></td>
<td></td>
<td>Front Porch</td>
<td>Tongue White</td>
<td>Tongue White</td>
<td>Sepik</td>
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<tr>
<td>FA2</td>
<td>TBD</td>
<td>SW6256</td>
<td>SW6256</td>
<td>SW6256</td>
<td>SW6991</td>
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<tr>
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<td></td>
<td>Serious Gray</td>
<td>Serious Gray</td>
<td>Serious Gray</td>
<td>Black Magic</td>
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### California Craftsman (D) Elevations

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<th>Sherwin Williams Paint Company</th>
<th>Creative Mines</th>
<th>Boral</th>
</tr>
</thead>
<tbody>
<tr>
<td>CR1</td>
<td>TBD</td>
<td>SW9140 SW9117 SW7060 SW6013</td>
<td>Black Truffle Craft Rock Ledge</td>
<td>1FBC0300 1BCC4711</td>
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<tr>
<td>CR2</td>
<td>TBD</td>
<td>SW9110 SW9171 SW9109 SW6257</td>
<td>Foilbank Craft Peak Ledge</td>
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### California Wine Country (E) Elevations

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<th>Sherwin Williams Paint Company</th>
<th>Creative Mines</th>
<th>Boral</th>
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<tbody>
<tr>
<td>WC1</td>
<td>TBD</td>
<td>SW9109 SW6107 SW6151 SW6178</td>
<td>Alpaca        Craft Orchard Limestone</td>
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<td>WC2</td>
<td>TBD</td>
<td>SW9107 SW7002 SW7054 SW9161</td>
<td>Whitegold Craft Orchard Limestone</td>
<td>1BCC5330 Secco Clay</td>
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### California Prairie (F) Elevations

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<tbody>
<tr>
<td>PR1</td>
<td>TBD</td>
<td>SW7043 SW9112 SW7060 SW2838</td>
<td>Timberwolf Craft Split Modular</td>
<td>1FAC0300 1ACS30110</td>
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<tr>
<td>PR2</td>
<td>TBD</td>
<td>SW7063 SW9109 SW7505 SW7625</td>
<td>Greypearl Craft Split Modular</td>
<td>1FECV3181 Smokey Topaz Blend</td>
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</tbody>
</table>

**General Notes:**
- All paint is to be Sherwin Williams Paint Company.
- All metal elements are to be painted Sherwin Williams SW 7020 "Black Fox", Eggshell Finish.
- All non-decorative items such as meter doors, non-decorative vents etc. are to be painted the same color and finish as the surrounding field color.
- All non-decorative roof metal is to be painted to match the darkest color from the roofing blend.
- Metal Roofing to be Custom-Bilt Metals. Color: "Pre-Weathered Galvalume"
- Rain gutters and downspouts are TBD
- All windows are to be White Vinyl

**Masonry Notes at B and E Elevations:**
- Mortar is to be Orcon Blended Products MAC Mortar. Color: "OBP Soft White"
- Mortar is to be flush with the face of the masonry with the faces remaining clean.

**Masonry Notes at D and F Elevations:**
- Stone is to be drystacked. No visible mortar.
- Brick Mortar is to be Orcon Blended Products "OBP Soft Tan"
- Mortar is to be flush with the face of the brick with the faces remaining clean.
Attachment 10
Russell Ranch Design Guidelines
4.4 ARCHITECTURAL GUIDELINES

The concept, inspiration, and vision for Russell Ranch is one of a distinctively California village with a unique and compelling design character derived from successful landmark neighborhoods throughout California.

Russell Ranch presents a cohesive collection of nine architectural styles, which will create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The variety of styles will animate and activate the streetscape, creating a dynamic and vibrant community palette. Additional architectural styles that are consistent with the neighborhood vision will be reviewed and approved by the RRDRC on a case by case basis.

ARCHITECTURAL PALETTE

- The California Wine Country
- The Monterey
- The Spanish Eclectic
- The California Cottage
- The Transitional Bungalow
- The California Prairie
- The Spanish Colonial Revival
- The California Craftsman
- The California Villa
HOW TO USE THESE GUIDELINES

The guidelines found in this section are formatted into individual style spreads, with each architectural style being defined and articulated over the course of three pages. The first page of the style spread defines the history and intent of the style; the second page provides a matrix that identifies the minimum elements for each style along with applicable enhanced elements and the third page identifies key style elements.

The core requirements for home design within the Russell Ranch neighborhood are concentrated in each style matrix (the second page of each spread), with the remaining pages intended as supporting and inspirational material. The sketches, key style elements, and details are intended to be an overview of the defining characteristics of the style and are not intended to be exhaustive, nor to represent all of the appropriate details inherent to each style.

With the intent of creating authentic representations of these architectural styles, all of the minimum elements outlined on the style specific matrix are required along with three enhanced elements.

To further define and emphasize the architecture of Russell Ranch, the following statements apply to all styles:

- Masonry must be applied authentically, wrapping outside corners and terminating at inside corners.
- Stone or brick scattered over stucco to mimic building age is not appropriate.
- Heavy knock down or “Spanish Lace” stucco is not permitted. Stucco finish options may include light lace, sand, smooth, imperfect smooth, cat face, or similar.
- All material changes must occur at an inside corner or other defined terminus (i.e., a fence line).
- No fascia gutter (gutter that serves as fascia) is permitted.
- No concrete roke tiles are permitted.
- Where wood is specified, cementitious material is acceptable to promote longevity and ease of maintenance.
- Grooved plywood siding and vinyl siding are not permitted.
- Garage doors shall complement the architectural style.
- House lights shall complement the architectural style.
- When shutters are used, each shutter shall be sized to one-half of the entire adjacent window width, such that if the shutters were closed, they would completely cover the window.
THE CALIFORNIA WINE COUNTRY

Reflective of the rolling terrain of the California Wine Country, this casual and rustic architectural style borrows European accents and reinterprets them to be authentically California. Asymmetrical forms are layered to create casual massing and the use of rustic accent materials, such as overgrouted stone or brick, wrought iron, and heavy beams add to the charm of this style.

The California Wine Country style will add a rustic element to the streetscape, offering a casual and lower profile complement to the more formal vertical styles.
## Style Elements

### Minimum Elements (All Required on All Homes)
- Simple rectangular massing in one, one-and-a-half, full two-story, or a combination thereof.
- Low-pitched gabled primary roofs (3:12 to 5:12).
- Shed porches.
- Tight rake at gables (0" to 6").
- 12" to 16" eaves.
- Barrel or S-tile roof.
- Stucco is the primary wall material.
- Head and sill window trim or full window surrounds.
- Simple wood panel doors with vertical panels.
- Divided light windows.
- Rustic wood railing and column posts.

