

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
April 17, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

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

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

PLEDGE OF ALLEGIANCE

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

MINUTES

The minutes of March 20, 2019 will be presented for approval.

NEW BUSINESS

1. PN 19-104, Russell Ranch Design Guidelines Planned Development Permit Modification

A Public Hearing to consider a request from The New Home Company for approval of a Planned Development Permit Modification to make an alteration to the Russell Ranch Design Guidelines to permit unconditioned outdoor California rooms to encroach up to five feet into the required rear yard setback for SFHD (Single-Family High Density) designated lots within the Russell Ranch Subdivision. The zoning classification for the site is SP-SFHD PD and the General Plan land-use designation is SFHD. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines and no further environmental review is required in association with this application. **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

2. PN 19-067, Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential Design Review

A Public Hearing to consider a request from TRI Pointe Homes for approval of a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 55% for the two single-story master plans, and also to reduce the required front yard setback for a side-load garage feature on one master plan from 20 feet to 15 feet for the Mangini Ranch Villages 3-5 Subdivision situated within the Folsom Plan Area. In addition, the applicant is requesting approval of a Residential Design Review Application for 222 single-family residential unit within the Mangini Ranch Villages 3-5 Subdivision. The specific plan designation for the site is SP-SFHD PD and the General Plan land-use designation is SFHD. The City, as lead agency, previously determined that the Mangini Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182 and no further environmental review is required in association with this application. **(Project Planner: Principal Planner, Steve Banks / Applicant: TRI Pointe Homes)**

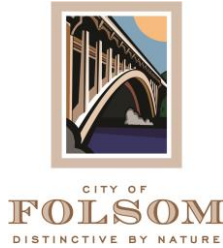
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **May 1, 2019**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

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



PLANNING COMMISSION MINUTES
March 20, 2019
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Leary

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 20, 2019 were approved as submitted.

NEW BUSINESS

1. PN 19-013, Parkway Apartment Community Planned Development Permit Extension

A Public Hearing to consider a request from The Pacific Companies for approval of a Planned Development Permit Extension for development and operation of a 72-unit affordable apartment community on a 10.1-acre site located at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The zoning classification for the site is SP 93-3 and the General Plan land-use designation is MHD. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Parkway Apartment Community project (PN 16-171) on March 15, 2017 in accordance with the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from this extension that were not already considered with the previous approval. In addition, staff has determined that none of the events described in PRC Section 21166 or CEQA Guidelines Section 15162 (e.g. substantial changes to the project) have occurred. No further environmental review is required. **(Project Planner: Principal Planner, Steve Banks / Applicant: The Pacific Companies)**

1. Teri Turner addressed the Planning Commission in opposition of the project, citing concerns about traffic safety and noise.

COMMISSIONER DUEWEL MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF TWO YEARS (UNTIL MARCH 15, 2021) FOR DEVELOPMENT OF THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS F-M, AND CONDITIONS OF APPROVAL NO. 1-66.

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

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

2. PN 19-079, Mangini Ranch Villages 8 and 9 Residential Design Review

A Public Hearing to consider a request from Lennar Homes for Residential Design Review approval for 181 single-family residential units located within Villages 8 and 9 of the Mangini Ranch Phase 1 Subdivision situated within the Folsom Plan Area. The specific plan designation for the site is SP-SFHD PD and the General Plan land-use designation is SFHD. The City, as lead agency, previously determined that the Mangini Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this design review application. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lennar Homes)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 181 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENT 5 THROUGH 9 FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H-J, AND CONDITIONS OF APPROVAL NO. 1-14.

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

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Justin Raithel, CHAIRMAN



Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Russell Ranch Design Guidelines Planned Development Permit Modification
File #: PN-19-104
Request: Planned Development Permit Modification
Location: Russell Ranch Subdivision within Folsom Plan Area
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

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

Applicant

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

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Modification for a change to the Russell Ranch Design Guidelines to permit outdoor California rooms to encroach five feet into the required fifteen-foot rear yard setback for SFHD designated lots as illustrated on Attachments 5 through 9 for the Russell Ranch Design Guidelines Planned Development Permit Modification project (PN 19-104) subject to the findings (Findings A-N) and conditions of approval (Conditions 1-10) attached to this report.

Project Summary: The proposed project involves a request for approval of a Planned Development Permit Modification to make a change to the Russell Ranch Design Guidelines to permit outdoor California rooms to encroach five feet into the required rear yard setback for SFHD designated lots. The proposed modification would allow outdoor California rooms to be located ten feet from the rear property line whereas the current rear yard setback requirement for all structures (including outdoor California rooms) is fifteen feet. The proposed encroachment modification is specifically focused on providing an accommodation to allow future single-story residences located on smaller lots within Villages 6 and 8 of the Russell Ranch Subdivision to be developed with an outdoor California room. There are 95 total residential lots within Village 6 and 8, 74 of which do not have the lot depth necessary to accommodate the outdoor California room on the single-story master plans. Of these 74 lots, the proposed encroachment or setback modification is only anticipated to be applicable to approximately 19 of those lots where single-story homes are constructed due to the projected lot mixture of one and



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AGENDA ITEM NO. 1

Type: Public Hearing

Date: April 17, 2019

two-story homes within the subdivision.

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- 8 - Russell Ranch Villages 6 and 8 Lot Layout Exhibit, dated March 26, 2019
- 9 - Previously Approved Single-Story Master Plan for Russell Ranch Villages 6 and 8
- 10 - Russell Ranch Design Guidelines Modification, dated March 2019
- 11 - Letter from Applicant, received March 26, 2019

Submitted,



PAM JOHNS

Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, The New Home Company, is requesting approval of a Planned Development Permit Modification to make an alteration to the Russell Ranch Design Guidelines to permit unconditioned outdoor California rooms to encroach up to five feet into the required rear yard setback for SFHD (Single-Family High Density) designated lots within the Russell Ranch Subdivision. For the purposes of this application, an outdoor California room is considered a three-sided, unconditioned covered outdoor space or a two-sided, unconditioned covered outdoor space with a fireplace replacing one of the walls. The California rooms for the single-story master plans within the Russell Ranch Subdivision range from 98 square feet up to 252 square feet in size.

The proposed modification would allow outdoor California rooms to be located ten feet from the rear property line whereas the current rear yard setback requirement for all structures (including outdoor California rooms) is fifteen feet within the Russell Ranch Subdivision. The proposed encroachment allowance is specifically focused on providing an opportunity for single-story residences located on smaller lots within Villages 6 and 8 of the Russell Ranch Subdivision to be developed with an outdoor California room. There are a total of 95 residential lots within Village 6 and 8, a majority of which (74 lots) do not have the lot depth required to accommodate the outdoor California room on the single-story master plans. Of these 74 lots, the proposed encroachment or setback modification is only expected to be applicable to approximately 19 of those lots where single-story homes are constructed due to the anticipated lot mixture of one and two-story homes within the subdivision.

POLICY/RULE

Folsom Municipal Code (FMC), Section 17.38.050 requires that the establishment or modification of a Planned Development Permit shall require submittal a Planned Development Permit Application for approval by the Planning Commission.

ANALYSIS

As described previously within the applicant's proposal, the proposed project features a request to modify the Russell Ranch Design Guidelines to allow outdoor California rooms to encroach five feet into required fifteen-foot rear yard setback area on residential lots with an SFHD designation. In reviewing the proposed project, staff took into the consideration the original intent and purpose of the Design Guidelines relative to outdoor living spaces, the visual impact of the outdoor California rooms, the lot coverage implications associated with the outdoor California rooms, and compliance with existing building and fire code requirements.

The Russell Ranch Design Guidelines, which were originally approved by the City Council in 2015 and modified on March 27, 2018, are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. One of the primary visions of the Design Guidelines is to create distinct neighborhoods that emphasize the best of California living through an enhanced outdoor-centric focus and a true blending of indoor/outdoor spaces and public/private realms. Furthermore, one of the guiding principles from the Design Guidelines is to deliver a lifestyle of health, wellness, fitness, activity, and outdoor living in a family-oriented environment.

As a regulatory tool, the Design Guidelines include specific provisions within the development standards that are intended to encourage incorporation of outdoor living spaces into single-family residential home designs. Specifically, the Design Guidelines allow for a five percent (SFHD) and ten percent (SF) lot coverage bonus for residential lots that include three-sided outdoor covered unconditional spaces (except with fireplace option, then two-sided permitted). Unfortunately, the Design Guidelines inadvertently did not anticipate that the bonus increase in lot coverage for the outdoor living spaces would likely trigger the need for some flexibility in the rear yard setback requirements as well. Based on this information, staff has determined that the proposed five-foot encroachment allowance for outdoor California rooms is consistent with original intent and purpose of the Design Guidelines to promote outdoor living opportunities within the Russell Ranch Subdivision.

With respect to visual impacts, the design, materials, and colors of the outdoor California rooms have been integrated into the overall design of the master plans to create a cohesive appearance as shown in Attachment 9. In fact, the outdoor California rooms were included in the design packet that the Planning Commission approved for the Russell Ranch Villages 6 and 8 Subdivision project on November 7, 2018. The outdoor California rooms are proposed to be situated ten feet from the rear property line (as opposed to fifteen feet as currently permitted), however, given that these are single-story structures with minimal walls and massing, staff does not anticipate a negative aesthetic impact from this five-foot encroachment. In fact, staff has determined that the outdoor California room creates significant visual interest (breaks up massing/rear wall plane) on the rear building elevations of the master plans that will enhance the overall appearance of the homes.

In terms of lot coverage, the proposed outdoor California rooms will comply with the lot coverage standards established within the Russell Ranch Design Guidelines (55% maximum lot coverage). As noted previously within this section of the report, the Design Guidelines encourage outdoor living spaces by providing a five percent lot

coverage bonus for residential lots with an SFHD designation or ten percent for residential lots with a SF designation. Based on this analysis, staff has determined the project will not result in any lot coverage conflicts.

City staff consulted with the Building Division and the Fire Department to verify that the proposed five-foot encroachment into the required fifteen-foot rear yard setback area for the outdoor California room feature would not conflict with any existing building or fire code requirements. The California Residential Building Code (2016) requires that unconditioned outdoor living areas, including California rooms, to be located a minimum of five feet from a rear or side property line. As shown on the Typical Lot Layout Exhibit (Attachment 8), the proposed California rooms will be located a minimum ten feet from the rear property line and a minimum of five feet from the side property line. The Fire Department relies on the same building code standards for the setback requirements associated with unconditioned outdoor living areas. As a result, staff has determined that the proposed project is consistent with all applicable building and fire code requirements.

In summary, staff has determined that the proposed project complies with the intent and purpose of the Russell Ranch Design Guidelines in that it encourages the use of outdoor space and indoor/outdoor interaction. In addition, staff has determined that the proposed project will improve the visual appearance of the master plans by creating a more interesting rear building elevation. Staff has also determined that the proposed project will meet all established maximum lot coverage requirements as established by the Design Guidelines. Lastly, staff has determined that the proposed project meets all building and fire code requirements regarding the placement of outdoor living areas.

ENVIRONMENTAL REVIEW

An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Staff has determined that no new impacts will result from this Planned Development Permit Modification and change to the Design Guidelines that were not already considered with the previous approval. None of the conditions contained in Section 15162 of the CEQA Guidelines requiring further environmental review have occurred. No further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to Approve the Planned Development Permit Modification for a change to the Russell Ranch Design Guidelines to permit unconditioned outdoor California rooms to encroach five feet into the required fifteen-foot rear yard setback for SFHD designated lots as illustrated on Attachments 5 through 9 for the Russell Ranch Design Guidelines

Planned Development Permit Modification project (PN 19-104) subject to the findings (Findings A-N) and conditions of approval (Conditions 1-10) 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, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE INTENT AND PURPOSE OF THE RUSSELL RANCH SUBDIVISION DESIGN GUIDELINES.

CEQA FINDINGS

- C. AN ENVIRONMENTAL IMPACT REPORT HAS PREVIOUSLY BEEN CERTIFIED FOR THE RUSSELL RANCH SUBDIVISION PROJECT ON MAY 15, 2015 BY THE CITY COUNCIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).
- D. NO NEW IMPACTS WILL RESULT FROM DEVELOPMENT OF THE SUBJECT PROJECT THAT WERE NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL.
- E. NONE OF THE CONDITIONS CONTAINED IN CEQA GUIDELINES SECTION 15162 REQUIRING FURTHER ENVIRONMENTAL REVIEW HAVE OCCURRED.
- F. NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

PLANNED DEVELOPMENT PERMIT FINDINGS

- G. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE FOLSOM PLAN AREA SPECIFIC PLAN AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- H. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- I. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

- J. AS CONDITIONED, THE PROJECT WILL MAKE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE, AND THE PROJECT WILL ADQUATELY PROVIDE FOR THE FURNISHING OF SUCH FACILITIES.
- K. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- L. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.
- M. 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.
- N. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

ATTACHMENT 2 BACKGROUND

BACKGROUND

On May 15, 2015, the City Council approved a General Plan Amendment, Specific Plan Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, Design Guidelines, Inclusionary Housing Plan, and Amended and Restated Development Agreement Amendment for development of an 879-unit single-family residential subdivision known as the Russell Ranch Subdivision within the eastern portion of the Folsom Plan Area. As part of the aforementioned approvals, the Russell Ranch Design Guidelines were established to act as an implementation tool for residential development within the Russell Ranch Subdivision.

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

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

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

On February 20, 2019, the Planning Commission approved a Design Review Application for 77 traditional single-family residential units located within Phase 1, Villages 1 and 2 of the previously approved Russell Ranch Subdivision project. The design review approval for Villages 1 and 2 included three individual master plans with six distinct California heritage-themed architectural styles (California Cottage, California Craftsman, California Prairie, California Wine Country, Modern Farmhouse, and Spanish Colonial Revival) and twelve color and material alternatives.

GENERAL PLAN DESIGNATION	SFHD (Single Family High Density)
SPECIFIC PLAN DESIGNATION	SP-SFHD PD (Specific Plan-Single Family High Density, Planned Development District)
ADJACENT LAND USES/ZONING	North: Undeveloped Residential Property (SF PD) with Open Space and Alder Creek Parkway Beyond South: Grand Prairie Road with Undeveloped Residential Property (SF PD) with Grand Prairie Road Beyond East: Grand Prairie Road with Undeveloped Residential Property (SF PD) Beyond West: Placerville Road with Undeveloped Residential Property (SFHD PD) with Placerville Road Beyond
SITE CHARACTERISTICS	The project sites have been fully graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are currently in the process of being constructed
APPLICABLE CODES	FPASP (Folsom Plan Area Specific Plan) Russell Ranch Design Guidelines <u>FMC</u> 17.38, Planned Development District

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE RUSSELL RANCH DESIGN GUIDELINES PLANNED DEVELOPMENT PERMIT MODIFICATION PROJECT (PN 19-104) EAST OF PLACERVILLE ROAD AND NORTH OF GRAND PRAIRIE ROAD PLANNED DEVELOPMENT PERMIT MODIFICATION			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Russell Ranch Master Plan Exhibit • Russell Ranch Phase 1 Village Exhibit • Russell Ranch Villages 6 and 8 Lot Fit Exhibit, dated March 2019 • Russell Ranch Villages 6 and 8 Lot Layout Exhibit, dated March 26, 2019 • Previously Approved Single-Story Master Plan for Russell Ranch Villages 6 and 8 • Russell Ranch Design Guidelines Modification, dated March 2019 <p>This project approval is for the Russell Ranch Design Review Planned Development Permit Modification, which includes a change to the Russell Ranch Design Guidelines to permit unconditioned outdoor California rooms to encroach five feet into the required rear yard setback for SFHD designated lots for the Russell Ranch Design Guidelines Planned Development Permit Modification project (PN 19-104). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.	<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.	<p>The project approvals granted under this staff report (Planned Development Permit Modification) shall remain in effect for two years from final date of approval (April 17, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

CONDITIONS OF APPROVAL FOR THE RUSSELL RANCH DESIGN GUIDELINES PLANNED DEVELOPMENT PERMIT MODIFICATION PROJECT (PN 19-104) EAST OF PLACERVILLE ROAD AND NORTH OF GRAND PRAIRIE ROAD PLANNED DEVELOPMENT PERMIT MODIFICATION			
Mitigation Measure	Condition/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> <p style="text-align: center;">DEVELOPMENT COSTS AND FEE REQUIREMENTS</p> <p>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. If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p> <p>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.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
5.	<p>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.</p>	B	CD (P)(E)
6.	<p>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	B	CD (E)
7.	<p>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.</p>	B	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE RUSSELL RANCH DESIGN GUIDELINES PLANNED DEVELOPMENT PERMIT MODIFICATION PROJECT (PN 19-104) EAST OF PLACERVILLE ROAD AND NORTH OF GRAND PRAIRIE ROAD PLANNED DEVELOPMENT PERMIT MODIFICATION			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.	<p>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.</p>	B	CD (P)(E)
9.	<p>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (April 17, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</p>	B	CD (P)(E), PW, PK
10.	<p>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.</p>	B	CD (P)

Planning Commission
 Russell Ranch Design Guidelines Modification (PN 19-104)
 April 17, 2019

CONDITIONS

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

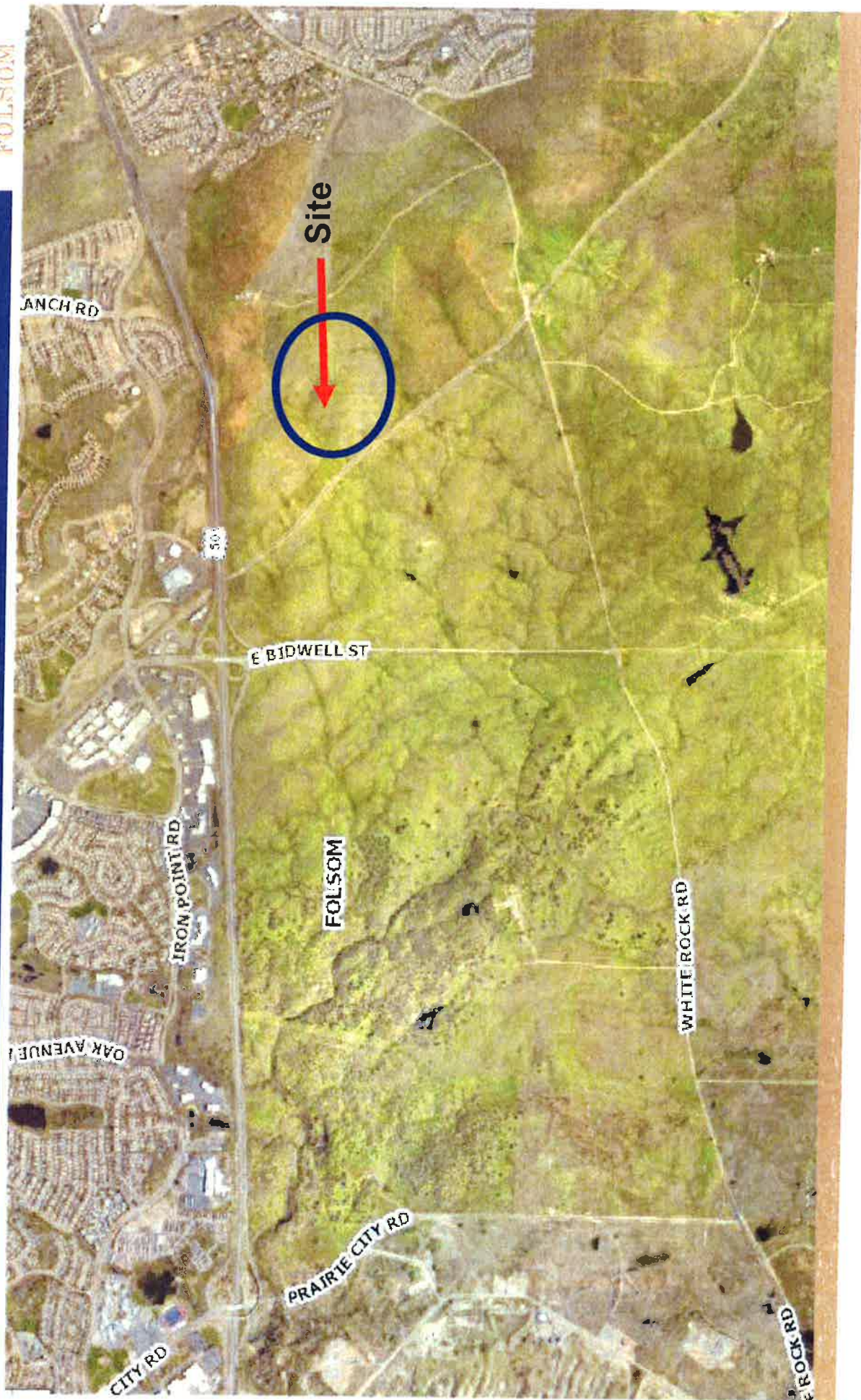
RESPONSIBLE DEPARTMENT		WHEN REQUIRED
CD	Community Development Department	I
(P)	Planning Division	M
(E)	Engineering Division	B
(B)	Building Division	O
(F)	Fire Division	G
PW	Public Works Department	DC
PR	Park and Recreation Department	OG
PD	Police Department	

Attachment 4 Vicinity Map

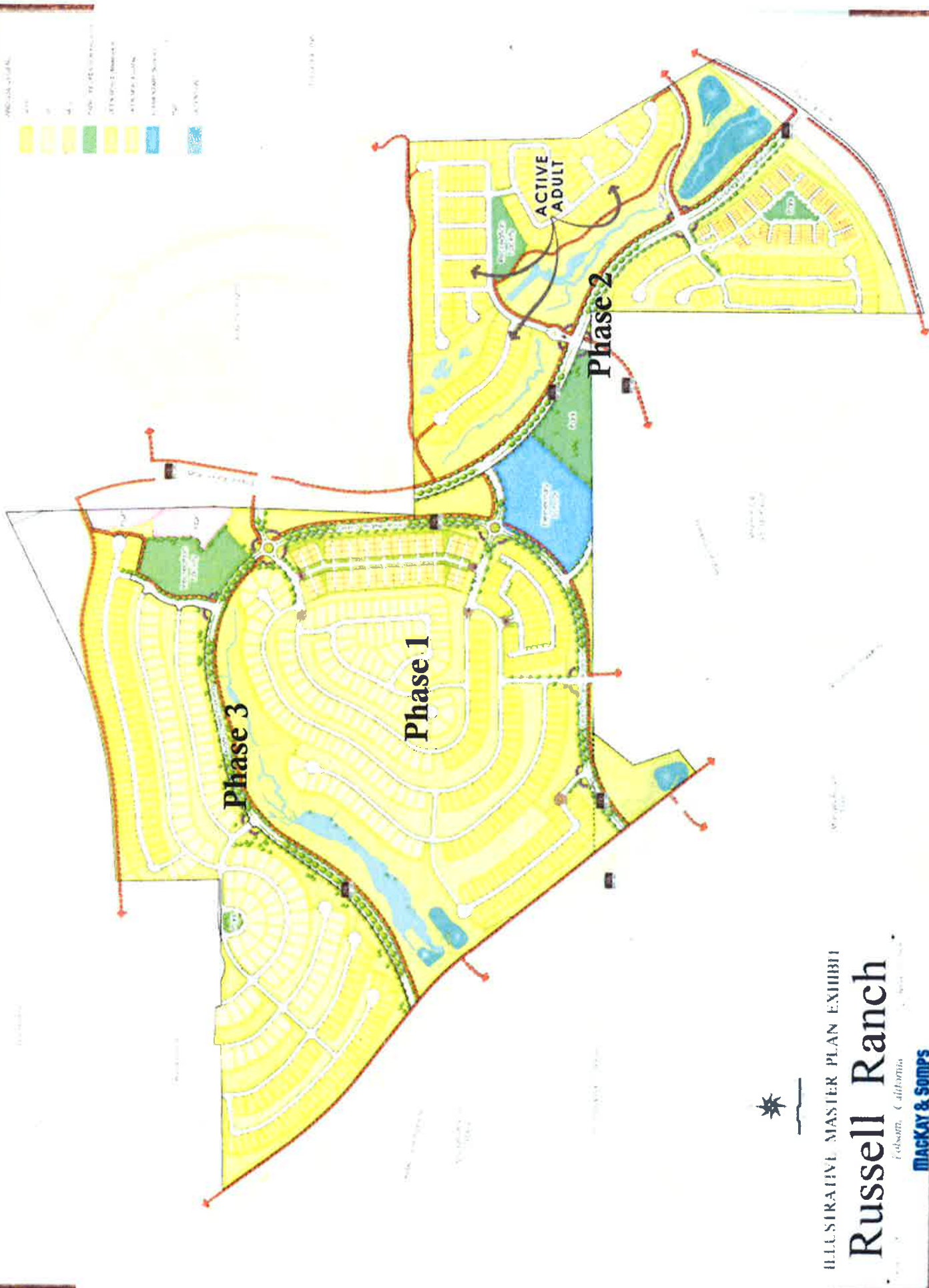


FOLSOM

Vicinity Map



Attachment 5
Russel Ranch Master Plan Exhibit



ILLUSTRATIVE MASTER PLAN EXHIBIT

Russell Ranch

Colson, California

MACKEY & SOMPS



Attachment 6
Russell Ranch Phase 1 Village Exhibit
(Villages 6 and 8 Shown in Purple Color)

Russell Ranch Village Exhibit



FOLSOM

NUMBER	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	RESIDENTIAL	1,100,000	75%
2	COMMERCIAL	100,000	7%
3	PARK	100,000	7%
4	OPEN SPACE	100,000	7%
5	TOTAL	1,400,000	100%



PHASE 1
LOI MIX EXHIBIT

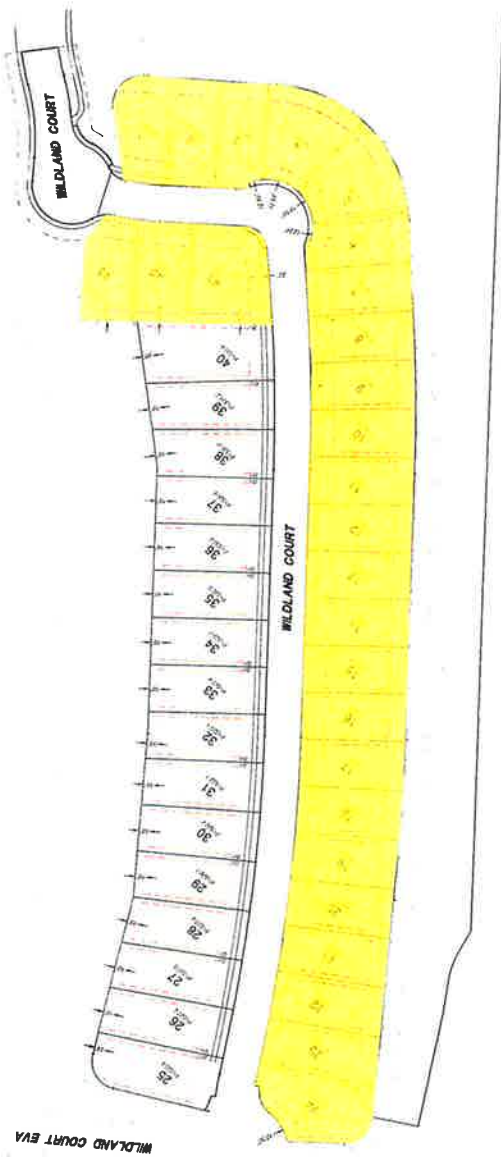
Russell Ranch

10000 FOLSOM BLVD. SUITE 100
FOLSOM, CA 95630
TEL: 916.451.1000
WWW.MACKAYANDSOMPS.COM

MACKAY & SOMPS
PLANNERS ARCHITECTS

SCALE: 1" = 200'

Attachment 7
Russell Ranch Villages 6 and 8 Lot Fit Exhibit
(Impacted Lots Shown in Yellow Color)
Dated March 2019



LEGEND

- MINIMUM LOT SETBACK
- HOUSE - 2 OR 3 BAY (1 STORY UNIT)
- OPTIONAL EXTENDED CALIFORNIA ROOM
- Units that will not hold a single story with a 15 year/yard setback



NOTE:
 1. LOCAL FOOTPRINTS BASED ON ARCHITECTURAL PLANS DATED 11/15/2018 (PLAN # 23-140) SUBMITTED BY LANDFACILITY CONSULTANTS, P.O.P. INC.

VILLAGE 6 - FIT LIST

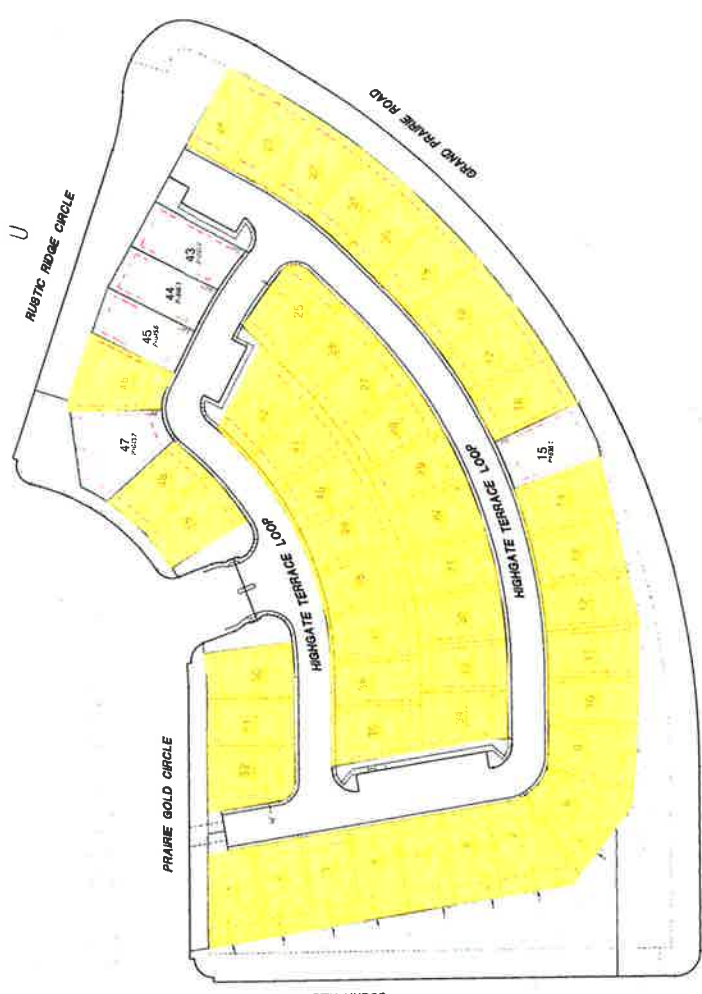
RUSSELL RANCH - PHASE 1

City of Folsom
 Scale: 1"=60'

California
 March 2019
 2108116



PRELIMINARY - Subject to Revision



LEGEND

- MINIMAL LOT SETBACK
- HOUSE - FLOOR PLAN 1 (1-STORY WITH OPTIONAL 2-TERMINED CALIFORNIA ROOM)
- LOT 15 AND LOT 47: HOUSE WITH A SINGLE STORY WITH A 15' REAR YARD SETBACK

NOTE:

- 1. HOUSE FOOTPRINTS BASED ON ARCHITECTURAL PLAN 11 FROM WOODLEY ARCHITECTURAL GROUP, INC.

VILLAGE 8 - FIT LIST

RUSSELL RANCH - PHASE 1

City of Folsom
State F-549



California
March 2019
2019 Year

PRELIMINARY - Subject to Revision

Attachment 8
Russell Ranch Villages 6 and 8 Lot Layout Exhibit
Dated March 26, 2019

P:\27107\PH1\DES\Exp-D\RR-PH1-FH List Study\20190403_dwtm\pical 50's plan 1 w arch_city comments\RR-TYPICAL BUILDING ENVELOPES.dwg
 4-01-2019 08:32:07
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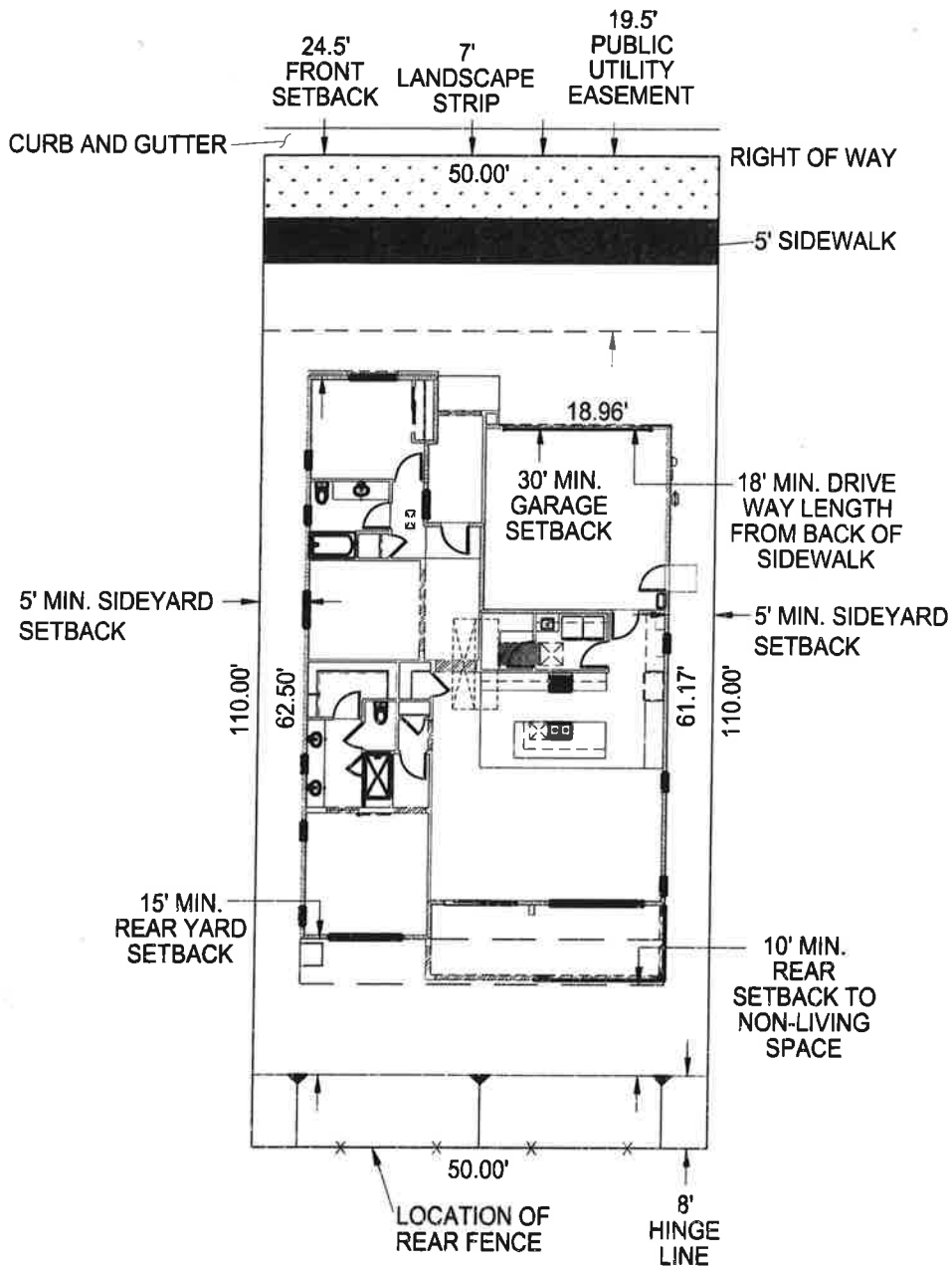


EXHIBIT "A-1"
 RUSSELL RANCH - PHASE 1
 50' x 110' VIEW LOT
 VILLAGE 6 - FLOOR PLAN 1
 CITY OF FOLSOM
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

JA	1"= 20'	04/03/2019	27107.000
DRAWN BY	SCALE	DATE	JOB NO.

BUILDING FOOTPRINT DEPTH IS ONLY FOR ILLUSTRATION

P:\2\107\PH1\DES\Em-D\RR PH1-Fit List Study\20190403_mstrn_typical 50's plan 1 w arch_city comments\RR-TYPICAL BUILDING ENVELOPES.dwg
 4-04-2019 12:50:55 Jribshuk
 There are no references in this drawing.

