

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **HISTORIC DISTRICT COMMISSION AGENDA**

**August 7, 2019**

**CITY COUNCIL CHAMBERS**

**5:00 p.m.**

**50 Natoma Street**

**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Daniel West, Kevin Duewel, Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Chair Daron Bracht

*Any documents produced by the City and distributed to the Historic District 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.*

### **PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** The Historic District Commission welcomes and encourages participation in City Historic District 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 July 17, 2019 will be presented for approval.

### **NEW BUSINESS**

#### **1. PN 19-135 Abundant Living Senior Care Residence Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from LaMont Sudbury for Design Review and Conditional Use Permit Modification for a 1,608-square-foot expansion of the previously approved 4,700-square-foot Abundant Living Senior Care Residence located at 317 Natoma Street. The zoning classification for the site is C-1/NRB, and the General Plan land-use designation is CC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: LaMont Sudbury)**

### **HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT**

The next Historic District Commission meeting is scheduled for **August 21, 2019**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development

Department at (916) 461-6231, (916) 355-7274 (fax) or [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us). Requests must be made as early as possible and at least two-full business days before the start of the meeting.

**NOTICE REGARDING CHALLENGES TO DECISIONS**

**The appeal period for Historic District Commission Action:** 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, this public hearing. Any appeal of a Historic District 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.



CITY OF  
**FOLSOM**  
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**HISTORIC DISTRICT COMMISSION MINUTES**  
**July 17, 2019**  
**CITY COUNCIL CHAMBERS**  
**5:00 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Kevin Duewel, Rosario Rodriguez, Vice Chair  
Candy Miller, Mickey Ankhelyi, Daniel West, Mary Asay, Chair Daron Bracht

**ABSENT:** Ankhelyi, West

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of June 19, 2019 were approved as submitted.

**NEW BUSINESS**

**1. PN 19-186 Roundhouse Uniform Sign Program and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Jerry Bernau for the adoption of the Uniform Sign Program for the Roundhouse at the Historic Folsom Station. The zoning classification for the site is SUT with an underlying zone of HD, and the General Plan land-use designation is HF. The project is categorically exempt under Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA). **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Jerry Bernau)**

COMMISSIONER MILLER MOVED TO APPROVE THE UNIFORM SIGN PROGRAM FOR THE ROUNDHOUSE AT HISTORIC FOLSOM STATION LOCATED AT 824 SUTTER STREET, AS ILLUSTRATED ON ATTACHMENT 4 FOR THE ROUNDHOUSE UNIFORM SIGN PROGRAM PROJECT (PN 19-186). THIS WOULD BE SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A-C, CEQA FINDINGS D-G, AND CONDITIONS OF APPROVAL NO. 1-2 WITH AMENDMENT TO THE UNIFORM SIGN REGULATIONS, SECTION B, TO STATE: "Freestanding signs are not permitted, unless both the Historic District Commission and Folsom Railroad block, LLC determines that the exclusive use of wall signage at a location is ineffective. A reduction in the amount of wall signage may be required to compensate for the use of a freestanding sign."

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, MILLER, BRACHT  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: ANKHELYI, WEST

**2. PN 19-219, 723 Sutter Street Commercial Design Review Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Tony Smolin for a Commercial Design Review Modification of 8-feet of weathered brick veneer on the side/party walls of the second-story located at 723 Sutter Street. The zoning classification for the site is HD, and the General Plan land-use designation is HF. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Tony Smolin)**

COMMISSIONER ASAY MOVED TO APPROVE THE COMMERCIAL DESIGN REVIEW MODIFICATION APPLICATION (PN 19-219) THE NORTH AND WEST ELEVATIONS OF THE SECOND STORY OF AN EXISTING BUILDING LOCATED AT 723 SUTTER STREET WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDING C-F, DESIGN REVIEW FINDING G, AND CONDITIONS OF APPROVAL NO. 1 & 2 WITH ADDED CONDITION NO. 3 TO STATE: "The brick material utilized on the front building elevation shall wrap around the side elevations approximately one-foot in distance. In addition, the remainder of the second-story on the side and rear building elevations shall utilize a stucco finish painted to match the color of the bricks on the front building elevations to the satisfaction of the Community Development Department."

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, MILLER, BRACHT  
NOES: NONE  
ABSTAIN: RODRIGUEZ  
ABSENT: ANKHELYI, WEST

**PRINCIPAL PLANNER REPORT**

None

There being no further business, the meeting was adjourned at 6:12 pm.

Respectfully Submitted,

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Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Daron Bracht, CHAIR





CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 1**  
**Type: Public Hearing**  
**Date: August 7, 2019**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** Abundant Living Senior Care Residence Modification  
**File #:** PN 19-135  
**Request:** Design Review and Conditional Use Permit Modification  
**Location:** 317 Natoma Street  
**Parcel(s):** 071-0172-001  
**Staff Contact:** Josh Kinkade, Assistant Planner, 916-461-6209  
jkinkade@folsom.ca.us

### **Property Owner**

Name: Dr. Larry Ivancich  
Address: 317 Natoma Street,  
Folsom CA 95630

### **Applicant**

Name: LaMont Sudbury  
Address: PO Box 1712  
Orangevale, CA 95662

**Recommendation:** Conduct a public hearing and upon conclusion recommend approval of a Design Review and Conditional Use Permit Modification application for a 1,608-square-foot expansion of the previously approved 4,700-square-foot Abundant Living Senior Care Residence located at 317 Natoma Street (PN 19-135) subject to the findings included in this report and the attached conditions.

**Project Summary:** The proposed project includes modifying the existing Design Review and Conditional Use Permit (PN 18-170) for a 4,700-square-foot senior care facility. The applicant is proposing a 1,608-square-foot expansion to the previously approved project, bringing the single-story building up to 6,308 square feet in size. The proposed project also includes five new bedrooms, bringing the total number of bedrooms in the care facility up to fifteen. The proposed project includes 13 onsite parking spaces. Additional site improvements include an outdoor concrete patio, a garden, walkways, fencing, and a trash/recycling enclosure along the rear alley.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Project Narrative
- 6 – Site Plan, Floor Plan and Color Elevations, dated April 8, 2019



CITY OF  
**FOLSOM**  
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**AGENDA ITEM NO. 1**  
**Type: Public Hearing**  
Date: August 7, 2019

7 - Comment Letter from Folsom Heritage Preservation League, dated May 1, 2019

Submitted,

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PAM JOHNS  
Community Development Director

## **ATTACHMENT 1 DESCRIPTION/ANALYSIS**

### **APPLICANT'S PROPOSAL**

The applicant, LaMont Sudbury, is proposing to modify the existing Design Review and Conditional Use Permit (PN 18-170), which was originally approved for a 4,700-square-foot senior care facility. The applicant is proposing a 1,608-square-foot expansion to the previously approved project, bringing the single-story building up to 6,308 square feet in size. The proposed project also includes five new bedrooms, bringing the total number of bedrooms in the care facility up to fifteen. The proposed project includes 13 onsite parking spaces. Additional site improvements include an outdoor concrete patio, a garden, walkways, fencing, and a trash/recycling enclosure along the rear alley.

Proposed changes to the approved site plan include moving two parking spaces from the alley to the front of the building and moving the approved trash enclosure from the front of the building to the rear of the building along the alley. The proposed project would remove four of the 17 approved parking spaces under the PN 18-170 project in order to meet the minimum pervious surface requirements for the Natoma-Riley-Bidwell Commercial Primary Area.

The proposed addition has been designed to match the colors, materials and architecture of the approved building, which incorporates design elements, colors, and materials that reflect the historic residential/commercial character found in the 1850-1950 timeframe. Significant design features of the approved building include a prominent covered entry, a flat parapet-style roof with a parapet cap and shaped rafter ends, river rock veneer, false transom windows, and decorative wall lights. Approved building materials include stucco, river rock veneer, wood detailing, wood-framed windows, and asphalt architectural roof shingles. Approved colors are primary gray (Covered in Platinum and Walrus) accented with a lighter trim color (Fossil). The addition is proposed to match all of these elements.

As stated in the 2018 staff report, the Abundant Living Senior Care Residence, whose focus is providing a variety of high-quality living opportunities for senior memory care residents, will be licensed and monitored by the California Department of Social Services as a "Residential Care Facility of the Elderly." The facility, which the Commission approved to accommodate up to 10 residents is now proposed to accommodate up to fifteen residents. The specially-designed extended care facility will provide services and support for those afflicted with neurological diseases and disorders such as Alzheimer's disease and other forms of dementia. The facility, which will be staffed 24 hours per day (4 full-time staff members/multiple shifts), includes a full support system of management, programming, healthcare, dining, housekeeping, and maintenance employees.

## **POLICY/RULE**

Design Review and Conditional Use Permit review for the Historic District Commission are covered by Sections 17.52.300 and 17.52.360 of the Folsom Municipal Code respectively. Both of these entitlements require approval by the Historic District Commission.

## **ANALYSIS**

### **General Plan and Zoning Consistency**

The General Plan land use designation for the project site is CC (Community Commercial) and the zoning designation is C-1/NRB (Neighborhood Business District, with an overlay zone of Natoma-Riley-Bidwell Commercial Primary Area). The zoning designation corresponds with the General Plan designation boundary lines. The project is consistent with both the General Plan land use designation and the zoning designation for the site, as senior residential care facilities are identified as a permitted land use within the zoning designation for this site with approval of a Conditional Use Permit.