### Enhanced Elements¹,² (Minimum of 3 Required on All Homes)
- Exposed rafter tails.
- Boosted roof tiles.
- Overgrouted stone or brick as entire massing element.
- Smooth or imperfect smooth stucco finish.
- Front elevation with all windows inset 2" or one feature window recessed 12".
- Shutters (plank or diagonal brace).
- Colored window frames (e.g. cranberry, sage green, dark brown, etc.)
- Massive chimney (may be battered or tapered) clad in stucco, stone, or brick.
- Wood trellises, applied sheds over windows, or Bermuda shutters.
- Carriage style garage doors with hardware.
- Typical downspouts replaced with "rain chains" or round metal downspouts.

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE MONTEREY

The historic Monterey style blends the Spanish cultures of original California residents with the influences brought to the west by the first European settlers. These homes are a juxtaposition of local indigenous materials with colonial detailing applied. The dominant feature of the Monterey style is the always-present upper-story balcony element, which is contained within the principal roof form and cantilevered. The balcony is of heavy timbered construction, defining the structure.

The Monterey style is a direct link to the colonial heritage of California. Only appropriate for two-story homes, this style will enhance the animation of the streetscape, both vertically and horizontally, through height, recess, and significant shadow play.
## The Monterey

<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements¹ ² (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Form</strong></td>
<td>• Two-story, rectangular form.</td>
<td>• L-shaped form with front facing cross gable.</td>
</tr>
<tr>
<td></td>
<td>• Principal side gabled roof.</td>
<td>• Hipped roof elements.</td>
</tr>
<tr>
<td></td>
<td>• Cantilevered second story balcony covered by principal roof.</td>
<td></td>
</tr>
<tr>
<td><strong>Roof</strong></td>
<td>• Low-pitched gabled roofs (4:12 to 5:12).</td>
<td>• Full S-tile roof.</td>
</tr>
<tr>
<td></td>
<td>• Flat tile roof with barrel ridge and hip tiles.</td>
<td>• Applied shed roof elements over windows</td>
</tr>
<tr>
<td></td>
<td>• 12&quot; to 16&quot; overhangs.</td>
<td>• Exposed rafter tails.</td>
</tr>
<tr>
<td></td>
<td>• Thin eaves with either a half-round or ogee gutter.</td>
<td></td>
</tr>
<tr>
<td><strong>Walls</strong></td>
<td>• Stucco is the dominant exterior finish.</td>
<td>• Brick at first floor, which may be painted.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Horizontal wood siding at upper floor.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Thickened walls.</td>
</tr>
<tr>
<td><strong>Windows &amp; Doors</strong></td>
<td>• Paired windows in groups of twos or threes.</td>
<td>• First floor arched picture window at cross gable.</td>
</tr>
<tr>
<td></td>
<td>• Tall vertical windows.</td>
<td>• Bermuda shutters.</td>
</tr>
<tr>
<td></td>
<td>• Rustic plank entry door.</td>
<td>• At least one pair of French doors accessing the balcony.</td>
</tr>
<tr>
<td><strong>Details</strong></td>
<td>• Fixed panel or louvered wood shutters.</td>
<td>• Exposed decorative wood elements at balconies.</td>
</tr>
<tr>
<td></td>
<td>• Wood railing at balcony to match posts and beams.</td>
<td>• Ornate wrought iron railing at balcony.</td>
</tr>
</tbody>
</table>

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE SPANISH ECLECTIC

The Spanish Eclectic architectural style in California gained in popularity and sophistication in surface design after the 1915 Panama-California Exposition in San Diego. The Spanish Eclectic house is popular in many historic neighborhoods due to its adaptability of formal and casual, playful character. Historic precedence can be drawn from a wide and diverse range of influences; region, chronology, and function all contribute to the evolution of the Spanish Eclectic style. Truly one of the most diverse architectural styles, the Spanish Eclectic can vary from playful to exotic, bungalow to hacienda.

The Spanish Eclectic style will add to the intrinsic character and rich diversity of the streetscape. Offering an opportunity for bold color statement and whimsical forms, the style will add a playful element to the neighborhood.
<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements[^1][^2] (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form</td>
<td>• One, one-and-a-half (with strong one-story element and stepped back second story), or full two-story massing. (The form is not rigidly defined; this style can be applied to a wide variety of asymmetrical building mass configurations.)&lt;br&gt;• Roof form is predominately pitched, hipped or gabled, but may also be parapeted.</td>
<td>• Massive chimney with buttressed form and elaborate cap with arched opening and small tiled roof.&lt;br&gt;• Massive battered (tapered) chimney with finial chimney cap.&lt;br&gt;• Recessed arcade along front elevation.&lt;br&gt;• Arcaded wing wall.&lt;br&gt;• Balconies.</td>
</tr>
<tr>
<td>Roof</td>
<td>• Low pitched roof (3:12 to 5:12).&lt;br&gt;• Simple flat, hip, or gable roof with one intersecting gable roof.&lt;br&gt;• Overhangs are typically tight, but can be up to 18&quot;.&lt;br&gt;• Fascia is either tight to the building (6&quot; max) or nonexistent with raked tile providing the transition from wall to roof.&lt;br&gt;• S-shaped concrete tiles.&lt;br&gt;• Thin eaves with either a half-round or ogee gutter.</td>
<td>• &quot;Boosted&quot; or raised tiles (may be all or a percentage of the roof field).&lt;br&gt;• Applied shed roof elements over windows.&lt;br&gt;• Exposed rafter tails.</td>
</tr>
<tr>
<td>Walls</td>
<td>• Stucco is the dominant exterior finish.</td>
<td>• Overgrouted stone, brick, or adobe expressed as a single massing element.</td>
</tr>
<tr>
<td>Windows &amp; Doors</td>
<td>• Feature recessed arched picture window or three grouped arched windows.&lt;br&gt;• Vertical multi-paned windows or inserts at front elevations.&lt;br&gt;• Window head and jamb trim is absent.&lt;br&gt;• Modest (4&quot; max) window sill trim.</td>
<td>• Accent beveled glass recessed window.&lt;br&gt;• Single or grouped arched windows.&lt;br&gt;• Decorative precast concrete door and window surrounds.&lt;br&gt;• Heavy wood head trim at windows.&lt;br&gt;• Thickened walls.&lt;br&gt;• Juliet balconies.&lt;br&gt;• Bermuda shutters.</td>
</tr>
<tr>
<td>Details</td>
<td>• Masonry vents.&lt;br&gt;• Canales.</td>
<td>• Shaped rafter tails at feature areas.&lt;br&gt;• Wrought iron balconies and accent details.&lt;br&gt;• Arched stucco column porches.&lt;br&gt;• Vibrant and colorful glazed Spanish tile accents.</td>
</tr>
</tbody>
</table>

[^1]: An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.<br>[^2]: An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
The California Cottage introduces a quaint and picturesque element to the eclectic Russell Ranch streetscape. The Cottage typically has a steeply pitched roof, with the principal roof being side gabled, and multiple asymmetric cross gables. The Cottage is a popular style throughout historic California neighborhoods, with French and English European influences.

