



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **PLANNING COMMISSION AGENDA**

**April 20, 2016**

**CITY COUNCIL CHAMBERS**

**6:30 p.m.**

**50 Natoma Street**

**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Chair Ross Jackson, Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, and Thomas Scott

*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 March 16, 2016 and April 6, 2016 will be presented for approval.

### **CONTINUED ITEM**

1. **PN 16-050, The Island Subdivision Phase II, 450 Parkshore Drive – Tentative Subdivision Map Amendment and Planned Development Permit Modification (Continued from the April 6, 2016 Planning Commission Meeting)**

A Public Hearing to consider a request from Lewis Planned Communities for approval of a Tentative Subdivision Map Amendment and a Planned Development Permit Modification for alterations to Phase II of the previously-approved Island Subdivision project located on a 15.1-acre site at 405 Parkshore Drive. The zoning is SP 93-2 with an underlying designation of RM PD and the General Plan is MLD. An Addendum to the 1992 Silverbrook Island EIR has previously been approved in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lewis Planned Communities)**

## **NEW BUSINESS**

### **2. Appeal of PN 13-212: 659 Hancock Drive Design Review Approval**

A Public Hearing to consider an appeal by Craig and Jane Yost of a Design Review approval for construction of a 3,000-square-foot single-family residence located at 659 Hancock Drive. The zoning designation for the site is R-1 ML (Single-Family Dwelling, Medium Lot District) and the General Plan designation is SF (Single Family). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: American AAA and R Developer LLC)**

### **Planning Commission / Planning Manager Report:**

The next Planning Commission meeting is scheduled for **May 4, 2016**. 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, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

#### **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



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**

**March 16, 2016**

**CITY COUNCIL CHAMBERS**

**6:30 P.M.**

**50 Natoma Street**

**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of January 20, 2016 were approved.

**ELECTION OF CHAIR AND VICE-CHAIR**

COMMISSIONER SCOTT MOVED TO NOMINATE ROSS JACKSON AS CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BUTCHER, SCOTT, ARNAZ, MARTELL, LANE, EMBREE, JACKSON  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

COMMISSIONER JACKSON MOVED TO NOMINATE JOHN ARNAZ AS VICE-CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: EMBREE, LANE, JACKSON, BUTCHER, SCOTT, MARTELL, ARNAZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

**NEW BUSINESS**

**1. PN 16-035, 905 East Bidwell Street – Commercial Design Review**

A Public Hearing to consider a request from Orchard Supply Hardware & Oppidan Investment Company, Inc. for a Commercial Design Review Approval for remodeling of an existing 39,450-square-foot commercial building located within the Bidwell Center at 905 East Bidwell Street. The zoning classification for the site is Central Business, Planned Development District (C-2 PD). The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Orchard Supply Hardware / Oppidan Investment Company, Inc.)**

COMMISSIONER SCOTT MOVED APPROVE PN 16-035, COMMERCIAL DESIGN REVIEW FOR REMODELING OF AN EXISTING 39,450-SQUARE-FOOT COMMERCIAL BUILDING LOCATED WITHIN THE BIDWELL CENTER AT 905 EAST BIDWELL STREET AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 6 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL 1 – 17.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	MARTELL, SCOTT, EMBREE, ARNAZ, LANE, BUTCHER
NOES:	NONE
ABSTAIN:	JACKSON
ABSENT:	NONE

**REPORTS:**

**Planning Commission/Planning Manager Report:**

None

There being no further business, the meeting was adjourned at 6:57 p.m.

RESPECTFULLY SUBMITTED,

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Amanda Palmer, SECRETARY

**APPROVED:**

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Ross Jackson, CHAIRMAN



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**April 6, 2016**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** None

**NEW BUSINESS**

**1. PN 16-050, The Island Subdivision Phase II, 450 Parkshore Drive – Tentative Subdivision Map Amendment and Planned Development Permit Modification**

A Public Hearing to consider a request from Lewis Planned Communities for approval of a Tentative Subdivision Map Amendment and a Planned Development Permit Modification for alterations to Phase II of the previously-approved Island Subdivision project located on a 15.1-acre site at 405 Parkshore Drive. The zoning is SP 93-2 with an underlying designation of RM PD and the General Plan is MLD. An Addendum to the 1992 Silverbrook Island EIR has previously been approved in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lewis Planned Communities)**

**Meeting adjourned to April 20, 2016, to be held at the Folsom City Council Chambers.**

**REPORTS:**

**Planning Commission/Planning Manager Report:**

None

RESPECTFULLY SUBMITTED,

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Amanda Palmer, SECRETARY

**APPROVED:**

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Ross Jackson, CHAIRMAN

**PLANNING COMMISSION STAFF REPORT**

<b>PROJECT TITLE</b>	The Island Subdivision Phase II Tentative Subdivision Map Amendment and Planned Development Permit Modification
<b>PROPOSAL</b>	Request for approval of a Tentative Subdivision Map Amendment and Planned Development Permit Modification for alterations to Phase II of the previously-approved Island Subdivision project
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>OWNER/APPLICANT</b>	Lewis Land Developers, LLC/Lewis Planned Communities
<b>LOCATION</b>	The 18.5-acre project site, which is located slightly east of the intersection of Folsom Boulevard and Parkshore Drive (405 Parkshore Drive), is situated on the north side of Parkshore Drive
<b>SITE CHARACTERISTICS</b>	The project site is disturbed, leveled upland that was previously a mine-tailing dredge field until the 1980s. The site is surrounded on three sides by the Humbug-Willow Creek Parkway and on the south side by Parkshore Drive. Vegetation on the site is dense and species composition is typical of disturbed (tailings) non-native annual grassland
<b>GENERAL PLAN DESIGNATION</b>	MLD (Multi-Family Low Density)
<b>ZONING</b>	SP 93-2 (Silverbrook Specific Plan) with an underlying zoning designation of R-M PD (Residential Multifamily, Planned Development District)

**ADJACENT LAND USES/ZONING**

North: Open Space (SP 93-2) with Glenn Drive Beyond

South: Parkshore Drive with Phase I of the Island Subdivision (SP 93-2) Beyond

East: Open Space (SP 93-2) with commercial development Beyond

West: Open Space (SP 93-2) with commercial development Beyond

**PREVIOUS ACTION:**

City Council approval of a General Plan Amendment, Specific Plan Amendment, Tentative Subdivision Map, and Planned Development Permit to develop a 315-unit single-family residential subdivision on December 13, 2011 (PN 11-080), Planning Commission Approval of a Planned Development Permit to develop a 315-unit single-family residential subdivision on April 16, 2014 (PN 14-089), Planning Commission approval of a Planned Development Permit Modification for architectural and designed-related changes to 147 single-family residential units within Phase I of the Island Subdivision on December 17, 2014 (PN 14-377), and Planning Commission approval of a Planned Development Permit Modification to revise the development standards for 147 single-family residential units within Phase I of the Island Subdivision on April 1, 2015 (PN 15-070)

**FUTURE ACTION**

Approval of a Final Map, Issuance of Grading and Building Permits

**APPLICABLE CODES**

FMC 16.00; Subdivisions  
FMC 17.38, Planned Development District  
FMC 17.57, Parking Requirements  
Subdivision Map Act

**ENVIRONMENTAL REVIEW**

An Addendum to the 1992 Silverbrook Specific Plan Environmental Impact Report (EIR) and to the 1999 Silverbrook General Plan/Specific Plan Amendment EIR was previously adopted by the City Council on December 13, 2011



## **ATTACHED REFERENCE MATERIAL**

1. Vicinity Map
2. Preliminary Site Plan, dated March 28, 2016
3. Previously Approved Site Plan, dated September 27, 2011
4. Amended Tentative Subdivision Map, dated February 12, 2016
5. Previously Approved Tentative Subdivision Map, dated October 14, 2011
6. Preliminary Grading and Utility Plan, dated March 31, 2016
7. Preliminary Phasing Exhibit, dated February 12, 2016
8. Inclusionary Housing Plan, dated March 28, 2016
8. Site Photographs

**PROJECT PLANNER**      Steve Banks, Principal Planner

## **BACKGROUND**

On December 13, 2011, the City Council approval of a General Plan Amendment, Specific Plan Amendment, Tentative Subdivision Map, and Planned Development Permit to develop a 315-unit single-family residential subdivision on a 34-acre site located on Parkshore Drive. On April 16, 2014 the Planning Commission approved a new Planned Development Permit for the Island Subdivision for development of 315-unit single-family residential units on the same 34-acre site on Parkshore Drive. On December 17, 2014 the Planning Commission approved a Planned Development Permit Modification for architectural and designed-related changes to 147 single-family residential units located within the Phase I portion of the previously approved Island Subdivision. On April 1, 2015, the Planning Commission approved a Planned Development Permit Modification to revise the development standards for the aforementioned 147 single-family residential units within Phase I of the Island Subdivision.

## **APPLICANT'S PROPOSAL**

The applicant, Lewis Planned Communities, is requesting approval of a Tentative Subdivision Map Amendment and Planned Development Permit Modification for changes to Phase II of the previously-approved Island Subdivision project. The Phase II portion of the Island Subdivision, which is situated on an 18.5-acre site located on the north side of Parkshore Drive, was originally approved for development of 168 single-family residential lots. The proposed project includes reducing the number of single-family residential lots within the Phase II portion of the subdivision from 168 lots to 126 lots (25% reduction). The proposed project also involves some physical modifications to the previously-approved site plan including the elimination of eight (8) motor courts ("I-Courts"), an increase in the ratio of guest parking spaces per unit from .8 guest parking spaces per unit to 1.0 guest parking spaces per unit, and increasing the size of the ring park from 3.19-acres to 3.31-acres. It is important to note that no modifications are proposed relative to site access and the common recreational area. In addition, no changes are proposed with respect to the existing development standards for the individual lots or the architecture and design of the single-family homes.

## **GENERAL PLAN AND SPECIFIC PLAN CONSISTENCY**

The General Plan land use designation for the project site is MLD (Multi-Family Low Density) and the zoning classification for the site is SP 93-2 (Silverbrook Specific Plan) with an underlying specific plan designation of R-M PD (Residential Multi-Family, Planned Development District). The Specific Plan zoning designation corresponds with the General Plan designation boundary lines. The project is consistent with both the General Plan land use designation and the Specific

Plan zoning designation for the site, as high density single-family residential development is identified as a permitted land use within the specific plan designation for this site. In addition, it is important to point out that the overall residential density of the project will be reduced from 9.26-units per acre to 8 units per acre.

**TENTATIVE SUBDIVISION MAP**

The applicant is requesting approval of a Vesting Tentative Subdivision Map Amendment to subdivide the existing 18.5-acre site into 126 single-family residential lots, 21 private court lots, 2 landscape lots (Lots D-E), and 1 ring park lot (Lot C). The primary access roadways within (Street C-D) the subdivision are proposed to be public streets, with private drives providing access to each of the residential clusters. Staff has included a condition that requires public utility easements for underground facilities on properties adjacent to the streets. In addition, staff recommends that owner/applicant form a Landscape and Lighting Assessment District, a Community Facilities Service District, or a Home Owners Association, which shall be responsible for on-site landscape maintenance throughout the life of the project. Condition No. 21 is included to reflect this requirement. The proposed subdivision complies with all City requirements, as well as with the requirements of the State Subdivision Map Act.

**PLANNED DEVELOPMENT PERMIT**

The purpose of the Silverbrook Specific Plan and the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Specific Plan and Planned Development Permit process are also designed to encourage creative and efficient uses of land. The applicant’s intent, in this case, is to provide a product that fits into a niche between the single-family, large-lot category and the multi-family category. As noted in the project description, the applicant is not proposing any modifications to the established development standards. The following table outlines the development standards for Phase II of the Island Subdivision project:

<b>Proposed Land Use</b>	<b>Front Setback</b>	<b>Side Yard Setback</b>	<b>Rear Yard Setback</b>	<b>Distance Between Buildings</b>	<b>Min. Lot Width</b>	<b>Max. Building Height</b>	<b>Max. Building Coverage</b>	<b>Min. Lot Area</b>
<b>Island Subdivision (Product C)</b>	8 ft.	4 ft.	5 ft.	8 ft.	46 ft.	35 ft.	55%	2,850 sf

Staff has determined that the proposed project meets the intent, purposes, and standards set forth in the Specific Plan District (FMC Section 17.37), the Planned Development District (FMC Section 17.38), and the Silverbrook Specific Plan.

**Parking**

The originally-approved site plan for Phase II of the Island Subdivision project provided a total of 471 parking spaces including 336 covered garage parking spaces and 135 on-street guest parking spaces (2.8 parking spaces per unit). As shown on the submitted site plan, the applicant is proposing a modified parking plan that includes a total of 378 parking spaces including 252 covered garage parking spaces and 126 on-street parking spaces (3 parking spaces per unit). The Folsom Municipal Code, Section 17.57.040 requires two parking spaces for every single-family residential unit. In addition, City policy has been to require one on-street parking space for each single-family residence. As proposed, staff has determined that the project provides sufficient parking by

providing 378 parking spaces whereas 378 parking spaces are required.