### **LAND USE COMPATIBILITY**

As previously stated within this report, the Folsom Municipal Code, (Section 17.22.030-2A) requires that senior residential care facilities obtain a Conditional Use Permit if the use is located within an area with a C-1/NRB (Neighborhood Business District/Natoma Riley Bidwell) zoning designation. In this particular case, the applicant is requesting approval of a Conditional Use Permit modification to operate a 15-unit senior care residence on the subject .48-acre site located at 317 Natoma Street. In order to approve this request for a Conditional Use Permit modification, the Commission must find that the “establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City.”

In reviewing the Conditional Use Permit modification request, staff took into consideration the compatibility of the proposed land use in relation to the existing land uses in the immediate project vicinity. Potential noise impacts, potential traffic/parking impacts, potential aesthetic impacts, and public service (Fire and Police) response capabilities were also analyzed and are addressed separately within this report. The project site, which is located at the southeast corner of the intersection of Natoma Street and Coloma Street, is situated within an area that has been designated for a diverse mixture of commercial and residential land uses. Existing land uses in the immediate project vicinity include restaurants, professional offices, a beauty salon, a fitness training facility, a pre-school, a mortuary, single-family residences, and multi-family residences. The closest residential land uses to the project site are existing single-family residences located on the south side of Persifer Street, approximately 250 feet to the south. Although the proposed project is technically considered a commercial

business by the City, it has many characteristics and functions that are more residential in nature, as this will be the permanent home and living space for 15 future residents. Based on the mixed-use nature of the Natoma Street corridor, staff has determined that the modified proposed project will continue to be compatible with and complimentary to existing land uses in the project area.

#### Development Standards

The proposed project, which is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District, is subject to the development standards established within the Folsom Municipal Code, Section 17.52.530, which institute requirements for lot size, lot width, lot coverage, setbacks, pervious surface, front yard landscaping, and building height. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Natoma-Riley-Bidwell Commercial Primary Area:

<b>Development Standards Table</b>		
	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	21,000 SF (existing)
<b>Minimum Lot Width</b>	50 Feet	150 Feet
<b>Front Setback</b>	20 Feet	68 Feet
<b>Rear Setback</b>	20 Feet	24 Feet
<b>Side Setback</b>	5', 5'	5.5' and 10'
<b>Minimum Pervious Surface</b>	25%	25%
<b>Front Yard Landscaping</b>	60%	53%
<b>Maximum Building Height</b>	35 Feet	16 Feet
<b>Setback To Other Structures</b>	10 Feet	>10 Feet
<b>Parking</b>	8 Spaces	13 Spaces

As shown in the table above, the proposed project meets or exceeds all applicable development standards established for the Natoma-Riley Bidwell Commercial Primary Area with the exception of the minimum front yard-landscaping requirement. The development standards require that 60% of the front 20 feet of a parcel be landscaped. As shown on the submitted site plan, only 53% of the front 20 feet of the parcel are proposed to be landscaped, which is the same amount of landscaping that was approved in the original 2018 application. Based on the fact that the original building and site were developed in 1965 in conformance with existing standards that were in place at that time, staff considers the front yard landscaping deviation from the current development requirements a legal non-conformity.

#### Traffic, Access, and Circulation

Based on information provided by the Institute for Transportation Engineers (ITE, 10th Edition, September-2017) Trip Generation Manual, the proposed project is anticipated to generate of total of 30 daily vehicle trips (3 more than the approved facility). It is important to note that none of the residents of the senior care residence are expected to

possess or operate an automobile. Based on the extremely low volume of project-related vehicles trips, staff has determined that there will continue to be no traffic-related impacts at any nearby street intersections including the intersection of Natoma Street and Coloma Street.

Primary vehicle access to the project site is provided by existing driveways located on Natoma Street and Coloma Street. Secondary access to the project site is provided by the Natoma Street/Coloma Street Alley located to the south of the proposed senior care residence. Internal vehicle circulation is accommodated by an existing two-way drive aisle that connects the two project driveways. Based on the submitted site plan (Attachment 6), staff has determined that the design of the existing driveways, existing drive aisle, sidewalks (existing), and pedestrian walkways continue to meet all City requirements (driveway location, driveway width, drive aisle width, etc.).

### Parking

As shown on the submitted site plan (Attachment 6), the proposed project will provide 13 parking spaces, whereas the 2018 approved site plan contained 17 spaces (including one electric vehicle parking spot and charging station proposed to be removed). The proposed site plan has also been modified to shift two of the spaces from the Natoma Street/Persifer Street alley to the front of the addition area. The four spaces were removed to increase the pervious surface lost as a result of the proposed addition. A maximum of 4 employees and 15 residents will be present on the project site at any one time; however, only the employees will possess and operate vehicles (as residents of the care facility no longer drive), which will substantially minimize the parking demand. As such, there would be four parking spaces for employees and nine spaces for visitors. Visitors may also park on the four on-street parallel parking spaces adjacent to the site on Coloma Street.

The Folsom Municipal Code (Section 17.57.040.12) requires that group care facilities and similar-type uses provide one parking space per two building-occupants based upon the maximum occupant load of the sleeping or dining area (whichever is greater). The maximum occupant load of the sleeping areas is proposed to increase from 10 to 15 persons. However, the maximum occupant load of the dining area of 16 persons will not change with this proposal. Therefore, the proposed addition will not increase the demand for additional parking beyond what was previously considered under PN 18-170. As such, Staff has determined that the proposed project meets the minimum parking requirement by providing 13 parking spaces, whereas 8 parking spaces are required. The submitted site plan does not identify any bicycle parking spaces. Staff recommends two bicycle onsite parking spaces be provided in a location that is in close proximity to the building entrance. Condition No. 31 is included to reflect this requirement.

### Trash/Recycling

The proposed project includes moving the location of the approved trash enclosure from the front of the building to the rear of the building along the alley (consistent with

Condition No. 23 of the original project approval PN 18-170). The applicant is not proposing to change the height, colors or materials of the enclosure, which was approved at six feet tall, with CMU split-face blocks, a CMU wall-cap, and a metal gate, painted gray to match the colors utilized on the senior care residence building. Staff recommends that the final location, orientation, design, materials, and colors of the trash/recycling enclosure is subject to review and approval by the Community Development Department.

### Noise

Development of the 1,608-square-foot addition to the approved 4,700-square-foot senior care residence will temporarily increase noise levels in the project vicinity during the construction period. Construction activities, including site work and building construction, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that hours of construction operation 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 with no construction permitted on Sundays or holidays. Condition No. 27 is included to reflect these requirements.

### Architecture and Design

As noted previously within this report, the project site is located at the intersection of two major streets (Natoma Street and Coloma Street) within the Natoma-Riley-Bidwell Commercial Primary Area. This subarea of the Historic District features a mixture of residences and commercial development. In order to accommodate this mixture of land uses, the Design Guidelines for the Natoma-Riley-Bidwell subarea (Folsom Municipal Code, Section 17.52.530) recommend that all new construction or substantial remodeling or reconstruction utilize a residential architectural design theme. The Design Guidelines state that the residential architectural design theme should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses, or other uses of a residential area. However, the Design Guidelines for the Natoma-Riley-Bidwell subarea indicate that exceptions to the residential design requirement may be made at major intersections and that non-residential project designs that are approved on an exception basis should be consistent. Furthermore, in assessing the appropriateness of a particular use/design, the Design Guidelines recommend that consideration be given to the physical circumstances of the project site and its surroundings.

The approved residential care building was designed with the intent of complying with the Design Guidelines established for the Natoma-Riley-Bidwell Commercial Primary Area, while also being cognizant of existing development within the project area. Specifically, the applicant has proposed a building design that attempts to blend together commercial and residential design elements commonly found along the

Natoma Street corridor. The proposed 1,608-square-foot addition will retain the architectural elements approved by the Commission in 2018, including craftsman-style architectural details, grey stucco, river rock veneer, wood detailing, white wood-framed windows, and asphalt architectural roof shingles and cornice design with exposed rafter ends or corbels and tall narrow ground floor windows.

In summary, staff has determined that the proposed addition continues to successfully blend residential and commercial design elements as recommended by the Historic District Design and Development Guidelines. In addition, staff has determined that the proposed project features a building design, materials, and colors that continue to be consistent with the recommendations of the Design Guidelines. Lastly, staff has determined that the building design is compatible with and complimentary to existing residential and commercial buildings located within the project area. As a result, Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for a 1,608-square-foot expansion of the previously approved 4,700-square-foot single-story senior care residence building associated with the Abundant Living Senior Care Residence located at 317 Natoma Street and associated site modifications. The applicant shall submit building plans that comply with this approval and the attached building elevations dated April 8, 2019.
2. The design, materials, and colors of the proposed Abundant Living Senior Care Residence addition shall be consistent with the color building elevations dated April 8, 2019, and the approved materials samples and color scheme submitted as part of the previous approval PN 18-170 to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be consistent with the Design and Development Guidelines and match the design theme of the proposed senior care residence building to the satisfaction of the Community Development Department. In addition, the proposed building-attached lights shall be screened, shielded, and directed downward to minimize glare towards the surrounding properties.
6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
7. The final location, orientation, design, materials, and color of the trash/recycling



enclosure shall be to the satisfaction of the Community Development Department.