Homes may have applied half-timbering, and may feature face brick, which can be painted. Gabled dormers are common, with only modest eave extension. Details such as eyebrow dormers, bell-cast eaves, and arched windows add charm and whimsy to the storybook architectural style. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. Cottage houses generally have prominent chimneys.
## The California Cottage

<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| Form           | - One, one-and-a-half, or full two-story massing.  
                - Asymmetrical massing and proportions.  
                - Gable roof form (either front-to-back, side-to-side, or cross-gable). | - Single eyebrow dormer.  
                - Multiple (two or three) gable dormers.  
                - Massive chimney, usually integrated with the dominant gable. |
| Roof           | - Low pitched main roof (3:12 to 6:12).  
                - Asphalt composition shingles preferred, concrete tile allowed with raised bargeboard.  
                - Rake at gables up to 12". | - Steeply pitched accent gable (6:12 to 9:12).  
                - Standing seam metal accent roof at dormers or bay windows.  
                - Up to 16" eaves. |
| Walls          | - Stucco, lap siding, masonry/brick, stone, or any combination thereof. | - Smooth or imperfect smooth stucco.  
                - Stone or brick wainscot.  
                - Horizontal siding accents at gables and single massing elements.  
                - Masonry as an entire massing element (e.g., chimney, gable end, etc.)  
                - Painted brick. |
| Windows & Doors| - Divided lights common on all windows.  
                - Vertical windows in groupings of two and three.  
                - Head and sill window trim or full window surrounds.  
                - Entry doors accented by trim surrounds. | - Front elevation with all windows inset 2" or one feature window recessed 12".  
                - Round accent window or arched accent window flanked with arched shutters.  
                - Soft arch or radius top windows.  
                - Casement windows.  
                - Mulled window groupings.  
                - Arched entry door.  
                - Brick or stone window and/or door surrounds at key locations.  
                - Bay window.  
                - Deep recessed entry door. |
| Details        | - Shutters | - Exposed accent wood timbers and beams.  
                - Cast concrete door surrounds, window trim accents, and/or lents.  
                - Balcony or windows with decorative metal railings and French doors.  
                - Recessed gable vents.  
                - Leader heads at downspouts.  
                - Brick window and/or door headers at key locations. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.  
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE TRANSITIONAL BUNGALOW

The Craftsman bungalow was the first truly American vernacular style and became a very popular and beloved addition to historic California streetscapes. The Craftsman plan form broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses.

Russell Ranch's Transitional Bungalow reinterprets the traditional Craftsman style through a reduction in ornamentation and delicacy, bold material placement emphasizing major architectural elements, and prominent strong architectural forms. Focused on the blending of structure with nature, window walls and clerestory forms effectively bring the outdoors in to the home.
## The Transitional Bungalow

<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| **Form**       | • Simple massing, front or side gabled, typically one- to one-and-a-half-story massing.  
• Symmetrical or asymmetrical form.  
• Deep front entry porch.  
• Stylized column and beam detailing at porches | • Cross-gabled massing.  
• Two stories with a combination of one and two-story elements.  
• 8’ minimum full width, deep porch at entry. |
| **Roof**       | • Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.  
• 4:12 to 6:12 roof pitch.  
• 12” to 18” overhangs.  
• Asphalt composition shingles | • Concrete roof tile with raised bargeboard.  
• Varied porch roofs, shed or gabled.  
• Metal roof at porch (standing seam or corrugated).  
• Cascading (multiple) gables.  
• Single large shed dormer.  
• 18” to 36” overhangs.  
• Extended and shaped barge rafters.  
• Exposed rafter tails at eaves. |
| **Walls**      | • Exterior wall materials with combinations of materials, such as wood shingles, horizontal siding, board and batten, and stucco. | • Brick chimneys.  
• Battered (tapered) stone foundation or wainscot.  
• Foundation or wainscot using brick. |
| **Windows & Doors** | • Single hung windows at front elevations.  
• Use windows individually or in groups (typically two or three).  
• Doors with full surrounds.  
• Windows with full surrounds and a projected sill/apron. | • Casement windows.  
• Three or more windows in a “ribbon.”  
• Grouped windows with a high transom.  
• Large feature picture window flanked by two narrow vertical windows.  
• Wide wood entry door with integrated glass.  
• Wood door and window surrounds. |
| **Details**    | • Entry porches with columns resting on larger piers or bases.  
• Porch rails of repeated vertical elements. | • Entry porch columns consisting of single or multiple wood posts with rectangular or battered brick or stone piers or bases.  
• Wood brackets or knee braces.  
• Porch rails comprised of decoratively cut boards that create a horizontal pattern.  
• Typical downsputs replaced with “rain chains” or round metal downsputs.  
• Open eave overhangs with plumb or square cut rafter tails.  
• Exposed square cut ridge beams, outlookers, and purlins.  
• Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.  
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE CALIFORNIA PRAIRIE

The Prairie style was born of the Chicago Prairie School movement. The style is organic in nature, integrated with the land, using natural materials and abstracted nature forms. The Prairie emphasizes the integration of indoor and outdoor spaces with its trademark wide overhangs, appropriate for the regional climate, identifying the style. Although not as prevalent in the area as the Craftsman style, Prairie homes are very distinctive and add a strong horizontal presence to the community.

