

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
August 17, 2022
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER PLANNING COMMISSION: Bill Miklos, Ralph Peña, Barbara Leary, Daniel West, Bill Romanelli, Justin Raitchel, Eileen Reynolds

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

PLEDGE OF ALLEGIANCE

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

MINUTES

The minutes of the July 13, 2022 Special Meeting and the July 20, 2022 Regular Meeting will be presented for approval.

NEW BUSINESS

1. PN 22-097: 281 Iron Point Road Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Surveyors Group, Inc. for approval of a Tentative Parcel Map to subdivide an existing single-story, 22,500-square-foot commercial building located within the Natoma Station Shopping Center at 281 Iron Point Road into eleven (11) commercial condominium units for future sale and operation. The General Plan land use designation for the project site is GC, while the Zoning designation is C-3 PD. The project is categorically exempt under Section 15315 Minor Land Divisions of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Surveyors Group, Inc.)**

2. PN 22-012: 715 East Bidwell Street Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Commonwealth Square Station LLC for Design Review approval for remodeling of an existing 95,000-square-foot multi-tenant commercial building situated on a 9.86-acre site within the Commonwealth

Square Shopping Center. The General Plan land use designation for the project site is CC, while the Zoning designation is C-2 PD. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Commonwealth Square Station LLC)**

3. PN 21-319, Folsom Corporate Center Building 6 Sign Program Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Weidner CA for approval of a Planned Development Permit Modification and Conditional Use Permit Modification for the Folsom Corporate Center Building 6 Sign Program Modification. The zoning classification for the site is M-L (PD), while the General Plan land-use designation is IND. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Weidner CA)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

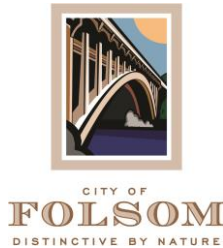
The next Planning Commission meeting is scheduled for **September 7, 2022**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting.

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

NOTICE REGARDING CHALLENGES TO DECISIONS

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



**SPECIAL MEETING
PLANNING COMMISSION MINUTES
JULY 13, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION: Justin Raitchel, Bill Miklos, Ralph Peña, Barbara Leary, Daniel West, Bill Romanelli, Eileen Reynolds

ABSENT: Barbara Leary, Daniel West, Eileen Reynolds

CITIZEN COMMUNICATION: None

MINUTES: The amended minutes of the May 18, 2022 meeting were approved as submitted. The minutes of the June 1, 2022 meeting were also approved as submitted.

PUBLIC HEARING

1. USPT22-00101, Oak Wine & Spirits Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Coloma Food, Inc. for approval of a Conditional Use Permit application to operate the Oak Wine & Spirits business, located at 9580 Oak Avenue Pkwy. #3. The zoning classification for the site is C-1 (PD), while the General Plan land-use designation is NC. This project is exempt from the California Environmental Quality Act in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Coloma Food, Inc.)**

COMMISSIONER ROMANELLI MOVED TO APPROVE THE OAK WINE AND SPIRITS CONDITIONAL USE PERMIT, USPT22-00101, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-F) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-13).

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: RAITHEL, MIKLOS, PEÑA, ROMANELLI

NOES: NONE

RECUSED: NONE

ABSENT: LEARY, WEST, REYNOLDS

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for August 17, 2022.

RESPECTFULLY SUBMITTED,

Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR



CITY OF
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**PLANNING COMMISSION MINUTES
JULY 20, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION: Bill Miklos, Ralph Peña, Barbara Leary, Daniel West, Bill Romanelli, Justin Raithel, Eileen Reynolds

ABSENT: Bill Miklos, Daniel West, Justin Raithel

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the July 13, 2022 Special Meeting will be presented for approval at the next scheduled meeting on August 3, 2022.

PUBLIC HEARING

1. PN 21-322, Bidwell Place Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Ardie Zahedani for approval of a Tentative Parcel Map application to subdivide an existing 3.24-acre property located at 403 and 425 East Bidwell Street into two individual parcels. The zoning classification for the site is C-2, while the General Plan land-use designation is CC (EBC). This project is exempt from the California Environmental Quality Act in accordance with Section 15315 (Minor Land Divisions) of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Ardie Zahedani)**

COMMISSIONER LEARY MOVED TO APPROVE THE BIDWELL PLACE TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 6, BASED ON THE FOLLOWING FINDINGS INCLUDED IN THE REPORT (FINDINGS A-L) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 118).

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: PEÑA, LEARY, ROMANELLI, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS, WEST, RAITHEL

2. PN 22-032: Toll Brothers at Folsom Ranch Phase 3 Subdivision Planned Development Permit Modification, Design Review and Determination that the Project Remains Exempt from CEQA

A Public Hearing to consider a request from Toll Brothers, Inc. for approval of a Planned Development Permit Modification and Design Review for 211 previously approved residential lots located within Phase 3 of the Toll Brothers Subdivision located at the southeast corner of Oak Avenue Parkway and Mangini Parkway within the

Folsom Plan Area (APN: 072-0060-112). The General Plan land use designation for the project site is SFHD, while the Specific Plan land use designation is SP-SFHD-PD. An Addendum to the Folsom Plan Area Specific Plan EIR/EIS has previously been approved for the Toll Brothers project in accordance with the California Environmental Quality Act (CEQA). This Planned Development Permit and Design Review does not result in substantial changes to the Toll Brothers at Folsom Ranch project, and no additional environmental review is required. **(Project Planner: Kathy Pease/Applicant: Toll Brothers, Inc.)**

COMMISSIONER ROMANELLI MOVED TO APPROVE THE TOLL BROTHERS PHASE 3 PROJECT PLANNED DEVELOPMENT PERMIT MODIFICATION TO ALLOW NO MORE THAN 39 SINGLE STORY HOMES FOR THE 60 X 105 LOTS TO HAVE A LOT COVERAGE OF 53 PERCENT AND APPROVE DESIGN REVIEW OF THE APPLICANT'S MASTER PLAN RESIDENTIAL DESIGNS AS SHOWN ON ATTACHMENT 5 (SCHEMATIC DESIGNS). THESE APPROVALS ARE BASED ON THE FINDINGS (FINDINGS A-V) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-24) ATTACHED TO THIS REPORT.

COMMISSIONER PEÑA SECONDED THE MOTION.

AYES: PEÑA, LEARY, ROMANELLI, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: MIKLOS, WEST, RAITHEL

3. DRCL22-00096, Mangini Ranch Phase 3 Villages 1-3 Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Taylor Morrison Homes for approval of a Design Review application for 218 traditional single-family residential homes located within Villages 1-3 of the previously approved Mangini Ranch Phase 3 Subdivision project. The applicant is requesting Design Review approval for 10 individual master plans. Five distinct California heritage-themed architectural styles and 15 color and material alternatives are incorporated among the 10 master plans. The zoning classification for the site is SP-SFHD PD, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Taylor Morrison Homes)**

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 218 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENT 6 FOR THE MANGINI RANCH PHASE 3 VILLAGES 1-3 PROJECT (DRCL22-00096) BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-16) ATTACHED TO THIS REPORT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: PEÑA, LEARY, ROMANELLI, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: MIKLOS, WEST, RAITHEL

4. DRCL22-00126, Mangini Ranch Phase 3 Village 4 Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Taylor Morrison Homes for approval of a Design Review application for 42 traditional single-family residential homes located within Village 4 of the previously approved Mangini Ranch Phase 3 Subdivision project. The applicant is requesting Design Review approval for three individual master plans, four distinct California heritage-themed architectural styles and 12 color and material alternatives are incorporated among the three master plans. The zoning classification for the site is SP-MLD PD, while the General Plan land-use designation is MLD. The project is exempt from the California

Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Taylor Morrison Homes)**

COMMISSIONER PEÑA MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 42 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENT 6 FOR THE MANGINI RANCH PHASE 3 VILLAGE 4 PROJECT (DRCL22-00126) BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-16) ATTACHED TO THIS REPORT.

COMMISSIONER LEARY SECONDED THE MOTION.

AYES: PEÑA, LEARY, ROMANELLI, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS, WEST, RAITHEL

PUBLIC WORKSHOP

5. Targeted Multi-Family and Mixed-Use Housing Study – Results and Recommendations

A Public Workshop regarding the Targeted Multi-Family and Mixed-Use Housing Study with a discussion regarding results and recommendations. The study area consists of the East Bidwell Street Corridor, Glenn and Iron Point Road Light Rail Stations, and the Folsom Plan Area. **(Project Planner: Desmond Parrington/City of Folsom)**

1. David Econome addressed the Planning Commission with concerns regarding parking for the higher density zones and limited availability for public transit along the East Bidwell corridor.
2. Kevin Schroder, Senior Planner from SacRT, addressed the Planning Commission in support of the project, however he did have some concerns about losing parking for the public transit lots and wanted to propose some alternate locations to still be able to provide parking.
3. Sylvia Steinbach addressed the Planning Commission to propose consideration of sustainable materials in this project and future projects within the City.

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for August 17, 2022.

RESPECTFULLY SUBMITTED,

Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Hearing
Date: August 17, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 281 Iron Point Road Tentative Parcel Map
File #: PN 22-097
Requests: Tentative Parcel Map
Location/APN: The 2.4-acre project site is situated within the Natoma Station Shopping Center located at 281 Iron Point Road (APN No. 072-1220-026)
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Iron Point Properties, LLC
Address: 407 Starview Place
Danville, CA 94526

Applicant

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

Recommendation: Conduct a public hearing and upon conclusion approve a Tentative Parcel Map to subdivide an existing single-story, 22,500-square-foot building located at 281 Iron Point Road into eleven (11) commercial condominium units for the 281 Iron Point Road Tentative Parcel Map project, based on the findings (Findings A-K) and subject to the conditions of approval (Conditions 1-13) attached to this report.

Project Summary: The proposed project includes approval of a Tentative Parcel Map to subdivide an existing single-story, 22,500-square-foot commercial building located within the Natoma Station Shopping Center at 281 Iron Point Road into eleven (11) commercial condominium units for future sale and operation. No development activity is proposed with the subject development application.



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AGENDA ITEM NO. 1
Type: Public Hearing
Date: August 17, 2022

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- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Project Narrative
- 6 - Tentative Parcel Map, dated April 4, 2022
- 7 - Photographs of the Project Site

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

**ATTACHMENT 1
 DESCRIPTION/ANALYSIS**

APPLICANT'S PROPOSAL

The applicant, Surveyors Group, Inc., is requesting approval of a Tentative Parcel Map to subdivide an existing single-story, 22,500-square-foot commercial building located within the Natoma Station Shopping Center at 281 Iron Point Road into eleven (11) commercial condominium units for future sale and operation. Specific details regarding each of the new commercial condominium units is shown in Table 1 below.

TABLE 1: 281 IRON POINT ROAD CONDOMINIUM TABLE

| 281 Iron Point Road Condominium Table | | |
|--|-------------------|----------------------------|
| Unit Number | Unit Size | Current Occupant |
| 100 | 854 Square-Foot | Enterprise Car Rental |
| 101 | 2,413 Square-Foot | Pronto's New York Pizzeria |
| 102 | 716 Square-Foot | Reliance SuperMart |
| 103 | 1,932 Square-Foot | Fashion Nails |
| 104 | 719 Square-Foot | Disciples Church |
| 105 | 1,939 Square-Foot | Farmers Insurance |
| 106 | 5,443 Square-Foot | United States Marines |
| 107 | 790 Square-Foot | Sutter Cremation |
| 108 | 4,505 Square-Foot | Two Men and a Truck |
| 109 | 1,166 Square-Foot | Unoccupied |
| 110 | 2,022 Square-Foot | Unoccupied |

In the project narrative (Attachment 5) provided by the applicant, the applicant indicates that the existing 22,500-square-foot commercial building at 281 Iron Point Road is served by all required public utilities (water, sewer, electric, etc.), and as part of the proposed conversion into condominium units, Covenants, Conditions and Restrictions (CC&Rs) will be established to govern the newly created condominium units through the Building Owner's Association. The CC&Rs will address the use and maintenance of the utilities as well as the common areas within the subject parcel (drive aisles, parking spaces, pedestrian walkways, landscaping, lighting and trash/recycling enclosures).

POLICY/RULE

Review of Tentative Parcel Maps by the Planning Commission is covered by Section 16.24 of the Folsom Municipal Code. Tentative Parcel Maps including the subdivision of commercial buildings into condominium units require final approval by the Planning Commission.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is GC (General Commercial) and the zoning designation is C-3 CD (General Commercial, Planned Development District). Staff has determined that the proposed project is consistent with the General Plan land use designation and the zoning designation as retail and commercial offices are permitted uses. In addition, staff has determined that the existing commercial building meets all of the Folsom Municipal Code (Section 17.22.050) development requirements including setbacks, building coverage, lot area, lot width, and parking.

Land Use Compatibility

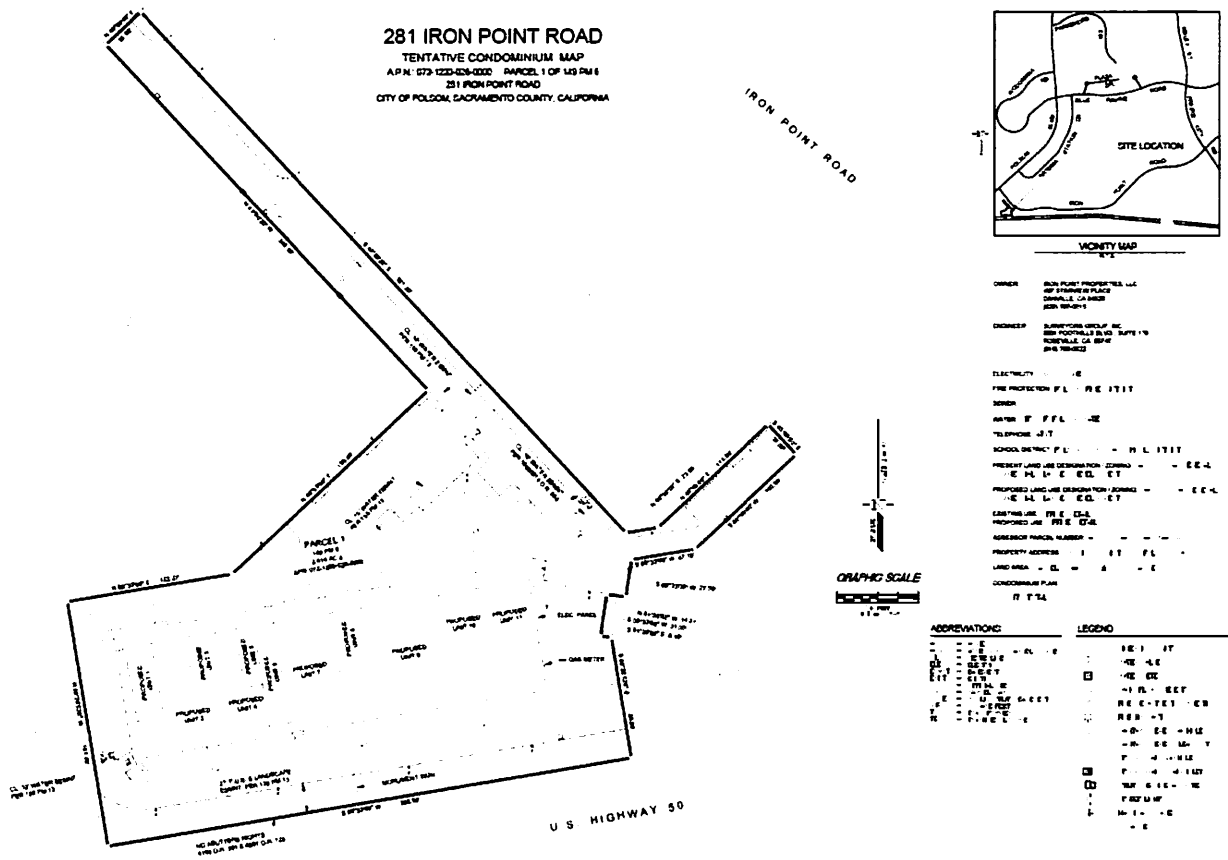
The 2.4-acre project site is situated within the Natoma Station Shopping Center located at 281 Iron Point Road. The proposed site is bounded by commercial development to the north with Iron Point Road beyond, U.S. Highway 50 to the south with undeveloped property within Sacramento County beyond, commercial development to the west with Folsom Boulevard beyond, commercial development to the east with commercial development beyond.

Upon recording of the Parcel Map, the subject building will be permitted to have multiple owners. However, the requested Tentative Parcel Map will not change any aspects of the previously approved Natoma Station Shopping Center or the existing 22,500-square-foot commercial building designated for 11 commercial condominium units. In addition, the proposed Tentative Parcel Map will not impact the compatibility between the existing commercial building and the remaining commercial buildings within the Natoma Station Shopping Center or the compatibility between the Shopping Center and the surrounding land uses.

Tentative Parcel Map

The proposed project includes a request for approval of a Tentative Parcel Map to subdivide an existing 22,500-square-foot commercial building located within the Natoma Station Shopping Center at 281 Iron Point Road into eleven (11) commercial condominium units for future sale and operation. The proposed Tentative Parcel Map is shown in Figure 1 on the following page.

FIGURE 1: TENTATIVE PARCEL MAP



Staff has determined that the proposed Tentative Parcel Map is consistent with the requirements of the Folsom Municipal Code (FMC, Chapter 16.24) and the Subdivision Map Act. However, staff recommends that the owner/applicant dedicate reciprocal access, parking, utilities, drainage, water, and sanitary sewer easements on the Parcel Map. Condition No. 11 is included to reflect this requirement. In addition, staff recommends that the owner/applicant prepare CC&Rs that will be subject to review and approval by the Community Development Department for compliance with this approval and the requirements of the Folsom Municipal Code prior to the recordation of the Parcel Map. Staff also recommends that the CC&Rs include the text necessary to notify and make all tenants and owners aware that any improvements and/or modifications to the building may require modification to existing construction in order to conform with the current Building Code requirements. Condition No. 12 is included to reflect these requirements.

Access, Circulation, and Parking

Primary vehicle access to the project site is provided by a signalized driveway located at the intersection of Iron Point Road and Las Alhambras Road. Secondary access to the project site is provided by two driveways located on the south side of Iron Point Road.

Internal vehicle circulation is provided by existing drive aisles that facilitate movement in and around all buildings within the Natoma Station Shopping Center.

Parking for the Natoma Station Shopping Center and the subject commercial building is consistent with the parking requirements established by the Folsom Municipal Code (FMC, Section 17.57.040) and as evaluated with approval of the Shopping Center in 1991. Approval of the proposed Tentative Parcel Map to create commercial condominium units will not impact the number of vehicle trips generated by the existing 22,500-square-foot commercial building, access to and from the project site, on-site circulation, or the demand for parking. In addition, a reciprocal access and parking agreement is already in place for the existing commercial building and an updated reciprocal access and parking agreement will be required of this project to acknowledge the creation of 11 condominium units as part of the Tentative Parcel Map.

Public Comments

The required public notification (an advertisement in the Folsom Telegraph and direct mailing to all property owners within 300 feet of the project site) associated with the proposed Tentative Parcel Map has not resulted in any comments from nearby property owners, residents or special interest groups.

ENVIRONMENTAL REVIEW

Staff has determined that this project meets all of the criteria for the categorical exemption contained in section 15315 (minor land divisions) of the California Environmental Quality Act (CEQA) Guidelines. This property is located in an urbanized area zoned for commercial use and it is being subdivided into 11 condominium units. This property was not involved in a division of a larger parcel in the last two years. The property does not have an average slope greater than 20 percent. The property division is in conformance with the General Plan and Zoning, and no variances or exceptions are required. In addition, all services and access to the proposed parcels are provided to local standards. Therefore, the project is exempt from environmental review under section 15315 (Minor Land Divisions) of the CEQA Guidelines.

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

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

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve a Tentative Parcel Map to subdivide an existing single-story, 22,500-square-foot building located at 281 Iron Point Road into eleven (11) commercial condominium units for the 281 Iron Point Road Tentative Parcel Map project, based on the findings (Findings A-K) and subject to the conditions of approval (Conditions 1-13) attached to this report.

GENERAL FINDINGS

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

CEQA FINDINGS

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

TENTATIVE PARCEL MAP FINDINGS

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

- I. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- J. THE DESIGN OF THE TENTATIVE PARCEL MAP WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF, PROPERTY WITHIN THE PROPOSED TENTATIVE PARCEL MAP.
- K. THERE ARE AVAILABLE PUBLIC FACILITIES IN THE VICINITY OF THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ROADWAYS, WATER, SEWER AND DRAINAGE SYSTEMS TO ALLOW FOR THE SUBDIVISION OF THE OFFICE BUILDING INTO CONDOMINIUM UNITS.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

On August 21, 1991, the Planning Commission approved a Tentative Parcel Map and Planned Development Permit for development of a 195,000-square-foot shopping center (Las Alhambras Shopping Center/currently know as Natoma Station Shopping Center) on a 21-acre site located at the southwest corner of Iron Point Road and Folsom Boulevard. Subsequently, the Planning Commission approved a number of entitlements which led to full buildout of the Natoma Station Shopping Center. The subject 22,500-square-foot commercial building was constructed in 1997 and is occupied by a variety of tenants including Disciples Church, Enterprise Car Rental, Farmers Insurance, Fashion Nails, Pronto's New York Pizzeria, Reliance SuperMart, Sutter Cremation, Two Men and a Truck, and United States Marines.

GENERAL PLAN DESIGNATION

GC (General Commercial)

ZONING

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

ADJACENT LAND USES/ZONING

North: Commercial Development (C-3 PD) with Iron Point Road Beyond

South: U.S. Highway 50 with Undeveloped property within Sacramento County Beyond

East: Commercial Development (C-3 PD) with Commercial Development Beyond

West: Commercial Development (C-3 PD) with Folsom Boulevard Beyond

SITE CHARACTERISTICS

The 2.4-acre project site consists of a 22,500-square-foot single-story office commercial building and associated site improvements.

APPLICABLE CODES

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

Attachment 3

Conditions of Approval

| CONDITIONS OF APPROVAL FOR 281 IRON POINT ROAD TENTATIVE PARCEL MAP FOR COMMERCIAL CONDOMINIUM UNITS 281 IRON POINT ROAD (PN 22-097) | | | | |
|---|---------------------------|---|----------------------|-------------------------------|
| Cond. No. | Mitigation Measure | GENERAL REQUIREMENTS | When Required | Responsible Department |
| 1. | | <p>The applicant shall submit parcel map plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Tentative Parcel Map, dated April 4, 2021 <p>The project is approved for the 281 Iron Point Road Tentative Parcel Map project, which includes converting an existing single-story, 22,500-square-foot commercial building located on a 2.4-acre parcel at 281 Iron Point Road into eleven (11) commercial condominium units. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p> | M | CD (P)(E) |
| 2. | | <p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (August 17, 2024). Failure to obtain a final map within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for a Map extension not less than 30 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials.</p> | M | CD (P) |
| 3. | | <p>Future tenant improvements within the units shall be subject to the requirements of the Building Code in effect at the time of permit issuance. Prior to the occupancy of a new business on the subject site, the condominium owner or business owner shall check with the City's Community Development Department, Building Division to determine if any new use or occupancy standards will apply. Plans showing conformance shall be submitted to the Building Division for review prior to approval of any building permit for future building work.</p> | OG | CD (B) |

| | | | | |
|---|--|---|----|-----------------------------------|
| 4. | | <p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p> | OG | CD (P)(E)(B) PW, PR, FD, PD |
| DEVELOPMENT COSTS AND FEE REQUIREMENTS | | | | |
| 5. | | The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable. | M | CD (P)(E) |
| 6. | | If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees. | M | CD (E) |
| 7. | | The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required. | M | CD (P)(E) |
| 8. | | If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable. | M | CD (P)(E) |

| MAP REQUIREMENTS | | | | |
|-------------------------|--|--|---|--------------|
| 9. | | Upon recordation of the Parcel Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map. | M | CD (P) |
| 10. | | Prior to approval of the Final Map, the Parcel Map shall be submitted to the Community Development Department for review to ensure conformance with relevant codes, policies and other requirements of the Folsom Municipal Code. | M | CD (E) |
| 11. | | The owner/applicant shall dedicate reciprocal access and utilities, drainage, water, parking and sanitary sewer easements on the Parcel Map. | M | CD (E) |
| 12. | | CC&Rs shall be prepared by the owner/applicant and shall be subject to review and approval by the Community Development Department for compliance with this approval and with the <u>Folsom Municipal Code</u> and adopted policies, prior to the recordation of the Parcel Map. The CC&R's shall include, but are not limited to, the text necessary to notify and make all tenants and owners aware that any improvements and/or modifications to the building may include modification to existing construction to provide conformance with the current Building Code, <u>Folsom Municipal Code</u> and adopted policies. Plans showing conformance shall be submitted to the Building Division for review prior to approval of any building permit for future building work. | M | CD (E, P, B) |
| 13. | | Upon recordation of the Parcel Map, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department. | M | CD (E) |

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

Planning Commission
281 Iron Point Road Tentative Parcel Map (PN 22-097)
August 17, 2022

Attachment 4

Vicinity Map

Vicinity Map



CITY OF
FOLSOM



Planning Commission
281 Iron Point Road Tentative Parcel Map (PN 22-097)
August 17, 2022

Attachment 5

Project Narrative



SURVEYORS GROUP, INC.

LAND SURVEYORS & CIVIL ENGINEERS

April 1, 2022

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

**Re: Project Narrative – 281 Iron Point Tentative Map for Condominiums
281 Iron Point Rd., Folsom, CA**

Project Narrative:

This project is to submit a Tentative Map for Office Condominium Conversion application for an existing 1-story building of approximately 22,500 square feet on a fully developed parcel.

