

PLANNING COMMISSION AGENDA
August 2, 2017
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Aaron Ralls, Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Justin Raithel, Chair Ross Jackson

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 June 21, 2017 will be presented for approval.

NEW BUSINESS

1. PN17-225, 405 Parkshore Drive, Farmhouse at Willow Creek – Residential Design Review

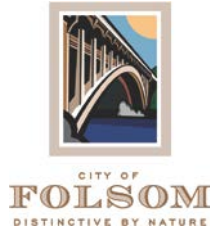
A Public Hearing to consider a request from BlackPine Communities for approval of a Design Review Application for a previously-approved 126-unit single-family residential subdivision located on a 18.5-acre site at 405 Parkshore Drive. Specifically, BlackPine Communities is requesting design review approval of four (4) master plans for the residential subdivision. The zoning is SP 93-2 with an underlying designation of RM-PD and the General Plan is MLD. An Addendum to the 1992 Silverbrook Island EIR has previously been approved in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: BlackPine Communities)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **August 16, 2017**. 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 355-7222 and FAX number is 355-7274.

NOTICE REGARDING CHALLENGES TO DECISIONS

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



PLANNING COMMISSION MINUTES
June 21, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Justin Raithel, Aaron Ralls, Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Chair Ross Jackson

ABSENT: Scott, Arnaz

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 7, 2017 were approved as submitted.

NEW BUSINESS

1. PN 17-178, 1010 East Bidwell Street Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from SKW Architects for Commercial Design Review Approval for exterior modifications to an existing 32,300-Square-Foot Commercial Building (former Mervyn's Store) at 1010 East Bidwell Street. The zoning designation for the site is C-2 PD (Central Business, Planned Development District) and the General Plan designation is CCD (Central Commercial Mixed-Use District). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: SKW Architects)**

COMMISSIONER JACKSON MOVED TO APPROVE COMMERCIAL DESIGN REVIEW PN 17-178 FOR EXTERIOR MODIFICATIONS TO AN EXISTING 32,300-SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 1010 EAST BIDWELL STREET WITHIN THE FOLSOM SQUARE SHOPPING CENTER WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D – F; CONDITIONS OF APPROVAL NO. 1 – 18.

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

AYES: RAITHEL, RALLS, LANE, MALLORY, JACKSON
NOES: NONE
ABSTAIN: NONE
ABSENT: SCOTT, ARNAZ

2. PN 17-110, Harvest Subdivision - Planned Development Permit Modification

A Public Hearing to consider a request from Cal Atlantic Homes for a Planned Development Permit Modification for the 116-unit Harvest Subdivision project. Specifically, Cal Atlantic Homes is requesting design review approval for six (6) master plans, while also seeking to modify specific development standards for relative to maximum lot coverage and front yard building setbacks. The zoning for the project site is R-1-M PD and the General Plan designation is SF. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Harvest Subdivision project (PN 10-252) on April 14, 2015 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Cal Atlantic Homes)**

COMMISSIONER RAITHEL MOVE TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR DESIGN REVIEW OF SIX MASTER PLANS AND MINOR MODIFICATIONS TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH THE PREVIOUSLY-APPROVED 116-UNIT HARVEST SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – K; ADDING DESIGN REVIEW FINDINGS L – O THAT READS AS FOLLOWS:

- L. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ANY APPLICABLE DESIGN GUIDELINES (HARVEST SUBDIVISION DESIGN GUIDELINES) AND ZONING ORDINANCES INCLUDING CONSISTENCY WITH CHAPTER 17.06 – DESIGN REVIEW.
- M. THE PROJECT IS IN CONFORMANCE WITH ANY ADOPTED CITY-WIDE DESIGN GUIDELINES.
- N. THE PROJECT IS IN CONFORMANCE WITH THE PREVIOUSLY ADOPTED PROJECT-SPECIFIC DESIGN GUIDELINES AND STANDARDS APPROVED THROUGH THE PLANNED DEVELOPMENT PERMIT PROCESS OR SIMILAR REVIEW PROCESS.
- O. THE PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD;

CONDITIONS OF APPROVAL NO. 1 – 14.