The California Prairie at Russell Ranch is a slightly abstracted version of the traditional Prairie style with simplicity in form and detail. A commitment to strong orthogonal forms and linear arrangements tie the California Prairie to its Midwestern roots.
<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements(^1,^2) (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| **Form**       | - One or two-story with strongly horizontal massing.  
                 - Secondary masses perpendicular to the primary forms. | - Porte-cochères (where applicable) and raised porches extending out from the entry of the home.  
                 - Accentuated horizontal base extending out as a site or planter wall. |
|                | **Roof**                                    | **Walls**                                                     |
|                | - Long, horizontal low-pitched hip roofs with large over-hanging eaves, emphasizing horizontal planes (3.5:12 to 4:12 roof pitch).  
                 - 36" minimum overhangs.  
                 - Gable roof forms are also appropriate.  
                 - Flat concrete tile with a shingle appearance or asphalt composition shingles. | - Stucco in combination with ledge stone or masonry wainscot base.  
                 - Ledge stone used as post bases and fireplaces only. |
|                | **Windows & Doors**                         | **Extensive use of brick or ledge stone, used to emphasize the horizontal planes, with struck horizontal grout joints.**  
                 | - Square or rectangular windows  
                 - Grouping and arrangement of windows should emphasize the geometry of the elevation.  
                 - Ribbons of windows under deep roof overhangs.  
                 - Wood window and door trim. | - Clerestory windows.  
                 - Leaded glass inserts at entry.  
                 - Accent colored window frames.  
                 - Style-specific divided lights |
|                | **Details**                                 | **Metal or wood fascia.**  
                 | - Ornamental railings and gates.  
                 - Wood beams and brackets. | **Carpenter detailing\(^3\),**  
                 | - 12" - 18" overhangs | **Style-specific unique lighting fixtures.**  
                 | * | **Low garden walls to enclose and frame outdoor living spaces.**  
                 | **Massive chimney forms, wrapped in stone or brick.** |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.  
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.  
3. Wood trim details (e.g., at doors, windows, eaves, terraces and pergola style porte-cochères).
THE SPANISH COLONIAL REVIVAL

The 1915 Panama-California Exposition, designed by Spanish Colonial architecture expert Bertram Grosvenor Goodhue, ended the precedent of free adaptations of the Mission style and brought the emergence of precise imitations of more elaborate Spanish prototypes. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Fashionable architects of the time began to look directly to Spain for source material, finding a long and rich sequence of architectural traditions, which became melded into a style that became the Spanish Colonial Revival.

The Spanish Colonial Revival introduces a more formal and symmetrical counterpart to the playful Spanish Eclectic style, adding diversity to the Russell Ranch streetscape.
<table>
<thead>
<tr>
<th><strong>Style Elements</strong></th>
<th><strong>Minimum Elements (All Required on All Homes)</strong></th>
<th><strong>Enhanced Elements</strong>&lt;sup&gt;1, 2&lt;/sup&gt; (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| **Form**          | - One, one-and-a-half (with strong one-story elements), or full two-story massing.  
- Roof form is predominantly pitched, hipped or gabled, but may also have a parapeted accent, which may be shaped in a traditional mission form.  
- Primarily symmetrical form.  |
|                   | - Massive chimney with buttressed form and elaborate cap with arched opening and small tiled roof.  
- Massive battered (tapered) chimney with finial chimney cap.  
- Recessed arcade along front elevation.  
- Arcaded wing wall.  
- Balconies.  
- Cantilevered second story elements with brackets.  |
| **Roof**          | - Low pitched roof (3:12 to 5:12).  
- Overhangs are typically tight, but can be up to 18”.  
- Fascia is either tight to the building (6” max) or nonexistent with rake tile providing the transition from wall to roof.  
- S-shaped concrete tiles.  
- Thin eaves with either a half-round or ogee gutter.  |
|                   | - “Boosted” or raised tiles (may be all or a percentage of the roof field).  
- Exposed rafter tails.  |
| **Walls**         | - Stucco is the dominant exterior finish.  |
|                   | - Multiple feature recessed arched windows.  
- Accent beveled glass recessed window.  
- Single or grouped arched windows.  
- Decorative precast concrete door and window surrounds.  
- Heavy wood head trim at windows.  
- Thickened walls.  
- Juliet balconies.  
- Bermuda shutters.  |
| **Windows & Doors** | - Feature recessed arched picture windows or three grouped arched windows.  
- Vertical multi-paned windows or inserts at front elevations.  
- Window head and jamb trim is absent.  
- Modest (4” max) window sill trim.  
- Oversized wood entry door.  |
|                   | - Scalloped eaves.  
- Shaped rafter tails at feature areas.  
- Wrought iron balconies and accent details.  
- Arched stucco column porches.  
- Vibrant and colorful glazed Spanish tile accents.  |
| **Details**        | - Masonry vents.  
- Canales.  |

<sup>1</sup> An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.  
<sup>2</sup> An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE CALIFORNIA CRAFTSMAN

The Craftsman bungalow was an enormously influential form and style of architecture in America between 1906 and 1918, the first truly American vernacular style. The Craftsman plan form broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses.

Architecturally, the Craftsman bungalow was designed to achieve harmony between the house and its landscape, to get as close as possible to nature. A Craftsman bungalow has many of the hallmarks of the Arts and Crafts aesthetic: clinker brick, carved rafter tails, a mixture of cladding (brick, clapboard, tile, and shingle), and oversized eave brackets painted in colors of nature.

The California Craftsman recalls the comfortable and welcoming nature of the much-loved historic Craftsman bungalows with a uniquely California flair with large windows and an emphasis on the blending of indoor and outdoor spaces. These homes reflect a sense of permanence that only artisanship and careful design can convey.
<table>
<thead>
<tr>
<th>Style Elements</th>
<th>Minimum Elements (All Required on All Homes)</th>
<th>Enhanced Elements&lt;sup&gt;1,2&lt;/sup&gt; (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| **Form**       | • Simple massing, front or side gabled, typically one- to one-and-a-half-story massing.  
• Symmetrical or asymmetrical form. 
• 6’ minimum deep front entry porch. 
• Stylized column and beam detailing at porches | • Cross-gabled massing.  
• Two stories with a combination of one and two-story elements. 
• Full width, deep porch at entry. |
| **Roof**       | • Low-pitched roofs with large overhanging eaves, emphasizing horizontal planes.  
• 4:12 to 6:12 roof pitch. 
• 12” to 18” overhangs. 
• Asphalt composition shingles preferred. | • Concrete roof tile with raised bargeboard.  
• Varied porch roofs; shed or gabled. 
• Cascading (multiple) gables. 
• Roof dormers (shed or gable form). 
• 16” to 36” overhangs. 
• Extended and shaped barge rafters. 
• Exposed rafter tails at eaves. |
| **Walls**      | • Exterior wall materials with combinations of materials, such as wood shingles, horizontal siding, board and batten, and stucco. | • Stone, brick or combination chimneys.  
• Eliminate stucco as a wall treatment. 
• Foundation or wainscot using brick, stone, or a combination. 
• Battered (tapered) stone foundation or wainscot. |
| **Windows & Doors** | • Single hung windows at front elevations.  
• Use windows individually or in groups (typically two or three). 
• Doors with full surrounds. 
• Windows with full surrounds and a projected sill/apron. | • Casement windows.  
• Divided light windows. 
• Three or more windows in a “ribbon.” 
• Grouped windows with a high transom. 
• Wide wood entry door with integrated glass. 
• Wood door and window surrounds. |
| **Details**    | • Entry porches with columns resting on larger piers or bases. 
• Porch rails of repeated vertical elements. | • Wood brackets or knee braces.  
• Entry porch columns consisting of single or multiple wood posts with rectangular or battered brick or stone piers or bases. 
• Porch rails comprised of decoratively cut boards that create a pattern. 
• Additional “stick-work” in gable ends. 
• Typical downspouts replaced with “rain chains.” 
• Open eave overhangs with shaped rafter tails. 
• Decorative ridge beams, lookouters, and purlins. 
• Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
THE CALIFORNIA VILLA

The Villa pays homage to Italian Renaissance architecture while introducing elements of California style. Simple, symmetrical, unornamented facades with decorative elements focused to high-visibility areas, such as doors and windows. Small details concentrated in high impact locations work to create a highly ordered style with classical elegance and restrained formality.