### **Architecture/Design**

As mentioned in the project description, no changes or modifications are proposed to the previously-approved master plans for the single-family residences. The project design features three individual master plans with a total of 10 separate building elevation options. The proposed homes, which are all two-stories tall, range in size from 1,492 to 2,455 square feet (3BR/2.5BA to 4BR/2.5BA). The design of the proposed single-family residences features a variety of classic architecture styles (Adobe Ranch, Traditional, Spanish Revival, Italianate, English Revival, Colonial Revival, and French Country) with a number of different design elements including varied roof shapes and forms, covered front entries, enhanced trim, gable end details, shaped corbels, decorative shutters, altered window sizes, and decorative light fixtures. Proposed building materials include stucco siding, stone veneer, stucco trim, concrete roof tiles, foam window trim, wood shutters, and decorative metal design elements. Primary colors are generally earth tone with richer trim and accent colors.

### **Traffic, Access, and Circulation**

As noted in the project description, no changes or modifications are proposed with respect to site access and circulation. As shown on the submitted site plan, primary access to the project site is provided by a centrally-located driveway on Parkshore Drive and secondary access is provided by a gated emergency vehicle access driveway on Parkshore Drive. Internal vehicle circulation is accommodated by internal loop roadways which tie into the main project driveways and also to each of the "I-courts." Pedestrian circulation is provided by a combination of sidewalks and paseos. In addition, there are a number of pedestrian walkways that provide access to the proposed Ring Park located around the perimeter of the project site.

### **INCLUSIONARY HOUSING**

As specified in the Folsom Municipal Code, Section 17.140.030, the applicant is required to provide inclusionary housing units equal to ten (10) percent of the total number of units in the project, including very-low income units equal to three (3) percent of the market rate units within the subdivision and low-income units equal to seven (7) percent of the market rate units. In this particular case, the applicant would be required to provide thirteen inclusionary housing units within the proposed development. However, the Inclusionary Housing Ordinance also provides for use of alternative means by developers to satisfy their inclusionary housing requirement. Alternative means for satisfying the aforementioned requirement include: providing the units off site; dedicating land for other affordable development projects; acquisition, rehabilitation, and conversion of existing market rate units; conversion of existing market rate units; paying an in-lieu fee, or other methods as approved by the City Council.

As an alternative means to constructing the affordable housing units on the project site, the applicant is proposing to meet their inclusionary housing requirement by providing an in-lieu fee payment. The in-lieu fee payment is calculated by multiplying one percent of the lowest priced for-sale residential unit within the proposed subdivision by the total number of for-sale residential units within the proposed subdivision. The in-lieu fee is payable at the time of the building permit on a per-unit basis. Staff recommends that the Final Inclusionary Housing Plan be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall execute the Final Inclusionary Housing Agreement with the City prior to recordation of the Final

Map for Phase II of the Island Subdivision. Condition No. 62 is included to reflect these requirements.

**ENERGY CONSERVATION**

The applicant will be subject the California Energy Standards stated in Title 24 of the Uniform Building Code. The exterior building and landscape lighting will achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high pressure sodium, and metal halide) lamps.

**ENVIRONMENTAL REVIEW**

An Addendum to the 1992 Silverbrook Specific Plan Environmental Impact Report (EIR) and to the 1999 Silverbrook General Plan/Specific Plan Amendment EIR was previously adopted by the City Council on December 13, 2011. Staff has determined that no new impacts will result from development of the subject project that was not already considered with the previous approval. No further environmental review is required.

**RECOMMENDATION/PLANNING COMMISSION ACTION**

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP AMENDMENT CREATING 126 SINGLE-FAMILY RESIDENTIAL LOTS FOR PHASE II OF THE ISLAND SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHMENT 4;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR DEVELOPMENT OF 126 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 6 FOR PHASE II OF THE ISLAND SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-66).

**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 ZONING CODE OF THE CITY AND THE SILVERBROOK SPECIFIC PLAN.



## **CEQA FINDING**

- C. AN ADDENDUM TO THE 1992 SILVERBROOK SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR) AND TO THE 1999 SILVERBROOK GENERAL PLAN/SPECIFIC PLAN AMENDMENT EIR WAS PREVIOUSLY ADOPTED BY THE CITY COUNCIL ON DECEMBER 13, 2011. STAFF HAS DETERMINED THAT NO NEW IMPACTS WILL RESULT FROM DEVELOPMENT OF THE SUBJECT PROJECT THAT WAS NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL. NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

## **TENTATIVE SUBDIVISION MAP FINDINGS**

- D. THE PROPOSED TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- E. THE PROPOSED TENTATIVE SUBDIVISION MAP, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE SILVERBROOK ISLAND SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.
- F. THE DESIGN OF THE TENTATIVE SUBDIVISION MAP AMENDMENT AND THE PROPOSED IMPROVEMENTS WILL NOT CAUSE ENVIRONMENTAL DAMAGE OR INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- G. THE DESIGN OF THE TENTATIVE SUBDIVISION MAP AMENDMENT AND THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PUBLIC HEALTH OR SAFETY PROBLEMS.
- H. THE DESIGN OF THE TENTATIVE SUBDIVISION MAP AMENDMENT AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED TENTATIVE SUBDIVISION MAP.

## **PLANNED DEVELOPMENT PERMIT FINDINGS**

- I. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- J. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- K. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

- L. THERE ARE AVAILABLE PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL.
- M. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION.
- N. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- O. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

Submitted,

DAVID E. MILLER, AICP

Public Works and Community Development Director

**CONDITIONS**

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

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

**CONDITIONS OF APPROVAL FOR THE ISLAND SUBDIVISION PHASE II PROJECT (PN 16-050)**  
**405 PARKSHORE DRIVE**

**TENTATIVE SUBDIVISION MAP AMENDMENT AND  
 PLANNED DEVELOPMENT PERMIT MODIFICATION**

Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> <li>• Preliminary Site Plan, dated February 12, 2016</li> <li>• Amended Tentative Subdivision Map, dated February 12, 2016</li> <li>• Preliminary Grading and Utility Plan, dated March 31, 2016</li> <li>• Preliminary Phasing Exhibit, dated February 12, 2016</li> <li>• Inclusionary Housing Plan, dated March 30, 2016</li> </ul>	B	CD (P)(E)
2.	<p>The Amended Tentative Subdivision Map and Planned Development Permit Modification are approved for the development of a 126-unit single-family residential subdivision (Phase II of the Island Subdivision). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. Building plans, and all civil engineering and landscape 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.</p>	I, B	CD (P)(E)(B)
3.	<p>The project approvals granted under this staff report (Tentative Subdivision Map Amendment and Planned Development Permit Modification) shall remain in effect for two years from final date of approval (April 20, 2018). Failure to obtain a building permit within this time period, without the subsequent extension of this Planned Development Permit, shall result in the termination of this Planned Development Permit approval.</p>	B	CD (P)

**CONDITIONS OF APPROVAL FOR THE ISLAND SUBDIVISION PHASE II PROJECT (PN 16-050)**  
**405 PARKSHORE DRIVE**

**TENTATIVE SUBDIVISION MAP AMENDMENT AND  
 PLANNED DEVELOPMENT PERMIT MODIFICATION**

<b>Mitigation Measure</b>	<b>Condition/Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
5.	<p>The owner/applicant shall be required to participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Addendum to the 1992 Silverbrook Specific Plan EIR and the 1999 Silverbrook General Plan/Specific Plan Amendment EIR prepared for this project have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified with a check mark (✓) in the mitigation measure column.</p>	G, I	CD (P)



**DEVELOPMENT COSTS AND FEE REQUIREMENTS**

6.	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.	I, B	CD (P)(E)
7.	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)
8.	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.	I	CD (P)(E)
9.	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.	I, M, B	CD (P)(E)
10.	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 (April 20, 2016). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK

11.	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.	B	CD (P)
<b>SITE DEVELOPMENT REQUIREMENTS</b>			
12.	Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)
13.	Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I, B	CD (P)(E)
14.	The applicant/owner shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)
15.	The improvement plans for the required public and private subdivision improvements shall be reviewed and approved by the Community Development Department prior to approval of the Final Map.	M	CDD(E)
16.	Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E)
17.	The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
18.	The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	O	CD (E)

19.	The owner/applicant shall disclose to the homebuyer in the Conditions, Covenants, and Restrictions and in the Department of Real Estate Public Report that a Ring Park with multi-use trail will be constructed around the perimeter of the project site, and that the noise associated with the use of such park will be present during various times, including but not limited to evening and nighttime hours. In addition, it shall be disclosed to homebuyers that the project site is located within close proximity to the Mather Airport flight path and that overflight noise may be present at various times.	B	CD (P) PK
20.	For any improvements constructed on private property that are not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans.	G, I	CD (E)
21.	The owner/applicant shall form a Landscaping and Lighting Assessment District, a Community Facilities Services District, or a Home Owners Association, which shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or plantings shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.	B	CD (P)(E)
<b>MAP REQUIREMENTS</b>			
22.	Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department.	B	CD (E)
23.	Prior to issuance of building permits, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.	B	CD (P)
24.	Prior to the recording of the Final Map, the owner/applicant shall enter into a subdivision improvement agreement with the City, identifying improvements, if any, to be constructed. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.	M	CD (E)
25.	Twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities shall be dedicated adjacent to all private and public roadways for other utilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone). The width of the public utility easements adjacent to public and private streets may be reduced with prior approval from public utility companies.	M	CD (E)

26.		Should multiple Final Maps be filed by the owner/applicant for the project in the future, the phasing of maps shall be to the satisfaction of the Community Development Department.	M	CD (E)
27.		The owner/applicant shall attempt to acquire any off-site rights-of-way and easements necessary for improvements required for the Final Map prior to submittal of the map. If the owner/applicant is unsuccessful in acquiring said rights-of-way and easements, the owner/applicant shall submit evidence to the City that a "good faith" effort was made in attempting to acquire said rights-of-way and easements prior to the City's approval of the Final Map. The owner/applicant shall be responsible for all costs associated with rights-of-way and easement acquisition, including any costs the City incurs in attempting to acquire any rights-of-ways and easements.	M	CD (E)
28.		Any reimbursement for improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to the approval of the Final Map.	M	CD (E)
29.		The Final Map shall show easements or other mapped provisions for the placement of centralized mail delivery units. The owner/applicant shall provide a concrete base for the placement of any centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the U. S. Postal Service and the City of Folsom Community Development Department, with due consideration for street light location, traffic safety, security, and consumer convenience.	M	CD (E)
<b>STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS</b>				
30.		During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
31.		The storm drain improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.	G, I, B, O	CD (E)
32.		Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento <i>Erosion and Sedimentation Control Standards and Specifications</i> -current edition and as directed by the Community Development Department.	G, I	CD (E)



33.		<p>Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the <u>Erosion and Sediment Control Handbook</u> of the State of California Department of Conservation, and shall comply with all updated City standards.</p>	G, I	CD (E)
34.		<p>Prior to issuance of grading permits, the project applicant shall obtain coverage under the State Water SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific SWPPP at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.</p> <p>The SWPPP shall contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list BMPs the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.</p>	G, I, B	CD (E)

**LANDSCAPE/TREE PRESERVATION REQUIREMENTS**

35.	Final landscape plans and specifications for site development shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all on-site landscape specifications and details. Landscaping of the parking area shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u> . The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.	I	CD(P)(E)
36.	The project is subject to the City of Folsom Tree Preservation Ordinance. The Tree Preservation Ordinance requires the applicant to provide an on-site mitigation plan, an off-site mitigation plan, or a property dedication for planting of trees to offset the tree-related impacts caused by the project. The final oak tree mitigation plan is subject to review and approval by the Community Development Department.	I	CD(P)(E)
37.	The applicant shall submit a tree permit application to the City and the City shall issue the Tree Permit prior to commencement of any grading or site improvement related activities.	I	CD(P)(E)

**CULTURAL RESOURCE REQUIREMENTS**

38.		<p>If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Historic Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Planning Commission shall determine the appropriate implementation method.</p>	G, I	CD (P)(E)
39.		<p>In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.</p>	G, I	CD (P)(E)
<b>AIR QUALITY REQUIREMENTS</b>				
40.		<p>In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall verify with SMAQMD if a permit is required before equipment capable of releasing emissions to the atmosphere are used at the project site. The applicant/developer shall comply with the approved permit or provide evidence that a permit is not required.</p>	G, I, B	CD (P)(E)(B)
41.		<p>In compliance with Rule 442 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall use architectural coatings that that comply with the volatile organic compound content limits specified in the general rule.</p>	G, I, B	CD (P)(E)(B)
42.		<p>Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.</p>	G, I, B	CD (P)(E)(B)
43.		<p>Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition.</p>	G, I, B	CD (P)(E)(B)