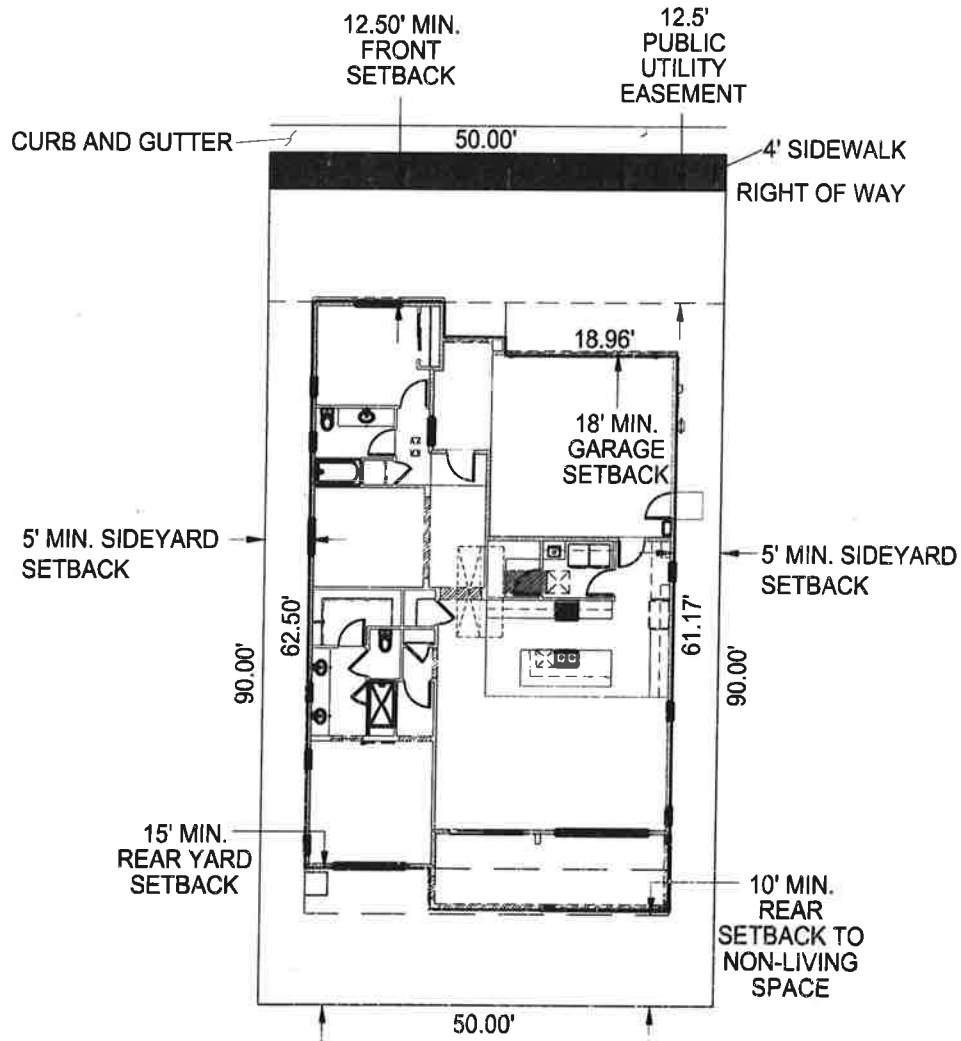


EXHIBIT "A-1"
 RUSSELL RANCH - PHASE 1
 50' x 90' LOT
 VILLAGE 8 - FLOOR PLAN 1
 CITY OF FOLSOM
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

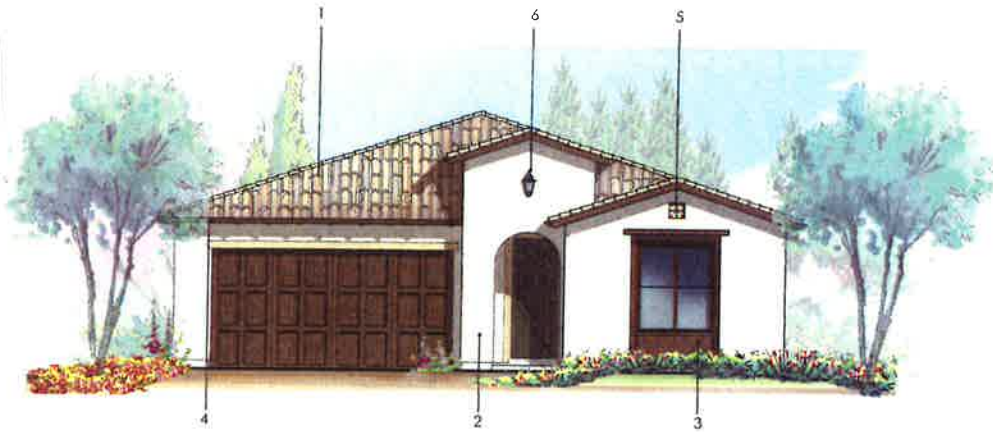
JA	1"= 20'	04/03/2019	27107.000
DRAWN BY	SCALE	DATE	JOB NO.

BUILDING FOOTPRINT DEPTH IS ONLY FOR ILLUSTRATION

Attachment 9
Previously Approved Single-Story Master Plan
for Russell Ranch Villages 6 and 8

MATERIAL NOTES

- 1. 5" CONCRETE ROOF
- 2. STUCCO
- 3. CEMENTITIOUS SIDING
- 4. RAFTER TAILS
- 5. DECO CERAMIC TILE
- 6. COACH LIGHT

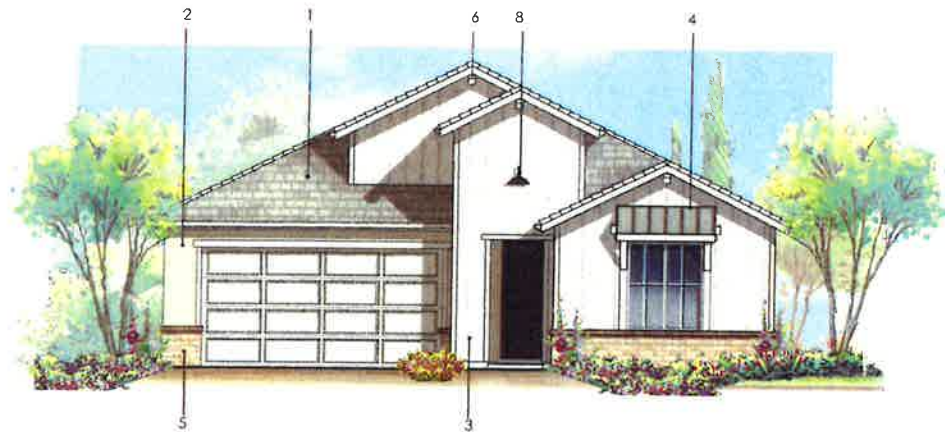


elevationA- SPANISH ECLECTIC

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

MATERIAL NOTES

- 1. CONCRETE FLAT ROOF
- 2. STUCCO
- 3. BOARD & BATT
- 4. METAL ROOF
- 5. BRICK VENER
- 6. OULOOKERS
- 7. DECORATIVE BRACKET
- 8. COACH LIGHT



elevationB- MODERN FARMHOUSE

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

MATERIAL NOTES

- 1. CONCRETE FLAT ROOF
- 2. STUCCO
- 3. HORIZONTAL SIDING
- 4. STONE VENEER



elevationC- CALIFORNIA PRAIRIE

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

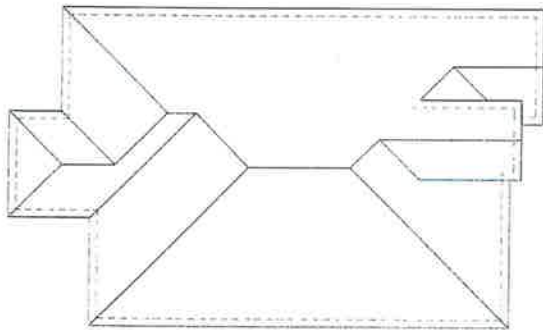
09.21.18

PLAN 1 | FRONT ELEVATIONS

RUSSELL RANCH | 50 X 90 | THE NEW HOME COMPANY
FOLSOM, CALIFORNIA

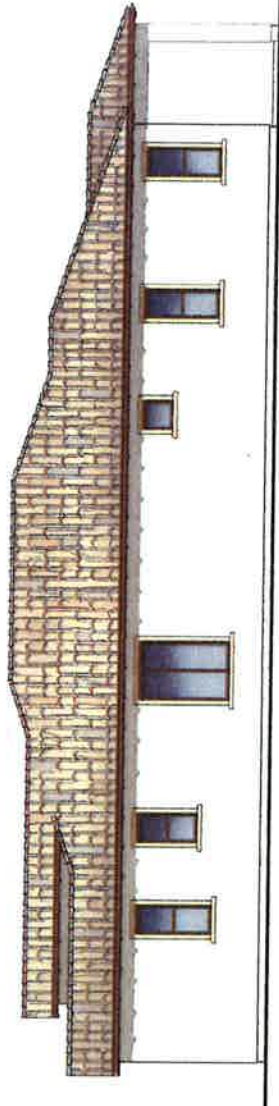


NOT TO SCALE FOOTAGE MAY VARY BASED ON CALCULATIONS



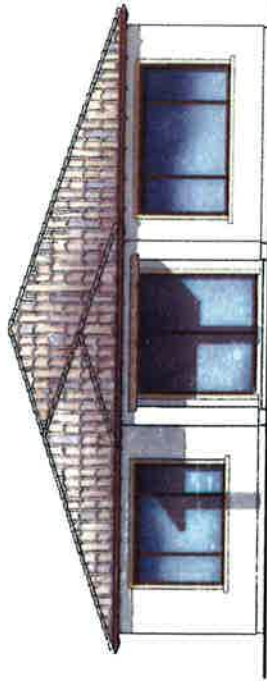
ROOF PLAN

SCALE: 1/8" = 1'-0"



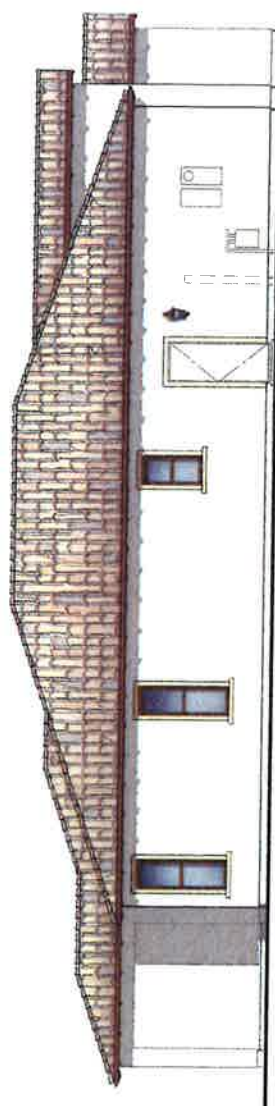
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

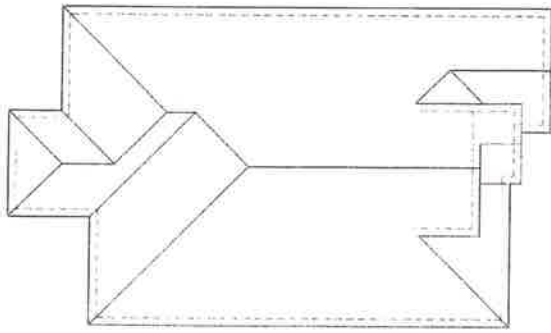
SCALE: 1/4" = 1'-0"

09.21.18

PLAN 1 | ELEVATION 'A' | SPANISH ECLECTIC
RUSSELL RANCH | 50x90 | THE NEW HOME COMPANY
 FOLSOM, CALIFORNIA

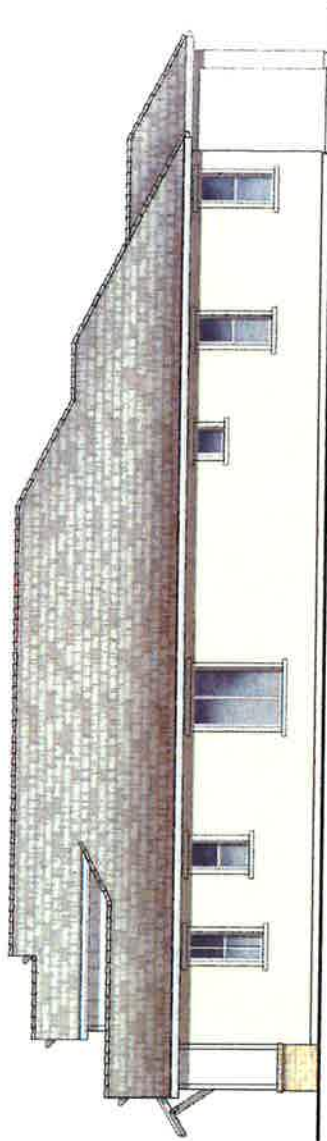


colorado 11731 southpark dr. suite 4
 littleton, co 80120 / 303.483.7231
 california 112945 dailymon st suite a
 san diego, ca 92108 / 760.538.8117



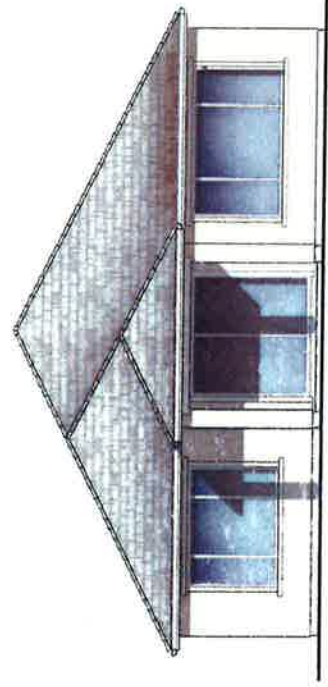
ROOF PLAN

SCALE: 1/8" = 1'-0"



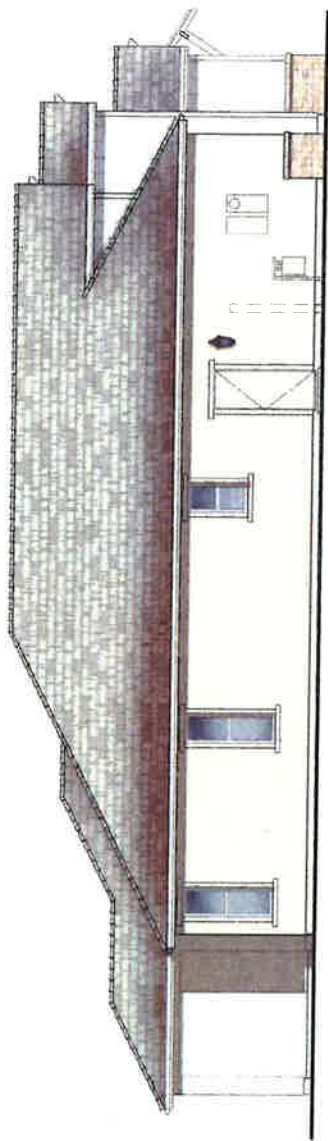
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

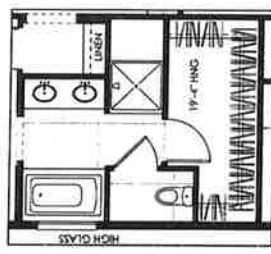
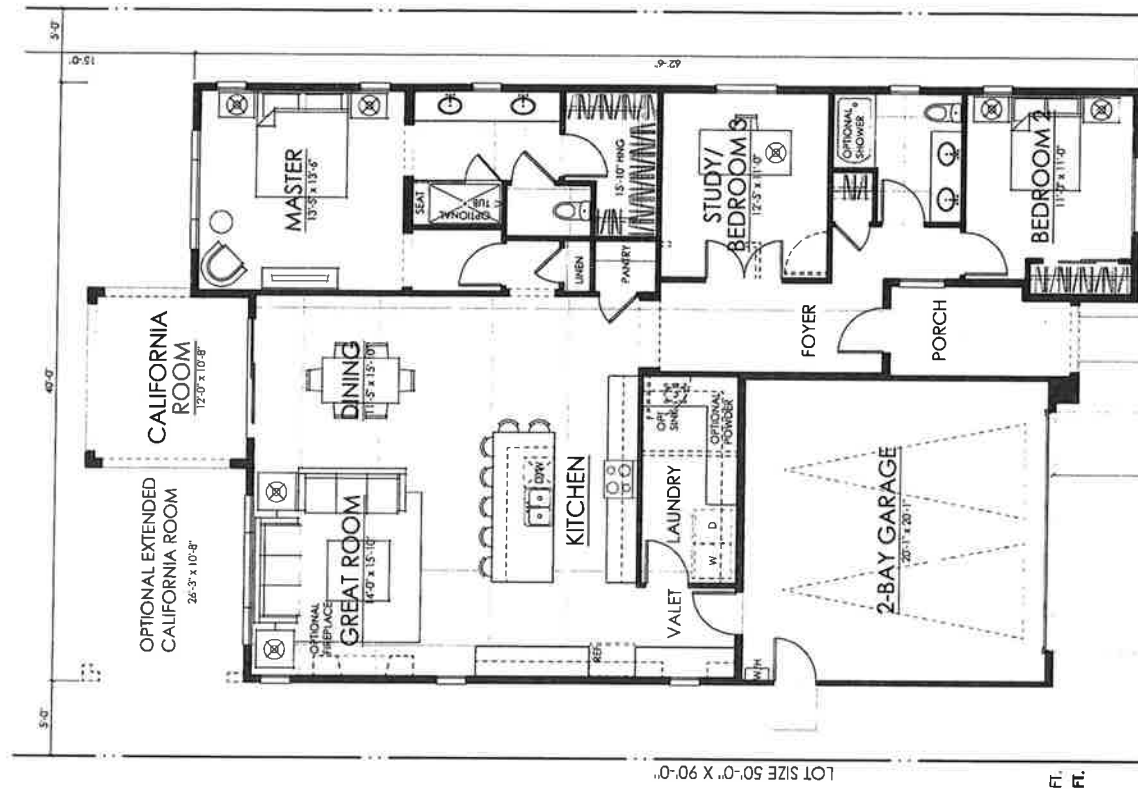
SCALE: 1/4" = 1'-0"

09.21.18

PLAN 1 | ELEVATION 'B' | MODERN FARMHOUSE
RUSSELL RANCH | 50x90 | THE NEW HOME COMPANY
 FOLSOM, CALIFORNIA



Woodley
 architectural A6
 group, inc.
 colorado // 731 southpark dr. suite 8
 billings, co 80202 / 303.683.7231
 california // 2943 ballman st. suite A
 san diego, ca 92108 / 761.535.8714



FIRST FLOOR 1779 SQ. FT.
 TOTAL LIVING 1779 SQ. FT.

LOT COVERAGE 2250 SQ. FT.
 MAX COVERAGE 2250 SQ. FT.

PLAN ONE | 1779 SQ. FT.

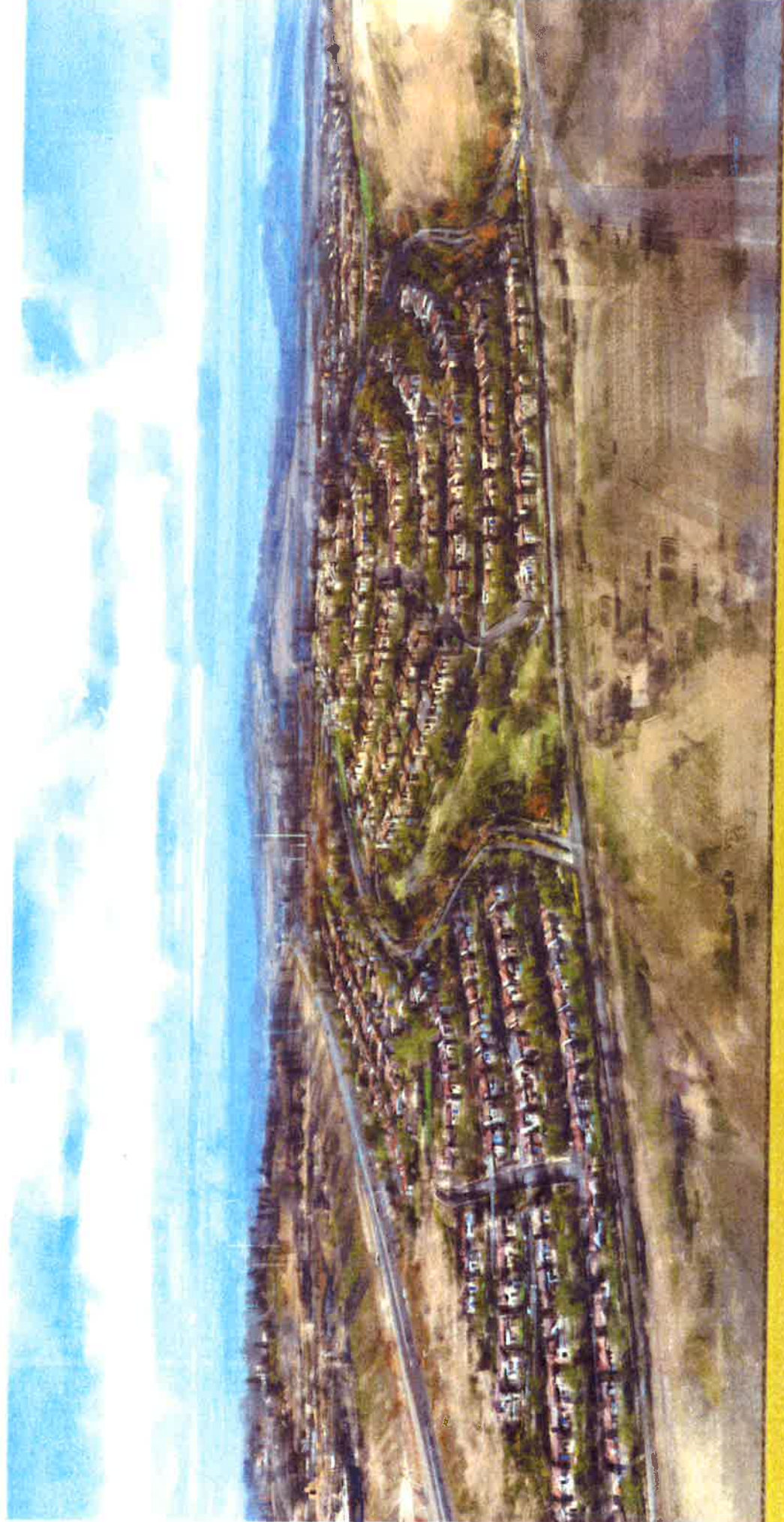
RUSSELL RANCH | 50x90 | THE NEW HOME COMPANY

FOLSOM, CALIFORNIA
 NOTE: SQUARE FOOTAGE MAY VARY SLIGHTLY FROM THE SQUARE FOOTAGE LISTED IN THE FLOOR PLAN.

woodley architectural group inc
 17711 Woodlake Dr. Suite 8
 Escondido, CA 92027 / 360.663.7314
 10000 E. Woodlake Dr. Suite 8
 Fort Collins, CO 98705 / 949.553.8919

Planning Commission
Russell Ranch Design Guidelines Modification (PN 19-104)
April 17, 2019

Attachment 10
Russell Ranch Design Guidelines Modification
Dated March 2019



RUSSELL RANCH

AND BROADSTONE ESTATES AT RUSSELL RANCH

PLANNED DEVELOPMENT DESIGN GUIDELINES

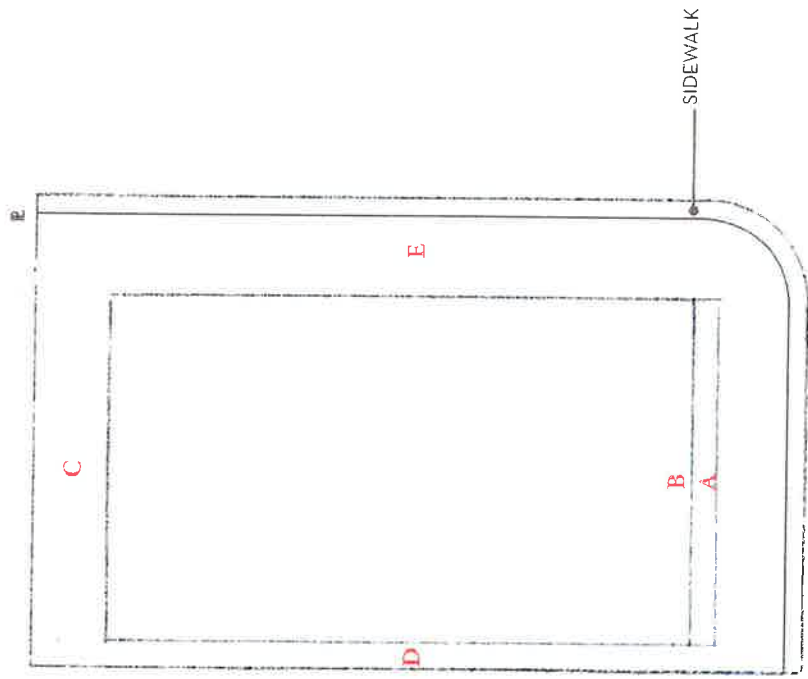
RUSSELL RANCH
AND BROADSTONE ESTATES AT RUSSELL RANCH
PLANNED DEVELOPMENT DESIGN GUIDELINES

ADOPTED 2018

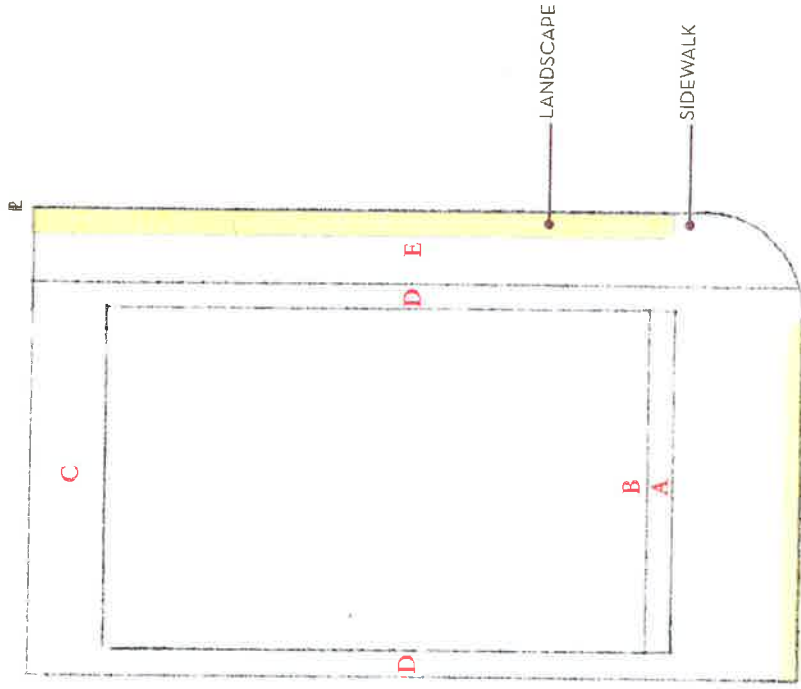
REVISED MARCH 2019



4.3.2 Single Family High Density (SFHD)



Attached Sidewalk Condition



Detached Sidewalk Condition

DESCRIPTION:	SFD traditional lot	CATEGORY:	SFHD
Minimum lot area:	4,500 Square Feet	A. Minimum front setback to living space or covered outdoor space (attached sidewalk/detached sidewalk); ²	12.5'/24.5'
Minimum lot width:	50'	B. Minimum garage setback (attached sidewalk/detached sidewalk); ²	18'/30'
Minimum lot depth:	90'	C. Minimum rear setback; ^{2, 3, 8}	15'
Maximum lot coverage: ^{1, 5}	50%	D. Minimum interior side setback; ²	5'
Maximum height (single story / 2-story):	28' / 35'	E. Minimum street side setback; ^{2, 4}	10'

Note: Setbacks are measured from property line (P).

4.3.5 Development Standards Footnotes

1. MLD lot coverage shall be calculated as the percentage of lot area covered by the roof, including covered porches and patios. SFHD and SF lot coverage shall be calculated as the percentage of lot area covered by the roof, including covered porches but excluding outdoor covered unconditioned spaces (i.e., patios) and guest house/pool house/casita (i.e., detached habitable structure with only sleeping, living, and bathroom).
2. Accessory structures shall be consistent with the FPASP standards of 5' side yard (interior lot lines) and 5' rear yard setbacks, notwithstanding provision 3a below.
3. Minimum rear setback (view lots)
 - a. View lots, as identified in Figure 4.3, shall have a rear yard setback measured from the top of slope of the lot (as opposed to the downslope property line).
 - b. A View Lot Easement shall be recorded over the sloping portion of the lot (from the hinge point to the rear property line, see page 25, Rear Yard View Fencing section).
 - c. The easement area landscape shall conform to the slope area landscape treatments described in Chapter 3.
 - d. Monitoring and compliance with slope area requirements shall be the responsibility of Russell Ranch Homeowners Association. Any violations observed by the City of Folsom shall be referred to the Russell Ranch Homeowners Association.

4. Street side setback shall be 5' (measured from back of sidewalk) when adjacent to an open space lot 5' or greater in width.
5. A 5% lot coverage bonus for 3-sided outdoor covered unconditioned spaces (except with fireplace option, then 2-sided permitted) and/or guest house/pool house/casita (i.e., detached habitable structure with only sleeping, living and bathroom) shall be granted. In no case shall the total lot coverage exceed 55%.
6. A 10% lot coverage bonus for 3-sided outdoor covered unconditioned spaces (except with fireplace option, then 2-sided permitted) and/or guest house/pool house/casita (i.e., detached habitable structure with only sleeping, living and bathroom) shall be granted. In no case shall the total lot coverage exceed 60%.
7. For SF and SFHD lots, front yard setbacks shall be measured from property lines. Property lines shall be located as depicted in Figure 4.3. The Public Utility Easement (PUE) shall be located continuous with the front property line and extend into the lots as shown in yellow on Figure 4.3.



Figure 4.3: SF and SFHD PUE Location

8. For SFHD lots, a 5' encroachment into the rear yard setback will be granted for 3-sided outdoor covered unconditioned spaces (this exception applies to 2-sided spaces with a fireplace).

Attachment 11
Letter from Applicant, received March 26, 2019



City of Folsom Planning Commission
4/17/2019
RE: Revision to Russel Ranch Design Guidelines

To: City of Folsom Planning Commission:

When designing the architecture and floor plans for the Russel Ranch community, The New Home Company had a goal to incorporate a large amount of single story housing to meet market demand, create beautiful neighborhoods, and provide housing options for those seeking single story living. In order to achieve our goal of well-designed and marketable single story housing, we are asking for a revision to the Russel Ranch Design Guidelines to allow for non-habitable space to encroach 5' into the rear yard setback for single family high density zoned villages.

Rear yard setbacks disproportionately affect single level homes and punish buyers who desire single level living by limiting the amount of lots that can meet the setbacks of single story houses. As the rear yard setbacks currently exist at Villages 6 & 8, over 75% of the lots will not be able to accommodate a single story unit with the exterior Outdoor Room. Without revising the Design Guidelines, the Builder would be forced to install a disproportionate amount of two story homes. This is not ideal from both a marketing position and from a neighborhood planning position.

Additionally, the current Design Guidelines include a lot coverage bonus that increases the lot coverage from 50% to 55% for attached outdoor rooms, as well as detached living spaces (casita, pool room, etc). We strongly feel that the guideline revisions we are now asking for are in the same spirit as the increased lot coverage bonus that currently exists.

Finally, and most importantly, we feel that the Design Guideline revision that we have laid forth makes the Russel Ranch community a better place to live, and benefits The City of Folsom by adding additional single level housing.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential Design Review
File #: PN-19-067
Request: Planned Development Permit Modification and Residential Design Review
Location: Mangini Ranch Subdivision within Folsom Plan Area
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Mangini Improvement Company
Address: 4370 Town Center Boulevard Suite 100, El Dorado Hills, CA 95762

Applicant

Name: TRI Pointe Homes
Address: 2990 Lava Ridge Court Suite 190, Roseville, CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 55% for the two single-story master plans, and also to reduce the required front yard setback for a side-load garage feature on one master plan from 20 feet to 15 feet. In addition, conduct a public hearing and upon conclusion recommend approval of a Residential Design Review Application for 222 single-family residential units as illustrated on Attachments 5 through 11 for the Mangini Ranch Villages 3-5 Subdivision project (PN 19-067) subject to the findings (Findings A-R) and conditions of approval (Conditions 1-14) attached to this report.

Project Summary: The proposed project involves a request for approval of a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 55% for the two single-story master plans (applies to approximately 16 of the 222 lots within the subdivision) in order to accommodate incorporation of an attached covered outdoor patio feature within the home design. A Planned Development Permit Modification is also requested to reduce the required front yard setback from 20 feet to 15 feet in order to facilitate inclusion of a side-load garage feature on one of the proposed two-story master plan designs (applies to approximately 25 of the 222 lots within the subdivision). In addition, the proposed project includes a request for Residential Design Review approval for 222 traditional single-family residential units located within Villages 3, 4, and 5 of the previously approved Mangini Ranch Subdivision project. In particular, the applicant is requesting Design Review approval for seven (7)



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

individual master plans within Villages 3, 4, and 5. Five distinct California heritage-themed architectural styles and twenty-four color and material alternatives are incorporated among the seven master plans.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Mangini Ranch (Phase 1) Master Plan Exhibit
- 6 - Mangini Ranch Villages 3-5 Site Plan Exhibit
- 7 - Building Articulation Exhibit, dated January 28, 2019
- 8 - Lot Coverage Exhibit, dated January 28, 2019
- 9 - Street Scene Exhibit, dated January 28, 2019
- 10 - Building Elevations and Floor Plans, dated January 28, 2019
- 11 - Project Narrative, dated February 1, 2019
- 12 - Folsom Ranch Central District Design Guidelines

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, TRI Pointe Homes, is requesting approval of a Planned Development Permit Modification and Residential Design Review for 222 single-family residential units situated within the Village 3, 4, and 5 portions of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. A Planned Development Permit Modification is requested to increase the maximum lot coverage from 50% to 55% for two single-story master plans (applies to approximately 16 of the 222 lots within the subdivision) in order to allow incorporation of an attached covered outdoor patio feature within the home design. A Planned Development Permit Modification is also requested to reduce the required front yard setback from 20 feet to 15 feet in order to facilitate inclusion of a side-load garage feature on one of the proposed two-story master plan designs (applies to approximately 25 of the 222 lots within the subdivision).

As mentioned previously within this section of the report, the proposed project includes a request for Residential Design Review approval for 222 traditional single-family residential units within Villages 3, 4, and 5 of the Mangini Ranch Subdivision. Specifically, the applicant is requesting Design Review approval for seven (7) individual master plans within Villages 3, 4, and 5. Five distinct California heritage-themed architectural styles (Andalusian, Farmhouse, Italian, Modern Prairie, and Spanish) and twenty-four color and material alternatives are proposed to be incorporated among the seven master plans.

The proposed master plans, which feature two, single-story models and five, two-story models, range in size from 2,348 to 3,718 square feet (3BR/2.5BA to 5BR/3.5BA) and include an attached two-car or attached three-car garage. The five classic design themes are characterized by a variety of unique architectural elements including distinctive roof shapes and forms, covered front entries, varied door and window design, and enhanced decorative elements. Proposed building materials include stucco, vertical and horizontal wood siding, customized stone veneer, brick veneer, decorative cement tiles, wood trim elements, wood shutters, clay pipe elements, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are 24 distinct color and material alternatives available for each of the master plans resulting in 168 different visual expressions.

POLICY/RULE

Folsom Municipal Code (FMC), Section 17.38.050 requires that the establishment or modification of a Planned Development Permit shall require submittal a Planned

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

ANALYSIS

Planned Development Permit Modification

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. In this particular case, the applicant is requesting approval of a Planned Development Permit Modification to deviate from the development standards established by the Folsom Plan Area Specific Plan for residential lots with an SFHD designation. Specifically, the applicant is proposing to increase the maximum lot coverage from 50% to 55% (for the single-story master plans) to accommodate an attached outdoor living area and reduce the required front yard setback (for one two-story master plan) from 20 feet to 15 feet for a side-load garage feature within the Mangini Ranch Villages 3-5 Subdivision. The following table highlights the existing development standards and the proposed modifications for Mangini Ranch Villages 3-5:

SP-SFHD Single Family High Density Development Standards Table		
Development Standard	Requirement	Proposed Change
Front Porch Setback	12.5 Feet	No Change
Front Primary Structure Setback	15 Feet	No Change
Front Garage Setback	20 Feet	No Change
Side-Load Garage Setback	20 Feet	15 Feet
Side Yard Setback	5 Feet	No Change
Rear Yard Setback	15 Feet	No Change
Maximum Lot Coverage	50%	55% for Single-Story Homes

In reviewing the request to increase the maximum lot coverage from 50% to 55% for single-story master plans within the subdivision in order to accommodate attached outdoor living spaces, staff took into consideration the intent and purpose of the Folsom Ranch Central District Design Guidelines (Design Guidelines) relative to outdoor living spaces, the visual impact of outdoor living spaces, and the extent of the lots impacted by the lot coverage modification.

In terms of outdoor living spaces, the Design Guidelines (Attachment 12) state that outdoor living spaces including porches, balconies, and courtyards, help activate the street scene and promote interaction among neighbors. In addition, the Design Guidelines indicate that outdoor living spaces can create indoor/outdoor living environments by opening up the home to enhance indoor environmental quality. Wherever possible, the Design Guidelines suggest that outdoor living spaces should be encouraged. Based on the aforementioned statements taken directly from the Design Guidelines, it is clear that outdoor living spaces, such as those included with the proposed project, are appropriate design features that are highly desirable in residential developments within the Folsom Plan Area.

With regard to visual impacts, the proposed outdoor living areas are single-story attached structures (with at least one wall opening) located at the back of the residence that range from 150 to 197 square feet in size. The design, materials, and colors of the proposed outdoor living spaces have been blended into the overall design of the master plans to create a coordinated appearance as shown on the submitted building elevations (Attachment 10). The outdoor living spaces are also proposed to meet, and in most cases exceed, the minimum rear yard setback requirement of fifteen feet, the same rear yard setback requirement as established for the main house structure. Based on this information, staff has determined that the proposed outdoor living spaces have been seamlessly integrated into the design of the rear building elevations and will enhance the overall appearance of the master plans.

There are a total of 222 residential lots within the Mangini Ranch Villages 3-5 Subdivision, 66 of these lots would exceed the maximum allowed lot coverage (50%) if they were to be developed with a single-story master plan including the attached outdoor living space. Based on the anticipated lot mixture (one-story vs. two-story homes and variable lot sizes) within the subdivision, the applicant has indicated approximately 16 (7%) of the 222 lots will exceed the maximum lot coverage requirement of 50%. Of the 16 lots exceeding the maximum lot coverage, 1 lot would have a lot coverage of 55%, 8 lots would have a lot coverage of 53%, 5 lots would have lot coverage of 52%, and 2 lots would have lot coverage of 51%. It is important to note that 126 (57%) of the 222 lots within the subdivision will have lot coverage of less than 50%.

In summary, staff has determined that the proposed Planned Development Permit Modification for an increase in lot coverage complies with the intent and purpose of the Folsom Ranch Central District Design Guidelines in that it promotes the use of outdoor space and indoor/outdoor interaction. In addition, staff has determined that the proposed lot coverage modification will enhance the visual appearance of the master plans by creating an interesting rear building elevation that is purposefully incorporated into the overall home design. Lastly, staff has determined that the proposed lot coverage modification will have a limited impact on the site design of the subdivision in

that an extremely limited number (16 lots) of the overall lots will need to exceed the maximum lot coverage requirement of 50%.

A Planned Development Permit Modification is also being requested to reduce the required front yard setback from 20 feet to 15 feet in order to accommodate inclusion of a side-load garage feature on one of the proposed two-story master plan designs. The proposed modification to the front yard setback would be applicable to approximately 25 of the 222 lots within the subdivision. In reviewing the request to reduce the front yard setback for side-load garage features to 15 feet, staff took into consideration the intent and purpose of the Folsom Ranch Central District Design Guidelines in relation to building articulation and garage placement, the visual impact associated with the placement of the side load garage, the extent of the lots impacted by the reduced side load garage setback, and the precedent for side load garages within the City.