Being more formal and vertical in nature, the Villa adds an attractive contrast to some of the casual and eclectic styles within the neighborhood.
<table>
<thead>
<tr>
<th><strong>Style Elements</strong></th>
<th><strong>Minimum Elements (All Required on All Homes)</strong></th>
<th><strong>Enhanced Elements</strong>&lt;sup&gt;1, 2&lt;/sup&gt; (Minimum of 3 Required on All Homes)</th>
</tr>
</thead>
</table>
| Form              | - Two-story form.  
- Simple hipped roof with a flat, symmetrical facade. | - Full-width loggia with a formal and elegantly detailed colonnade. |
| Roof              | - Low pitched roof (4:12 to 5:12).  
- Simple hipped roof.  
- Broadly overhanging (24" min) boxed eaves.  
- Barrel or S-shaped concrete tiles. | - Decorative brackets at eaves.  
- Hipped roof with single-story projecting wings (i.e., porte-cochere or sunroom).  
- Decorative frieze. |
| Walls             | - Stucco is the dominant exterior finish. | - Yellow brick walls.  
- Horizontal rusticated base of stone or masonry. |
| Windows & Doors   | - Formal window arrangement across full facade.  
- Symmetrical placement of windows.  
- Smaller windows on upper floors.  
- Classical door surrounds. | - Full-length first-story windows with arches above.  
- Palladian window arrangements.  
- Precast concrete door and window surrounds.  
- Pedimented door surround with columns.  
- Arched entry door.  
- Pedimented windows. |
| Details           | - Belt-course to accent second floor plate or window sills. | - Roof-line balustrades.  
- Molded cornices.  
- Bracketed window cornices.  
- Molded precast concrete belt-course to accent second floor plate or window sills.  
- Shutters (louvered). |

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1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.
2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.
Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Folsom Glenn Car Wash Shade Structure Commercial Design Review
File #: PN-18-371
Request: Commercial Design Review
Location: 414 Glenn Drive
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner
Name: Wegat Family Trust
Address: 106 Diablo View Drive, Orinda, CA 94563

Applicant
Name: Folsom Glenn Car Wash
Address: 414 Glenn Drive, Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Commercial Design Review Application for development of a shade structure at the existing Folsom Glenn Car Wash as illustrated on Attachments 5 and 6 for the Folsom Glenn Car Wash Shade Structure project (PN 18-371) subject to the findings and conditions of approval attached to this report.

Project Summary: The proposed project involves a request for commercial design review approval for development of a 3,850-square-foot freestanding shade structure at the existing Folsom Glenn Car Wash located at 414 Glenn Drive. In addition, the proposed project includes eliminating an existing trash/recycling enclosure and constructing a new trash/cycling enclosure in a new location.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Conditions of Approval
4 - Vicinity Map
5 - Site Plan, dated January 28, 2019
6 - Shade Structure Elevations and Details, dated January 28, 2019
7 – Heat Illness Prevention Letter and Information, dated February 12, 2019
8 - Site Photographs
Submitted,

PAM JOHNS
Community Development Director
ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL
The applicant, Folsom Glenn Car Wash, is requesting commercial design review approval for development of a permanent, 3,850-square-foot freestanding shade structure at the existing Folsom Glenn Car Wash located at 414 Glenn Drive. The proposed shade structure, which is proposed near the car wash tunnel exit adjacent to Glenn Drive, features a blue-colored fabric canopy (Alnet Extra Block Shadecloth) supported by six steel columns and a steel-framed hip structure. The shade structure is 10 feet in height around the perimeter with the apex being approximately 15 feet in height. In addition to construction of the shade structure, the applicant is proposing to remove an existing trash/recycling enclosure located in the southeast corner of the project site and construct a new trash/recycling enclosure in the northeast corner of the project site. This modification to the trash/recycling enclosure location is necessary due to the fact that proposed shade structure will block off solid vehicle access to the existing trash/recycling enclosure.

The applicant has indicated to City staff that the purpose of the proposed shade structure is to provide a safer work environment for employees of the Folsom Glenn Car Wash. The car wash provides a number of services (car drying, car detailing, car waxing, tire dressing, etc.) to customers that require employees to work outdoors in conditions that can be severe at times in terms temperature. In an ongoing effort to protect the health and safety of their employees, Folsom Glenn Car Wash has been providing information, guidance, and training resources (Attachment 7) in accordance with the requirements of the Federal Occupational Safety and Health Administration (OSHA). As part of this ongoing effort, the applicant is proposing to install a permanent outdoor shade structure that will shield employees from the impacts of direct sunlight especially during the warmer months of the year.

POLICY/RULE
The Folsom Municipal Code (FMC) requires that office, industrial, and commercial development of one thousand square feet or greater in size submit a Design Review Application for approval by the City. The Design Review Application is required to be forwarded to the Planning Commission for final action as addressed in Section 17.06.030 of the Folsom Municipal Code.
ANALYSIS
As described in the applicant’s proposal, the Folsom Glenn Car Wash is requesting approval to construct a single, permanent 3,850-square-foot freestanding shade structure adjacent to Glenn Drive. The applicant had initially intended to construct two shade structures side by side at the proposed location, however, due to Fire Department requirements regarding separation of structures, it was determined that this could not be accomplished. As a result, the applicant modified their plans to reflect a single, 3,850-square-foot shade structure as shown on the current plans. City staff also encouraged the applicant to consider construction a more permanent shade structure (stucco support columns, standing seam metal roof, etc) designed to better match the architecture and building materials utilized on existing structures within the project site. The applicant indicated that more permanent shade structure was not financially feasible for the Folsom Glenn Car Wash business.