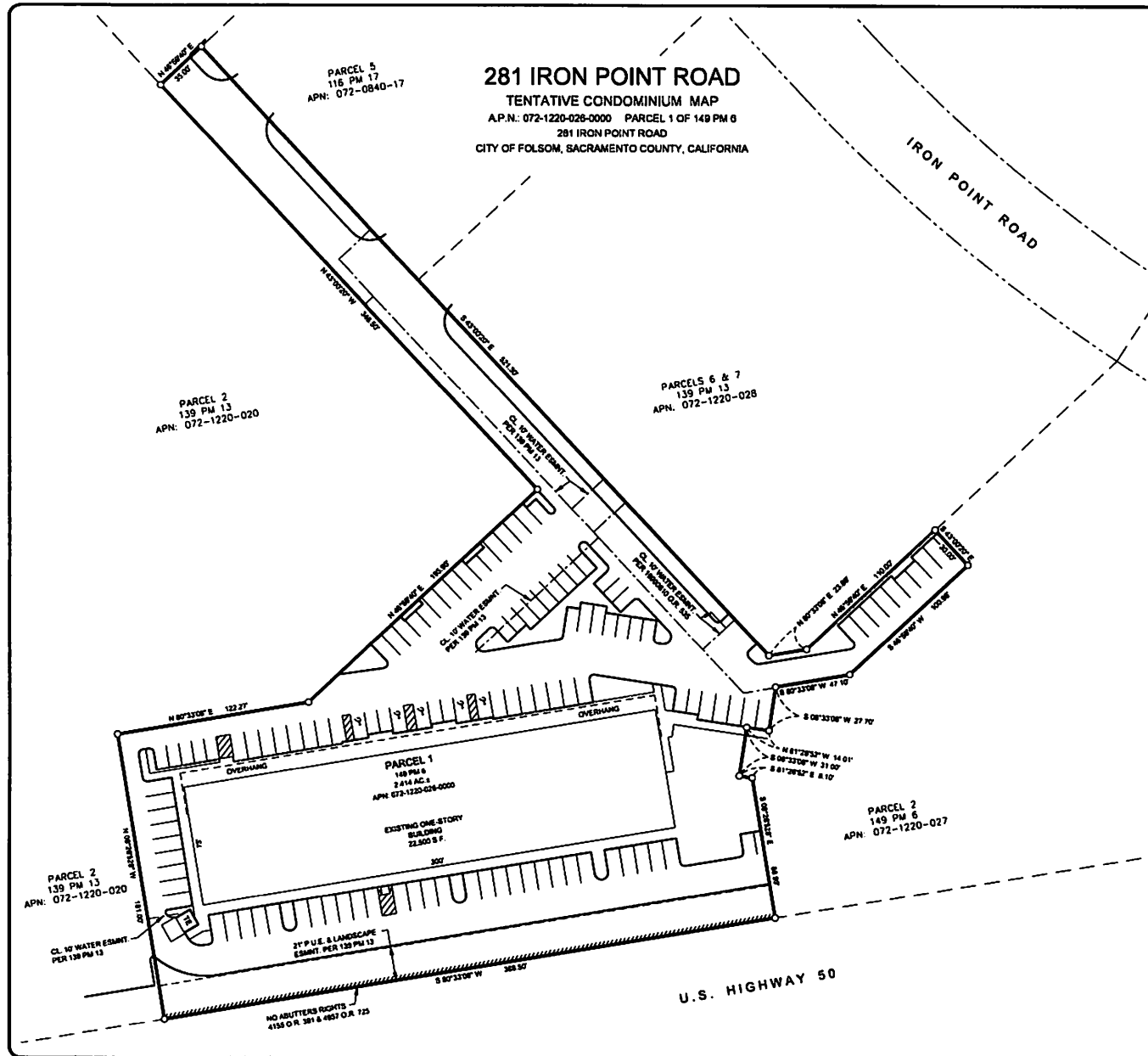
The existing building is currently serviced by all required utilities. As part of the office condominium conversion, a set of CC&R's will be established to govern the future condominium plan through the Owner's Association. The CC&R's will address the use and maintenance of the utilities as well as the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

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

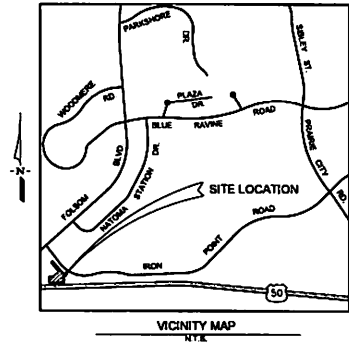
Planning Commission
281 Iron Point Road Tentative Parcel Map (PN 22-097)
August 17, 2022

Attachment 6

Tentative Parcel Map, dated April 4, 2022



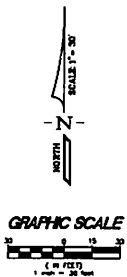
281 IRON POINT ROAD
TENTATIVE CONDOMINIUM MAP
 A.P.N.: 072-1220-028-0000 PARCEL 1 OF 149 PM 6
 281 IRON POINT ROAD
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA



OWNER IRON POINT PROPERTIES, LLC
 407 STARVIEW PLACE
 DANVILLE, CA 94526
 (925) 787-0515

ENGINEER SURVEYORS GROUP, INC.
 8001 FOOTHILLS BLVD., SUITE 170
 ROCKEVILLE, CA 95747
 (916) 785-0822

ELECTRICITY SMUD/PG&E
FIRE PROTECTION FOLSOM FIRE DISTRICT
SEWER SRCSD
WATER CITY OF FOLSOM WATER
TELEPHONE AT&T
SCHOOL DISTRICT FOLSOM CORDOVA SCHOOL DISTRICT
PRESENT LAND USE DESIGNATION / ZONING C-3 (PD) - GENERAL COMMERCIAL/PLANNED DEVELOPMENT
PROPOSED LAND USE DESIGNATION / ZONING C-3 (PD) - GENERAL COMMERCIAL/PLANNED DEVELOPMENT
EXISTING USE OFFICE/RETAIL
PROPOSED USE OFFICE/RETAIL
ASSESSOR PARCEL NUMBER APN: 072-1220-028-0000
PROPERTY ADDRESS 281 IRON POINT RD., FOLSOM, CA
LAND AREA PARCEL 1 = 2.414± GROSS ACRES
CONDOMINIUM PLAN
 11 UNITS TOTAL



| REV. NO. | REVISION DESCRIPTION | DATE | BY |
|----------|----------------------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

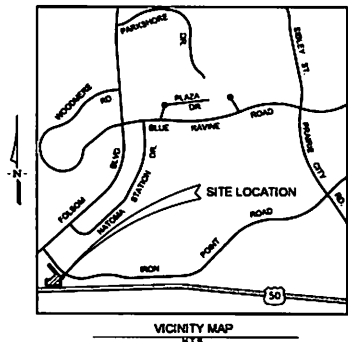
SURVEYED BY: S. O'CONNOR
 DRAWN BY: T. BLAIR
 CHECKED BY: T. BLAIR
 DATE: 4-11-22
 SCALE: 1" = 30'

TITLE
 TENTATIVE CONDOMINIUM MAP
 A.P.N.: 072-1220-028-0000 PARCEL 1 OF 149 PM 6
 281 IRON POINT ROAD
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA

SGI COMPANIES
 SGI CIVIL & SGI SD & SURVEYORS GROUP, INC.
 8001 FOOTHILLS BLVD., SUITE 170
 ROCKEVILLE, CA 95747
 (916) 785-0822
 www.sgisurveyors.com

SHEET 1 OF 2
 JOB NO. EPP 22-31

281 IRON POINT ROAD
TENTATIVE CONDOMINIUM MAP
 A.P.N.: 072-1220-026-0000 PARCEL 1 OF 148 PM 6
 281 IRON POINT ROAD
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA



OWNER: IRON POINT PROPERTIES LLC
 427 STARVIEW PLACE
 OAKVILLE, CA 94629
 (925) 787-0515

ENGINEER: SURVEYORS GROUP, INC.
 8201 FOOTHILLS BLVD., SUITE 170
 ROSEVILLE, CA 95747
 (916) 783-0827

ELECTRICITY SAUD/PG&E
 FIRE PROTECTION FOLSOM FIRE DISTRICT
 SEWER SRCSD
 WATER CITY OF FOLSOM WATER
 TELEPHONE AT&T
 SCHOOL DISTRICT FOLSOM CORDOVA SCHOOL DISTRICT
 PRESENT LAND USE DESIGNATION / ZONING C-3 (PD) - GENERAL COMMERCIAL/PLANNED DEVELOPMENT
 PROPOSED LAND USE DESIGNATION / ZONING C-3 (PD) - GENERAL COMMERCIAL/PLANNED DEVELOPMENT
 EXISTING USE OFFICE/RETAIL
 PROPOSED USE OFFICE/RETAIL
 ASSESSOR PARCEL NUMBER APN: 072-1220-026-0000
 PROPERTY ADDRESS 281 IRON POINT RD., FOLSOM, CA
 LAND AREA PARCEL 1 = 2.414± GROSS ACRES
 CONDOMINIUM PLAN
 11 UNITS TOTAL



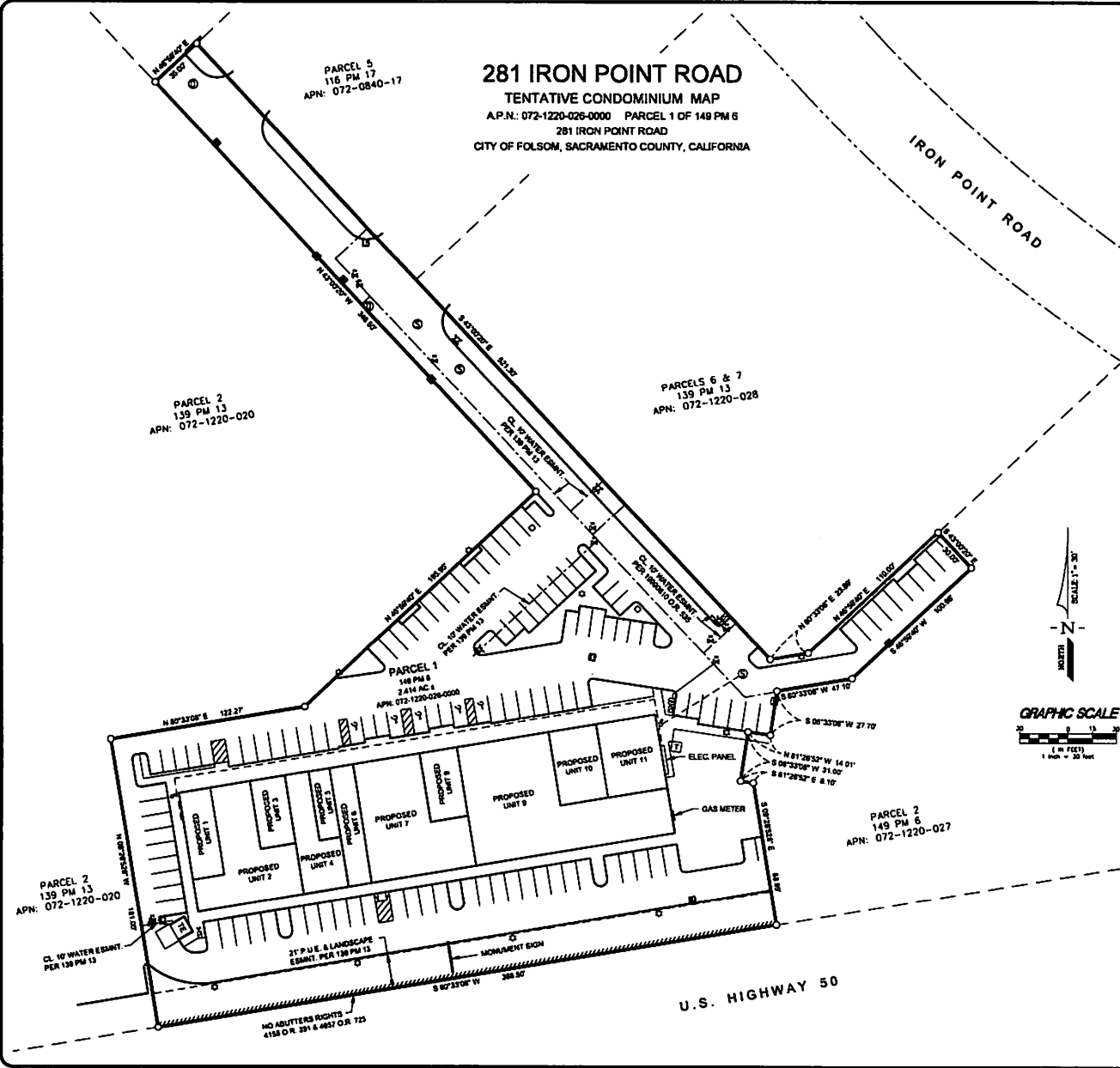
- ABBREVIATIONS:**
- AC - ACRES
 - APN - ASSESSOR'S PARCEL NUMBER
 - CL - CENTERLINE
 - ELEC. - ELECTRIC
 - EASMT. - EASEMENT
 - EXST. - EXISTING
 - O.R. - OFFICIAL RECORD
 - P.M. - PARCEL MAP
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - S.F. - SQUARE FEET
 - T - TRANSFORMER
 - TE - TRASH ENCLOSURE

- LEGEND**
- DIMENSION POINT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ BACK FLOW PREVENTOR
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ⊕ FIRE HYDRANT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ STORM DRAIN INLET
 - ⊕ UTILITY SERVICE AS NOTED
 - ⊕ STREET LIGHT
 - ⊕ HANDICAP SPACE
 - ⊕ NO ACCESS

| REV NO | REVISION DESCRIPTION | DATE BY |
|--------|----------------------|---------|
| | | |
| | | |
| | | |
| | | |

TITLE
TENTATIVE CONDOMINIUM MAP
 A.P.N.: 072-1220-026-0000 PARCEL 1 OF 148 PM 6
 281 IRON POINT ROAD
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA

SGI COMPANIES
 SURVEYORS GROUP, INC.
 8201 FOOTHILLS BLVD., SUITE 170
 ROSEVILLE, CA 95747
 (916) 783-0827
 www.surveyorsgroup.com



Planning Commission
281 Iron Point Road Tentative Parcel Map (PN 22-097)
August 17, 2022

Attachment 7

Site Photographs



PRONTO'S
New York Pizzeria

Reliance Supercenter
COURTNEY BROWN

NO PARKING FIRE LANE





CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: August 17, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 715 East Bidwell Street Remodel
File #: PN 22-012
Requests: Commercial Design Review
Location: The project site is situated within the Commonwealth Square Shopping Center located at the southeast corner of the intersection of East Bidwell Street and Wales Drive (715 East Bidwell Street/APN: 071-0690-013)
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner/Applicant

Name: Commonwealth Square Station LLC
Address: 11501 Northlake Drive
Cincinnati, OH 45249

Recommendation: Conduct a public meeting and upon conclusion recommend Design Review approval for the 715 East Bidwell Street Remodel project based on the findings (Findings A-G) and subject to the conditions of approval (Conditions 1-33) attached to this report:

Project Summary: The proposed project involves a request for Design Review approval for remodeling of an existing 93,000-square-foot multi-tenant commercial building situated on a 9.86-acre site within the Commonwealth Square Shopping Center.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: August 17, 2022

Table of Contents:

- Attachment 1 - Background and Setting
- Attachment 2 - Project Description
- Attachment 3 - Analysis
- Attachment 4 - Conditions of Approval
- Attachment 5 - Vicinity Map
- Attachment 6 - Existing Site Plan
- Attachment 7 - Proposed Site Plan, dated March 10, 2022
- Attachment 8 - Building Elevations and Floor Plans, dated March 10, 2022
- Attachment 9 - Color Renderings, dated March 10, 2022
- Attachment 10 - Color and Materials Board, dated March 10, 2022
- Attachment 11 - Parking Lot Shade Study, dated May 26, 2022
- Attachment 12 - Site Photographs

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND AND SETTING

BACKGROUND

On September 22, 1986, the Planning Commission approved Site and Design Review for development of the Folsom Shopping Center (now known as the Commonwealth Square Shopping Center) on a 14-acre site located at the southeast corner of East Bidwell Street and Wales Drive. The Commonwealth Square Shopping Center, which is comprised of nine individual buildings of varying sizes, was completed in 1988.

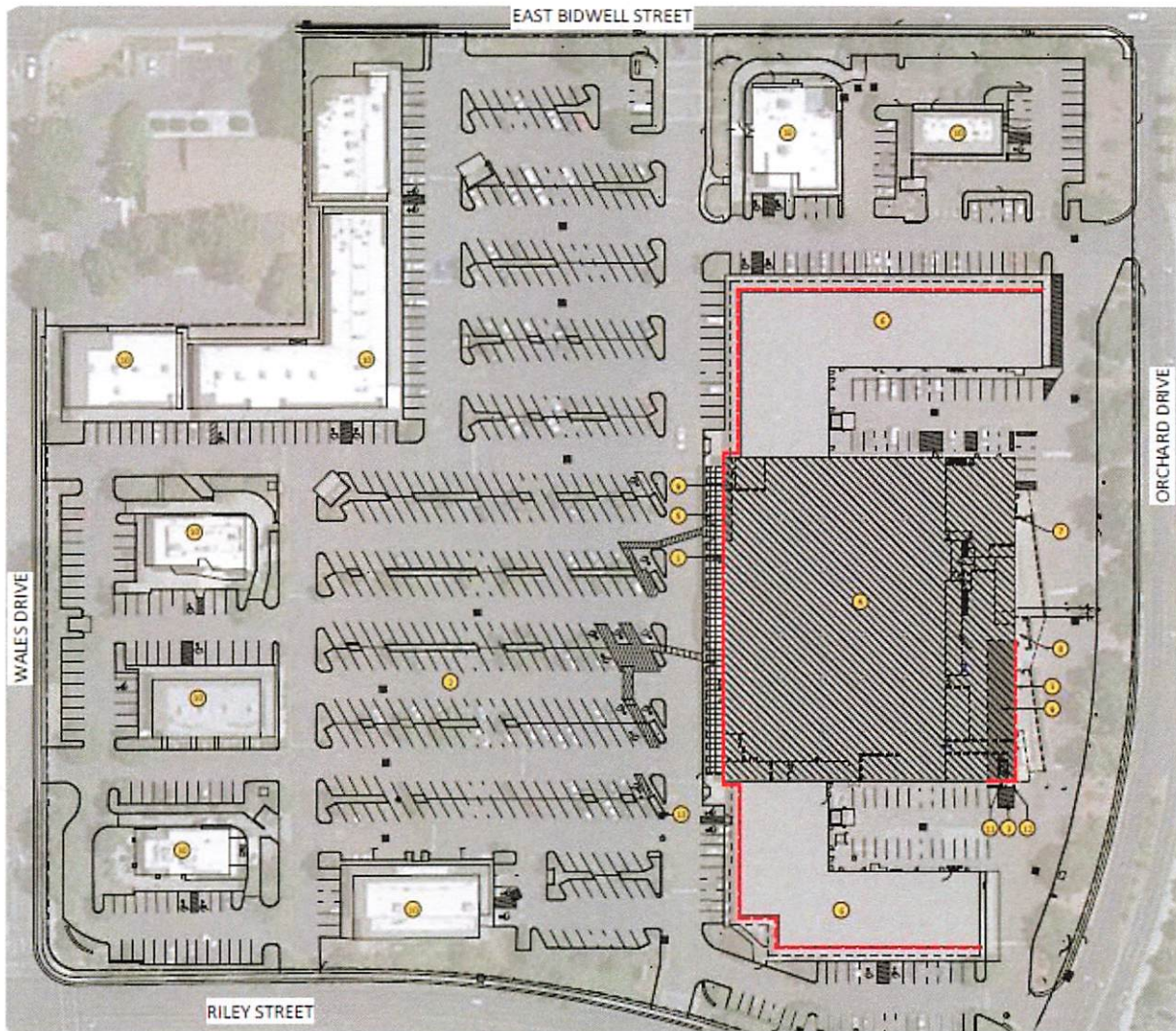
On May 16, 2012, the Planning Commission approved a Design Review application for exterior façade modifications to a freestanding 5,528-square-foot commercial building (Heritage Community Credit Union) located at 707 East Bidwell Street within the Commonwealth Square Shopping Center. On February 19, 2014, the Planning Commission approved a Planned Development Permit Modification for revisions to the Commonwealth Square Shopping Center Sign Criteria.

PHYSICAL SETTING

The 9.86-acre project site, which is located within the Commonwealth Square Shopping Center, is situated at the southeast corner of the intersection of East Bidwell Street and Wales Drive. The project site is developed with a 93,000-square-foot multi-tenant commercial building (currently anchored by Raley's Supermarket) and associated site improvements including driveways, drive aisles, parking stalls, pedestrian walkways, site lighting, site landscaping, and monument signs.

The project site is bounded by East Bidwell Street to the north with commercial development beyond, Riley Street to the south with Lembi Park beyond, Wales Drive to the west with commercial development beyond, and Orchard Drive with the south with commercial development beyond. An aerial photograph with existing site plan overlay is shown in Figure 1 on the following page.

FIGURE 1: AERIAL PHOTOGRAPH WITH EXISTING SITE PLAN OVERLAY



ATTACHMENT 2 PROJECT DESCRIPTION

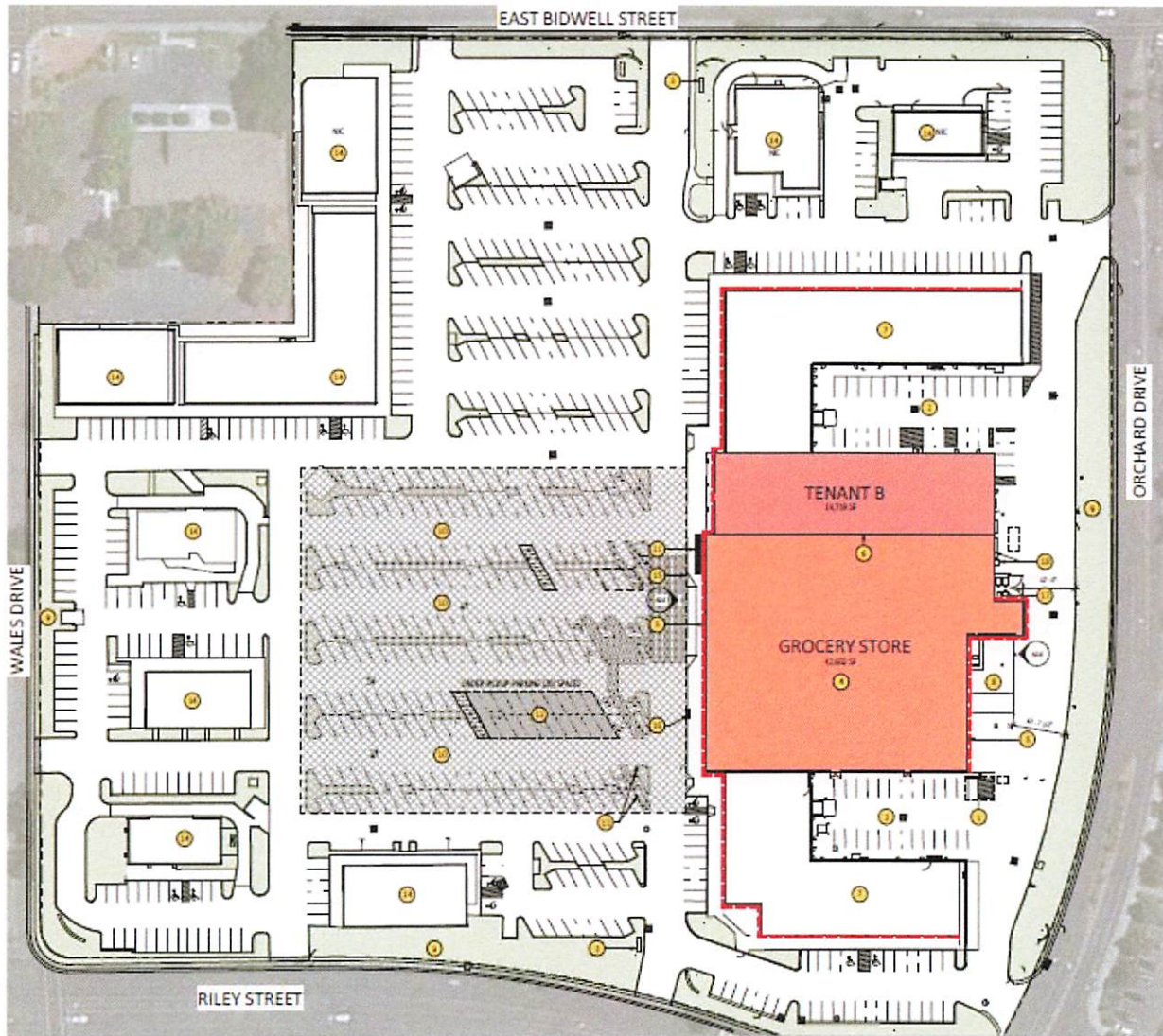
APPLICANT'S PROPOSAL

The applicant, Commonwealth Station Square LLC, is requesting Design Review approval for remodeling an existing 93,000-square-foot commercial building situated within the Commonwealth Square Shopping Center located at 715 East Bidwell Street. The remodeling of the existing single-story commercial building includes the following components:

- Demolishing portions of the east and west-facing building facades (building reduced from 93,000 to 90,207 square feet in size)
- Demolishing and replacing the central portion of the roof on the west building elevation
- Remodeling the north, south, and west building façades
- Repainting the building with a new color scheme
- Demolishing and replacing the loading dock and truck wells with a new loading dock and depressed truck well

Proposed building materials for the project include architectural panels, metal panels, wood siding, stucco, concrete masonry blocks, an aluminum storefront system, metal awnings, and metal light fixtures. The proposed color scheme features earth tone colors supplemented with darker colors including black and gray. In addition to remodeling the existing commercial building, the proposed project includes various site improvements including resurfacing and restriping portions of the parking lot, installing electric vehicles charging stations, installing bicycle racks, adding a cart corral, replacing the existing trash enclosure, and installation of new shade trees in the parking lot area. The proposed site plan is shown in Figure 2 on the following page:

FIGURE 2: PROPOSED SITE PLAN



**ATTACHMENT 3
 ANALYSIS**

The following sections provide an analysis of the applicant’s proposal. Staff’s analysis includes:

- A. Design Review
 - Development Standards
 - Building Architecture and Design
- B. Access/Circulation
- C. Parking
- D. Trash/Recycling
- E. Signage
- F. Existing/Proposed Landscaping

A. Design Review

Development Standards

The applicant’s intent with the subject Design Review application is to comply with the development standards established by the Folsom Municipal Code (FMC, Section 17.22.050) for the C-2 (Central Business District) zoning district. The following table outlines the existing and proposed development standards for the 715 East Bidwell Street Remodel project:

TABLE 1: DEVELOPMENT STANDARDS TABLE

| Development Standards Table 715 East Bidwell Street Remodel Project | | | | | | | |
|--|-----------------|------------------|--------------------------|---------------------------|--------------------------|---------------------------|------------------------------|
| | Lot Area | Lot Width | Building Coverage | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Building Height limit |
| C-2 Zoning District | NA | NA | NA | NA | 12 feet | NA | 50 feet |
| Proposed Project | 9.85-acres | 866-feet | 14% | 60 feet | 55 feet | 75 feet and 55 feet | 39 feet |

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the General Commercial zoning district.

Building Architecture and Design

As referenced previously within this report, the proposed project involves remodeling of an existing single-story, 93,000-square-foot multi-tenant commercial building situated within the Commonwealth Square Shopping Center. The focus of the remodel is to refresh the overall appearance of the building by introducing some modern design concepts and building materials, while still maintaining a number of existing architectural elements to ensure compatibility with other buildings within the shopping center. The most notable modification associated with the remodel is the demolishing and replacement of the central portion of the roof on the west building elevation and elimination of the mansard-style roof elements. Proposed building elevations and renderings are shown below and on the following pages.