With regard to building articulation and garage placement, one of the primary guiding principles of the Design Guidelines (Attachment 12) is to provide a varied and interesting street scene. Another key guiding principle of the Design Guidelines is to provide a variety of garage placements. As shown on the submitted Building Articulation Plan (Attachment 7), the proposed master plans have been designed so that the massing of the one and two-story building elements are staggered in order to create an interesting street scene. The front yard setbacks for the primary structure and the attached garages (15 to 25 feet) have also been varied to facilitate a more interesting screen scene. In addition, the introduction of a side load garage will assist in creating a more vibrant street scene simply by altering the orientation of the garage as compared to the typical front load garage design of the other master plans within the subdivision.

In terms of visual impacts, the side load garage feature (Attachment 10) has been designed to blend in with the design, materials, and colors of the primary structure. Specific design features included on the street-facing elevation of the side load garage include varied roof shapes and forms, recessed openings, altered window designs, multiple building materials, and decorative elements. As viewed from the street, the side load garage will have the appearance of a single-story building element associated with the residence, and not that of a garage feature.

The side load garage feature is proposed to be incorporated into one (Waterstone Plan Three) of the seven master plans within the overall subdivision. It is anticipated that approximately 25 (11%) of the 222 residential lots within the subdivision will developed with the master plan that includes the side load garage design element. The limited number of the master plans with the side load garage feature will provide a good balance between master plans with the traditional front load garage and master plans with a side load garage within the overall subdivision.

There are a number of existing subdivisions within the City that have allowed a reduced front yard setback for inclusion of a side load garage feature in the residence including the Empire Ranch Subdivision, and more recently, the Harvest Subdivision. The Empire Ranch Subdivision permits side load garages to be located 15 feet from the front property line. The Harvest Subdivision allows side load garages to be situated 13 feet from the front property. One of the key provisions for allowing the reduced front yard setbacks within the aforementioned subdivisions is that the side load garage feature must be designed so that it is not easily identifiable from the street as a garage structure. As discussed previously within the section of the report, the proposed side load garage has been integrated into the design of the main residence and does not appear to be a garage from the street view perspective.

In summary, staff has determined that the proposed Planned Development Permit Modification to reduce the front yard setback from 20 feet to 15 feet for a side load garage feature on one of the two-story master plans within the subdivision complies with the intent and purpose of the Folsom Ranch Central District Design Guidelines in that it will result in a more unique and varied street scene. In addition, staff has determined that the proposed reduction in the front yard setback for the side load garage will not detract from the visual appearance of the street scene or the individual master plans as the design, materials, and colors of the main residential structure and side load garage have been coordinated to blend in seamlessly. Staff has also determined that the proposed front yard setback reduction will have a minimal impact on the site design of the subdivision in that a very small percentage of the overall lots will need to have the front yard setback reduced from 20 to 15 feet. Lastly, staff has determined that there is demonstrated track record or history within the City where side load garages have been successfully incorporated into the design of custom and production homes.

Residential Design Review

The proposed project is located within the central portion of the Folsom Plan Area; thus, it is subject to the Folsom Ranch Central District Design Guidelines, which were approved by the City Council in 2015. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. The Design Guidelines, which are intended to act as an implementation tool for residential development within the Central District of the Folsom Plan Area, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, the Design Guidelines are intended to assist applicants in creating single-family residential neighborhoods that reflect the City's rich history, reinforce the sense of community, and utilize sustainable best practices. The Design Guidelines also provide the framework for design review approval of Folsom Ranch, Central District residential projects. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design Guidelines. The following are the general architectural principles intended to guide the design of the Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting street scene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms, front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the street scene
- Provide off-set massing, forms, or wall planes
- Provide recessed second-story elements
- Provide enhanced style-appropriate details on the front building elevation
- Provide decorative window shelves or sill treatments
- Provide architectural projections (recessed windows, eaves, shutters, etc.)

- Provide garage doors that are consistent with the architecture of the building
- Provide variety in the garage door patterns
- Provide outdoor living spaces (porches, balconies, courtyards, etc.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As described in the applicant's proposal, the proposed project features five distinct architectural themes that have been chosen from or are similar to the traditional heritage of California home styles including Andalusian, Farmhouse, Italian, Modern Prairie, and Spanish. The following is a description of each of the aforementioned architectural styles proposed for Villages 3-5 of the Mangini Ranch Phase 1 Subdivision:

Andalusian

Though Andalusian is not specifically mentioned within the Design Guidelines, this architectural style reflects the same essential core elements of Folsom Ranch's Spanish Colonial and Italian Villa styles while also respecting the historic character and context referenced throughout the Design Guidelines. Inherently asymmetrical in its form, this style is articulated with tight-eaves, decorative gable ends, and arched fenestrations. This simplistic form features front-to-back gables expressed with 's' tile. Roof tile accents accentuate the style's gabled forms, adding appeal to its modest stucco masses. Stone appears en masse or on parapet elements, designed to emphasize entries. Therefore, while not specifically mentioned as a style within the Design Guidelines, the Andalusian style follows the same intrinsic style characteristics of Spanish Colonial and Italian Villa while recalling the historic, architectural heritage of the site's California location.

Farmhouse

Emulating the inherent features of the Western Farmhouse style and collective farmhouse vernaculars from which it draws inspiration, the Farmhouse design gathers the intrinsic character elements of the style with refined execution. Blending smooth stucco, vertical clapboard siding, and flat concrete roof tile with clean trim and post

detailing, this style maintains the same core material palette as outlined within the Design Guidelines. Front-facing gable roofs articulate the simplistic form, while the entries are expressed with porches, establishing an aesthetic that evokes both warmth and street appeal for the entire community. Overall, the Farmhouse style accurately depicts the essential elements of this style, utilizing a predominantly stucco façade to emphasize its agrarian simplicity.

Italian

Respecting the core style elements expressed within the Design Guidelines, the Italian style is structured and solid in its form and massing. Its strong stucco form is articulated by low-pitched hipped roofs, and exaggerated overhangs. Fenestrations are emphasized with precast trim surrounds and dominant windows or paired windows are arched to further distinguish the style. Featuring a predominantly stucco façade, the sturdy form is articulated clean limestone elements and masses, minimalistic trim detailing, and 's' tile support the essential elements of the style while appearing modern in the pure, simplicity of its forms, and absence of ornamentation. Therefore, the Italian design theme reflects the same essential elements of the style as defined by the Design Guidelines, while showcasing a modern touch through its precision of form and lack of ostentatious detail.

Modern Prairie

Staying true to the spirit of the Arts and Crafts movement, the Modern Prairie style reflects early California Craftsman and Prairie School vernaculars, made famous by architects such as Frank Lloyd Wright. While not specifically included within the Design Guidelines, the Modern Prairie style requires the same essential character elements as its Craftsman cousin. The Modern Prairie style is solid in its massing. Low-pitched hipped roofs extend outward with exaggerated overhangs, while stone and horizontal siding define the style's predominantly stucco form. Adding to the style's sturdy structure, its fenestrations are strong and rectilinear and are expressed with trim surrounds and headers. Windows occur in ribbons or dynamic compositions, refreshing this classic Arts and Crafts style. The Modern Prairie style respects the context and architectural heritage of the Arts and Crafts movement and the Craftsman style depicted within the Design Guidelines, while offering a uniquely modern aesthetic that is fully supported by Folsom Ranch, to create an altogether new and dynamic community that reflects both its history and beauty of its site.

Spanish

Referencing Folsom Ranch's Spanish Colonial style, the Spanish style respects this quintessentially Californian aesthetic with contemporary flair. This design echoes the required elements of the style as defined by the Design Guidelines. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gable gables, 's' tile, and expressed entries. Comprised primarily of stucco, the purity of the

style's forms is emphasized through stone masses, and wood accents, adding to subtle beauty of the aesthetic. The stone appears en masse or on parapet elements, serving to accentuate entries. Fenestrations are clean and rectilinear, providing a fresh take on traditional Spanish forms. Refined in its execution, the Spanish style maintains the essential elements of the style, as stated within the Design Guidelines, while illustrating its strong, modern influence through its pure, well-articulated forms.

In reviewing the architecture and design of the project, staff determined that the design of the seven proposed master plans (which also include five elevation plans, twenty-four color and material alternatives, and 168 architectural and visual expressions) accurately reflect the level and type of high quality design features recommended by the Folsom Ranch Central District Design Guidelines. Specifically, the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: off-set building massing, a mixture of hip and gable roof forms, architectural projections, recessed second-story elements, decorative enhancements, and varied garage door designs.

The proposed building materials (stucco, vertical and horizontal wood siding, customized stone veneer, brick veneer, decorative cement tiles, wood trim elements, wood shutters, clay pipe elements, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles) are consistent with the materials recommended by the Folsom Ranch Central District Design Guidelines. In addition, the proposed project includes distinct (earth-tone) color schemes that will enhance the visual interest of each of the master plans. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans is consistent with the design principles established by the Design Guidelines.

In evaluating the proposed project, staff also took into consideration building and design elements that could be considered unique to the Folsom Plan Area. In an effort to create a unique vision for Folsom Ranch, the applicant has separated the proposed master plans into two series of homes (Brookstone Series and Waterstone Series), with each series having a specific focus. The Brookstone Series of homes, which are located on 5,775-square-foot lots, are targeted towards families with young children due to the close proximity to a future elementary school. The Brookstone Series features large pantries, extra laundry storage, and downstairs guest suites. The Waterstone Series, which are located on 6,300-square-foot lots, is focused on families with older children and couples entering the empty next stage of life. The Waterstone Series features multi-generational living space, a separate study, and expanded kitchen and dining area.

In order to promote the indoor/outdoor livability of the various master plans, the proposed project is including an attached outdoor living area as a standard design feature for each home. The built-in outdoor living areas, which range from 191 to 341

square feet in size, create a natural outdoor extension of the use of the house. The outdoor living areas are expected to replace to a great extent the awning and patio covers that are typically tacked onto a house by the homeowner after it is constructed. Staff has determined that the aforementioned building and design elements are unique and will add significant interest to the subdivision.

In summary, staff has determined that the proposed master plans are consistent with the Folsom Ranch Design Guidelines. In addition, staff has concluded that the proposed master plans include design elements and features that are unique to the Folsom Plan Area. Based on the aforementioned analysis, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for seven, one and two-story master plans (five building elevations with twenty-four color and material options and 168 visual expressions) for Villages 3-5 of the Mangini Ranch Phase 1 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated January 28, 2019.
2. The design, materials, and colors of the proposed Mangini Ranch Villages 3-5 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.
4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.
5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.
6. A minimum of two trees (one street tree and one accent tree) shall be planted in the front yard of each residential lot within the subdivision. A minimum of three trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

These recommendations listed above are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 12).

ENVIRONMENTAL REVIEW

The City, as lead agency, previously determined that the Mangini Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this application.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to Approve a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 55% for two single-story master plans, and also to reduce the required front yard setback for a side-load garage feature on one master plan from 20 feet to 15 feet. In addition, Move to Approve a Residential Design Review Application for 222 single-family residential units as illustrated on Attachments 5 through 11 for the Mangini Ranch Villages 3-5 Subdivision project (PN 19-067) subject to the findings (Findings A-R) and conditions of approval (Conditions 1-14) 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 GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.

- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. NO ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

DESIGN REVIEW FINDINGS

- H. THE PROJECT IS GENERALLY IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE APPLICABLE ZONING ORDINANCES.
- I. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.
- J. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

PLANNED DEVELOPMENT PERMIT FINDINGS

- K. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE FOLSOM PLAN AREA SPECIFIC PLAN AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- L. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- M. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- N. AS CONDITIONED, THE PROJECT WILL MAKE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE, AND THE PROJECT WILL ADQUATELY PROVIDE FOR THE FURNISHING OF SUCH FACILITIES.
- O. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

- P. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.

- Q. 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.

- R. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

ATTACHMENT 2 BACKGROUND

BACKGROUND

On June 23, 2015, the City Council approved a Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Amendment No. 1 to the First Amended and Restated Development Agreement, Design Guidelines, and an Inclusionary Housing Plan for development of an 833-unit single-family residential subdivision known as Mangini Ranch Phase 1 on a 418-acre site generally situated south of an Alder Creek tributary, west of Placerville Road, north of White Rock Road, and east of East Bidwell Street (formerly Scott Road) within the Folsom Plan Area. The Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the existing 418-acre site into thirty-seven (37) individual parcels for future sale and development. The Small-Lot Vesting Tentative Subdivision Map was approved to subdivide the newly created single-family residential large lots into an 833-unit single-family residential subdivision. Lastly, the Folsom Ranch Central District Design Guidelines and Development Regulations were approved for the orderly development of the proposed single-family residential subdivision.

On November 1, 2017, the Planning Commission approved a Residential Design Review Application (Taylor Morrison Homes) for 206 single-family residential units situated within the Village 1 and 2 portions of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. The aforementioned Design Review Application included approval for eight (8) individual master plans with five (5) distinct California heritage-themed architectural styles (Craftsman, European Cottage, Farmhouse, Italian Villa, and Spanish Colonial) and fifteen (15) color and material alternatives. The approved master plans, which include a combination of one-story, one-story with pop-up, and two-story homes, range in size from 1,795 to 2,971 square feet (3BR/2BA to 4BR/3BA) and include an attached two-car garage.

On March 7, 2018, the Planning Commission approved a Planned Development Permit Modification and Residential Design Review Application (Lennar Homes) for 181 single-family residential units situated within the Village 8 and 9 portions of the previously approved Mangini Ranch Phase 1 Subdivision project. The Planned Development Permit Modification provided for an increase in the maximum lot coverage for 39 of the 181 residential lots within the subdivision from 50% to 51% in order to accommodate new design elements including a covered outdoor area (California room). The Residential Design Review Application included approval of seven (7) individual master plans with five (5) distinct California heritage-themed architectural styles and twenty-four (24) color and material alternatives. The approved master plans, which include a combination of one-story and two-story homes, range in size from 2,287 to 3,789 square feet (3BR/2BA to 5BR/3BA) and feature a built-in California room as well as an attached two-car garage.

On March 20, 2019, the Planning Commission approved a Residential Design Review Application (Lennar Homes) for the introduction of two (2) new multi-generational master plans to supplement the seven (7) master plans that were previously approved for Mangini Ranch Villages 8 and 9. The aforementioned Design Review Application included approval for two (2) new master plans with three (3) distinct California heritage-themed architectural styles (California Ranch, European Cottage, and Italianate) and four (4) color and material alternatives. The approved master plans, which feature two, two-story models, range in size from 3,312 to 3,512 square feet (5BR/3.5BA to 6BR/3.5BA) and include an attached two-car garage.

GENERAL PLAN DESIGNATION	SFHD (Single Family High Density)
SPECIFIC PLAN DESIGNATION	SP-SFHD PD (Specific Plan-Single Family High Density, Planned Development District)
ADJACENT LAND USES/ZONING	North: Open Space (OS-LC) with a Future Park Site (P) Beyond South: Mangini Parkway with a future Park Site (P), School Site (PQP), and Undeveloped Residential Property (SFHD) Beyond East: Undeveloped Multi-Family Residential Property (MLD) with Placerville Road Beyond West: A Single-Family Residential Subdivision (SFHD) with Undeveloped Multi-Family Residential Property (MMD) and East Bidwell Street Beyond
SITE CHARACTERISTICS	The three project sites have been fully graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are currently in the process of being constructed
APPLICABLE CODES	FPASP (Folsom Plan Area Specific Plan) Folsom Ranch Central District Design Guidelines <u>FMC</u> 17.06, Design Review <u>FMC</u> 17.38, Planned Development District

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 3-5 SUBDIVISION PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-067) MANGINI RANCH SUBDIVISION WITHIN FOLSOM PLAN AREA PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Mangini Ranch (Phase 1) Master Plan Exhibit • Mangini Ranch Villages 3-5 Site Plan Exhibit • Building Articulation Exhibit, dated January 28, 2019 • Lot Coverage Exhibit, dated January 28, 2019 • Street Scene Exhibit, dated January 28, 2019 • Building Elevations and Floor Plans, dated January 28, 2019 • Project Narrative, dated February 1, 2019 <p>This project approval is for the Mangini Ranch Villages 3-5 Subdivision Planned Development Permit and Residential Design Review, which includes an increase in the maximum lot coverage from 50% to 55% for two single-story master plans, a reduction in the required front yard setback from 20 feet to 15 feet for one two-story master plan, and design review approval for 222 traditional single-family residential units located within Villages 3, 4, and 5 of the previously approved Mangini Ranch Subdivision project for the Mangini Ranch Villages 3-5 Subdivision Planned Development Permit and Residential Design Review project (PN 19-067). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.	<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 3-5 SUBDIVISION PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-067) MANGINI RANCH SUBDIVISION WITHIN FOLSOM PLAN AREA PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
3.	The project approvals granted under this staff report (Planned Development Permit Modification and Residential Design Review) shall remain in effect for two years from final date of approval (April 17, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
4.	The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur: <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 The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
5.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 3-5 SUBDIVISION PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-067) MANGINI RANCH SUBDIVISION WITHIN FOLSOM PLAN AREA PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
7.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
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.	B	CD (P)(E)
9.	This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (April 17, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 3-5 SUBDIVISION PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-067) MANGINI RANCH SUBDIVISION WITHIN FOLSOM PLAN AREA PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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)
ARCHITECTURE/SITE DESIGN REQUIREMENTS			
11.	Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.	B	CD (P)

12.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for seven, one and two-story master plans (five building elevations with twenty-four color and material options and 168 visual expressions) for Villages 3-5 of the Mangini Ranch Phase 1 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated January 28, 2019. 2. The design, materials, and colors of the proposed Mangini Ranch Villages 3-5 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of two trees (one street tree and one accent tree) shall be planted in the front yard of each residential lot within the subdivision. A minimum of three trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. 	B	CD (P) (B)
-----	--	---	------------

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 3-5 SUBDIVISION PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-067) MANGINI RANCH SUBDIVISION WITHIN FOLSOM PLAN AREA PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
13.	<p>The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Marshal.</p> <p>FIRE DEPARTMENT REQUIREMENT</p>	B	FD
14.	<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 another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). Security measures for the safety of all construction equipment and unit appliances shall be employed. Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. <p>POLICE/SECURITY REQUIREMENT</p>	B	PD

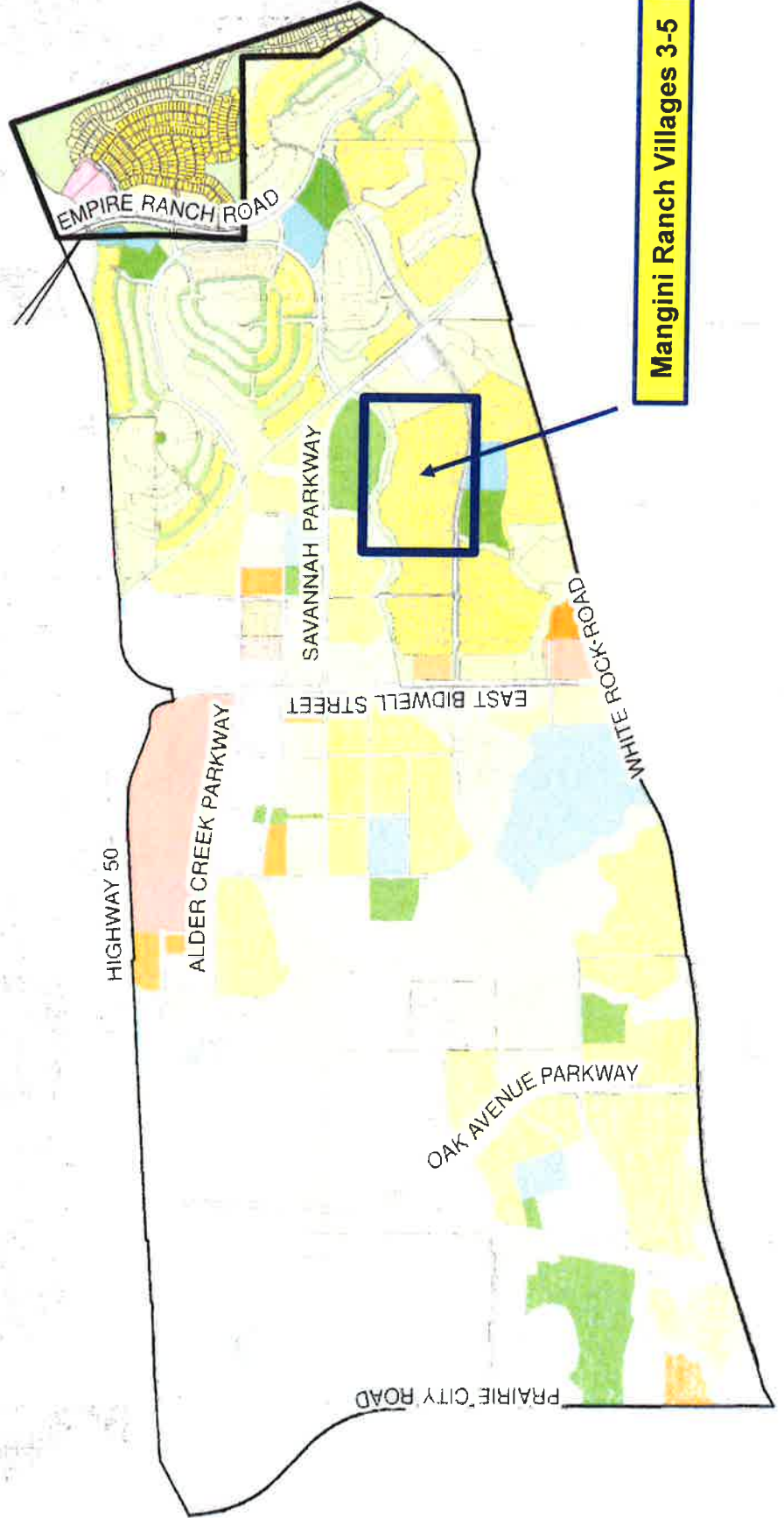
Planning Commission
Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential
Design Review (PN 19-067)
April 17, 2019

Attachment 4 Vicinity Map

Vicinity Map



FOLSOM



Planning Commission
Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential
Design Review (PN 19-067)
April 17, 2019

Attachment 5
Mangini Ranch (Phase 1) Master Plan Exhibit



LAND USE SUMMARY

Lot #	Use	Area (sq. ft.)	Total Area (sq. ft.)
1-18	Single-Family Residential	1,800,000	1,800,000
19	Commercial	100,000	1,900,000
20	Recreational	100,000	2,000,000
21-30	Other	1,000,000	3,000,000
31-40	Other	1,000,000	4,000,000
Total	All Land Uses	4,000,000	4,000,000

ILLUSTRATIVE MASTER PLAN EXHIBIT

Mangini Ranch

May 8, 2015



Scale: 1" = 300'

Boundary Class: Blue Dotted (PASP 2011)
 Access: Dashed Green, Black Dotted

Planning Commission
Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential
Design Review (PN 19-067)
April 17, 2019

Attachment 6
Mangini Ranch Villages 3-5 Site Plan Exhibit
(Impacted Lots Denoted with Red Circle)



NORTH



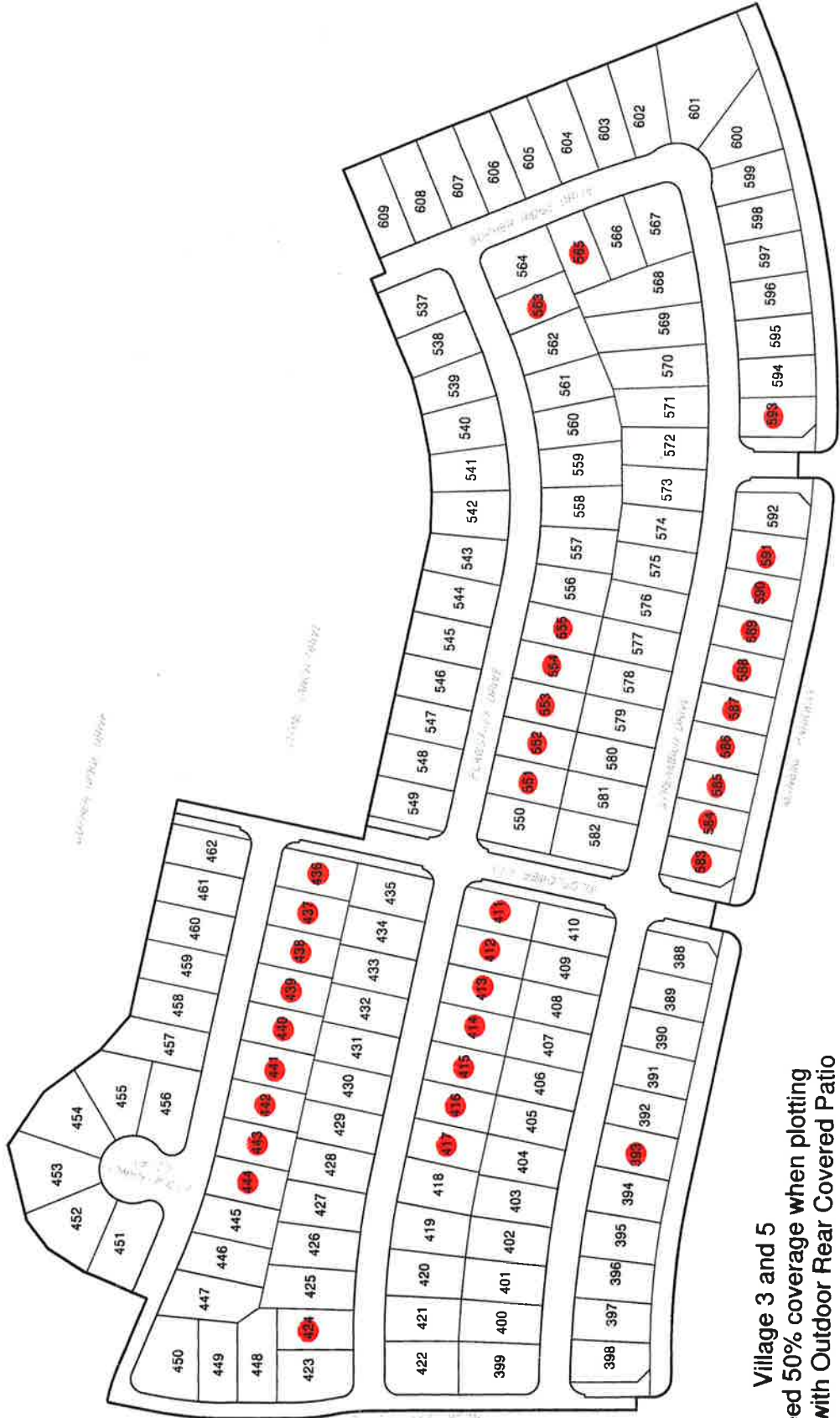
SCALE: 1"=50'

Brookstone at Mangini

7964-ph.1

December 19, 2018

Folsom, California
MACKAY & SOMPS
ENGINEERS PLANNERS ARCHITECTS



Village 3 and 5
35 lots exceed 50% coverage when plotting
single story with Outdoor Rear Covered Patio

Typical plan mix results in approximately 10 uses



NORTH



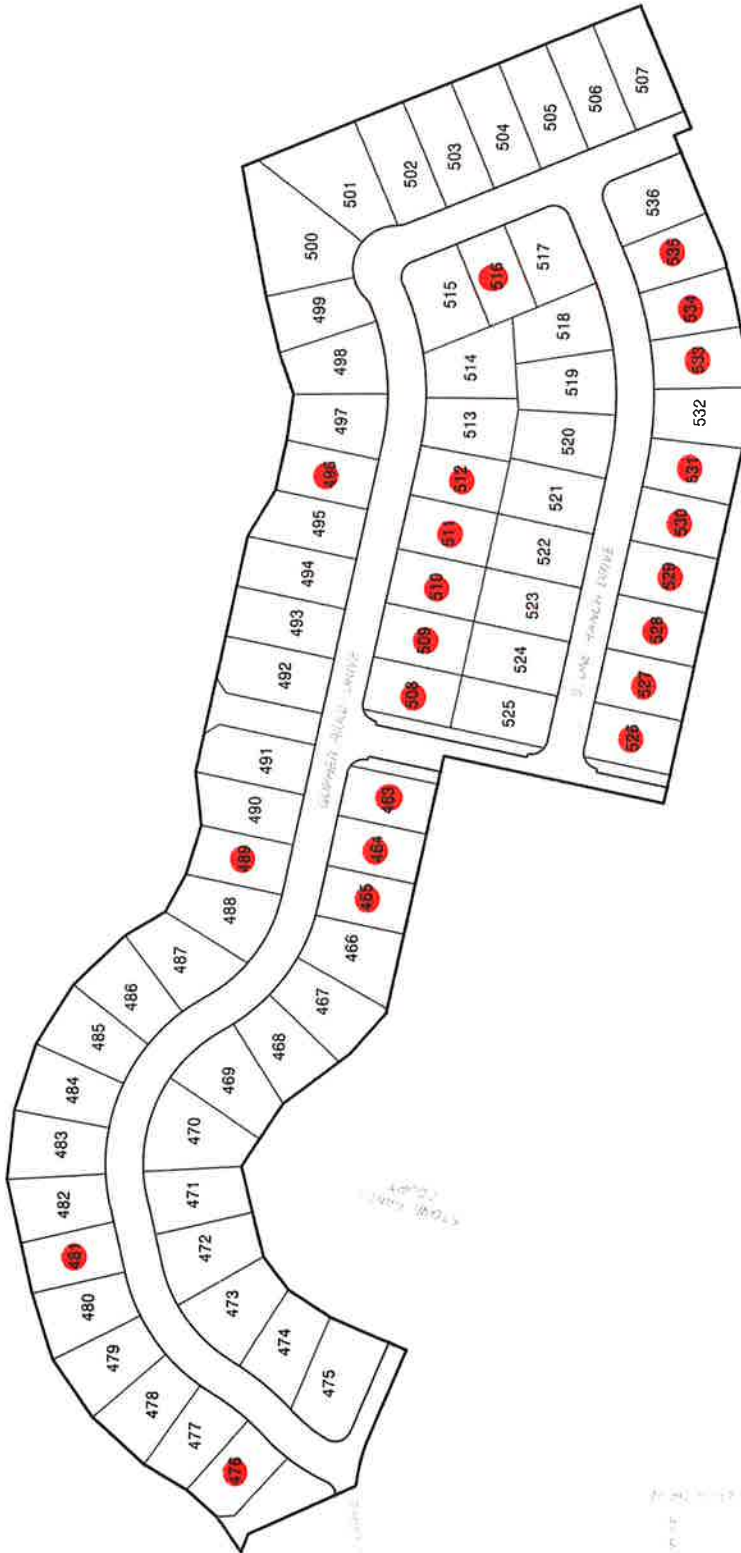
SCALE: 1"=50'

Waterstone at Mangini

7964-ph1

December 19, 2018

Folsom, California
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS



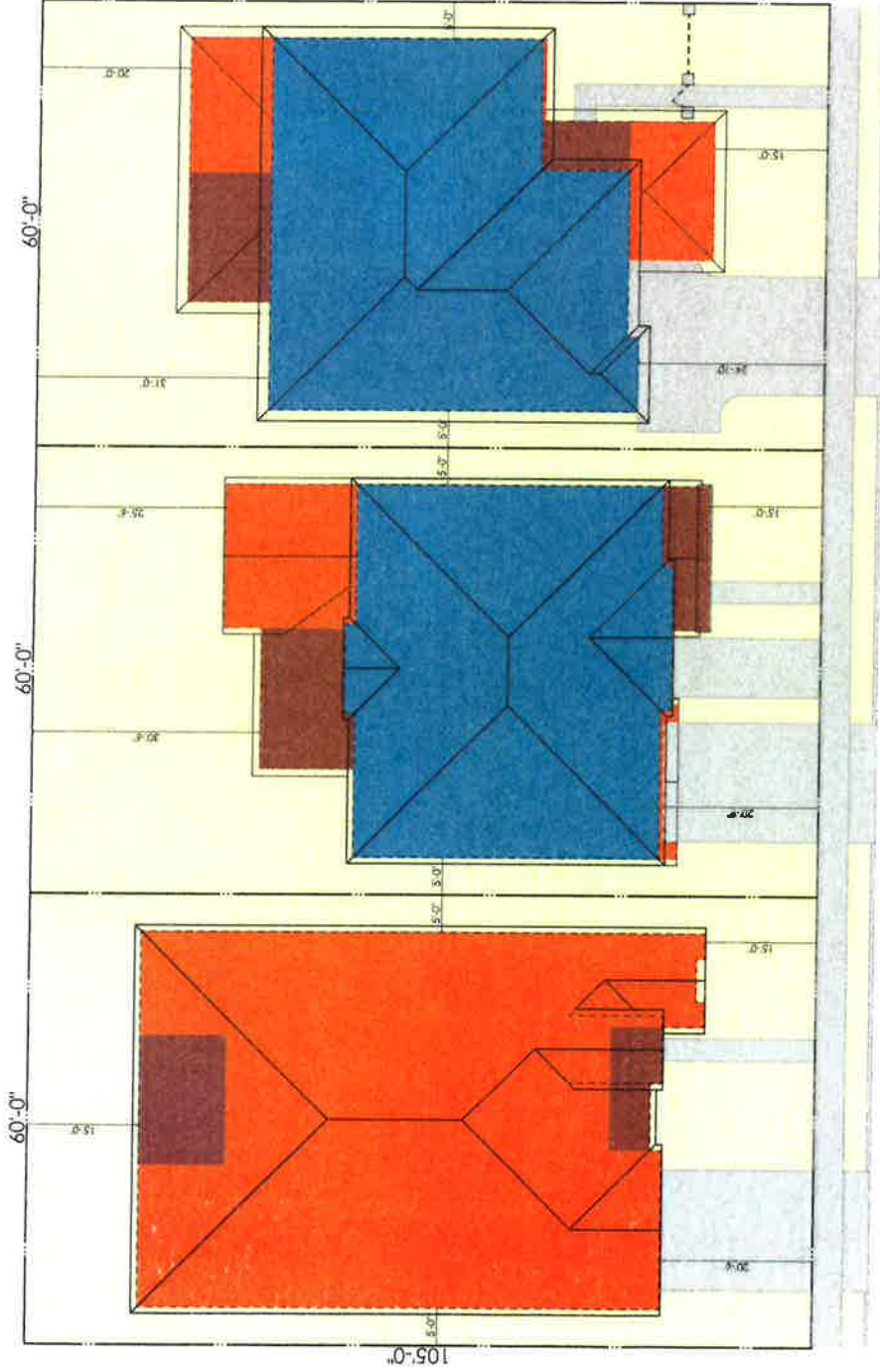
Village 4

22 lots exceed 50% coverage when plotting single story with Outdoor Rear Covered Patio

Typical plan mix results in approximately 6 uses

Planning Commission
Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential
Design Review (PN 19-067)
April 17, 2019

Attachment 7
Building Articulation Exhibit
Dated January 28, 2019



PLAN ONE | ANDALUSIAN PLAN TWO | ANDALUSIAN PLAN THREE | MODERN PRAIRIE

LEGEND

[Red Box]	FIRST STORY MASSING
[Blue Box]	SECOND STORY MASSING
[Brown Box]	COVERED FRONT PORCH / OUTDOOR ROOM (ONE STORY)
[White Box]	DRIVEWAY / SIDEWALK

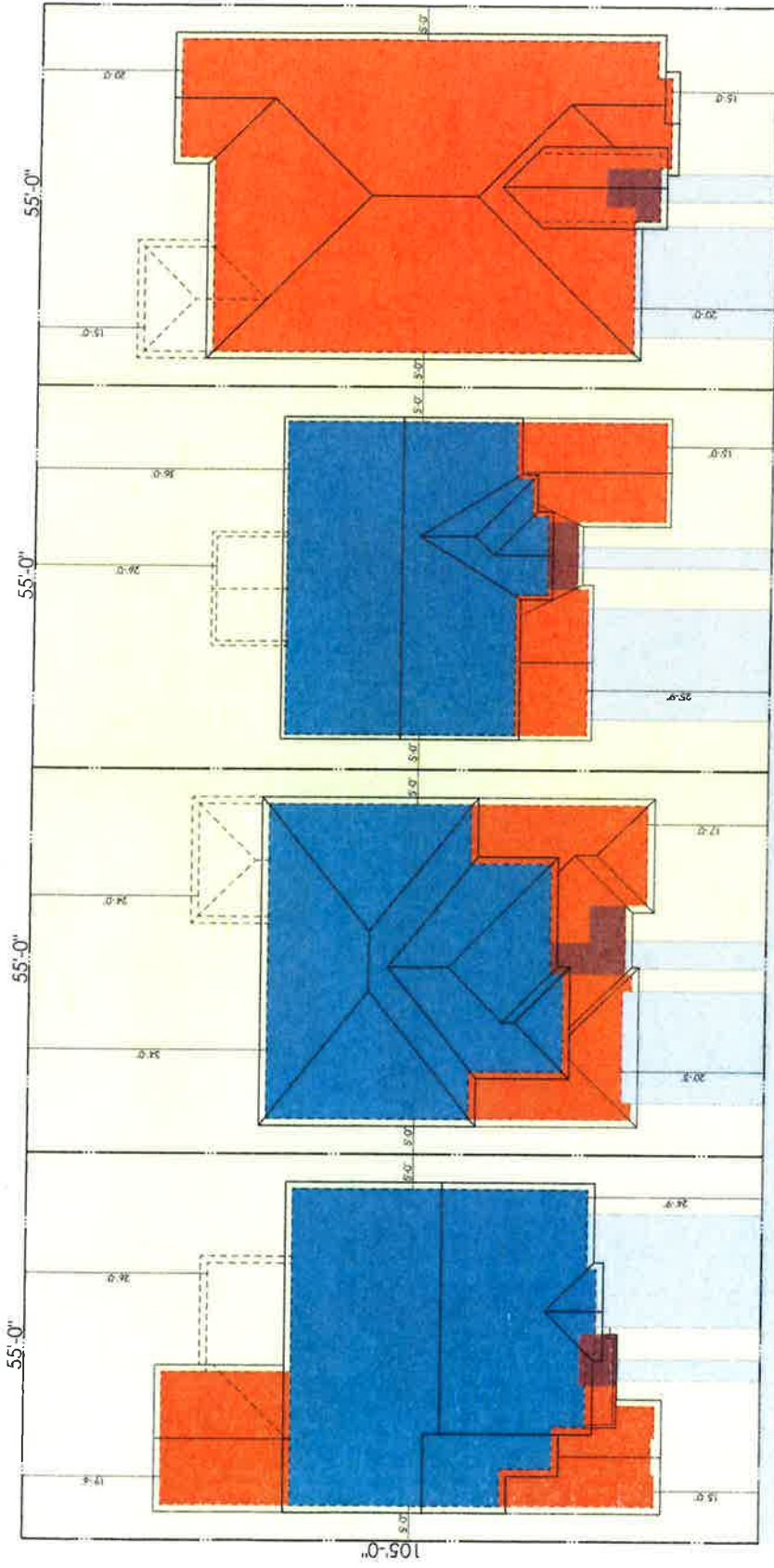
01.28.19



BUILDING ARTICULATION PLAN
MANGINI | WATERSTONE | 60' X 105'
FOLSOM, CALIFORNIA

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PLAN ONE | SPANISH PLAN TWO | FARMHOUSE PLAN THREE | ITALIAN PLAN FOUR | SPANISH

