



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
February 21, 2018
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Regina Konet, Vice Chair Candy Miller, Justin Raitchel, John Arnaz, Mary Asay, 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 February 7, 2018 will be presented for approval.

Oath of Office to be Administered to M. Rosario Rodriguez

NEW BUSINESS

1. PN 17-344, 401 Natoma Street Office Building and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from CNL Construction for approval of a Commercial Design Review application for construction of a 3,760-square-foot single-story office building on a 16,800-square-foot parcel located at the southwest corner of the intersection of Natoma Street and Coloma Street (401 Natoma Street). The zoning designation for the site is C-1/NRB (Natoma-Riley-Bidwell Subarea of the Historic District/Underlying Zoning of Neighborhood Business District) and the General Plan designation is CC (Community Commercial). This project is categorically exempt from environmental review under Section 15332 of the CEQA Guidelines (In-Fill Development Projects). **(Project Planner: Principal Planner, Steven Banks/Applicant: CNL Construction)**

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **March 7, 2018**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or apalmer@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
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HISTORIC DISTRICT COMMISSION MINUTES
February 7, 2018
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mary Asay, Regina Konet, Vice Chair Candy Miller, Justin Raithel, John Arnaz, Chair Daron Bracht

ABSENT: Arnaz, Bracht

CITIZEN COMMUNICATION: None

MINUTES: The minutes of January 17, 2018 were approved as submitted.

NEW BUSINESS

1. **PN 17-422, 809 Figueroa Street Residential Addition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Jeff Hoag for approval of a Residential Design Review application for construction of a 76-square-foot addition to an existing 1,761-square-foot residence located at 809 Figueroa Street. The zoning designation for the site is FIG/R-1-M (Figueroa Subarea of the Residential Primary Area of the Historic District/Underlying Zoning of Single-Family Dwelling Small Lot District) and the General Plan designation is SFHD (Single-Family High Density). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Jeff Hoag)**

COMMISSIONER RAITHEL MOVED TO APPROVE PN 17-422, RESIDENTIAL DESIGN REVIEW FOR A 76-SQUARE-FOOT ADDITION TO AN EXISTING 1,761-SQUARE-FOOT RESIDENCE LOCATED AT 809 FIGUEROA STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C-F; DESIGN REVIEW FINDINGS G & H; CONDITIONS OF APPROVAL 1-6.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ASAY, KONET, MILLER, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: ARNAZ, BRACHT

2. PN 17-421, 217 Persifer Street Residential Addition, Remodel, and Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Tim Alatorre for approval of a Residential Design Review application for a 255-square-foot addition, remodel of an existing 1,595-square-foot residence, and demolition of a 268-square-foot detached garage located at 217 Persifer Street. The zoning designation for the site is PER/R-1-M (The Persifer-Dean Subarea of the Historic Residential Primary Area /Underlying Zoning of Single Family Dwelling, Small Lot District) and the General Plan designation is SFHD (Single Family High Density). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Tim Alatorre)**

COMMISSIONER MILLER MOVED TO APPROVE PN 17-421, RESIDENTIAL DESIGN REVIEW FOR A 255-SQUARE-FOOT ADDITION, REMODEL OF AN EXISTING 1,595-SQUARE-FOOT RESIDENCE, AND DEMOLITION OF A 268-SQUARE FOOT DETACHED GARAGE LOCATED AT 217 PERSIFER STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C-F; DEMOLITION FINDING G, DESIGN REVIEW FINDINGS H & I; CONDITIONS OF APPROVAL 1-6; ADDING A CONDITION #7 TO READ AS FOLLOWS: "As much of the wood from the demolished garage shall be salvaged as feasible." , ADDING CONDITION #8 TO READ AS FOLLOWS: "The following design elements shall be incorporated into the plans submitted for a Building Permit:

- The corbels shall be removed from the top of the porch columns.
- The timber framing on the porches on the front elevation shall be reduced in size to the satisfaction of the Community Development Department.
- The windows on the front elevation shall all have a consistent style, to the satisfaction of the Community Development Department."

COMMISSIONER KONET SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ASAY, KONET, MILLER, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: ARNAZ, BRACHT

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:45pm.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

DARON BRACHT, CHAIR

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE	401 Natoma Street Office Building
PROPOSAL	Request for Design Review approval for development of a 3,760-square-foot single-story office building at 401 Natoma Street
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Tiffany Andrews/CNL Construction
LOCATION	401 Natoma Street
ASSESSOR'S PARCEL NO.	070-0166-008
SITE CHARACTERISTICS	The 16,800-square-foot site is currently undeveloped and slopes gradually from east to west
GENERAL PLAN DESIGNATION	CC (Community Commercial)
ZONING	C-1/NRB (Neighborhood Business District/ Natoma-Riley-Bidwell Commercial Primary Area)
ADJACENT LAND USES AND ZONING	North: Natoma Street with La Rosa Blanca Restaurant (C-1/NRB) beyond South: Welch's Way with Green Valley Mortuary (C-1/NRB) beyond East: Coloma Street with vacant commercial building (C-1/NRB) beyond West: Vacant commercial building (C-1/NRB) with commercial development beyond

PREVIOUS ACTION

Approval of a Conditional Use Permit, Setback Variance, and Design Review for development of a 5,241-square-foot mixed-use building (Natoma-Coloma Professional Building/PN 03-319) by the Historic District Commission on December 17, 2003

FUTURE ACTION

Issuance of Building Permits

APPLICABLE CODES:

FMC Chapter 17.22, C-1, Neighborhood Business District
FMC Chapter 17.52, Historic District
Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Preliminary Site Plan, dated January 29, 2018
3. Preliminary Grading and Drainage Plan, dated January 29, 2018
4. Preliminary Utility Plan, dated January 29, 2018
5. Preliminary Landscape Plan, dated January 30, 2018
6. Building Elevations, dated August 23, 2017
7. Color Building Rendering, dated February 1, 2018
8. Floor Plan, dated August 23, 2017
9. Letter from Heritage Preservation League, dated October 30, 2017
10. Site Photographs

PROJECT PLANNER:

Steve Banks, Principal Planner

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, 16,800-square-foot project site, which is currently vacant, has previously been used as a car wash that also sold gasoline (Sonny Lind Car Wash). In 1992, following the closure of the Sonny Lind Car Wash, a hydrocarbon release from an underground fuel storage tank was discovered in subsurface soils. In 1993, groundwater was confirmed to be impacted with fuel-related constituents that had leaked from the underground storage tank. Since these discoveries, the site has undergone various phases of corrective action to clean up the site under the supervision of the Sacramento County Environment Management Department (SCEMD). On August 4, 2014, SCEMD issued a NFE (No Further Action) Letter stating that the subject site no

longer exceeded the regulatory screening levels associated with the fuel-related constituents and that no further action was required.

On December 17, 2003, the Historic District Commission approved a Conditional Use Permit, Setback Variance, and Design Review for development of a 5,241-square-foot mixed-use building (professional offices and residential apartments) on the subject 16,800-square-foot parcel. Subsequently, the entitlements for the aforementioned project expired on December 17, 2005. On October 4, 2017, the applicant submitted the subject Design Review application to the Community Development Department.

PROJECT DESCRIPTION

The applicant, CNL Construction, is requesting Design Review approval for development of a 3,760-square-foot single-story office building on a 16,800-square-foot parcel located at the southwest corner of the intersection of Natoma Street and Coloma Street (401 Natoma Street). The proposed single-story office building includes nine individual office units, a copy room, a break room, a main reception area, and common restroom facilities. Primary Vehicle access to the project site is provided by a new driveway on Coloma Street, with secondary access being provided by a new driveway on Welch's Way. Pedestrian access to the project site is provided by existing sidewalks located along the frontage of Natoma Street and Coloma Street respectively, with new pedestrian walkways facilitating circulation in and around the site. Additional site improvements includes 18 parking spaces, a drive aisle, underground utilities, site lighting, site landscaping, and a trash/recycling enclosure.