8. Fencing around the patio and garden area shall be limited to 6 feet in height. The final location, design, and colors of the fencing shall be to the satisfaction of the Community Development Department.

These recommendations are included in the conditions of approval presented for consideration by the Historic District Commission (Condition No. 23).

#### Public Service Response

Potential impacts to public services were originally evaluated by City staff in reviewing the proposed senior care residence. Public services provided by the City of Folsom in the project area include fire, police, school, library, and park services. The proposed project is located within an area that is currently served by urban levels for all of the aforementioned services. Fire services would likely be the only agency that might see increased service calls from the proposed project residents. The City of Folsom Fire Department provides fire protection and emergency medical services. There are four stations within the City of Folsom. Station 35 is nearest to the project site; it is located at 535 Glenn Drive, approximately 1.1-miles south of the project site. In reviewing the proposed project modification, the Fire Chief determined that the emergency medical service delivery model is equipped to manage the emergency medical service response calls projected to be generated by the addition to the proposed senior care residence.

#### **Public Comments**

Staff received a comment letter from the Folsom Heritage Preservation League on May 1, 2019, which has been included in Attachment 7 of this staff report. This letter recommends including additional landscape planters along the street frontages and rear patio, removing the existing driveway on Natoma Street, recessing the addition 4 feet behind the existing building façade, and modifying the vertical roof parapet. These comments predominantly relate to elements of the project which are not changing with the proposed modifications. As the Commission already approved these original elements (and the building is currently under construction as approved), staff does not recommend additional conditions beyond what was proposed in the original staff report. Furthermore, staff does not support requiring the addition to be recessed in back of the approved portion of the building, as this would move the addition into the proposed pedestrian path in the rear of the property and cut off exterior access to the path from the addition.

#### **ENVIRONMENTAL REVIEW**

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption(s) in this case.

**RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION**

Move to approve a Design Review and Conditional Use Permit Modification application for a 1,608-square-foot expansion of the previously approved 4,700-square-foot Abundant Living Senior Care Residence located at 317 Natoma Street (PN 19-135) subject to the findings included in the report (Findings A-I) and the attached conditions of approval (Conditions 1-37)

**GENERAL FINDINGS**

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

**CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 EXISTING FACILITIES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).
  
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
  
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
  
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

- G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
  
- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

**CONDITIONAL USE PERMIT FINDING**

- I. THE ESTABLISHMENT, MAINTENANCE, OR OPERATION OF THE USE OR BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD, OR TO THE GENERAL WELFARE OF THE CITY BECAUSE THE PROPOSED LAND USE WILL NOT HAVE A NEGATIVE IMPACT.

## **ATTACHMENT 2 BACKGROUND**

### **BACKGROUND**

The project site is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. This area includes a mixture of residences and commercial development, coordinated through residential design representing the 1850 to 1950 timeframe. The relatively level, 21,000-square-foot project site, includes an existing 3,307-square-foot commercial building and associated site improvements including two driveways (Natoma Street and Coloma Street), one drive aisle, parking, sidewalks, aboveground utilities, underground utilities, and site landscaping. The existing single-story commercial building was originally constructed in 1965 as a pharmacy, and was most recently utilized as a retail confectionary store. On May 3, 2018, the Community Development Department approved a Lot-Line Adjustment application to merge two existing parcels (APN Nos. 071-0172-001 and 002) together, resulting in the creation of a new 21,000-square-foot lot. On October 3, 2018, the Historic District Commission approved a Conditional Use Permit and Commercial Design Review for development and operation of a 10-unit, 4,700-square-foot senior care residence within the existing building. The senior care residence is currently under construction.

### **GENERAL PLAN DESIGNATION**

CC (Community Commercial)

### **ZONING**

C-1/NRB (Neighborhood Business District/  
Natoma-Riley-Bidwell Commercial Primary  
Area)

### **ADJACENT LAND USES/ZONING**

North: Natoma Street with Commercial  
Development (C-1/NRB) Beyond  
South: Natoma Street/Persifer Street Alley  
with Undeveloped Residential  
Property (R-1-M/PER) Beyond  
East: Commercial Development (C-1/NRB)  
with Commercial Development  
Beyond  
West: Coloma Street with Undeveloped  
Commercial Property (C-1/NRB)  
Beyond

### **SITE CHARACTERISTICS**

The 21,000-square-foot site is currently under construction for a 1,393-square-foot addition to an existing 3,307-square-foot structure and associated site improvements including two driveways, a drive aisle, parking, sidewalks,

above-ground utilities, underground utilities,  
site lighting, and site landscaping.

**APPLICABLE CODES**

FMC Chapter 17.22, C-1, Neighborhood  
Business District  
FMC Chapter 15.52; HD, Historic District  
FMC Chapter 17.60; Use Permits  
Historic District Design and Development  
Guidelines

# **ATTACHMENT 3**

## **Proposed Conditions of Approval**

<b>CONDITIONS OF APPROVAL FOR            ABUNDANT LIVING SENIOR CARE RESIDENCE MODIFICATION            317 NATOMA STREET (PN19-135)</b>				
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
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>• Site Plan, dated April 8, 2019 (received 7/10/19)</li> <li>• Floor Plan, dated April 8, 2019</li> <li>• Building Elevations and Colors, dated April 8, 2019</li> </ul> <p>This project approval is for Abundant Living Senior Care Residence Commercial Design Review and Conditional Use Permit Modification project, which includes a 1,608-square-foot five-unit expansion to the previously approved 4,700-square-foot Abundant Living Senior Care Residence located at 317 Natoma Street, as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CDD (P)(E)
2.		<p>Building plans and any required civil engineering plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (August 7, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

4.		If the Community Development Director finds evidence that conditions of approval for the Abundant Living Senior Care Residence Modification have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services or the general welfare of the City, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit, following a hearing on the matter.	OG	CD (P)
5.		This Conditional Use Permit Modification shall be deemed revoked without further action by the Historic District Commission if the operation of the facility in the manner described in the Conditional Use Permit Modification ceases for any consecutive period of six (6) months, unless the applicant or current owner is actively engaging in work on the premises pursuant to a valid building permit and the Community Development Department Director has approved a written request from the applicant for an additional period not to exceed twelve (12) months when it is not in operation. Such an extension request shall be submitted to the Community Development Department no less than 30 days prior to the six-month deadline.	OG	CD



6.		<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
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
7.		The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
8.		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)

9.		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)
10.		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)
11.		This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, 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 (August 7, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
12.		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)

13.		The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)
<b>SITE DEVELOPMENT REQUIREMENTS</b>				
14.		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> , and the Historic District Design and Development Guidelines.	I, B	CD (P)(E)
15.		The owner/applicant 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 and quit claims, 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)
16.		The improvement plans for the required public and private improvements, including but not limited to frontage improvements on Coloma Street shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
17.		Required public and private improvements, including but not limited to frontage improvements on Coloma Street shall be completed prior to issuance of a Certificate of Occupancy.	O	CD (E)
18.		Any reimbursement for public improvements constructed by the owner/applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
19.		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)

20.		The owner/applicant shall be responsible for replacing all public sidewalks, curbs and gutters along the site frontage (Coloma Street) and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department. The new sidewalk along the Coloma Street frontage is required to be four-feet-wide and match the alignment of the adjacent sidewalks on Natoma Street and Coloma Street and the curb shall be a "Type-2" 6-inch vertical curb. In addition, the owner/applicant shall resurface and restripe the existing parking lot area to the satisfaction of the Community Development Department.	O	CD (E)
21.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.	I, B	CD (P)
<b>STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS</b>				
22.		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)

**ARCHITECTURE/SITE DESIGN REQUIREMENTS**

23.		<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 a 1,608-square-foot expansion of the previously approved 4,700-square-foot single-story senior care residence building associated with the Abundant Living Senior Care Residence located at 317 Natoma Street and associated site modifications. The applicant shall submit building plans that comply with this approval and the attached building elevations dated April 8, 2019.</li> <li>2. The design, materials, and colors of the proposed Abundant Living Senior Care Residence addition shall be consistent with the color building elevations dated April 8, 2019, and the approved materials samples and color scheme submitted as part of the previous approval PN 18-170 to the satisfaction of the Community Development Department.</li> <li>3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.</li> <li>4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.</li> <li>5. The final design of the building-attached light fixtures shall be consistent with the Design and Development Guidelines and match the design theme of the proposed senior care residence building to the satisfaction of the Community Development Department. In addition, the proposed building-attached lights shall be screened, shielded, and directed downward to minimize glare towards the surrounding properties.</li> </ol>	B	CD (P)
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		<p>6. The final location, orientation, design, materials, and color of the trash/recycling enclosure shall be to the satisfaction of the Community Development Department.</p> <p>7. Fencing around the patio and garden area shall be limited to 6 feet in height. The final location, design, and colors of the fencing shall be to the satisfaction of the Community Development Department.</p> <p>8. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>		
<b>LANDSCAPE/TREE PRESERVATION REQUIREMENTS</b>				
24.		<p>Final landscape plans and specifications for the project 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 landscape specifications and details. Landscaping of the parking areas for guest parking 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.</p>	I	CD(P)(E)
25.		<p>The owner/applicant shall enhance the existing landscaped areas on the project site with additional trees, shrubs, and groundcover to the satisfaction of the Community Development Department. In addition, existing dead trees, shrubs, and groundcover shall be replaced to the satisfaction of the Community Development Department.</p>	I	CD(P)(E)