44.	Dust generated on the project site shall be controlled by selective watering of exposed areas, especially during clearing and grading operations. All unpaved areas of the project site that are being graded, excavated or used as construction haul roadways shall be sprayed with water as often as is necessary to assure that fugitive dust does not impact nearby properties. Stockpiles of soil or other fine materials being left for periods in excess of one day during site construction shall be sprayed and track walked after stockpiling is complete.	I, B	CD (P)(E)(B)
45.	<p>The following measures are required to reduce construction criteria air emissions, consistent with current SMAQMD Basic Construction Emissions Control Practices:</p> <ul style="list-style-type: none"> <li>• Limit the maximum amount of disturbed area per day to 15 acres or less</li> <li>• Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads</li> <li>• Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered</li> <li>• Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited</li> <li>• Limit vehicle speeds on unpaved roads to 15 miles per hour (mph)</li> <li>• All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</li> </ul>	G, I, B	CD (P)(E)(B)
<b>PARKING AND CIRCULATION REQUIREMENTS</b>			
46.	A minimum of 378 parking spaces shall be provided for the project (Phase II of the Island Subdivision) including 252 garage parking spaces and 126 on-street/off-street guest parking spaces. This condition of approval shall be included in the CC&Rs for this project.	I, O	CD (P,E)



47.	<p>The proposed project shall include the following parking and vehicle restrictions (this condition shall be included in the CC &amp; Rs for this project):</p> <p>1) <u>Parking and Vehicle Restrictions</u></p> <p>a) <u>Parking Restrictions</u> - The purpose and intent of this Declaration is to restrict the areas where motor vehicles can be parked within the development.</p> <p>i) Owners, tenants, or residents are prohibited from parking on any street, motor court, or guest parking area within the development.</p> <p>ii) Owners, tenants, or residents shall only park motor vehicles in garages.</p> <p>iii) If the Owner, tenant or resident provides evidence to the Board that more than two (2) persons holding a current drivers license issued by the State of California live in a residence, the Board may issue a six (6) month parking pass permitting (1) additional vehicle to park on the street adjacent to the Residence for a period not to exceed twelve (12) hours. Extensions of the additional vehicle parking pass are subject to Board approval.</p> <p>iv) Guests or Invitees of Owners, tenants, or residents are prohibited from parking motor vehicles in any motor court.</p> <p>v) Guests or Invitees of Owners, tenants, or residents may temporarily park their motor vehicles within permitted parking areas on the street for a duration not to exceed six (6) hours.</p> <p>vi) Infrequent overnight guests or invitees of Owners, tenants, or residents may park their motor vehicles overnight within permitted parking areas on the street. Any motor vehicle parked more than five (5) times in the development within a thirty (30) day period shall be deemed an Owner, tenant, or resident motor vehicle and thereafter, must be parked in a garage.</p>	I, O	CD (P,E)
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47. Cont.	<p>b) <u>Garage Restrictions</u> – The purpose and intent of this Declaration is to restrict the use of garages within the development.</p> <ul style="list-style-type: none"> <li>i) Garages shall remain available for the parking of motor vehicles and shall not be used for other purposes which would displace the parking of motor vehicles.</li> <li>ii) Garages shall not be converted to living spaces.</li> <li>iii) Garages shall not be used for workshops, hobby facilities, or storage areas which will prevent the parking of motor vehicles.</li> <li>iv) Motor Vehicles of Owners, tenants, and residents are to be kept in a garage when not in use.</li> <li>v) Garage doors shall be kept closed unless to permit the ingress or egress of the motor vehicle, or to provide ventilation for infrequent activities within the garage.</li> </ul> <p>b) <u>Vehicle Type Restrictions</u> - The purpose and intent of this Declaration is to restrict the types of vehicles which can be parked within the development.</p> <ul style="list-style-type: none"> <li>i) <u>Permitted Vehicles</u> – Only motor vehicles registered and permitted to drive on public roadways by a government agency are permitted within the Development.</li> <li>ii) <u>Recreational Vehicles</u> - No trailer, motor home, camper, boat, personal watercraft, all-terrain, or other similar recreational vehicle shall be parked, stored, or permitted to remain within the Development.</li> <li>iii) <u>Commercial Vehicles</u> – Any truck, van, commercial or government vehicle shall be parked, stored, or permitted within a garage, except for such limited times as are necessary for vehicle towing, deliveries, law enforcement and public safety, medical emergencies, or the performance of maintenance, repair and replacement of Improvements within the Development.</li> </ul>	I, O	CD (P,E)
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47. Cont.	<p>d) <u>Vehicle Maintenance</u> – No vehicle washing, maintenance, or repairs or any kind may be performed on vehicles within the Development except such emergency repairs as are necessary to remove the vehicle from the Development.</p> <p>e) <u>Parking Rules and Enforcement</u> – In order to prevent or eliminate parking problems within the Development, or to further define and enforce restrictions contained in this Section, the Board shall have the authority to adopt further reasonable rules and restrictions regarding vehicles and parking within the Development as the Board may deem prudent and appropriate. The Board shall have the power to impose sanctions for violations of this Section. Such authority and power shall include, without limitation:</p> <p>iii) <u>Vehicle Towing</u> – The Board shall have the authority to tow at the Owner's expense, any vehicle parked or stored in violation of this Section. The Board shall post notices or signs within the Development as required by law to effectuate this towing provision.</p> <p>iv) <u>Fines</u> - The power and authority to establish and impose fines for violations of this Section as a Common Interest Development in accordance with California Civil Code 1363.</p>	I, O	CD (P,E)
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**NOISE REQUIREMENTS**

48.		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.	G, I, B	CD (P)(E)
49.	✓	<p>In accordance with the Environmental Noise Analysis dated July, 2011, prepared by Bollard Acoustical Consultants, the following noise mitigation measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> <li>• A six-foot-tall solid noise barrier shall be constructed between the outdoor activity areas of residences located adjacent to Parkshore Drive). The noise barrier may be in the form of an earth berm, a solid wall (concrete or masonry), or a combination of the two.</li> </ul>	G, I, B	CD (P)(E)
<b>ARCHITECTURE/SITE DESIGN REQUIREMENTS</b>				
50.		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. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. Building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure that they have an architecturally consistent and appropriate design.	I, B	CD (P)
51.		The final design of the proposed sound wall shall be subject to review and approval by the Community Development Department.	G, I, B	CD (P) (B)

52.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This approval is for three, single-family master plans (ten total building elevations) for the Island Subdivision. The applicant shall submit building plans that comply with this approval and the attached plans dated received September 27, 2011.</li> <li>2. Additional architectural details (decorative shutters, gable pipe details, decorative eave details, a belly-band, etc.) shall be added to the Master Plan A building elevations (2A, 2B, 2C,2D side elevation, 3A, 3B, 3C, 3D left elevation, and 4A, 4B right elevation) and Master Plan B building elevations (3A, 3C, 3D left elevation and 4B, 4C, 4D right elevation) to the satisfaction of the Community Development Department.</li> <li>3. Stone veneer accents shall be added to the three master plans to the satisfaction of the Community Development Department.</li> <li>4. All mechanical equipment shall be ground-mounted and concealed from view of public and private 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.</li> <li>5. Staff shall approve the individual lot permits to assure no duplication or repetition of the same house, same elevation style, side-by-side, or across the street from each other.</li> </ol>	B	CD (P) (B)
<b>GRADING REQUIREMENTS</b>			
53.	<p>The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.</p>	G, I	CD (E)
<b>OTHER AGENCY REQUIREMENT</b>			
54.	<p>The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.</p>	G, I	CD (P)(E)

**FIRE DEPARTMENT REQUIREMENTS**

55.	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.	I	FD
56.	Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD
57.	The total width for the proposed multi-use trail in the ring park shall be 15 feet in width in order to accommodate emergency vehicles and medical equipment.	I, B	FD

**POLICE/SECURITY REQUIREMENT**

58.	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:		
	<ul style="list-style-type: none"> <li>• A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings).</li> <li>• Security measures for the safety of all construction equipment and unit appliances shall be employed.</li> <li>• Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</li> </ul>	G, I, B	PD



**PARKS AND RECREATION REQUIREMENTS**

59.	<p>1. The Owner/Applicant (or subsequent builder/developer) shall map and dedicate the entire Ring Park property to the City of Folsom, which will satisfy the Quimby/Parkland Dedication requirement for the project. No supplemental credit or reimbursement for Ring Park land area that exceeds the FMC parkland dedication requirements will be provided, paid, or otherwise realized by the Owner/Applicant or subsequent builder/developer.</p> <p>2. The developer shall construct a minimum 10' wide paved trail with shoulders developed entirely within the buffer landscape (Ring Trail). The trail, site furniture, and landscape/irrigation improvements shall meet city standards and be approved by the Parks and Recreation Director or his/her designee. The City shall have no obligation to maintain, repair or renovate development walls/fences, or any building(s) architecture/elevations that about the Ring Park, inclusive of issues as a result of vandalism that occurs from the Ring Park property.</p> <p>3. The transitional landscape shall be irrigated with a permanent irrigation system and the buffer landscape with a temporary irrigation system (5-year minimum).</p> <p>4. The developer shall establish funding for the maintenance of the trail and site furnishings through a Homeowner's Association (HOA) or supplemental funding to the existing Silverbrook Landscape and Lighting District, and enter into a long-term maintenance agreement with the City for maintenance of the Ring Park and associated improvements. Agreement shall stipulate that the response to graffiti removal or vandalism shall be 24-hours from first notice (City standard).</p> <p>5. The developer shall provide a minimum of two interior paseo easement connections to the Ring Park trail on each island for residents of the proposed development. Paseo easements shall be delineated on preliminary and final design and mapping exhibits.</p> <p>6. The Ring Park trail connection to Parkshore Drive at the southeastern corner of the southerly parcel shall be redesigned to accommodate a connection with the future city bike trail at the creek.</p>	G, I	PR
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59.	Cont.	<p>7. The developer shall design the Ring Park trail ramps at the westerly Parkshore Drive bridge to facilitate future undercrossing ramps as a city-initiated project.</p> <p>8. The developer shall provide mid-block pedestrian crossings for trail end points at Parkshore Drive to the satisfaction of the Public Works Director.</p> <p>9. The developer shall pay HBWC Impact Fees at the rate in effect at the time of building permit issuance.</p> <p>10. The developer shall pay Park Improvement Impact Fees at the rate in effect at the time of building permit issuance.</p>	G,I	PR
<b>MISCELLANEOUS REQUIREMENTS</b>				
60.		The final trash/recycling collection plan shall be subject to review and approval by the Community Development Department.	G, I, B	CD (E)(P)
61.		The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Section 13.26 Water Conservation)</u> , or amended from time to time.	I, B, OG	CD (P)(E)
62.		The Final Inclusionary Housing Plan shall be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall execute the Final Inclusionary Housing Agreement with the City prior to recordation of the Final Map for Phase II of the Island Subdivision.	M	CD (P)(E)
63.		The .42-acre common area amenity lot shall be developed with Option A (includes; swimming pool, restrooms with a fitness facility, fire pit, shade structure, shade arbor, bench, raised planter bed, turf, and pathway) to the satisfaction of the Community Development Department. Within nine (9) months of issuance of the last building permit for the single-family residential lots located on the south side of Parkshore Drive or the 121 <sup>st</sup> overall building permit, the owner/applicant shall substantially complete construction of the facilities within the common area amenity lot to the satisfaction of the Community Development Department.	B	CD (E)(P)



64.		<p>The development of the 5.4-acre Ring Park (Parcels A and C) and its associated amenities shall be completed simultaneously with the issuance of building permits for each of the phases of the project with lots abutting the Ring Park area. The owner/applicant shall provide a multi-use trail, benches, and pet stations within the ring park area to the satisfaction of the Community Development and Parks and Recreation Departments. The owner/applicant may choose to install additional amenities (shade structures, picnic tables, children's play equipment, etc.) within the ring park area. The additional amenities shall be subject to review and approval by the Community Development and Parks and Recreation Departments. Any request by the owner/applicant for fee credits or any other type of reimbursement associated with installation of such additional ring park amenities shall be subject to review and approval by the City Council.</p>	B	CD (E)(P)
65.	✓	<p>The proposed project is subject to all applicable mitigation measures identified in the 1992 Silverbrook Specific Plan EIR and the 1999 Silverbrook Island GPA/SPA EIR.</p>	G, I, B	CD (E)(P)(B)
66.		<p>Due to the decrease in number of dwelling units in proposed Phase 2, the owner/applicant shall be required to amend the RMA (Rate and Method of Apportionment) for Community Facilities District No. 16 (The Island at Parkshore) Improvement Area 2 (Approved by Resolution No. 9519, March 10, 2015) in order to keep the same level of facilities and services as contemplated in the previously approved Phase 2 development. The owner/applicant shall agree to support and fund the RMA amendment process as well as all proceedings related to updating Community Facilities District No. 16 Improvement Area 2, which will increase the per unit Community Facilities District tax proportionately to the units proposed within Phase 2 of the Island Subdivision. The amended RMA for Community Facilities District No. 16 shall be approved by the City Council prior to approval of the Phase 2 Final Map.</p>	I, B, M	CD (P)(E)