The proposed single-story building has been designed with the intent of complying with the Historic District Design and Development Guidelines for the Natoma-Riley-Bidwell Commercial Primary Area. The proposed building incorporates design elements, colors, and materials, which reflect the historic residential/commercial character found in the 1850-1950 timeframe. Significant design features include a prominent covered entry, a flat parapet-style roof, angled ribbed-metal roof elements, and metal awnings. Proposed building materials include horizontal lap wood siding, brick masonry veneer, wood trim, metal awnings, wood-framed paned doors and windows, and ribbed metal roofing. Proposed colors are primarily earth tone (Foggy Nite and Mason Blend) with richer accent and trim colors (Bronze and Featherstone).

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is CC (Community Commercial). The zoning designation for the project site is C-1/NRB (Neighborhood Business District, with an overlay zone of Natoma-Riley-Bidwell Commercial Primary Area). In accordance with the Folsom Municipal Code (FMC) Section 17.52.530.A1, professional office uses are considered a permitted land use within the Natoma-Riley-Bidwell Commercial Primary Area. Therefore, the proposed project (3,760-square-foot office building) is consistent with the General Plan and overlay zoning designations, as professional office uses are permitted.

LAND USE COMPATIBILITY / SITE CONSIDERATIONS

The project site is located within an area that has been designated for a mixture of commercial and residential land uses. The proposed project includes development of a 3,760-square-foot office building that is intended to provide tenant space for law offices. Land uses in the

immediate project vicinity are primarily commercial in nature and include restaurants, professional offices, a beauty salon, a fitness store, a pre-school, and a mortuary. Outside of the immediate project area, there is a mixture of commercial and residential land uses. Based on the predominance of commercial land uses in the project vicinity and along the Natoma Street corridor, staff has determined that the proposed office use will be compatible with existing land uses in the project area.

Development Standards

The proposed project, which is located within the Natoma-Riley-Bidwell Subarea 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, 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:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	16,800 SF (existing)
Minimum Lot Width	50 Feet	120 Feet
Front Setback	20 Feet	24 Feet
Rear Setback	20 Feet	68 Feet
Side Setback	5', 5'	5' and 15'
Minimum Pervious Surface	25%	35%
Maximum Building Height	35 Feet	19 Feet
Setback To Other Structures	10 Feet	>10 Feet

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.

Access and Circulation

Primary vehicle access to the project site is provided by a new driveway located on Coloma Street, with secondary vehicle access being provided by a new driveway located on Welch's Way. A single, two-way drive aisle that is 25 feet in width will facilitate internal vehicle circulation. Pedestrian access to the project site is provided by existing sidewalks located along the frontage of Natoma Street and Coloma Street, with new pedestrian walkways proposed to facilitate circulation in and around the site. Based on the submitted site plan (Attachment 2), staff has determined that the design of the proposed driveways, drive aisles, sidewalks (existing), and walkways meet all City requirements (driveway location, driveway width, drive aisle width, etc.). However, due to the deteriorating condition of the existing sidewalks, staff recommends that the applicant remove and replace all existing curbs, gutters, and sidewalks along the project's frontage of Natoma Street and Coloma Street. The new sidewalks are required to be four-feet-wide and match the alignment of the adjacent sidewalks on Natoma Street and Coloma Street. In addition, staff recommends that the existing driveway cuts on Natoma Street and Coloma Street, which were established for the former car wash business, are removed and replaced with new driveway cuts that correspond to the proposed driveway locations on Coloma Street and Welch's Way. Condition No. 21 is included to reflect these requirements.

Parking

As shown on the submitted site plan (Attachment 2), the proposed project includes a parking lot located at the rear of the site adjacent to Welch's Way. The parking lot includes 18 parking spaces including 13 standard-sized parking spaces and 5 compact-sized parking spaces. The Folsom Municipal Code, Section 17.57.030(B) requires one parking space per two hundred square feet of floor area for office uses. The proposed project includes 3,760 square feet of office area, thus it is required to provide 18 on-site parking spaces for the office uses. Staff has determined that the proposed project meets the minimum parking requirement by providing eighteen (18) on-site parking spaces whereas eighteen (18) on-site parking spaces are required.

Landscaping

As illustrated on the submitted landscape plan (Attachment 5), the proposed project includes landscape improvements along the frontage of Natoma Street, along the frontage of Coloma Street, along the western project boundary, and within the parking lot area. The Folsom Municipal Code, Section 17.52.530.H and Section 17.57.070(G)(2)(3) features a number of landscape requirements for projects located within the Natoma-Riley-Bidwell Commercial Primary Area including stipulations that: 25 percent of the overall lot area must be maintained as pervious surface; 60 percent of the required front setback area must be landscaped; 40 percent of the parking lot must be shaded within 15 years; and 5 percent of the total parking lot area must be landscaped. Based on the submitted landscape plan, 35 percent of the project site is shown as pervious area, 85 percent of the required front yard setback area is shown as landscaped, 58 percent of the parking lot area is shown as shaded within 15 years, and 20 percent of the parking lot area is shown as landscaped. Based on the aforementioned analysis, staff has determined that the proposed project meets all landscape requirements.

Lighting

The proposed project is expected to include a combination of building-attached light fixtures and pole-mounted parking lot light fixtures. However, at this time, the applicant has not submitted specific design details regarding the proposed building-attached lights and parking lot lights. The Historic District Design and Development Guidelines state that all light fixture designs should be appropriate to the years of the prevailing style during which the buildings were constructed. Staff recommends that all future building-attached light fixtures and pole-mounted parking lot light fixtures are designed to be consistent with the Design and Development Guidelines and match the design theme of the proposed office building to the satisfaction of the Community Development Department. Condition No. 29-5 is included to reflect these requirements.

Trash/Recycling

The proposed project includes one trash/recycling enclosure which is located in the southwest corner of the project site and accessible from Welch's Way. The proposed six-foot-tall trash/recycling enclosure, which measures 10 feet in width by 10 feet in depth, includes a design that features CMU split-face blocks, a CMU wall-cap, and a metal gate. The applicant is proposing to paint the trash-recycling enclosure an earth-tone color to match the colors utilized on the proposed office 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. Condition No. 29-7 is included to reflect this requirement.

Signs

The proposed project is expected to include a wall-mounted sign. However, at this time, the applicant has not submitted specific design details regarding the proposed wall sign. The Natoma-Riley-Bidwell Commercial Primary Area includes standards that govern the number, type, size, and design of wall signs. Staff recommends that all future wall-mounted signs are designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards to the satisfaction of the Community Development Department. In addition, staff recommends that the applicant obtain approval of a sign permit for any future wall-mounted signs. Condition No. 38 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 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 proposed office building has been 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 most notable design elements include a prominent covered entry with brick masonry support columns, a flat parapet-type roof with cornice covered with lap wood siding, angled ribbed-metal roof elements distributed on all building elevations, and metal awnings. The primary building materials, which are commonly found within this subarea, include horizontal lap siding and brick masonry veneer. Secondary building materials include wood-framed paned doors and windows, wood trim, ribbed metal roofing, and metal awnings. The proposed color scheme, which focuses on the use of primary earth tone colors supplemented by richer accent colors, is compatible with color schemes traditionally found on commercial buildings with the historic district.

In summary, staff has determined that the proposed project has successfully blended 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 are consistent with the recommendations of the Design Guidelines. Lastly, staff has determined that the proposed project includes a building design that 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 3,760-square-foot single-story office building associated with the 401 Natoma Street Office Building project. The applicant shall submit building plans that comply with this approval, the attached building elevations and renderings dated August 23, 2017 and February 1, 2018.
2. The design, materials, and colors of the proposed 401 Natoma Street Office Building shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme 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 and pole-mounted parking lot light fixtures shall be consistent with the Design and Development Guidelines and match the design theme of the proposed office building to the satisfaction of the Community Development Department.
6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
7. The final design, materials, and color of the trash/recycling enclosure 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. 29).