<b>NOISE REQUIREMENT</b>				
26.		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. No construction is permitted on Sundays or holidays.	I, B	CD (P)(E)
<b>CULTURAL RESOURCE REQUIREMENTS</b>				
27.		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 Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
28.		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.	G, I, B	CD (P)(E)(B)

**HAZARDOUS MATERIALS REQUIREMENTS**

29.		Discovery of unknown contaminated soils during construction. If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.	G, I, B	CD (P)(E)(B)
<b>TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS</b>				
30.		A minimum of 13 vehicle parking spaces shall be provided for the project. In addition, a minimum of 2 bicycle parking spaces shall be provided to serve the project. The bicycle parking spaces shall be positioned near the front or rear entrance to the senior care residence building to the satisfaction of the Community Development Department.	I, O	CD (P)(E)
<b>SIGNAGE REQUIREMENT</b>				
31.		All future wall-mounted signs shall be designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards to the satisfaction of the Community Development Department. In addition, the owner/applicant shall obtain approval of a sign permit for any future wall-mounted signs or monument signs.	B	CD (P)
<b>FIRE DEPARTMENT REQUIREMENTS</b>				
32.		The building shall have an illuminated address visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Department.	I	FD
33.		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



**POLICE/SECURITY REQUIREMENT**

34.		<p>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:</p> <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
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**OTHER AGENCY REQUIREMENTS**

35.		<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>	I, G	CD (P)€
36.		<p>The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&amp;E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.</p>	I	CD (P)
37.		<p>The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to 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, (Chapter 13.26 Water Conservation)</u>, or amended from time to time.</p>	I, B, OG	CD (P)€

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy Permit
	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		

Historic District Commission  
Abundant Living Senior Care Residence Modification (PN 19-135)  
August 7, 2019

## **Attachment 4 Vicinity Map**



Historic District Commission  
Abundant Living Senior Care Residence Modification (PN 19-135)  
August 7, 2019

## **ATTACHMENT 5**

### **Project Narrative**

# **D STREET STUDIO INC.**

## **Project Narrative**

Abundant Living Senior Care Residence  
Addition  
July 10, 2019

### **Overview:**

Dr. Larry Ivancich proposes a new five resident room addition to his residential senior care facility located at the southeast corner of Coloma Street and Natoma Street. The additional rooms will provide a safe, secure and comfortable home for residents at any stage of memory care.

The five new resident rooms will each have a private bathroom. The facility also has a staffed kitchen, dining room, entertainment / TV room and outdoor garden with patio.

### **Existing Building & Site Condition:**

The existing 3,307 sq ft building was built in 1965 as a pharmacy and most recently a retail confectionary. The building is currently being remodeled to become 4,700 Sq ft Abundant Living Senior Care Residence.

### **Current Construction**

Current construction includes the remodel of the existing 3,307 sq ft one story commercial building with the addition of 1,393 sq ft. of new construction. The existing building will be expanded 8ft on the northwest, 6ft on the southwest and 11 ft on the northeast.

Also, a 260 sq ft entry structure and an outdoor fenced garden and patio.  
The site will have all new landscaping.

### **Proposed Addition:**

The proposed addition will add 1608 sq ft one story to 4700 sq ft one story currently under construction.

The addition will be located on the northeast side.

### **Operations:**

Abundant Living will provide an important service for its residents and their families. Residents will require assistance with all aspects of living: hygiene, eating, medications etc. There will be a full time staff of 4. Staff will be present 7 days a week 24 hours per day. Abundant living staff will ensure residents are safe, comfortable and occupied.

### **Parking:**

The City of Folsom requires 8 off street parking spaces based on 16-person max occupant load of the dining area. The Abundant Living site will provide 13 spaces.

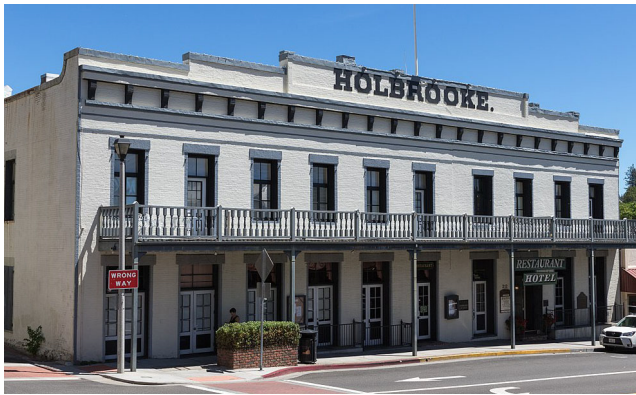


# **D STREET STUDIO INC.**

## **Architecture and Design:**

The exterior design is inspired in part by both the 1862 Holbrook Hotel and the 1903 Green & Green Sanborn House. The cornice design with exposed rafter ends or corbels and tall narrow ground floor windows are reminiscent of the Holbrook Hotel. Craftsman style architectural details and river rock columns give a historic residential character. The pitched roof covered entry is a craftsman bungalow front porch.

The historic character and thoughtful details make this design compatible with the Natoma-Riley-Bidwell special use and design standards.



**Holbrooke Hotel**

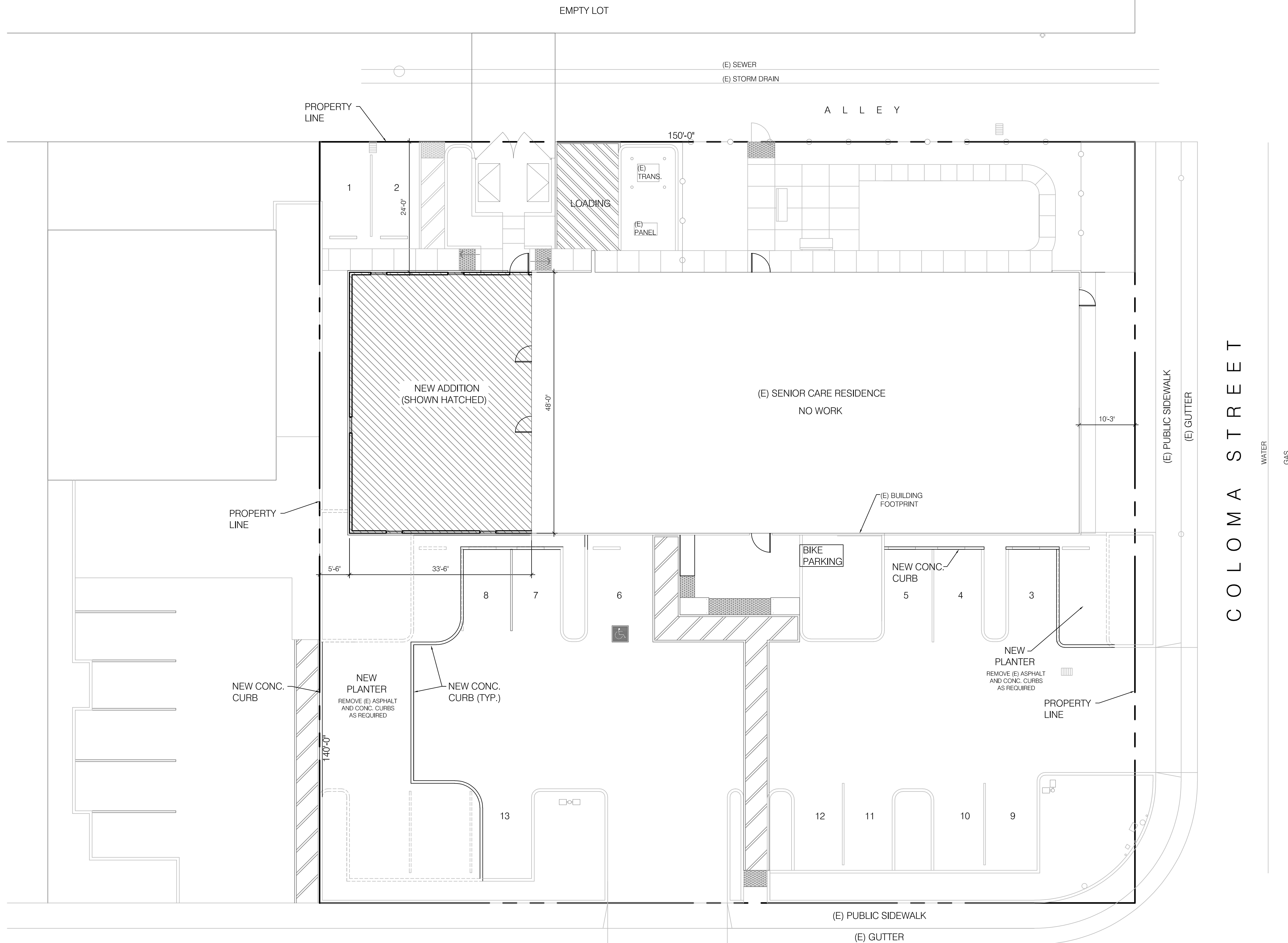


**Sanborn House**

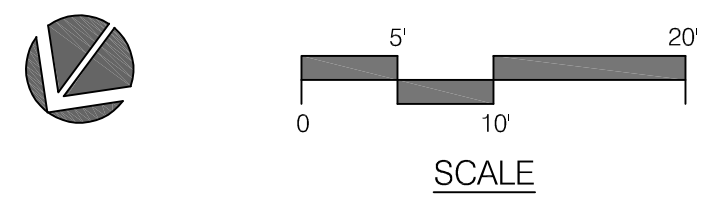
Historic District Commission  
Abundant Living Senior Care Residence Modification (PN 19-135)  
August 7, 2019

**Attachment 6**  
**Site Plan, Floor Plan and Color Elevations, dated**  
**April 8, 2019**





NOTE:  
SEE SHT. RA1.1 FOR CURRENT SITE IMPROVEMENTS



PROJECT SUMMARY	
JURISDICTION	: CITY OF FOLSOM
APN	: 071 - 0172 - 001 & 002
ZONING:	: C1 - NEIGHBORHOOD BUSINESS
CONSTRUCTION TYPE	: V-B
OCCUPANCY GROUP	: R2.1
FIRE SPRINKLED	: YES, NFPA 13
NO. OF STORIES, HEIGHT	: ONE, APPROX. 16'
(E) TOTAL BUILDING FLOOR AREA	: 4700 SQ. FT.
(N) ADDITION FLOOR AREA	: 1608 SQ. FT.