- LEGEND**
- FIRST STORY MASSING
 - SECOND STORY MASSING
 - COVERED FRONT PORCH (ONE STORY)
 - DRIVEWAY/SIDEWALK

01.28.19



BUILDING ARTICULATION PLAN
MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

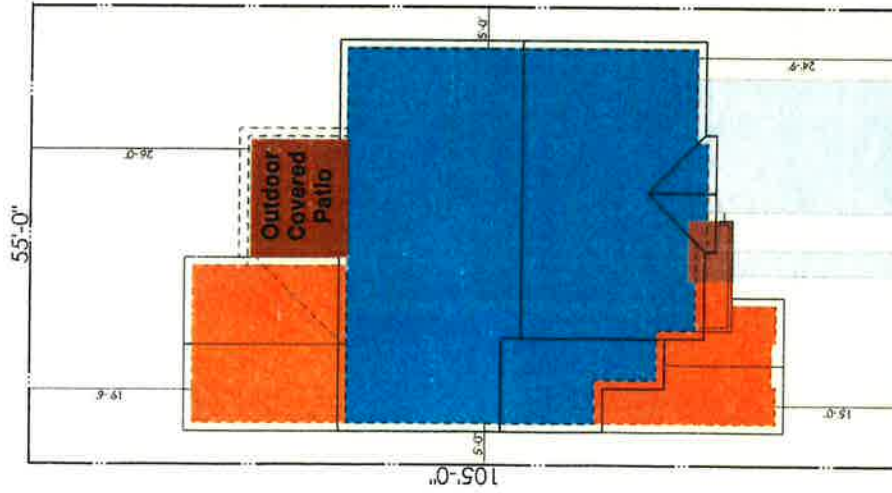


casade // 731 casade st. suite 5
 miller, ca 95020 / 916.837.7200
 callan // 2945 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919

Planning Commission
Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential
Design Review (PN 19-067)
April 17, 2019

Attachment 8
Lot Coverage Exhibit, dated January 28, 2019

Plan 1 Single Story
 55 x 105 Minimum Lot Size (5,775); Villages 3 & 5; 145 Lots
Outdoor Rear Covered Area 150 Square Feet

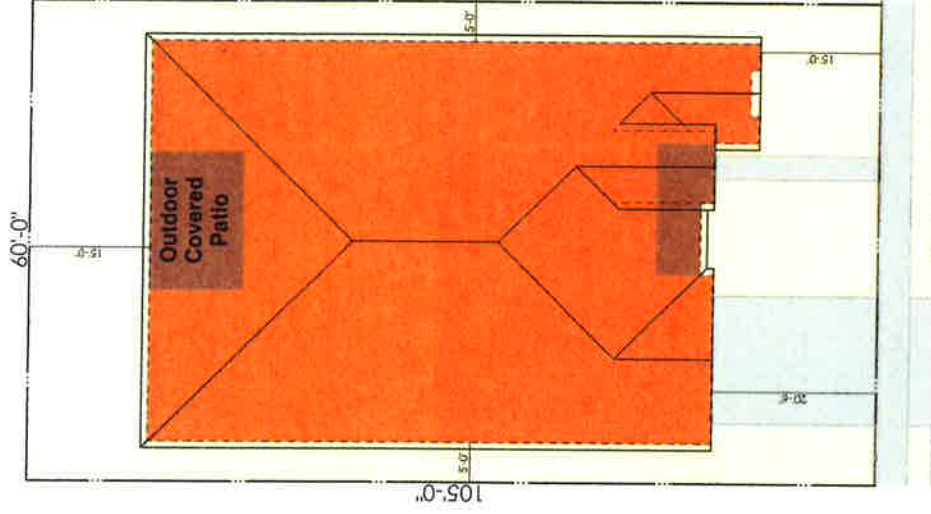


- o When including the Outdoor Rear Covered Patio, **all setbacks are maintained**. The rear yard exceeds **minimum setback requirements**.
- o **105 Lots accept the Outdoor Rear Covered Patio** and maintain 50% coverage / 40 Lots exceed 50% coverage when adding the Outdoor Covered Patio.
- o Of the **40 Lots** exceeding 50% coverage to allow for an Outdoor Rear Covered Patio;
 - 23 require 53%
 - 13 require 52%
 - 4 require 51%
- o Given location of lots requiring more than 50% coverage, a typical plan mix would result in **approximately 10 uses**. (see attached map exhibit)
- o Worth noting that 78 lots (**54%** of the total lots) **have coverage of less than 50%** when including the Outdoor Rear Covered Patio



BROOKSTONE
 AT FOLSOM RANCH

Plan 1 Single Story
 60 x 105 Minimum Lot Size (6,300); Village 4; 77 Lots
Outdoor Rear Covered Area 197 Square Feet



- o When including the Outdoor Rear Covered Patio, **all setbacks are maintained**. The Outdoor Covered Patio is centered between living areas providing an **unobstructed rear yard area**.
- o **52 Lots accept the Outdoor Rear Covered Patio** and maintain 50% coverage / 25 Lots exceed 50% coverage when adding the Outdoor Covered Patio
- o Of the **25 Lots** exceeding 50% coverage to allow for a Outdoor Rear Covered Patio;
 - 8 require 55%
 - 6 require 53%
 - 9 require 52%
 - 2 require 51%
- o Given location of lots requiring more than 50% coverage, a typical plan mix would result in **approximately 6 uses**. (see attached map exhibit)
- o Worth noting 48 lots (**62%** of the total lots) **have coverage of less than 50%** when including the Outdoor Rear Covered Patio



WATERSTONE
 AT FOLSOM RANCH



Planning Commission
Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential
Design Review (PN 19-067)
April 17, 2019

Attachment 9
Street Scene Exhibit, dated January 28, 2019



PLAN ONE | ANDALUSIAN

PLAN TWO | ANDALUSIAN

PLAN THREE | MODERN PRAIRIE

01_28_19

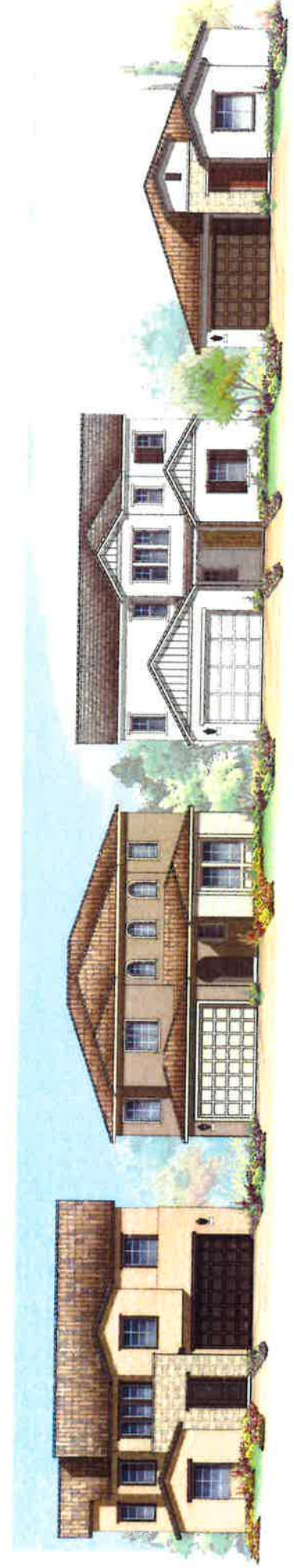


STREET SCENE

MANGINI | WATERSTONE | 60' X 105'
FOLSOM, CALIFORNIA



woodley
architectural
group, inc.
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Folsom, CA 95630
phone: 916.244.4400
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PLAN FOUR | SPANISH

PLAN THREE | ITALIAN

PLAN TWO | FARMHOUSE

PLAN ONE | SPANISH

01_28_19



STREET SCENE

MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA



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architectural
group, inc.
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Folsom, CA 95630
phone: 916.244.4400
www.woodleyarch.com



PLAN ONE | ANDALUSIAN

PLAN TWO | ANDALUSIAN

PLAN THREE | MODERN PRAIRIE

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STREET SCENE

MANGINI | WATERSTONE | 60' X 105'
FOLSOM, CALIFORNIA



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Group, Inc.
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Folsom, CA 95630
www.wobley.com



PLAN FOUR | SPANISH

PLAN THREE | ITALIAN

PLAN TWO | FARMHOUSE

PLAN ONE | SPANISH

01.26.19



STREET SCENE
MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA



Mangini Architectural Group, Inc.
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Planning Commission
Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential
Design Review (PN 19-067)
April 17, 2019

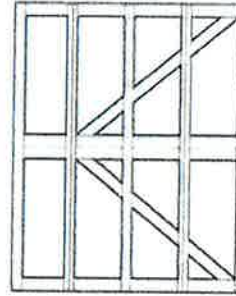
Attachment 10
Building Elevations and Floor Plans
Dated January 28, 2019

FARMHOUSE
DESIGN ELEMENTS

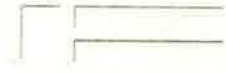
- FLAT CONCRETE ROOF TILE
- STUCCO EXTERIOR FINISH
- BOARD & BATT SIDING AT GABLE ENDS
- DECORATIVE SHUTTERS
- PORCH WITH WOOD POSTS



COACH LIGHT
Kichler 49776BK
Northland 17"



GARAGE DOOR
Wayne Dalton 9100
Classic Steel Contemporary



ENTRY DOOR
Smooth-Star 8'
Craftsman Lite 2 Parcel Shaker

01.28.19



FARMHOUSE
MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

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california // 2945 pullman st. suite A
santa ana, ca 92702 / 949.338.8714

SPANISH
DESIGN ELEMENTS

- 5' CONCRETE ROOF TILE
- HIPPED ROOFS WITH FRONT FACING GABLES
- STUCCO EXTERIOR FINISH
- CULTURED STONE VENEER

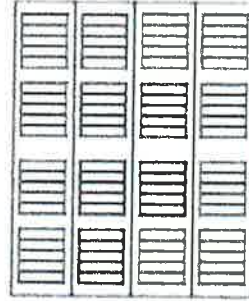


FRONT ELEVATION 'B'
1/4" = 1/32"

SPANISH



COACH LIGHT
Kichler 49883DBK
HUGO 15"



GARAGE DOOR
Wayne Dalton 9100
Classic Steel Sonoma



ENTRY DOOR
Smooth-Star 8'
2 Panel Square Top

01.28.19



SPANISH
MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA



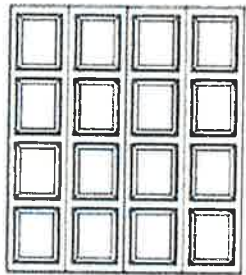
colorado // 731 southgate circle suite 8
millerton, co 80126 / 303.483.7231
california // 2745 painman st. suite A
san joe, ca 92755 / 951.538.8714

ITALIAN
DESIGN ELEMENTS

- 5' CONCRETE ROOF TILE
- STUCCO EXTERIOR FINISH
- HIPPED ROOFS
- CULTURED STONE VENEER
- DECORATIVE SHUTTERS



COACH LIGHT
Kichler 49899BKLED
KENT 1.5"



GARAGE DOOR
Wayne Dalton 9100
Classic Steel Colonial



ENTRY DOOR
Smooth-Star 8'
3 Panel

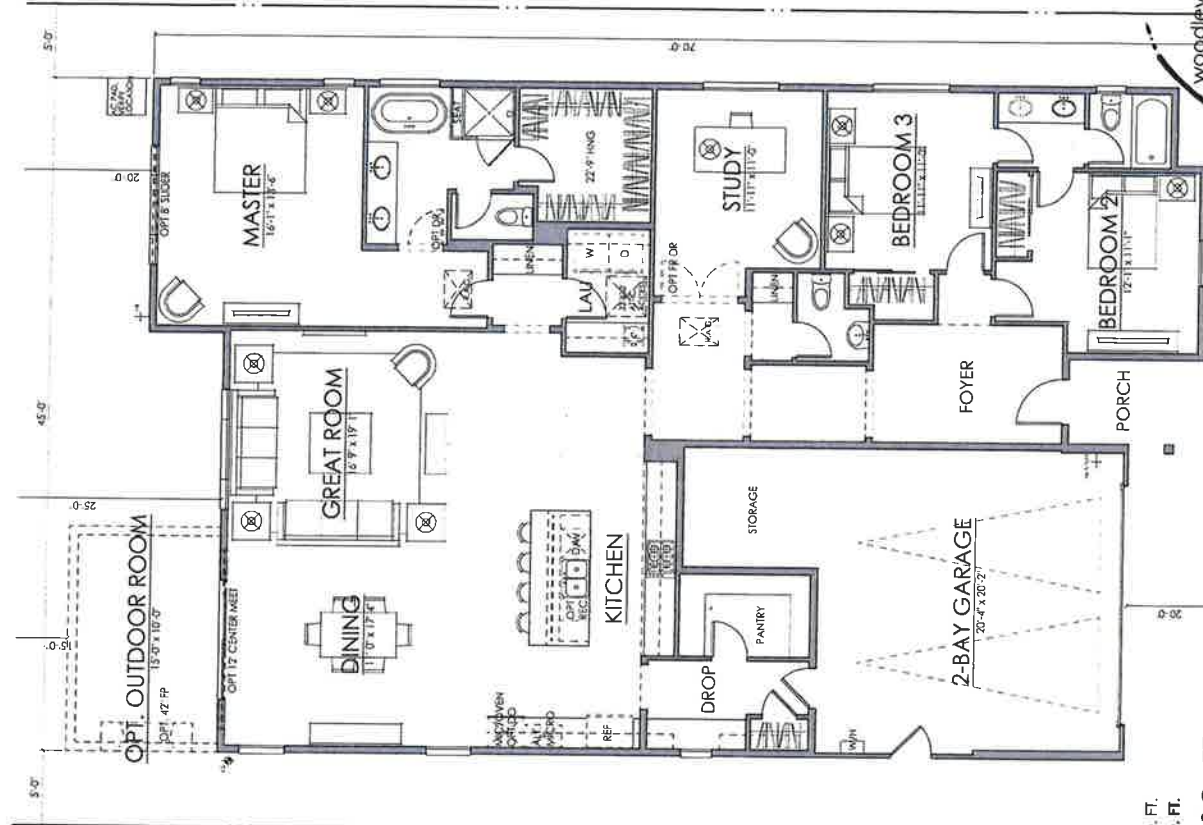
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ITALIAN
MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA



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allenton, co 80120 / 303 483 7231
california // 29-b pullman st, suite a,
san joe, ca 92085 / 951 688 9114



FIRST FLOOR 2348 SQ. FT.
 TOTAL LIVING 2348 SQ. FT.

PLAN ONE | 2348 SQ. FT.

MANGINI | BROOKSTONE | 55' X 105'

FOLSOM CALIFORNIA

NOTES: SQUARE FOOTAGE MAY VARY BASED ON CALCULATED AREA. METRICS

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 San Jose, CA 95128
 Ontario, CA 92205 // 949 553 8919

01.28.19



MATERIAL NOTES
 CONCRETE FLAT TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 BOARD & BATT SIDING
 TRUSS ROOFING & WINDOW
 DECORATIVE SHUTTERS
 WOOD POSTS



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

MATERIAL NOTES
 CONCRETE S-TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 CULTURED STONE VENEER
 TRIM @ DOORS & WINDOW

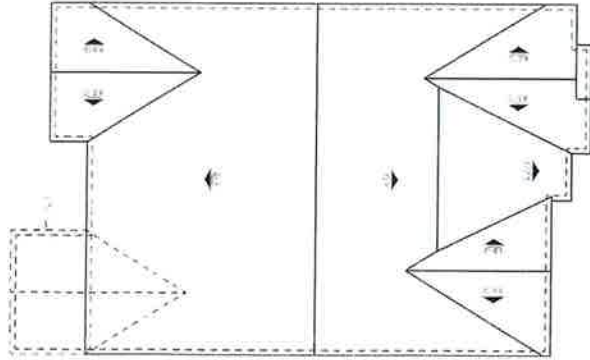


FRONT ELEVATION 'B'
 1/2" = 1'-0"

MATERIAL NOTES
 CONCRETE S-TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 TRUSS ROOFING & WINDOW
 CULTURED STONE VENEER
 DECORATIVE SHUTTERS

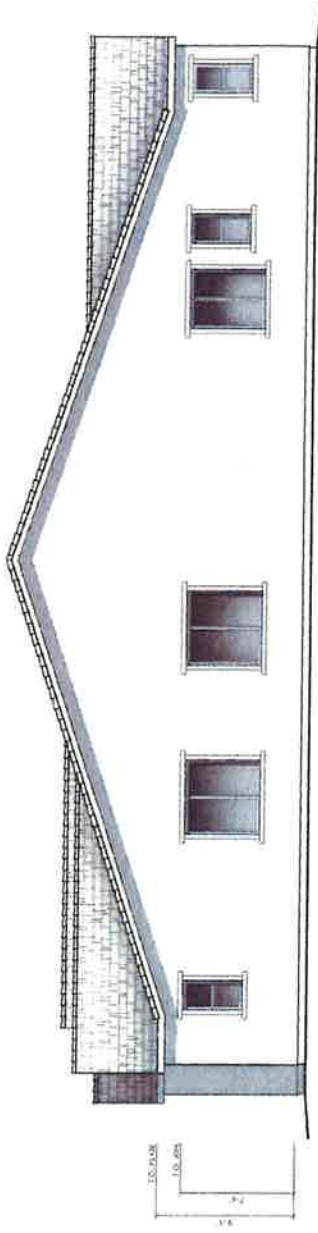


FRONT ELEVATION 'C'
 1/2" = 1'-0"



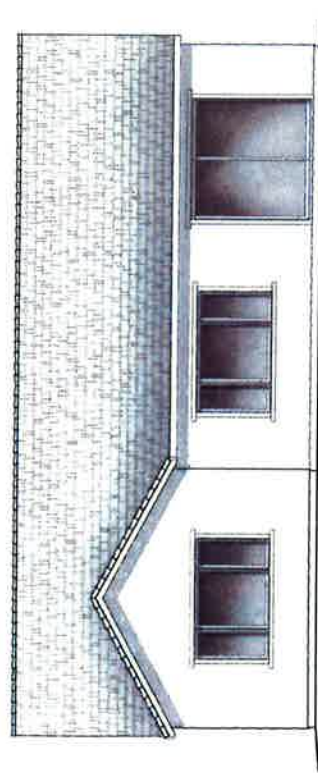
ROOF PLAN 'A'
1/8" = 1'-0"

FARMHOUSE



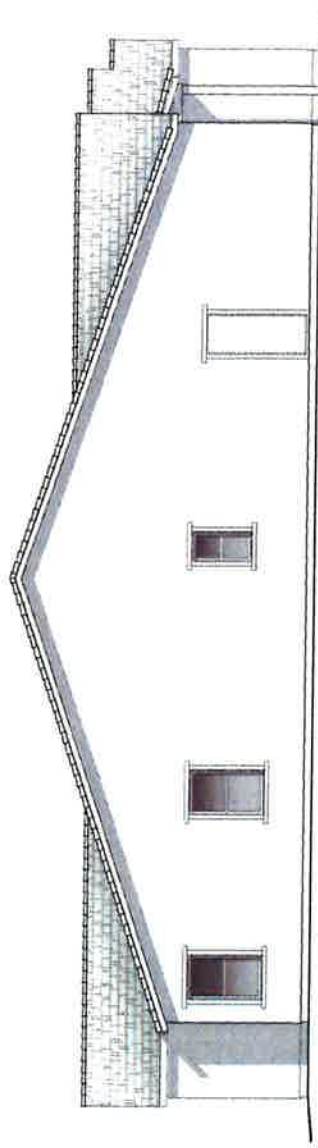
RIGHT ELEVATION 'A'
1/4" = 1'-0"

FARMHOUSE



REAR ELEVATION 'A'
1/4" = 1'-0"

FARMHOUSE



LEFT ELEVATION 'A'
1/4" = 1'-0"

PLAN ONE | ELEVATIONS - FARMHOUSE

MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

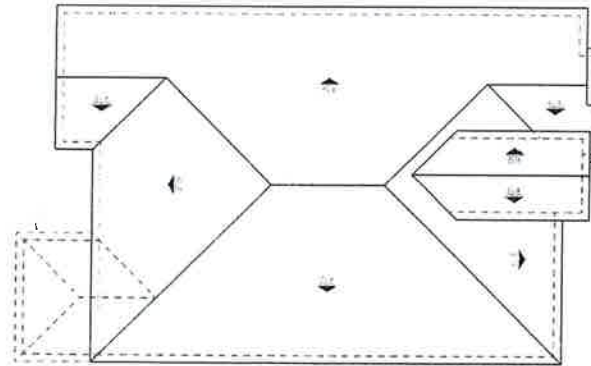


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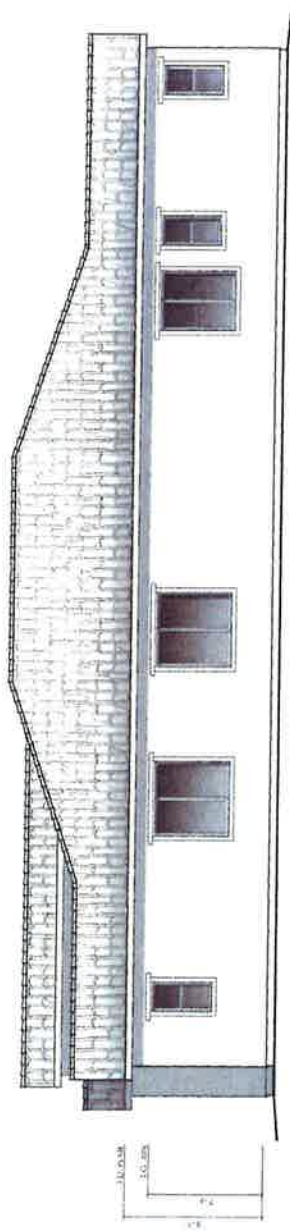


NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



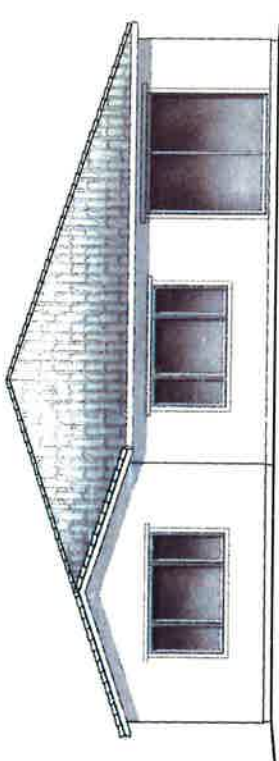
ROOF PLAN 'B'
1/8" = 1'-0"

SPANISH



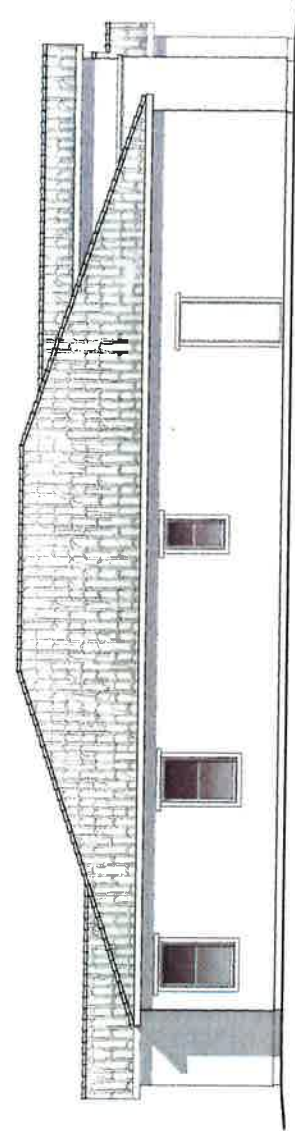
RIGHT ELEVATION 'B'
1/4" = 1'-0"

SPANISH



REAR ELEVATION 'B'
1/4" = 1'-0"

SPANISH



LEFT ELEVATION 'B'
1/4" = 1'-0"

PLAN ONE | ELEVATIONS - SPANISH

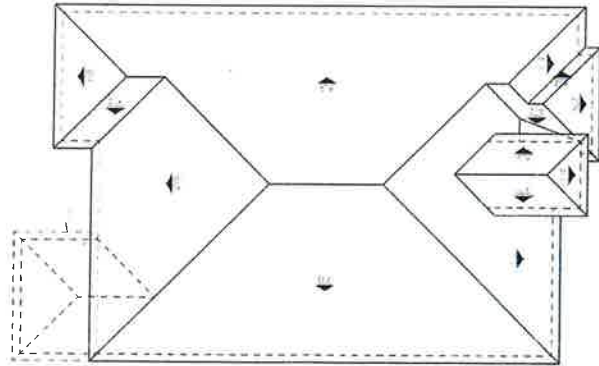
MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA



01.28.19

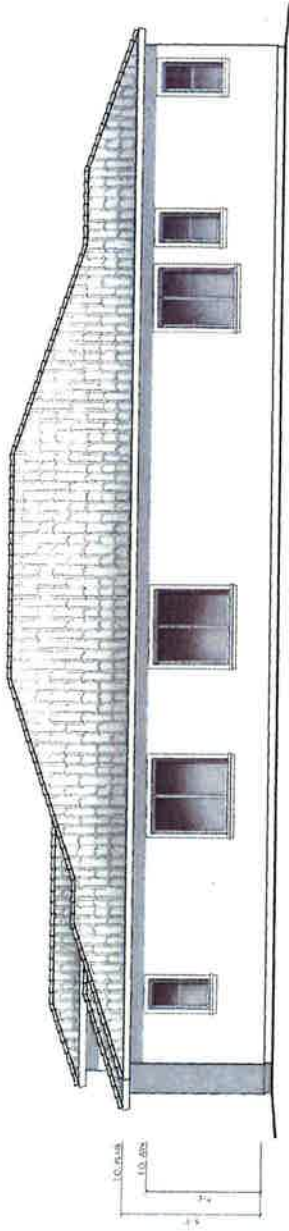


SPANISH
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Folsom, CA 95630
California | 916.993.3333
santa ana, ca 92703 | 949.553.8979



ROOF PLAN 'C'

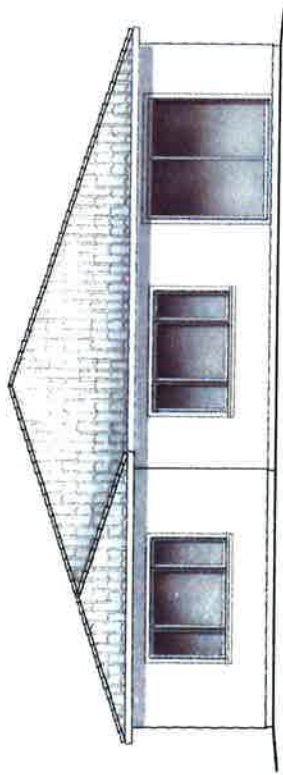
ITALIAN



RIGHT ELEVATION 'C'

1/4" = 1'-0"

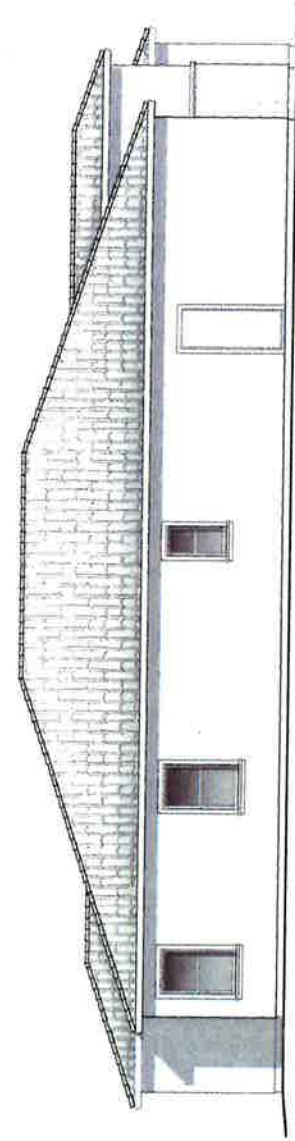
ITALIAN



REAR ELEVATION 'C'

1/4" = 1'-0"

ITALIAN



LEFT ELEVATION 'C'

1/4" = 1'-0"

ITALIAN

PLAN ONE | ELEVATIONS - ITALIAN

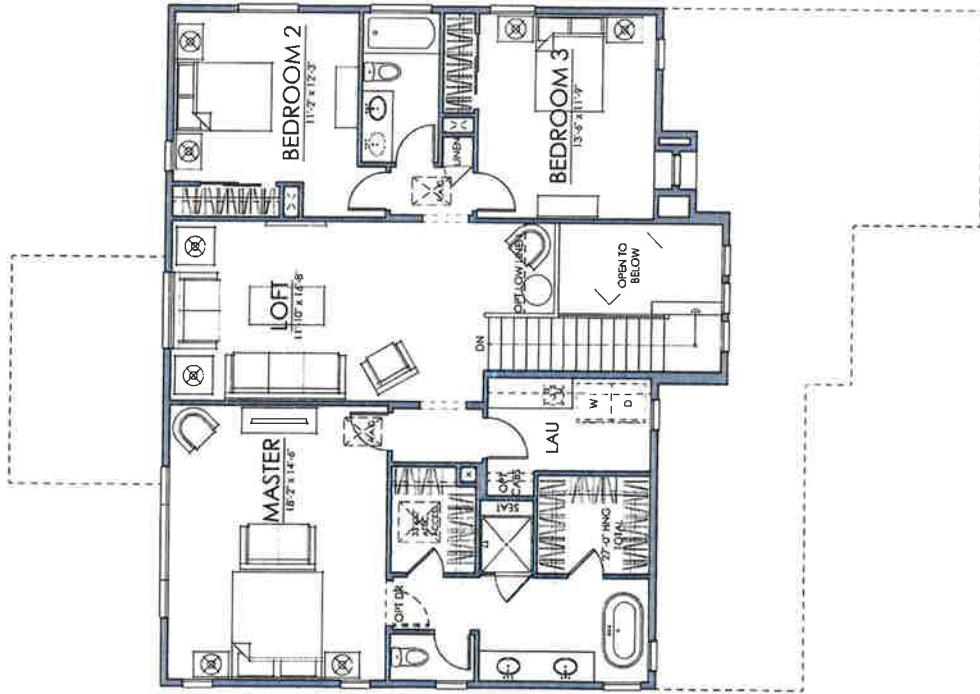
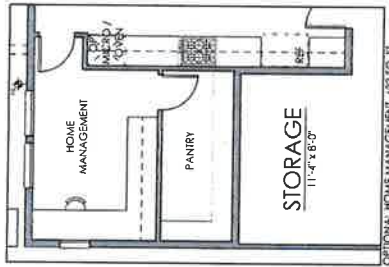
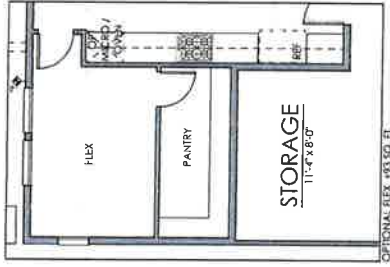
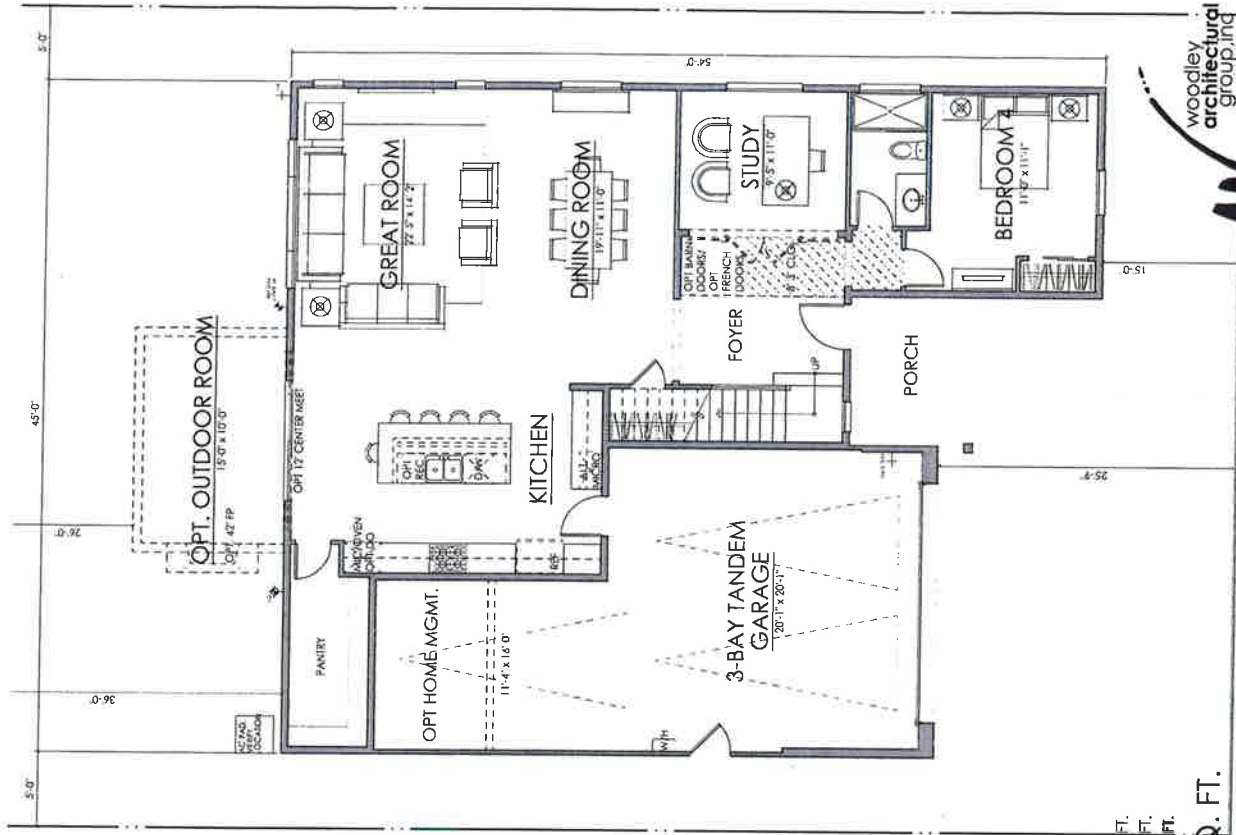
MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

NOTE: CONSULT WITH LOCAL BUILDING DEPARTMENT FOR ALL APPLICABLE PERMITS AND REGULATIONS.

woodley architectural group, inc.
 1000 S. GARDEN ST., SUITE 6
 MILLEREN, CO 94020 / 925-488-7226
 CALIFORNIA // 8943 PALMVIEW ST. SUITE A
 SANTA ANA, CO 92702 / 949-553-8719

TRI Pointe
 CONSTRUCTION

01.28.19



FIRST FLOOR 1414 SQ. FT.
 SECOND FLOOR 1394 SQ. FT.
 TOTAL LIVING 2808 SQ. FT.

PLAN TWO | 2808 SQ. FT.

MANGINI | BROOKSTONE | 55' X 105'

FOLSOM, CALIFORNIA



collocated / 7311 Leavitt Park Dr. Suite 8
 Folsom, CA 95630
 California / 916.453.8873
 California / 916.453.8873
 California / 916.453.8873
 California / 916.453.8873

01.28.19



NOTES: SEE ARCHITECTURAL PLAN FOR DIMENSIONS AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE DETERMINED AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES AT THE TIME OF CONSTRUCTION.