Public Comment

On October 30, 2017, the City received a letter (Attachment 9) from the Heritage Preservation League (HPL) regarding the proposed project. In the letter, HPL makes a number of recommendations regarding the proposed project including: redesigning the building to reflect the 1850-1950 timeframe, off-setting the building into two segments, altering the landscape plan to be more residential in nature, replacing the four-foot-wide attached sidewalk with a six-foot-wide detached sidewalk, utilizing vertical curb cuts on Natoma Street and Coloma Street, and relocating the access driveway to rear alley.

In response to the letter from HPL, the applicant made a number of modifications to the building design and building materials in order create a design that was more reflective of the 1850 to 1950 timeframe including modifying the roof design, incorporating horizontal wood siding as a primary building material, and adding a three-foot-wall white picket fence into the front landscaped area. The applicant chose not to alter the landscape plan as they felt the existing

landscape plan utilized a combination of drought-tolerant tree, plants, and shrubs that are appropriate for the subarea. With respect to the sidewalks, the applicant choose to leave the four-foot-wide attached sidewalk as it is consistent with the design and width of existing sidewalks in the immediate project area. In terms of frontage improvements, the applicant indicated that they are proposing to utilize vertical curbs along Natoma Street and Coloma Street. Lastly, the applicant provided a secondary access point to the project site by providing a new driveway at the rear of the site accessible from Welch's Way.

ENVIRONMENTAL ANALYSIS

In reviewing the submitted development application, City staff determined that the proposed project was eligible for categorical exemption under Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. In order to be eligible for this particular exemption, a project must satisfy five specific criteria established within Section 15332. The first criterion is that the project must be consistent with the General Plan land use designation, applicable General Plan policies, the Zoning designation, and the Zoning Regulations. The second criterion is that the proposed project must be located within the City limits with no more than five acres of land and substantially surrounded by urban land uses. The third criterion states that the proposed development has no habitat for endangered, rare, or threatened species. The fourth criterion requires that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The fifth criterion is that the project site can adequately be served by all required utilities and public services. Staff has determined that the proposed project satisfies each of the aforementioned criteria.

In reviewing the submitted development application, City staff also evaluated whether any of the exemptions identified within Section 15300.2 of the California Environmental Quality Act (CEQA) are applicable to the proposed project. The specific exemptions that were considered relevant to the proposed project are Hazardous Waste Sites (e) and Historic Resources (f). With regard to the Hazardous Waste Sites exception, the Sacramento County Environment Management Department (SCEMD) issued a "No Further Action" letter in 2014 that states the project site no longer exceeds the regulatory screening levels associated with the fuel-related constituents (associated with previous underground fuel storage tank) and that no further action is required. In relation to the Historic Resources exception, the project site was previously utilized as a car wash and gas station. During the development and operation of the car wash and gas station, no evidence of any historic resources was discovered. Based on this analysis, staff had determined that none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

COMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE THE 401 NATOMA STREET OFFICE BUILDING PROJECT (PN 17-344), WHICH INCLUDES DEVELOPMENT OF A 3,760-SQUARE-FOOT SINGLE-STORY OFFICE BUILDING AT 401 NATOMA STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS (NOS. 1-44):

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15332 OF THE CEQA GUIDELINES, IN-FILL DEVELOPMENT PROJECTS.
- 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 CITY COUNCIL.

Submitted,



PAM JOHNS
Community Development Director

**CONDITIONS OF APPROVAL FOR 401 NATOMA STREET OFFICE BUILDING (PN 17-344)
COMMERCIAL DESIGN REVIEW
401 NATOMA STREET**

Mitigation Measure	GENERAL REQUIREMENTS	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"> • Preliminary Site Plan, dated January 29, 2018 • Preliminary Grading and Drainage Plan, dated January 29, 2018 • Preliminary Utility Plan, dated January 29, 2018 • Preliminary Landscape Plan, dated January 30, 2018 • Building Elevations, dated August 23, 2017 • Color Building Rendering, dated February 1, 2018 • Floor Plan, dated August 23, 2017 <p>This project approval is for 401 Natoma Street Office Building Commercial Design Review project, which includes development of a 3,760-square-foot single-story office building located at 401 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 one year from final date of approval (February 21, 2019). 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.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
5.	The owner/applicant shall pay all applicable taxes, fees and charges 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)
6.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P)(E)
8.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I, M, B	CD (P)(E)

9.	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 (February 21, 2018). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.	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)
11.	The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS			
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 <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I, B	CD (P)(E)
14.	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 <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I	CD (E)

15.		The improvement plans for the required public and private improvements, including but not limited to street and frontage improvements on Natoma Street and Coloma Street shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
16.		Required public and private improvements, including but not limited to street and frontage improvements on Natoma Street and Coloma Street shall be completed prior to issuance of a Certificate of Occupancy.	O	CD (E)
17.		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)
18.		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)
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.		Final location, size, and orientation of trash enclosure shall be approved by the Community Development Department	I	CDD (E)
21.		The owner/applicant shall be responsible for replacing all public sidewalk, curb and gutter along the site frontage (Natoma Street and Coloma Street) and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department. The new sidewalks along the project frontage are required to be four-foot-wide and match the alignment of the adjacent sidewalks on Natoma Street and Coloma Street. In addition, the existing driveway cuts located on Natoma Street and Coloma Street shall be removed and replaced with new driveway cuts that correspond with the proposed driveway locations on Coloma Street and Welch's Way.	O	CD (E)
22.		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. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.	I, B	CD (P)

STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS

23.		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)
24.		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)
25.		Prior to issuance of a Grading Permit, the owner/applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review and approval by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation, and shall comply with current City standards.	G, I	CD (E)
26.		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.	G, I	CD (E)

<p>27.</p>	<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>	<p>G, I, B</p> <p>CD (E)</p>
<p>28.</p>	<p>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, (Chapter 13.26 Water Conservation)</u>, or amended from time to time.</p>	<p>I, B, OG</p> <p>CD (P)(E)</p>

ARCHITECTURE/SITE DESIGN REQUIREMENTS

29.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for a 3,760-square-foot single-story office building associated with the 401 Natoma Street Office Building project. The applicant shall submit building plans that comply with this approval, the attached building elevations and renderings dated August 23, 2017 and February 1, 2018. 2. The design, materials, and colors of the proposed 401 Natoma Street Office Building shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme 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 and pole-mounted parking lot light fixtures shall be consistent with the Design and Development Guidelines and match the design theme of the proposed office building to the satisfaction of the Community Development Department. 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, design, materials, and color of the trash/recycling enclosure shall be to the satisfaction of the Community Development Department. 	B	CD (P)
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LANDSCAPE/TREE PRESERVATION REQUIREMENTS

30.	<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 Folsom Municipal Code Chapter 17.57. 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)
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AIR QUALITY REQUIREMENT

31.	<p>The owner/applicant shall follow all construction control measures recommended by the Sacramento Air Quality Management District (SMAQMD). The following control measures, which are consistent with basic construction emission control practices recommended by SMAQMD, shall be implemented by the owner/applicant to reduce PM10 emission during construction:</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • 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. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated. 	G, I, B	CD (P)(E)(B)
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NOISE REQUIREMENT		
32.	<p>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. Construction equipment shall be muffled and shrouded to minimize noise levels.</p>	I, B CD (P)(E)
GRADING REQUIREMENTS		
33.	<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)
CULTURAL RESOURCE REQUIREMENTS		
34.	<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 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.</p>	G, I, B CD (P)(E)(B)
35.	<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, B CD (P)(E)(B)

HAZARDOUS MATERIALS REQUIREMENTS

36.	<p>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.</p>	G, I, B	CD (P)(E)(B)
<p style="text-align: center;">TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS</p>			
37.	<p>A minimum of 18 vehicle parking spaces shall be provided for the project. In addition, a minimum of 5 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 office building to the satisfaction of the Community Development Department.</p>	I, O	CD (P)(E)
<p style="text-align: center;">SIGNAGE REQUIREMENT</p>			
38.	<p>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.</p>	B	CD (P)

FIRE DEPARTMENT REQUIREMENTS

39.	The buildings 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 Department.	I	FD
40.	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