The project site is located within a commercial area where no specific design standards or architectural guidelines have been established. As a result, the architecture and design for development projects within this area are evaluated on a case-by-case basis. For this commercial site, staff evaluated the design of the proposed shade structure relative to the existing buildings and structures located on the project site. Staff also took into consideration the unique nature of the Folsom Glenn Car Wash operation, which incorporates employees into many of the car wash activities (drying, cleaning, detailing, waxing, etc.) as opposed to fully automating the entire car wash process like all other car wash facilities within the City.

The project site is bound by a U.S. Post Office building to the north with commercial development beyond, Glenn Drive to the south with the Folsom Fair and Folsom Central shopping centers beyond, Riley Street to the west with the Folsom Central shopping center beyond, and the La Petite Academy and US Bank to the east with East Bidwell Street beyond. Buildings within the surrounding commercial developments, which were constructed primarily in the 1980’s, and reflect the common architecture and design of that period. Primary building materials found on these structures include stucco, wood siding, stone veneer, brick veneer, concrete roof tiles, and standing seam metal roofing. Based on the commercial nature of land uses and buildings in the project area, staff has determined that the proposed shade structure is consistent with and complimentary to the design, materials, and colors of existing buildings in the general project area.

The project site includes three existing buildings, a car wash tunnel, and a small fabric canopy near the entrance to the car wash tunnel. The existing buildings on the project site, were constructed in 2001 and feature an industrial design that is typical of other car wash uses. Primary building materials found on these buildings and structures include concrete masonry blocks, stucco, metal design elements, and standing seam metal...
roofing. The primary color scheme found on the existing buildings is gray, accented by blue metal roofs, black metal design elements, and a tan-colored entry canopy. As shown on the submitted elevations and details (Attachment 6), the proposed shade structure has been designed to match the roof pitch and roof colors of the existing buildings located on the project site. In addition, the steel support columns of the shade structure have been designed to match metal design elements found throughout the project site.

Based on the design, materials, and color of the existing buildings described above, staff has determined that the proposed shade structure will be complimentary to existing site development in terms of design, materials, and colors. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for development of a 3,850-square-foot shade structure at the existing Folsom Glenn Car Wash. The applicant shall submit building plans that comply with this approval, the attached site plan, and the attached shade structure elevations and details dated January 28, 2019.

2. The design, materials, and colors of the proposed Folsom Glenn Car Wash shade structure shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.

3. The final location, orientation, design, materials, and colors of the new trash/recycling enclosure is subject to review and approval by the Community Development Department. In addition, the existing trash/recycling enclosure shall be removed and replaced with landscaping to the satisfaction of the Community Development Department.

ENVIRONMENTAL REVIEW
The project is categorically exempt under Section 15303 New Construction or Conversion of Smaller Structures of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION/PLANNING COMMISSION ACTION
Move to Approve the Design Review Application for development of a 3,850-square-foot shade structure as illustrated on Attachments 5 and 6 for the Folsom Glenn Car Wash Shade Structure project with the following findings and conditions of approval included as Attachment 3.
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 AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) 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.

DESIGN REVIEW FINDINGS

F. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND THE ZONING ORDINANCE.

G. THE PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
BACKGROUND
In 1997, the Architecture Review Commission approved a Design Review Application for development of a 2,020-square-foot car wash facility (Folsom Glenn Car Wash) on a 1.1-acre site located at 414 Glenn Drive. The aforementioned car wash facility included two freestanding buildings, a car wash tunnel, and associated site improvements. On September 9, 1999, the Architectural Review Commission approved a Design Review Application for development of a 1,620-square-foot oil change facility on the subject parcel. On January 9, 2003, the Architectural Review Committee approved a Design Review Application for a 900-square-foot expansion to the existing car wash facility to provide more interior storage space.

GENERAL PLAN DESIGNATION
CC (Community Commercial)

ZONING
C-2 (Central Business District)

ADJACENT LAND USES/ZONING
North: U.S. Post Office (C-2) with Commercial and Residential Development Beyond
South: Glenn Drive with Commercial Development (C-2) Beyond
East: La Petite Academy and US Bank (C-2) with East Bidwell Street Beyond
West: Riley Street with Folsom Central Shopping Center (C-2 PD) Beyond

SITE CHARACTERISTICS
The 1.1-acre project site is fully developed with a car wash facility, an oil change facility, and associated site improvements.

APPLICABLE CODES
FMC 17.06, Design Review
FMC 17.22, Commercial Land Use Zones
Attachment 3
Conditions of Approval
# CONDITIONS OF APPROVAL FOR THE FOLSOM GLENN CAR WASH SHADE STRUCTURE PROJECT (PN 18-371)
## 414 GLENN DRIVE
### COMMERCIAL DESIGN REVIEW

<table>
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<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
</table>
| 1.                 | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:  
  - Site Plan, dated January 28, 2019  
  - Shade Structure Elevations and Details, dated January 28, 2019  
  This project approval is for the Folsom Glenn Car Wash Shade Structure Commercial Design Review, which includes construction of a 3,850-square-foot shade structure at the existing Folsom Glenn Car Wash located at 414 Glenn Drive. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. | B             | CD (P)(E)               |
| 2.                 | Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. | B             | CD (P)(E)(B)            |
| 3.                 | The project approvals granted under this staff report (Commercial Design Review) shall remain in effect for two years from final date of approval (February 20, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. | B             | CD (P)                  |
### CONDITIONS OF APPROVAL FOR THE FOLSOM GLENN CAR WASH SHADE STRUCTURE PROJECT (PN 18-371)

#### 414 GLENN DRIVE

#### COMMERCIAL DESIGN REVIEW

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
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</thead>
</table>
| 4.                 | 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:  
  - The City bears its own attorney's fees and costs; and  
  - The City defends the claim, action or proceeding in good faith  

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.                                                                 | OG            | CD (P)(E)(B) PW, PR, FD, PD, NS |

#### DEVELOPMENT COSTS AND FEE REQUIREMENTS

<p>| 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.                                                                 | B             | 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.                                                                 | B             | 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. | B             | CD (P)(E)               |</p>
<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
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<tbody>
<tr>
<td>8.</td>
<td>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.</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
<tr>
<td>9.</td>
<td>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (February 20, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</td>
<td>B</td>
<td>CD (P)(E), PW, PK</td>
</tr>
<tr>
<td>10.</td>
<td>The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</td>
<td>B</td>
<td>CD (P)</td>
</tr>
</tbody>
</table>
## ARCHITECTURE/SITE DESIGN REQUIREMENTS

11. The project shall comply with the following architecture and design requirements:

   1. This approval is for development of a 3,850-square-foot shade structure at the existing Folsom Glenn Car Wash. The applicant shall submit building plans that comply with this approval, the attached site plan, and the attached shade structure elevations and details dated January 28, 2019.