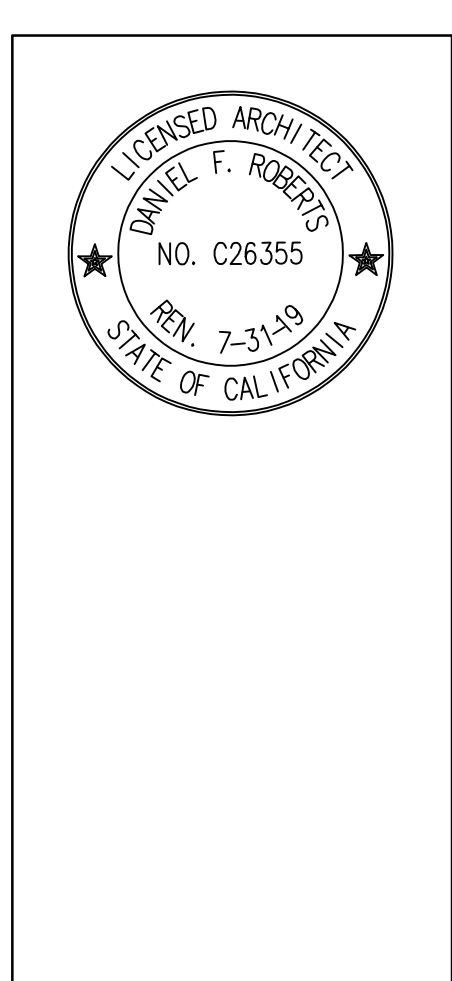
SITE IMPROVEMENTS	
1. NO SITE IMPROVEMENTS AS PART OF THIS PROPOSED BUILDING ADDITION.	

SHEET INDEX	
A1.1	COVER SHEET, SITE PLAN
RA1.1	REFERENCE SITE PLAN
A2.1	PROPOSED FLOOR PLAN
A5.1	EXTERIOR ELEVATIONS, COLOR / MATERIAL

SCOPE OF WORK	
THIS PROJECT CONSISTS OF:	
1. CONSTRUCT NEW 1608 SF ADDITION WITH 5 RESIDENT SLEEPING ROOMS, LOUNGE AND SHOWER ROOM.	
2. ADD 1314 SF OF PLANTERS / PERVIOUS SURFACE.	

LOT COVERAGE / LANDSCAPING	
<u>PERVIOUS SURFACE AREA CALCULATION</u>	
TOTAL PERVIOUS SURFACE AREA:	5,250 SF
SITE TOTAL AREA:	21000 SF
	25% PERVIOUS AREA
<u>FRONT 20' LANDSCAPE AREA CALCULATION</u>	
LANDSCAPED AREA:	1591 SF
TOTAL AREA:	3000 SF
	53% LANDSCAPED AREA

**D STREET STUDIO INC.**  
 DAN ROBERTS ARCHITECT  
 PO Box 163111, Sacramento CA, 95816  
 916 442-4245  
 ROBARCH1@COMCAST.NET



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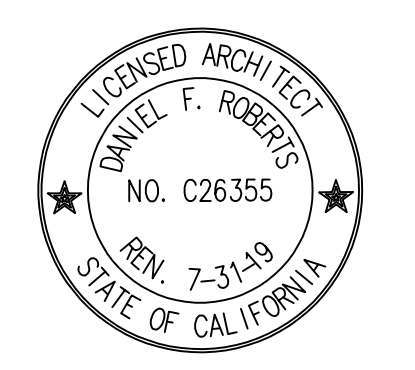
PROJ. NAME: **ABUNDANT LIVING SENIOR CARE RESIDENCE ADDITION**  
 317 NATOMA STREET  
 FOLSOM, CALIFORNIA 95630

SHEET TITLE: **COVER / SITE PLAN**

REVISIONS :

PROJ. NO.: 01801  
 DATE: APRIL 8, 2019  
 SCALE: AS NOTED  
 FILE: A1.0\_PLANNING SITE\_DC\_15.DWG  
 SHEET NO.:

**A1.1**



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ABUNDANT LIVING  
 SENIOR CARE RESIDENCE  
 317 NATOMA STREET  
 FOLSOM, CALIFORNIA 95630

PROJ. NAME:  
 SHEET TITLE:

REVISIONS:  
 01.10.19 PLAN CK. COMMENTS  
 02.12.19 PLAN CK. COMMENTS

PROJ. NO.: 01801  
 DATE: DEC. 5, 2018  
 SCALE: AS NOTED  
 FILE: RA1.1\_SITE\_DC.DWG  
 SHEET NO.:

**RA1.1**

**SHEET NOTES - SITE PLAN**

- 1 CONC. WALK
- 2 PLANTER
- 3 SECURITY CONTROLLED GATE 36" WIDE, SEE DOOR SCHEDULE SHT. A4.1
- 4 CONC. PATIO MAX SLOPE 1:48 IN ANY DIRECTION
- 5 (E) COVERED WALK
- 6 6' MET. FENCE SEE DETAIL 4/A1.2
- 7 (E) STORM DRAIN
- 8 (E) UTILITY POLE
- 9 (E) PLANTER
- 10 NEW 4" WIDE PAINTED PARKING STRIPING TYP.
- 11 (E) LIGHT POLE
- 12 LEVEL LANDING AT ENTRY
- 13 PLANT POT SHELF
- 14 ACCESSIBLE PARKING STALL SEE DETAIL 1 / A1.2
- 15 DETECTABLE WARNING SEE DETAIL 2 / A1.2
- 16 ELECTRIC VEHICLE CHARGING STATION SEE DETAIL 5 / A1.2
- 17 CONCRETE PAVING AT TRASH ENCLOSURE SEE DETAIL 11 / A1.2
- 18 TRASH ENCLOSURE SEE DETAIL 11 / A1.2
- 19 (E) GAS METER
- 20 (E) TRAFFIC SIGNAL
- 21 (E) TRAFFIC SIGNAL CONTROLS
- 22 (E) FIRE HYDRANT
- 23 (E) MAN HOLE
- 24 (E) PROPERTY LINE
- 25 RAMP SEE DETAIL 8/A1.2
- 26 (E) CURB TO BE REMOVED
- 27 PATCH, RE-SURFACE AND RE-STRIP (E) ASPHALT PARKING LOT.
- 28 REPLACE THE FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER AND SIDEWALK ALONG COLOMA STREET. 4" WIDE CONC. SIDE WALK, & 6" TYPE 2 VERTICAL CURB. MATCH ALIGNMENT OF ADJACENT SIDEWALKS ALONG COLOMA ST. (EXTENTS SHOWN HATCHED.)