41.	<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"> • 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). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD
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OTHER AGENCY REQUIREMENTS

42.	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.	I, G	CD (P)(E)
43.	The owner/applicant shall obtain all required approvals from the Sacramento County Environmental Management Department (SCEMD) prior to issuance of a building permit.	B	CD (P)(E)
44.	The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)

Attachment 1

Vicinity Map

Vicinity Map



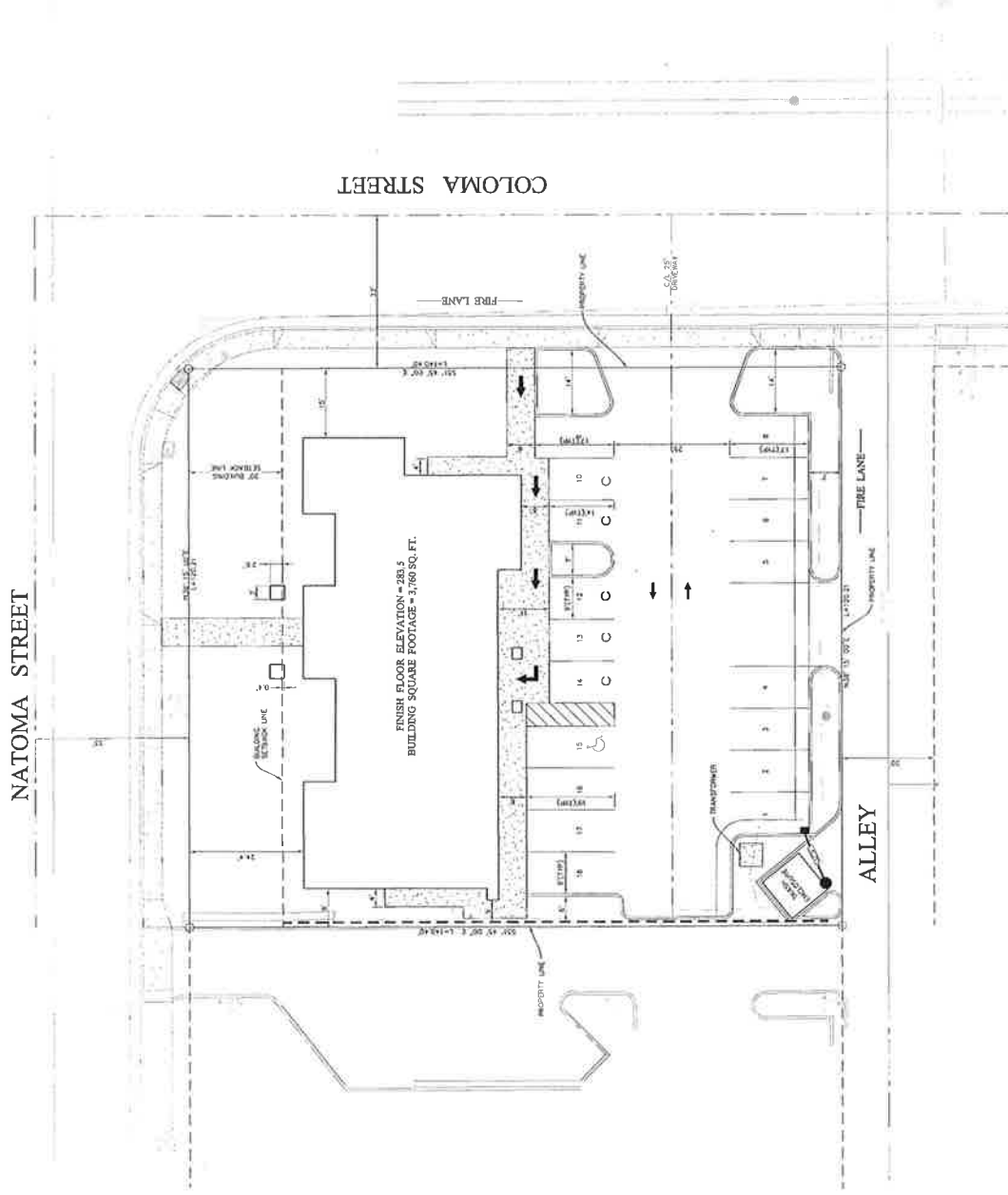
CITY OF
FOLSOM



Attachment 2

Preliminary Site Plan, dated January 29, 2018

401 NATOMA STREET
SITE PLAN
 CITY OF FOLSOM, CALIFORNIA



SITE DETAIL
 ADDRESS: 401 NATOMA STREET
 APN: 074000000
 REF: LOTS 1, 2 AND 3 OF 504 K 5
 PLAT NO. 1086000000 DATED
 DECEMBER 27, 1985 IN BOOK 1
 OF SALES MAP EXCHANGING FROM
 SAID LOT 1, THE SOUTH MUST BE HIT

ZONING:
 EXISTING UT. NEIGHBORHOOD BUSINESS
 BUILDING SQUARE FOOTAGE: 5,768
 COVERAGE: 25%

LEGEND:
 PAVING STALL NUMBER
 EGRESS
 TRANSFORMER
 WATER LINE
 W/ 10' SETBACK
 GAS
 ELECTRIC
 PROPERTY LINE

JANUARY 29, 2018
Au Clair Consulting
 200 COLIMA STREET, SUITE 200
 FOLSOM, CA 95630
 916-981-5500

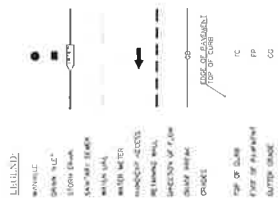
Attachment 3

**Preliminary Grading and Drainage Plan
Dated January 29, 2018**



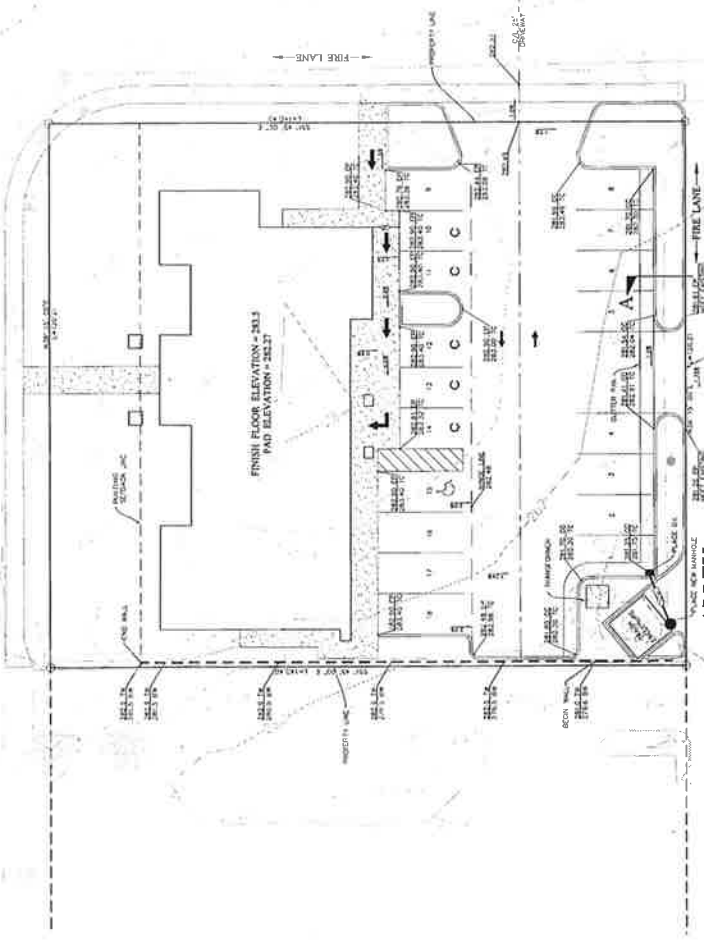
An Clair Consulting
INCORPORATED
8000 FOLSOM BLVD.
FOLSOM, CA 95630
TEL: 916-241-4700
WWW.ANCLAIR.COM