Attachment 1

Vicinity Map







## Attachment 2

Preliminary Site Plan, dated March 28, 2016



# THE ISLAND AT PARKSHORE PHASE 2

SITE PLAN FOR:

CITY OF FOLSOM

CALIFORNIA



ITEM	PROVIDED
WALKWAY SPACES	148"
WALKWAY WIDTH	3'-0"
WALKWAY FINISH	AS SHOWN



**TYPICAL PARALLEL STALL DIMENSIONS\***

\*NOTE: PARKING SPACES AND STALLS SHOWN IN CONFORMANCE WITH THE CITY OF FOLSOM SUBORDINATE

SITE PLAN FOR:  
**THE ISLAND AT PARKSHORE**  
 PHASE 2  
 MARCH 28, 2018  
**BURRELL CONSULTING GROUP INC.**  
1800 Montgomery Way, Suite 100, Sacramento, CA 95834 (916) 434-0000

Attachment 3

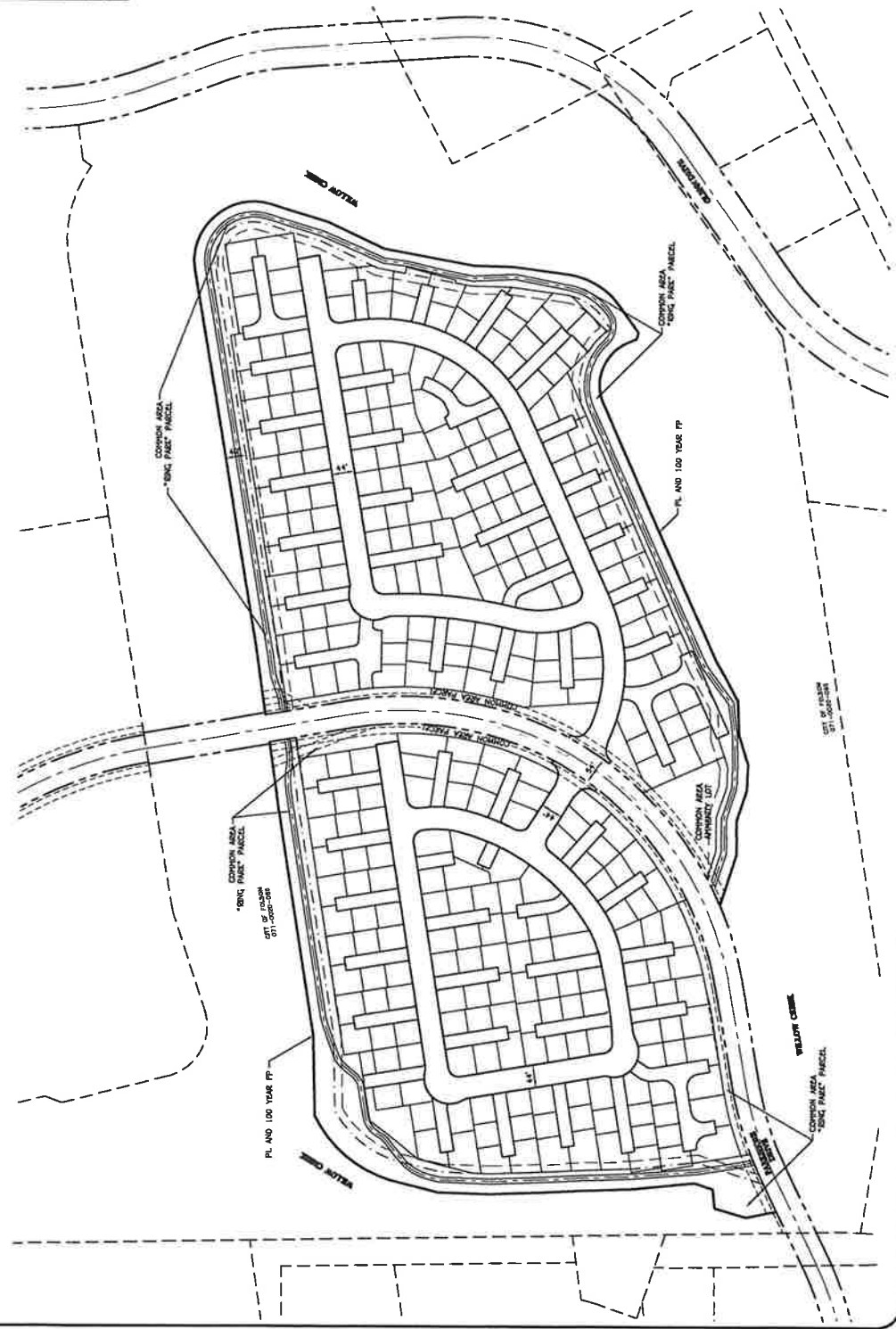
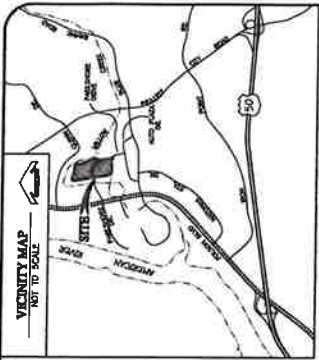
Previously Approved Site Plan  
Dated September 27, 2011

LOT LAYOUT FOR:  
**THE ISLAND  
 PARKSHORE DRIVE  
 SCHEME 'A'**

FOLSOM

CALIFORNIA

VELOCITY MAP  
 NOT TO SCALE



5 Years or More  
 10 Years or More  
 15 Years or More  
 20 Years or More  
 25 Years or More  
 30 Years or More  
 35 Years or More  
 40 Years or More  
 45 Years or More  
 50 Years or More  
 55 Years or More  
 60 Years or More  
 65 Years or More  
 70 Years or More  
 75 Years or More  
 80 Years or More  
 85 Years or More  
 90 Years or More  
 95 Years or More  
 100 Years or More

**Attachment 4**

**Amended Tentative Subdivision Map  
Dated February 12, 2016**

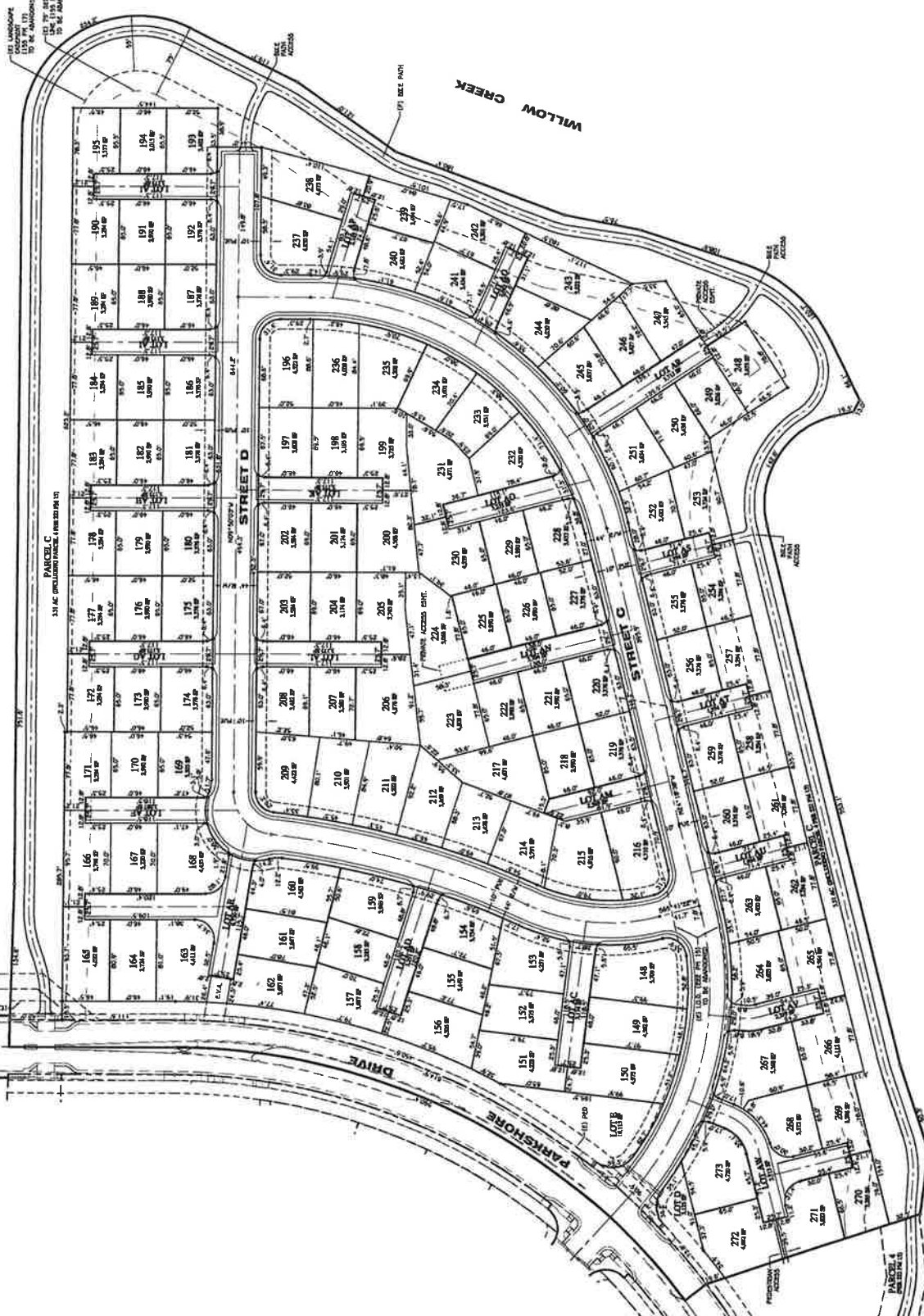
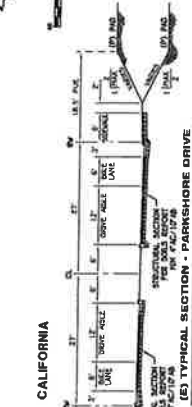
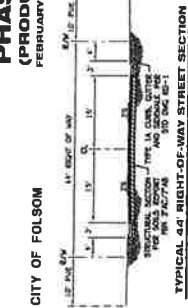
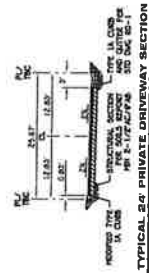


AMENDED TENTATIVE SUBDIVISION MAP FOR:  
**THE ISLAND**  
 (PHASE C)  
 (PRODUCT G)  
 FEBRUARY 15, 2015

CITY OF FOLSOM

CALIFORNIA

VICINITY MAP  
 1/8" = 1/200'



**GENERAL NOTES**

SECTION NUMBER: 148-150-000

OWNER: LIVING LAND DEVELOPERS, LLC

DEVELOPER: BURELL CONSULTING GROUP, LLC

UTILITY DISTRICTS: CITY OF FOLSOM

PERMITS: CITY OF FOLSOM

NOTES: ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.

**LEGEND**

DESCRIPTIONS: (P) PROPOSED, (C) EXISTING

CONCRETE: (P) PROPOSED, (C) EXISTING

ELECTRICAL LINE: (P) PROPOSED, (C) EXISTING

WATER MAIN: (P) PROPOSED, (C) EXISTING

SEWER MAIN: (P) PROPOSED, (C) EXISTING

STREET: (P) PROPOSED, (C) EXISTING

ALLEY: (P) PROPOSED, (C) EXISTING

BIKE PATH: (P) PROPOSED, (C) EXISTING

DRIVE AND UTILITY: (P) PROPOSED, (C) EXISTING

AMENDED TENTATIVE SUBDIVISION MAP FOR:  
**THE ISLAND**  
 (PHASE C)  
 (PRODUCT G)  
 SHEET 1 OF 1  
**BURELL CONSULTING GROUP INC.**  
 1001 Memphis Park, Suite 100, Folsom, CA 95630