**SITE LEDGEND**

- ACCESSIBLE PATH OF TRAVEL WITHIN SCOPE OF WORK.
- SITE ENTRANCE SIGN, TYPE "A" PER SIGNAGE DETAILS (CBC 11B-502.8.2)
- DIRECTIONAL ACCESSIBLE ROUTE SIGN: PEDESTRIAN PATH SIGNAGE (CBC 11B-703.5). ARROW TO INDICATE DIRECTION OF PATH, TYPE "E" PER SIGNAGE DETAILS. (NOT REQ.)
- ACCESSIBLE PARKING SIGNAGE, TYPE "B" PER SIGNAGE DETAIL. (CBC 11B-502.6)
- BUILDING ENTRANCE SIGN, TYPE "D" PER SIGNAGE DETAIL. (CBC 11B-703.7.2.1)
- ACCESSIBLE PARKING STALL SIGNAGE, TYPE "C" PER SIGNAGE DETAIL. (CBC 11B-502.6.4)

REFER TO PATH OF TRAVEL NOTES AND GENERAL SITE NOTES ON THIS SHEET FOR ADDITIONAL INFORMATION AND INSTRUCTIONS  
 SEE DETAIL 14/A9.2 FOR SIGNAGE DETAIL

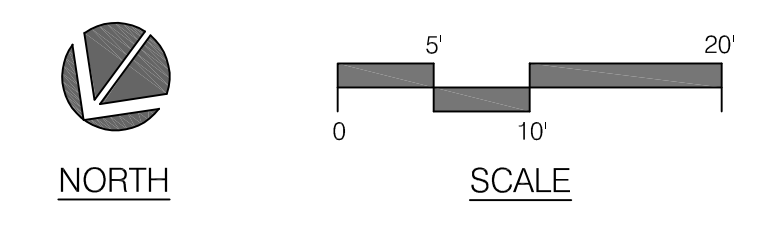
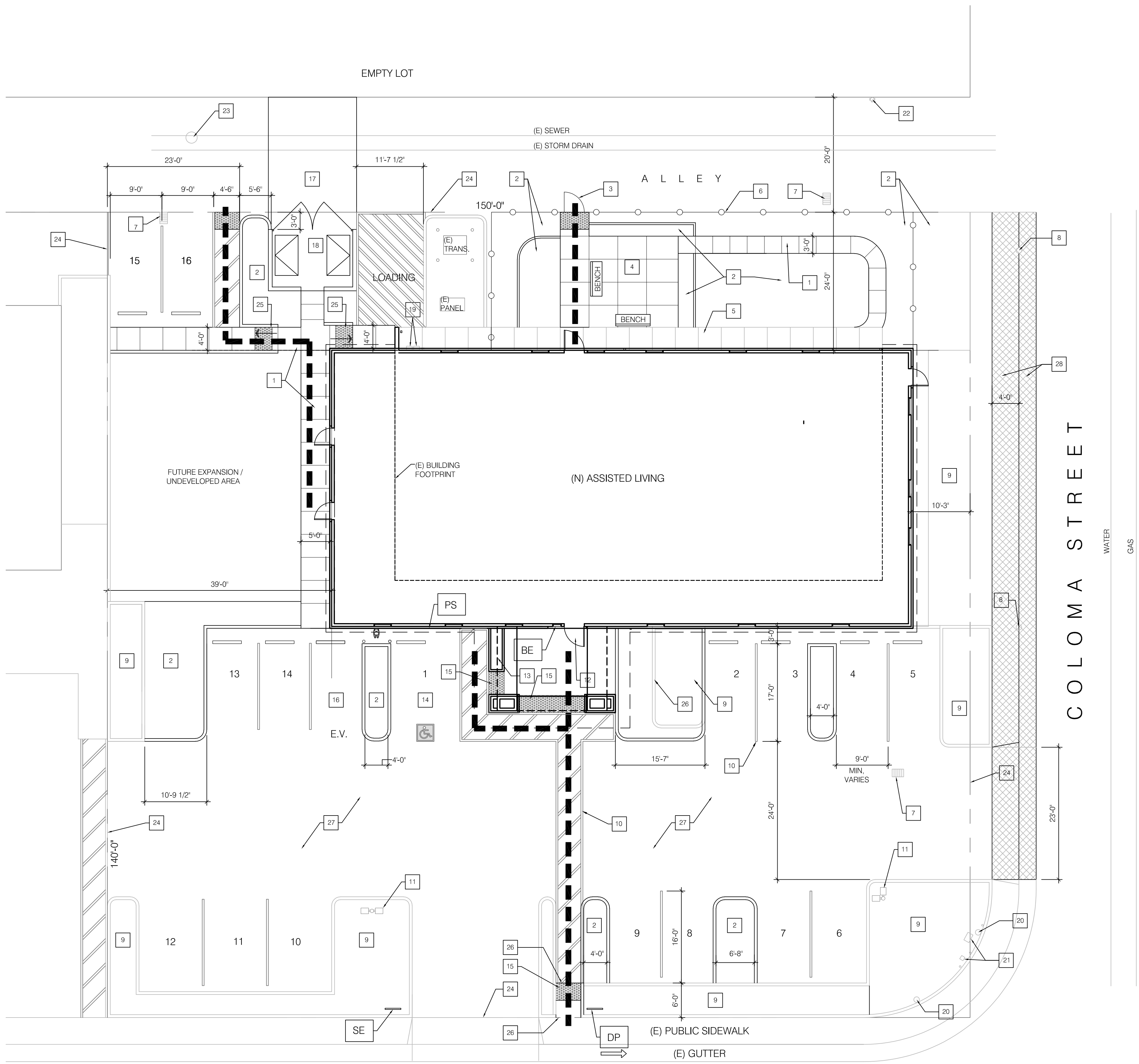
**GENERAL NOTES - SITE PLAN**

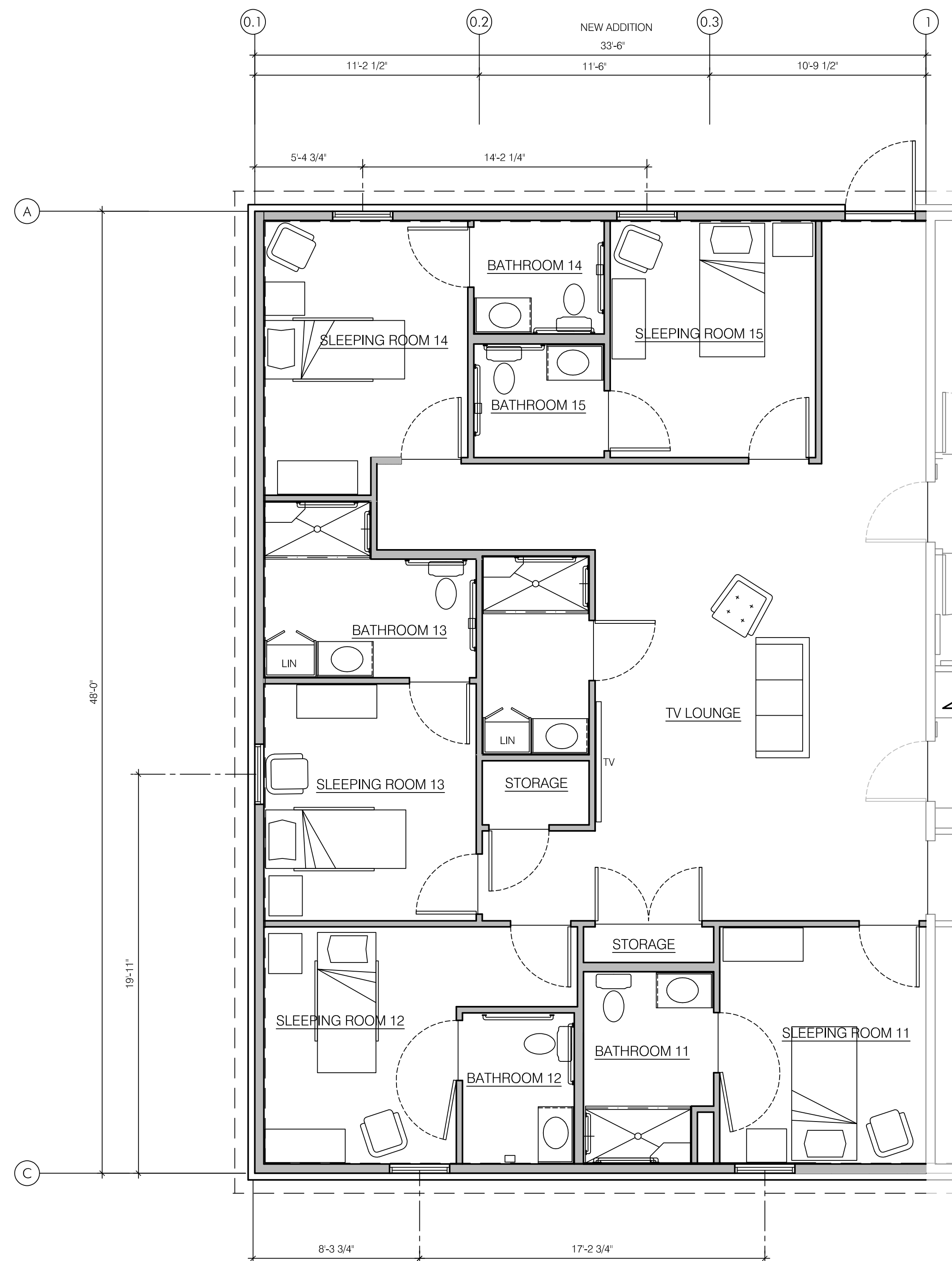
- A LOCATION OF MIN. 4' HIGH ADDRESS NUMBERS TO BE COORDINATED WITH FIRE DEPARTMENT.
- B MAXIMUM SLOPE GRADE 2:1 AT ANY "EARTH" LOCATION. SLOPE MAY BE INCREASED AT ROCK OUTCROPPINGS.
- C SLOPE GRADE A MINIMUM 6' WITHIN THE FIRST 10' OF STRUCTURE(S). IMPERVIOUS SURFACES WITHIN 10' OF A BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING. SITE WHERE BUILDING WILL BE SITUATED IS RELATIVELY "FLAT". MAX. 6' GRADE CHANGE FROM ANY POINT.
- D MAXIMUM "UN-ENGINEERED" SITE RETAINING WALL IS 48".
- E ALL GRADING, EXCAVATION, BACKFILL, COMPACTION AND TESTING OF THE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CBC AND LOCAL JURISDICTION GRADING ORDINANCE(S).