NO.	DATE	REVISION



COLOMA STREET

NATOMA STREET



ALLEY

Attachment 4

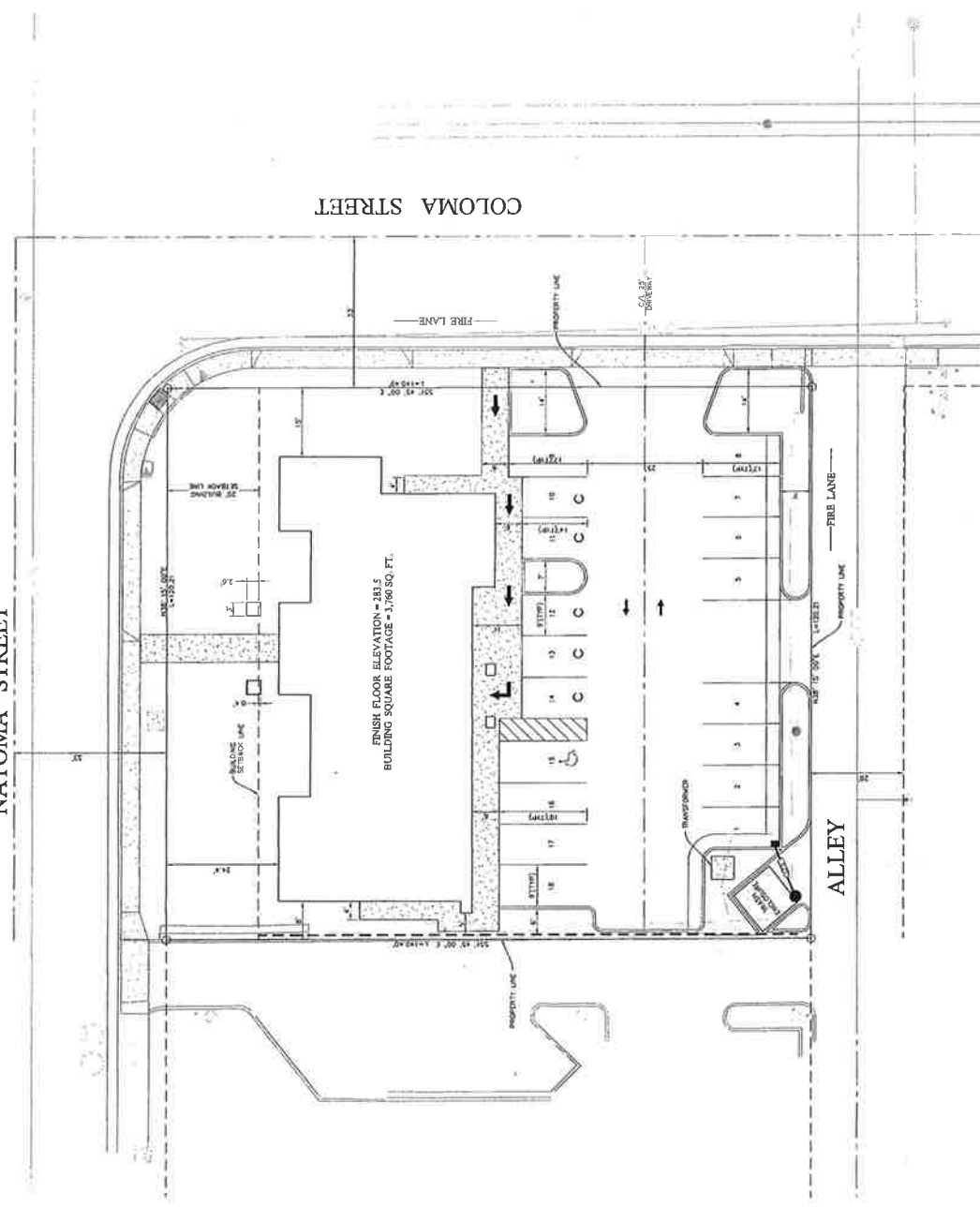
Preliminary Utility Plan, dated January 29, 2018

401 NATOMA STREET
UTILITY PLAN
 CITY OF FOLSOM, CALIFORNIA

NATOMA STREET

COLOMA STREET

ALLEY



SITE DETAIL
 ADDRESS: 401 NATOMA STREET
 A.P.N.: 0790106-008
 LOTS 1, 2 AND 3 OF BLOCK 81
 PLAT CITY OF FOLSOM, RECORDED
 DECEMBER 27, 1933 IN BOOK 1
 MAPS 3, 4 AND 5, PAGE 10, 11, 12
 SAID LOT 1, THE SOUTH WEST CORNER

ZONING:
 EXISTING: C1 (NEIGHBORHOOD BUSINESS)
 BUILDING SQUARE FOOTAGE: 3,760
 COVERAGE: 2.2%

- LEGEND:**
- PARKING STALL NUMBER
 - COMPACT STALL
 - SANITARY SEWER
 - WATER LINE
 - WATER METER
 - HANDICAP ACCESS
 - ADJACENT LOT
 - PROPERTY LINE

JANUARY 29, 2018

Au Clair Consulting
 ENGINEERS AND SURVEYORS
 1000 FOLSOM AVENUE, SUITE 200
 FOLSOM, CA 95630

SCALE: 1"=10'

Call before you dig
 1-800-277-6600

Attachment 5

Preliminary Landscape Plan, dated January 30, 2018



PROJECT:
**ANDREWS OFFICE
 BUILDING**
 401 NATOMA STREET
 FOLSOM, CALIFORNIA

DATE: 08/11/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: DANIEL WOOD
 DESIGNER: DANIEL WOOD
 ARCHITECT: [Firm Name]

NO.	DESCRIPTION	DATE
1	DESIGN	08/11/14
2	REVISIONS	

LP

PLANT LIST - TREES

KEY	ITEM	REMARKS	SIZE	WATER_QTY
T1	PROPAGATED FRUITFUL LARGEBLUE OAK	PROPAGATED FRUITFUL LARGEBLUE OAK	12" DBH	100
T2	PROPAGATED FRUITFUL MEDIUMLEAF OAK	PROPAGATED FRUITFUL MEDIUMLEAF OAK	12" DBH	100
T3	PROPAGATED FRUITFUL SMALLLEAF OAK	PROPAGATED FRUITFUL SMALLLEAF OAK	12" DBH	100
T4	PROPAGATED FRUITFUL REDWOOD	PROPAGATED FRUITFUL REDWOOD	12" DBH	100

PLANT LIST - SHRUBS

KEY	ITEM	REMARKS	SIZE	WATER_QTY
S1	PROPAGATED FRUITFUL REDWOOD	PROPAGATED FRUITFUL REDWOOD	12" DBH	100
S2	PROPAGATED FRUITFUL MEDIUMLEAF OAK	PROPAGATED FRUITFUL MEDIUMLEAF OAK	12" DBH	100

PLANT LIST - GROUND COVERS, PERENNIALS

KEY	ITEM	REMARKS	SIZE	WATER_QTY
G1	PROPAGATED FRUITFUL REDWOOD	PROPAGATED FRUITFUL REDWOOD	12" DBH	100
G2	PROPAGATED FRUITFUL MEDIUMLEAF OAK	PROPAGATED FRUITFUL MEDIUMLEAF OAK	12" DBH	100

WATER USE CALCULATIONS (CALGREEN: FOLSOM, CA)

RELATIVE WATERING PLANT	PLANT KEY	WATER RELATIVE PLANT	PLANT NATIVE AREA	RELATIVE WATER USE
RELATIVE WATERING PLANT	PLANT KEY	WATER RELATIVE PLANT	PLANT NATIVE AREA	RELATIVE WATER USE
RELATIVE WATERING PLANT	PLANT KEY	WATER RELATIVE PLANT	PLANT NATIVE AREA	RELATIVE WATER USE