**Attachment 5**

**Previously Approved Tentative Subdivision Map  
Dated October 14, 2011**



NO.	DATE	DESCRIPTION	BY	FOR
1	07/15/08	PRELIMINARY	...	...
2	07/22/08	...	...	...
3	08/05/08	...	...	...
4	08/12/08	...	...	...
5	08/19/08	...	...	...
6	08/26/08	...	...	...
7	09/02/08	...	...	...
8	09/09/08	...	...	...
9	09/16/08	...	...	...
10	09/23/08	...	...	...
11	09/30/08	...	...	...
12	10/07/08	...	...	...
13	10/14/08	...	...	...
14	10/21/08	...	...	...
15	10/28/08	...	...	...
16	11/04/08	...	...	...
17	11/11/08	...	...	...
18	11/18/08	...	...	...
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30	02/10/09	...	...	...
31	02/17/09	...	...	...
32	02/24/09	...	...	...
33	03/03/09	...	...	...
34	03/10/09	...	...	...
35	03/17/09	...	...	...
36	03/24/09	...	...	...
37	03/31/09	...	...	...
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41	04/28/09	...	...	...
42	05/05/09	...	...	...
43	05/12/09	...	...	...
44	05/19/09	...	...	...
45	05/26/09	...	...	...
46	06/02/09	...	...	...
47	06/09/09	...	...	...
48	06/16/09	...	...	...
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51	07/07/09	...	...	...
52	07/14/09	...	...	...
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54	07/28/09	...	...	...
55	08/04/09	...	...	...
56	08/11/09	...	...	...
57	08/18/09	...	...	...
58	08/25/09	...	...	...
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60	09/08/09	...	...	...
61	09/15/09	...	...	...
62	09/22/09	...	...	...
63	09/29/09	...	...	...
64	10/06/09	...	...	...
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67	10/27/09	...	...	...
68	11/03/09	...	...	...
69	11/10/09	...	...	...
70	11/17/09	...	...	...
71	11/24/09	...	...	...
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83	02/16/10	...	...	...
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94	05/01/10	...	...	...
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203	06/03/12	...	...	...
204	06/10/12	...	...	...
205	06/17/12	...	...	...
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256	06/09/13</			

**Attachment 6**

**Preliminary Grading and Utility Plan  
Dated March 31, 2016**



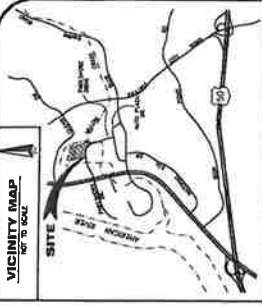




**Attachment 7**

**Preliminary Phasing Exhibit, dated February 12, 2016**

VICINITY MAP  
NOT TO SCALE



# PHASING EXHIBIT FOR THE ISLAND PHASE 2

CALIFORNIA

CITY OF FOLSOM



PHASING EXHIBIT FOR  
THE ISLAND  
PHASE 2  
SHEET 1 OF 1  
**B**URRELL  
CONSULTING  
GROUP INC.  
1881 Riverchase Way, Suite 100, Folsom, CA 95630 (916) 975-1888

Attachment 8

Inclusionary Housing Plan, dated March 28, 2016

## **Lewis Planned Communities**

9216 Kiefer Boulevard / Sacramento, California 95826  
Telephone: (916) 363-2617 FAX: (916) 364-9353

*Email: [phil.rodriguez@lewismc.com](mailto:phil.rodriguez@lewismc.com)*

March 28, 2016

Mr. Steve Banks  
Sr. Planner  
City of Folsom  
50 Natoma Street  
Folsom, CA 95630

RE: The Island at Parkshore – Phase 2 Tentative Subdivision Map Amendment  
Inclusionary Housing Plan

Dear Steve:

Thank you for your time to meet with me on March 25, 2016 to review our Tentative Subdivision Map Amendment application for Phase 2 at The Island at Parkshore (Project) and the City of Folsom Inclusionary Housing Ordinance.

As we discussed, Lewis Land Developers, LLC (Lewis) proposes the following in accordance with section 17.104.060(G) of the Folsom Municipal Code:

The Project will comply with the ordinance through the payment of an in-lieu fee calculated by multiplying 1% times the estimated lowest base sales price for a residential unit at the time of the issuance of the first building permit, adjusted annually based on the estimated sales price at that time. For example, if the estimated base sales price is \$300,000, then the calculation would be  $\$300,000 \times 1\% = \$3,000$ . In this example, the in-lieu fee would be \$3,000 for each residential unit, adjusted annually.

Thanks again for your time to discuss this item. We are looking forward to developing another successful quality community in the City of Folsom.

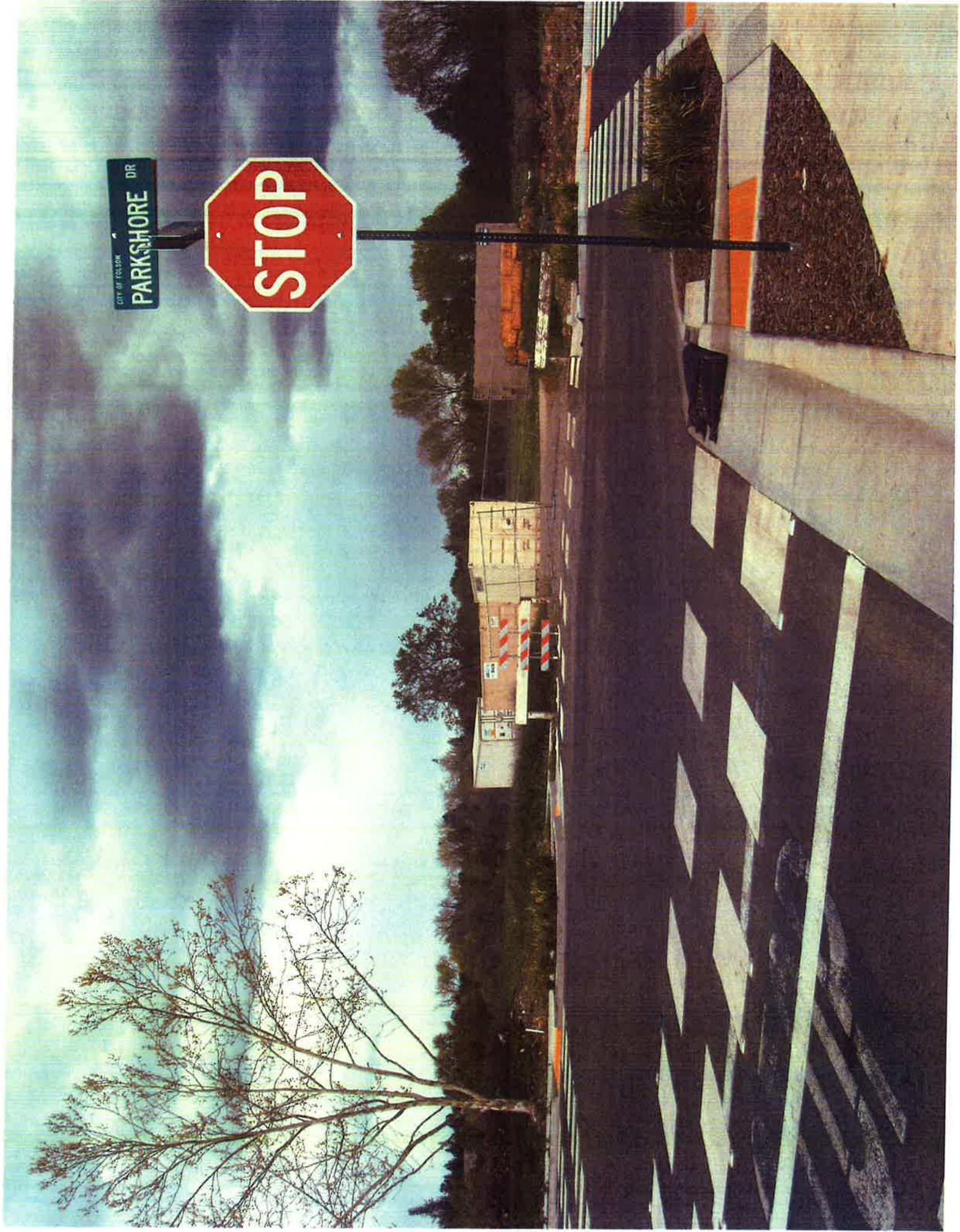
Best Regards,  
LEWIS PLANNED COMMUNITIES

Phil Rodriguez  
Vice President  
Planned Community Development

**Attachment 9**

**Site Photographs**













DATE: April 20, 2016

TO: Planning Commission

FROM: Community Development Department

SUBJECT: **AN APPEAL OF A COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL OF A DESIGN REVIEW APPLICATION AT 659 HANCOCK DRIVE (PN 13-212)**

**BACKGROUND / ISSUE**

On December 5, 2013, the City of Folsom received a Design Review application from owner/applicant Tarik Taaha for development of a 3,800-square-foot custom home at 659 Hancock Drive. Since the submittal, the plans have gone through several iterations in design, grading and size. An updated application for a 3,300-square-foot custom home was considered by the Community Development Department at its January 28, 2016 Design Review meeting. Based on comments received at the meeting, the item was continued to incorporate further changes requested at the January 28<sup>th</sup> meeting. In February, 2016, a revised application for a 3,000-square-foot custom home was submitted to the City. This updated application was considered by the Community Development Department at its February 18, 2016 Design Review meeting. At this meeting, a number of residents were present, some with questions about the project, some to express support for the project and some to show opposition to the project. The following is a list of specific concerns raised at the February 18<sup>th</sup> meeting by Craig and Jane Yost (residents of 663 Hancock Drive):

- Concerns about the proposed retaining wall and grading plan with regards to impacts on their adjacent property and trees;
- Concerns with the depiction of the property line on the grading plan;
- Concerns with the size and mass of the proposed residence in relation to the size of the lot and the size of other residences in the neighborhood and that the residence is incompatible with the rest of the built-out neighborhood.

Several residents also attended the meeting to express general support of the project, but did not submit any written comments. Staff received an email from Stephen Wilkins, the property owner at 655 Hancock Drive, asking that the City not approve the application due to the potential of compromising his adjacent foundation via grading, proposed retaining walls and erosion. This letter also stated that the plans do not show how adjacent property lines will be preserved. It then states that the proposed residence is not compatible with the surrounding neighborhood's architecture.

City staff analyzed the project relative to the applicable Design Review criteria (FMC, Section 17.06.080), took into consideration all public input, and made the determination to approve the proposal with the following conditions:

1. The proposal shall be in conformance with the submitted drawings (received February 12, 2016), grading plan (received February 9, 2016) and color/materials sample (Option 1) on file with the Community Development Department.
2. All exterior windows on the proposed residence are required to be recessed or have window trim (foam trim or similar architectural element).
3. Permanent fencing shall be maintained along the side and rear property lines. Fencing shall not exceed 3 ½ feet in height in the front of the residence and shall not exceed 6 feet in height in the side and rear of the residence. The project site shall also be fenced with temporary fencing during construction.
4. The property lines for the project site shall be staked by a licensed surveyor prior to issuance of a building permit.
5. Building Permits are required for the custom home and retaining walls (if applicable). The final location, size, materials, and design of any proposed retaining wall is subject to review and approval by the Community Development Department. With respect to the design of the retaining walls, a decorative material or veneer is required to cover any exposed portion of the walls to the satisfaction of the Community Development Department.
6. A Landscape Plan (that complies with the state-mandated Model Water Efficient Landscape Ordinance - AB 1881) is required to be submitted prior to issuance of the Custom Home building permit, and landscaping of the front yard shall be completed prior to receipt of full Certificate of Occupancy. Alternately, an Irrigation & Landscape Permit shall be applied for, paid for and issued with the stipulation that landscape plans are submitted within 180 calendar days of the initial Irrigation & Landscape Permit issue date and completed within 1 year, with a possible 90-day extension if substantially in progress.
7. If any tree(s), protected or otherwise, are within the property, on the property line or encroaching into the property, an arborist report is generally required which locates, identifies, assesses and quantifies each tree. A tree permit, protection plan and appropriate mitigation may also be required to protect and/or account for the proposed development activities.
8. Retaining walls of any height shall not be permitted unless shown on the approved Design Review plan. Retaining walls found at the project site not approved in Design Review are subject to a notice of correction. No retaining walls are allowed within the Public Utility Easement.



9. Prior to issuance of a building permit, all proposed grading, encroachment, and retaining walls shall be permitted and completed.
10. Condition #2 shall be made a note on the construction drawings.
11. If a complete application for a building permit is not submitted within six months of this approval, this design review approval will expire.

On February 26, 2016, Craig and Jane Yost submitted a letter to the Community Development Department timely appealing the Community Development Department's conditional approval of the Design Review Application (PN 13-212) for a 3,000-square-foot custom home located at 659 Hancock Drive.

### **POLICY / RULE**

Per Section 17.06.080(B) of the Folsom Municipal Code (FMC), in approving, conditionally approving, or denying an application for design review, the Director of the Community Development Department shall make the following findings:

1. Project compliance with the general plan and any applicable specific plans and zoning ordinances;
2. Conformance with any adopted city-wide design guidelines;
3. Conformance with any project-specific design guidelines and standards approved through the planned development permit process or similar review process;
4. Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

As set forth in Section 17.06.110 of the FMC, design review decisions of the Community Development Director may be appealed to the Planning Commission.

Pursuant to Section 17.06.130(A) of the FMC, when considering an appeal, the Planning Commission shall review the entire proceeding relating to the decision being appealed, de novo, and may make any order it deems just and equitable, including the approval of the application.

Pursuant to Section 17.06.130(B) of the FMC, the Planning Commission shall prepare a written decision which either grants or denies the appeal and contains findings of fact and conclusions. A copy of the decision shall be provided to the appellant and the project applicant.