**PATH OF TRAVEL NOTES**

DASHED LINE REPRESENTS ACCESSIBLE ROUTE OF TRAVEL AS INDICATED ON PLAN AND IS DESIGNED TO BE A BARRIER. FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. AND AT LEAST 48" CLEAR WIDTH. SURFACE SHALL BE STABLE, FIRM, SMOOTH AND SLIP RESISTANT. CROSS SLOPE & AT CHANGE OF DIRECTION SHALL NOT EXCEED 1:48%. SLOPE IN DIRECTION OF TRAVEL SHALL BE LESS THAN 5%, UNLESS OTHERWISE INDICATED. THERE SHALL BE NO DROP-OFFS OVER 4" AT THE EDGE OF WALK OR LANDING (EXCEPT AT STREETS OR DRIVEWAYS), WHERE GREATER THAN A 4" DROP OCCURS, THERE SHALL BE A WARNING CURB (6" H.) OR 12" OF LEVEL GRADE NEXT TO THE WALK. ACCESSIBLE ROUTE OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".  
 IF GRATINGS OCCUR IN THE PATH OF TRAVEL, GRIDS/OPENINGS SHALL BE LIMITED TO 1/2" MAX. IN THE DIRECTION OF TRAVEL. INSTALL DIRECTIONAL SIGNS AS REQUIRED TO DIRECT PERSONS AROUND BARRIERS OR WHEREVER APPROPRIATE.  
 WHERE ROUTE CROSSES A VEHICLE TRAFFIC AISLE, THERE SHALL BE A MIN. 48" W. PATH STRIPPED WITH 4" DIAG. WHITE STRIPING WITH 4" DIAG. WHITE STRIPING AT 3'-0" O.C.  
 GENERAL CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE ROUTE OF TRAVEL PER CBC SECTION 11B-403.5.1, PASSING SPACES (11B-403.5.3) AT LEAST 60% 60" ARE NOT TO BE LOCATED MORE THAN 200' APART. SECTIONS OF PATH OF TRAVEL WITH CONTINUOUS GRADIENTS SHALL HAVE 60" LEVEL AREAS (11B-403.7) NOT MORE THAN 400' APART.

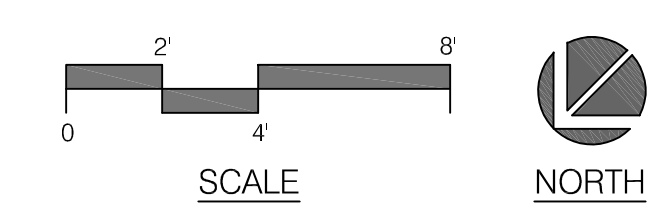
**FOR REFERENCE ONLY**



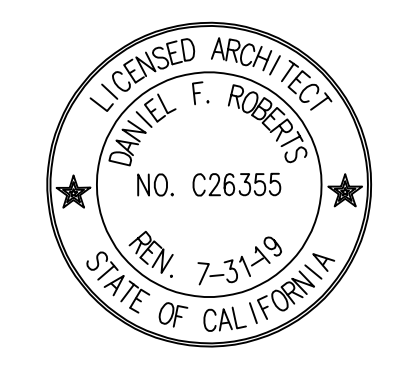


FLOOR PLAN GENERAL NOTES

- A REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER DRAWINGS (WHEN PROVIDED) FOR ADDITIONAL NOTES AND INFORMATION.
- B G.C. TO COORDINATE. FIXTURES, EQUIPMENT, APPLIANCES, COLORS, MATERIALS AND FINISHES W/ OWNER/TENANT.
- C SEE INTERIOR ELEVATIONS (WHEN PROVIDED) FOR ACCESSORIES AND OTHER INFORMATION.
- D UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THE PLANS SHALL BE FROM FACE OF STUD, CENTERLINE OF COLUMN, FACE OF CONCRETE, FACE OF WALL (AT SHAFTS) OR FACE OF MULLION.
- E ALL INTERIOR WALLS ARE NON-BEARING.
- F ADDITION WALLS SHOWN SHADED.



**D STREET STUDIO INC.**  
 DAN ROBERTS ARCHITECT  
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 916 442-4245  
 ROBARCHT@COMCAST.NET



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PROJ. NAME: ABUNDANT LIVING SENIOR CARE RESIDENCE ADDITION  
 317 NATOMA STREET FOLSOM, CALIFORNIA 95630  
 SHEET TITLE: FLOOR PLAN

REVISIONS :

PROJ. NO.: 01801  
 DATE: APRIL 8, 2019  
 SCALE: 1/4" = 1'-0"  
 FILE: A2\_1\_FLRPLAN\_AL\_15.DWG  
 SHEET NO.:

A2.1





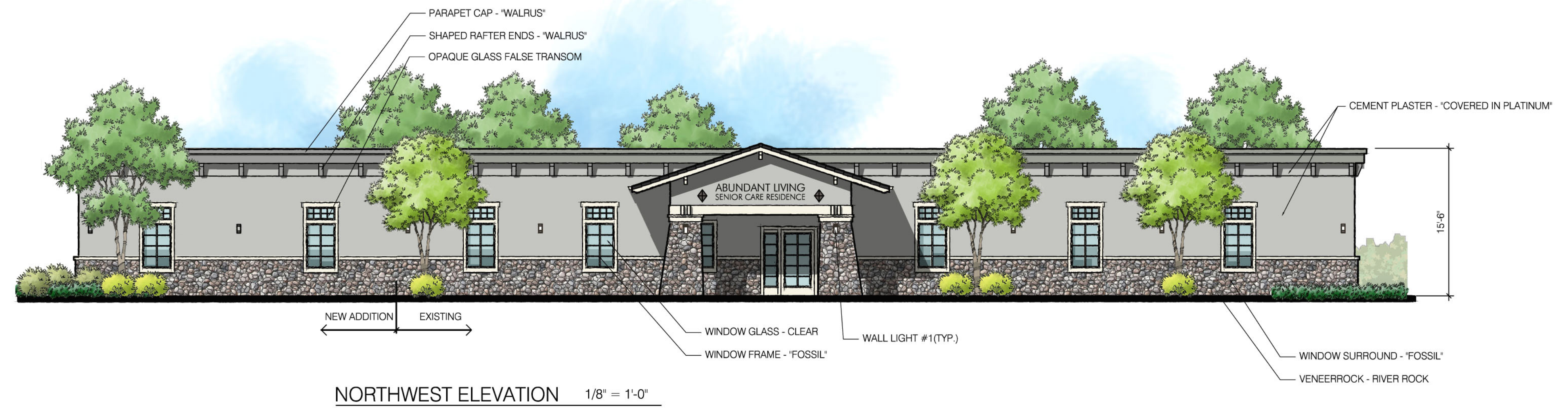
- 12" high x 6 3/4" wide. Extends 6" from the wall. Weights 5.324 lbs.
- Takes one 60 watt bulb (incandescent, LED, or CFL). Bulb not included.
- From Franklin Iron Works™ outdoor lighting collection.
- Oil-rubbed bronze finish.
- Opal etched amber glass.
- Wet location outdoor rated.

1 WALL LIGHTS AT ENTRY NO SCALE

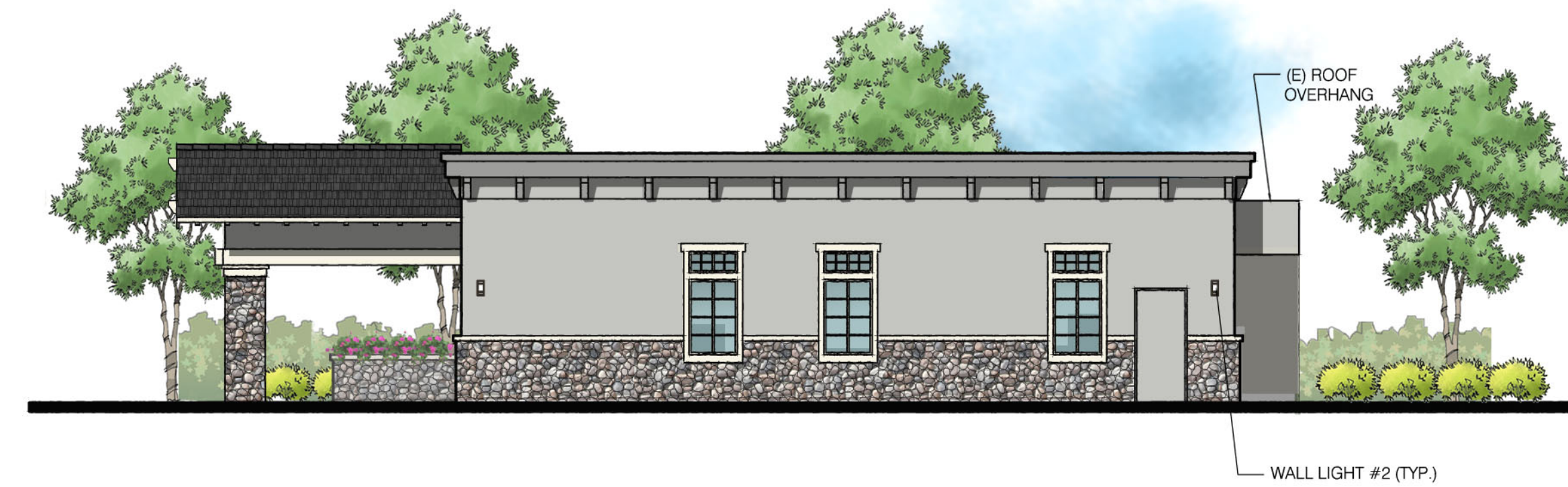


- Construction:** BZ finish - Aluminum, SS finish - 316 marine grade Stainless Steel. Mitered white silk screened glass.
- Power:** Integral transformer in canopy. 120V input.
- Light Source:** High output LED.
- Dimming:** Dims to 10% with an electronic low voltage (ELV) dimmer.
- Mounting:** Mounts directly to junction box.
- Finish:** Bronze (BZ), Graphite (GH), Natural Stainless Steel (SS).
- Standards:** ETL, cETL, ADA, Wet location, IP65