LANDSCAPE SITE ANALYSIS: CITY OF FOLSOM

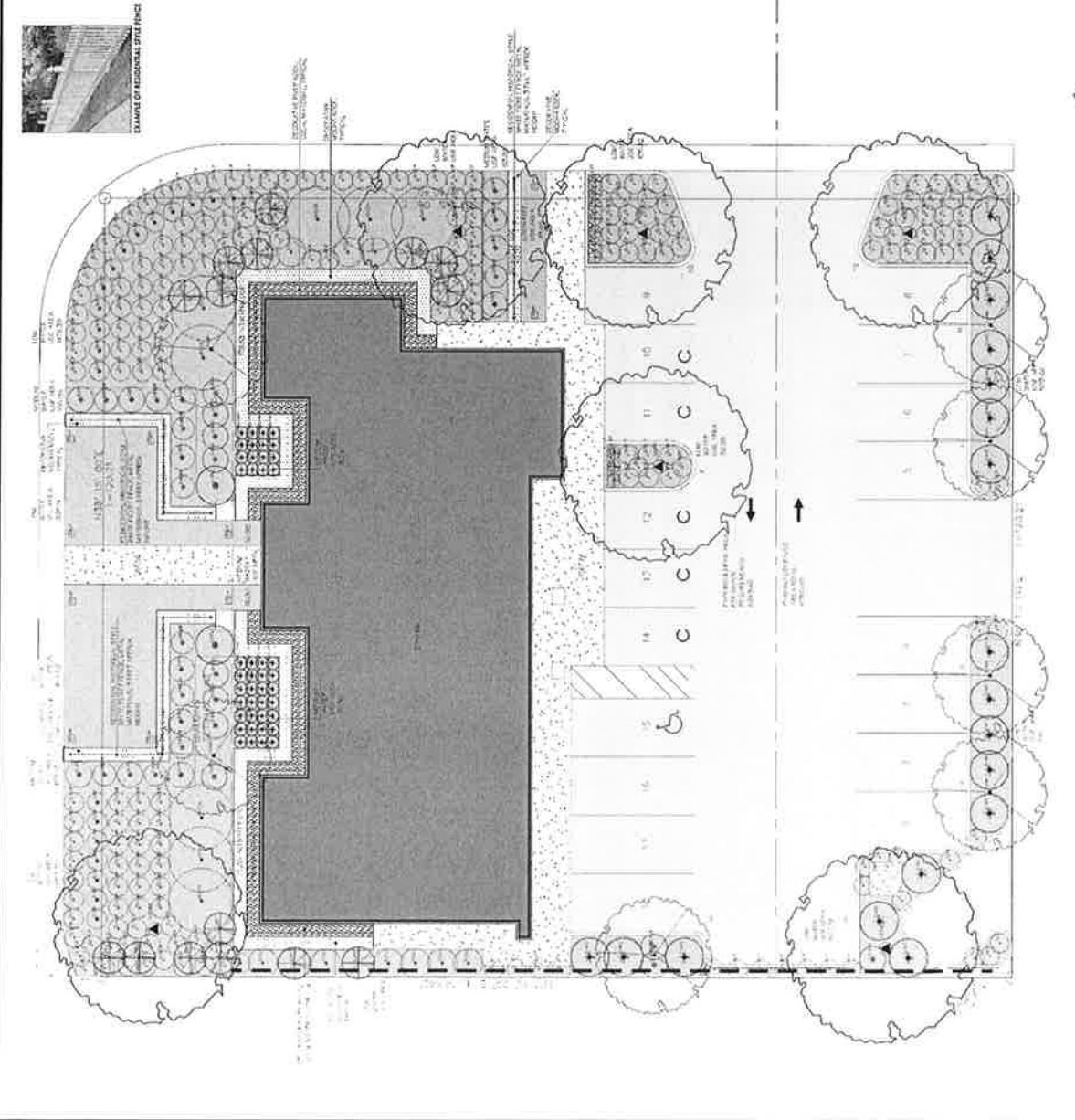
LANDSCAPE SITE ANALYSIS: CITY OF FOLSOM	LANDSCAPE SITE ANALYSIS: CITY OF FOLSOM
LANDSCAPE SITE ANALYSIS: CITY OF FOLSOM	LANDSCAPE SITE ANALYSIS: CITY OF FOLSOM
LANDSCAPE SITE ANALYSIS: CITY OF FOLSOM	LANDSCAPE SITE ANALYSIS: CITY OF FOLSOM

TREE SHADE ANALYSIS: CITY OF FOLSOM

TREE SHADE ANALYSIS: CITY OF FOLSOM	TREE SHADE ANALYSIS: CITY OF FOLSOM
TREE SHADE ANALYSIS: CITY OF FOLSOM	TREE SHADE ANALYSIS: CITY OF FOLSOM
TREE SHADE ANALYSIS: CITY OF FOLSOM	TREE SHADE ANALYSIS: CITY OF FOLSOM

PERCENT RELATIVE PROVISION

PERCENT RELATIVE PROVISION	PERCENT RELATIVE PROVISION
PERCENT RELATIVE PROVISION	PERCENT RELATIVE PROVISION
PERCENT RELATIVE PROVISION	PERCENT RELATIVE PROVISION