### **ANALYSIS**

#### **Design Review Analysis**

FMC Section 17.06.080 includes a list of items that staff and the Planning Commission shall consider (see the Policy/Rule section of this staff report above) in reviewing projects. In

reviewing the submitted Design Review Application, City staff utilized the plan evaluation criteria as well as the findings and policies established in the FMC. City staff also took into consideration the public input received at the January 28, 2106 and February 18, 2016 Design Review meetings.

In reviewing the proposed project for conformance with the above-stated design criteria, City staff took into consideration a variety of factors including the design consistency of the project, the specific location of the project, and surrounding developments. The proposed residence meets all required setbacks, height restrictions, parking and maximum lot coverage standards as outlined in the FMC.

The proposed project consists of a 3,000-square-foot single-family residence with elements of a craftsman design. The property is not within a planned development or specific plan area and no specific design guidelines have been adopted for the subdivision (Rancho Diablo 1). Surrounding residences include a variety of styles, mostly consisting of craftsman, bungalow and traditional elements. Staff found that the style of residence proposed falls within the character of the neighborhood. With regards to home size, staff analyzed 81 residences in the neighborhood using data from the Sacramento County Assessor's Office. This analysis is included as Attachment 7 of this docuemnt. The median size of these residences was 2,367 square feet, with the smallest house being 1,479 square feet and the largest house being 4,253 square feet. Seven of the houses are larger than 2,900 square feet. The median lot coverage of these residences is 19.4 percent, with a range of 5 percent and 35.5 percent. Using only the proposed livable space (as the County Assessor does not take covered patios into account when calculating lot coverage), the proposed residence covers 25.2 percent of the lot. Staff has concluded that, although the proposed square footage and massing exceeds the average square footage and massing in this area, the residence will not substantially change the consistency of the design theme of the neighborhood. Staff therefore determined that the residence provides a compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood. All of the City development standards prescribed by the FMC have been met.

#### Letter of Appeal

As mentioned previously within this report, Craig and Jane Yost submitted a timely appeal to the Community Development Department appealing the Community Development Department's conditional approval of a Design Review Application for a 3,000-square-foot custom home located at 659 Hancock Drive. In a letter accompanying their appeal, the appellants identify three conditions of approval, as well as three separate issues, as the cause for their appeal.

Regarding Condition 4 above, the appellants have asked that this action occur prior to issuance of a grading permit, per a verbal agreement they made with the applicant at the Design Review hearing. Regarding Condition 5 above, the appellants have asked that excavation not commence until the plan check and building permit processes have been completed, per a verbal agreement the applicant made at the design review hearing. Regarding Condition 9 above, the appellants have asked that no grading commence prior to securing plan check approval and a building permit, per a verbal agreement the applicant made at the design review hearing.

The appeal letter also lists concerns regarding proposed excavation and retaining walls due to the proximity of the cut to the appellants' property lines and the rocky nature of the soil. The

appellants are requesting a performance bond to guarantee replacement of all damage to their property due to excavation and retaining wall construction as well as full approval of the project prior to excavation.

The appeal letter also states that there is insufficient public information about the standards and criteria the City applies in determining if the project meets those criteria and standards. Specifically, the letter states that the appellants have been told that retaining wall height limits are six feet in the front and rear setbacks and four feet in the side setbacks. The appellant states that there is no documentation available from the City that contradicts this standard, but part of the design review approval included a retaining wall with a maximum of eight feet in height along the side property line. The appellant also states that a document on the City's website entitled "Grading Notes" references "Chapter 19, Earthwork", which relates to standards on the height of retaining walls, is not available and was not provided upon request.

Finally, the appeal letter references issues regarding status and conduct of the applicant. The letter states that the applicant's LLC is not in good standing with the State of California due to a Statement of Information not being filed, that no real property taxes have been paid by the property owner since January 2014 and that the applicant has threatened and intimidated the appellants.

#### Appeal Analysis

Regarding the appeal of design review conditions 4, 5 and 9, both staff and the applicant are willing to agree to the proposed changes. Staff notes that Conditions 5 and 9 are both standard conditions for all custom homes within the City. However, the proposed timing would not impact staff approval of each element of the project during the permitting process. The applicant had also agreed in principle to these modified conditions, as they were requested during the appeal period of the design review approval. The appellants were notified of this agreement during the appeal period. However, they wished to move forward with their appeal for reasons outside of these conditions. As such, staff did not move forward with modifying the conditions on the Design Review approval. However, staff supports the proposed modified conditions and has included the modifications in the conditions at the end of this staff report.

Regarding concerns related to the proposed excavation and retaining walls due to the proximity of the cut to the appellants' property lines and the rocky nature of the soil, the applicant must apply for a grading permit, which will be reviewed pursuant to Chapter 14.29 of the FMC. Also, this type of construction is consistent with current residential pad grading throughout the hillside area of Folsom. The proposed lowering of the building pad elevation allows the proposed driveway grade to fall within hillside guideline specifications. Furthermore, the lowering of the proposed building pad elevation reduces the profile of the residence.

Regarding the height of the retaining walls, Staff finds that the proposed retaining walls are consistent with current grading practices throughout the hillside area of Folsom. The proposed retaining walls shall be designed by a California licensed Civil Engineer and the design shall demonstrate adherence to the minimum structural requirements as set forth in the 2013 California Building Code. Furthermore, FMC Section 14.33.180 states that "no cut or fill for driveway construction shall exceed six feet in depth or height" and that "the planning commission may allow these limits to be exceeded based on a finding that proposed design solutions will mitigate

environmental and engineering problems". Portions of the proposed retaining walls will exceed six feet in height, but this will not be part of the driveway construction. There is no standard for retaining walls other than driveway retaining walls. The precedent set by the Planning Commission has been that walls in direct view of the public shall be no greater than 6' in height. Walls not in direct view of the public do not have similar discretionary height restrictions. Other than what is stated in the FMC, approval of all retaining wall heights and aesthetics are a discretionary decision by City staff.

Regarding the missing chapter of the *Grading Notes* document from the City website, the Engineering Division is in the process of updating all Construction Note references to current City Standards and Specifications. The referenced document is only one of many methodologies and references staff uses to review construction documents. The absence of this reference has little to no effect on the overall review of grading plans. All documents requested by the appellants that the City has on file have been made available for the appellants' review.

Regarding the status of the applicant's LLC, payment of property taxes and conduct towards the appellants, these issues are not factors staff can take into account when reviewing Design Review applications.

#### Conclusion

Based on the results of the above analysis, staff has concluded that the design of the proposed residence is in compliance with the General Plan and zoning ordinances as well as all applicable city-wide design guidelines, and is comprised of building materials, textures, and colors compatible with the surrounding development and is consistent with the general design theme of the neighborhood. Staff, therefore, recommends the Planning Commission deny the appeal.

#### **ENVIRONMENTAL REVIEW**

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

#### **ATTACHMENTS**

1. Vicinity Map
2. Grading/Site Plan, Building Elevations, and Floor Plans, dated 2-9-16
3. Color Elevations, 3-D Elevations and Color and Materials Board
4. Design Review Application Conditional Approval Letter, dated February 22, 2016
5. Letter of Appeal, submitted February 25, 2016
6. FMC Section 17.06.080, Plan Evaluation
7. Hancock Drive Neighborhood Summary of Home Size and Lot Coverage Information
8. Site Photographs
9. Photographs of Nearby Residences

#### **PLANNING COMMISSION RECOMMENDATION/ACTION**

MOVE TO DENY THE APPEAL AND UPHOLD THE COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONAL APPROVAL OF THE DESIGN REVIEW APPLICATION FOR DEVELOPMENT OF A 3,000-SQUARE-FOOT CUSTOM HOME LOCATED AT 659

HANCOCK DRIVE (PN 13-212) WITH THE FOLLOWING FINDINGS AND MODIFIED CONDITIONS (1-11);

**GENERAL FINDING**

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

**CEQA FINDING**

- B. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.

**DESIGN REVIEW FINDINGS**

- C. THE PROJECT, AS CONDITIONED, IS IN COMPLIANCE WITH THE GENERAL PLAN AND ZONING ORDINANCES.
- D. THE PROJECT, AS CONDITIONED, IS IN CONFORMANCE WITH ALL APPLICABLE ADOPTED CITY-WIDE DESIGN GUIDELINES;
- E. THE PROJECT, AS CONITIONED, IS COMPRISED OF BUILDING MATERIALS, TEXTURES, AND COLORS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND IS CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Submitted,



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DAVID E. MILLER, AICP  
Public Works and Community Development Director



## CONDITIONS OF APPROVAL:

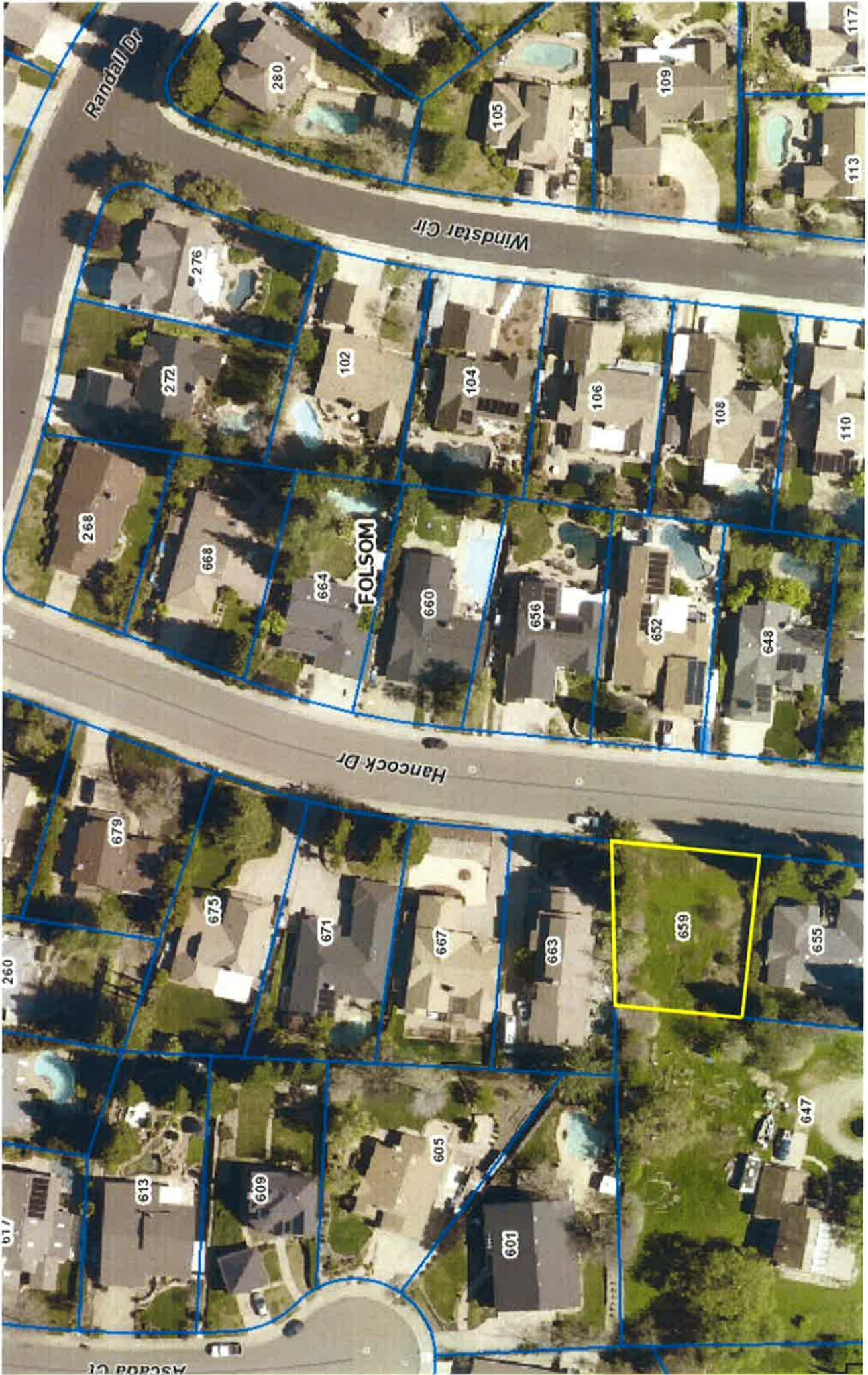
1. The proposal shall be in conformance with the submitted drawings (received February 12, 2016), grading plan (received February 9, 2016) and color/materials sample (Option 1) on file with the Community Development Department.
2. All exterior windows on the proposed residence are required to be recessed or have window trim (foam trim or similar architectural element).
3. Permanent fencing shall be maintained along the side and rear property lines. Fencing shall not exceed 3 ½ feet in height in the front of the residence and shall not exceed 6 feet in height in the side and rear of the residence. The project site shall also be fenced with temporary fencing during construction.
4. The property lines for the project site shall be staked by a licensed surveyor prior to issuance of a building grading permit.
5. Building Permits are required for the custom home and retaining walls (if applicable). The final location, size, materials, and design of any proposed retaining wall is subject to review and approval by the Community Development Department. With respect to the design of the retaining walls, a decorative material or veneer is required to cover any exposed portion of the walls to the satisfaction of the Community Development Department. Excavation shall not commence until the applicant has received a building permit.
6. A Landscape Plan (that complies with the state-mandated Model Water Efficient Landscape Ordinance - AB 1881) is required to be submitted prior to issuance of the Custom Home building permit, and landscaping of the front yard shall be completed prior to receipt of full Certificate of Occupancy. Alternately, an Irrigation & Landscape Permit shall be applied for, paid for and issued with the stipulation that landscape plans are submitted within 180 calendar days of the initial Irrigation & Landscape Permit issue date and completed within 1 year, with a possible 90-day extension if substantially in progress.
7. If any tree(s), protected or otherwise, are within the property, on the property line or encroaching into the property, an arborist report is generally required which locates, identifies, assesses and quantifies each tree. A tree permit, protection plan and appropriate mitigation may also be required to protect and/or account for the proposed development activities.
8. Retaining walls of any height shall not be permitted unless shown on the approved Design Review plan. Retaining walls found at the project site not approved in Design Review are subject to a notice of correction. No retaining walls are allowed within the Public Utility Easement.