FIGURE 3: BUILDING ELEVATIONS

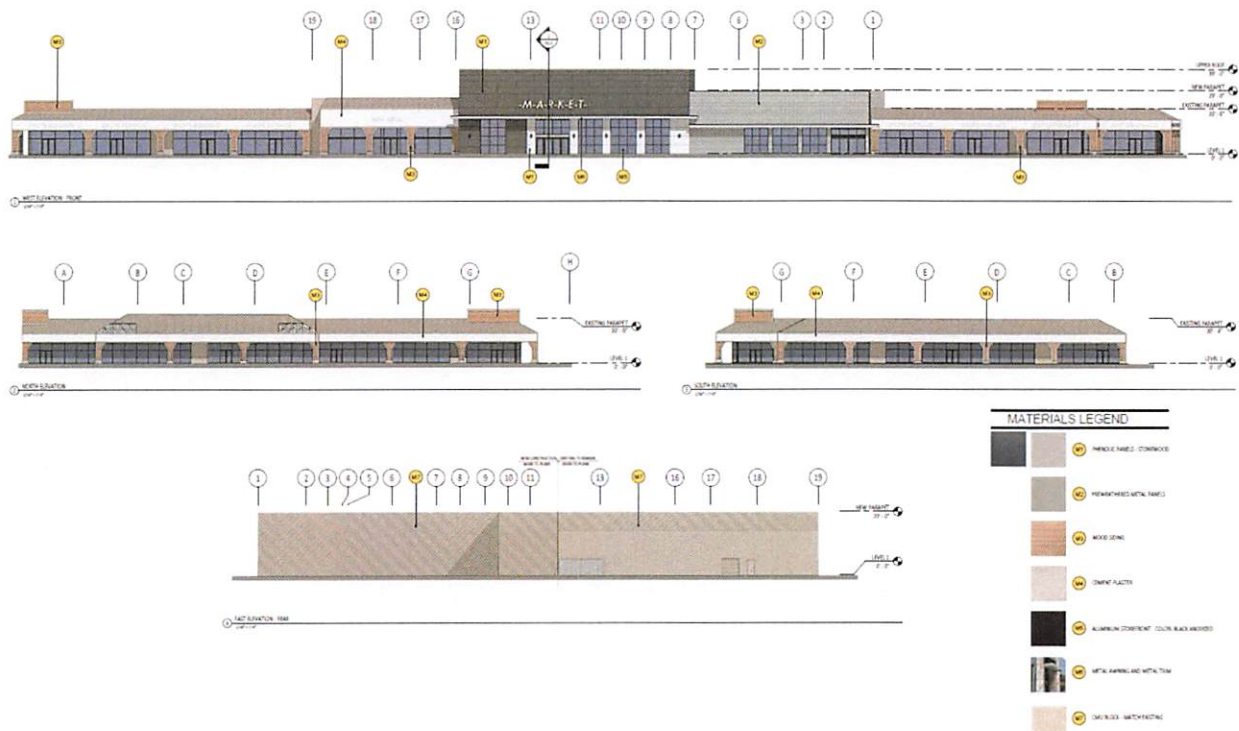


FIGURE 4: BUILDING RENDERING (CENTER)



FIGURE 5: BUILDING RENDERING (LEFT)



FIGURE 6: BUILDING RENDERING (RIGHT)



The subject building is located within a shopping center (Commonwealth Square) in which no specific architectural guidelines or specific design standards have been established. As a result, in reviewing this particular Design Review application, staff evaluated the design of the subject building relative to the design of existing buildings located within the Commonwealth Square Shopping Center. The Commonwealth Square Shopping Center (built in 1988), which includes nine separate buildings totaling 141,310 square feet, has a homogeneous appearance due to its common design theme (mansard-style roofs), materials (wood siding, wood trim, and CMU blocks), and colors (tan with white trim). In general, the buildings within the shopping center are starting to exhibit signs of aging including weathering of the wood siding/wood trim/fabric awnings and fading of the paint colors.

The proposed project will maintain a similar building form or shape relative to other buildings within the center with the exception of the elevated roof situated on the central portion of the building. The proposed project will also utilize mostly similar building materials (wood siding, wood trim, cement plaster, and an aluminum storefront system) compared to other buildings in the center. However, the proposed project is also intending to establish a unique identity through the introduction of some new building materials (architectural panels, metal panels, and metal awnings) and the establishment of a different color scheme (dark and light gray architectural panels) for the central portion of the building facade. Historically, the City has allowed free-standing buildings and multi-tenant buildings situated within established shopping centers to express their individuality through the use of unique design elements and varied color schemes. Specific examples of this include development of the Heritage Credit Union Building with the subject shopping center, development of Home Goods and JOANN Fabric and Crafts within the Folsom Square Shopping Center, and development of Kohl's Department Store within the shopping center at 1013 Riley Street.

In reviewing the architecture and design of the proposed building modifications, staff has determined that the applicant successfully blended new building elements (elevated roof and modern façade details) with the design of the existing building as well as with the design of existing buildings within the shopping center. In addition, staff has determined that the proposed color scheme which blends existing earth tone colors with darker-toned colors will create a unique identity for multi-tenant building. While the proposed color scheme varies from that of the existing buildings in the shopping center, staff believes that the new color scheme will enhance the overall appearance of the Commonwealth Square Shopping Center. It is worth noting that the property owner/management company for the Commonwealth Square Shopping Center is fully supportive of the project including the design and color modifications. As a result, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for remodeling of a single-story, 93,000-square-foot multi-tenant commercial building located at 715 East Bidwell Street within the Commonwealth Square Shopping Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated March 10, 2022.
2. The design, materials, and colors of the proposed 715 East Bidwell Street Remodel project shall be consistent with the submitted building elevations, 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. Decorative lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations.
6. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties.
7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 19).

B. Access/Circulation

Access to the project site is provided by a number of existing driveways located on East Bidwell Street, Wales Drive, Riley Street and Orchard Drive respectively. Internal circulation is facilitated by series of inter-connecting drive aisles which provide for vehicle circulation throughout the shopping center. No changes of modifications are proposed with respect to the existing vehicle access and circulation system. Pedestrian circulation is accommodated by existing sidewalks located along the adjacent street frontages and by internal pedestrian walkways. The proposed project does include some stripping improvements to ensure an accessible pedestrian path of travel is provided from the subject building to the sidewalk located along East Bidwell Street.

C. Parking

The Commonwealth Square Shopping Center, in which the subject building is located, includes a total of 772 existing parking spaces. An agreement is in place to allow for the reciprocal use of these parking spaces by all businesses located within the Shopping Center. The proposed project, which features construction of a number of parking-related site improvements (resurfacing and restriping portions of the parking lot, installing electric vehicles charging stations, etc.), will result in the elimination of one parking space, thus reducing the number of available parking spaces within the Shopping Center to 771. Staff has determined that the proposed project meets the minimum parking requirement established by the Folsom Municipal Code (FMC, Section 17.57.040) by providing 771 parking spaces whereas 693 parking spaces are required.

The submitted site plan indicates that bicycle parking spaces are being provided near the primary building entrance via a bicycle rack that will accommodate 8 bicycles. The Folsom Municipal Code (FMC, Section 17.57.090) requires a minimum of 5 bicycle parking spaces for up to 25 required vehicle parking spaces with an additional bicycle parking space being required for every 10 additional vehicle parking spaces required. The maximum number of bicycle parking space required is 20. Based on these requirements, the proposed project is required to provide 20 bicycle parking spaces (451 parking spaces required = 47 bicycle parking spaces which defaults to 20 bicycle parking spaces being required). Staff recommends that the owner/applicant provide 20 bicycle parking spaces in locations that are in close proximity to the building entrances. Condition No. 21 is included to reflect this requirement.

D. Trash/Recycling

The proposed project includes replacing an existing trash/recycling enclosure that is located on the east side of the building. Specific details regarding the design of the trash/recycling enclosure have not been provided at this time. Staff recommends that the final location, size, orientation, design, materials, and colors of the trash/recycling enclosure be subject to review and approval by the Community Development Department. Condition No. 19-7 is included to reflect this requirement.

E. Signage

The applicant has not submitted any details regarding proposed wall signs for the project. Staff recommends that any future signage be subject to the requirements of the Commonwealth Square Shopping Center Sign Criteria and the Folsom Municipal Code (FMC, Section 17.59.040). In addition, staff recommends that the owner/applicant obtain a sign permit prior to installation of any future signs. Condition No. 18 is included to reflect these requirements.

F. Existing/Proposed Landscaping

The proposed project includes existing trees, shrubs, and groundcover located throughout the project site. Based on initial consultation with the City Arborist, it was determined that a number of the shade trees located within the parking lot area were in poor condition. In addition, it was determined that the existing parking lot area was not meeting the City's parking lot shade requirement of providing 40% shade within the parking lot area. To address this issue, the applicant has submitted a Parking Lot Shade Study (Attachment 11) that includes replacing existing shade trees that are in poor condition with a diversity of new shade trees including Chaste Tree, Desert Ironwood Flowering Crabapple, Magnolia, and Palo Verde. To ensure progress towards meeting the City's parking lot shade requirement, staff recommends that landscape planters within the project parcel shall be replenished with trees to achieve shade requirements as outlined in the Folsom Municipal Code Chapter 17.57 to the greatest extent feasible. Final landscape plans showing existing and new trees with functional irrigation shall be reviewed and approved by the Community Development Department prior to issuance of the first building permit. The plans shall also show sufficient diversity, appropriate species selection, and installation of root barriers in accordance with the City's Tree Care and Maintenance Standards to the satisfaction of the Community Development Department. In addition, said landscape improvements shall be installed at the time of the final building inspection, prior to Certificate of Occupancy. Condition No. 23 is included to reflect these requirements.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve a Design Review Application for development of the 715 East Bidwell Street Remodel project based on the findings (Findings A-G) and subject to the conditions of approval (Conditions 1-33) attached to this report.

GENERAL FINDINGS

- A. NOTICE OF MEETING 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) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

DESIGN REVIEW FINDINGS

- F. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ANY APPLICABLE ORDINANCES OF THE CITY.
- G. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Attachment 4

Conditions of Approval

| CONDITIONS OF APPROVAL FOR 715 EAST BIDWELL STREET REMODEL PROJECT (PN 22-012) | | | | |
|---|---------------------------|---|----------------------|-------------------------------|
| DESIGN REVIEW | | | | |
| 715 EAST BIDWELL STREET | | | | |
| | Mitigation Measure | | When Required | Responsible Department |
| 1. | | <p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Existing Site Plan • Proposed Site Plan, dated March 10, 2022 • Building Elevations and Floor Plans, dated March 10, 2022 • Color Renderings, dated March 10, 2022 • Color and Materials Board, dated March 10, 2022 • Parking Lot Shade Study, dated May 26, 2022 <p>This approval is for the 715 East Bidwell Street Remodel Design Review project, which includes remodeling of an existing 93,000-square-foot single-story building and associated site improvements on a 9.85-acre site located at the southeast corner of the intersection of East Bidwell Street and Wales Drive within the Commonwealth Square Shopping Center 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 | CD (P)(E) |
| 2. | | <p>Building plans, and all civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p> | I, B | CD (P)(E)(B) |
| 3. | | <p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (August 17, 2024). 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) |

| CONDITIONS OF APPROVAL FOR 715 EAST BIDWELL STREET REMODEL PROJECT (PN 22-012) | | | | |
|---|---------------------------|---|----------------------|-----------------------------------|
| DESIGN REVIEW | | | | |
| 715 EAST BIDWELL STREET | | | | |
| | Mitigation Measure | | When Required | Responsible Department |
| 4. | | <p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p> | OG | CD (P)(E)(B) PW, PR, FD, PD |
| DEVELOPMENT COSTS AND FEE REQUIREMENTS | | | | |
| 5. | | The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable. | I, B | CD (P)(E) |
| 6. | | 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) |
| 7. | | 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. | I | CD (P)(E) |

| CONDITIONS OF APPROVAL FOR 715 EAST BIDWELL STREET REMODEL PROJECT (PN 22-012) | | | | |
|---|---------------------------|---|----------------------|-------------------------------|
| DESIGN REVIEW | | | | |
| 715 EAST BIDWELL STREET | | | | |
| | Mitigation Measure | | When Required | Responsible Department |
| 8. | | 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 has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance. | B | CD (P)(E), PW, PK |
| 9. | | 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) |
| 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) |
| SITE DEVELOPMENT REQUIREMENTS | | | | |
| 11. | | 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) |
| 12. | | The required public and private improvements including landscape and irrigation improvements for the project shall be completed and accepted by the Community Development Department prior to issuance of a Certificate of Occupancy for the project. | O | CD(E) |

| CONDITIONS OF APPROVAL FOR 715 EAST BIDWELL STREET REMODEL PROJECT (PN 22-012) | | | | |
|---|---------------------------|---|----------------------|-------------------------------|
| DESIGN REVIEW | | | | |
| 715 EAST BIDWELL STREET | | | | |
| | Mitigation Measure | | When Required | Responsible Department |
| 13. | | The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <i>Standard Construction Specifications</i> . | I | CD(E) |
| 14. | | 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) |
| 15. | | The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department. | O | CD (E) |
| 16. | | For any improvements constructed on private property that are not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans. | G, I | CD (E) |
| 17. | | 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. Lighting shall be shielded and designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser. | I, B | CD (P) |
| 18. | | All future signs for the project shall comply with the <u>Folsom Municipal Code, (Section 17.59)</u> . In addition, the owner/applicant obtain a sign permit prior to installation of any future signs. | B | CD (P) |

ARCHITECTURE/DESIGN REQUIREMENTS

| | | | | |
|-----|--|--|---|--------|
| 19. | | <p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for remodeling of a single-story, 60,114-square-foot commercial building located at 715 East Bidwell Street within the Commonwealth Square Shopping Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated March 10, 2022. 2. The design, materials, and colors of the proposed 715 East Bidwell Street Remodel project shall be consistent with the submitted building elevations, 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. Decorative lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations. 6. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties. 7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department. | B | CD (P) |
|-----|--|--|---|--------|

| | | | | |
|---|--|---|----------|-----------|
| 20. | | The owner/applicant shall provide a minimum of 286 on-site parking spaces. | I, B | CD (E)(P) |
| 21. | | The owner/applicant shall provide twenty (20) bicycle parking spaces at a location in close proximity to the primary building entrances to the satisfaction of the Community Development Department. | I | CD (E)(P) |
| LANDSCAPE/TREE PRESERVATION REQUIREMENTS | | | | |
| 22. | | The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature. | B | CD (P)(E) |
| 23. | | Landscape planters within the project parcel shall be replenished with trees to achieve shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u> to the greatest extent feasible. Final landscape plans showing existing and new trees with functional irrigation shall be reviewed and approved by the Community Development Department prior to issuance of the first building permit. The plans shall also show sufficient diversity, appropriate species selection, and installation of root barriers in accordance with the City's Tree Care and Maintenance Standards to the satisfaction of the Community Development Department. In addition, said landscape improvements shall be installed at the time of the final building inspection, prior to Certificate of Occupancy. Condition No. 23 is included to reflect these requirements. | I, B, OG | CD (P)(E) |

| | | | | |
|-----|--|---|---|----------|
| 24. | | <p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor's declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new 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, view protection, 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. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the 715 East Bidwell Street Design Review project.</p> | I | CD(P)(E) |
|-----|--|---|---|----------|

CULTURAL RESOURCE REQUIREMENTS

| | | | | |
|-----------------------------|--|--|---------|-----------|
| 25. | | 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 recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior's Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Planning Commission shall determine the appropriate implementation method. | G, I | CD (P)(E) |
| 26. | | 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 descendent. The descendent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods. | G, I | CD (P)(E) |
| NOISE REQUIREMENT | | | | |
| 27. | | 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. | G, I, B | CD (P)(E) |
| GRADING REQUIREMENTS | | | | |
| 28. | | 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. | G, I | CD (E) |

| | | | | |
|-------------------------------------|--|---|---------|-----------|
| 29. | | 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) |
| OTHER AGENCY REQUIREMENT | | | | |
| 30. | | 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. | G, I | CD (P)(E) |
| FIRE DEPARTMENT REQUIREMENTS | | | | |
| 31. | | The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal. | I | FD |
| 32. | | 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 REQUIREMENTS | | | | |
| 33. | | <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 |

Planning Commission
 715 East Bidwell Street Remodel (PN 22-012)
 August 17, 2022

CONDITIONS

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

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

Planning Commission
715 East Bidwell Street Remodel (PN 22-012)
August 17, 2022

Attachment 5

Vicinity Map

Vicinity Map



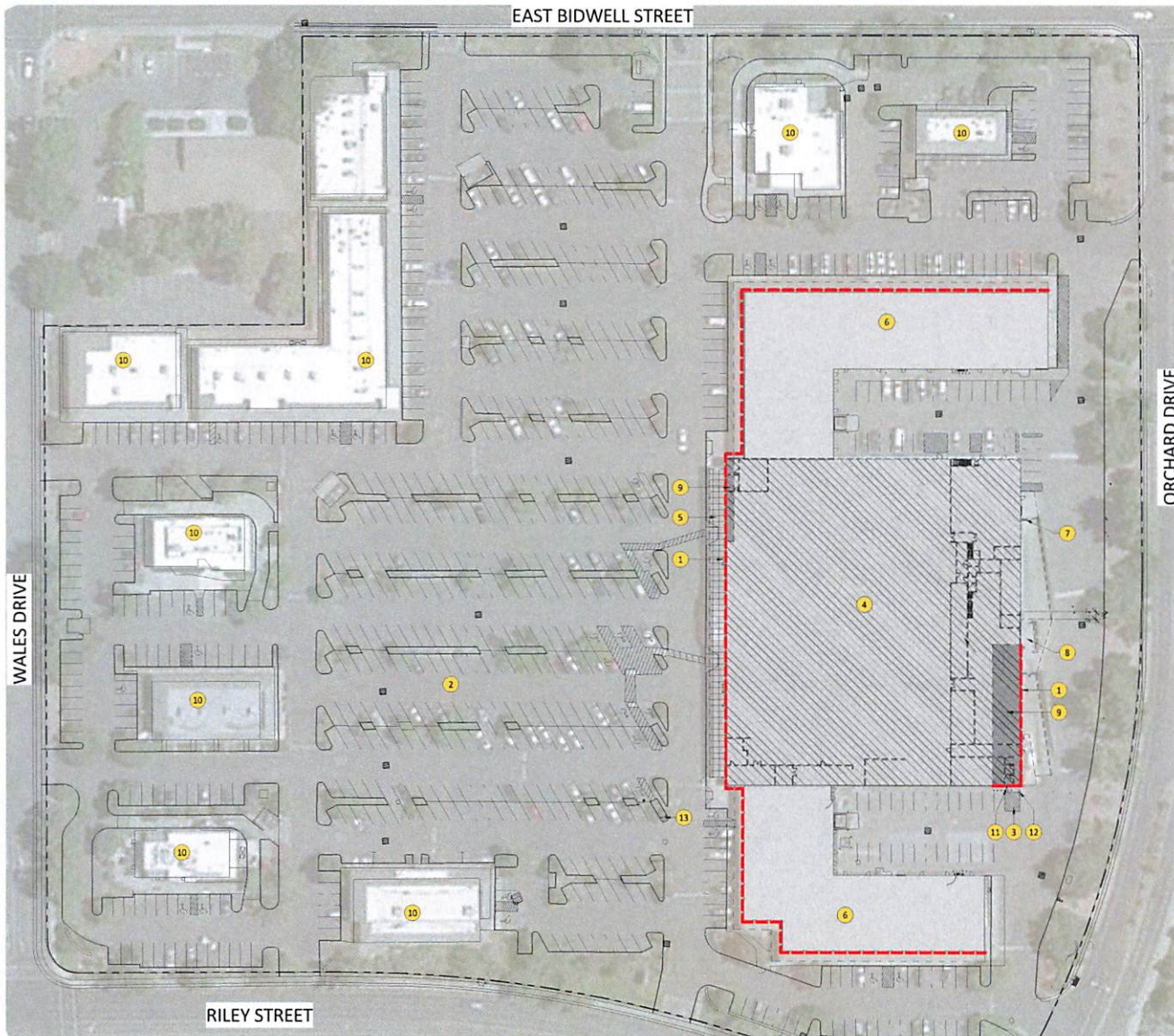
CITY OF
FOLSOM



Planning Commission
715 East Bidwell Street Remodel (PN 22-012)
August 17, 2022

Attachment 6

Existing Site Plan

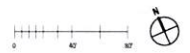


KEYNOTES

- 1 EXISTING BUILDING FACADE TO BE REMOVED
- 2 EXISTING PARKING FIELD TO REMAIN
- 3 EXISTING PARKING TO BE RESURFACED AND RESTRIPE
- 4 EXISTING BUILDING TO BE REMODELED
- 5 FRONT FACADE, OVERHANG, AND COLUMNS TO BE REMOVED
- 6 EXISTING BUILDING AND SHOPS TO REMAIN. EXTERIOR FACADE TO BE RENOVATED.
- 7 EXISTING TRUCK WELL AND LOADING DOCK TO BE REMOVED
- 8 EXISTING TRASH ENCLOSURE TO BE REMOVED
- 9 PORTION OF EXISTING BUILDING TO BE DEMOLISHED
- 10 EXISTING BUILDING TO REMAIN
- 11 EXISTING GAS METER TO BE RELOCATED
- 12 EXISTING WATER METER TO REMAIN
- 13 EXISTING FIRE HYDRANT TO REMAIN

LEGEND

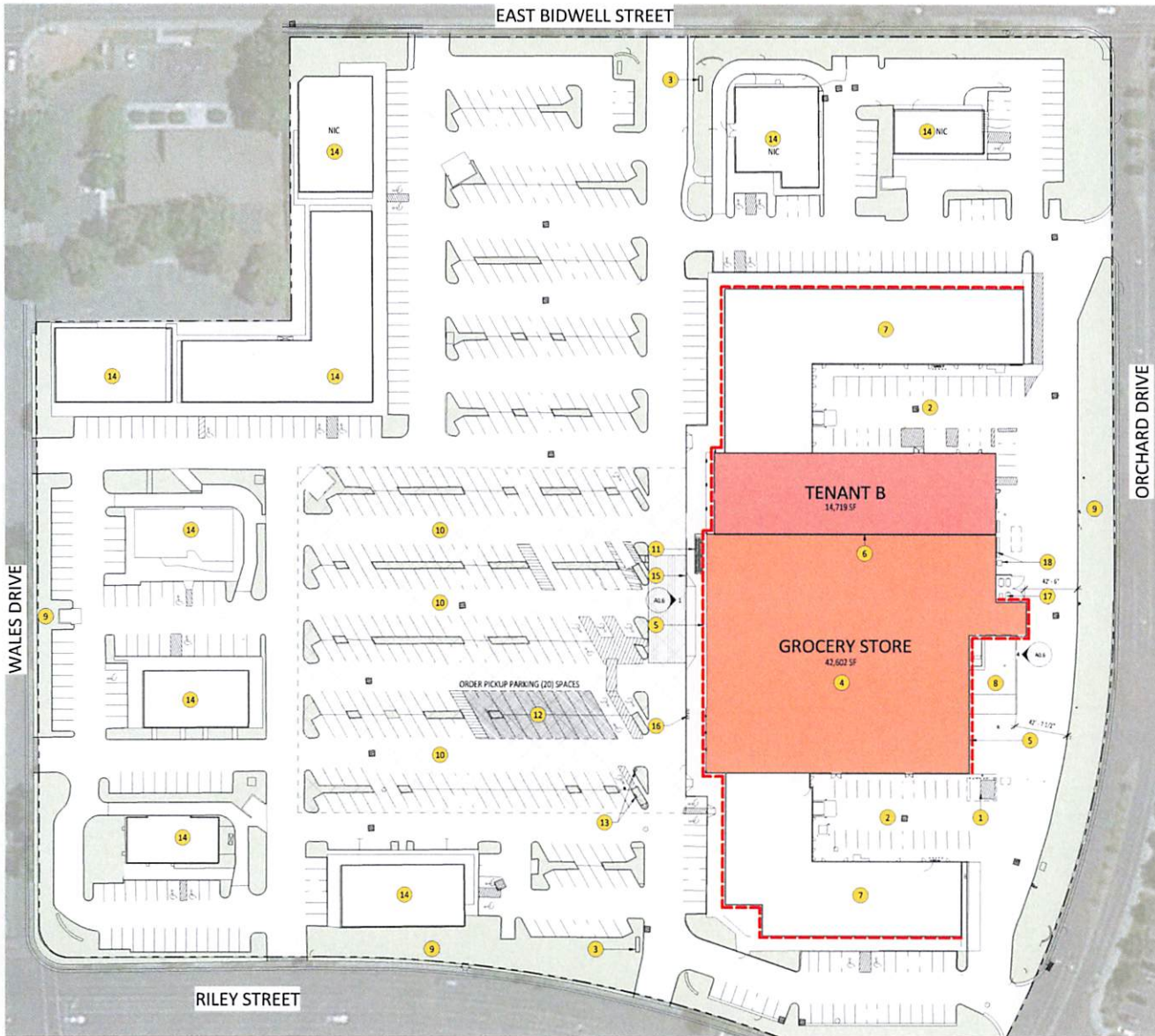
-  AREA OF EXISTING PARKING LOT TO BE RESURFACED
-  AREA OF FACADE WORK
-  PORTION OF BUILDING TO BE DEMOLISHED