LANDSCAPE PRELIMINARY PLAN

Attachment 6

Building Elevations, dated August 23, 2017

REVISION	DATE
REV 1	1/1/20
REV 2	1/1/20
REV	
REV	

ANDREWS OFFICE BLDG.
401 NATOMA ST.
FOLSOM, CA. 95630
A.P.N. 070-0166-008-0000

KEYSTONE DESIGN
6733 CHASTAIN ST.
ORANGEVALE, CA. 95662

FRONT / REAR ELEVATION PLANS

A-2.1

GENERAL NOTES

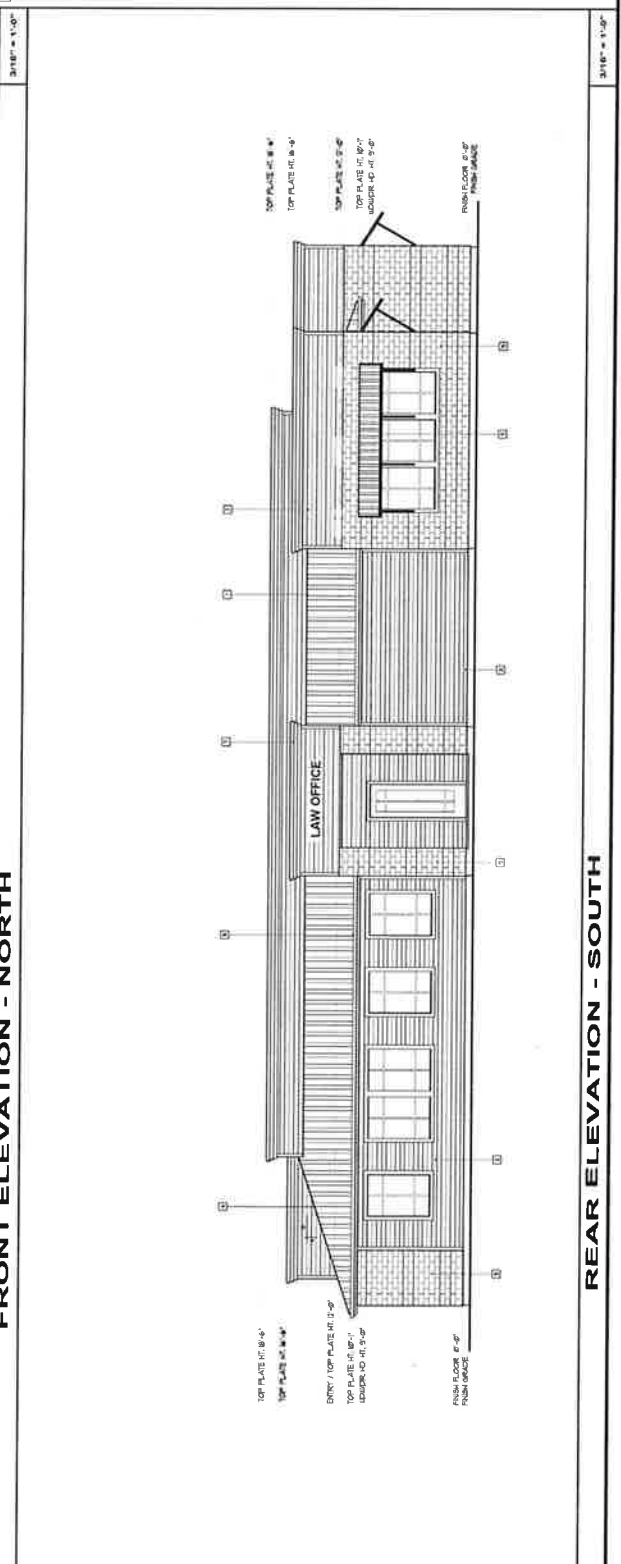
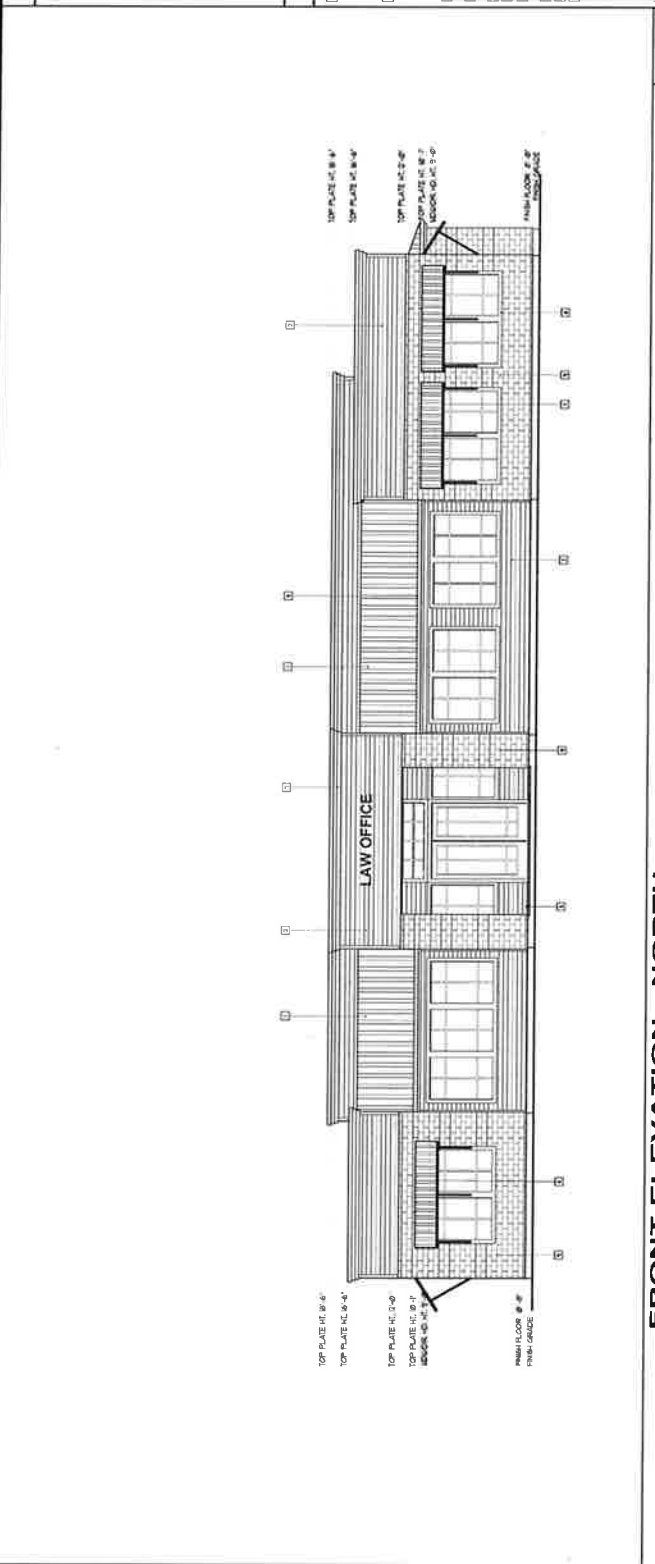
1. CONSULT THE CITY OF FOLSOM PERMITS DEPARTMENT FOR ALL NECESSARY PERMITS AND REGULATIONS.
2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER.
3. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.
4. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.
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10. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

KEYNOTES

1. ALL INTERIOR WALLS SHALL BE PAINTED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
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GENERAL NOTES

1. ALL INTERIOR WALLS SHALL BE PAINTED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
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10. ALL INTERIOR WALLS SHALL BE PAINTED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.



DATE	BY	CHKD	APP'D
REV 1	REV 1	REV 1	REV 1
REV 2	REV 2	REV 2	REV 2
REV 3	REV 3	REV 3	REV 3

ANDREWS OFFICE BLDG.
401 NATOMA ST.
FOLSOM, CA. 95630
A.P.N. 070-0166-008-0000

KEYSTONE DESIGN
6733 CHASTAIN ST.
ORANGEVALE, CA. 95662

LEFT / RIGHT
ELEVATION
PLANS

A-2.2

GENERAL NOTES

1. GENERAL AND SPECIFIC NOTES ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND ALL NOTES.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS. VERIFY ALL MATERIALS AND CONSTRUCTION WITH THE ARCHITECT.
3. ALL WALLS AND CEILING CONNECTIONS SHALL BE AS SHOWN ON THE DRAWINGS. VERIFY ALL MATERIALS AND CONSTRUCTION WITH THE ARCHITECT.
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10. ALL WALLS AND CEILING CONNECTIONS SHALL BE AS SHOWN ON THE DRAWINGS. VERIFY ALL MATERIALS AND CONSTRUCTION WITH THE ARCHITECT.

KEYNOTES

1. BRICK CONSTRUCTION: BRICKWORK SHALL BE AS SHOWN ON THE DRAWINGS. VERIFY ALL MATERIALS AND CONSTRUCTION WITH THE ARCHITECT.
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LEFT SIDE ELEVATION - EAST
1/4" = 1'-0"



RIGHT SIDE ELEVATION - WEST
1/4" = 1'-0"