MATERIAL NOTES
 CONCRETE FLAT TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 BOARD & BATT SIDING
 PAINT # DOORS & WINDOW
 CROWN MOULDINGS
 WOOD POSTS



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

MATERIAL NOTES
 CONCRETE S TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 CULTURED STONE VENEER
 TRIM & DOORS & WINDOW



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

MATERIAL NOTES
 CONCRETE S TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 PAINT # DOORS & WINDOW
 DECORATING MATERIALS
 CULTURED STONE VENEER



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

01.28.19

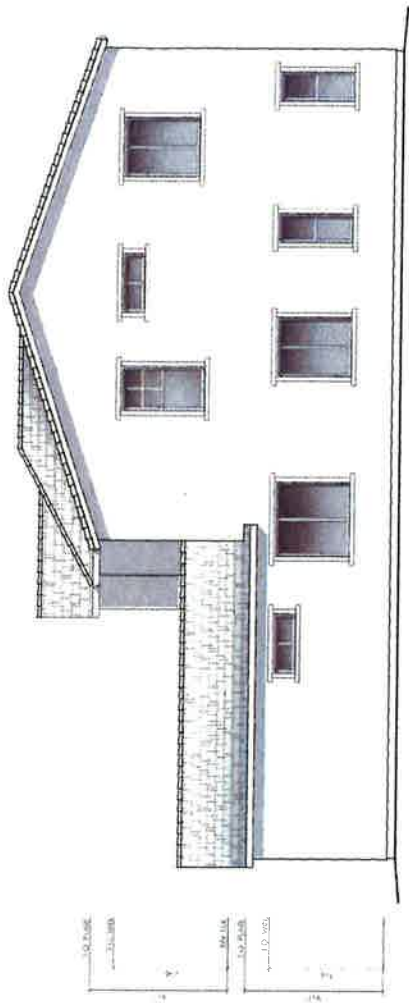


PLAN TWO | FRONT ELEVATIONS

MANGINI | BROOKSTONE | 55' X 105'
 FOLSOM, CALIFORNIA



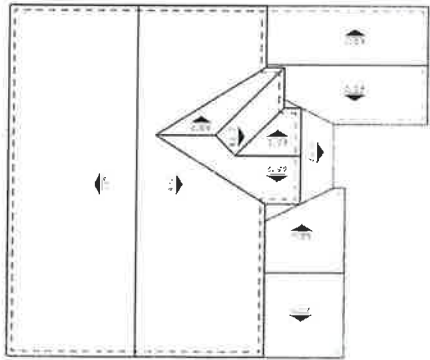
WOODLEY ARCHITECTURAL GROUP, INC.
 10000 WOODLEY AVENUE, SUITE 100
 FOLSOM, CALIFORNIA 95630
 TEL: 916.451.1000
 WWW.WOODLEYARCHITECTURAL.COM



RIGHT ELEVATION 'A'

1/4" = 1'-0"

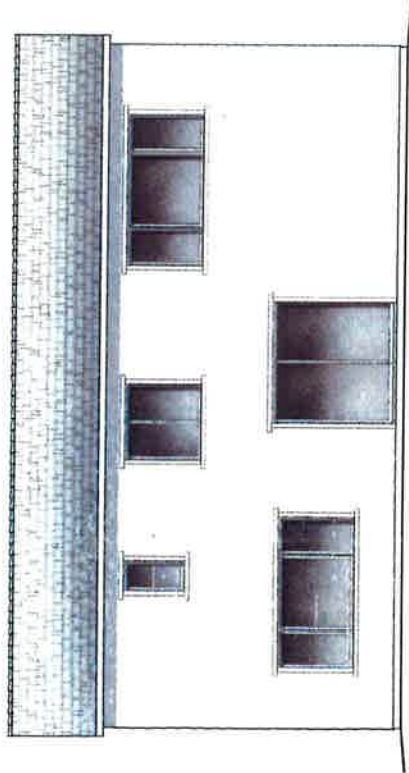
FARMHOUSE



ROOF PLAN 'A'

1/8" = 1'-0"

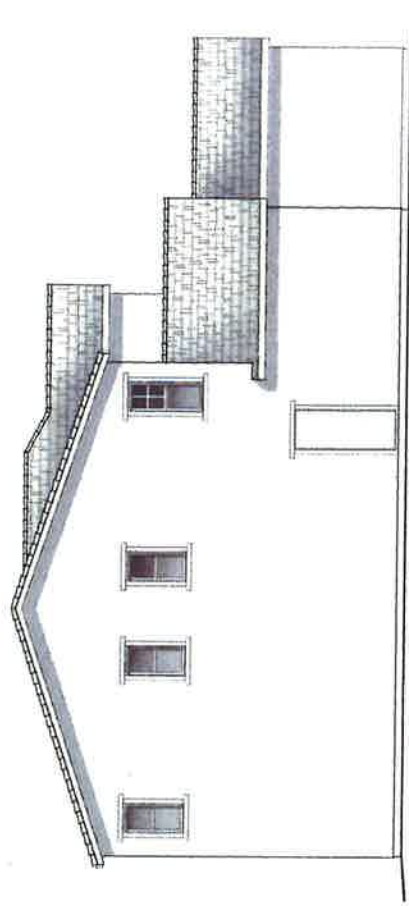
FARMHOUSE



REAR ELEVATION 'A'

1/4" = 1'-0"

FARMHOUSE



LEFT ELEVATION 'A'

1/4" = 1'-0"

FARMHOUSE

PLAN TWO | ELEVATIONS - FARMHOUSE

MANGINI | BROOKSTONE | 55' X 105'

FOLSOM, CALIFORNIA

NOT TO SCALE. DIMENSIONS MAY VARY BASED ON CALIFORNIA SERVICES



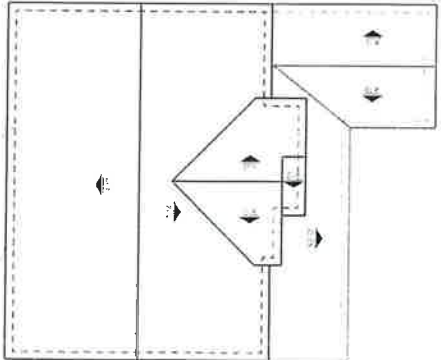
01.28.19

woodley
architectural
group, inc



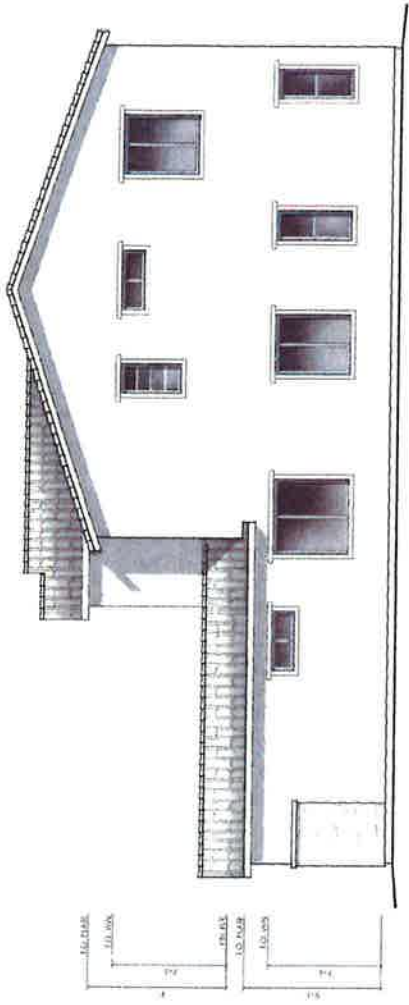
colorado // 731 southpointe, suite 5
irvinton, co 80120 / 303.683.7231
california // 3743 jubilation st, suite A
san joe, ca 92081 / 949.553.8719

01.28.19



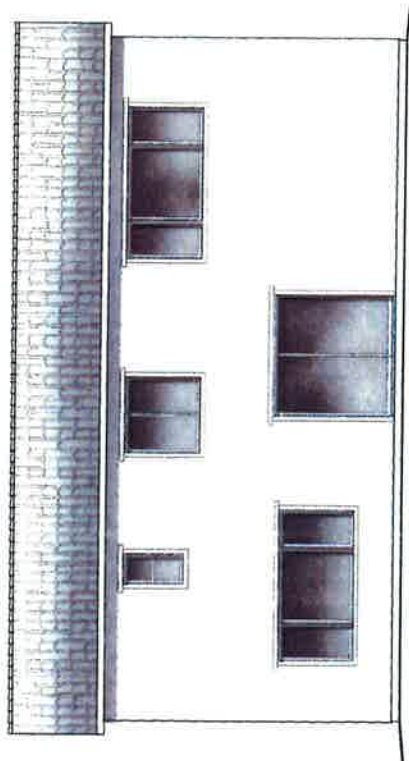
ROOF PLAN 'B'
1/8" = 1'-0"

SPANISH



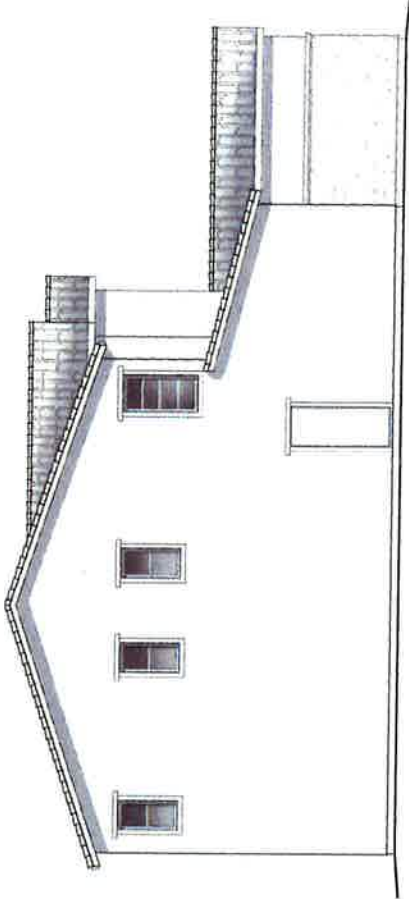
RIGHT ELEVATION 'B'
1/4" = 1'-0"

SPANISH



REAR ELEVATION 'B'
1/4" = 1'-0"

SPANISH



LEFT ELEVATION 'B'
1/4" = 1'-0"

SPANISH

PLAN TWO | ELEVATIONS - SPANISH

MANGINI | BROOKSTONE | 55' X 105'

FOLSOM, CALIFORNIA

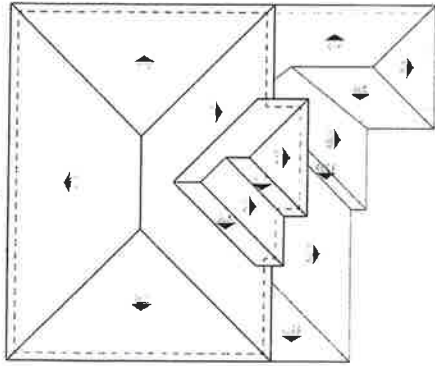
MANAGEMENT CONSULTANTS



01.28.19

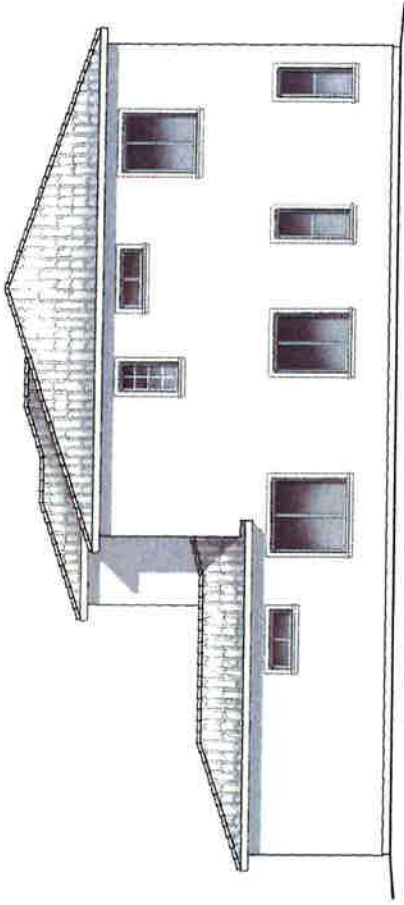


woodley architectural group, inc.
17711 Hillport, Ca, suite 8
Folsom, CA 95630
California | 9243 Hillport | Suite A
san joaquin ca 92705 | 949 553 9719



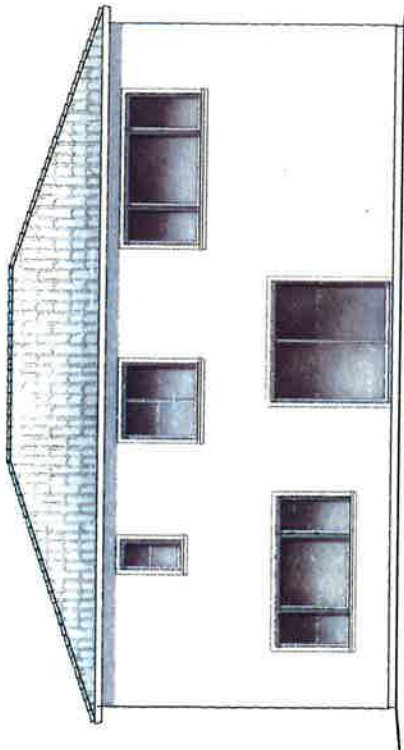
ROOF PLAN 'C'
1/8" = 1'-0"

ITALIAN



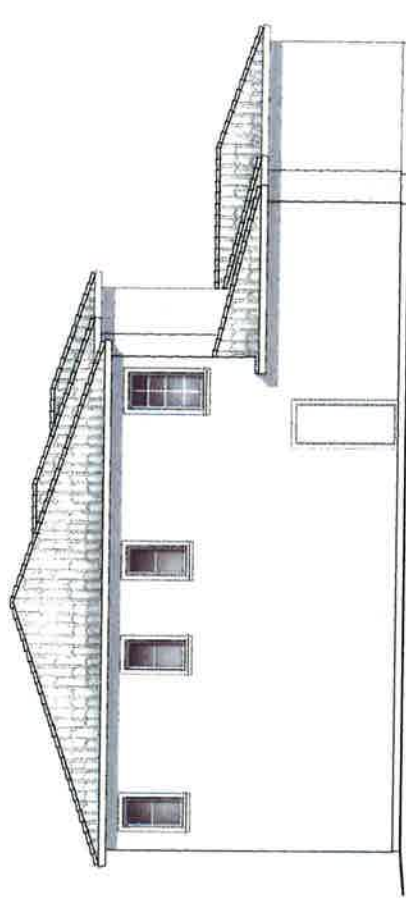
RIGHT ELEVATION 'C'
1/4" = 1'-0"

ITALIAN



REAR ELEVATION 'C'
1/4" = 1'-0"

ITALIAN



LEFT ELEVATION 'C'
1/4" = 1'-0"

PLAN TWO | ELEVATIONS - ITALIAN
MANGINI | BROOKSTONE | 55' X 105'

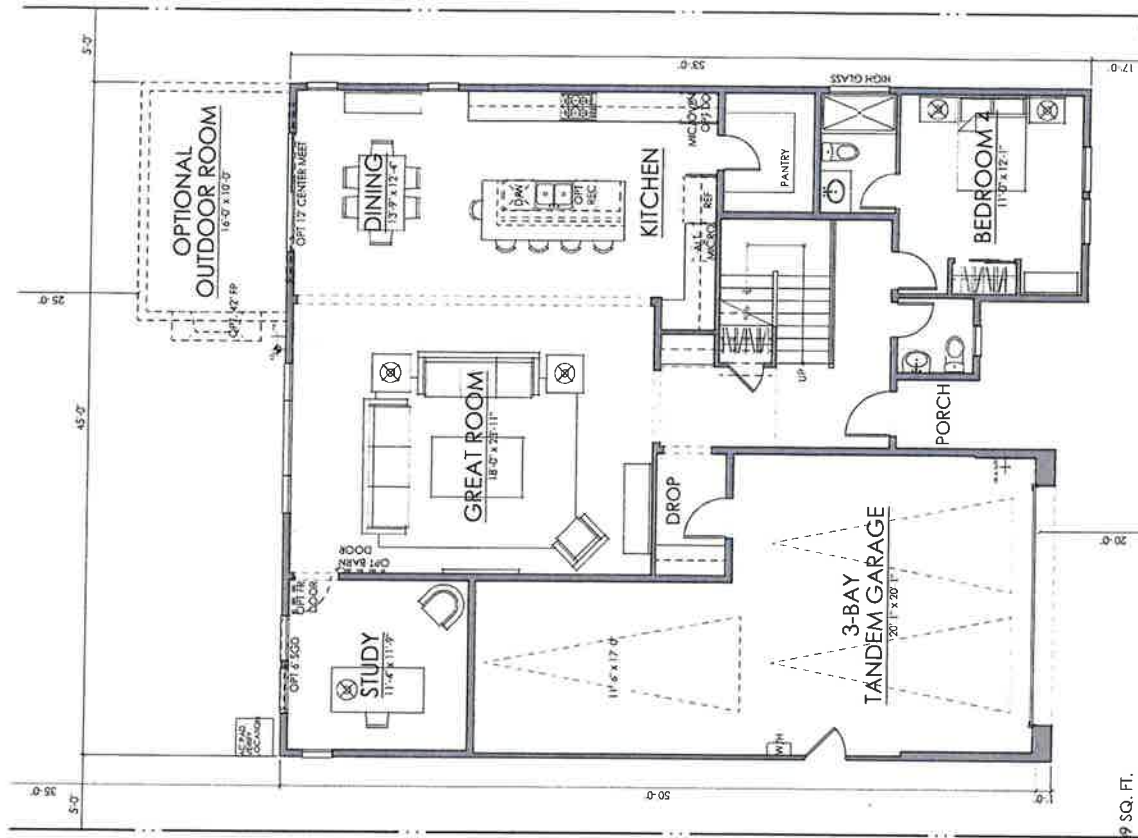


woodley
architectural
group, inc.
cabreria / 721 southgate ca 92668
woodley / 10000 160th ave
california / 92613
santa ana, ca 92705 / 714-550-8919

01.28.19



TRIPROJECT.COM | 714.550.8919 | 10000 160TH AVE, SANTA ANA, CA 92705 | 10000 160TH AVE, SANTA ANA, CA 92705



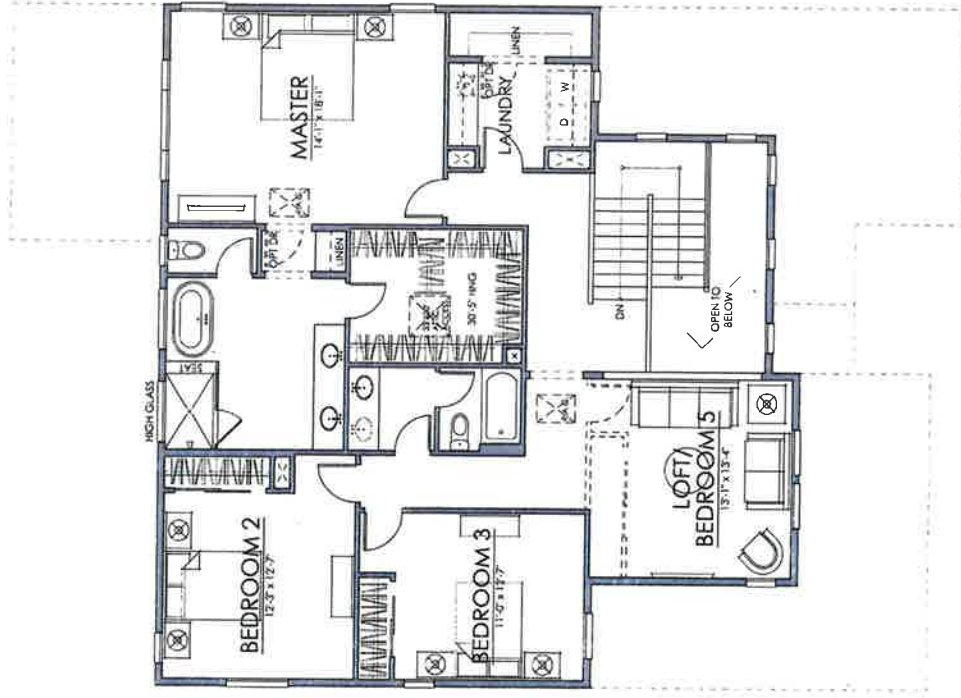
55'-0" x 105'-0" MIN. LOTS

FIRST FLOOR 1609 SQ. FT.
 SECOND FLOOR 1498 SQ. FT.
 TOTAL LIVING 3107 SQ. FT.

PLAN THREE | 3107 SQ. FT.

MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. CONSULT ARCHITECT FOR MORE INFORMATION.



01.28.19



woodley architectural group, inc.
 1731 southpark dr, suite 8
 fuller ca 90302 / 310.483.7231
 2945 pullman st suite A
 santa ana, ca 92705 / 949.533.8919

MATERIAL NOTES
 CONCRETE FLAT TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 BOARD & BATT SIDING
 TRIM @ DOORS & WINDOW
 CULTURED STONE VENEER
 WOOD POSTS



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

MATERIAL NOTES
 CONCRETE S'TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 CULTURED STONE VENEER
 TRIM @ DOORS & WINDOW

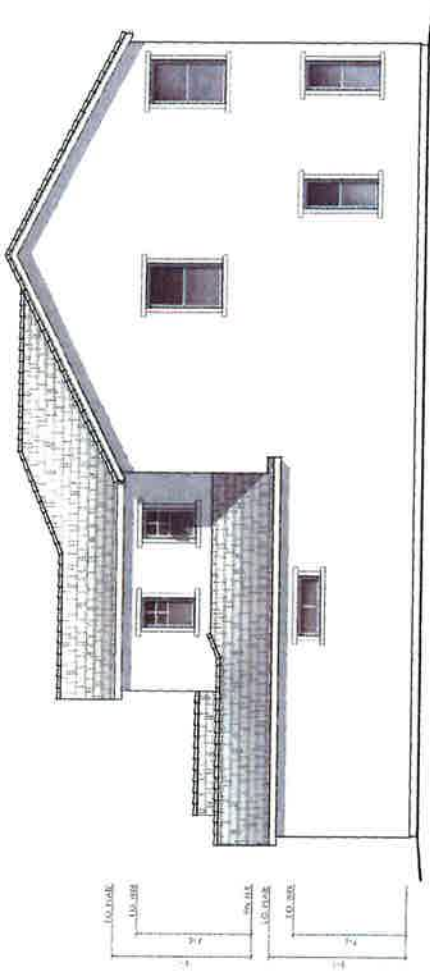


FRONT ELEVATION 'B'
 1/4" = 1'-0"

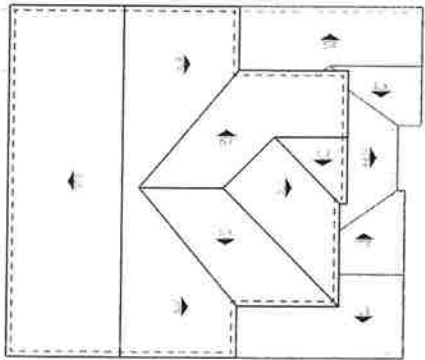
MATERIAL NOTES
 CONCRETE S'TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 TRIM @ DOORS & WINDOW
 CULTURED STONE VENEER



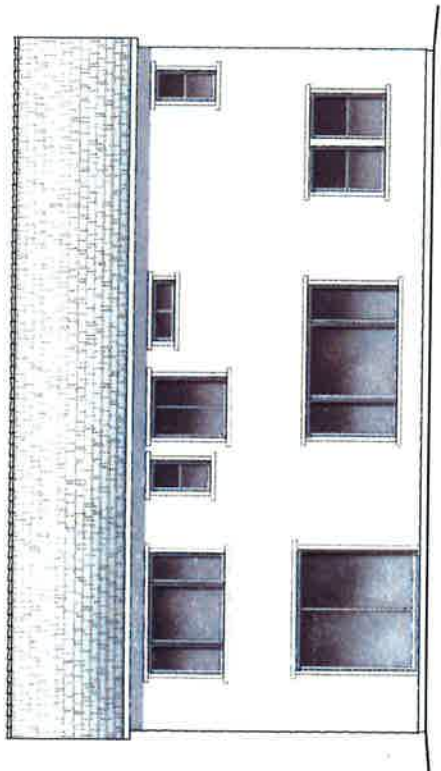
FRONT ELEVATION 'C'
 1/4" = 1'-0"



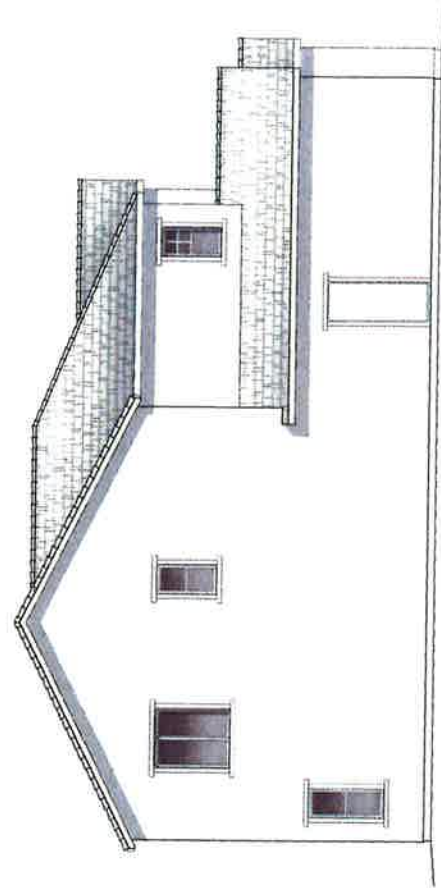
RIGHT ELEVATION 'A'
1/4" = 1'-0"



ROOF PLAN 'A'
1/8" = 1'-0"



REAR ELEVATION 'A'
1/4" = 1'-0"



LEFT ELEVATION 'A'
1/4" = 1'-0"

01.28.19



PLAN THREE | ELEVATIONS - FARMHOUSE

MANGINI | BROOKSTONE | 55' X 105'

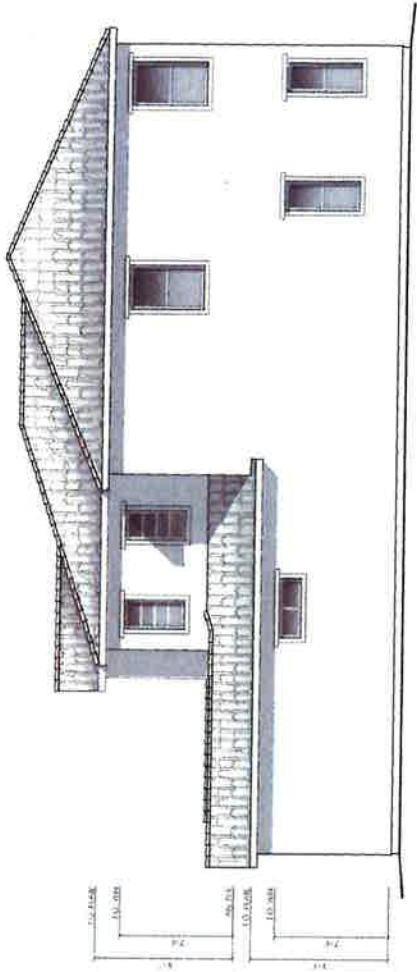
FOLSOM, CALIFORNIA

WOODLEY ARCHITECTURAL GROUP, INC.



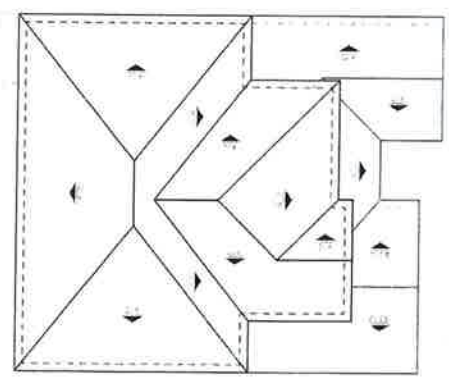
colorado // 731 southpark dr. suite 6
denver, colorado 80202
california // 1267 803 683 7331
millerton, ca 95021
springfield, ca 95974
springfield, ca 92705 / 949 455 8619

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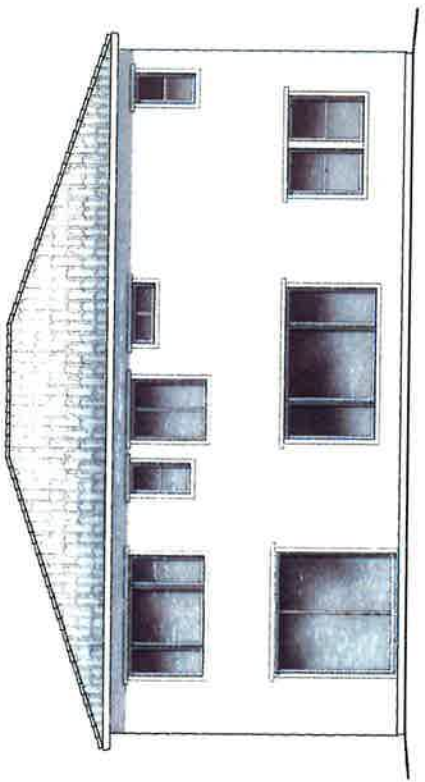
RIGHT ELEVATION 'B'
1/8" = 1'-0"

SPANISH



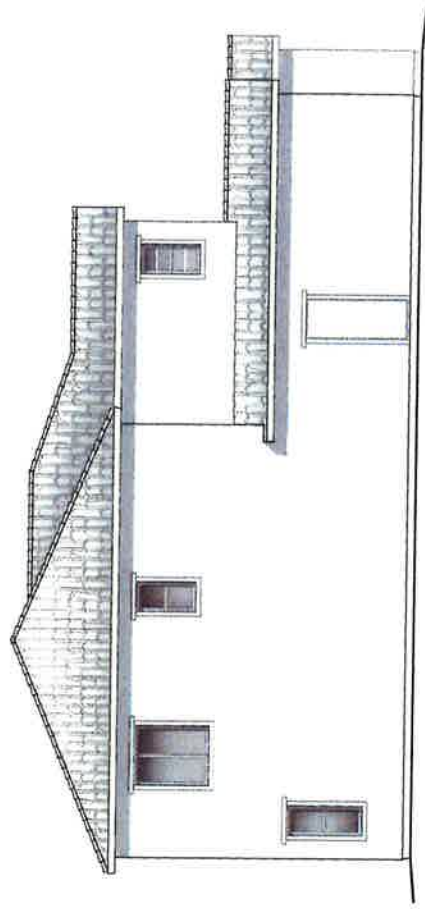
ROOF PLAN 'B'
1/8" = 1'-0"

SPANISH



REAR ELEVATION 'B'
1/8" = 1'-0"

SPANISH



LEFT ELEVATION 'B'
1/8" = 1'-0"

SPANISH

PLAN THREE | ELEVATIONS - SPANISH
MANGINI | BROOKSTONE | 55' X 105'

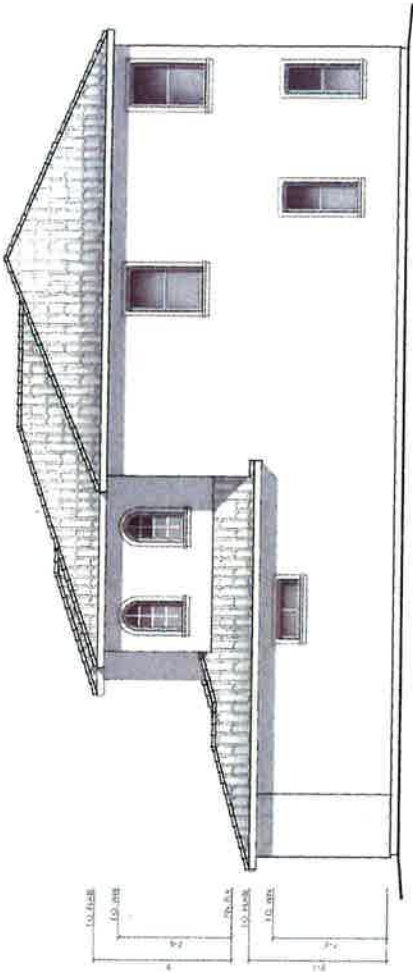
FOLSOM, CALIFORNIA

WOODLEY ARCHITECTURAL GROUP, INC.
SANTA ANA, CA 92705 | 949.531.8719



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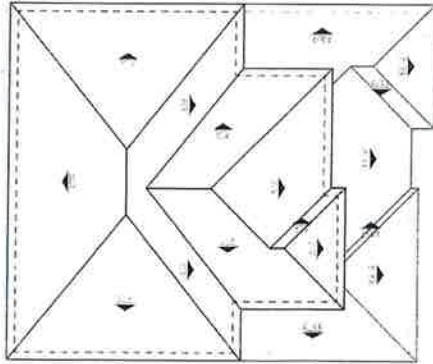
WOODLEY ARCHITECTURAL GROUP, INC. 11733 COLLETTA DRIVE, SUITE B, FOLSOM, CA 95630 | 949.531.8719
WOODLEY ARCHITECTURAL GROUP, INC. 11733 COLLETTA DRIVE, SUITE B, FOLSOM, CA 95630 | 949.531.8719
WOODLEY ARCHITECTURAL GROUP, INC. 11733 COLLETTA DRIVE, SUITE B, FOLSOM, CA 95630 | 949.531.8719



RIGHT ELEVATION 'C'

1/8" = 1'-0"

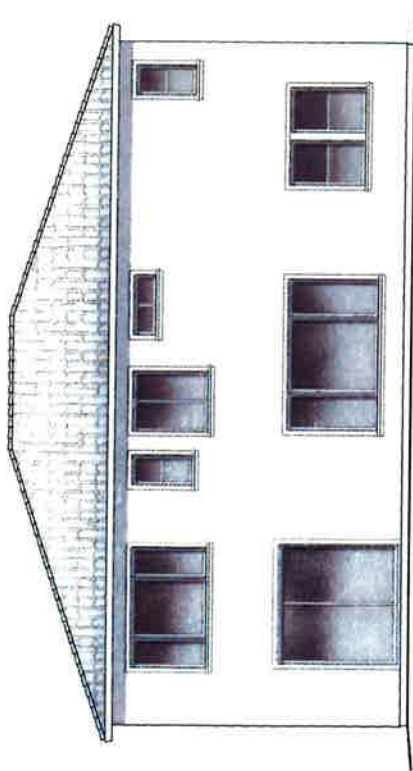
ITALIAN



ROOF PLAN 'C'

1/8" = 1'-0"

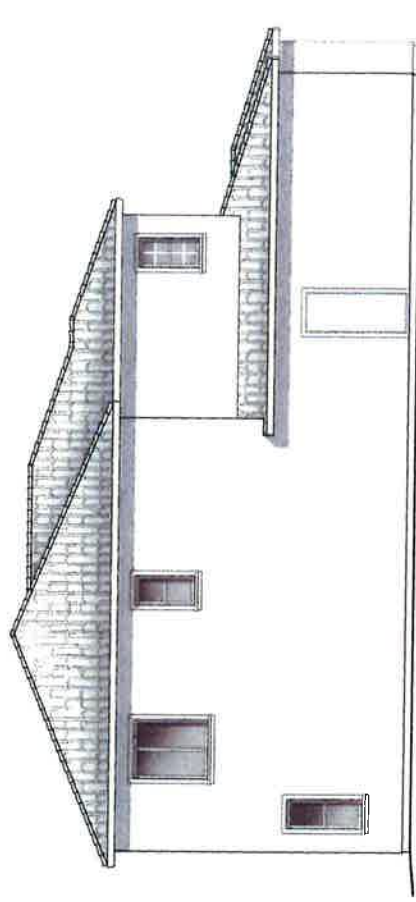
ITALIAN



REAR ELEVATION 'C'

1/8" = 1'-0"

ITALIAN



LEFT ELEVATION 'C'

1/8" = 1'-0"

PLAN THREE | ELEVATIONS - ITALIAN

MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

NOT TO SCALE. FOOTINGS MAY VARY BASED ON LOCAL REGULATIONS.

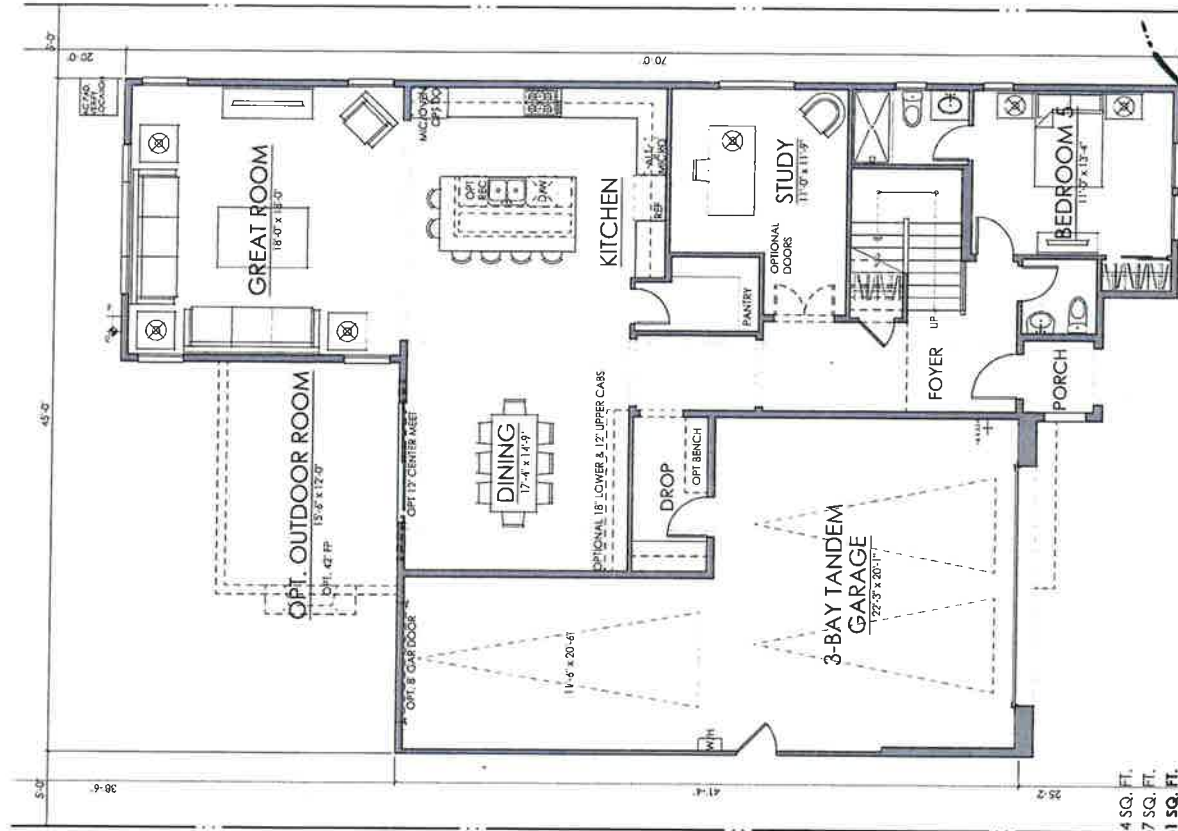
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE DETERMINED AT THE TIME OF CONSTRUCTION.