Planning Commission
715 East Bidwell Street Remodel (PN 22-012)
August 17, 2022

Attachment 7

**Proposed Site Plan
Dated March 10, 2022**

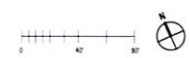


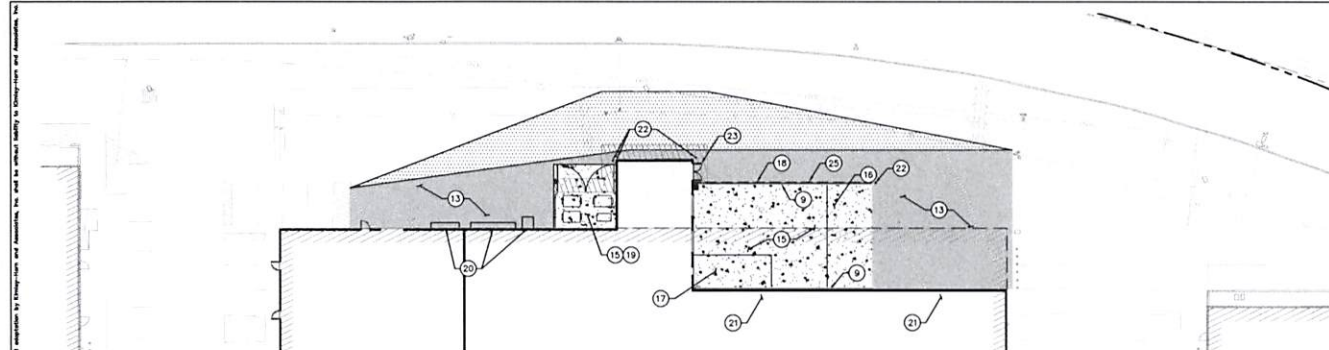
KEYNOTES

- 1 EXISTING PARKING SPACES TO BE REMOVED
- 2 EXISTING PARKING TO REMAIN
- 3 EXISTING SIGNAGE TO BE MODIFIED FOR NEW TENANT
- 4 EXISTING BUILDING TO BE REMODELED
- 5 PORTION OF EXISTING BUILDING TO BE REMODELED WITH NEW EXTERIOR IMPROVEMENTS
- 6 NEW INTERIOR DEMISING WALL BETWEEN TENANTS
- 7 EXISTING BUILDING AND SHOPS TO REMAIN. EXTERIOR FACADE TO BE RENOVATED.
- 8 NEW TRUCK DOCK
- 9 EXISTING LANDSCAPE TO REMAIN (TYP)
- 10 PORTION OF EXISTING LOT TO BE RESURFACED AND RESTRIPE
- 11 CART CORRAL
- 12 ORDER PICKUP PARKING
- 13 VEHICLE CHARGING STATIONS
- 14 EXISTING BUILDING TO REMAIN
- 15 EXISTING CURB, GUTTER AND SIDEWALK TO BE MODIFIED AS NECESSARY FOR NEW WORK
- 16 NEW BIKE RACKS
- 17 NEW TRASH ENCLOSURE
- 18 EXTERIOR RATED SWITCHGEAR
- 19 EXISTING GAS METER TO BE RELOCATED

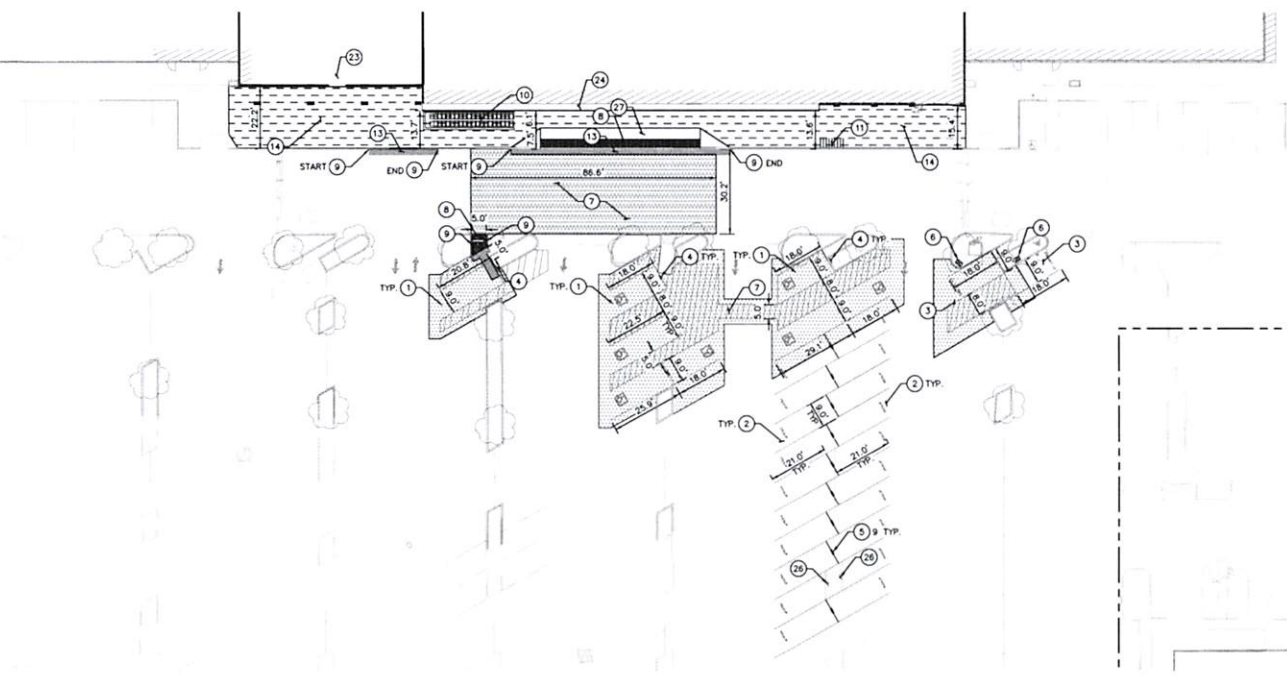
LEGEND

-  AREA OF EXISTING PARKING LOT TO BE RESURFACED
-  AREA OF FACADE WORK
-  PORTION OF BUILDING TO BE DEMOLISHED





REAR IMPROVEMENTS
SCALE 1" = 20'



FRONT IMPROVEMENTS
SCALE 1" = 20'



OVERALL SITE PLAN
1" = 150'

LEGEND

- | | | | |
|-------|--|--|---------------------------------------|
| — | PROPERTY LINE | | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
| --- | PROPOSED RAILING | | PROPOSED ASPHALT PAVEMENT |
| - - - | EXISTING BUILDING/CANOPY LIMITS FOR DEMO | | PROPOSED MILL AND OVERLAY |
| - - - | EXISTING UNDERGROUND ELECTRICAL LINE | | PROPOSED CONCRETE SIDEWALK |
| - - - | EXISTING SANITARY SEWER LINE | | |
| - - - | EXISTING WATER LINE | | |
| - - - | EXISTING TELECOM LINE | | |
| - - - | EXISTING STORM DRAIN LINE | | |

DATA SUMMARY

ADDRESS: 715 E. BIDWELL STREET, FOLSOM, CA 95630
 APN: 071-0690-013-0000
 EXISTING ZONING DISTRICT: C-2 CENTRAL BUSINESS DISTRICT
 EXISTING USE: GROCERY STORE
 PROPOSED USE: GROCERY STORE
 FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NO. 06067C0116H
 TOTAL SITE AREA: 428,066 S.F. (9.83 AC)
 DISTURBED AREA: 12,000 S.F. (0.28 AC)

PARKING SUMMARY

| PARKING TYPE | EXISTING | PROVIDED |
|------------------|----------|----------|
| STANDARD PARKING | 479 | 437 |
| ADA PARKING | 8 | 9 |
| ADA VAN PARKING | 0 | 2 |
| EV PARKING | 0 | 20 |
| PICKUP PARKING | 195 | 484 |

CONSTRUCTION NOTES

- | | |
|---|---|
| 1) PROPOSED ADA STALLS. | 14) PROPOSED CONCRETE SIDEWALK. |
| 2) PROPOSED PICKUP STALLS. | 15) PROPOSED HEAVY DUTY CONCRETE. |
| 3) PROPOSED EV CAPABLE STALL. | 16) PROPOSED RECESSED LOADING DOCK. |
| 4) PROPOSED ADA SIGN ON POST AND BOLLARD. | 17) PROPOSED TRASH COMPACTOR PAD. |
| 5) PROPOSED DUAL PICKUP SIGN ON POST. | 18) PROPOSED HANDRAIL. |
| 6) PROPOSED EV CHARGING STATION. | 19) PROPOSED TRASH ENCLOSURE. |
| 7) PROPOSED ACCESSIBLE PATH OF TRAVEL. | 20) PROPOSED EXTERIOR RATED SWITCHGEAR. |
| 8) PROPOSED DETECTABLE WARNINGS. | 21) PROPOSED EXTERIOR FACADE MODIFICATIONS. |
| 9) PROPOSED CONCRETE CURB. | 22) PROPOSED BOLLARD. |
| 10) PROPOSED CART CORRAL. | 23) PROPOSED DOOR. |
| 11) PROPOSED BIKE RACK. | 24) PROPOSED SLIDING DOOR. |
| 12) PROPOSED MILL AND OVERLAY. | 25) PROPOSED RETAINING WALL. |
| 13) PROPOSED ASPHALT PAVEMENT. | 26) PROPOSED SINGLE PICKUP SIGN ON POST. |
| | 27) PROPOSED ACCESSIBLE RAMP. |



GRAPHIC SCALE IN FEET
 0 10 20
 1" = 20'
 WHEN PRINTED AT FULL SIZE 24"x36"

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |

Kimley»Horn
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 1100 N TOWN AND COUNTY ROAD, SUITE 700, ORANGE, CA 92668
 PHONE: 714-938-1030
 WWW.KIMLEY-HORN.COM

KHA PROJECT
 DATE: 01/13/2021
 SCALE: AS SHOWN
 DESIGNED BY: KC
 DRAWN BY: KC
 CHECKED BY: TK

FOLSOM
 715 E. BIDWELL STREET, CA 95630

CITY OF FOLSOM

NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN

SHEET NUMBER
C1.0

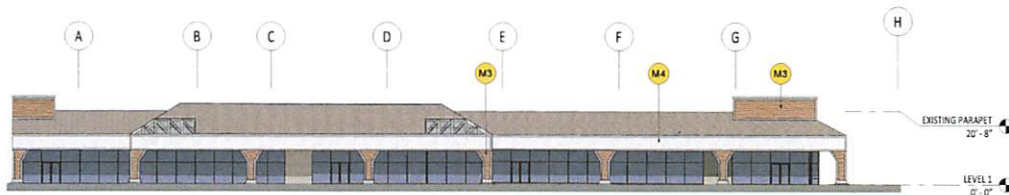
Planning Commission
715 East Bidwell Street Remodel (PN 22-012)
August 17, 2022

Attachment 8

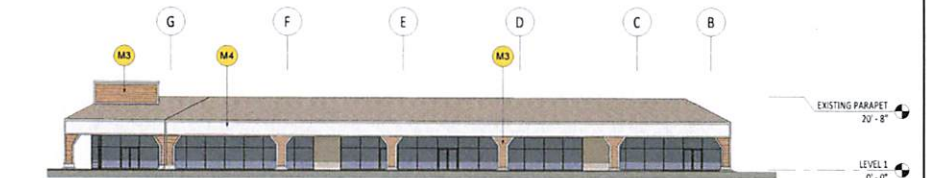
Building Elevations and Floor Plans Dated March 10, 2022



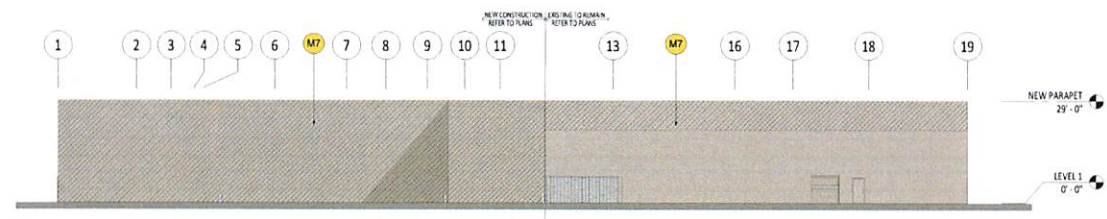
1 WEST ELEVATION - FRONT
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"










3 SOUTH ELEVATION
1/8" = 1'-0"



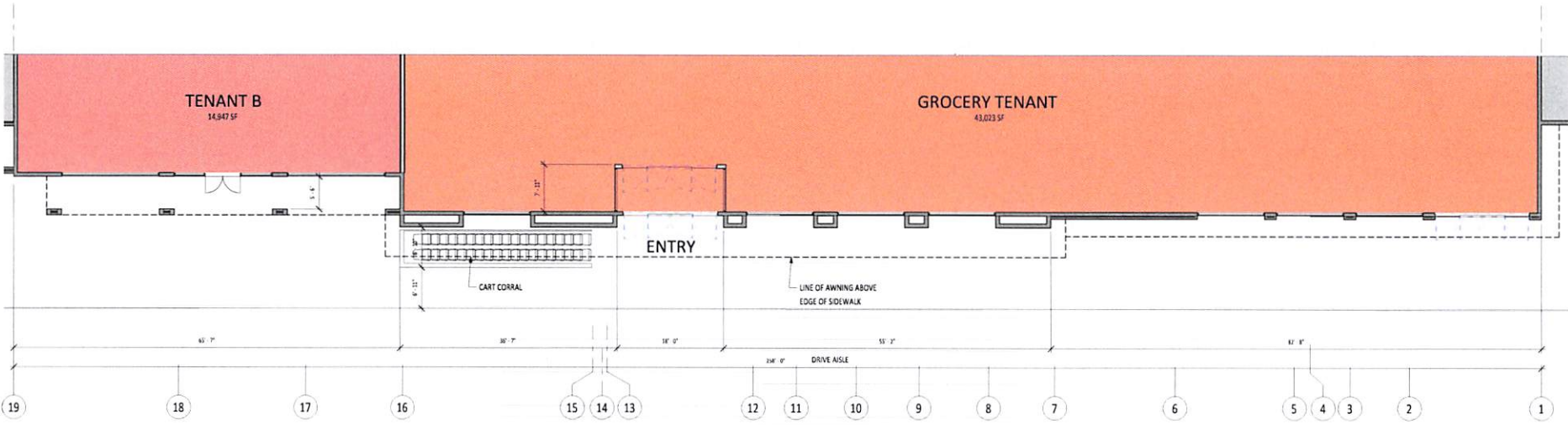
4 EAST ELEVATION - REAR
1/8" = 1'-0"

MATERIALS LEGEND

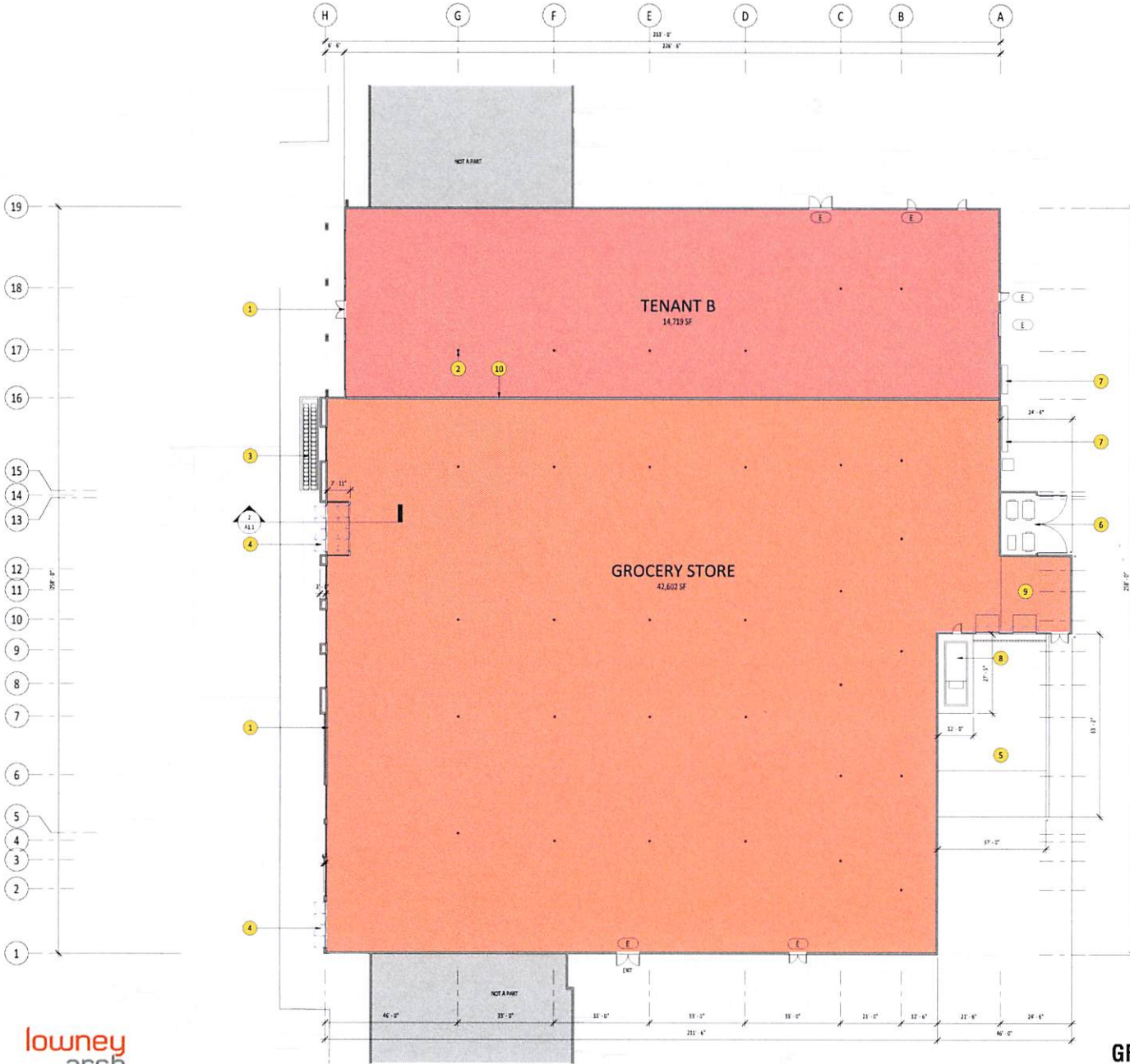
-  **M1** PHENOLIC PANELS - STONEWOOD
-  **M2** PREWEATHERED METAL PANELS
-  **M3** WOOD SIDING
-  **M4** CEMENT PLASTER
-  **M5** ALUMINUM STOREFRONT - COLOR: BLACK ANODIZED
-  **M6** METAL AWNING AND METAL TRIM
-  **M7** CMU BLOCK - MATCH EXISTING



2 FRONT ELEVATION
1/4" = 1'-0"

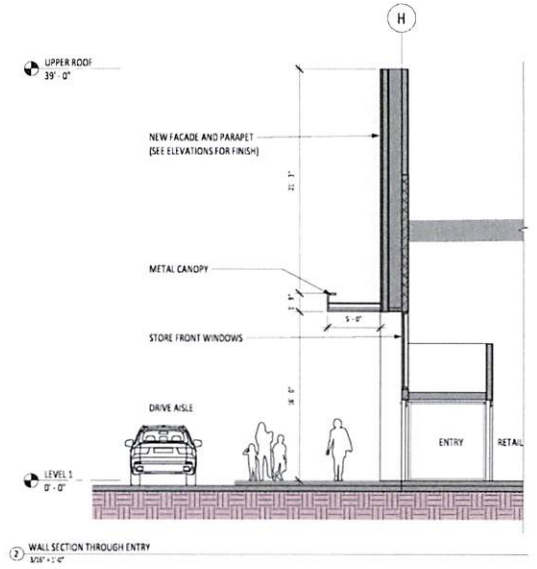


1 GROUND FLOOR PLAN
1/4" = 1'-0"



KEYNOTES

- 1 NEW EXTERIOR FACADE AND STOREFRONT. REFER TO ELEVATIONS
- 2 EXISTING COLUMNS TO REMAIN (TYP)
- 3 NEW CART CORRAL
- 4 NEW BI-PARTING ENTRY DOORS
- 5 NEW TRUCK DOCK
- 6 NEW TRASH ENCLOSURE
- 7 NEW EXTERIOR RATED SWITCH GEAR
- 8 NEW COMPACTOR
- 9 NEW COVERED RECEIVING AREA
- 10 NEW DEMISING WALL BETWEEN TENANTS



Planning Commission
715 East Bidwell Street Remodel (PN 22-012)
August 17, 2022

Attachment 9

Color Renderings
Dated March 10, 2022







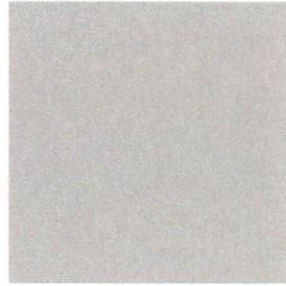
Planning Commission
715 East Bidwell Street Remodel (PN 22-012)
August 17, 2022

Attachment 10

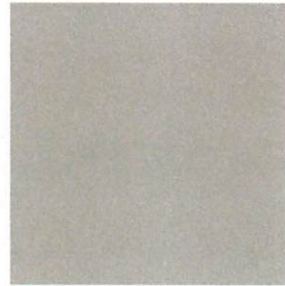
**Color and Materials Board
Dated March 10, 2022**



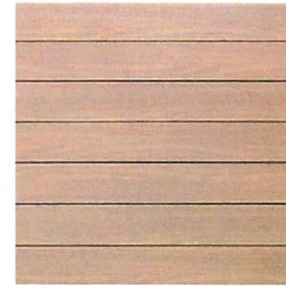
1 PHENOLIC PANELS - STONEWOOD (DARK)



1 PHENOLIC PANELS - STONEWOOD (LIGHT)



2 PREWEATHERED METAL PANELS



3 WOOD SIDING



4 CEMENT PLASTER



5 ALUMINUM STOREFRONT - COLOR: BLACK ANODIZED



6 METAL AWNING AND METAL TRIM, PAINTED TO MATCH RESIN PANELS



7 WALL MOUNTED LIGHT FIXTURE



8 CMU BLOCK - MATCH EXISTING



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

Planning Commission
715 East Bidwell Street Remodel (PN 22-012)
August 17, 2022

Attachment 11

Parking Lot Shade Study Dated May 26, 2022

Planning Commission
715 East Bidwell Street Remodel (PN 22-012)
August 17, 2022

Attachment 12

Site Photographs



Desserts
6 style Desserts

ALTERATIONS

BLOCK Advisors



TAX

Small business
tax expertise.
100% accuracy
guaranteed.

TAX

Raley's

SUPERMARKET





DONUTS

Lendmark

PIZZA

NO PARKING FIRE LANE





CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: August 17, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Folsom Corporate Center Building 6 Sign Program Modification
File #: PN 21-319
Request: Planned Development Permit Modification and Conditional Use Permit Modification for Increased Wall and Freeway-Oriented Sign Area
Location: 2365 Iron Point Rd.
Parcel(s): APN: 072-1190-150-0000
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Basin Street Properties
c/o Mike Williams
Address: 300 E. 2nd St.
Reno, NV 89501

Applicant

Name: Weidner CA
c/o Patrick DuHain
Address: 5001 24th St. Sacramento
CA 95822

Recommendation: Conduct a public hearing, and upon conclusion recommend approval of an application for a Planned Development Permit Modification and Conditional Use Permit Modification for the Folsom Corporate Center Building 6 Sign Program Modification, as illustrated on Attachment 5 (PN 21-319), based on findings included in this report (Findings A-K) and subject to the attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project includes a Planned Development Permit Modification and Conditional Use Permit Modification to increase the wall sign area and freeway-oriented wall sign area for Building 6 of the Folsom Corporate Center, located at 2365 Iron Point Road. The building is currently allowed 250 square feet of signage along the U.S. Highway 50 frontage and 150 square feet of signage along Iron Point Road and is requesting an increase to 400 square feet total of wall signage along the U.S. Highway 50 frontage and 450 square feet of signage distributed on the other three building elevations.

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: August 17, 2022

4. Vicinity Map
5. Proposed Uniform Sign Program, dated June 23, 2022
6. Photographs of Existing Building, Signage and Surrounding Uses
7. Examples of Halo Illumination
8. Photographs of Existing Multi-Tenant Offices in Folsom

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Weidner CA, is requesting approval of a Planned Development Permit Modification and Conditional Use Permit Modification to increase the wall sign area for Building 6 of the Folsom Corporate Center. The building is currently allowed 250 square feet of signage along the U.S. Highway 50 frontage and 150 square feet of signage along Iron Point Road, which may be non-illuminated or halo-lit. The applicant is requesting 400 square feet total of wall signage along the U.S. Highway 50 frontage and 450 square feet of signage distributed on the other three elevations. Building signage will be limited to tenants that occupy a minimum 5,000 square feet of space and have well-established identity and branding standards. The sign program states that all wall signage will continue to be either non-illuminated or halo-lit. An existing 43-square-foot non-illuminated freestanding monument sign is proposed to remain in place.

Existing Signage

The existing signage associated with Folsom Corporate Center Building 6 includes one 43-square-foot freestanding monument sign fronting Iron Point Road, two wall signs facing Iron Point Road (Fidelity National Title and Guild Mortgage) totaling approximately 120.33 square feet in size and four freeway-facing wall signs (HDR, Trimark, RE/MAX and Morgan Stanley) totaling 250 square feet in size.

Proposed Sign Program

Under the proposed modified sign program, the applicant is proposing a sign program that would allow for the following wall signage (non-illuminated or halo-lit):

- North (Iron Point Road-Facing) Elevation: up to two signs with a maximum size of 250 square feet total;
- East Elevation: one sign with a maximum size of 100 square feet;
- South (Freeway-Facing) Elevation: up to four signs with a maximum size of 400 square feet (maximum 100 square feet each); and
- West Elevation: up to two signs with a maximum size of 100 square feet total

The specifics of where each sign can appear on each elevation and the maximum square footage of each sign is detailed in the following diagram:

| Elevation | Max Tenant Names | Max Square Footage (per elevation section) | Frontage |
|--|---|--|---|
| North (Proud) Elevation | One (1) of two (2) locations may be active at the same time. | 250 | This wall has frontage facing Iron Point Road |
| North (Mid Section) Elevation | Available only under the following conditions: - Full floor or building tenant only - 100 SF max. - Only one (1) of locations N-1, N-2, N-4 or N-5 is allowed the same time as N-3 | | This wall has frontage facing Iron Point Road entry drive way |
| North (Recessed) Elevation | One (1) of two (2) locations may be active at the same time. | | This wall has frontage facing Iron Point Road entry drive way |
| East (Proud) Elevation | One (1) of two (2) locations may be active at the same time. | 100 | This wall has frontage facing West Bound Hwy 50 & Shopping Center parking lot |
| South Elevation | Two (2) locations - both may be active at the same time | 200 | This wall has frontage facing Hwy 50 |
| South Elevation | Two (2) locations - both may be active at the same time | 200 | This wall has frontage facing Hwy 50 |
| West Elevation | Two (2) of three (3) locations may be active at this elevation at one time. If two (2) locations are active, the max area allowed per sign is 50SF. If only one (1) location is active, Sign area max is 100SF. | 100 | This wall has frontage facing East Bound Hwy 50 & East Bound Iron Point Road |
| TOTAL MAXIMUM SIGN SQUARE FOOTAGE | | 850 | |

All new signs are required to be placed equidistant between the top of the upper-level windows and the top of the roof. Signs would a maximum width of 32 feet, a maximum letter and logo height of five feet. The existing 43-square-foot monument sign is proposed to remain unchanged.