9. Prior to issuance of a building permit, all proposed grading, encroachment, and retaining walls shall be permitted ~~and completed~~. No grading shall commence prior to issuance of a building permit.
10. Condition #2 shall be made a note on the construction drawings.
11. If a complete application for a building permit is not submitted within six months of this approval, this design review approval will expire.

# Attachment 1

## Vicinity Map





## Attachment 2

Grading/Site Plan, Building Elevations, and Floor Plans,  
dated 2-9-16

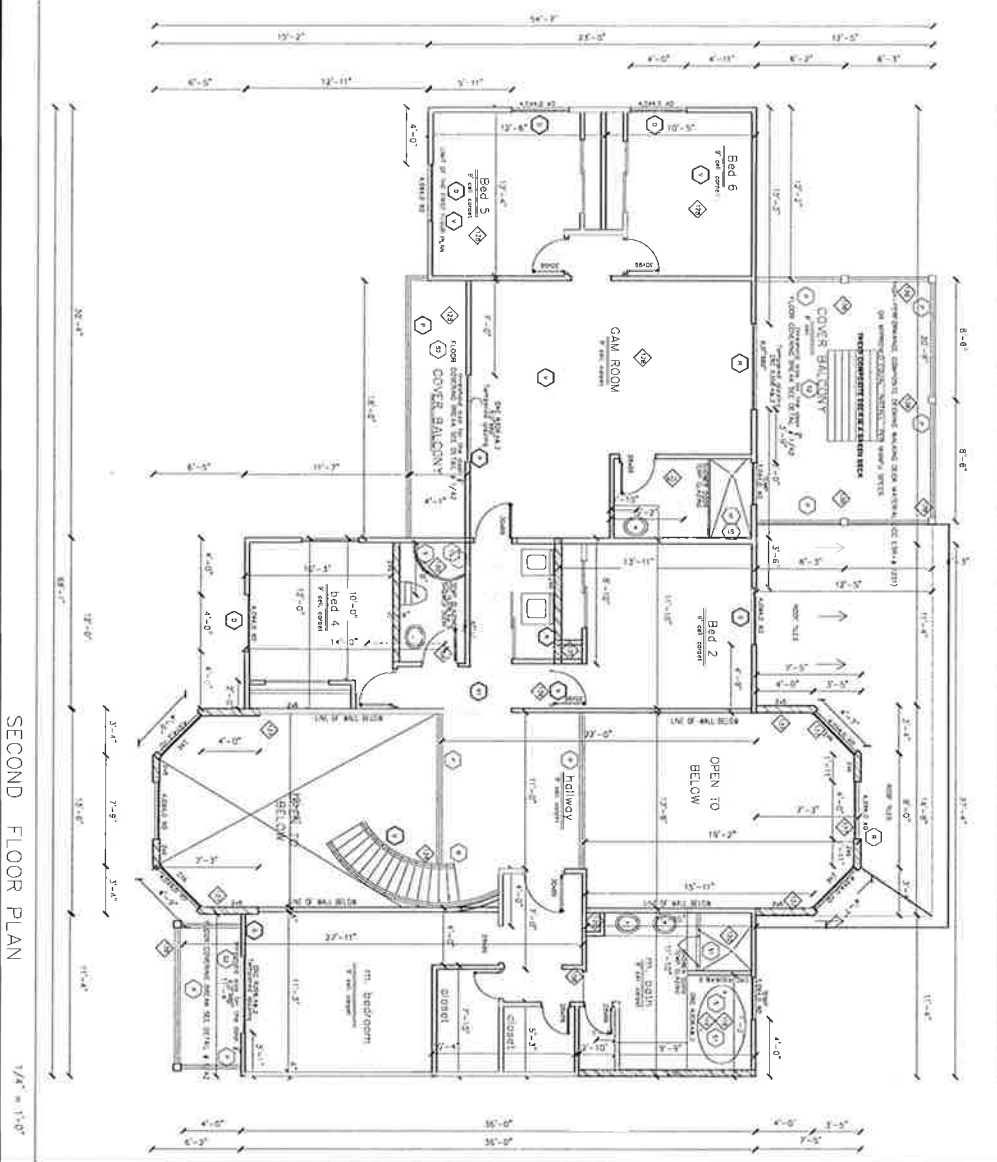
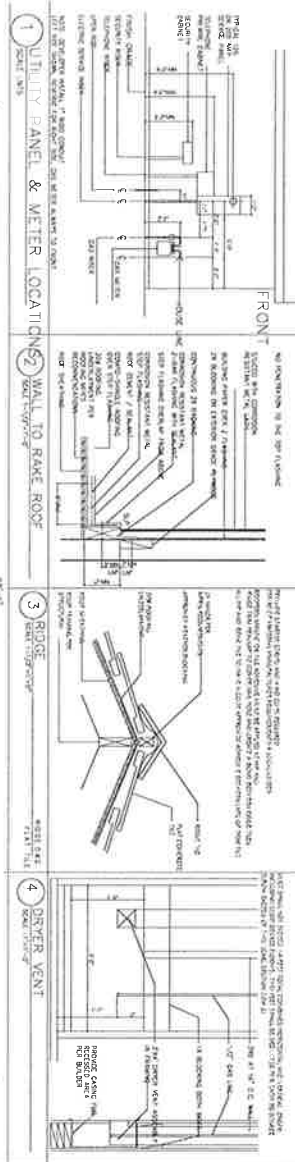












- KEYNOTES**
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No.	Date	Revisions
1	12/9/04	Initial
2	12/9/04	Revised
3	12/9/04	Final

Job Title: RESIDENCE  
659 HANCOCK DRIVE  
FOSSIL, CALIFORNIA

Architect: ARCHITECTURE PLANNING  
Interior Design: INTERIOR DESIGN

Job No: 217  
Sheet #: 42

KEY PLAN

Architect: ARCHITECTURE PLANNING  
Interior Design: INTERIOR DESIGN

Job No: 217  
Sheet #: 42

Checked: FH

## Attachment 3

### Color Elevations, 3-D Elevations and Color and Materials Board





LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"




FRONT ELEVATION  
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



REAR ELEVATION  
SCALE: 1/4"=1'-0"

	DESIGN	P O BOX 163653	Job No.	Sheet No.
	Planning	SACRAMENTO, CA 95814	Date	
	Landscape Architecture	PHONE: (916) 220-2824	Drawn By:	
	Interior Design Graphics		Checked By:	A2
	Drawing Title			
	NEW ELEVATIONS			

**659 HANCOCK DR**  
FOLSOM, CALIFORNIA




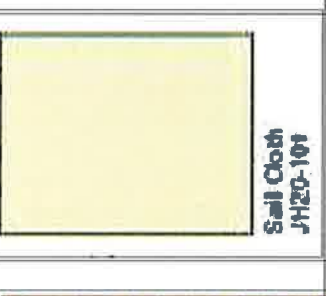




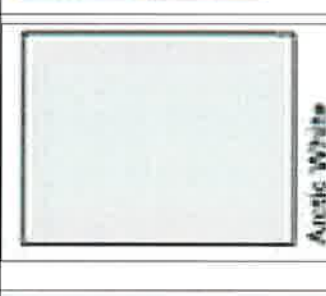




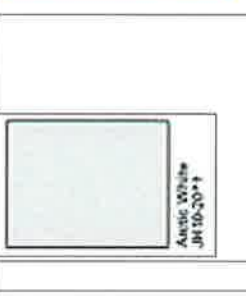
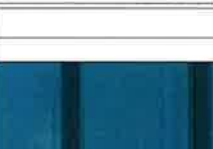













				
				
				
	<p>DESIGN Planning Landscape Architecture Interior Design Graphics</p>	<p>P O BOX 163653 SACRAMENTO, CA 95814 PHONE: ( 916 ) 220 -2824</p>	<p>DATE: ___/___/___ DRAWN BY: ___ CHECKED BY: ___</p>	<p>659 HANCOCK DR FOLSOM, CALIFORNIA</p>

Attachment 4

Design Review Application Conditional Approval Letter,  
dated February 22, 2016





CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

February 22, 2016

American AAA and R Devopler, LLC  
C.O. Tarik Taaha  
P.O. Box 163653  
Sacramento CA 95816

**SUBJECT: Approval Letter: Design Review approval of a 3,000–square-foot custom home at 659 Hancock Drive (PN13-212)**

Dear Mr. Taaha:

The City of Folsom Community Development Department has reviewed your application (PN 13-212) for Design Review of a 3,300-square-foot custom home located at 659 Hancock Drive. The Community Development Department has made the decision to conditionally approve the application based on the following findings:

- The project is compliant with the General Plan, the Zoning Ordinance, and all applicable Specific Plans;
- The project is in conformance with all applicable city-wide design guidelines;
- The project is in conformance with all applicable project-specific design guidelines and standards approved through the Planned Development Permit process or similar review process;
- The project provides compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood

The project is subject to the following condition(s) of approval:

1. The proposal shall be in conformance with the submitted drawings (received February 12, 2016), grading plan (received February 9, 2016) and color/materials sample (Option 1) on file with the Community Development Department.



2. All exterior windows on the proposed residence are required to be recessed or have window trim (foam trim or similar architectural element).
3. Permanent fencing shall be maintained along the side and rear property lines. Fencing shall not exceed 3 ½ feet in height in the front of the residence and shall not exceed 6 feet in height in the side and rear of the residence. The project site shall also be fenced with temporary fencing during construction.
4. The property lines for the project site shall be staked by a licensed surveyor prior to issuance of a building permit.
5. Building Permits are required for the custom home and retaining walls (if applicable). The final location, size, materials, and design of any proposed retaining wall is subject to review and approval by the Community Development Department. With respect to the design of the retaining walls, a decorative material or veneer is required to cover any exposed portion of the walls to the satisfaction of the Community Development Department.
6. A Landscape Plan (that complies with the state-mandated Model Water Efficient Landscape Ordinance - AB 1881) is required to be submitted prior to issuance of the Custom Home building permit, and landscaping of the front yard shall be completed prior to receipt of full Certificate of Occupancy. Alternately, an Irrigation & Landscape Permit shall be applied for, paid for and issued with the stipulation that landscape plans are submitted within 180 calendar days of the initial Irrigation & Landscape Permit issue date and completed within 1 year, with a possible 90-day extension if substantially in progress.
7. If any tree(s), protected or otherwise, are within the property, on the property line or encroaching into the property, an arborist report is generally required which locates, identifies, assesses and quantifies each tree. A tree permit, protection plan and appropriate mitigation may also be required to protect and/or account for the proposed development activities.
8. Retaining walls of any height shall not be permitted unless shown on the approved Design Review plan. Retaining walls found at the project site not approved in Design Review are subject to a notice of correction. No retaining walls are allowed within the Public Utility Easement.
9. Prior to issuance of a building permit, all proposed grading, encroachment, and retaining walls shall be permitted and completed.
10. Condition #2 shall be made a note on the construction drawings.
11. If a complete application for a building permit is not submitted within six months of this approval, this design review approval will expire.

The application is subject to a ten day appeal period which commences on February 23, 2016 and ends on March 3, 2016. Should you have any questions regarding this letter, please do not hesitate to call me at (916) 355-7214 or [jkinkade@folsom.ca.us](mailto:jkinkade@folsom.ca.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Kinkade". The signature is written in a cursive, slightly slanted style.