Attachment 7

Color Building Rendering, dated February 1, 2018



LAW OFFICE OF
TIFFANY L. ANDREWS

Attachment 8

Floor Plan, dated August 23, 2017

DESCRIPTION	REVISION	DATE
REF 1	5/15/11	
REF 2	8/23/11	
REF 3		
REF 4		

ANDREWS OFFICE BLDG.
401 NATOMA ST.
FOLSOM, CA. 95630
A.P.N. 070-0166-008-0000

KEYSTONE DESIGN
6733 CHASTAIN ST.
ORANGEVALE, CA. 95662

MAIN FLOOR PLAN

SHEET		NO. OF SHEETS	
1	1	1	1

A-1.1

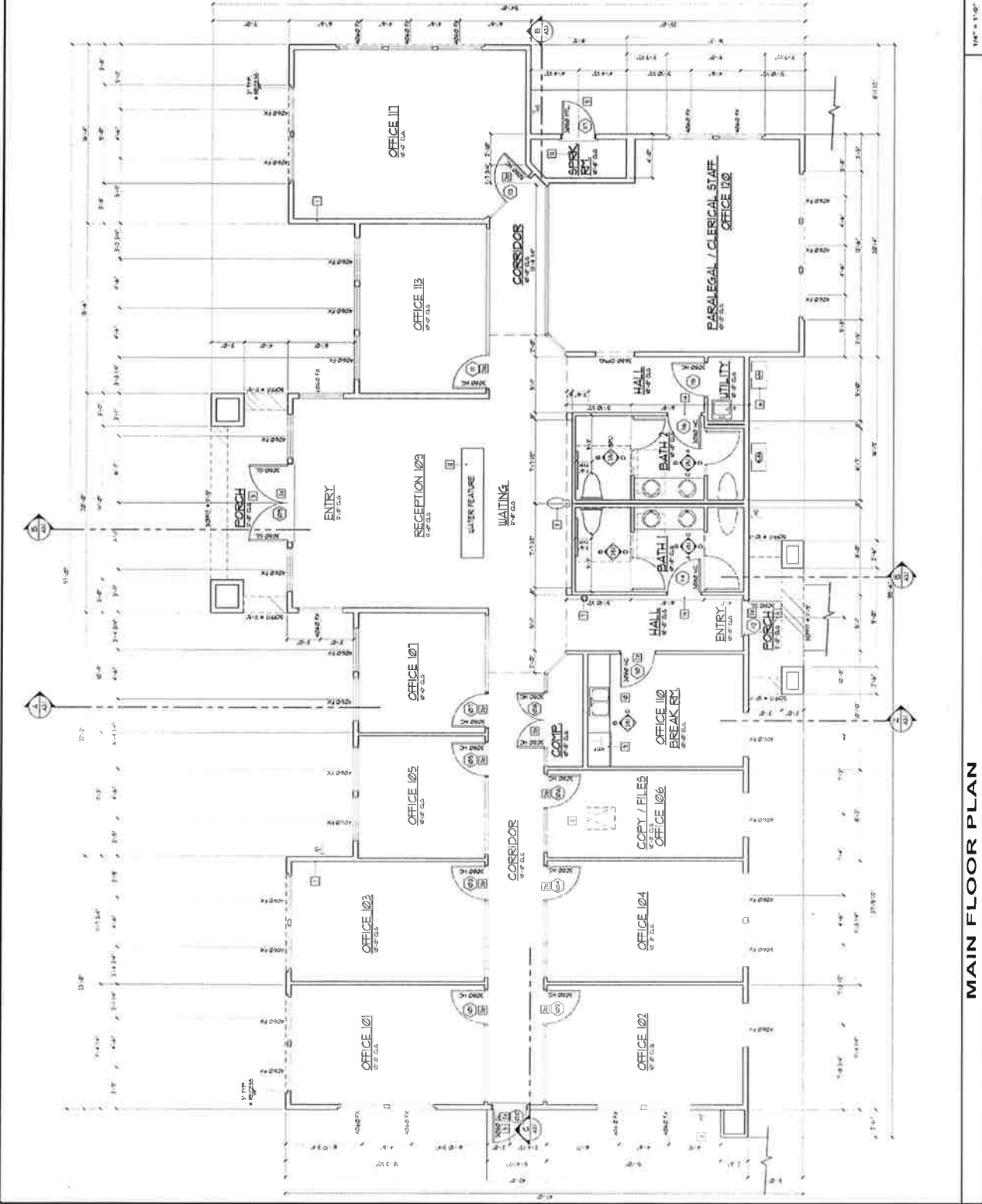
KEYNOTES

1. GENERAL WALL CONSTRUCTION: MASONRY BRICK, PER APPROX. SCHEDULE 403.
2. FINISHES: SEE SCHEDULE 403.
3. PROVIDE SAFETY SIGNS LOCATED IN ALL SPECIFIC AREAS AS NOTED ON THIS PLAN. PROVIDE SAFETY SIGNS IN ACCORDANCE WITH THE CALIFORNIA SAFETY SIGN REGULATIONS (CALIFORNIA VEHICLE CODE SECTION 26100-26110).
4. ATTIC ACCESS: 22" x 30" MIN. 30" MIN. CLEARANCE ABOVE USED BUILDING CODE PER 105 (10.5.4.1) AND 105 (10.5.4.2).
5. A FOREIGN AIR HAND FINISHED LOCATED ON ROOF ABOVE SHALL COMPLY WITH THE FOLLOWING: A. PROVIDE AIR HAND FINISHED WITH 1/2" THICK GASKETED METAL PANELS TO BE INSTALLED IN PLACE OF THE EXISTING METAL PANELS.
6. ALL EXTERIOR DOORS SHALL HAVE A MINIMUM 1/2" CLEARANCE IN THE BOTTOM OF THE DOOR AND THE DOOR AS SHOWN AT RIGHT, ADJUSTED TO THE FINISH OF THE FLOOR. THE DOOR SHALL BE ADJUSTED TO BE MORE THAN 1/2" LOWER THAN THE FINISH OF THE FLOOR. THE DOOR SHALL BE ADJUSTED TO BE MORE THAN 1/2" LOWER THAN THE FINISH OF THE FLOOR.
7. WATER TIGHTNESS: PROVIDE WATER TIGHTNESS AT ALL EXTERIOR WALLS AND ROOF JOINTS.
8. PROVIDE EXTERIOR WALLS AS NOTED IN WALL SCHEDULE 403.
9. PROVIDE EXTERIOR WALLS AS NOTED IN WALL SCHEDULE 403.
10. PROVIDE EXTERIOR WALLS AS NOTED IN WALL SCHEDULE 403.
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17. PROVIDE EXTERIOR WALLS AS NOTED IN WALL SCHEDULE 403.
18. PROVIDE EXTERIOR WALLS AS NOTED IN WALL SCHEDULE 403.
19. PROVIDE EXTERIOR WALLS AS NOTED IN WALL SCHEDULE 403.
20. PROVIDE EXTERIOR WALLS AS NOTED IN WALL SCHEDULE 403.

- FIRE DEPT. NOTES**
1. PROVIDE EXTERIOR WALL CONSTRUCTION WITH MASONRY BRICK, PER APPROX. SCHEDULE 403.
 2. PROVIDE EXTERIOR WALL CONSTRUCTION WITH MASONRY BRICK, PER APPROX. SCHEDULE 403.
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 18. PROVIDE EXTERIOR WALL CONSTRUCTION WITH MASONRY BRICK, PER APPROX. SCHEDULE 403.
 19. PROVIDE EXTERIOR WALL CONSTRUCTION WITH MASONRY BRICK, PER APPROX. SCHEDULE 403.
 20. PROVIDE EXTERIOR WALL CONSTRUCTION WITH MASONRY BRICK, PER APPROX. SCHEDULE 403.

WALL LEGEND

1	CONCRETE
2	MASONRY BRICK
3	MASONRY BLOCK
4	GLASS
5	ALUMINUM
6	STEEL



MAIN FLOOR PLAN

1/4" = 1'-0"

Attachment 9

**Letter from Heritage Preservation League
Dated October 30, 2017**

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

October 30, 2017

PROJECT: Office Building at 401 Natoma Street (File: 17-344)

REQUEST: Commercial Design Review

PROJECT

HISTORY: Application Circulated by City on October 19, 2017.
Feedback requested by November 3.

PROJECT REVIEW:

Both the Municipal Code and the Design and Development Guidelines for the Historic District, specifies that buildings and landscaped areas in the Natoma, Riley Bidwell Commercial Primary Area should reflect residential design used in Folsom between 1850 and 1950. Regarding commercial buildings, the desired impression is a residential building that has been converted to a different use. Commercial buildings on larger properties are recommended to be designed as multiple residential buildings that have been connected. These concepts are not reflected by the proposed office development.

The Heritage Preservation League has also noted that the proposed frontage area does not match the development concept with detached sidewalks, vertical curbs and alley access to the parking lot that are outlined in the Design and Development Guidelines. If the recommended design was applied to the property at 401 Natoma Street, the overall impression of the Natoma Street/Coloma Street intersection would substantially improve.

In the Appendices to the Historic District Design and Development Guidelines the City provides tools for building and landscape design. Among the sections that apply to this project are: *Historic Residential Design Criteria, Style, Building Materials Palette and Plant Palette.*

PROJECT RECOMMENDATIONS:

1. Redesign the office building to reflect a residential design from the years 1850 to 1950.
2. Offset the building into two segments with individual façade treatments and separate entrance areas (one of the entrance doors may only provide access from the office to a patio area).
3. Develop a landscape design that is compatible with historic residential development.
4. Design the project frontage along Natoma and Coloma Street to include 6-foot-wide detached sidewalks and a 6-foot-wide landscape strip with ornamental trees between the sidewalk and the curb.
5. Specify that vertical curbs shall be used along the project frontage and in the rear parking lot.
6. Consider relocating the access drive to the parking lot along the rear alley.

Attachment 10
Site Photographs