POLICY/RULE

Section 17.59.050 (F) of the Folsom Municipal Code (FMC) states that the Planning Commission shall, in granting a Planned Development Permit, specify and establish the size, location, number and conditions of signs to be erected and maintained in conjunction with the proposed project. Any signage proposed beyond what is allowed by Section 17.59.040 of the FMC requires approval by the Planning Commission. FMC Section 17.59.040(E) allows businesses to utilize a wall sign adjacent to U.S. Highway 50. The additional wall sign must receive approval of a Conditional Use Permit granted by the Planning Commission.

ANALYSIS

Sign Requirements of Folsom Municipal Code and Existing Sign Program

FMC Section 17.59.040.B.1 regulates building sign standards for professional offices, and states that, “the allowable sign area is .5 square foot of signage for each 1 lineal

foot of primary building frontage up to a maximum sign area of 50 square feet.” Based on the lineal primary frontage of Folsom Corporate Center Building 6 (340 feet) the subject building is allowed the maximum 50 square feet of wall signage for the entire building.

A sign program was approved for the entire Folsom Corporate Center that allowed for 150 square feet of signage for Building 6. A sign criteria modification was approved in 2004 to allow for a total of 250 square feet in freeway-oriented wall signs and 150 square feet in wall signs along the Iron Point Road frontage for Building 6. There are currently two wall signs facing Iron Point Road totaling approximately 120.33 square feet in size and four freeway-facing walls totaling 250 square feet in size.

Proposed Additional Wall Signage

As shown in Attachment 4, the frontage of Building 6 sits between 300 and 450 feet from the Iron Point Road frontage. Furthermore, the freeway-facing frontage sits between 350 and 400 feet from U.S. Highway 50 and is separated from that frontage by 275 feet of vacant land, pushing the building further back than a typical building along the U.S. Highway 50 corridor. Furthermore, the building has 340 lineal feet of primary building frontage, 330 lineal feet of freeway-facing frontage and 1,230 lineal feet of overall frontage. As such, staff has concluded that in order to view signage on this building from Iron Point Road and U.S. Highway 50, additional square footage is warranted. The sign criteria states that building signage will be limited to tenants that occupy a minimum 5,000 square feet of space and have well-established identity and branding standards.

The proposed wall sign locations are illustrated in detail in the proposed sign criteria located in Attachment 5. The applicant is requesting up to two signs on the north elevation with a maximum size of 250 square feet in total. Based on the maximum height of the signs (5 feet), limitation of the elevation to two total signs and proposed spacing of the signs (where no two signs will be located in close proximity to each other) would keep sign crowding from occurring on this elevation. Furthermore, a sign of 150 square feet would only be allowed on the center tower of the elevation which is more suited for larger signage and is reserved for full-floor or building tenants only. The distance from the building frontage to Iron Point Road also supports the additional proposed square footage.

The east and south side elevations are not allowed to have any signage under the current sign program. The proposed sign program modification would allow for one 100-square-foot sign on the east elevation and one to two signs with a maximum total square footage of 100 square feet on the west elevation. The west elevation signs would be required to be placed far enough away to reduce sign crowding on this elevation as well. Staff concludes that the proposed signage on the side elevations is in scale with the building and is appropriate for these elevations.

The south (freeway-facing) elevation currently contains four wall signs totaling 250

square feet in size. The proposed sign criteria would continue to allow four signs but would allow each sign to be up to 100 square feet in size. As with the other elevations, each potential sign would be spaced in a way to avoid sign crowding. The 330 feet of freeway frontage would be able to accommodate the additional square footage allowed for each sign while maintaining an appropriate scale with the building.

The property owner has stated that they currently have 13,000 square feet of lease space available, another 20,000 square feet up for renewal in the next 18 months and 40,000 square feet up for renewal in 2024-25. The applicant has indicated that one of the primary ways to communicate a corporate identity is through effective building signage. To that effect, the applicant believes that an increase in sign area for Building 6 will entice future tenants to locate in Folsom. The applicant has also stated that because of the office building's unique location, physical orientation, and substantial size, additional sign area for major tenants is warranted. Additionally, the applicant has commented that because of the high visibility of the building from both Iron Point Road and the U.S. Highway 50 corridor, current and prospective tenants have expressed desire to have their own individual signs to identify their specific businesses.

In considering the applicant's request, staff concluded that there is merit to the proposal to increase the sign area for this particular building. Based upon the current language in the Folsom Municipal Code, a 10,000-square-foot office building is entitled to the same amount of sign area as this 398,000-square-foot office building. While a 10,000-square-foot office building may have a single tenant (and the need for only one sign), a 100,000-square-foot office building could conceivably have multiple major tenants. As the City of Folsom competes with other surrounding cities to attract businesses, the ability to have prominent signage facing major roads such as Iron Point Road and U.S. Highway 50 becomes one of the paramount issues in enticing these businesses to Folsom. Additionally, given the distance that the building is set back from both the Iron Point Road and U.S. Highway 50 frontages, staff has concluded that additional sign area is needed to assure that the signs can be visible and legible from the adjacent roadways.

Both the Planning Commission and City Council have previously approved increases in sign area for office and retail businesses located along major roadways within the City, as well as along the U.S. Highway 50 corridor. The basis for increased wall sign area was the distance from the adjacent roadways, and the need to have the signs that are legible to pedestrians and motorists. This request is similar to those previous requests, and staff has concluded the increase in sign area is warranted from a visibility perspective, an aesthetic proportionality angle, and from a marketing point of view.

Staff has identified four other large multi-tenant office buildings in Folsom with increased signage. The Broadstone Business Center was allowed up to 50 square feet of wall signage per business, the Natoma Station Corporate Center was allowed 225 square feet of wall signage divided amongst three major building tenants for the building, the College Point Business Center was allowed 150 square feet, and the Iron Point

Business Park was allowed 150 square feet of signage for their multi-tenant building. The Folsom Corporate Center Building 8 was also previously allowed 540 square feet of total wall signage, including 270 square feet of freeway-oriented signage. Images of these office buildings and their wall signs are included in Attachment 8.

Staff notes that while none of these buildings requested the same amount of signage as Folsom Corporate Center Building 6, these buildings are all located between 50 and 130 feet from their respective primary street frontages. The Broadstone Business Center has one building with freeway-oriented signage, but that building only has 115 feet of freeway frontage. Folsom Corporate Center Building 8 was allowed two freeway-oriented signs, but this is a building with far fewer tenants than Building 6.

In reviewing the proposed project, staff observed that there are in fact many unique features associated with Building 8 including: a prominent location along the Iron Point Road/U.S. Highway 50 corridor, number of tenants and the substantial scale/size of the building (three stories tall, 398,000 square feet in floor area, and 340 lineal feet in length). In addition, Building 6 is architecturally unique in terms of having a varied façade that is separated by a prominent tower-type feature.

Based on the aforementioned factors, staff has determined that the proposed wall sign allowance meets the intent of the Folsom Municipal Code with regards to the Planned Development Permit Modification, that the physical, functional and visual compatibility between the building under the proposed sign program modification and existing and future adjacent uses and area characteristics are acceptable, that the proposed increase in building attached signage maintains a scale that is visually proportional based on the size of the proposed signs and that the proposed project will not be detrimental to the health, safety and general welfare of the persons or property within the vicinity of the project site, and the city as a whole.

Proposed Illumination of Wall Signs

Regarding illumination, the proposed sign program has identified only halo-illuminated and non-illuminated signage as being allowable. A drawing of halo signage is illustrated in the proposed sign program in Attachment 5 and staff has provided pictures of halo signs in Attachment 7. As seen in these attachments, halo-lit signs provide the illumination needed to identify the signs at night while being more subdued than typical internally illuminated signs where each letter is illuminated. The signs within the Folsom Corporate Center area all currently either non-illuminated or halo illuminated. As such, staff found that halo or non-illuminated signage is compatible with surrounding businesses.

Regarding the Iron Point Road frontage, an apartment complex is located on the other side of the street, approximately 470 feet from the nearest sign. As such, staff does not foresee a visual impact to the apartments with halo-lit signs, which provide a much softer light than internally illuminated signs and staff supports halo illumination on all frontages.

Staff notes that two of the existing wall signs (HDR and RE/MAX Gold) have letters that are currently internally illuminated. While these signs have building permits issued for them, this illumination was either approved in error or the signs were fabricated outside of what was approved by staff. For consistency with the proposed sign program, staff has added condition No. 3, which states that all new signage or replacement signage for the HDR or RE/MAX Gold signs or any signs that go in their place shall not utilize internal illumination.

Consistency with the Folsom Municipal Code

FMC Section 17.59.010.A addresses the purpose of the City's Sign Code. FMC Section 17.59.010.A.4 states that signs are intended to, "Balance the needs of the business and development community to advertise their goods and services with the community and planning goals related to streetscape aesthetics and traffic safety." Staff believes that this provision supports the notion that the additional wall sign area should be permitted and that these needs have been balanced with the applicable community and planning goals.

Furthermore, staff is currently in the process of a comprehensive Zoning Code update, which will include a proposed update to sign regulations for multi-tenant office buildings based on feedback over the years from the owners of these buildings and analysis of other city codes regarding multi-tenant office buildings. Based on the 340 lineal feet of primary building frontage, 330 lineal feet of freeway-facing frontage and 1,230 lineal feet of overall frontage, the applicant's proposal for 850 square feet of signage (including 400 square feet of freeway-facing signage) appears reasonable and within the anticipated range of recommended office park wall signage as part of the Zoning Code update, which staff anticipates to be 300 square feet per non-freeway-facing building frontage to be divided among tenant spaces.

Finally, as a point of comparison with a local city with a comparable population and size, the City of Roseville's sign ordinance allows for one wall sign per individual use. For buildings 100,000 square feet and larger directly abutting a freeway, the combined area of all wall signs for a building is not allowed to exceed 20 percent of the building façade, up to a maximum of 300 square feet per use. The proposed wall signage for Folsom Corporate Center Building 6 is consistent with this neighboring jurisdiction's standards as well.

Conclusion

Based on the aforementioned factors and analysis, staff has determined that the proposed sign program meets the intent of the Folsom Municipal Code with regard to the Planned Development Permit Modification and Conditional Use Permit Modification.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15301

(Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDED PLANNING COMMISSION ACTION

Move to approve the Folsom Corporate Center Building 6 Sign Program Modification Planned Development Permit Modification and Conditional Use Permit Modification, as illustrated on Attachment 5 (PN 21-319), based on the findings included in this report (Findings A-K) and subject to the attached conditions of approval (Conditions 1-7).

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) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

PLANNED DEVELOPMENT PERMIT FINDINGS

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

- I. THE PROPOSED INCREASE IN BUILDING ATTACHED SIGNAGE MAINTAINS A SCALE THAT IS VISUALLY PROPORTIONAL BASED ON THE SIZE/AREA OF THE PROPOSED SIGNS.
- J. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.

CONDITIONAL USE PERMIT FINDING

- K. THE ESTABLISHMENT, MAINTENANCE, OR OPERATION OF THE USE OR BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES IN THIS 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 INCREASE IN WALL SIGN AREA WILL NOT HAVE A NEGATIVE IMPACT.

ATTACHMENT 2 BACKGROUND

On August 15, 2000, the City Council approved a Planned Development Permit and Tentative Subdivision Map (PN 00-136) for the development of up to 1.425 million square feet of professional office space for the Folsom Corporate Center. A sign program was established as part of the Folsom Corporate Center Planned Development Permit approval.

On September 15, 2004, the Planning Commission approved a Planned Development Permit Modification and Conditional Use Permit to increase the sign area of proposed and future freeway-oriented wall signs at Building 6 within the Folsom Corporate Center site. That approval allowed for two building signs, totaling 150 square feet in area, along the Iron Point Road frontage of the building, and four building signs, totaling 250 square feet of sign area, along the U.S. Highway 50 frontage of the building.

| | |
|----------------------------------|--|
| GENERAL PLAN DESIGNATION | IND (Industrial/Office Park) |
| ZONING | M-L (PD) (Limited Manufacturing- Planned Development) |
| ADJACENT LAND USES/ZONING | North: Iron Point Road and Multifamily Residential beyond (R-M PD) South: Undeveloped Industrial with U.S. Highway 50 beyond East: Folsom Corporate Center (C-3 PD) West: Undeveloped Industrial (M-L PD) |
| SITE CHARACTERISTICS | The site consists of a three-story, 398,000-square-foot, multi-tenant office building with associated parking and landscaping improvements. The area is surrounded by rolling hills with oak woodlands and native grasses. |
| APPLICABLE CODES | <u>FMC</u> Chapter 17.59, Signs <u>FMC</u> Chapter 17.38, Planned Development District <u>FMC</u> Chapter 17.60, Use Permits |

ATTACHMENT 3

Proposed Conditions of Approval

| CONDITIONS OF APPROVAL FOR FOLSOM CORPORATE CENTER BUILDING 6 SIGN PROGRAM MODIFICATION (PN 21-319) | | | | |
|--|---------------------------|---|----------------------|---|
| Cond. No. | Mitigation Measure | GENERAL REQUIREMENTS | When Required | Responsible Department |
| 1. | | Approval of this project is based on the Uniform Sign Program illustrated in Attachment 5. All signs for Folsom Corporate Center Building 6 shall be fabricated and installed in accordance with this sign criteria. | OG | CD (P) |
| 2. | | The applicant/owner shall obtain the necessary sign and building permits before installing signs. | B | CD (B) |
| 3. | | All new signage or replacement signage for the HDR or RE/MAX Gold wall signs or any signs that go in their place shall not utilize internal illumination. No new wall signs shall utilize internal illumination. | OG | 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 |
| 5. | | The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable. | B | CD (P)(E) |

| | | | | |
|----|--|--|---|-----------|
| 6. | | The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required. | B | CD (P)(E) |
| 7. | | 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. | B | CD (P)(E) |

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

Planning Commission
Folsom Corporate Center Building 6 Sign Program Modification (PN 21-319)
August 17, 2022

Attachment 4 Project Vicinity



Planning Commission
Folsom Corporate Center Building 6 Sign Program Modification (PN 21-319)
August 17, 2022

Attachment 5
Proposed Uniform Sign Program, dated
June 23, 2022



2365 Iron Point Road - Master Signage Program

Formally Building 6 of Folsom Corporate Center, Folsom, CA

WO: 46562
EST: D080055

| Submittal # | Revision#(s) | Issue Date | Description |
|-------------|--------------|---------------|-------------|
| S1 | - | May 28, 2021 | Final Draft |
| S2 | - | July 22, 2021 | Revise |
| S3 | - | Feb. 16, 2022 | Revise |
| S4 | - | May 26, 2022 | Revise |
| S5 | - | June 23, 2022 | Revise |

WeidnerCA

Signage and Graphics
to Brand the Built Environment®

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| 01.00 | General Information Introduction Tenant Signage | 03.08 | T-BID: South Section Elevation (Hwy 50 facing) Locations, Size Criteria and Examples |
| 01.01 | General Information Design Requirements Installation | 03.09 | T-BID: West Elevation (East Bound Hwy 50 & Iron Point Road facing) Locations, Size Criteria and Examples |
| 01.02 | General Information Calculating Signage Square Footage | 04.00 | T-BID: Tenant Building Mounted Identification Signage Signage Method and Criteria |
| 02.00 | Site Plan - Monument Sign Locations Tenant Monument Sign (T-MON)) | 05.00 | T-MP: Tenant Monument Panel Signage Criteria |
| 02.01 | Building Plan - Allowable Building Mounted Tenant Identification Locations North Proud Elevation (Iron Point Road facing) North and East Recessed Elevations (Entry Drive facing) East Proud Elevation (Shopping Center facing/ Highway 50 visible) South Elevation (Highway 50 facing) West Elevation (Highway 50 and Iron Point Road visible) | 05.01 | T-MON: Tenant Monument Signage Criteria |
| 03.00-03.01 | T-BID: Elevations | | |
| 03.02 | T-BID: Detail Matrix | | |
| 03.03 | T-BID: North Proud Section Elevation (Iron Point Road facing) Locations, Size Criteria and Examples | | |
| 03.04 | T-BID: North Recessed Mid Section Elevation (Iron Point Road facing) Locations, Size Criteria and Examples | | |
| 03.05 | T-BID: North Recessed Section Elevation (Iron Point Road facing) Locations, Size Criteria and Examples | | |
| 03.06 | T-BID: East Proud Elevation (West Bound Hwy 50 facing) Locations, Size Criteria and Examples | | |
| 03.07 | T-BID: South Section Elevation (Hwy 50 facing) Locations, Size Criteria and Examples | | |

Project:

2365 Iron Point Road
Master Sign Program

Folsom, CA

Client:

Basin Street Properties

Designer:

WeidnerCA

Work Order: 46562

Est. No: C040066

Issued: 05-28-2021

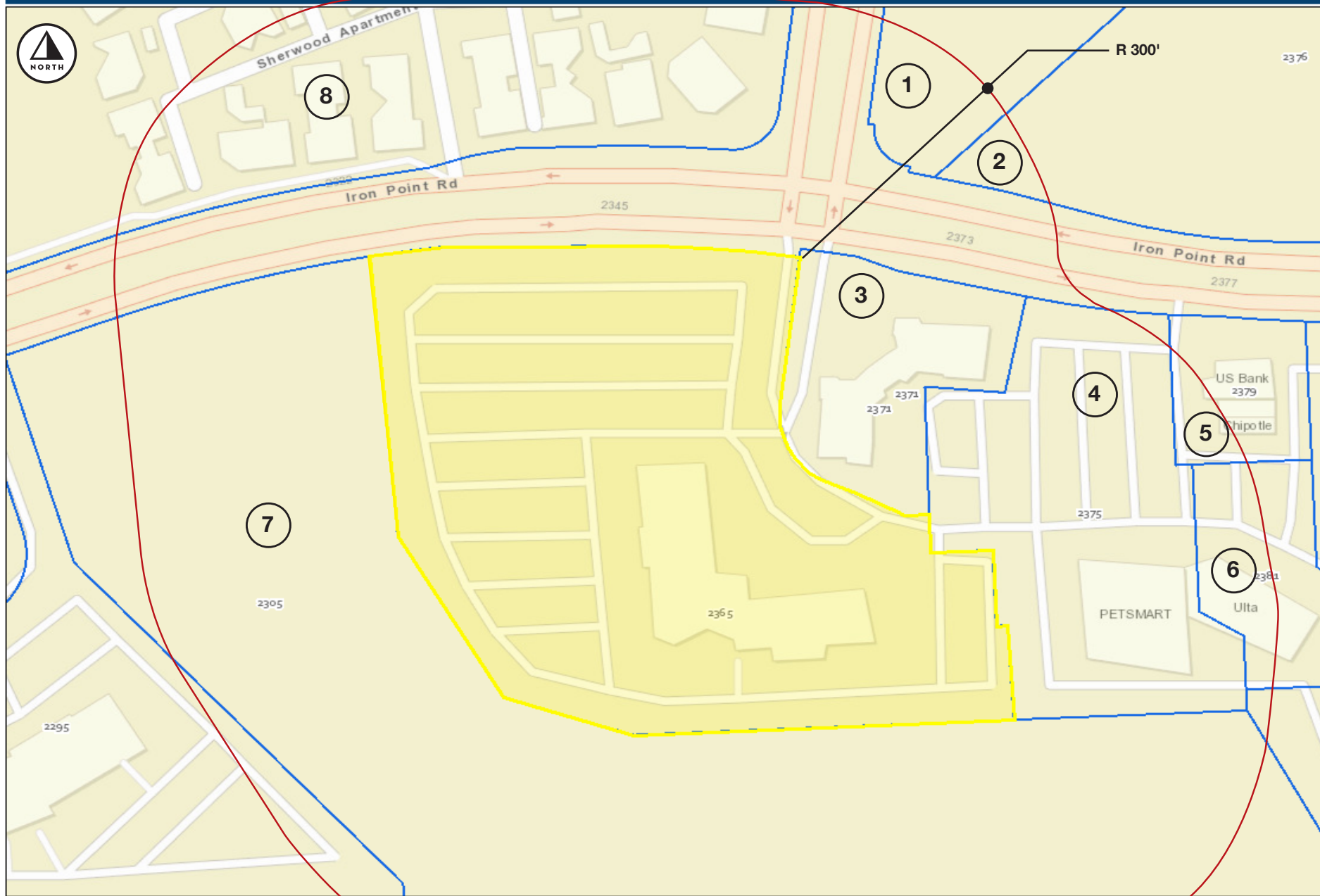
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Index



| NO. | ADDRESS TENANT | APN OWNER |
|-----|---|---|
| 1 | Broadstone Pkwy Empty Lot | 072-1190-128-0000 |
| 2 | 2376 Iron Point Rd Empty Lot | 072-1190-129-0000 |
| 3 | 2371 Iron Point Rd Folsom Thai Cuisine Cascade Chiropractic Lucas Orthodontics Mattress Firm Folsom | 072-1190-156-0000 Property Owner Info. |
| 4 | 2375 Iron Point Rd Petsmart | 072-1190-154-0000 Property Owner Info. |
| 5 | 2379 Iron Point Rd US Bank Chipotle | 072-1190-155-0000 Property Owner Info. |
| 6 | 2381 Iron Point Rd Ulta | 072-1190-153-0000 Property Owner Info. |
| 7 | 2305 Iron Point Rd Pond & Picnic Area | 072-3120-011-0000 Property Owner Info. |
| 8 | 2300 Iron Point Rd Sherwood at Iron Point Apart. | 072-1190-044-0000 Property Owner Info. |

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Radius Map
Scale 1" = 150'

Introduction

2365 Iron Point Road is a three story 150,709 SF multi tenant office building. It is located adjacent to a major metropolitan travel artery two major shopping centers Kaiser Permanente's future major Medical Center

Iron Point Road fronts the North perimeter of property. Adjacent to the property on the West and South perimeters is wetland open space. Beyond the wetland space to the South lies Highway 50. The Folsom Gateway Shopping Mall is adjacent to the property to the East.

The property is accessed via a signaled drive that, once past the building, curves into the shopping center. This drive is one of two major entry/exit arteries to and from the shopping center.

The building is L shaped. The North and East elevations are staggered with the recessed portions of the elevations flanking the main entry and visitor parking directly off the entry drive.

The location, proximity to the wetland open space, position on the property and shape of the structure make all elevations of this building highly visible to the multitudes of traveling public every day. As such, this building is a highly desirable location for companies to display their signage with optimal exposure.

For the purposes of this document Elevations are approached based on their visibility: the recessed portions of the North and East elevations, which are visible only from the drive, or from 'on site', is treated as its own 'elevation'.

The visibility breakdown is as follows:

- That part of the North elevation that is proud of the rest of the elevation is the only part of the North elevation that is visible from Iron Point Road.
- The recessed portions of the North and East elevations are visible only from the drive and visitor parking area.
- The proud part of the East elevation is visible from both the shopping center and highway 50.
- The South elevation is visible from Highway 50.
- The West elevation is visible from both Highway 50 and Iron Point Road.

Tenant Signage

The signage for this property consists of two sign type categories:

1. (T-MON) and (T-MP)
Tenant Monument and Tenant Monument Panels
2. (T-BID)
Tenant Building Mounted Identification

Tenant Identification signage is intended to provide notification of tenant's existence in the building to vehicular traffic and to pedestrians on sidewalks. Signage locations are limited to the Tenant Monument sign and Building Mounted signage. Tenants whose names will be allowed on the Tenant Monument are based on separate criteria established by the Landlord and documented in the Tenant's lease agreement. All Tenant signage must comply with the criteria herein and is subject to Landlord approval prior to permit application.

T.1 General Criteria

All Tenants must comply with the following criteria. The following guidelines apply to all tenant signage. Use of logo-marks and corporate identity elements (such as symbols, special shapes, etc.) will be considered signage and are subject to all regulations contained in these guidelines.

T.2 Design Review Process, Permits

All construction documents for signage, permanent or temporary, must be reviewed and approved by an authorized agent of the Building Owner, here after noted as 'Landlord', prior to submittal to local governing agencies for review and permitting. Fees and expenses related to the design, permitting, fabrication and installation, including special installation considerations, shall the responsibility of the tenant. Fabrication and installation must be by a Landlord approved company.

Top of building signage will only be available to tenants occupying a minimum 5,000 square feet of space. Qualified tenants must also have well-established identity and branding standards.

T.3 Sign Removal

Upon termination of the lease and/or vacating of the premises, tenant shall be responsible for the removal of their name unless the requirement is waived by the Landlord in writing. Removal must be performed by a Landlord approved company within 30 days of the termination of the lease. The surface area(s) upon which signage was located must be left free and clear of any evidence of the tenant's signage, in like-new condition. Holes must be properly sealed and finished. In the event the signage is not removed within the allotted time, the Landlord may remove the signage at the expense of the vacated tenant.

Tenant Signage continued

T.4 Exhibits

The exhibits shown along with text are included to aid in interpreting the intent of these guidelines. Together the text and exhibits describe the number, size, location, colors, and types of materials approved for signs at this address.

T.5 Allowable Messages

The content of tenant's signage shall be limited to the tenant's trade name and/or logo. Added descriptive words used to define the type of business are not allowed.

T.6 Number of Signs

Major Tenants, as defined by the Landlord's criteria, may have up to two (2) Tenant Building Mounted Identification (T-BID) signs. Signs shall be on separate building elevations and be separated by a minimum of three (3) tenant signage locations as defined herein on the sign location pages.

Other Tenants, who in their lease agreement are allowed signage, may have no more than one (1) Tenant Building Mounted Identification (T-BID) sign.

Tenant Identification may also be permitted on the Tenant Monument sign as allowed by tenant's lease agreement with the Landlord.

T.7 Sign Sizes

Tenant lettering, logos, logo-marks, and other identification elements must fit within the defined signage spaces both upon the building and upon the tenant monument sign panel. The logo/letter height shall not exceed 60".

T.8 Calculating Sign Square Footage

How to calculate signage square footage is described and illustrated on sheet 01.02.

T.9 Colors

Tenants may use colors for building mounted signage. Color choices must be approved by the Landlord. Identification on the monument is limited to one (1) color.

T.10 Illumination

Building mounted signage may be illuminated. See Design requirements, next page and on 04.00 sheet(s).

T.11 Prohibited Signage

The following are expressly prohibited:

- Electronic Reader Boards
- Moving Elements
- Flashing Elements
- Other signage or elements as noted in the City of Folsom Municipal Code Signage Section.

WeidnerCA

Signage and Graphics
to Brand the Built Environment®

5001 24th Street
Sacramento, CA 95822
916-452-8000

WeidnerCA.com

CA License No. 559090

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General Information

01.00

Design Requirements

D.1 The location of signs shall be only as shown on the Sign Location Pages of this document.

D.2 All electrical signs shall bear the UL Label and the installation must comply with all local building and electrical codes.

D.3 All conductors, transformers, and other related equipment shall be concealed behind the wall upon which the sign is attached with exceptions as noted by D.4.

D.4.1 Exposed raceways are prohibited. Raceways shall be defined as enclosed 'pans' that house wire connections, and, conductors, transformer(s) and/or other related equipment. See exhibit D.4.1.