   2. The design, materials, and colors of the proposed Folsom Glenn Car Wash shade structure shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.

   3. The final location, orientation, design, materials, and colors of the new trash/recycling enclosure is subject to review and approval by the Community Development Department. In addition, the existing trash/recycling enclosure shall be removed and replaced with landscaping to the satisfaction of the Community Development Department.

## FIRE DEPARTMENT REQUIREMENT

12. The proposed shade structure shall meet conditions set forth in the California Fire Code Sections 3104 and 3105. In addition, no power supply shall be added to the shade structure.

## POLICE/SECURITY REQUIREMENT

13. The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:

   - A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings).

   - Security measures for the safety of all construction equipment and unit appliances shall be employed.

   - Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.
CONDITIONS
See attached tables of conditions for which the following legend applies.

<table>
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<tr>
<th>RESPONSIBLE DEPARTMENT</th>
<th>WHEN REQUIRED</th>
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<tr>
<td>CD (P) Community Development Department</td>
<td>I Prior to approval of Improvement Plans</td>
</tr>
<tr>
<td>(E) Planning Division</td>
<td>M Prior to approval of Final Map</td>
</tr>
<tr>
<td>(E) Engineering Division</td>
<td>B Prior to issuance of first Building Permit</td>
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<tr>
<td>(B) Building Division</td>
<td>O Prior to approval of Occupancy Permit</td>
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<tr>
<td>(F) Fire Division</td>
<td>G Prior to issuance of Grading Permit</td>
</tr>
<tr>
<td>PW Public Works Department</td>
<td>DC During construction</td>
</tr>
<tr>
<td>PR Park and Recreation Department</td>
<td>OG On-going requirement</td>
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<td>PD Police Department</td>
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</table>
Attachment 4
Vicinity Map
Vicinity Map
Attachment 5
Site Plan, dated January 28, 2019
Attachment 6
Shade Structure Elevations and Details
Dated January 28, 2019
Attachment 7

Sun Exposure Letter Provided by Southern Hemisphere Shade Inc.
February 12, 2019

Calstra Car Wash
Jon Tiford
414 Glenn Drive
Folsom, CA 95630
jon@folsomcarwash.com

RE: Policy Number 5501722

Dear Jon:

Per our discussion, your car wash operation must have a formal Heat Illness Prevention Program. See California Code of Regulations, Title 8, Section 3395. [https://www.dir.ca.gov/title8/3395.html](https://www.dir.ca.gov/title8/3395.html). The standard requires access to shade & water, emergency response procedures and acclimatization measures. I have attached a related model program, which can be revised as necessary to meet your needs.

The regulation states that continuous shade access must be present when temperatures exceed 80 degrees Fahrenheit. The shade must be located as close as practicable to the areas where employees are working. As such, an overhang structure(s) for employees who prep, detail and dry automobiles is recommended.

If you have questions regarding this recommendation, Cal/OSHA standard or other loss control matters, please contact me.

Sincerely,

Cindy Ramos MBA, ARM
Loss Control Director
CompWest Insurance Company
415-593-5181
cramos@compwestinsurance.com
Heat Illness Prevention Program

Folsom Glenn Car Wash & Auto Lube
This program is a guide to compliance with California Code of Regulations, Title 8, Section 3395 Heat Illness Prevention. By following the policies and procedures outlined in this document, workers will be to recognize and mitigate the symptoms of heat illness. They will also be able to respond in an actual heat related emergency.

Availability of Water and Shade

It is the sole responsibility of the employer to provide water to all employees. The water available must be free, fresh, cool, and placed in a practical location. Consider shaded areas, and break locations. One quart per hour must be made available to each employee at the start of the shift, (two gallons for an eight hour shift). Provisions will be made to replenish water supplies periodically. Employees will be encouraged to drink plenty of water. Under no circumstances will an employee be denied a drink of water.

The employer has designated Jon Tilford, General Manager, and Michael Weisz, Office Manager, to oversee and implement the water portion of the program. This includes, but is not limited to:

- The provision of water coolers, cups, bottles, and the water itself.
- Replenishing water and supplies daily.
- Purchasing and maintaining any items or equipment previously stated.
- The coordination of a replacement if he or she happens to be absent.
- The ultimate responsibility of making sure that each job site has water, and any related equipment, before the start of each work day.

The employer will provide shade when the temperature exceeds 80 degrees Fahrenheit. Shade areas will be open to the air, or provided with ventilation or cooling. Enough shade will be provided to accommodate the number of employees on break, or recovery period, at any given time (consider lunch and cool down rest periods.) Shade will be in a practical location, and as close to the workers as possible. Employees will not be forced into contact with one another in the shaded area. Under no circumstances will an employee be denied access to shade.

The employer has designated Jon Tilford, General Manager, and Michael Weisz, Office Manager, to oversee and implement the shade portion of the program. This includes, but is not limited to:

- The overview of the jobsite and designation of shade. (Does suitable shade exist, i.e. trees)
- The Provision of any materials needed (tent, stakes, poles, etc).
- Purchasing and maintenance of any related supplies.
- The coordination of a replacement if he or she happens to be absent.
- The ultimate responsibility of making sure that each job site has shade, and any related equipment, before the start of each work day.

Emergency Response Procedures

It is the responsibility of the employer to implement emergency response procedures. These procedures include, but are not limited to:

- Ensuring that effective communication and observation are maintained at the work site, so that employees can quickly and effectively contact a supervisor or emergency responders.
- Any potential signs of heat illness will be addressed in accordance to the perceived severity of the illness, either by communication with the effected employee, preventative cool-down rest or water break, first aid, or contact with emergency responders.
Any employee displaying signs of heat illness will not be left alone or sent home, without first being offered aid, or other medical services.

Emergency responders will be contacted by a designated employee(s), when signs of severe heat illness are present. These include loss of consciousness, disorientation, staggering, vomiting, etc.

The employer has designated Jon Tilford, General Manager, and Michael Weisz, Office Manager, to oversee and implement the emergency response portion of the program. This includes, but is not limited to:

- The ability to recognize signs and symptoms of heat illness.
- Basic first aid skills to respond to heat illness.
- The ability to quickly and effectively communicate information to emergency responders.
- Geographical knowledge of the jobsite and the surrounding area, and the ability to give clear and precise directions.
- The coordination of a replacement, if he or she happens to be absent.

High Heat Procedures and Exemptions

Employers within the following industries must implement special high-heat procedures, when the temperature equals or exceeds 95 degrees Fahrenheit:

- Agriculture
- Construction
- Landscaping
- Oil & Gas Extraction
- Transportation or delivery of agricultural products, construction materials or other heavy materials, unless operating an air-conditioned vehicle that does not include loading or unloading.