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WOODLEY ARCHITECTURAL GROUP, INC.
 1725 S. COLTON AVE., SUITE 100
 FOLSOM, CA 95630
 TEL: (916) 439-1100
 FAX: (916) 439-1101
 WWW.WOODLEYARCHITECTURALGROUP.COM



55'-0" x 105'-0" MIN. LOTS

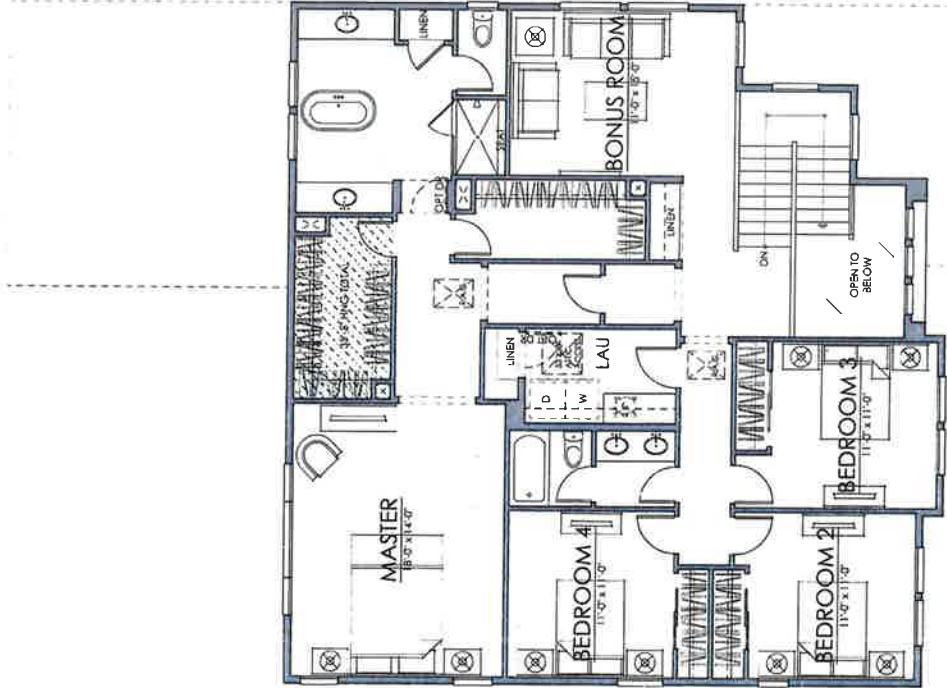
1644 SQ. FT.
1647 SQ. FT.
3331 SQ. FT.

FIRST FLOOR
SECOND FLOOR
TOTAL LIVING

PLAN FOUR | 333 | SQ. FT.

MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. CONSULT ARCHITECT FOR MORE INFORMATION.



01.28.19



MATERIAL NOTES
 CONCRETE FLAT TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 BOARD & BATT SIDING
 TRIM & DOORS & WINDOW
 WOOD POSTS



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

MATERIAL NOTES
 CONCRETE STYLE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 CULTURED STONE VENEER
 TRIM & DOORS & WINDOW

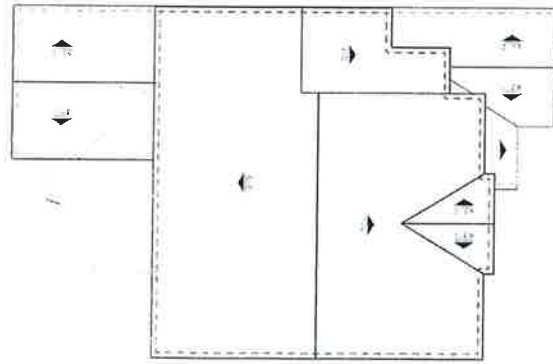


FRONT ELEVATION 'B'
1/4" = 1'-0"

MATERIAL NOTES
 CONCRETE STYLE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 TRIM & DOORS & WINDOW
 CULTURED STONE VENEER

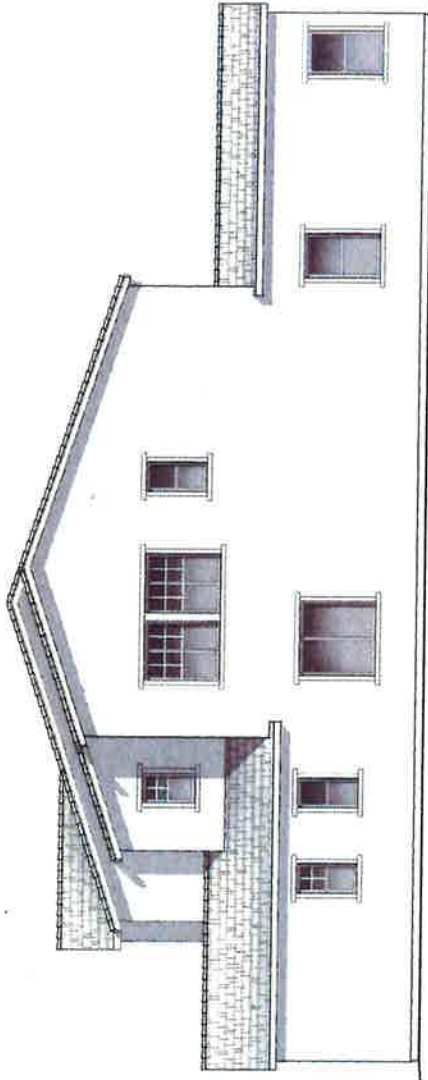
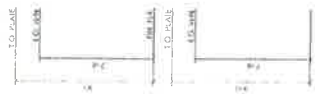


FRONT ELEVATION 'C'
1/4" = 1'-0"



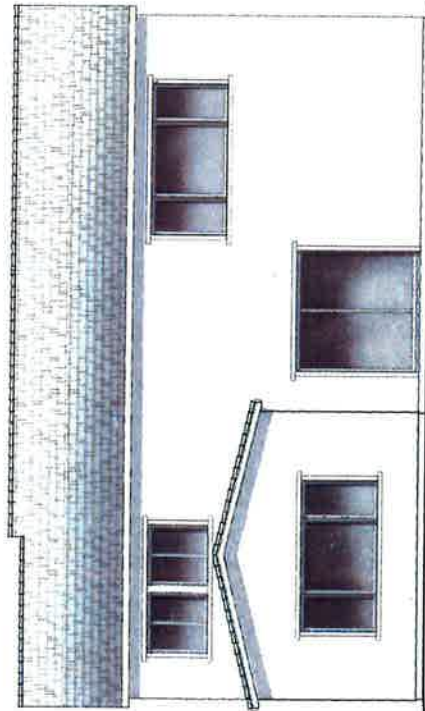
ROOF PLAN 'A'
1/8" = 1'-0"

FARMHOUSE



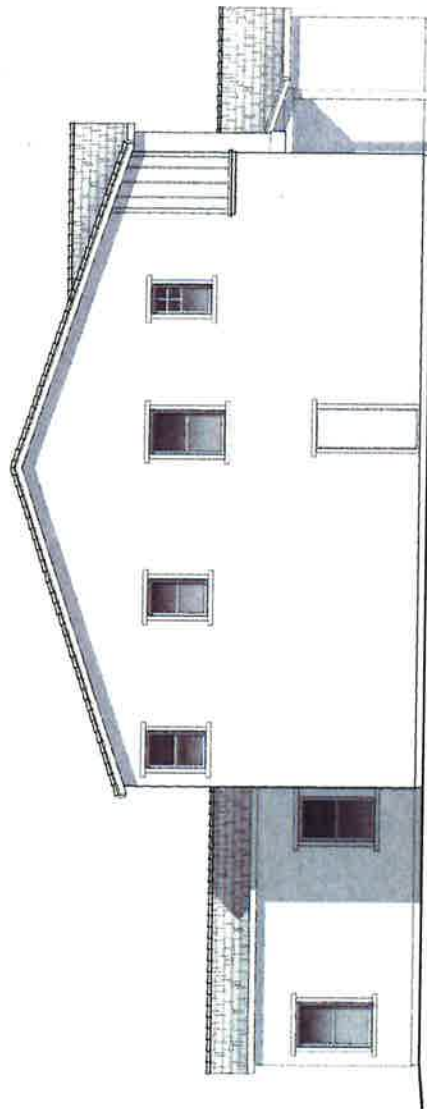
RIGHT ELEVATION 'A'
1/4" = 1'-0"

FARMHOUSE



REAR ELEVATION 'A'
1/4" = 1'-0"

FARMHOUSE



LEFT ELEVATION 'A'
1/4" = 1'-0"

FARMHOUSE

PLAN FOUR | ELEVATIONS - FARMHOUSE

MANGINI | BROOKSTONE | 55' X 105'

FOLSOM, CALIFORNIA

NOT TO SCALE. FOOTINGS, WALLS, AND PARTITIONS ARE TO BE DETERMINED BY THE ARCHITECT.

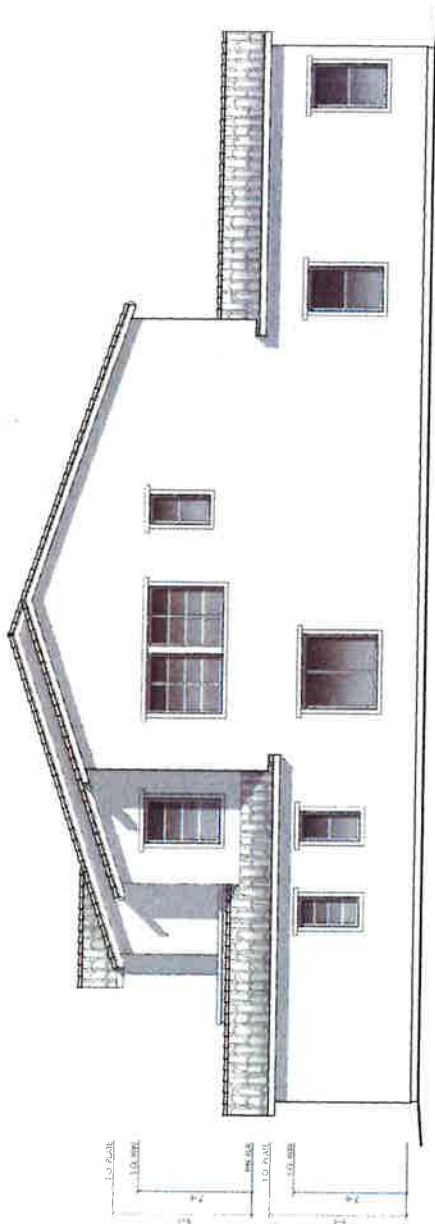
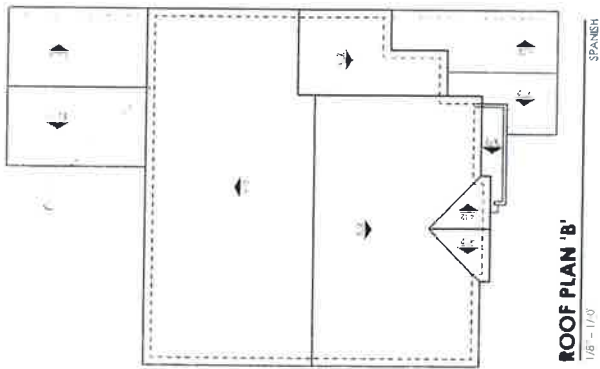
WOODLEY ARCHITECTURAL GROUP, INC. 11775 S. WOODLEY AVENUE, SUITE 100, WOODLEY, CALIFORNIA 95695. TEL: (916) 361-1100. WWW.WOODLEYARCHITECTURALGROUP.COM



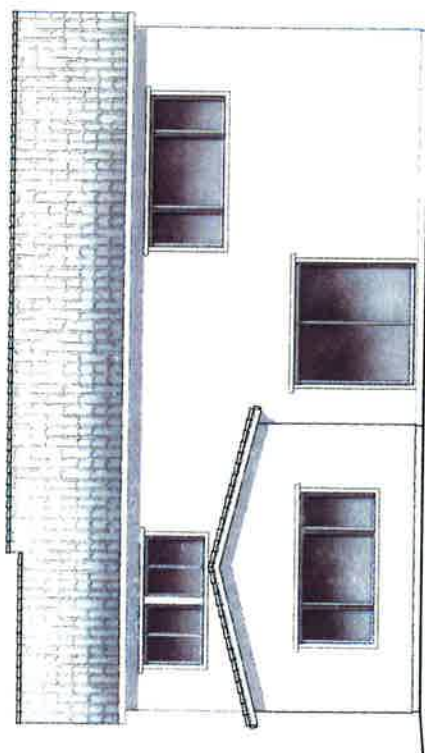
01.28.19



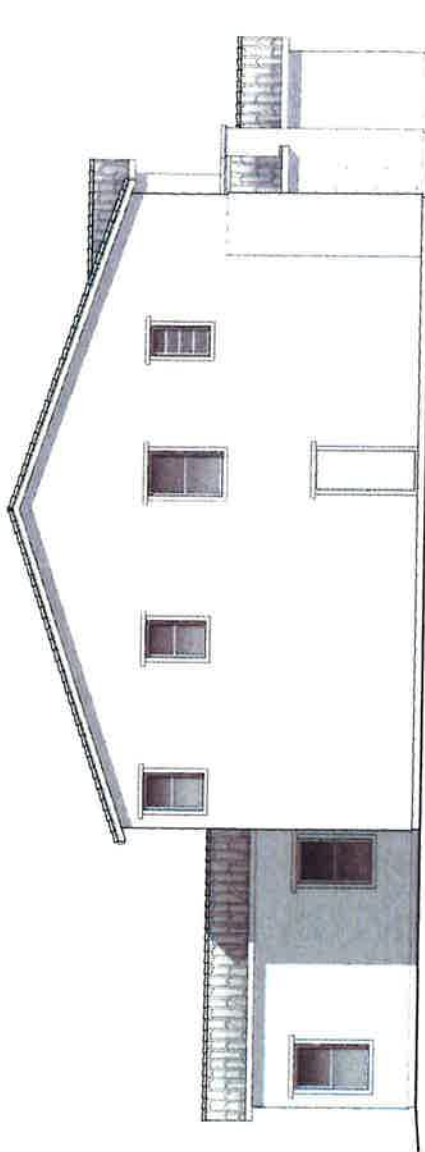
11775 S. WOODLEY AVENUE, SUITE 100
WOODLEY, CALIFORNIA 95695
TEL: (916) 361-1100
WWW.WOODLEYARCHITECTURALGROUP.COM



SPANISH



SPANISH



01.28.19

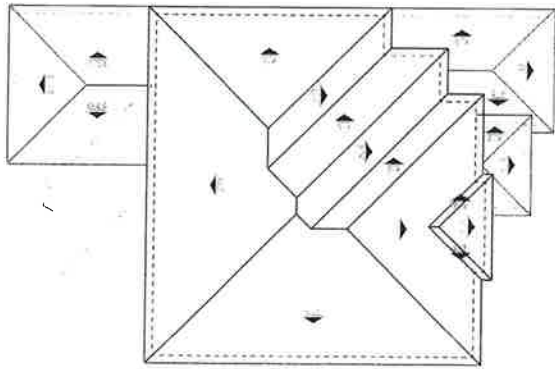
PLAN FOUR | ELEVATIONS - SPANISH



MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

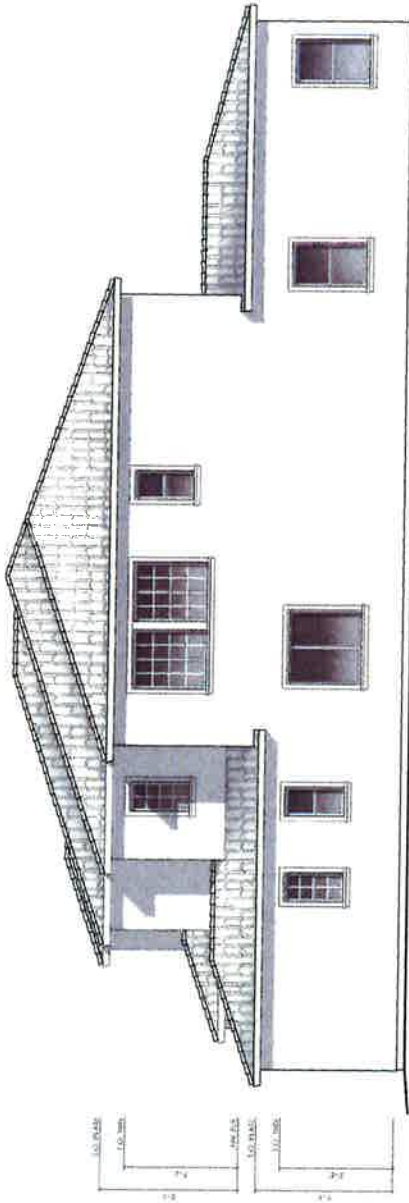


colorado // 731.501.1046 or 731.501.1047
illinois // 847.261.7303 or 847.261.7304
california // 949.433.1111 or 949.433.1112
san diego // 619.444.1111 or 619.444.1112



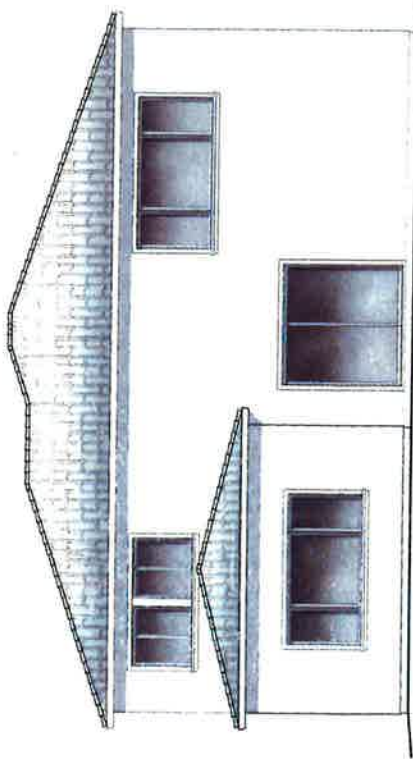
ROOF PLAN 'C'
1/8" = 1'-0"

ITALIAN



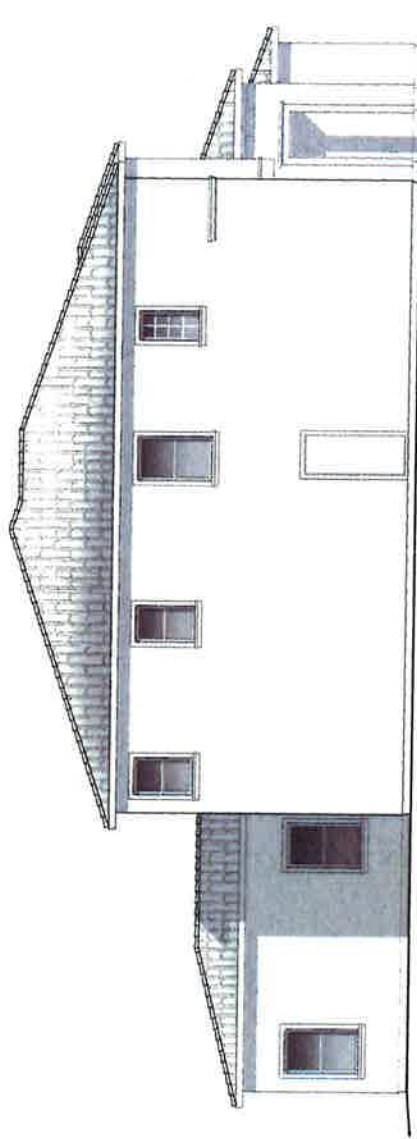
RIGHT ELEVATION 'C'
1/4" = 1'-0"

ITALIAN



REAR ELEVATION 'C'
1/4" = 1'-0"

ITALIAN



LEFT ELEVATION 'C'
1/4" = 1'-0"

ITALIAN

01.28.19



PLAN FOUR | ELEVATIONS - ITALIAN

MANGINI | BROOKSTONE | 55' X 105'
FOLSOM, CALIFORNIA

WOODLEY
architectural
group, inc.

colorado // 731 southpark dr. suite 8
billings, co 80102 / 303.683.7231
california // 2943 ballroom st. suite A
santa ana, ca 92705 / 714.533.8114



ANDALUSIAN
DESIGN ELEMENTS

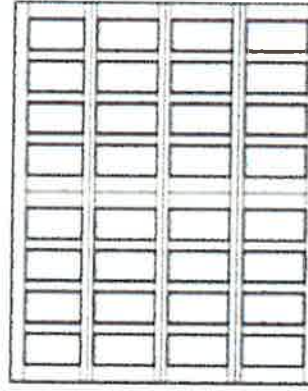
- 5' CONCRETE ROOF TILE
- HIPPED ROOF WITH FRONT FACING GABLES
- TIGHT FOAM EAVES
- STUCCO EXTERIOR FINISH
- CLAY PIPE DETAIL AT GABLE END
- DECORATIVE 8" X 8" CERAMIC TILE
- ARCHED WINDOWS
- BRICK VENEER
- DECORATIVE SHUTTERS



ANDALUSIAN



COACH LIGHT
Kichler 49961AVI
Mill Land 16"



GARAGE DOOR
Wayne Dalton 9405
Carriage House Steel Oak Park



ENTRY DOOR
Smooth-Star 8"
2 Panel Plank Soft Arch

01.28.19

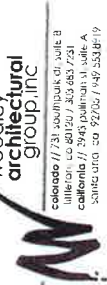


MANGINI | WATERSTONE | 60' X 105'

FOLSOM, CALIFORNIA

woodley
architectural
group, inc

colorado 11731 southpark dr, suite 8
littleton, co 80120 / 303.683.7291
california 173945 parkman st, suite A
santa ana, ca 92706 / 714.755.8719



SPANISH
DESIGN ELEMENTS

- 5' CONCRETE ROOF TILE
- PARAPET WALL ELEMENTS
- GABLE ROOFS WITH FRONT FACING GABLES
- STUCCO EXTERIOR FINISH
- SIDING ACCENTS
- CULTURED STONE VENEER
- DECORATIVE CORBELS



COACH LIGHT
Kichler 49883DBK
HUGO 15"



GARAGE DOOR
Wayne Dalton 9100
Classic Steel Sonoma



ENTRY DOOR
Smooth-Star 8"
2 Panel Square Top

01.28.19



MANGINI | WATERSTONE | 60' X 105'
FOLSOM, CALIFORNIA

SPANISH



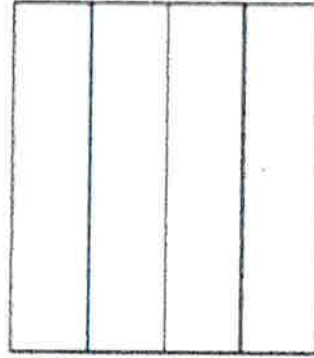
colorado // 731 southpark dr. suite 8
billerica, ca 96126 / 303.883.7231
california // 2945 palladium st. suite A
santa ana, ca 92705 / 714.538.8819

MODERN PRAIRIE
DESIGN ELEMENTS

- HORIZONTAL MASSING
- FLAT CONCRETE ROOF TILE
- LOW-PITCHED ROOF WITH 18" OVERHANGS
- STUCCO EXTERIOR FINISH
- HORIZONTAL SIDING ACCENTS
- CULTURED STONE VENEER



COACH LIGHT
Kichler 49201BK
Tremillo 14"



GARAGE DOOR
Wayne Dalton 9100
Classic Steel Contemporary



ENTRY DOOR
Smooth-Star 8'
Full Lite Flushed-Glazed

01.28.19



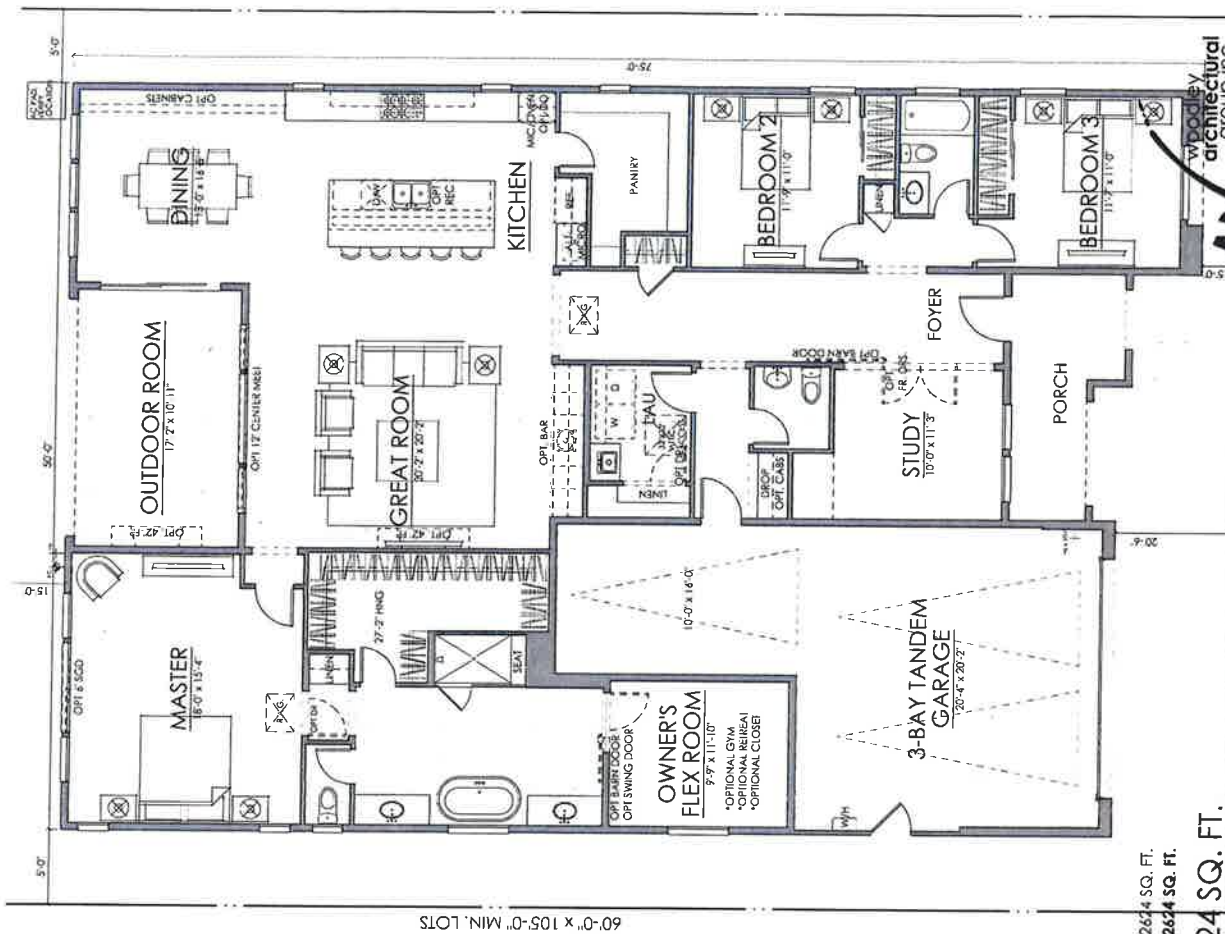
MODERN PRAIRIE

MANGINI | WATERSTONE | 60' X 105'
FOLSOM, CALIFORNIA

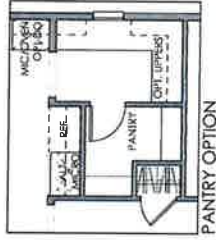
WOODLEY
architectural
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colorado // 731 southpark circle, #3
littleton, co 80120 / 303.683.7231
california // 2945 palmhurst drive, #100
san rafael, ca 94903 / 748.553.8719





60'-0" X 105'-0" MIN. LOTS



FIRST FLOOR 2624 SQ. FT.
 TOTAL LIVING 2624 SQ. FT.

PLAN ONE | 2624 SQ. FT.

MANGINI | WATERSTONE | 60' X 105'
FOLSOM, CALIFORNIA

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01.28.19



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 billerica, co 80120 / 303.683.7231
 california / 2943 pullman st suite A
 san diego ca 92105 / 714.533.8919

MATERIAL NOTES
 CONCRETE 5" TILE
 STUCCO FINISH
 DECORATIVE CERAMIC TILE
 STYLE SPECIFIC LIGHT FIXTURE
 TRIM @ DOORS & WINDOW



FRONT ELEVATION 'A'
 04 - 1112
 ARCHITECT

MATERIAL NOTES
 CONCRETE 5" TILE
 STUCCO FINISH
 VERTICAL PANEL SIDING
 STYLE SPECIFIC LIGHT FIXTURE
 CULTURED STONE VENEER
 TRIM @ DOORS & WINDOW



FRONT ELEVATION 'B'
 04 - 1112
 ARCHITECT

MATERIAL NOTES
 CONCRETE 5" TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 CULTURED STONE VENEER
 4" HORIZONTAL LAP SIDING
 TRIM @ DOORS & WINDOW



FRONT ELEVATION 'C'
 04 - 1112
 ARCHITECT

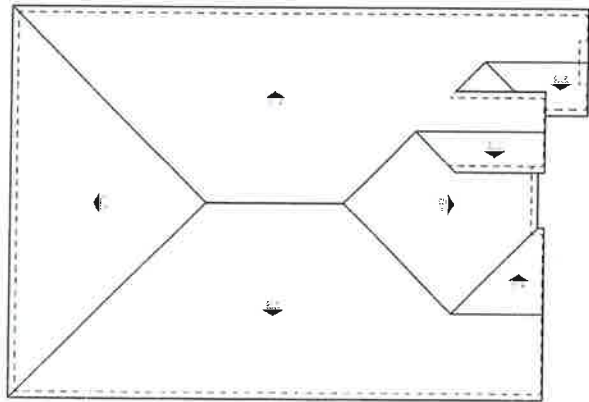
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PLAN ONE | FRONT ELEVATIONS

MANGINI | WATERSTONE | 60' X 105'
 FOLSOM, CALIFORNIA

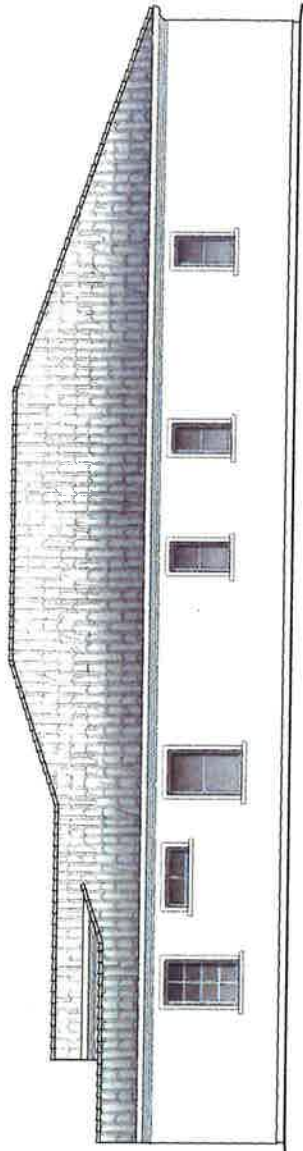




ROOF PLAN 'A'

1/8" = 1'-0"

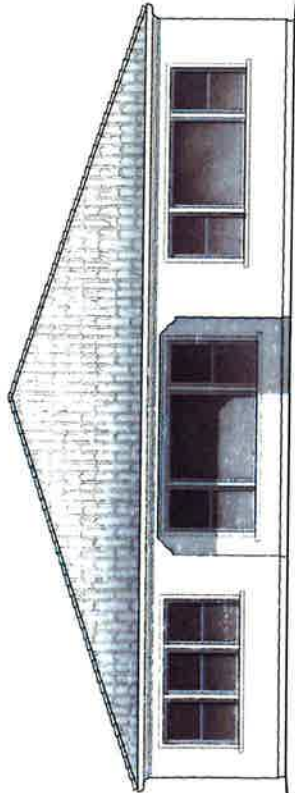
ANDALUSIAN



RIGHT ELEVATION 'A'

1/4" = 1'-0"

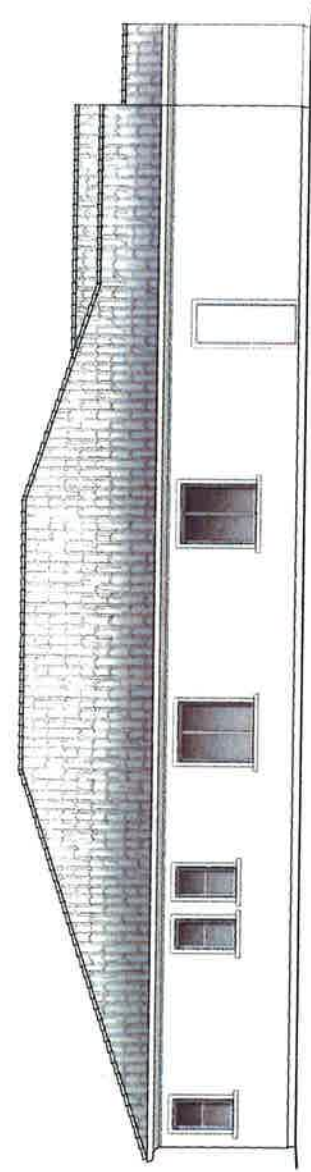
ANDALUSIAN



REAR ELEVATION 'A'

1/4" = 1'-0"

ANDALUSIAN



REAR ELEVATION 'A'

1/4" = 1'-0"

ANDALUSIAN

PLAN ONE | ELEVATIONS - ANDALUSIAN

MANGINI | WATERSTONE | 60' X 105'

FOLSOM, CALIFORNIA

NOTE: SOURCE: EXISTING PLAN, VARYING DIRECTION CALCULATED.

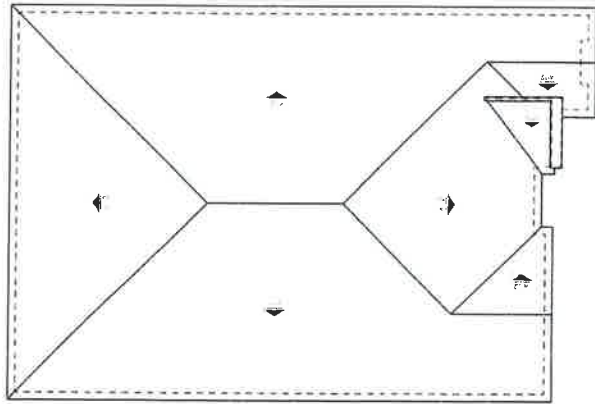
ANDALUSIAN
Woodley
architectural
group, inc.

10000 177th Avenue, Suite B
Folsom, CA 95630
California | 916.993.9993
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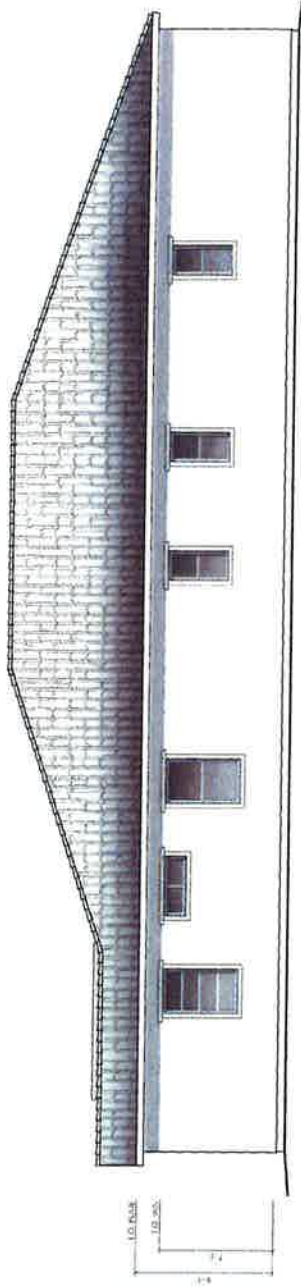
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ROOF PLAN 'B'

1/8" = 1/0'

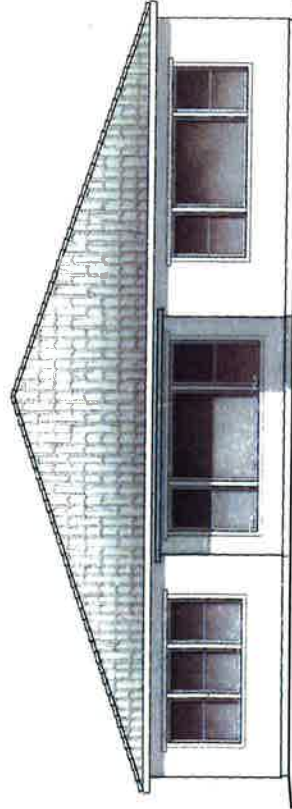
SPANISH



RIGHT ELEVATION 'B'

1/4" = 1/0'

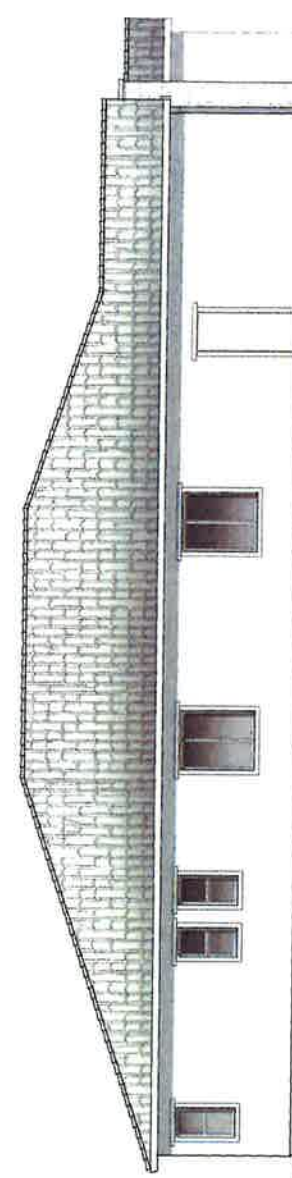
SPANISH



REAR ELEVATION 'B'

1/4" = 1/0'

SPANISH



REAR ELEVATION 'B'

1/4" = 1/0'

SPANISH

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PLAN ONE | ELEVATIONS - SPANISH

MANGINI | WATERSTONE | 60' X 105'

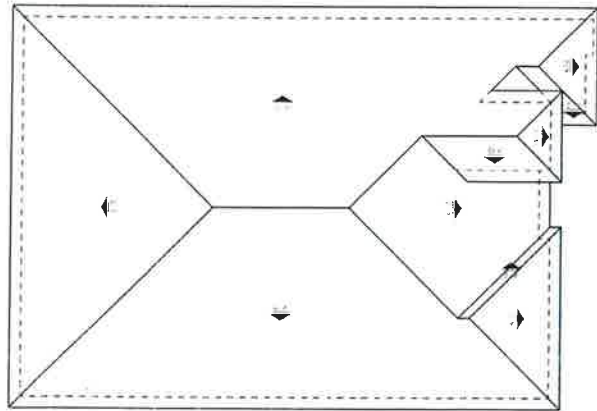
FOLSOM, CALIFORNIA

NOTE: SCALE REFERENCE MAY VARY BASED ON ELEVATION VIEW.