D.4.2 Wireways shall be permitted, but are subject to Landlord approval. Wireways shall be no more than 2" deep, mounted flush to the wall and painted to match the wall color. Wireways are defined as shallow 'pans' that house only wires connecting parts of the same element. Wireways serve the purpose of allowing all logo elements to be illuminated, concealing and funneling wires to a single penetration. See exhibit D.4.2.

D.4.3 Exposed conduit shall only be allowed in short sections connecting parts of the same element/letter. Conduit shall be defined

Design Requirements continued

as an wire encasement that connects sign elements to power source(s) or to other sign elements. Exposed conduit shall be painted to match the wall color. Example of allowed conduit: the dot of the letter 'i' to the body of the letter. Exposed conduit connecting letters or logo parts to the transformer shall not be allowed. See exhibit D.4.3.

See Tenant Building Mounted Sign Criteria starting on page 04.00 for more details and exhibits.

D.5 All sign fastenings, bolts, and clips shall be galvanized iron, stainless steel, aluminum, brass, or, bronze or black iron of any type.

D.6 Location of all openings for conduit and sleeves in sign panels on the building shall be indicated in the review and permit package.

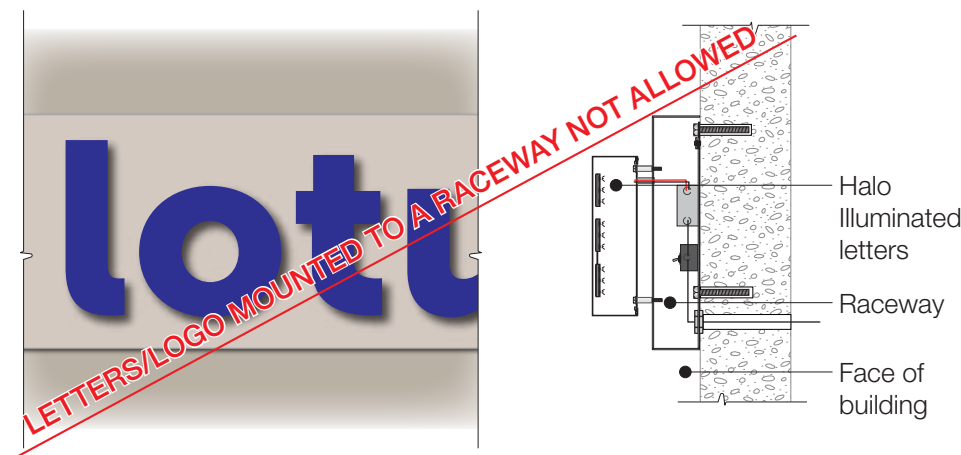
D.7 No sign-makers labels or other identification will be permitted on the exposed surface of signs, except those required by ordinance. Required labels shall be located in an inconspicuous location.

D.8 Items or issues not addressed by this building specific Master Sign Program shall be deferred to the City of Folsom Municipal Code Signage Section.

Installation

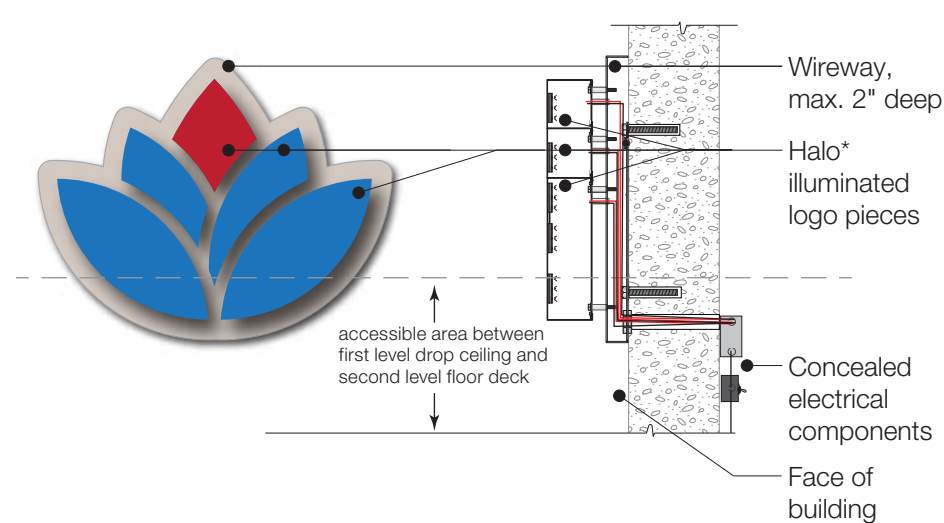
I.1 Installation or Removal Hours

Installation or removal that has the potential to be particularly disruptive to building tenants may be required to be done outside of normal business hours. Normal business hours shall be defined as 8AM to 5PM Monday through Friday. Disruptive installations may include, but is not limited to, the installation of one tenant's sign on the wall of another tenant's space. Expenses related to installation outside of normal business hours shall be the responsibility of the tenant who is installing or removing the sign. The Landlord has the directive to decide if an installation or removal should be done outside of normal business hours.



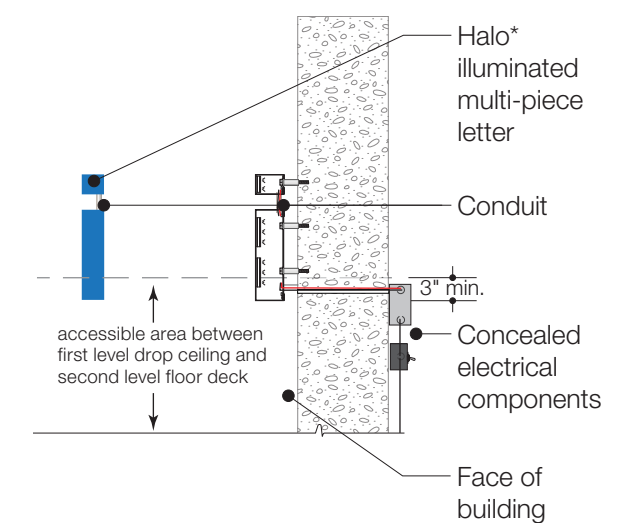
D.4.1 EXAMPLE: HALO ILLUMINATION LETTERS ON RACEWAY ILLUSTRATIVE ELEVATION AND X-SECTION

Scale: NTS



D.4.2 EXAMPLE: HALO ILLUMINATED, MULTIPLE PIECE LOGO ON WIREWAY ILLUSTRATIVE ELEVATION AND X-SECTION

Scale: NTS



D.4.3 EXAMPLE: HALO ILLUMINATED, MULTIPLE PIECE LETTER WITH CONDUIT CONNECTION ILLUSTRATIVE ELEVATION AND X-SECTION

Scale: NTS

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General Information

01.01

Calculating Signage Square Footage

SF.1 Freestanding Tenant Monument

For the freestanding tenant monument, the perimeter of the measurable "sign area" shall not include sign support, framing, and/or design embellishments beyond the designated tenant identification area.

The sign area of a double-faced sign with identical size and message placed back to back on the same structure (not more than 24 inches apart) so that only 1 face is visible at a time, shall be computed as the measurement of one of the faces. The sign area for multi-faced signs shall be computed by adding together the area of all sign faces visible from any 1 point.

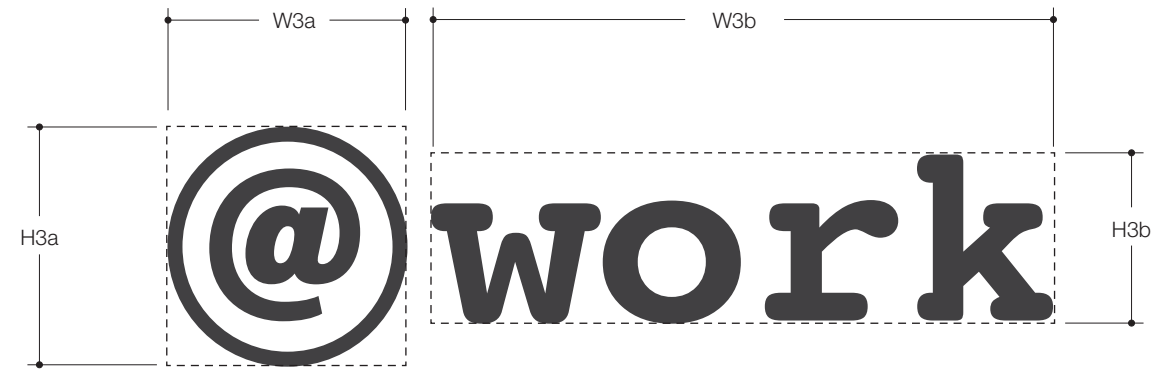
SF.2 Sign Faces, Sign Panels.

When signs are considered to have a sign face, or to be applied to a panel, then the square footage of the sign shall be the area of the sign face or panel. The area of the panel shall be computed by means of a single continuous perimeter composed of any rectilinear geometric figure which encloses the extreme limits of the sign face or panel.

Panel is defined as a dedicated area for signage content, or consist of a panel like element that contains the content of the signage and is of a different material than the surface upon which the panel is mounted.

SF.3 Wall Mounted Individual Letters

When building or wall attached signage is composed of individual letters, logo or symbols using the wall as the background with no added decoration, the total sign area shall be calculated by measuring the area of a rectilinear geometric figure which encloses each word or logo. The combined areas for the individual words and/or logos shall be considered the total sign area.



$$\text{AREA (SQUARE FOOTAGE)} = (H3a \times W3a) + (H3b \times W3b)$$

3 SF.3 ILLUSTRATED

Scale: 1/2" = 1'-0"



$$\text{AREA (SQUARE FOOTAGE)} = (H2 \times W2)$$

$$\text{AREA (SQUARE FOOTAGE)} = (H1 \times W1)$$

2 SF.2 ILLUSTRATED

Scale: 1/2" = 1'-0"

1 SF.1 ILLUSTRATED

Scale: 1/2" = 1'-0"

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General Information

01.02

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SITE PLAN

Monument Sign
Location

02.00



Keynotes

- A See Sheet 02.01 for building plan view of allowable building mounted tenant identification(T-BID) locations.
- B Existing Tenant Monument Identification (T-MON) sign
Quantity of one allowed

1 SITE PLAN: SITE DIMENSIONS AND MONUMENT SIGN LOCATIONS
Scale: 1" = 80'-0"

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BLDG PLAN
Allowable Bldg. Mounted
Tenant Identification
Locations
02.01

Sign Locations

Locations shown are approximate.

*Elevations may allow multiple locations, but not all locations can be occupied at one time. *See building elevations on sheets 03.00 - 03.09 for more information.*

Tenant Identifications:

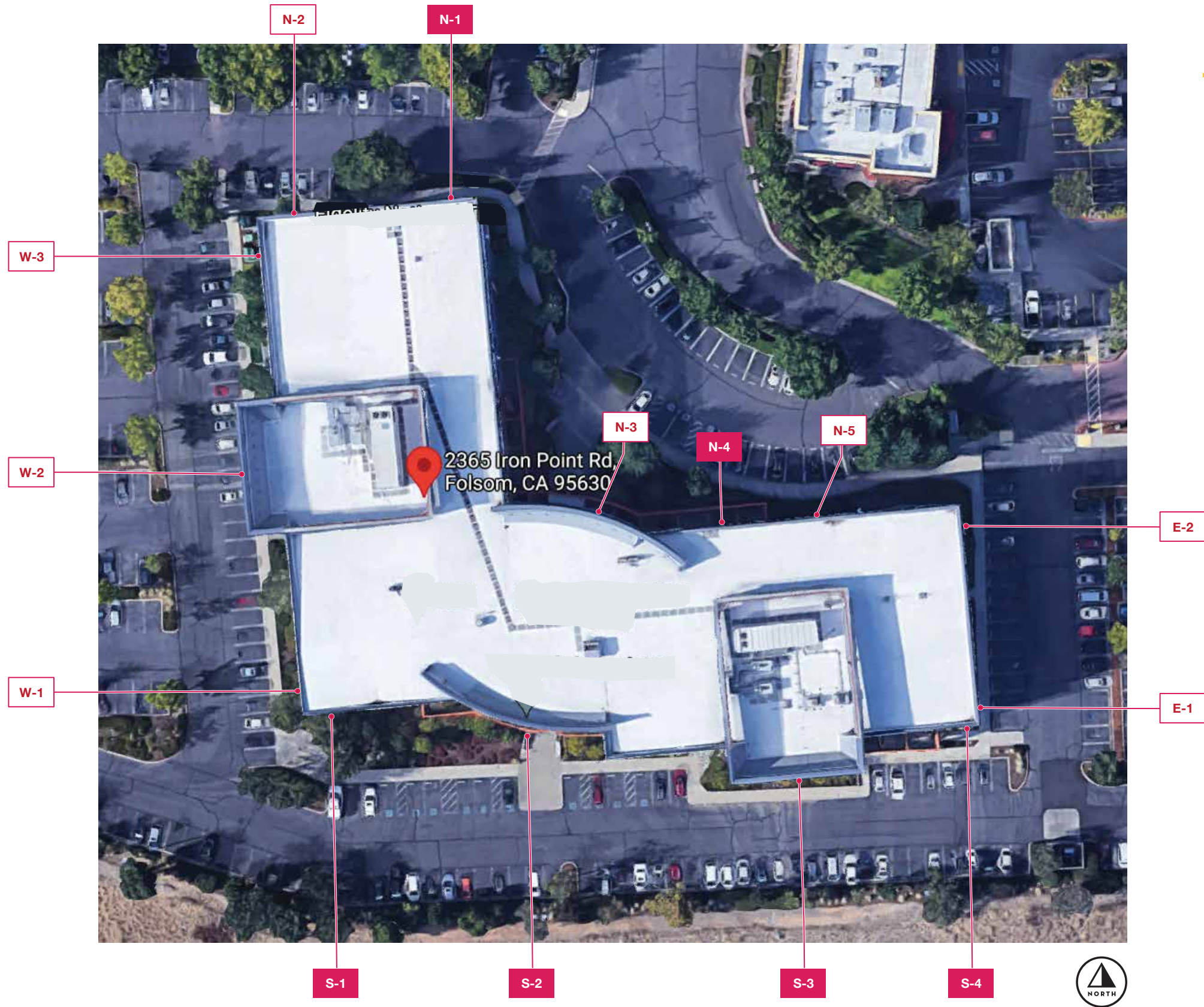
Numbers designate specific locations.

'(alpha)' designates the building elevation upon which the sign is located.

S-1

S-1 Existing Location

S-2 New location



1 BUILDING PLAN VIEW: ALLOWABLE BUILDING MOUNTED TENANT IDENTIFICATION SIGNAGE LOCATIONS
≈Scale: 3/16" = 1'-0"

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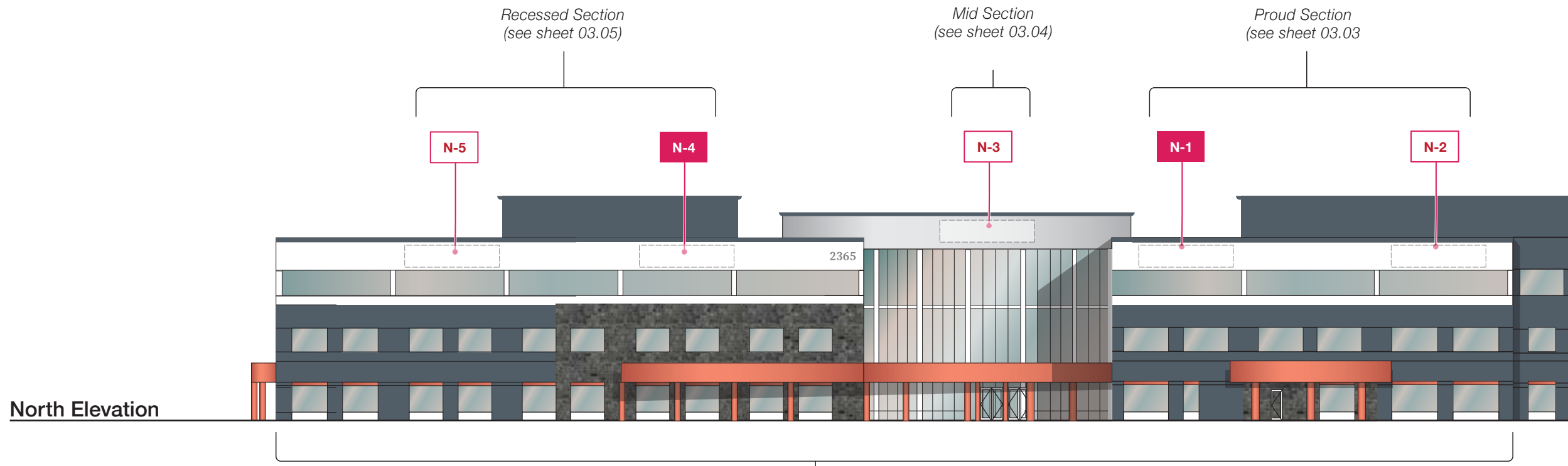
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T-BID
Tenant Building Mounted ID
Elevations

03.00

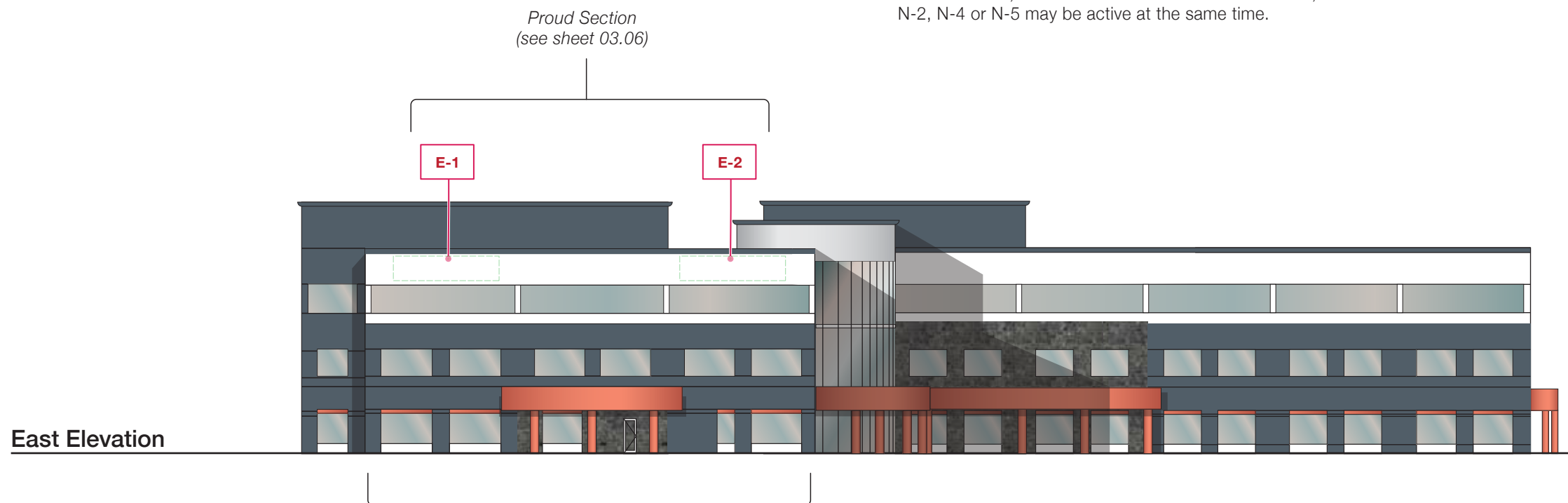


North Elevation

Overall Elevation Max. Sign Area = 250SF

Specifications: **N-1 or N-2:** one (1) of two (2) locations may be active at one time. 100SF MAX
N-4 or N-5: one (1) of two (2) locations may be active at one time. 100SF MAX

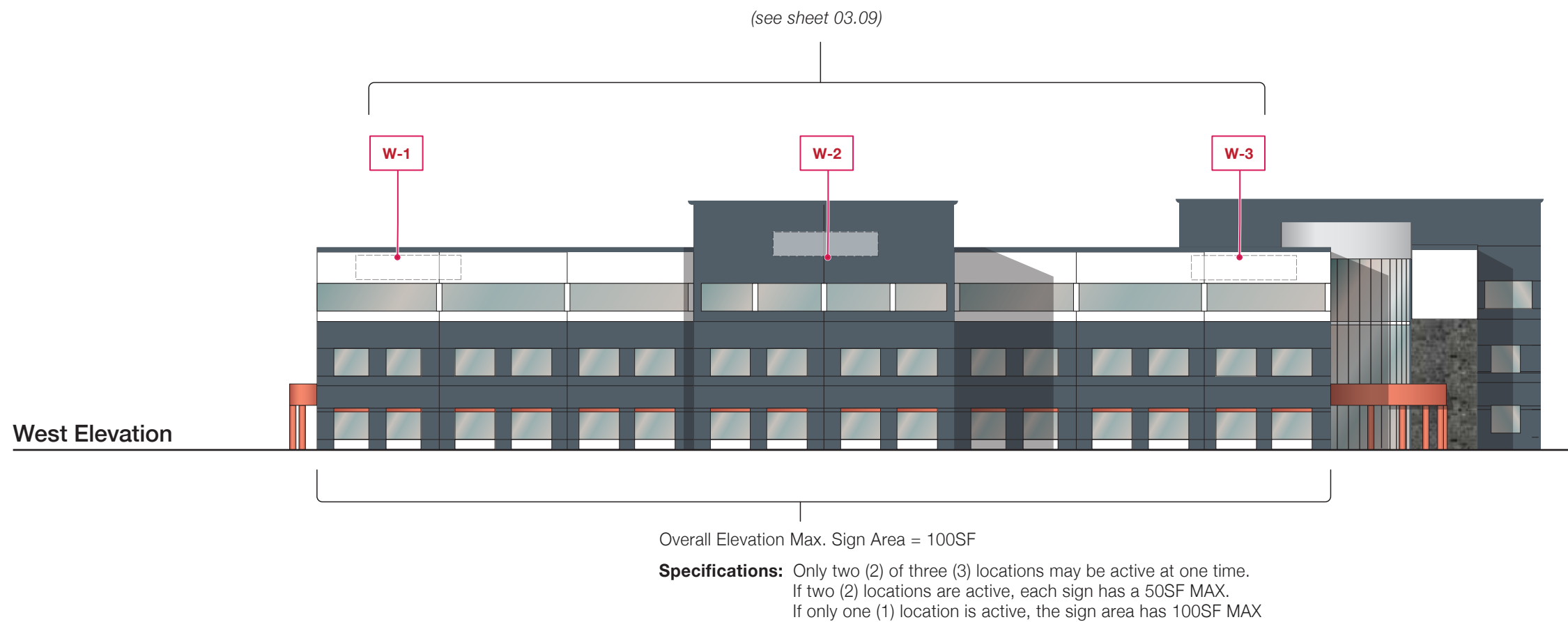
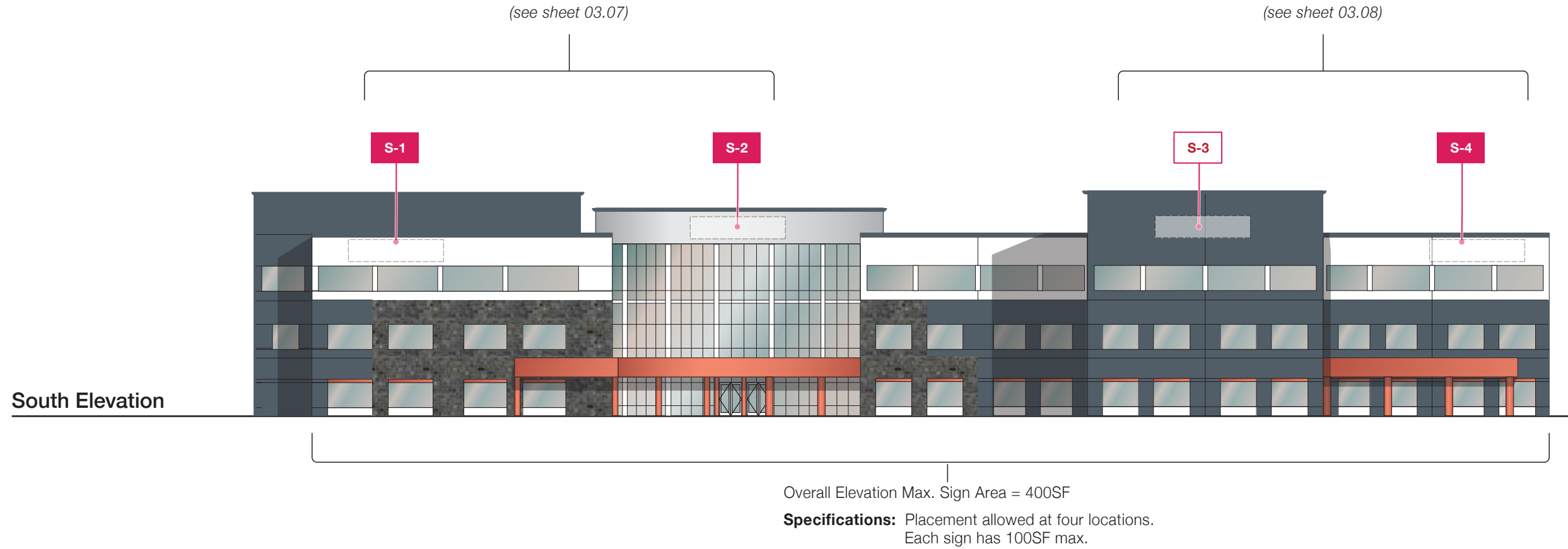
N-3 available only under the following conditions:
- Full floor or full building tenant only
- 150SF MAX
- If N-3 is active, no more than one of the locations N-1, N-2, N-4 or N-5 may be active at the same time.