2 WALL LIGHTS NO SCALE



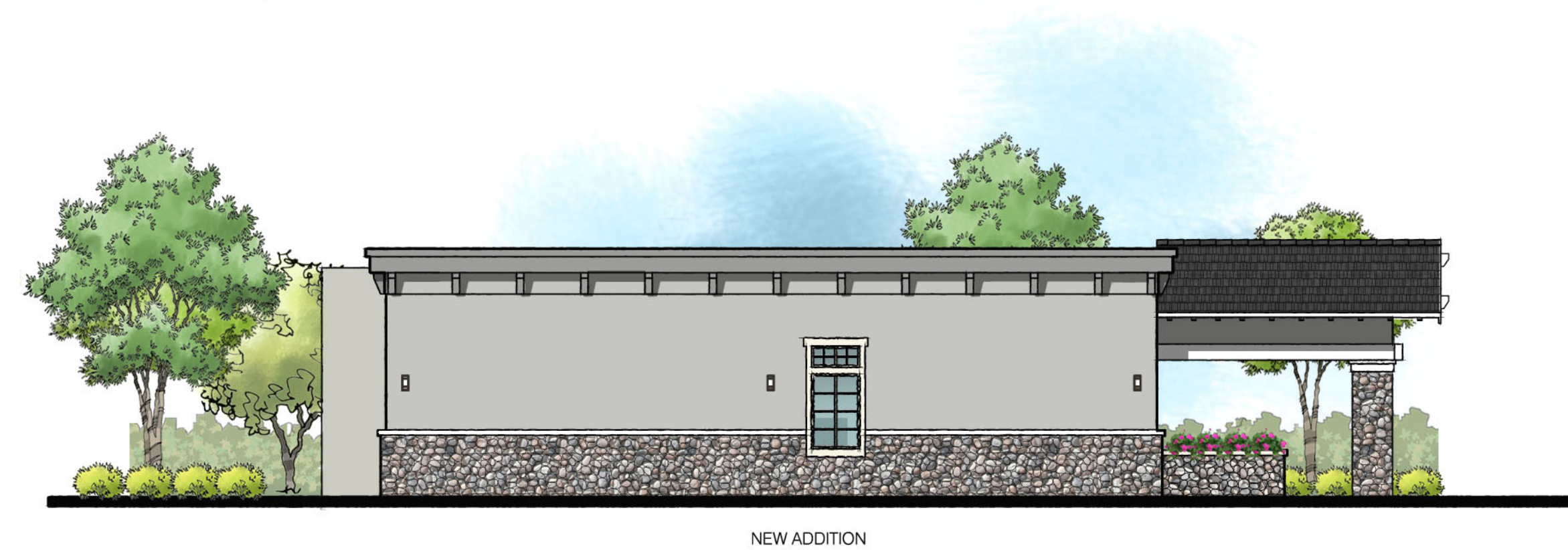
NORTHWEST ELEVATION 1/8" = 1'-0"



SOUTHWEST ELEVATION 1/8" = 1'-0"



SOUTHEAST ELEVATION 1/8" = 1'-0"



NORTHEAST ELEVATION 1/8" = 1'-0"

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PROJ. NAME: ABUNDANT LIVING SENIOR CARE RESIDENCE ADDITION  
317 NATOMA STREET FOLSOM, CALIFORNIA 95630

SHEET TITLE: EXTERIOR ELEVATIONS

REVISIONS :

PROJ. NO.: 01904  
DATE: APRIL 8, 2019  
SCALE: AS NOTED  
FILE: COLOR ELEVATIONS TITLE DWG  
SHEET NO.:

A5.1



Historic District Commission  
Abundant Living Senior Care Residence Modification (PN 19-135)  
August 7, 2019

**Attachment 7**  
**Comment Letter from Folsom Heritage**  
**Preservation League, dated May 1, 2019**

## **HERITAGE PRESERVATION LEAGUE OF FOLSOM PROJECT APPLICATION REVIEW**

May 1, 2019

**PROJECT:** Expansion of a commercial building at 317 Natoma Street in the Natoma-Riley-Bidwell Commercial District (PN19-135)

**REQUEST:** Conditional Use Permit for an Assisted Care Facility and Design Review

### **PROJECT**

**HISTORY:** Application Circulated by City on April 18, 2019 and feedback requested by May 3.

### **PROJECT REVIEW:**

#### General Comments

The commercial development at the 317 Natoma Street pre-dates the expansion of the Historic District. Both the building and the site design are therefore not consistent with the design requirements of the Natoma-Riley-Bidwell Subarea. However, as a part of the new use of the property and the remodel of the building, it is appropriate to make the development more compatible with the commercial corridor along Natoma Street.

HPL did not review the earlier approved conversion to an Assisted Care Facility, building remodel and 11-foot building expansion.

#### Site Design

The provided site plan appears to be incomplete and does not clearly define parking spaces or landscape areas. In lieu of the codes and guidelines that now apply to the district, HPL recommends that the minimum landscape requirements for the front parking lot should include a 10-foot wide setback area along Coloma Street and a 5-foot-wide setback area along Natoma Street, in addition to a 3-foot-wide planter along the front of the care facility and on each side of the covered entrance area. However, the City may need to approve parking stalls with a depth of 18-feet and a driveway width of 24-feet, in order to accommodate these landscape improvements. The applicant is also required to provide a parking space for the handicapped with a safe access path to the building.

Based on the Design and Development Guidelines for the Natoma-Riley-Bidwell Commercial District, the driveway cuts along Natoma Street should be combined and shared by adjacent property owners whenever possible. Because the parking area in front of the assisted care facility is connected to the parking area in front of 309 Natoma Street, HPL recommends that the two properties should be encouraged to share one driveway (either the existing driveway to 309 Natoma Street or a new driveway that is located along the shared boundary).

Along the alley, the site plan also needs to show new landscape areas in and around the enclosed patio area, in addition to the remaining and new parking spaces.

#### Building Design

The flat roof and top cornice of the care facility does not reflect historic residential design. The expanded building also does not meet the guideline to design larger buildings into segments that could be interpreted as several connected residential buildings. However, the proposed expansion can be recessed by 4-feet to

reduce the impression of an even larger building block. HPL also recommends that the vertical parapet along the rear roof overhang should be modified to a more historic design. As an option the parapet could be sloped and covered by roof shingles (a smaller flat roof area can remain behind the parapet).

If roof mounted equipment will be installed, the applicant needs to demonstrate how the equipment can be screened.

#### Landscape Design

It appears that the landscape irrigation in the front parking area is not functional and most of the existing plants are dead. A landscape plan that includes a new irrigation system should therefore be submitted. While the project site will not provide detached sidewalks along the frontage roads (as recommended in the Design Guidelines), ornamental trees can be incorporated with the 5-foot-wide landscape area along Natoma Street and shade trees can be planted in the 10-foot wide landscape area along Coloma Street. Future parking lot shading will also need to be estimated.

Because the Design Guidelines recommends that landscaping and tree cover is maintained along the alleys, HPL recommends that planters for ornamental trees be incorporated along the rear alley.

If the applicant intends to install a monument sign and site lighting these features should be incorporated with the landscape plans.

#### **PROJECT RECOMMENDATIONS:**

1. Prepare a new site plans that includes a 10-foot wide landscape setback area along Coloma Street and a 5-foot-wide landscape setback area along Natoma Street, in addition to a 3-foot-wide landscape planter along the front of the care facility and on each side of the covered entrance.  
*(To accommodate these planters, the City may need to approve a front parking lot with a 24-foot-wide driveway and 18-foot deep parking spaces.)*
2. The site plan should also include planters in and around the rear patio and along the alley.
3. Encourage the applicant to remove the existing driveway to Natoma Street and negotiate the shared use of the existing driveway loop that connects the parking areas at 309 Natoma Street and 317 Natoma Street with both Natoma Street and Coloma Street.
4. Prepare new building plans with an addition that is recessed 4-feet behind the existing building façade (and located up to the 20-foot rear setback line).
5. Modify the wide vertical parapet along the rear roof overhang to a more historic design.  
*(As an option, the parapet could be sloped and covered by shingles.)*
6. If the building equipment will be roof mounted, the building plans shall include appropriate screening.
7. Submit landscape documents with irrigation plans. Specify that ornamental trees or shade trees with a maximum spacing of 50 feet shall be planted along Natoma Street, Coloma Street and the rear alley.
8. Incorporate site signs and site lighting with the landscape plans.