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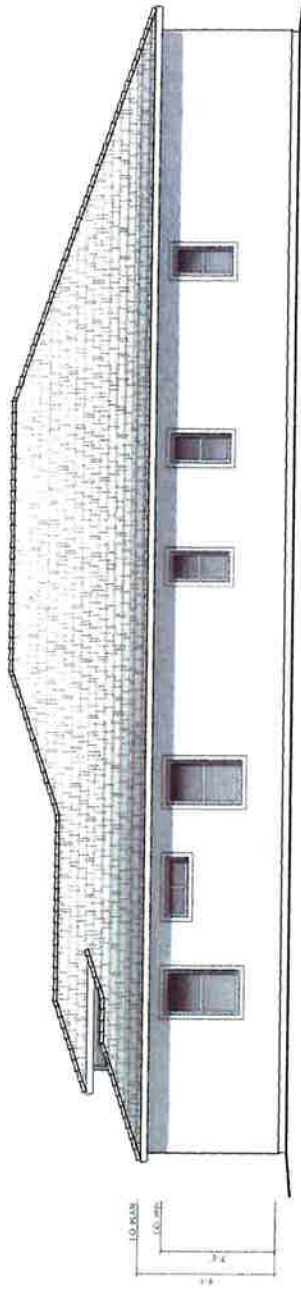
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alibon, ca 94520 // 304-883-7231
california // 2943 palmiran st. suite A
san diego, ca 92108 // 949-553-8819



ROOF PLAN 'C'

1/8" = 1'-0"

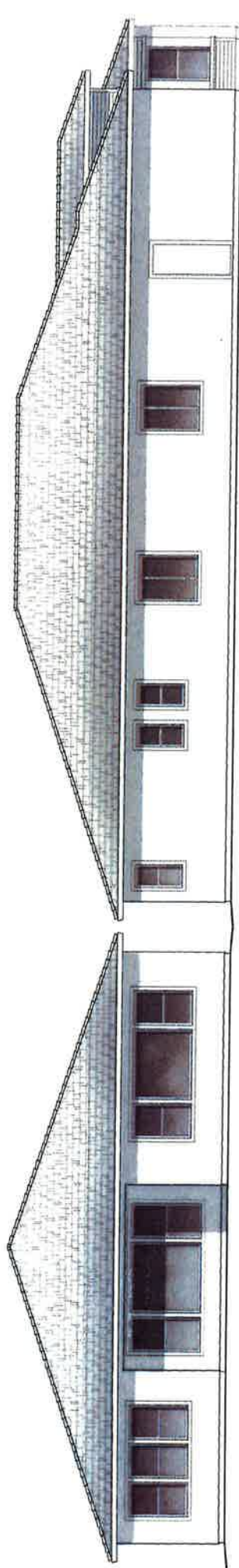
MODERN PRAIRIE



RIGHT ELEVATION 'C'

1/4" = 1'-0"

MODERN PRAIRIE



REAR ELEVATION 'C'

1/4" = 1'-0"

MODERN PRAIRIE

REAR ELEVATION 'C'

1/4" = 1'-0"

MODERN PRAIRIE

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allerton, ca 91001-3204
callenro / 7243 palmira st. suite A
sanita arca, ca 92705-1946 553.9819

PLAN ONE | ELEVATIONS - MODERN PRAIRIE

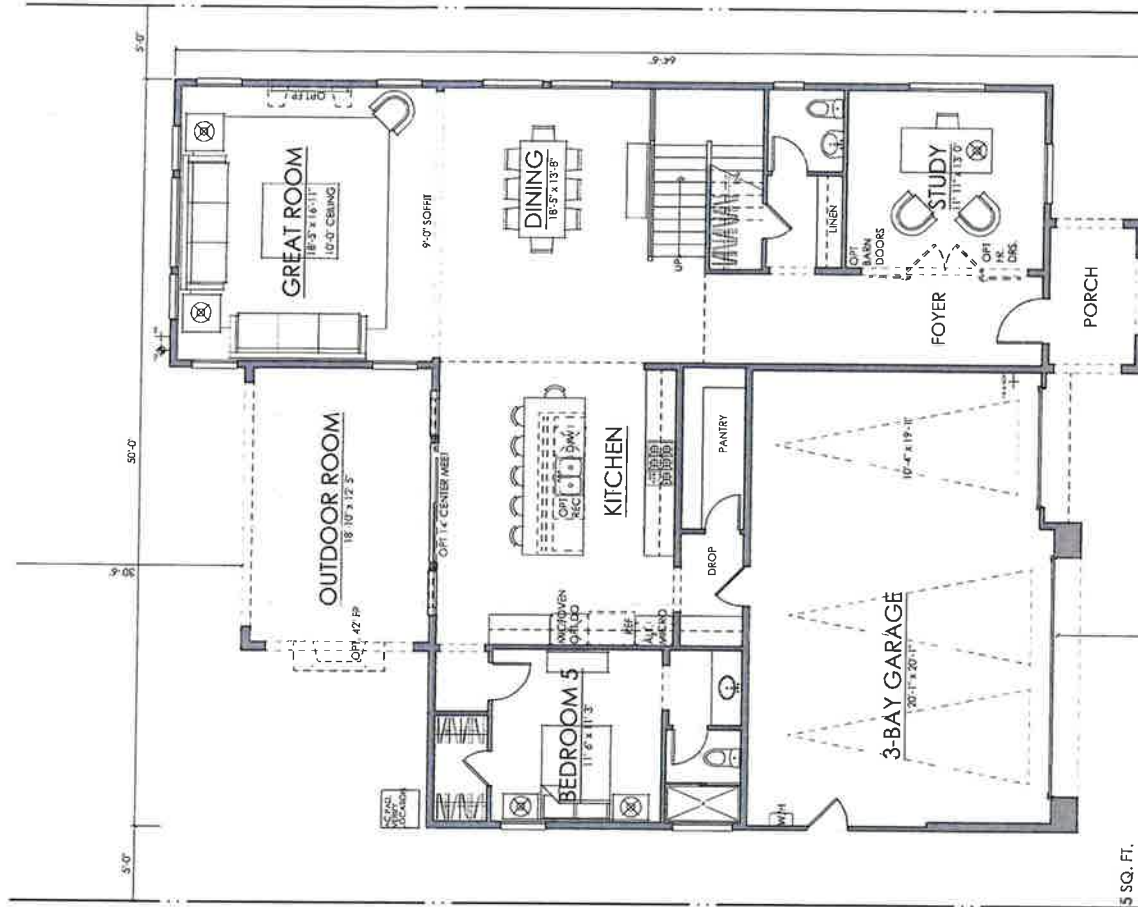
MANGINI | WATERSTONE | 60' X 105'

FOLSOM, CALIFORNIA

NOTE: THIS DRAWING IS A PART OF AN AUTOMATICALLY GENERATED SET OF DRAWINGS.

01.28.19





60'-0" x 105'-0" MIN. LOTS

FIRST FLOOR 1775 SQ. FT.
 SECOND FLOOR 1692 SQ. FT.
 TOTAL LIVING 3467 SQ. FT.

PLAN TWO | 3467 SQ. FT.

MANGINI | WATERSTONE | 60' X 105'
 FOLSOM, CALIFORNIA

MODEL SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHOD. SEE ARCHITECTURAL DRAWINGS FOR FURTHER INFORMATION. © 2019 WOODLEY ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. PHOTO: JEFFREY M. HARRIS



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MATERIAL NOTES
 CONCRETE STYLE
 STUCCO FINISH
 PAVA CLAY PIPE
 STYLE SPECIFIC LIGHT FIXTURE
 TRIM @ DOORS & WINDOW
 BRICK VENEER



FRONT ELEVATION 'A'
 14' 0" x 11' 0"

MATERIAL NOTES
 CONCRETE STYLE
 STUCCO FINISH
 VERTICAL PANEL SIDING
 STYLE SPECIFIC LIGHT FIXTURE
 CULTURED STONE VENEER
 TRIM @ DOORS & WINDOW

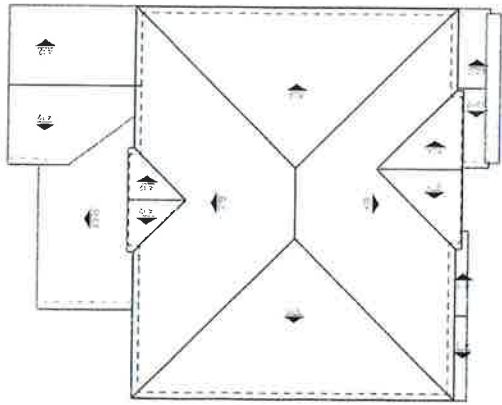


FRONT ELEVATION 'B'
 14' 0" x 11' 0"

MATERIAL NOTES
 CONCRETE PLANT TILE
 STUCCO FINISH
 APPLIED LIGHT FIXTURE
 CULTURED STONE VENEER
 6" HORIZONTAL LAP SIDING
 TRIM @ DOORS & WINDOW

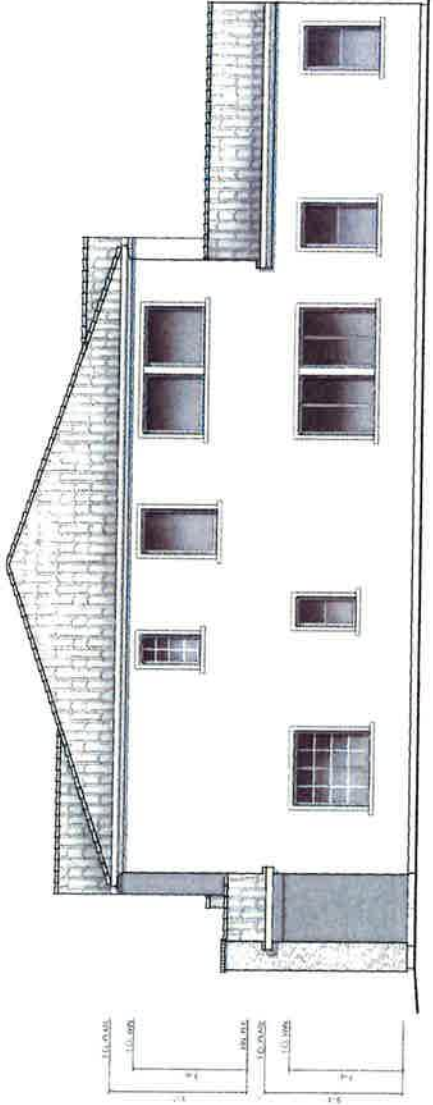


FRONT ELEVATION 'C'
 14' 0" x 11' 0"



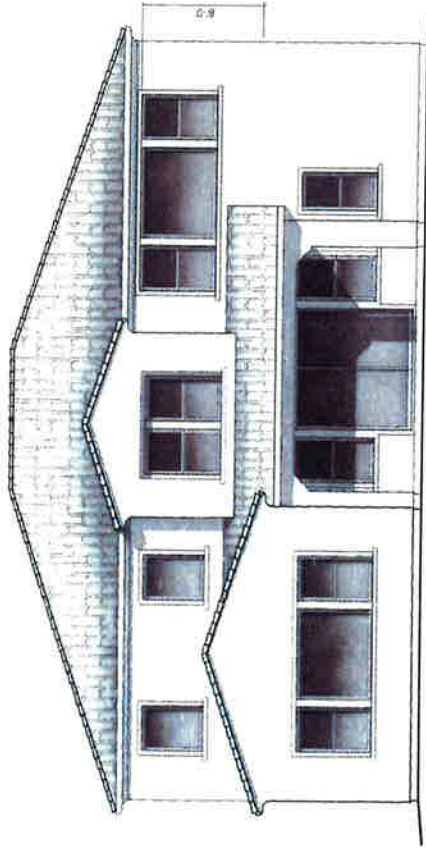
ROOF PLAN 'A'
1/8" = 1'-0"

ANDA-USAN



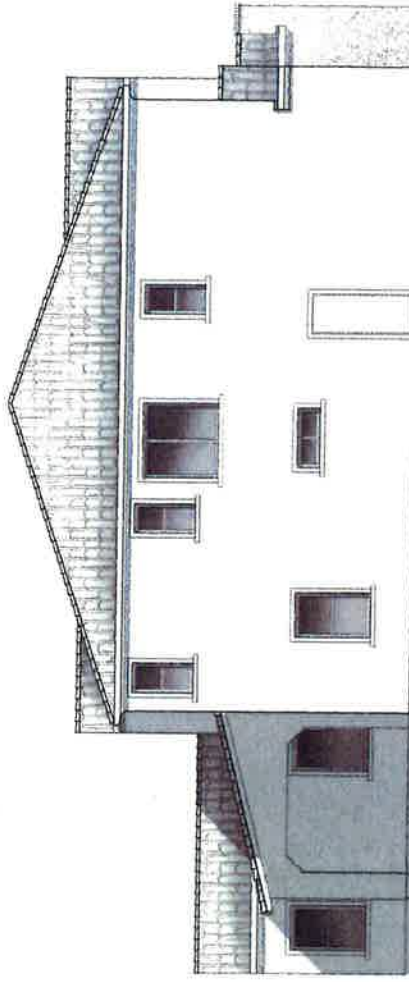
RIGHT ELEVATION 'A'
1/4" = 1'-0"

ANDA-USAN



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

ANDA-USAN



LEFT ELEVATION 'A'
1/4" = 1'-0"

PLAN TWO | ELEVATIONS - ANDALUSIAN

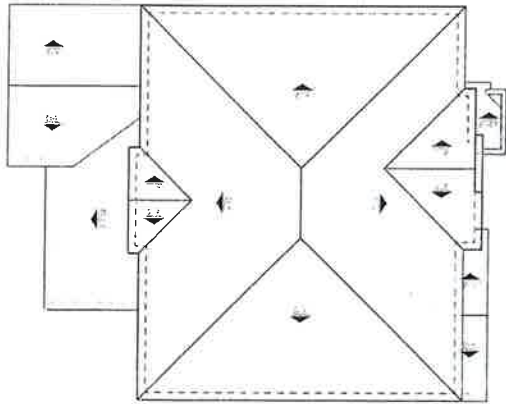
MANGINI | WATERSTONE | 60' X 105'
FOLSOM, CALIFORNIA



01.28.19

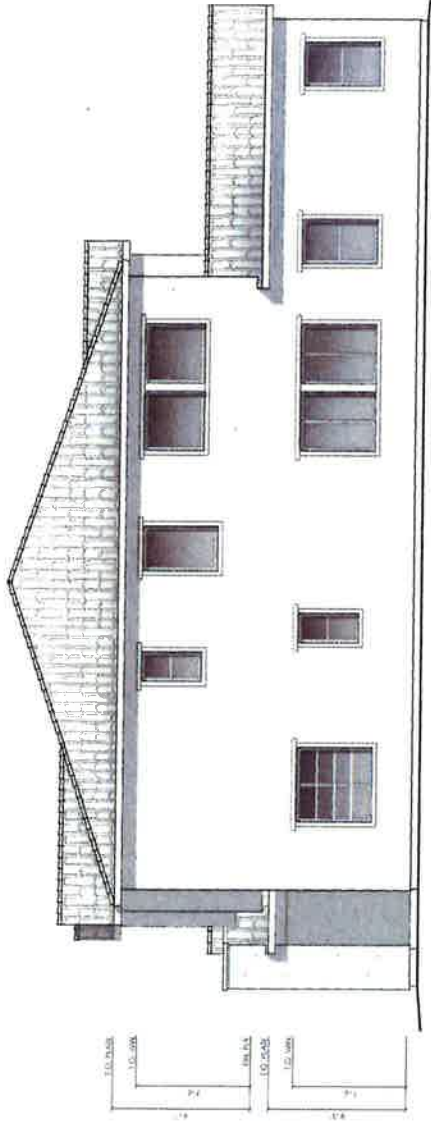


ANDA-USAN
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Folsom, CA 95630
California // 916.983.1100
sanrafael, ca 94575 // 949.533.8919



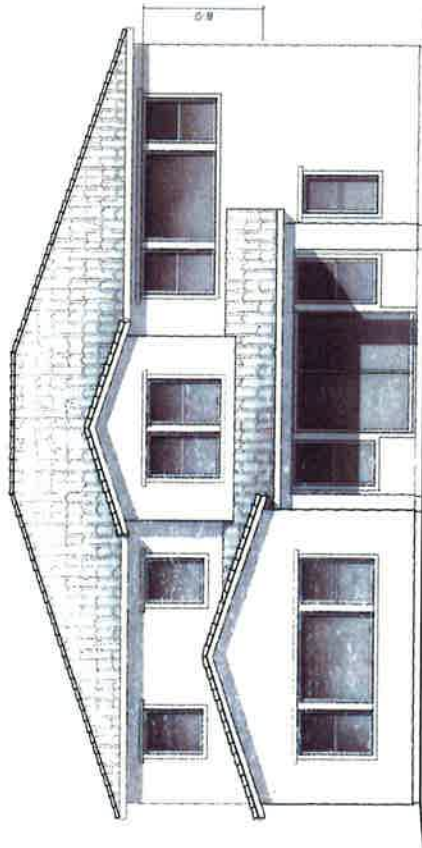
ROOF PLAN 'B'
1/8" = 1'-0"

SPANISH



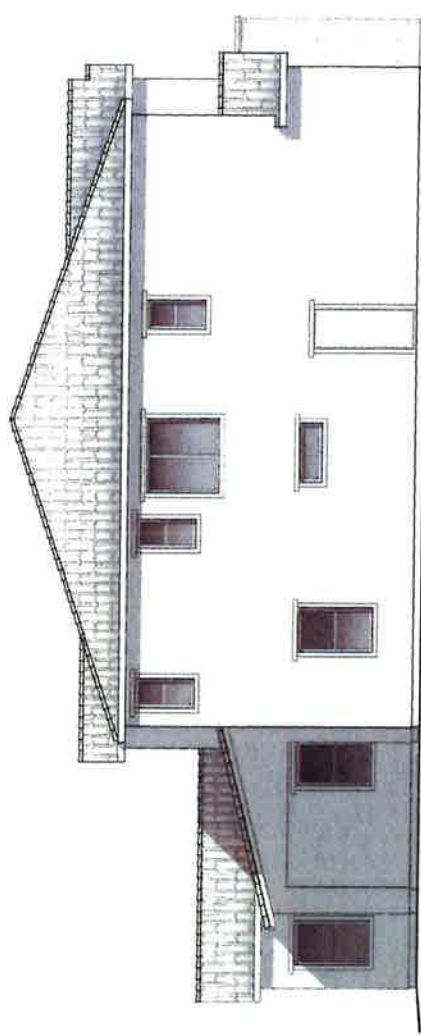
RIGHT ELEVATION 'B'
1/4" = 1'-0"

SPANISH



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

SPANISH



LEFT ELEVATION 'B'
1/4" = 1'-0"

SPANISH

PLAN TWO | ELEVATIONS - SPANISH
MANGINI | WATERSTONE | 60' X 105'

FOLSOM, CALIFORNIA

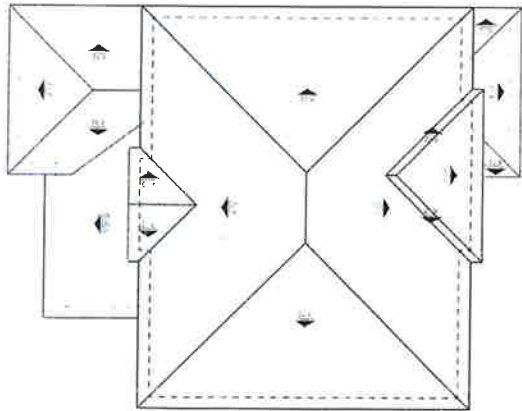
NOTE: SQUARE FOOTAGE IS APPROXIMATE AND MAY VARY BASED ON CALCULATION METHODS.



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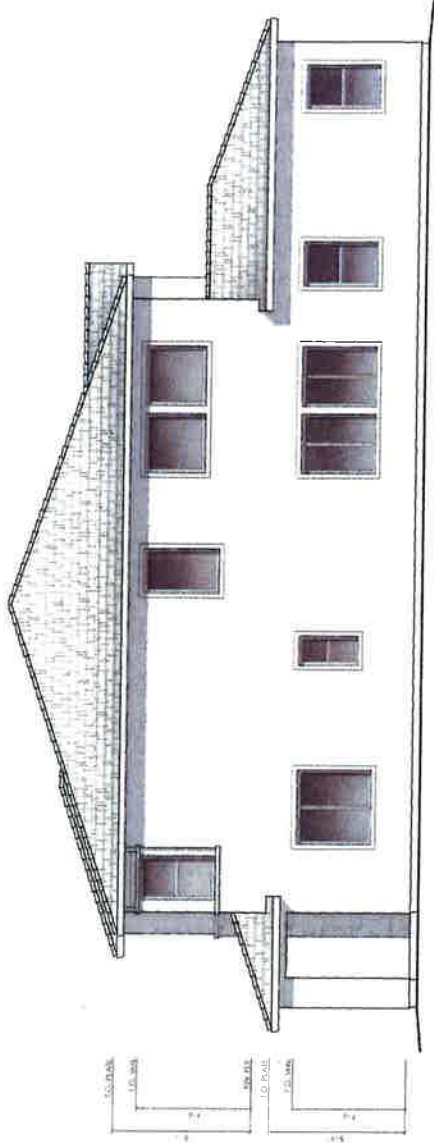


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SAN JOSE, CA 95128 | 408.533.8919



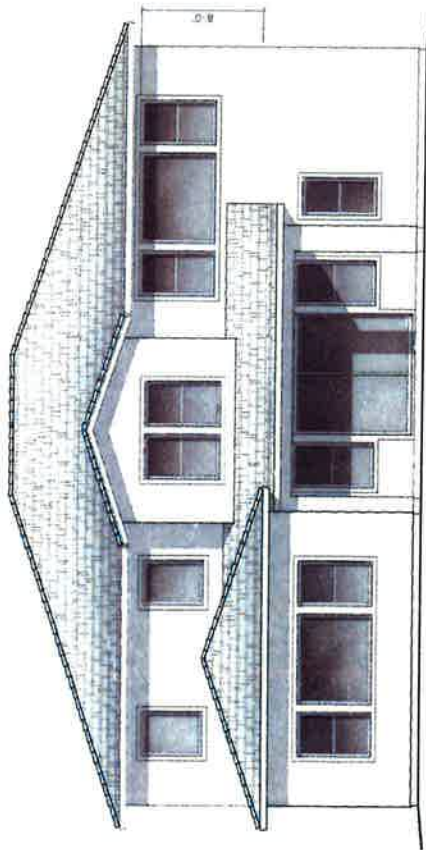
ROOF PLAN 'C'
1/8" = 1'-0"

MODERN PRAIRIE



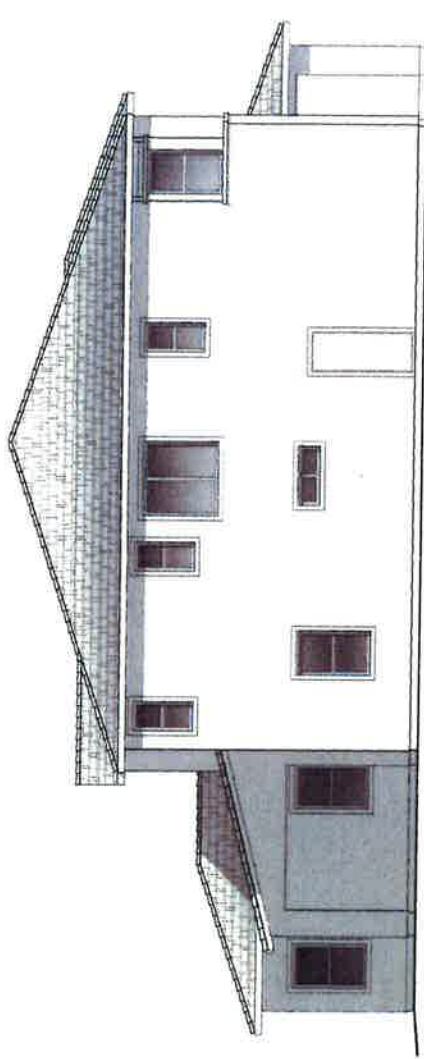
RIGHT ELEVATION 'C'
1/4" = 1'-0"

MODERN PRAIRIE



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

MODERN PRAIRIE



LEFT ELEVATION 'C'
1/4" = 1'-0"

MODERN PRAIRIE

PLAN TWO | ELEVATIONS - MODERN PRAIRIE

MANGINI | WATERSTONE | 60' X 105'
FOLSOM, CALIFORNIA

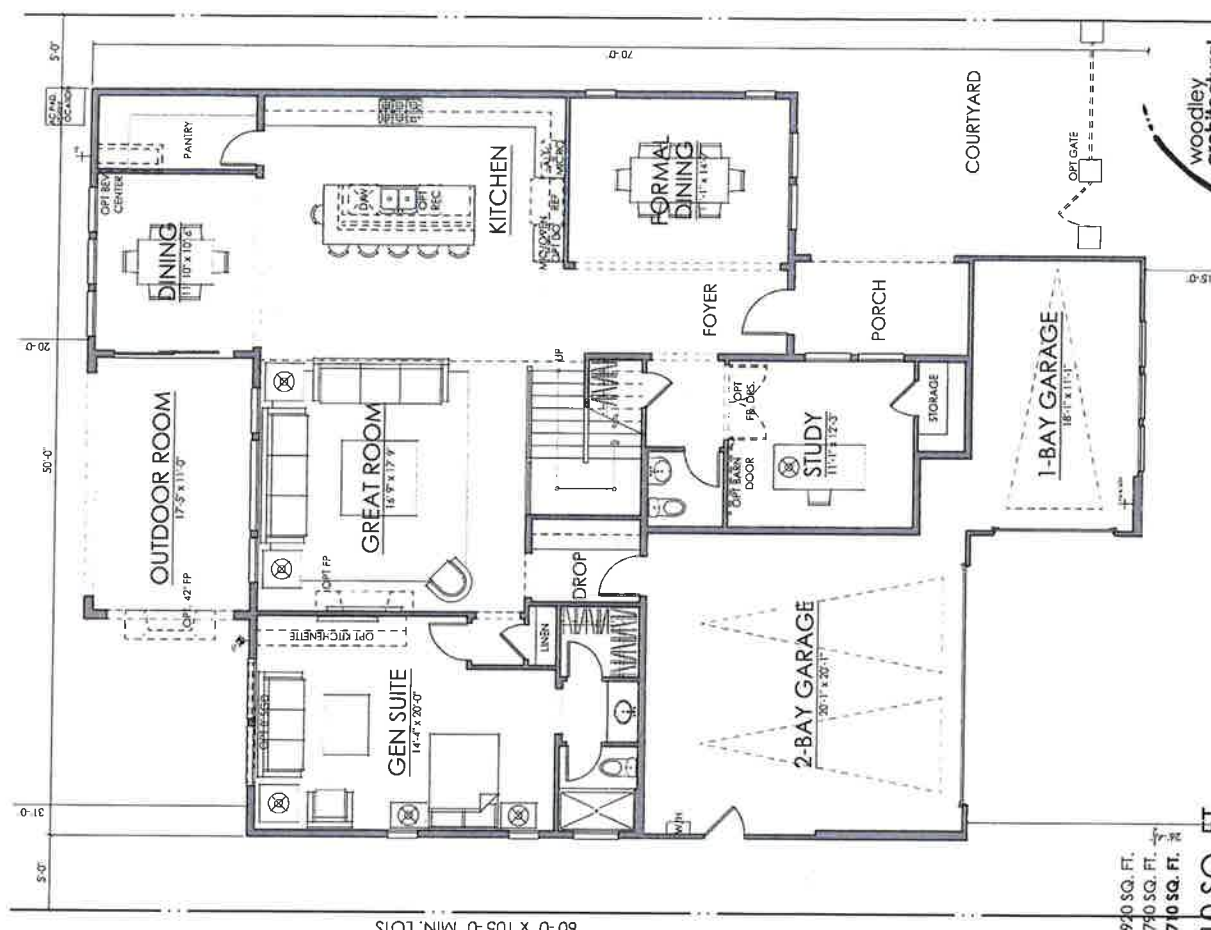


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SHERBORN (170) CANTON, MASS. 01920
SHERBORN (170) CANTON, MASS. 01920
CANTON, MASS. 01920
CANTON, MASS. 01920



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NOT TO SCALE. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE NOTED.



60'-0" x 105'-0" MIN. LOTS

FIRST FLOOR 1920 SQ. FT.
 SECOND FLOOR 1790 SQ. FT.
 TOTAL LIVING 3710 SQ. FT.

PLAN THREE | 3710 SQ. FT.

MANGINI | WATERSTONE | 60' X 105'

FOLSOM, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CONSTRUCTION METHODS. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. CONTACT US FOR MORE INFORMATION.



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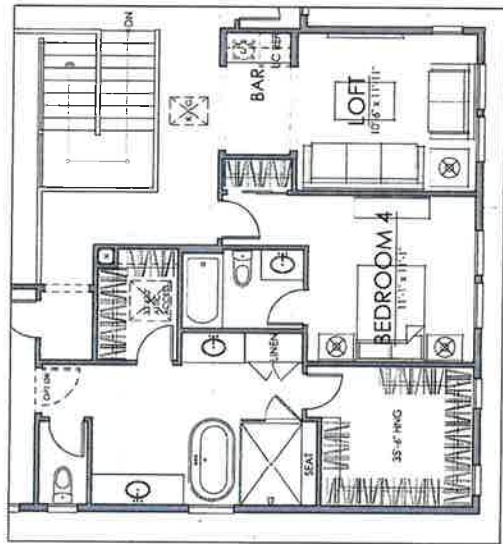
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PLAN THREE | 3710 SQ. FT.
MANGINI | WATERSTONE | 60' X 105'

FOLSOM, CALIFORNIA

NOTE: SQUARE FOOTAGE AND VOLUME ARE APPROXIMATE.



OPTIONAL BATH AT BEDROOM 4

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MATERIAL NOTES
 CONCRETE S TILE
 STUCCO FINISH
 PAULS CLAY PIPE
 STYLE SPECIFIC LIGHT FIXTURE
 TRIM @ DOORS & WINDOW
 DECORATIVE SHUTTERS
 BRICK VENEER
 DECORATIVE TILE



FRONT ELEVATION 'A'
 10' x 11' 0"

MATERIAL NOTES
 CONCRETE S TILE
 STUCCO FINISH
 VERTICAL PANEL SIDING
 STYLE SPECIFIC LIGHT FIXTURE
 TRIM @ DOORS & WINDOW
 CULTURED STONE VENEER
 TRIM @ DOORS & WINDOW



FRONT ELEVATION 'B'
 10' x 11' 0"

MATERIAL NOTES
 CONCRETE S TILE
 STUCCO FINISH
 STYLE SPECIFIC LIGHT FIXTURE
 CULTURED STONE VENEER
 6" HORIZONTAL LAP SIDING
 TRIM @ DOORS & WINDOW



FRONT ELEVATION 'C'
 10' x 11' 0"

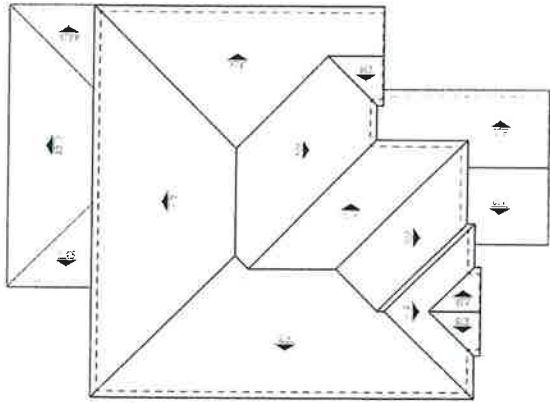
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PLAN THREE | FRONT ELEVATIONS

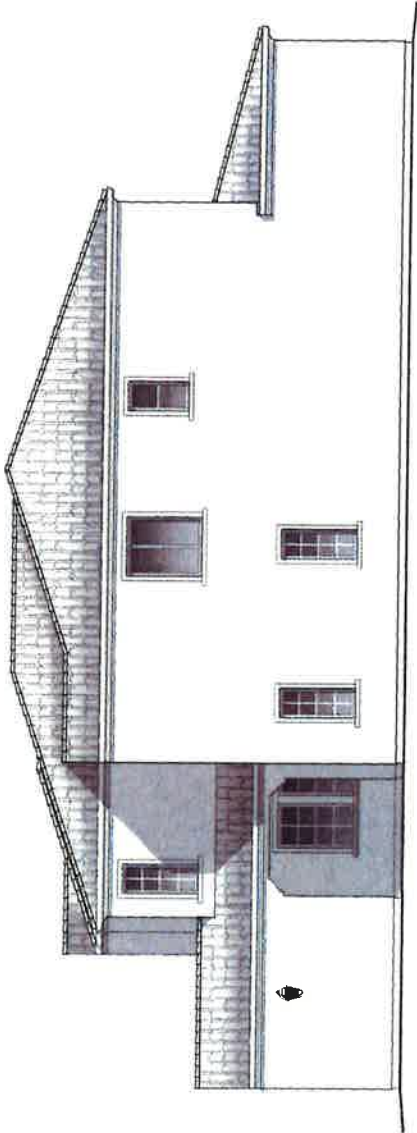
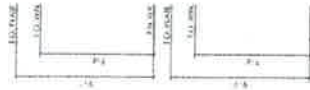
MANGINI | WATERSTONE | 60' X 105'
 FOLSOM, CALIFORNIA





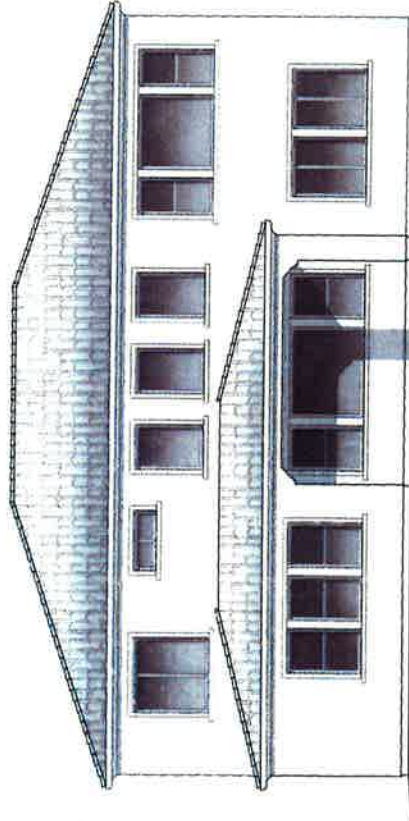
ROOF PLAN 'A'
1/8" = 1'-0"

ANDALUSIAN



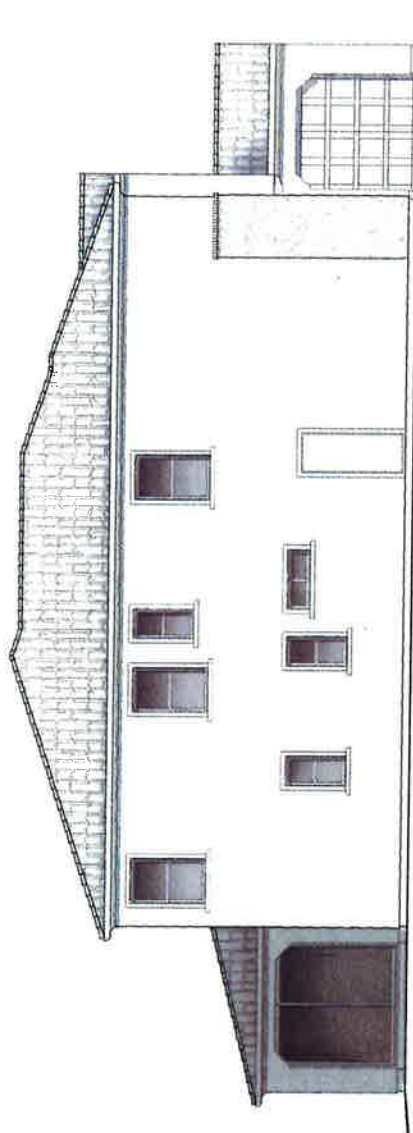
RIGHT ELEVATION 'A'
1/4" = 1'-0"

ANDALUSIAN



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

ANDALUSIAN



LEFT ELEVATION 'A'
1/4" = 1'-0"

ANDALUSIAN

PLAN THREE | ELEVATIONS - ANDALUSIAN
MANGINI | WATERSTONE | 60' X 105'

01.28.19

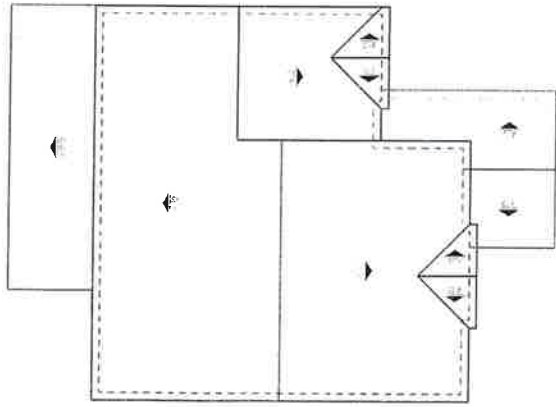


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group, inc**

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Folsom, CA 95630
California | 9243 Pulmarol Valley A
San Joaquin, CA 95705 | 916-953-8919