East Elevation

Overall Elevation Max. Sign Area = 100SF

Specifications: One (1) of the two (2) locations may be active at the same time.
If both locations are active, each sign has a 50SF MAX.
If only one (1) location is active, the sign area has 100SF MAX



Building Mounted Tenant Identification Detail Matrix

| Sign Type & Location | Elevation | Max Tenant Names | Max Square Footage (per elevation section) | Frontage |
|--|-------------------------------|---|--|---|
| T-BID N-1 & N-2 | North (Proud) Elevation | One (1) of two (2) locations may be active at the same time. | 250 | This wall has frontage facing Iron Point Road |
| T-BID N-3 | North (Mid Section) Elevation | Available only under the following conditions: - Full floor or building tenant only - 100 SF max. - Only one (1) of locations N-1, N-2, N-4 or N-5 is allowed the same time as N-3 | | This wall has frontage facing Iron Point Road entry drive way |
| T-BID N-4 & N-5 | North (Recessed) Elevation | One (1) of two (2) locations may be active at the same time. | | This wall has frontage facing Iron Point Road entry drive way |
| T-BID E-1 & E-2 | East (Proud) Elevation | One (1) of two (2) locations may be active at the same time. | 100 | This wall has frontage facing West Bound Hwy 50 & Shopping Center parking lot |
| T-BID S-1 & S-2 | South Elevation | Two (2) locations - both may be active at the same time | 200 | This wall has frontage facing Hwy 50 |
| T-BID S-3 & S-4 | South Elevation | Two (2) locations - both may be active at the same time | 200 | This wall has frontage facing Hwy 50 |
| T-BID W-1, W-2 & W-3 | West Elevation | Two (2) of three (3) locations may be active at this elevation at one time. If two (2) locations are active, the max area allowed per sign is 50SF. If only one (1) location is active, Sign area max is 100SF. | 100 | This wall has frontage facing East Bound Hwy 50 & East Bound Iron Point Road |
| TOTAL MAXIMUM SIGN SQUARE FOOTAGE | | | 850 | |

5001 24th Street
 Sacramento, CA 95822
916-452-8000

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T-BID
 Building 6 Wall Sign Table

03.02

Building Mounted Tenant Identification Possible Locations - PROUD NORTH ELEVATION

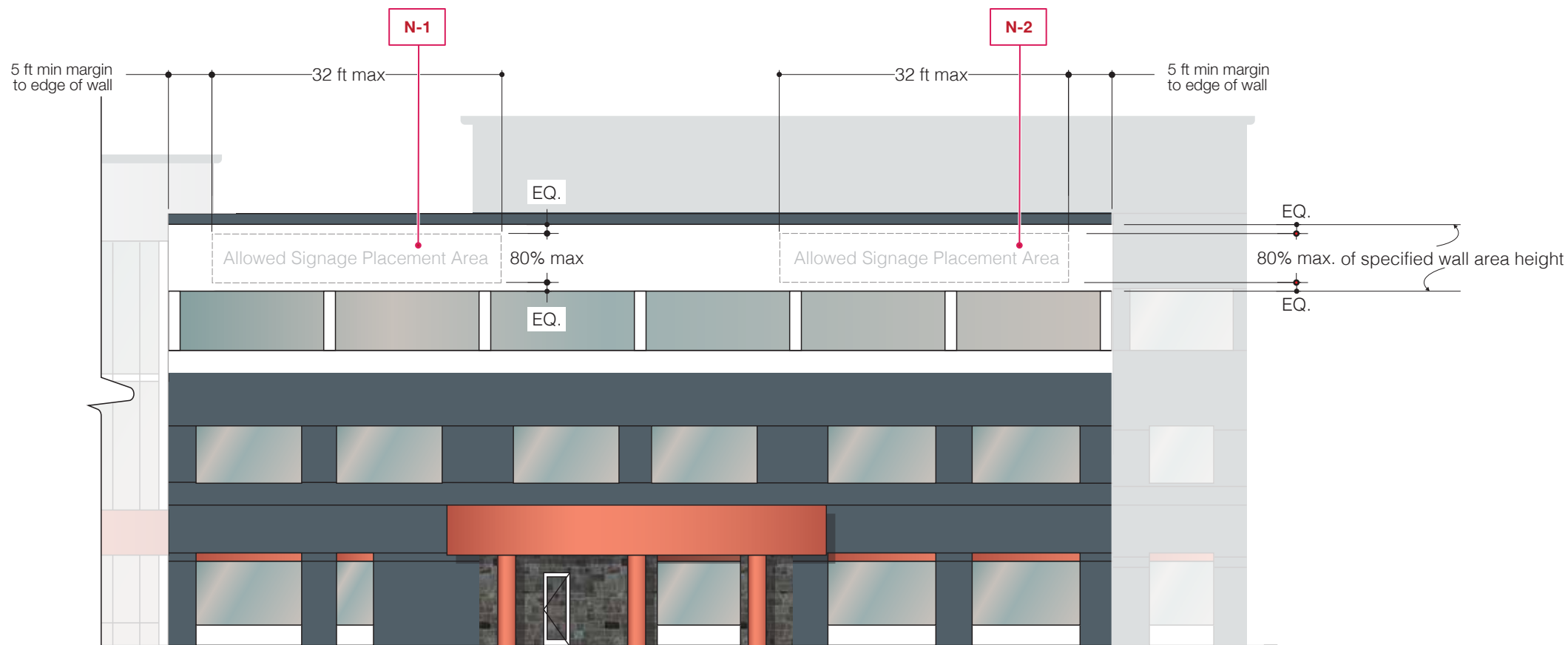
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T-BID
Building Mounted Tenant ID
NORTH - PROUD
Location and Size Criteria

03.03



Scale: 1/16" = 1' - 0"

ELEVATION CRITERIA

One (1) of two (2) locations may be active in this section at one time.

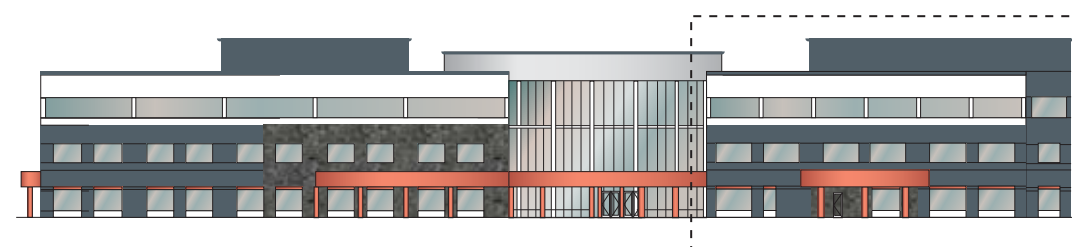
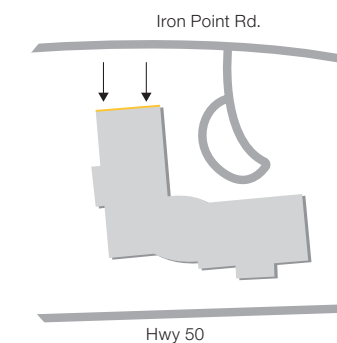
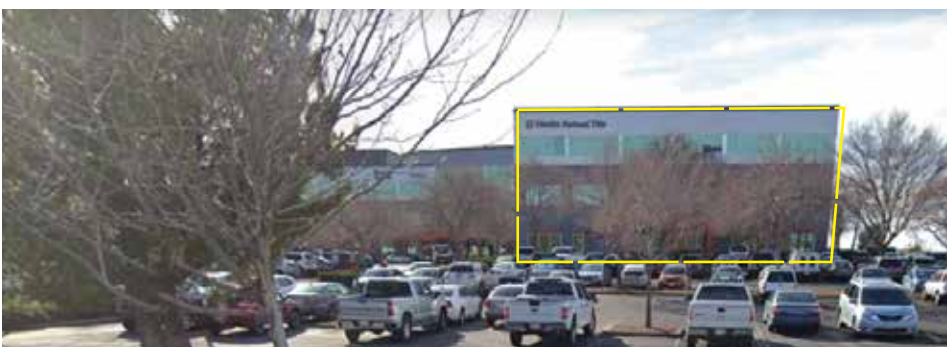
SIGN CRITERIA

100 SF MAX

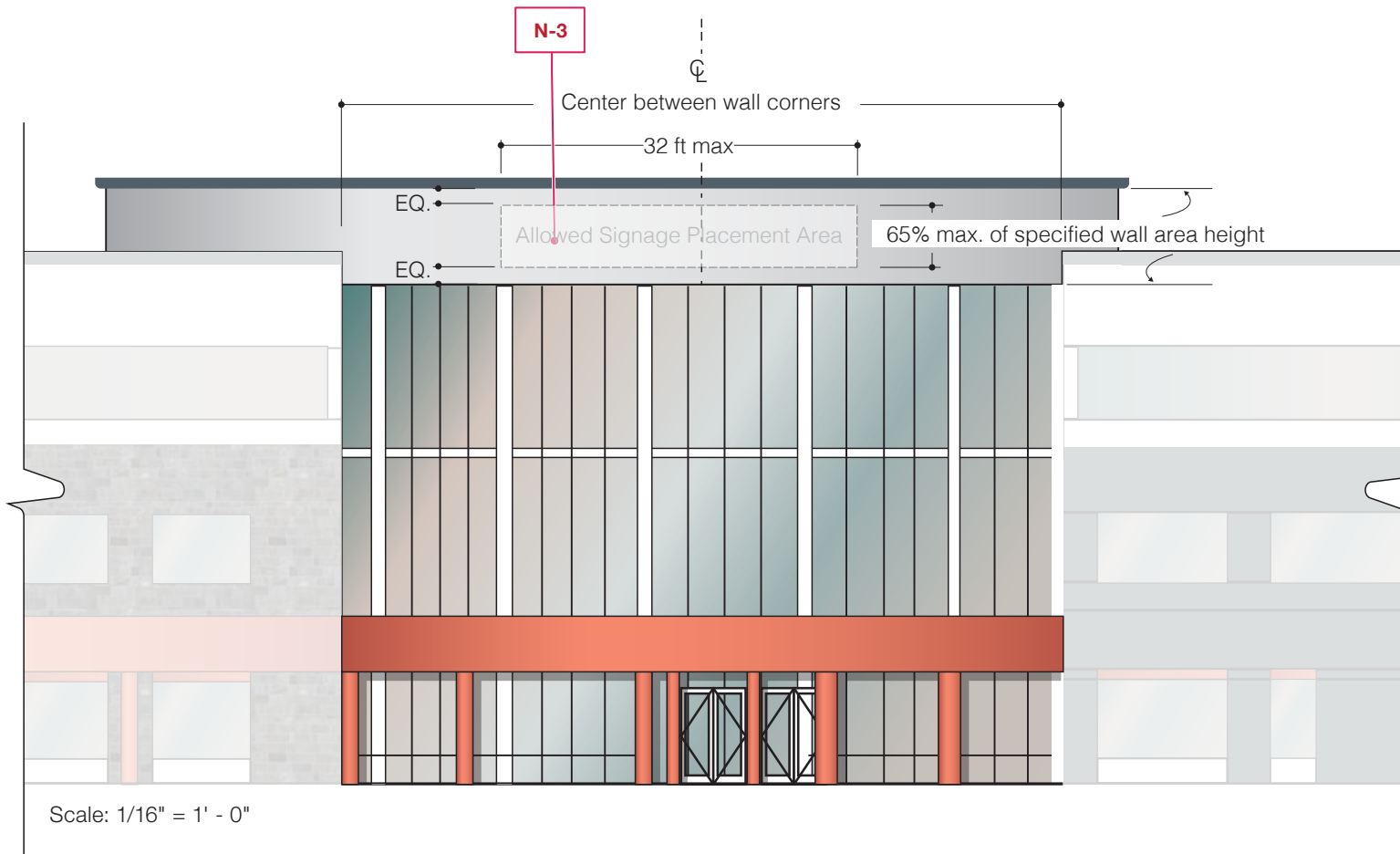
The height of all signage elements must fit in a 80% of specified wall area height.

The width of all signage elements must fit in a maximum 32'-0" wide area

VISIBILITY FROM IRON POINT ROAD



Building Mounted Tenant Identification Possible Locations - RECESSED MID SECTION NORTH ELEVATION



Scale: 1/16" = 1' - 0"

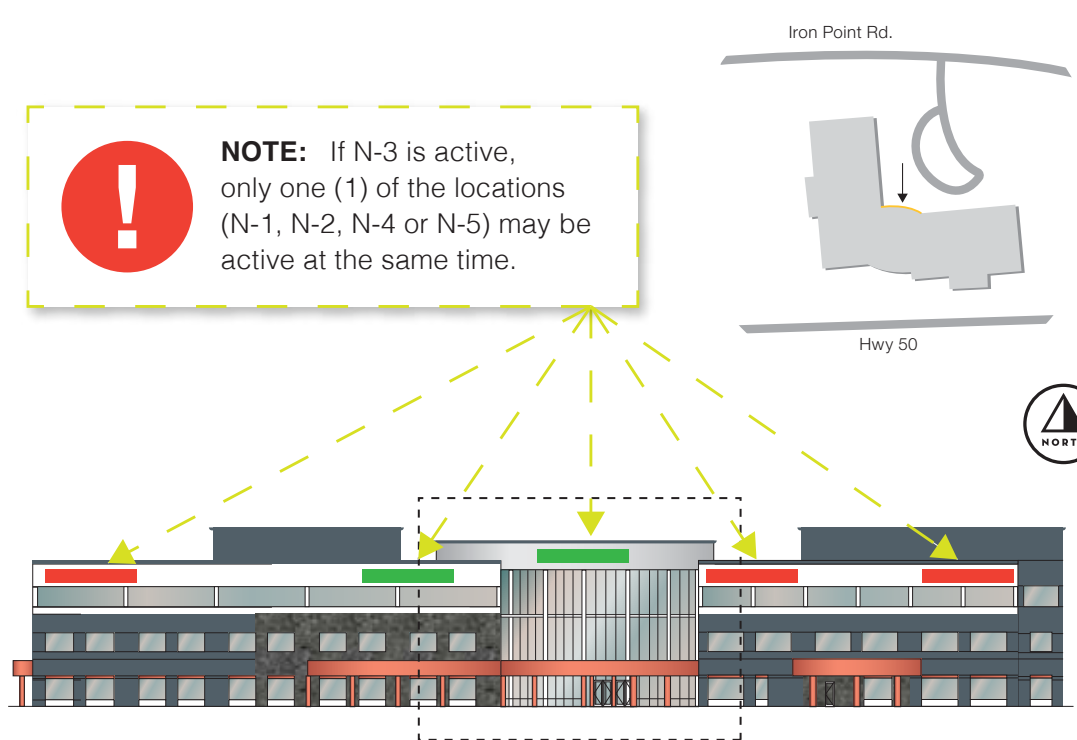
ELEVATION CRITERIA

Section is reserved for full floor or building tenant **ONLY**.
If location is active, no more than one (1) of signs N-1, N-2, N-4 or M-5 may be active at the same time.

SIGN CRITERIA

150 SF MAX
The height of all signage elements must fit in a 65% of specified wall area height.
The width of all signage elements must fit in a maximum 32'-0" wide area.

VISIBILITY FROM IRON POINT ROAD ENTRY



5001 24th Street
Sacramento, CA 95822
916-452-8000

WeidnerCA.com
CA License No. 559090

Project:
2365 Iron Point Road
Master Sign Program

Folsom, CA

Client:
Basin Street Properties

Designer:
WeidnerCA

Work Order: 46562
Est. No.: C040066
Issued: 05-28-2021
Drawn By: IR/JG

Revisions:

DIGITAL RENDERING, COLORS, AND FINISHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. COLORS AND FINISHES ARE NOT TO BE USED AS SAMPLES OF ACTUAL PAINT AND/OR MATERIAL FINISH. ACTUAL SIGNS WILL CONFORM TO SCALE DIMENSIONS.

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T-BID

Building Mounted Tenant ID
NORTH - RECESSED MID
SECTION
Location and Size Criteria

03.04

Building Mounted Tenant Identification Possible Locations - RECESSED NORTH ELEVATION

5001 24th Street
Sacramento, CA 95822
916-452-8000

WeidnerCA.com
CA License No. 559090

Project:
2365 Iron Point Road
Master Sign Program

Folsom, CA

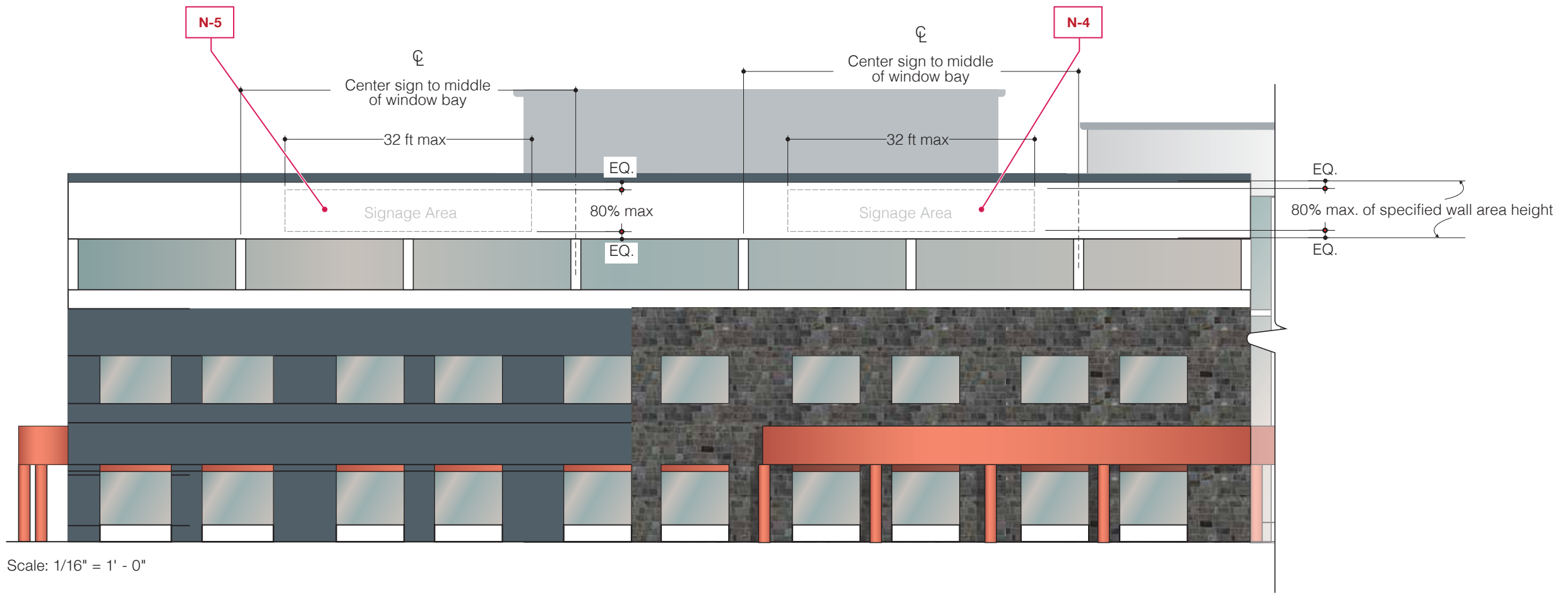
Client:
Basin Street Properties

Designer:
WeidnerCA

Work Order: 46562
Est. No.: C040066
Issued: 05-28-2021
Drawn By: IR/JG

Revisions:

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ELEVATION CRITERIA

Only one (1) of two (2) locations may be active at this section at one time.

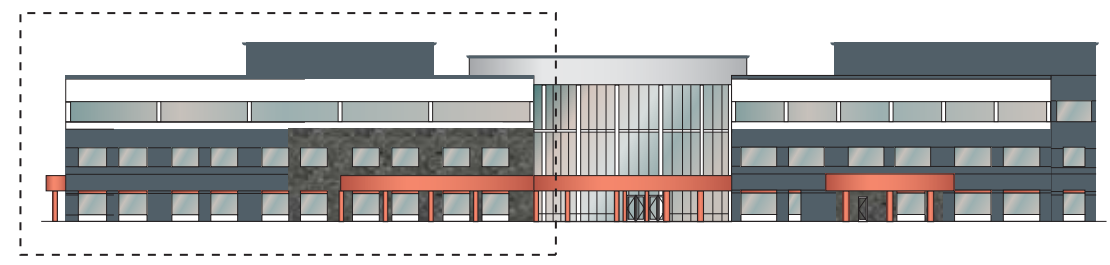
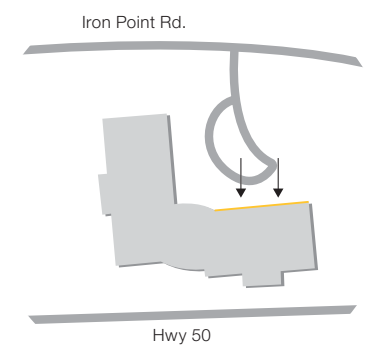
SIGN CRITERIA

100 SF MAX
The height of all signage elements must fit in a 80% of specified wall area height.
The width of all signage elements must fit in a maximum 32'-0" wide area

VISIBILITY FROM IRON POINT ROAD ENTRY

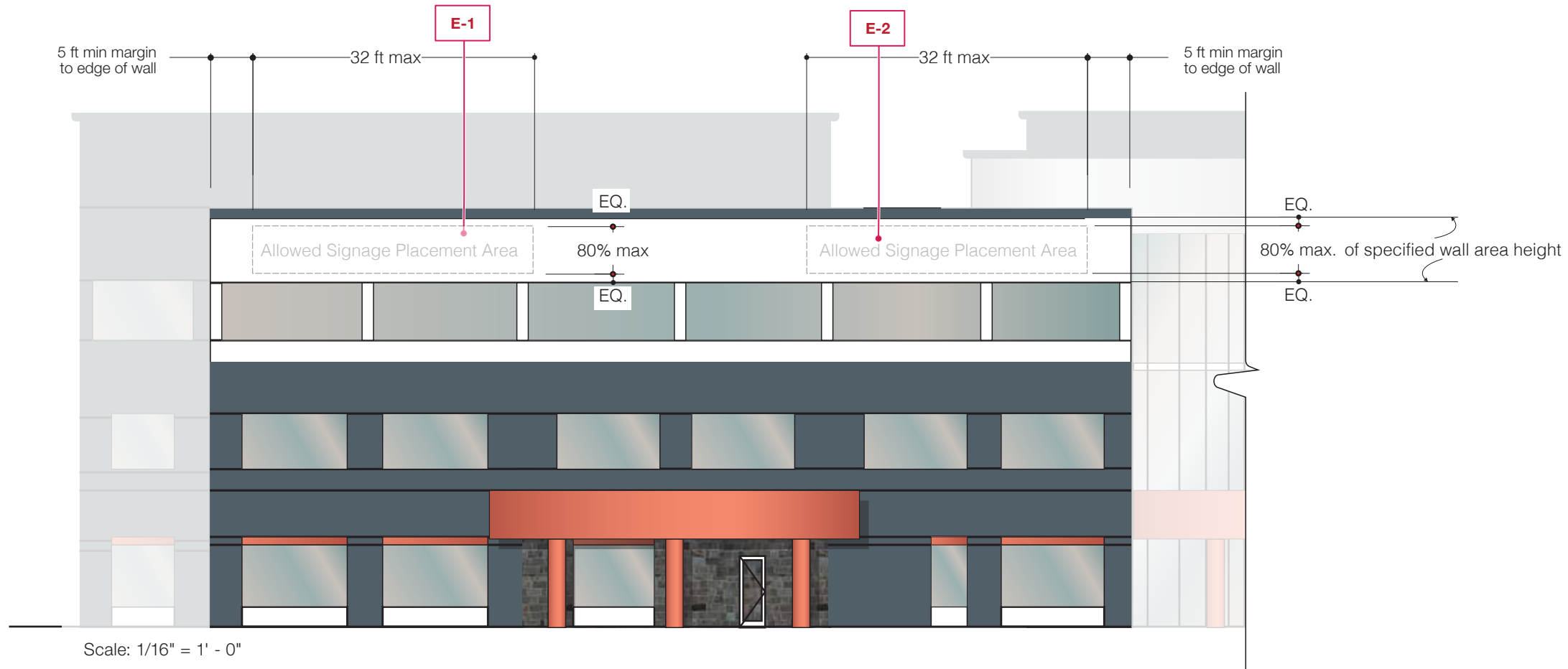


***This elevation is not directly visible from Iron Point Road



T-BID
Building Mounted Tenant ID
NORTH - RECESSED
Location and Size Criteria
03.05

Building Mounted Tenant Identification Possible Locations - PROUD EAST ELEVATION



ELEVATION CRITERIA

Both locations may be active at one time.

SIGN CRITERIA

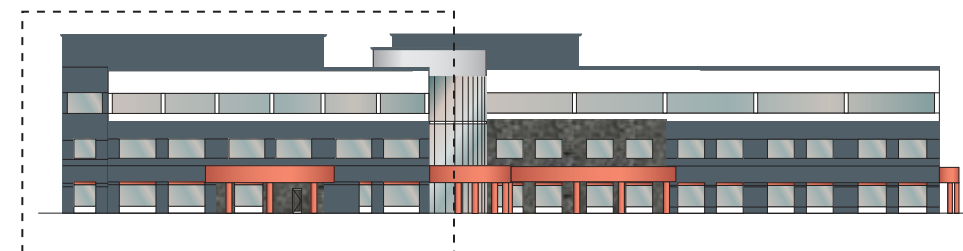
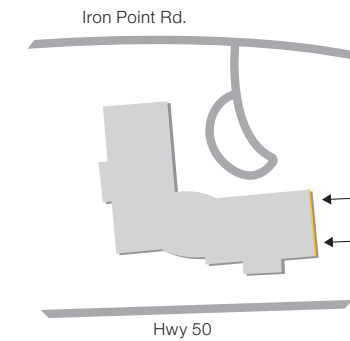
100 SF MAX (if only 1 of 2 locations are active)

50 SF MAX (if 2 of 2 locations are active)

The height of all signage elements must fit in a 80% of specified wall area height.