These procedures include:

- Ensuring that communication is maintained between supervisor and employees. (Direct observation, voice, radio).
- Observing employees for signs and symptoms of heat illness (at least one of the following).
  - Supervisor or designee observation (per 20 employees).
  - Mandatory buddy system.
  - Regular communication with a sole employee.
  - Other effective means of observation.
- Designating an employee(s) authorized to contact emergency responders.
- Frequently reminding employees to drink plenty of water.
- Pre shift tool box talks to review the Heat Illness Prevention Plan, encourage employees to drink water, and remind them of their right to a cool-down rest when needed.

Agricultural employees working outdoors also have special considerations for high-heat procedures.

- When temperatures reach 95 degrees or above, the employer will ensure that an employee takes an extra 10 minute preventive cool-down rest period every 2 hours. This rest is required.
- The extra 10-minute preventive cool-down rest period every 2 hours, is able to extend into overtime periods (i.e. extra rest after 10 or 12 hours of work).
Acclimatization Methods and Procedures

The employer has designated Jon Tilford, General Manager, and Michael Weisz, Office Manager, to oversee and implement the acclimatization portion of the program. This includes, but is not limited to:

- Supervising, or designating a monitor to, any employee new to a high heat area for the first 14 days of employment.
- Communicating regularly to the new employee to ensure that he or she is acclimatizing to the heat properly.
- Accommodating the new employee, to the best degree possible, during the first 14 days of employment, or during heat conditions.
- The coordination of a replacement supervisor, if he or she happens to be absent.
- The added responsibility of observation of all employees during a heat wave, defined as, any day in which the predicted high temperature for the day will be at least 80 degrees Fahrenheit, and at least 10 degrees higher than the average high daily temperature in the preceding five days.
PROTECTING OUR WORKERS

INTRODUCTION

To help protect outdoor workers exposed to sunlight, OSHA has issued recommendations to safeguard employees from harmful ultraviolet (UV) radiation.

Working in co-operation with the American Cancer Association, they advise almost all skin cancers, approximately 99% of non-melanoma skin cancers and 95% of melanoma, are caused by extended exposure to UV radiation from the sun. They are therefore the direct result of exposure to the UV rays in sunlight.

Both basal cell and squamous cell cancers are the most common types of skin cancer and tend to be found on regularly sun-exposed parts of the body. The risk of melanoma, a more serious but less common type of skin cancer, is also related to sun exposure.

OSHA’S POCKET CARD ON SUN EXPOSURE

OSHA's pocket card on harmful sun exposure recommends that workers who spend time outdoors protect themselves from harmful UV rays by wearing protective clothing that does not transmit visible light; broad-brimmed hats that protect the face, ears and neck; and UV ray-blocking sunglasses.

Workers should also frequently apply sunscreen with a Sun Protection Factor (SPF) of 15 or higher, and seek the protection of shade between the hours of 10 a.m. and 4 p.m.

Melanoma accounts for more than three-fourths of skin cancer-related deaths each year, though most skin cancers can be cured if detected early enough, according to OSHA. Skin cancer and deaths resulting from melanoma are increasing rapidly in the United States even though fewer cases of most other cancer are being reported, said the agency.

The pocket card is not a new standard or regulation, and it creates no legal obligations.

It is advisory in nature, informational in content, and is intended to provide safety advice for outdoor workers, said OSHA. The pocket card is available at the agency's Web site at www.osha.gov under publications.

PROVIDING SHADE FOR OUTDOOR WORKERS

Southern Hemisphere Shades Inc. has been providing much needed UV Ray protection to children and adults throughout the country for over 15 years. While we endeavor to provide esthetically pleasing shade structures to our communities, our prime objective is the protective benefits they offer.

Understanding it is the level of the UV rays that determine the danger factor, we have worked with companies around the world to provide shade membranes that eliminate the maximum amount of these rays.
PROTECTING OUR WORKERS

We are pleased to offer maximum shade producing structures that, while protecting our communities from the sun, have also been developed to produce maximum fire resistance. Some of the twenty available colors holding CSFM or ASTM E 84 verification...

MANUFACTURER PROVIDED DATA

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<thead>
<tr>
<th>COLOR</th>
<th>UPF</th>
<th>UVR</th>
<th>SHADE FACTOR</th>
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<tr>
<td>Beige</td>
<td>13</td>
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<td>74%</td>
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<tr>
<td>Brown</td>
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<td>Blue (Dove)</td>
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<tr>
<td>Pearl Onyx</td>
<td>16</td>
<td>94%</td>
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</tr>
</tbody>
</table>

The extent of the UV elimination of our membranes varies with the color selection. The lowest protection is that provided by the Olive color, 91%.

During manufacture, the raw material has a UV protecting chemical added. This prevents any penetration of the fabric for the first five years. The chemical begins to break down at a measured rate each year. Factoring this in, most membranes have a life of 8 to 12 years with some providing as much as 15 years.

The life of the membrane is affected by a number of factors - extreme weather (wind, sun & snow) conditions are the most influential. A second component of wear is the tension of the membrane - if tension is maintained, there will be less movement resulting in less wear and tear and longer life. More controllable conditions include abrasive wearing by tree limbs, etc.

The shade factor is also an important detail in that it produces a sizable temperature reduction in the protected area.

It has been measured at between 15 and 25 degrees below the ambient temperatures. The membrane is a woven fabric with pin point sized pores allowing for any surrounding radiated hot air to pass through leaving behind cool shade. Solid membranes trap hot air as they do not have this feature. This factor reduces the potential for heat exhaustion.

Eliminates UV degradation - An often less realized advantage is the extended daily use and life of equipment, play structures, etc. The membrane prevents the sun from raising the temperature of play equipment thus allowing use of play equipment throughout most of the day. Eliminating UV will also decrease UV degradation and extend the equipment life beyond that of the manufacturer's warranty.

Provided by:

Southern Hemisphere Shades Inc.
Sacramento, CA
PROTECTING OUR WORKERS
Attachment 8
Site Photographs
COMMUNITY DEVELOPMENT DEPARTMENT

DATE:  2/20/19 Planning Commission Meeting
TO:    Chairman and Planning Commissioners
FROM:  Community Development Department

Item #4

A Folsom Plan Area Update will be presented by Principal Planner, Desmond Parrington. Staff will provide the Planning Commission with an overview of the Specific Plan as well as an update of activities in the Folsom Plan Area. In anticipation of receiving three potential development applications later this year from the Folsom Ranch land owners, Westland Capital Partners, and their development partners, staff will discuss the proposed changes associated with those projects.