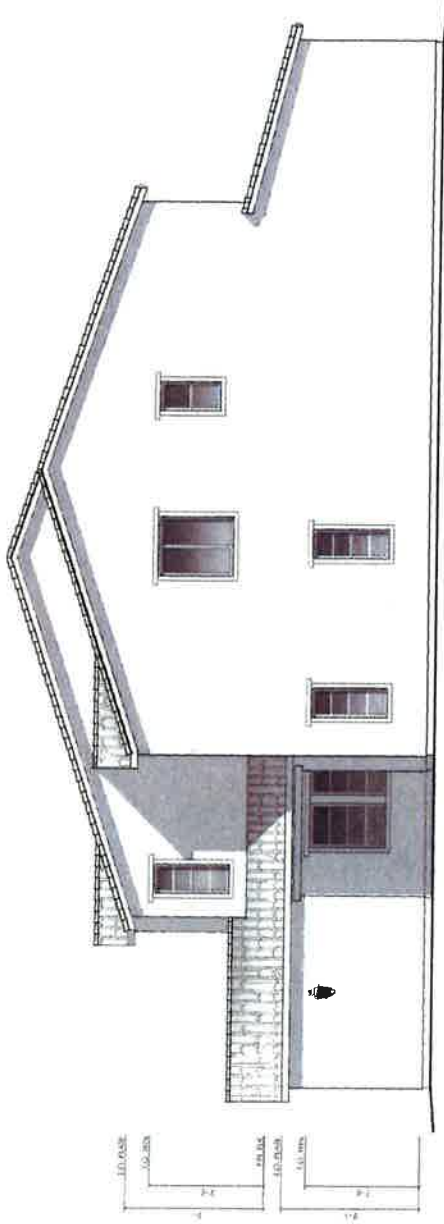


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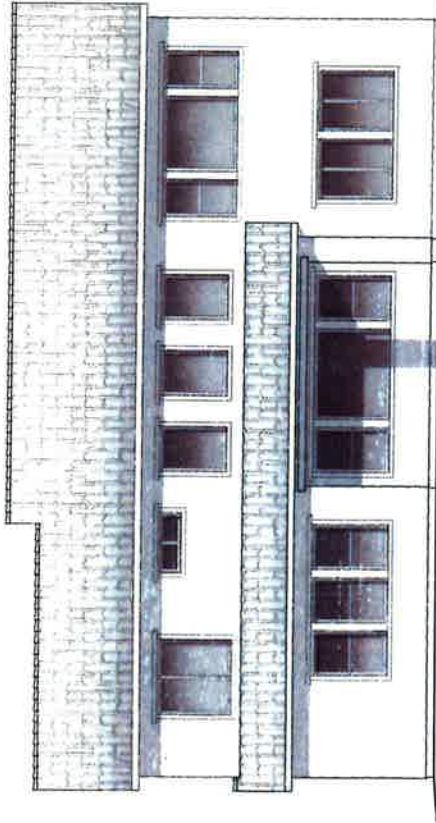
ROOF PLAN 'B'
1/8" = 1'-0"

SPANISH



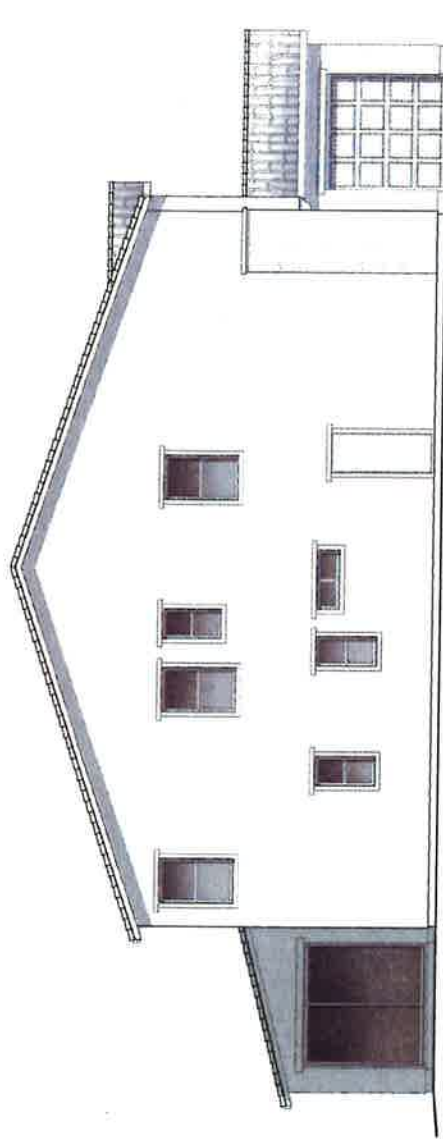
RIGHT ELEVATION 'B'
1/4" = 1'-0"

SPANISH



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

SPANISH



LEFT ELEVATION 'B'
1/4" = 1'-0"

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PLAN THREE | ELEVATIONS - SPANISH
MANGINI | WATERSTONE | 60' X 105'

FOLSOM, CALIFORNIA

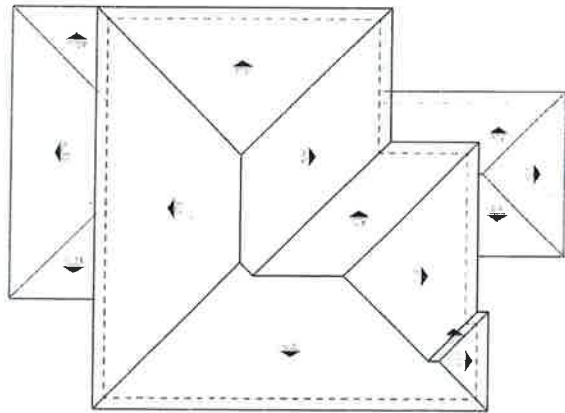
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATIONS

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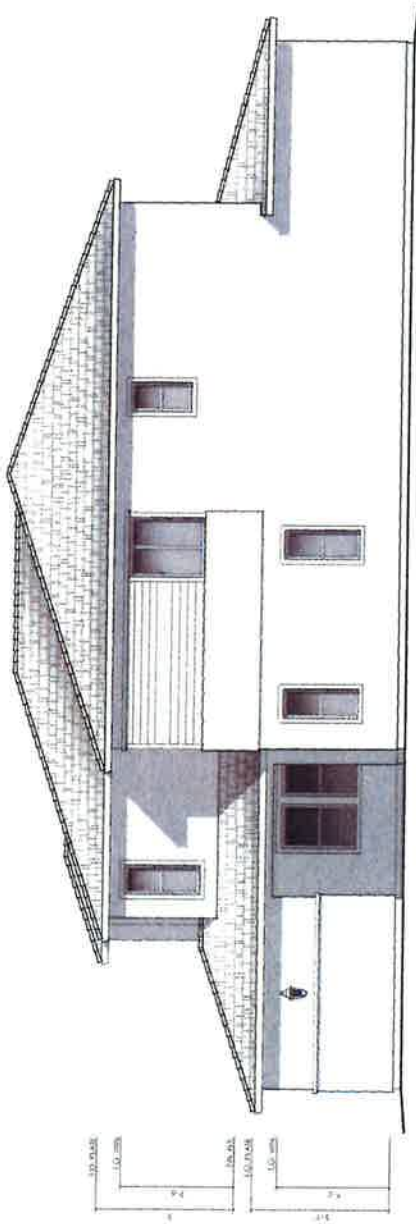
SPANISH
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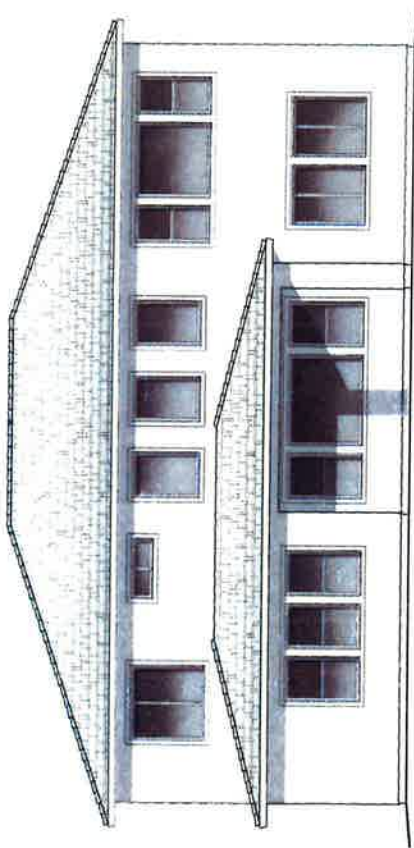
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SERRANO, CA 95070 | 925.251.1000
17731 US HIGHWAY 63, SUITE A
SERRANO, CA 95070 | 925.251.1000



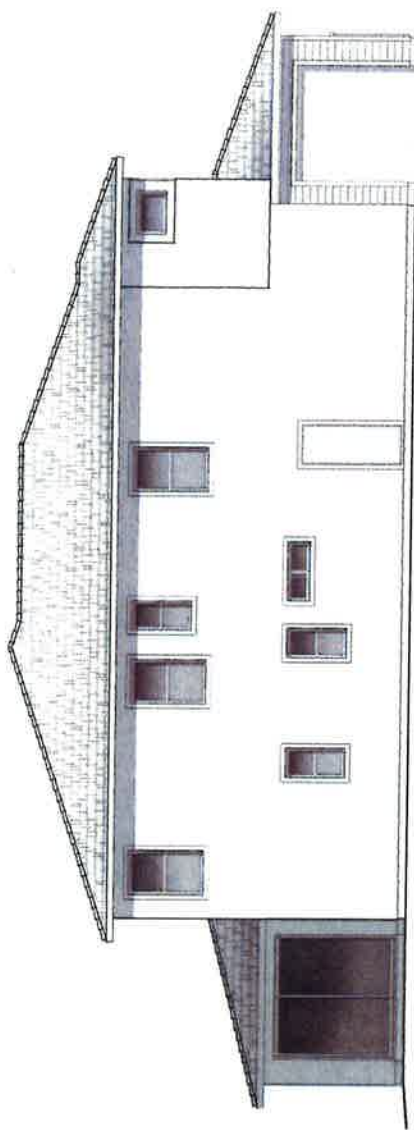
ROOF PLAN 'C'
1/8" = 1'-0"
MODERN PRAIRIE



RIGHT ELEVATION 'C'
1/4" = 1'-0"
MODERN PRAIRIE



FRONT ELEVATION 'C'
1/4" = 1'-0"
MODERN PRAIRIE



LEFT ELEVATION 'C'
1/4" = 1'-0"
MODERN PRAIRIE

PLAN THREE | ELEVATIONS - MODERN PRAIRIE
MANGINI | WATERSTONE | 60' X 105'

01.28.19



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11791 Via Alhambra, Ste 5
Biliran, CA 95120 / 916.938.2722
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NOTE: DRAWING IS UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S FIELD NOTES FOR DETAILS.

Planning Commission
Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential
Design Review (PN 19-067)
April 17, 2019

Attachment 11
Project Narrative, dated February 1, 2019

February 1, 2019

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

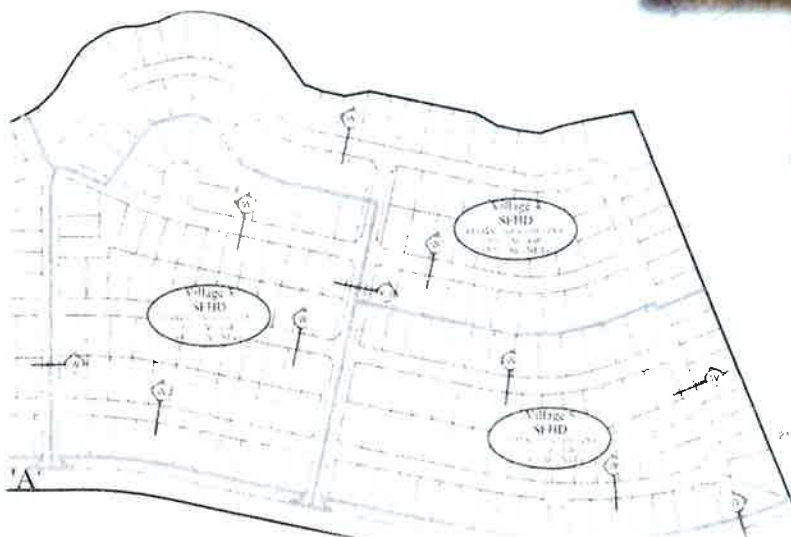
RE: Planned Development Application; Minor Modification Request
Residential Architecture and Landscape Concept
Brookstone and Waterstone at Mangini Phase 1

Dear Mr. Banks,

TRI Pointe Homes, Inc. is pleased to submit architecture, exterior color & materials and landscape design concepts for Mangini Ranch Villages 3, 4 & 5. We are also requesting a minor modification to development standards in two categories; coverage and front setback for a turn-in garage.

Mangini Ranch is located within the Folsom Ranch Master Plan between East Bidwell and Placerville Road, North of White Rock Road. Village 3, 4 & 5 is in the Northern East portion of Mangini Ranch Phase 1.

Making up 222 total lots, village 3, 4 & 5 are all zoned Single-Family High Density (SP-SFHD). Village 3 & 5 includes 148 55x105; 5,775 sq. ft. lots. Village 4 includes 74 60x105; 6,300 sq. ft. lots.



A strong pre-recession development and home building activity led to the City's virtual build-out with nearly no developable land remaining until Folsom Plan Area Specific Plan was annexed and approved, creating a pent-up demand for new homes in Folsom. Buyers are seeking to buy into, or upgrade within, the Folsom market and enjoy the benefits and amenities Folsom has to offer including the high-ranking schools, proximity to major employers and employment centers, easy access to transportation corridors, and plentiful entrainment/recreation options.

Observing the vision and guiding principles of the Folsom Ranch Design Guidelines, TRI Pointe Homes, Inc. has designed homes that evoke a pride of place where people want to live. Catering to the needs of a discerning group of homeowners in the Folsom market, TRI Pointe Homes has designed seven homes ranging in square footage from 2,348 to 3,718, separated into two series, that provide a variety of size, lifestyle, options and amenities. A mix of single story and medium to large two-story plans provides many choices for young families, families with older children or couples entering the empty nest stage of life and ready to move down to a smaller home. All homes include downstairs bedrooms which is a highly sought-after amenity in the Folsom market.

TRI Pointe Homes had a desire to retain the spirit of the area when selecting the community names. Brookstone and Waterstone pay tribute to the areas historical Alder Creek and strengthen the theme of Folsom Ranch to encourage connectivity and use of the surrounding land. All plans provide oversized or three car garages providing space for outdoor recreation equipment and covered outdoor patios encouraging outdoor lifestyles.

ARCHITECTURE – BROOKSTONE SERIES

Reflecting the unique vision of Folsom Ranch, *Brookstone at Mangini* offers four distinct plans ranging from 2,348 to 3,331 square feet, specifically targeted for the community's 55' X 105' lots which are across the street from the elementary school along Mangini Ranch Parkway. With this elementary school adjacency many of the home's features cater to young families yet due to the flexible options and single-story plan, couples of all ages will find opportunities to call Brookstone home. Features included are large pantries, extra storage at laundry, valet areas, lofts and downstairs guest suites. Two story homes offer volume entries. Optional features, amenities and outdoor covered living areas allow each homeowner to make their home unique to fit their specific lifestyle needs.

BROOKSTONE PLAN SUMMARY

PLAN	SQUARE FOOTAGE	BED/BATH COUNT	# OF STORIES	GARAGE SIZE	OUTDOOR COVERED AREA SQ. FT.
1	2348	3 Bed / 2.5 Bath	Single	Two Car with Storage	191 Sq. Ft.
2	2808	4 Bed / 3 Bath	Two Story	Three Car	238 Sq. Ft.
3	3108	4 Bed / 3.5 Bath	Two Story	Three Car	235 Sq. Ft.
4	3331	5 Bed / 3.5 Bath	Two Story	Three Car	241 Sq. Ft.

Three character styles consistent with the contextual heritage of the land, each supported by the *Folsom Ranch Design Guidelines*: Farmhouse, Spanish, and Italian. Combined, the three aesthetics will work collectively to establish an assorted, yet unified character for the entire series, respecting the rare vision of the entire Folsom Ranch community.

FARMHOUSE | A Elevations

Emulating the inherent charm of the Western Farmhouse style and collective farmhouse vernaculars from which it draws inspiration, Brookstone at Mangini's *Farmhouse* gathers the intrinsic character elements of the style with refined execution. Blending smooth stucco, vertical clapboard siding, and flat concrete roof tile with clean trim and post detailing the style maintains the same core material palette as outlined within the *Folsom Ranch Design Guidelines*. Front-facing gable roofs articulate the simplistic form, while the entries are expressed with porches, establishing an aesthetic that evokes both warmth and street appeal for the entire community. Overall, the *Farmhouse* style accurately depicts the essential elements of the style, utilizing a predominantly stucco façade to emphasize its elegant simplicity.

SPANISH | B Elevations

Referencing Folsom Ranch's Spanish Colonial style, Brookstone at Mangini's *Spanish* style respects this quintessentially Californian aesthetic with contemporary flair. The style echoes the required elements of the style as defined by the Design Guidelines. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gables, 's' tile, and expressed entries. Comprised primarily of stucco, the purity of the style's forms is emphasized, adding a subtle beauty to the aesthetic in its refined expression. Stone further articulates the simplistic form, distinguishing entries, and adding contrasts of texture and color to the dominant stucco façade. Characterized with a new-found grace, the *Spanish* style maintains the essential elements of the style, as stated within the Design Guidelines albeit with a more delicate touch, creating a style that is equal parts contemporary and contextual.

ITALIAN | C Elevations

Sophisticated and stately, Brookstone at Mangini's *Italian* boasts the same enduring, elegant impression inherent to Italian vernaculars, characteristically known by their unquantifiable allure. Respecting the core style elements expressed within the Design Guidelines, the *Italian* style is structured and solid in its form and massing. Its strong stucco form is articulated by low-pitched hipped roofs, and exaggerated overhangs. Fenestrations are emphasized with precast trim surrounds and dominant windows or paired windows are arched to further distinguish the style. Featuring a predominantly stucco façade, the sturdy form is articulated clean limestone elements and masses, minimalistic trim detailing, and 's' tile support the essential elements of the style while appearing modern in the pure, simplistic beauty of its forms, and absence of ornamentation. Therefore, the *Italian* reflects the same essential elements of the style as defined by the Design Guidelines, while showcasing a modern touch through its precision of form and lack of ostentatious detail.

ARCHITECTURE – WATERSTONE SERIES

Waterstone at Mangini offers three distinct plans ranging from 2,624 to 3,710 square feet, specifically targeted for the community's 60' X 105' lots which are adjacent to open space and further from the elementary school. Given the location within Mangini, the Waterstone series was designed to cater to families with older children and couples entering the empty nest stage of life. Additionally, one of the plans includes a live-in retreat with bed, bath and separate living area providing a space for multi-generational living. Each plan provides a three-car garage in various formats, a valet area, walk-in pantries, a study, outdoor rooms, grand entry foyers, in addition to an expansive kitchen, dining, and great room areas. Both two story homes also offer magnificent two-story volume areas, downstairs guest suites with private bathrooms and an additional on-suite bathroom upstairs.

WATERSTONE PLAN SUMMARY

PLAN	SQUARE FOOTAGE	BED/BATH COUNT	# OF STORIES	GARAGE SIZE	OUTDOOR COVERED AREA SQ. FT.
1	2624	3 Bed / 2.5 Bath	Single	Three Car	314 Sq. Ft.
2	3467	5 Bed / 3.5 Bath	Two Story	Three Car	341 Sq. Ft.
3	3718	5 Bed / 3.5 Bath	Two Story	Three Car	269 Sq. Ft.

Waterstone at Mangini features three character styles consistent with the contextual heritage of the land, each supported by the *Folsom Ranch Design Guidelines*: Andalusian, Spanish, and Modern Prairie. Combined, the three aesthetics will work collectively to establish an assorted, yet unified character for the entire series, respecting the rare vision of the entire Folsom Ranch community.

ANDALUSIAN | A Elevations

Echoing the romance of Santa Barbara—its Andalusian designs and depictions of artful Spanish—Spanish Colonial, Hacienda, and Spanish Eclectic vernaculars, *Waterstone at Mangini's Andalusian* mirrors the beauty of the contextual examples that inspired it while referencing the stirring landscapes of Andalucía. Though Andalusian is not specifically mentioned within the *Folsom Ranch Design Guidelines*, the style reflects the same essential core elements of Folsom Ranch's Spanish Colonial and Italian Villa styles while respecting the historic character and context referenced throughout the document. Inherently asymmetrical in its form, the style is articulated with tight-eaves, decorative gable ends, and arched fenestrations. The simplistic form features front-to-back gables expressed with 's' tile. Roofline accents accentuate the style's gabled forms, adding appeal to its modest stucco masses. Stone appears en masse or on parapet elements, designed to emphasize entries. Therefore, while not specifically mentioned as a style within the Design Guidelines, the *Andalusian* style follows the same intrinsic style characteristics of Spanish Colonial and Italian Villa while recalling the historic, architectural heritage of the site's California location.

SPANISH | B Elevations

Referencing Folsom Ranch's Spanish Colonial style, *Waterstone at Mangini's Spanish* style respects this quintessentially Californian aesthetic with contemporary flair. The style echoes the required elements of the style as defined by the Design Guidelines. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gable gables, 's' tile, and expressed entries. Comprised primarily of stucco, the purity of the style's forms is emphasized through stone masses, and wood accents, adding to subtle beauty of the aesthetic. The stone appears en masse or on parapet elements, serving to accentuate entries. Fenestrations are clean and rectilinear, providing a fresh take on traditional Spanish forms. Refined in its execution, the *Spanish* style maintains the essential elements of the style, as stated within the Design Guidelines, while illustrating its strong, modern influence through its pure, well-articulated forms.

MODERN PRAIRIE | C Elevations

Staying true to the spirit of the Arts and Crafts movement and the architectural vernaculars born out of it, *Waterstone at Mangini's, Modern Prairie* style reflects early California Craftsman and Prairie School vernaculars, made famous by architects such as Frank Lloyd Wright, Barry Byrne, and George Washington Maher. While not specifically included within the Design Guidelines, the *Modern Prairie* style requires the same essential character elements as its Craftsman cousin. *Waterstone's Modern Prairie* is solid in its massing. Low-pitched hipped roofs extend outward with exaggerated overhangs, while stone and horizontal siding define the style's predominantly stucco form. Adding to the style's sturdy structure, its fenestrations are strong and rectilinear and are expressed with trim surrounds and headers. Windows occur in ribbons or dynamic compositions, refreshing this classic Arts and Crafts style. The *Modern Prairie* style respects the context and architectural heritage of the Arts and Crafts

movement and the Craftsman style depicted within the Design Guidelines while offering the community a uniquely modern aesthetic that is fully supported by Folsom Ranch, to create an altogether new and dynamic community that reflects both its history and beauty of its site.

COLOR AND MATERIALS

TRI Pointe Homes contracted an award-winning professional design consulting firm, AT Designs to design color and material schemes that capture the essence of each architectural style and create a neighborhood that looks rich, custom and appears as though it has developed over time. In the course of developing the colors, special attention was given to the selection of materials. It was essential to understand and adapt current materials available in today's marketplace that would best ascribe to the needs of the architecture. Through this process, a couple of new materials developed by Eldorado Stone and custom coloured by AT Designs have been introduced. These two custom masonries are called Longitude 24, Custom #1619 & custom Roughcut Stone called Tesoro Viejo. Samples of these stones are included in this submittal.

AT Designs and Woodley Architecture work together to ensure that the application of each base and accent paint color is done to accurately portray the architecture materials, remaining true to the historical theme being represented.

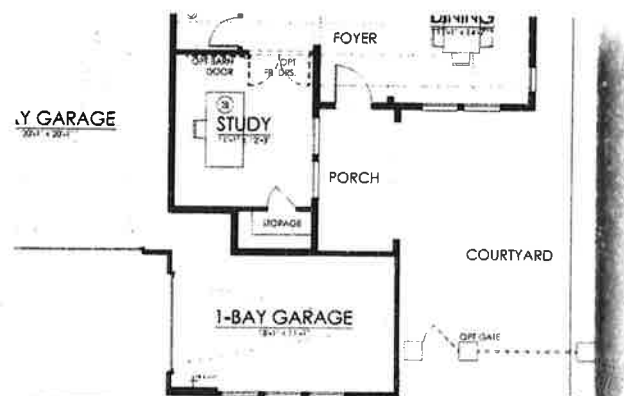
Last, coach lights, garage doors and front doors were selected to coordinate with the theme they are meant to express. Every theme has been assigned a unique style coach light, garage door and front door enhancing the theme character and further improving the overall street scene of the community.

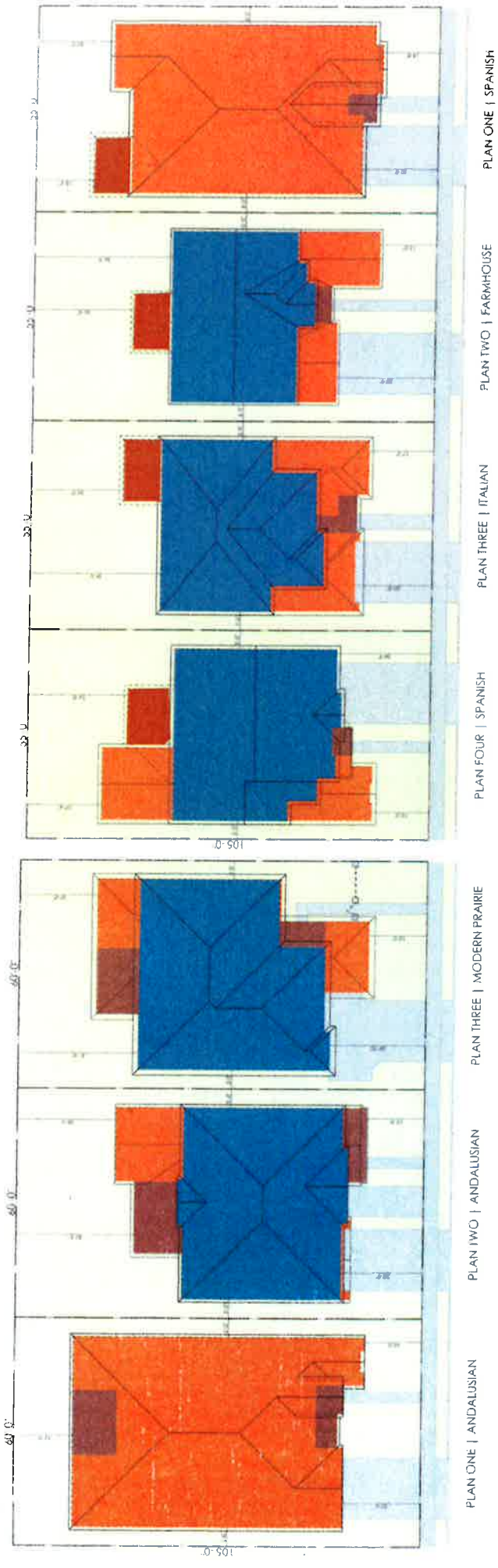
We anticipate that this comprehensive and strategic color palette designed for Brookstone & Waterstone will provide a visually balanced streetscape and will manifest into a signature development within Mangini that will be rich and lasting.

LANDSCAPING

A thoughtful, sustainable landscape design respecting the *Folsom Ranch Landscape Design Guidelines* is being proposed for Brookstone and Waterstone at Mangini. While maintaining a water conscious design, a variety of vertical plantings, to highlight architecture, low shrubs, ornamental grasses, lawn and trees are combined to create connectivity between the pedestrian walkways and front entrances of homes. Shrub and groundcover plantings will vary from lot to lot depending on the architectural elevations. There will not be a distinct variance when transitioning from a Brookstone Village to a Waterstone Village creating a harmonious and pleasing street scene throughout the community.

Not missing any opportunity to make a home unique, the Waterstone plan three will include a front courtyard option providing additional opportunities for neighbors to connect within their community.

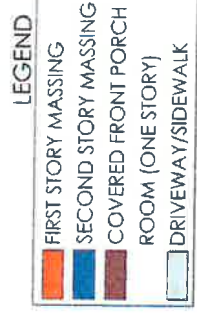




BUILDING ARTICULATION PLAN

DEVELOPMENT STANDARD MODIFICATION REQUEST

A varied and interesting street scene with a variety of garage placements are guiding principles of the Folsom Ranch Design Guidelines. Included with this submittal is an exhibit called Building Articulation Plan. This exhibit shows the variation in house projections and garage orientations offered in each plan. To create an interesting street scene that offers variety in plan form the Brookstone and Waterstone plans are designed to vary in front setback on both the house and garage. A turn in garage is offered at Waterstone plan three adding to the variety and interest in the street scene. Currently the turn in garage is required to be setback at twenty feet from the front. In the turn in condition, the garage side facing the street is elevated and expressed as if it were a house forward element giving supportive reasoning that this condition could mirror the front house setbacks of fifteen feet. Further, when the turn in garage is placed at a fifteen-foot setback, the driveway for the forward-facing garage is already oversized at nearly twenty-five feet deep so reducing the setback by five feet does not impede on the functionality of the driveway use. Last, the requested



setback provides more private rear yard space for the homeowner to enjoy. Therefore, TRI Pointe Homes is requesting that the front setback for this turn in garage be the same as the front house setback of fifteen feet.

As visible in the Building Articulating Plan, Brookstone and Waterstone plans were designed to provide homeowners large private rear yards far exceeding the minimum of a fifteen-foot requirement in all but one plan which is a single story. In addition, every plan has been designed with the extremely popular outdoor covered living area which is a more aesthetically pleasing alternative to planted on awnings or patio covers. These spaces provide architectural interest to the rears of homes due to added plane and roof breaks. Covered outdoor spaces provide a place to enjoy outside year-round and overall promotes a healthy lifestyle, drawing people to outdoor activities.



Coverage is calculated by totaling all first-floor areas that are covered by a roof which includes outdoor living areas. Including these outdoor living areas in the designs adds an additional five to nine percent (5 - 9%) of overall covered area to each home and in the case of the single-story homes eliminates the ability to offer a single story with a covered outdoor living area on twenty six percent (26%) of the two hundred and twenty-two lots. Given the high popularity and the benefits of the outdoor covered living areas TRI Pointe Homes is requesting an increase of coverage from 50% to 55% for single story homes to maximize the opportunities to include the outdoor covered living area for every homeowner. Overall, raising coverage does not create a situation of unusable outdoor areas nor a need to modify rear yard setbacks.

In closing, TRI Pointe Homes is bringing two series of homes offering a fresh prospective in design, color and material with highly sought-after amenities to the Folsom market. Providing these two minor modifications to the development standards improves the community and provides the best lifestyle opportunities to Folsom residents.

SP-SFHD Single Family High Density Development Standards		
Development Standard	Current	Modification Request
Front Porch	12.5 ft.	No Change
Front Primary Structure	15 ft.	No Change
Front Garage	20 ft.	No Change
Turn in Garage	20 ft.	15'
Side Yard	5 ft.	No Change
Rear	15 ft.	No Change
Coverage	50%	55% for single story homes

Planning Commission
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Attachment 12

Folsom Ranch Central District Design Guidelines



2

ARCHITECTURAL DESIGN GUIDELINES



ARCHITECTURAL GUIDING PRINCIPLES

The following residential guiding principles will guide the architecture to ensure quality development:

- Provide a varied and interesting streetscene.
- Focus of the home is the front elevation, not the garage.
- Provide a variety of garage placements.
- Provide detail on rear elevations where visible from the public streets.
- Choose appropriate massing and roof forms to define the architectural styles.
- Ensure that plans and styles provide a degree of individuality.
- Use architectural elements and details to reinforce individual architectural styles.

GENERAL ARCHITECTURAL GUIDELINES

Edge Conditions

Rear elevations visible from open spaces and major roadways shall incorporate enhanced details used on the front elevation of the home. Rear elevations observable from open spaces and major roadways shall be visually aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following should be considered, and at least one element incorporated, in the design of the side and rear elevations along edge conditions:

- A balance of hip and gable roof forms;
- Single-story plan;
- Single-story elements on two-story homes;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Detail elements on the front elevation shall be applied to the side and rear elevations along edge conditions.



Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements.

The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene.
- Design roofs for maximum solar exposure for the potential installation of solar features.
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling.
- Offset roof planes, eave heights, and ridge lines.



Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Folsom Ranch, Central District community. Buildings located on corners shall include one of the following:

- Front and side facade articulation using materials that wrap around the corner-side of the building;
- Awning on corner side;
- Home entry on corner side;
- Corner facing garage;
- A pop-out side hip, gable, or shed form roof;
- An added single-story element, such as a wrap-around porch or balcony;
- Recessed second- or third-story (up to 35' max.); or
- Balcony on corner side.



Front Elevations

Front elevations shall be detailed to achieve a variety along the street scene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements on page 2-6). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style-appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves and/or bump-out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that integrate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.
- Use a minimum of two building materials or colors on the front elevation.

- If due to building configuration the front entry location is not immediately apparent, direct and draw the observer to it with added elements such as signs, lighting, and landscape.



Multi-family Entries

Entries for multi-family homes should create an initial impression, locate and frame the doorway, act as a link between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate roof elements, columns, Feature Windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways.



Feature Windows

All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape;
- Picture window;
- A bay window projecting a minimum of 24 inches, or a 12 inch pop-out surround;
- A window with a substantial surround matching or contrasting the primary color of the home;
- A window recess a minimum of 2 inches;
- Decorative iron window grilles;
- Decorative window shelves or sill treatments;
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim:
- A Juliet balcony with architectural style appropriate materials;
- Window shutters; or
- Trellis protruding a minimum of 12 inches from the wall plane of the window.

Windows

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter, and to minimize light and heat entering in the summer.

West-facing windows should be shaded where feasible to avoid prolonged sun exposure/overheating of the homes.

For additional window requirements addressing Sound Attenuation requirements refer to the Mangini Ranch Residential Development Environmental Noise Assessment document prepared by Bollard Acoustical Consultants, Inc. on January 29, 2015.



Example of Feature Window



Example of Juliet Balcony



Garage Door Treatments

Appropriate treatment of garage doors will further enhance the building elevation and decrease the utilitarian appearance of the garage door. Various garage door patterns, windows, and/or color schemes should be applied as appropriate to individual architectural styles, where feasible.

- Garage doors shall be consistent with the architecture of the building to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 8 inches from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- When appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.



Porte Cochere with garage at rear of house



Street Facing Garages

All street facing garages should vary the garage door appearance along the streetscene. Below are options for the door variety:

- Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.
- Use an attached overhead trellis installed beneath the garage roof fascia and/or above garage door header trim.
- Span the driveway with a gated element or overhead trellis.
- Provide a porte cochere.
- Street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from the corner.



Alley Treatments

The use of alleys should be elevated from purely functional, simple garage access to an enjoyable space that residents experience and utilize daily. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least one of the following shall be implemented along the alley:

- Building size and shape shall have stepped massing (recessed or cantilevered, i.e., stepping back upper floors or protruding forward upper floors) of at least one foot.
- Window trim, color, and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design intent of the home and neighborhood.
- Provide sufficient planting areas between garages to soften the vertical architectural planes at alleys.

Building Forms

Building form, detail, and placement greatly influences how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration, as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections can create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (wood, metal, cloth)
- Balconies
- Shutters
- Eave overhangs
- Projecting second- or third-story elements
- Window/door surrounds
- Tower elements
- Trellis elements
- Recessed windows
- Porch elements
- Bay windows or dormers
- Shed roof elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (vertically or horizontally) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
 - Vertically between stories, or
 - Horizontally between spaces, such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated streetscenes and elevations should be avoided.



- Streetscenes should provide a mix of simple massing elevation with offset massing elements to compose an aesthetic and understandable streetscape.

Floor Plan Plotting

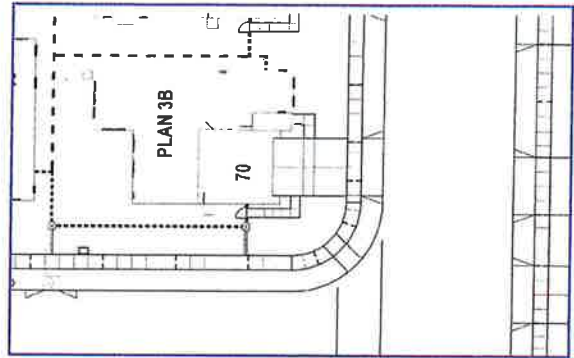
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **two** architectural styles. If only two styles are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood with **more** than 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **three** architectural styles. If only three styles per floor plan are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

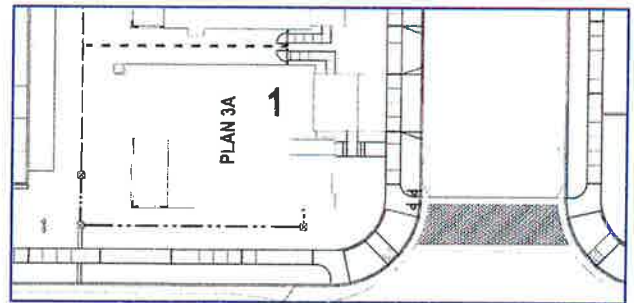
In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.



Example of undesirable Corner Lot Street Facing Garage Placement



Example of undesirable Corner Lot Street Facing Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Style Plotting

To ensure that architectural variety occurs, similar elevations cannot be plotted adjacent to or immediately across the street from one another. No more than two of the same floor plan/elevations shall be plotted next to each other or directly across the street from one another. (Refer to Section Four for Design Review process.) The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same floor plan and elevation is not permitted on the lot most directly across from it and the one lot on either side of it.
- Identical floor plans may be plotted on adjacent lots, provided a different elevation style is selected for each floor plan.
- Identical floor plans may be plotted on lots across the street from each other provided a different elevation style is selected for each floor plan.

Color Criteria

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another. Color and material sample boards shall be submitted for review along with the Master Plot Plan. (Refer to Section Four.)

A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.



Lower Height Elements

Lower height elements are important to streetscene variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscene. Lower height elements may include, but are not limited to:

- Porches
- Entry features
- Interior living spaces
- Courtyards
- Bay windows
- Trellises



Balconies

Balconies break up large wall planes, offset floors, create visual interest to the facade, provide outdoor living opportunities, and adds human scale to a building. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height elements. Balcony elements:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).



Roof Considerations

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.



Outdoor Living Spaces

Outdoor living spaces, including porches, balconies, and courtyards, activate the streetscene and promote interaction among neighbors. Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Wherever possible, outdoor living space is encouraged.

Materials

The selection and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a natural material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make the use of real wood elements less desirable. Where “wood” is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. Additionally, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Precast elements can also be satisfied by high-density foam or other similar materials in a style-appropriate finish.



- Brick, wood, and stone cladding shall appear as structural materials, not as applied veneers.
- Material changes should occur at logical break points.
- Columns, tower elements, and pilasters should be wrapped in its entirety.
- Materials and colors should be varied to add texture and depth to the overall character of the neighborhood.
- The use of flashy or non-traditional materials or colors that will not integrate with the overall character of the community is prohibited.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the materials on the garage plane elevation.
- Use durable roofing and siding materials to reduce the need for replacement.
- Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials. (Refer to Section Four for Design Review process.)