Josh Kinkade  
Assistant Planner  
City of Folsom

Attachment 5

Letter of Appeal, submitted February 25, 2016

# CITY OF FOLSOM

2016 FEB 26 AM 11:54

## NOTICE OF APPEAL

NAME OF APPELLANT: CRAIG and JANE YOST

MAILING ADDRESS: 663 HANCOCK DRIVE

FOLSOM, CA. 95630

INTEREST IN MATTER: ADJOINS OUR PROPERTY

DAYTIME TELEPHONE: \_\_\_\_\_

APN/PROJECT REF. NO. 071-0510-044-0000

ACTION BEING APPEALED: DESIGN REVIEW APPROVAL and CONDITIONS

DATE OF DECISION OR DATE PROJECT HEARD: 2-22-16

REASON FOR APPEAL: see attached

*Craig Yost Jane Yost*  
APPELLANT'S SIGNATURE

2-26-16  
DATE FILED

### STAFF USE ONLY:

Date/Time Received: 2/26/16 11:50 am

Fee Paid: \$203 Res. 8479

9600 *ME*

Admin. (staff decision) Appeal

Owner Occupied ~~\$217~~ \$223  
Developer/other ~~\$436~~ 448

Planning Comm. Decision Appeal

Owner Occupied ~~\$222~~ 228  
Developer/other ~~\$446~~ 458

Tentative Hearing Date: \_\_\_\_\_

Time Limit Waived: \_\_\_\_\_

Copies to: Community Development Director \_\_\_\_\_  
City Manager \_\_\_\_\_  
City Attorney \_\_\_\_\_  
Other \_\_\_\_\_

Received by: Lydia Konopka



# **APPEAL TO THE CITY OF FOLSOM**

Regarding the Design Review Approval, with conditions, for 659 Hancock Drive  
February 25, 2016

## **Issues:**

We read the Approval Letter conditions carefully, and request an amendment of those conditions to properly reflect what was decided at the Design Review meeting.

### **For condition #4:**

At the Design Review meeting, Engineer Dan Wolfe stipulated with the applicant and with us, that the property be surveyed and staked by a licensed surveyor prior to the issuance of the grading permit. Please amend this condition to reflect that stipulation.

### **For Condition #5:**

At the Design Review meeting, the applicant agreed that the excavation would not commence until the plan check and building permit process was completed. Please amend this condition to reflect the applicant's agreement, as stated.

### **For Condition #9:**

This condition conflicts with the applicant's agreement that no grading would commence prior to securing plan check approval and a building permit. Please amend this condition to reflect the applicant's agreement.

## **In addition, we appeal on the following issues:**

### **Proximity of the excavation and retaining wall to our property**

- Depth of the cut is ~7-12 ft, 85.5 feet long, and estimated to be only 6" from the property line.
- We have the right to the security of our property.
- During excavation, because of the proximity and depth, the chance of undermining our property is high.
- The soil is rocky—it may be impossible to excavate a straight 7-12-ft cut within 6" of the property line and not impact our property. Backhoes do not cut clean lines.
- We have a pool, spa, a gas fire pit with large landscape boulders, fountain, 5 mature ornamental trees, and stone decking. This excavation, as placed, will likely undermine our back yard and all structures therein.
- Because of the danger to us based on the potential failure of lateral support, we require a performance bond sufficient to guarantee the replacement of all damage to our back yard and structures, resulting from the excavation and the subsequent construction of the retaining wall.
- We have a statutory right to have our property protected from this kind of danger, as per California Civil Code, Section 832.
- A residential infill project that impacts neighboring properties should have full approval prior to excavation so as to minimize this impact.

**There is insufficient public information about the standards and criteria the City applies in determining if this project meets those criteria and standards.**

- A consulting engineer and a building inspector both indicated there is a working standard on the height of retaining walls in the City, to which all parties are held. That is, retaining wall limits are a maximum 6' high in the front and rear setbacks, and 4' maximum on the side setbacks. There is no documentation available from the City that contradicts this standard.
- There is a document on the City's website entitled *Grading Notes*, which refers to a *Chapter 19, Earthwork*. It is not on the website—neither in the Design Standards nor in the Standard Construction Specifications. Standards on the height of retaining walls are not publically available. Diagrams and tables listed in the grading section of the codes are unavailable, even though they were requested from the City Clerk.

### **Status and Conduct of the Applicant**

- The applicant's LLC is not in good standing with the State of California, as the Statement of Information has not been filed. Thus, neither owners nor managers have been named for this LLC.
- Likewise, the tax records from Sacramento County establish that no real property taxes have been paid from January 2014 to the present.
- The applicant has threatened to sue us if we appeal to the Planning Commission. Neighbors are reluctant to speak against the project, as the applicant has systematically threatened and intimidated them.

We respectfully request the City respond to these issues by letter or email to us, and in either event, to copy our attorney, Robert G. Holderness. Yost mailing address: 663 Hancock Drive, Folsom, CA.

Robert G. Holderness: [RHolderness@holdernesslaw.com](mailto:RHolderness@holdernesslaw.com).

**Because of our anticipated travel schedule, we cannot attend a Planning Commission meeting on this matter before April 20, 2016.**

## Attachment 6

FMC Section 17.06.080, Plan Evaluation

**17.06.080 Plan evaluation.**

A. In reviewing projects, the community development director or the planning commission shall consider the following criteria:

1. Siting of all structures and improvements as designated upon a scaled site plan, including all existing trees and easements on the project site;
2. Landscaping, fencing, and other screening as designated on a landscape and/or sprinkler plan featuring all existing trees and shrubs and proposed plantings, which shall comply with the tree preservation ordinance under Chapter [12.16](#);
3. Design of all circulation for automobiles, service and delivery vehicles, pedestrians, and bicycles;
4. Design of parking and loading facilities;
5. Screening of refuse and shopping cart storage facilities;
6. Details of fencing, and location of public works items such as curb cuts, curbs, gutters, sidewalks, sidewalk design, drainage, and fire hydrants;
7. Location, design, and intensity of all on-site exterior lighting;
8. Location and design of addressing system and/or graphics and mail delivery system;
9. Design of all open space areas;
10. Exterior elevations and/or perspective drawings of structures featuring building height, description of all building materials, building colors, screening of utility meters and mechanical equipment;
11. Design, placement, dimension, colors of all proposed signs and exterior graphics. This shall include building materials, lighting systems and intensity of signs and temporary signs and shall apply to all temporary as well as permanent signing;
12. Additions to patio area including, but not limited to, awnings, sunshades, and trellis;
13. Grading plans (minor or engineered) that meet with the requirements of the grading ordinance under Chapter [14.29](#) and are also consistent with the hillside development standards under Chapter [14.33](#);



14. Location of all easements including but not limited to: access easements, utility easements, drainage easements, reciprocal use easements, and open space/conservation easements;

15. Location of necessary firebreaks and fire apparatus access roads for the project site consistent with the requirements of the Folsom Fire Code under Chapter [8.36](#);

16. Review design and placement of facilities for disabled access;

17. Photographs of the project site and any surrounding properties potentially impacted by the proposed project;

18. Location and screening of roof-, ground-, and wall-mounted mechanical and telecommunications equipment, emergency generators, and similar equipment;

19. Any outdoor physical feature that could potentially impact the existing design of a structure on a project site.

B. In approving, conditionally approving, or denying an application for design review under this chapter, the community development director or the planning commission shall make the following findings:

1. Project compliance with the general plan and any applicable specific plans and zoning ordinances;

2. Conformance with any adopted city-wide design guidelines;

3. Conformance with any project-specific design guidelines and standards approved through the planned development permit process or similar review process;

4. Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood. (Ord. 1109 § 2 (part), 2008)

## Attachment 7

### Hancock Drive Neighborhood Summary of Home Size and Lot Coverage Information

**Hancock Drive Neighborhood  
Summary of Home Size and Lot Coverage Information**

	<b>Street Address</b>	<b>Lot Size</b>	<b>House Size</b>	<b>Lot Coverage</b>
1	647 Hancock Drive	40,700	2,237	5%
2	116 Palabra Court	37,613	1,698	6.4%
3	166 Rebecca Way	19,220	2,367	10.6%
4	113 Palabra Court	22,992	1,983	11.7%
5	105 Palabra Court	19,633	1,698	12.2%
6	102 Ecklon Court	24,283	2,423	12.6%
7	156 Rebecca Way	16,120	2,605	13.3%
8	619 Hancock Drive	14,105	2,210	13.5%
9	100 Amaya Drive	15,552	1,698	14%
10	108 Palabra Court	15,603	1,479	14%
11	663 Hancock Drive	10,242	2,512	14.2%
12	104 Dixon Court	17,205	2,028	14.5%
13	623 Hancock Drive	13,485	2,831	14.9%
14	713 Hancock Drive	14,485	1,479	15.1%
15	104 Palabra Court	17,515	1,983	15.3%
16	100 Palabra Court	17,308	1,983	15.5%
17	163 Rebecca Way	11,987	2,074	15.8%
18	721 Hancock Drive	12,245	1,479	16%
19	679 Hancock Drive	10,054	2,042	16.1%
20	708 Hancock Drive	14,415	2,280	16.7%
21	109 Palabra Court	14,363	1,698	16.7%
22	105 Ecklon Court	18,238	2,423	16.8%
23	158 Rebecca Way	12,348	2,372	16.8%
24	154 Rebecca Way	12,297	2,372	16.9%
25	151 Rebecca Way	12,245	2,372	17%
26	705 Hancock Drive	12,762	1,479	17.1%
27	112 Palabra Court	16,668	2,152	17.1%
28	175 Rebecca Way	11,705	2,367	17.3%
29	147 Rebecca Way	10,953	2,139	17.7%
30	160 Rebecca Way	11,367	2,336	18.1%
31	102 Dixon Court	10,850	2,407	18.2%
32	636 Hancock Drive	10,540	2,339	18.4%
33	102 Wild Way Court	11,390	2,439	18.6%
34	167 Rebecca Way	13,640	2,809	18.6%
35	675 Hancock Drive	11,728	2,872	18.8%
36	174 Rebecca Way	10,811	2,367	18.8%
37	152 Rebecca Way	11,005	2,384	18.8%
38	630 Hancock Drive	10747	2,357	19.3%
39	664 Hancock Drive	9,920	2,213	19.3%
40	162 Rebecca Way	10,437	2,367	19.4%
41	170 Rebecca Way	12,916	2,785	19.6%
42	100 Dixon Court	11,625	2,902	19.7%
43	150 Rebecca Way	10,889	2,605	19.7%
44	631 Hancock Drive	11,625	2,681	19.8%
45	105 Dixon Court	12,452	1,774	19.8%
46	148 Rebecca Way	10,488	2,372	19.8%

47	155 Rebecca Way	10,437	2,373	20.1%
48	644 Hancock Drive	10,006	1,607	20.4%
49	168 Rebecca Way	14,828	2,423	20.7%
50	146 Rebecca Way	10,437	2,722	20.7%
51	101 Dixon Court	13,123	1,991	21.6%
52	717 Hancock Drive	12,762	2,293	21.8%
53	267 Randall Drive	16,585	4,253	21.8%
54	709 Hancock Drive	12,193	2,546	22%
55	640 Hancock Drive	10,002	1,782	22.2%
56	103 Ecklon Court	13,743	2,423	22.3%
57	103 Dixon Court	14,480	2,601	22.5%
58	648 Hancock Drive	10,005	1,815	23.2%
59	627 Hancock Drive	11,780	2,164	23.4%
60	668 Hancock Drive	10,054	1,870	23.4%
61	171 Rebecca Way	12,633	2,423	24.2%
62	671 Hancock Drive	10,643	2,107	24.3%
63	620 Hancock Drive	10,488	1,935	24.6%
64	628 Hancock Drive	12,710	2,535	24.8%
65	159 Rebecca Way	11,418	2,366	24.9%
66	667 Hancock Drive	10,035	2,068	25.2%
67	106 Wild Way Court	10,030	3,170	25.2%
68	626 Hancock Drive	9,804	2,809	25.9%
69	622 Hancock Drive	10,902	2,351	26%
70	104 Ecklon Court	12,168	3,449	26.1%
71	104 Wild Way Court	10,315	2,430	26.3%
72	660 Hancock Drive	10,230	2,311	27%
73	164 Rebecca Way	10,850	3,449	29.2%
74	183 Rebecca Way	10,127	2,423	29.5%
75	179 Rebecca Way	10,303	2,424	29.7%
76	651 Hancock Drive	8,500	2,206	31.7%
77	701 Hancock Drive	12,348	2,531	33.5%
78	655 Hancock Drive	8,500	2,151	34.1%
79	652 Hancock Drive	10,006	2,982	34.6%
80	632 Hancock Drive	9,610	2,501	34.8%
81	108 Wild Way Court	10,175	2,928	35.5%
	<b>Average Home Size</b>	<b>2,332</b>		
	<b>Median Home Size</b>	<b>2,367</b>		
	<b>Largest Home Size</b>	<b>4,253</b>		
	<b>Smallest Home Size</b>	<b>1,479</b>		
	<b>Average Lot Coverage</b>	<b>20%</b>		
	<b>Median Lot Coverage</b>	<b>19.4%</b>		
	<b>Largest Lot Coverage</b>	<b>35.5%</b>		
	<b>Smallest Lot Coverage</b>	<b>5%</b>		
	<b>Proposed Home Size</b>	3,000 s.f.		
	<b>Proposed Lot Coverage</b>	30.5% including patio cover, 25.2% without patio cover		



Attachment 8  
Site Photographs















## Attachment 9

### Photographs of Nearby Properties