The width of all signage elements must fit in a maximum 32'-0" wide area

VISIBILITY FROM WEST BOUND HWY 50



Project:

2365 Iron Point Road
Master Sign Program

Folsom, CA

Client:

Basin Street Properties

Designer:

WeidnerCA

Work Order: 46562

Est. No: C040066

Issued: 05-28-2021

Drawn By: IR/JG

Revisions:

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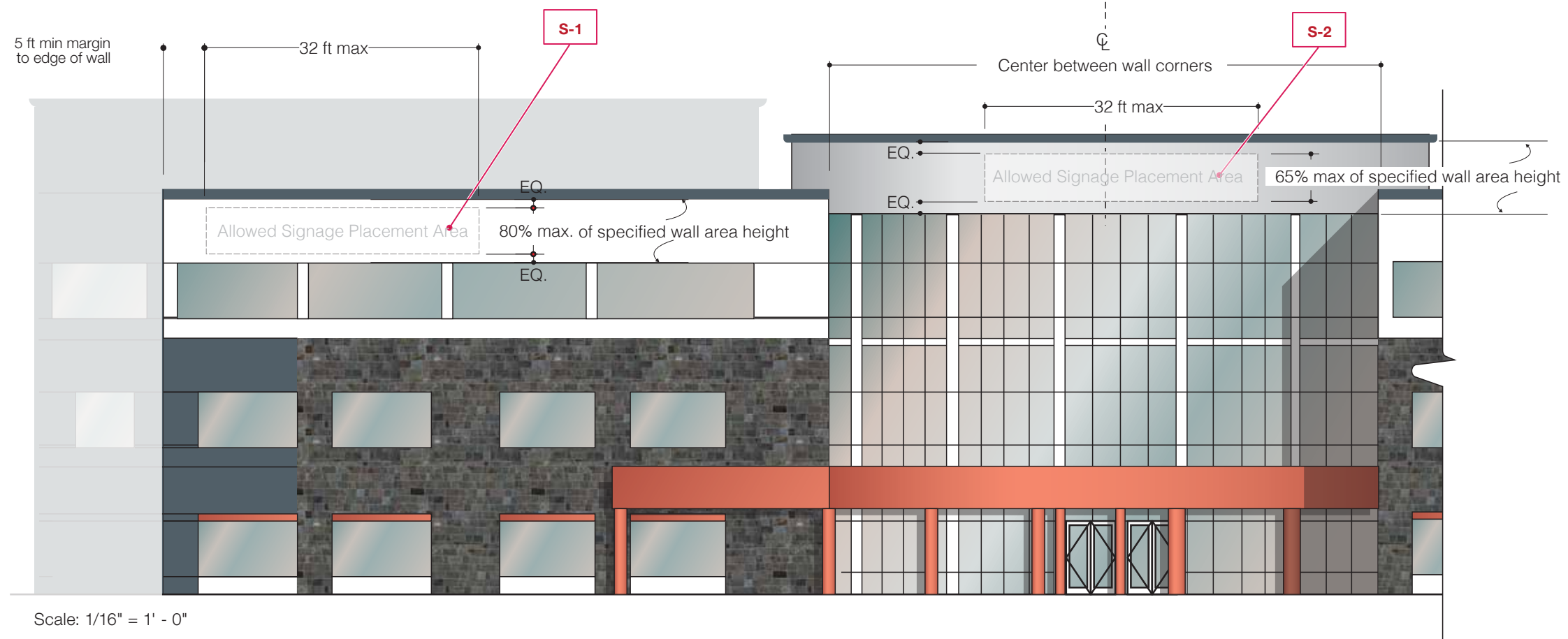
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T-BID

Building Mounted Tenant ID
EAST - PROUD
Location and Size Criteria

03.06

Building Mounted Tenant Identification Possible Locations - SOUTH/WEST ELEVATION



ELEVATION CRITERIA

Both locations may be active at one time.

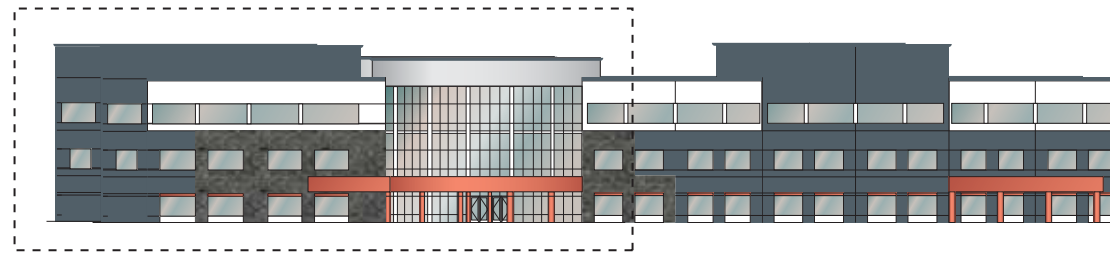
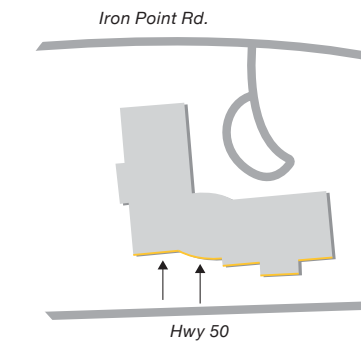
S-1 SIGN CRITERIA

100SF MAX
 The height of all signage elements must fit in a 80% of specified wall area height.
 The width of all signage elements must fit in a maximum 32'-0" wide area

S-2 SIGN CRITERIA

100SF MAX
 The height of all signage elements must fit in a 65% of specified wall area height.
 The width of all signage elements must fit in a maximum 32'-0" wide area.

VISIBILITY FROM HWY 50



5001 24th Street
 Sacramento, CA 95822
916-452-8000

WeidnerCA.com
 CA License No. 559090

Project:
 2365 Iron Point Road
 Master Sign Program
 Folsom, CA

Client:
 Basin Street Properties

Designer:
 WeidnerCA

Work Order: 46562
Est. No.: C040066
Issued: 05-28-2021
Drawn By: IR/JG

Revisions:

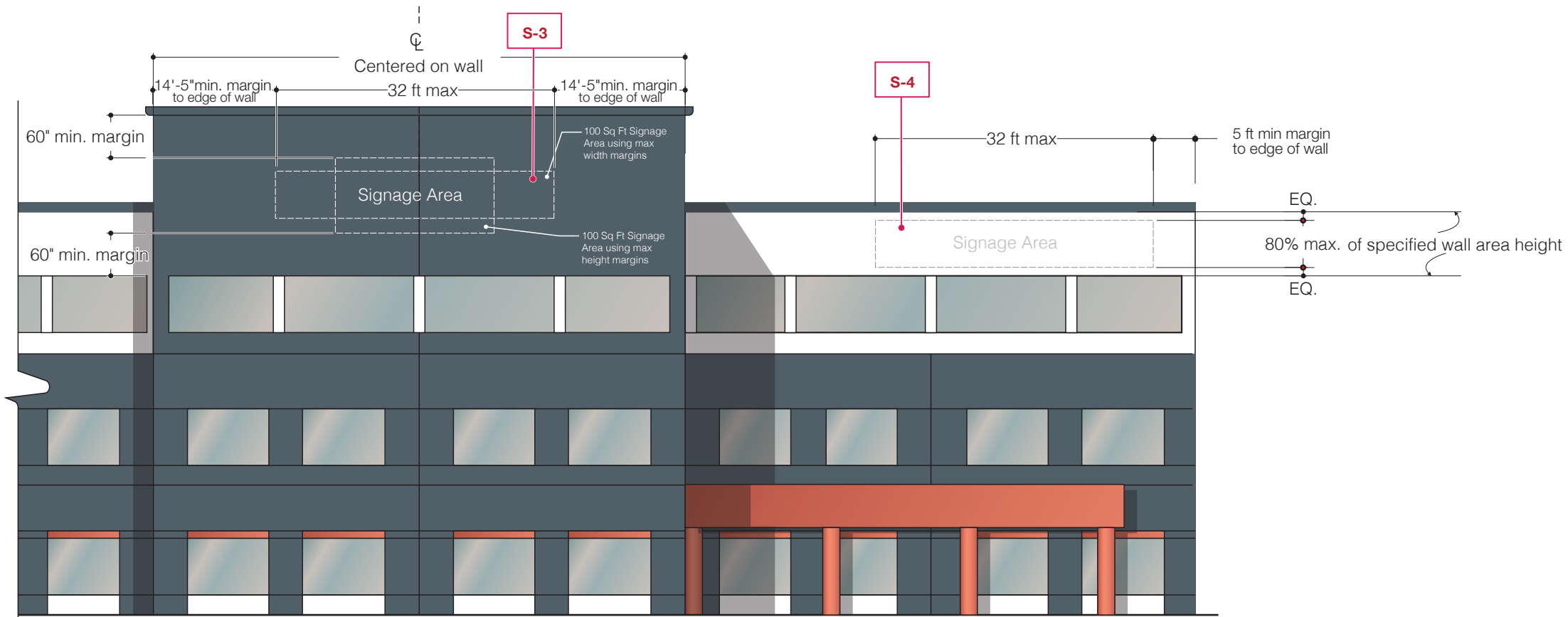
DIGITAL RENDERING, COLORS, AND FINISHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. COLORS AND FINISHES ARE NOT TO BE USED AS SAMPLES OF ACTUAL PAINT AND/OR MATERIAL FINISH. ACTUAL SIGNS WILL CONFORM TO SCALE DIMENSIONS.

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T-BID
 Building Mounted Tenant ID
 SOUTH
 Location and Size Criteria

03.07

Building Mounted Tenant Identification Possible Locations - SOUTH/EAST ELEVATION



Scale: 1/16" = 1' - 0"

ELEVATION CRITERIA

Both locations may be active at one time.

S-3 SIGN CRITERIA

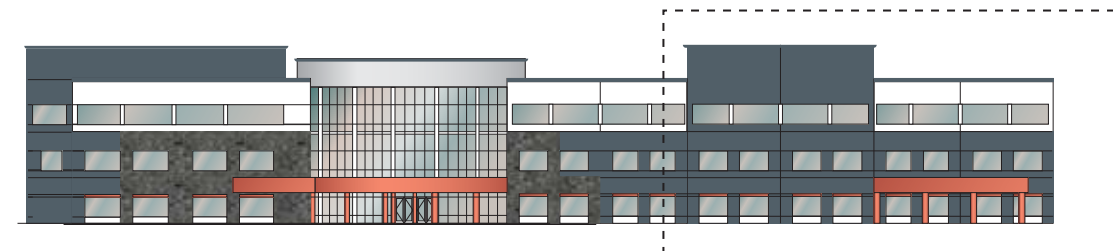
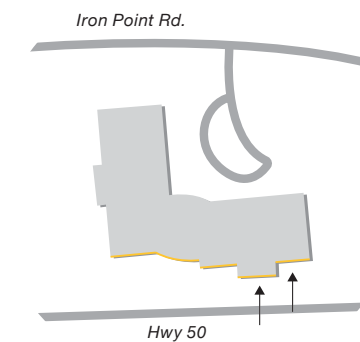
100SF MAX
All elements of the signage must fit within margin minimum(s) of specified wall area

VISIBILITY FROM HWY 50



S-4 SIGN CRITERIA

100SF MAX
The height of all signage elements must fit in a 80% of specified wall area height.
The width of all signage elements must fit in a maximum 32'-0" wide area



Project:
2365 Iron Point Road
Master Sign Program
Folsom, CA

Client:
Basin Street Properties

Designer:
WeidnerCA

Work Order: 46562
Est. No.: C040066
Issued: 05-28-2021
Drawn By: IR/JG

Revisions:

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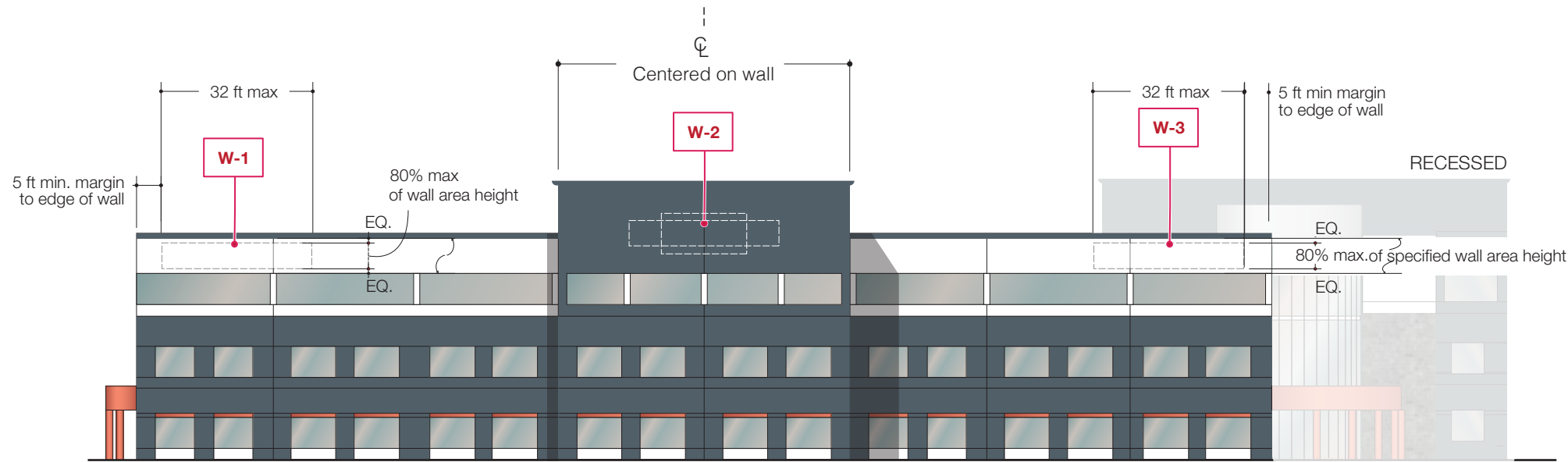
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T-BID

Building Mounted Tenant ID
SOUTH
Location and Size Criteria

03.08

Building Mounted Tenant Identification Possible Locations - WEST ELEVATION



Scale: 1/32" = 1' - 0"

ELEVATION CRITERIA

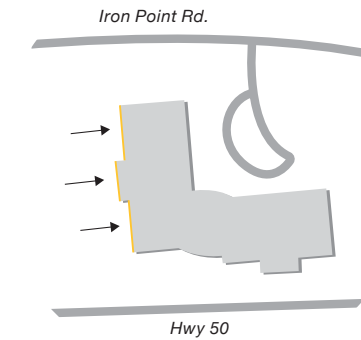
Only two (2) of three (3) locations may be active at this section at one time.

W1 & W-3 SIGN CRITERIA

- 100SF MAX (if only 1 of 3 locations are active)
- 50 SF MAX (if 2 of 3 location are active)
- The height of all signage elements must fit in a 80% of specified wall area height.
- The width of all signage elements must fit in a maximum 32'-0" wide area

W-2 SIGN CRITERIA

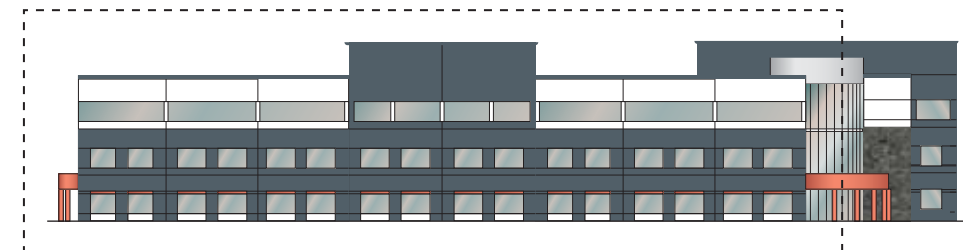
- 100SF MAX (if only 1 of 3 locations are active)
- 50 SF MAX (if 2 of 3 location are active)
- All elements of the signage must fit within margin minimum(s) of specified wall area
- See sheet 03.09 Location (S3) for details**



VISIBILITY FROM HWY 50



VISIBILITY FROM IRON POINT ROAD



5001 24th Street
Sacramento, CA 95822
916-452-8000

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CA License No. 559090

Project:
2365 Iron Point Road
Master Sign Program

Folsom, CA

Client:
Basin Street Properties

Designer:
WeidnerCA

Work Order: 46562
Est. No.: C040066
Issued: 05-28-2021
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Revisions:

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T-BID
Building Mounted Tenant ID
WEST
Location and Size Criteria

03.09

TENANT MONUMENT SIGNAGE CRITERIA FOR EXISTING AND FUTURE RE-DESIGN OR REPLACEMENT -

Content:

Tenant's Building Mounted signage shall be limited to the tenant's trade name and/or logo. Added descriptive words used to define the type of business are not allowed.

Quantity: Tenant shall be allowed a Building Mounted sign as established by the Landlord and documented in the tenant's lease agreement. Where a tenant is allowed two signs, signs shall be located on separate building elevations.

Size / Location:

See 03.00 series sheets for permitted sizes and locations.

Design / Illumination / Colors:

Signage shall be fabricated letter and logo forms, no minimum or maximum thickness.

Signs may be mounted flat against wall or with a stand off.

Signage may be non-illuminated, face lit, or halo illuminated. Illuminated letters must use a diffuser to eliminate 'hot spots'.

Tenants are allowed to use their corporate colors for all elements of the signage.



1A NON-ILLUMINATED ILLUSTRATED - DAY
Scale: 3/8" = 1'-0"



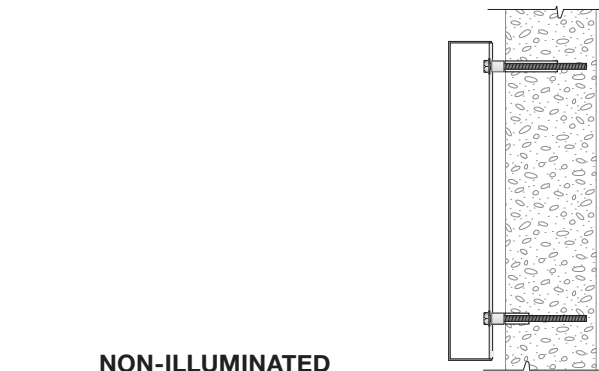
1B NON-ILLUMINATED ILLUSTRATED - NIGHT
Scale: 3/8" = 1'-0"



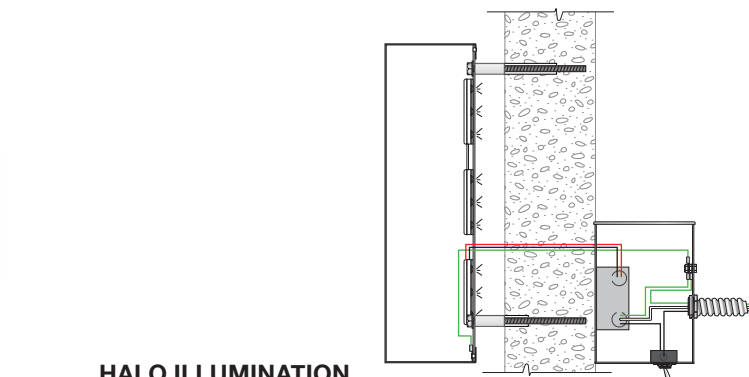
2A HALO ILLUMINATION ILLUSTRATED - DAY
Scale: 3/8" = 1'-0"



2B HALO ILLUMINATION ILLUSTRATED - NIGHT
Scale: 3/8" = 1'-0"



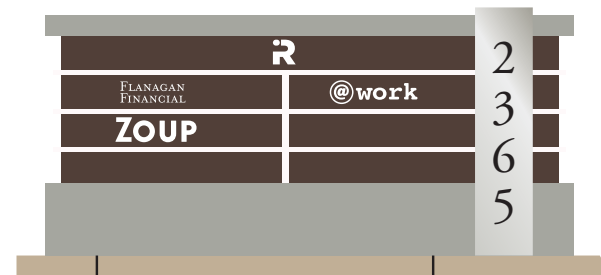
1C NON-ILLUMINATED ILLUSTRATIVE X-SECTION
Scale: NTS



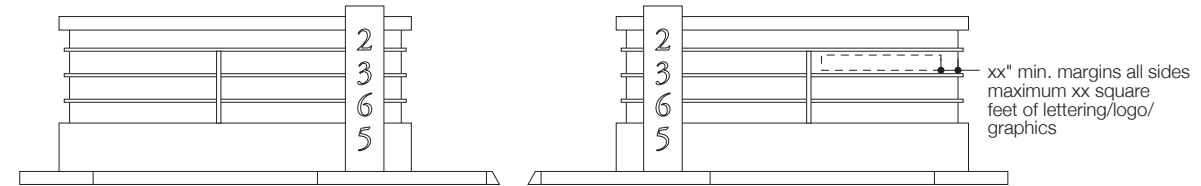
2C HALO ILLUMINATION ILLUSTRATIVE X-SECTION
Scale: NTS

Keynotes

- A Tenant panels are (enter material here).
- B Tenant graphics shall consist of (Acrylic or Vinyl - TBD by survey) or equal quality vinyl applied to the surface of acrylic panel. Background color shall be a solid dark color with a low light reflective value (LRV) and shall be opaque. Lettering, logos, and graphic elements shall be lighter in color and have a higher light reflective value (LRV). Alternate panel configurations are shown to accommodate a major or full building tenant. Margins as shown for each panel configuration shall be maintained. Square footage of tenant name/graphics is calculated separately and is smaller than the area within the minimum margins to ensure adequate negative space around the tenant name. Tenant name/graphics square footage for each size panel is noted on the appropriate drawing and shall not exceed 68% of the size of the panel.
- C Criteria for
 - a) the existing tenant monument structure, and
 - b) a future re-design or replacement is documented on sheet 05.01.
- D Tenant panel specifications noted here on are subject to future re-design or replacement of the Tenant Monument (T-MON) sign. Reference Sheet 05.01.



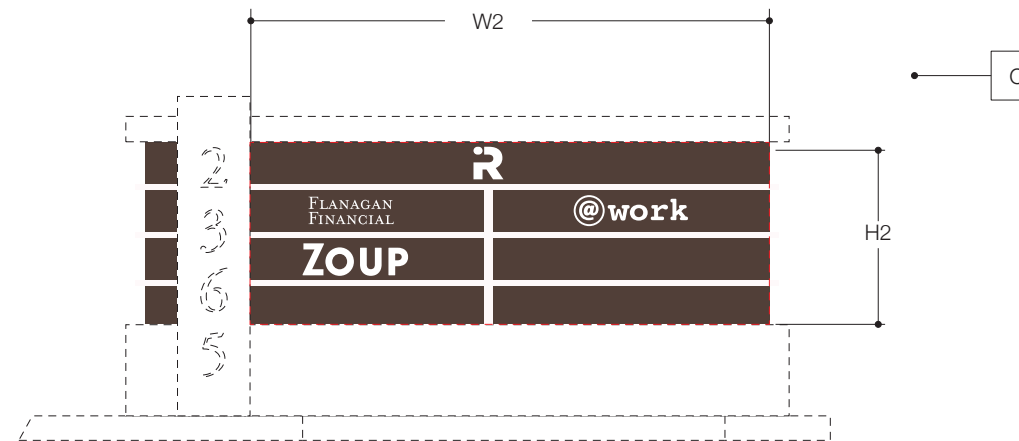
4 EXAMPLE SHOWING PANEL COLORS
Scale: 1/4" = 1'-0"
Tenant names shown, except for existing, are for illustrative purposes only and do not necessarily reflect those tenants whose name are allowed on the monument sign.



3 ALTERNATE PANEL CONFIGURATIONS FOR EXISTING SIGN DESIGN
Scale: 1/4" = 1'-0"



2 SPECIFICATIONS (placeholder logos used for example)
Scale: 1/2" = 1'-0"



1 EXISTING TENANT IDENTIFICATION MONUMENT SIGN ELEVATION
Scale: 1/4" = 1'-0"



E EXISTING TENANT IDENTIFICATION MONUMENT
Scale: NTS

TENANT MONUMENT SIGNAGE CRITERIA FOR EXISTING AND FUTURE RE-DESIGN OR REPLACEMENT

Content:
 The Project Name and up to three tenant names shall be allowed on the sign. The same tenants shall be listed on both sides of the sign.

Quantity: A maximum of one of (1) tenant monument sign is allowed. The sign may be single faced or double faced.

Location:
 Freestanding monument signs may be placed in the landscape area facing common drives to identify tenants of individual buildings.

Signs shall be adjacent to access driveways. No more than one sign per driveway shall be allowed.

Signs shall be located a minimum of 15 feet from the back of the curb along Iron Point Road and any internal drive's right of way when space permits. Signs shall be paced outside of vehicular sight lines.

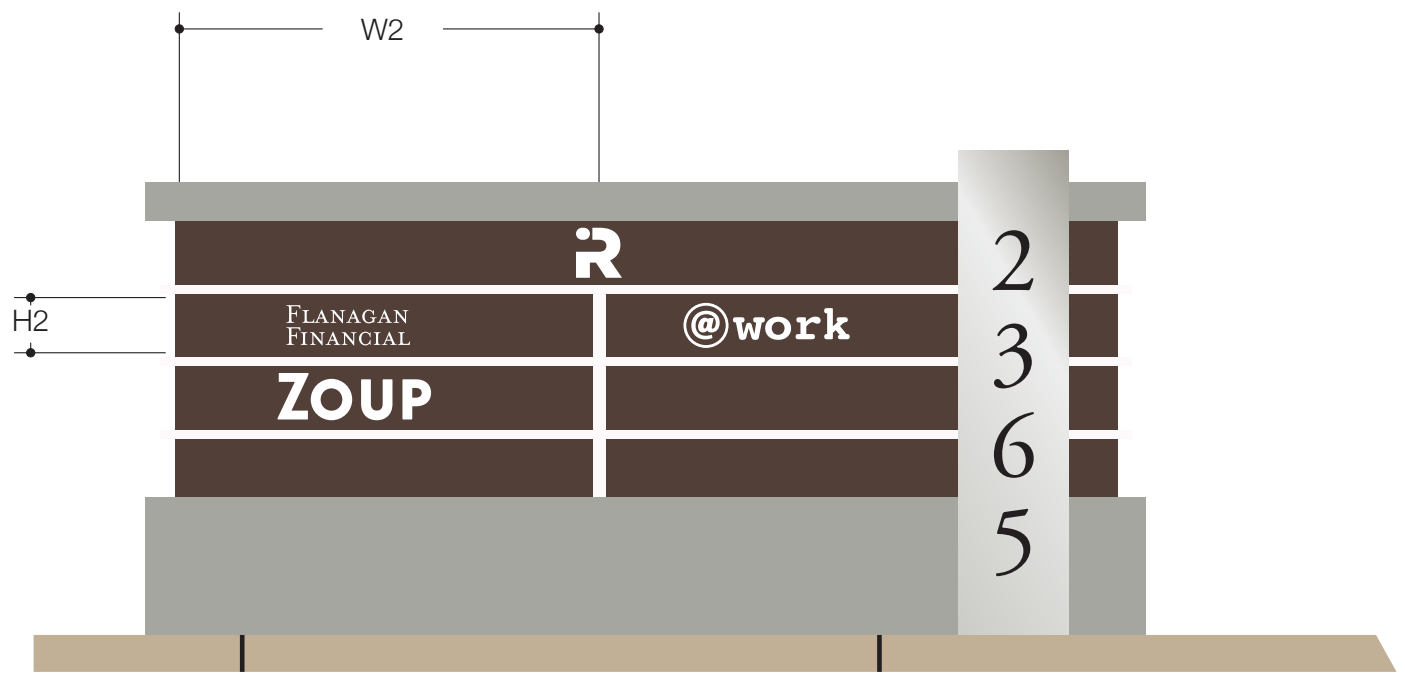
Allowable signs are subject to all applicable ordinance of the City of Folsom Sign Ordinance.

Monument Signs shall be concrete, CMUU and/or metal

Signs shall be illuminated by exterior or ground uplighting. No internal illumination shall be permitted



E PHOTO OF EXISTING TENANT IDENTIFICATION MONUMENT
 Scale: NTS



1 EXISTING TENANT IDENTIFICATION MONUMENT SIGN ELEVATION
 Scale: 1/2" = 1'-0"

T-MON
 Tenant Identification Monument

05.01

Attachment 6
Photographs of Existing Building, Signage and
Surrounding Uses







Attachment 7

Examples of Halo Illumination



Planning Commission
Folsom Corporate Center Building 6 Sign Program Modification (PN 21-319)
August 17, 2022

Attachment 8
Photographs of Existing Multi-Tenant Offices in
Folsom