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

AYES: RAITHEL, RALLS, LANE, JACKSON
NOES: MALLORY
ABSTAIN: NONE
ABSENT: SCOTT, ARNAZ

CONTINUED ITEM

3. PN 16-321, Prospect Ridge Subdivision, 535 Levy Road – General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consideration of a Mitigated Negative Declaration – Continued from the June 7, 2017 Planning Commission Meeting

A Public Hearing to consider a request from Stonebridge Properties for approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 35-unit single-family residential subdivision on a 9.64-acre site located at 535 Levy Road. The zoning classification for the site is M-2 PD, while the General Plan land-use designation is IND. An

Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Stonebridge Properties)**

COMMISSIONER JACKSON MOVED RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROSPECT RIDGE SUBDIVISION PROJECT (PN 16-321) PER ATTACHMENT 14;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR THE 9.64-ACRE PROJECT SITE (APN NO. 071-0370-003) FROM IND (INDUSTRIAL/OFFICE PARK) TO SF (SINGLE FAMILY) AS ILLUSTRATED ON ATTACHMENT 2 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REZONE TO CHANGE THE ZONING DESIGNATION FOR THE 9.64-ACRE PROJECT SITE (APN NO. 071-0370-003) FROM M-2 PD (GENERAL INDUSTRIAL, PLANNED DEVELOPMENT DISTRICT) TO R-1-M PD (SINGLE-FAMILY SMALL LOT, PLANNED DEVELOPMENT DISTRICT) AS ILLUSTRATED ON ATTACHMENT 3 FOR THE PROSPECT RIDGE PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP CREATING THIRTY-FIVE (35) SINGLE-FAMILY RESIDENTIAL LOTS AND THREE (3) LANDSCAPE CORRIDOR LOTS AS ILLUSTRATED ON ATTACHMENT 5 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THIRTY-FIVE (35) SINGLE FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 4 THROUGH 12 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; GENERAL PLAN FINDINGS H – J; REZONE FINDING K; TENTATIVE SUBDIVISION MAP FINDINGS L – S; PLANNED DEVELOPMENT PERMIT FINDINGS T – AA; CONDITIONS OF APPROVAL NO. 1 – 78, ADDING CONDITION NO. 79 THAT READS AS FOLLOWS, “The existing underground septic tank on the project site shall be removed in accordance with all local, state, and federal requirements and to the satisfaction of the Community Development Department”.

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

AYES:	RAITHEL, RALLS, LANE, MALLORY, JACKSON
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	SCOTT, ARNAZ

NEW BUSINESS

4. PN 17-045, Bidwell Pointe Mixed-Use Project, 125 East Bidwell Street – Planned Development Permit

A Public Hearing to consider a request from St. Anton Communities for approval of a Planned Development Permit for development of a 140-unit mixed-use master planned community to be known as Bidwell Pointe. The proposed project, which includes development of seven (7) three-story mixed-use buildings totaling 211,939 square feet, is located on a 4.2-acre site located near the southeast corner of the intersection of Riley Street and East Bidwell Street. The project is zoned MU (General Mixed-Use Overlay Zone) and the General Plan land-use designation for the site is MU (Mixed-Use). The project is categorically exempt from the California Environmental Quality Act (CEQA) under In-Fill Development Projects (15332). **(Project Planner: Principal Planner, Steve Banks / Applicant: St. Anton Communities)**

COMMISSIONER RAITHEL MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF A ONE HUNDRED AND FORTY (140) UNIT MIXED-USE, MIXED INCOME MASTER PLANNED COMMUNITY LOCATED AT 125 EAST BIDWELL STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS; GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – O; ADDING DESIGN REVIEW FINDINGS P – S THAT READS AS FOLLOWS:

- P. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ZONING ORDINANCES, INCLUDING CONSISTENCY WITH CHAPTER 17.06 – DESIGN REVIEW.
- Q. THE PROJECT IS IN CONFORMANCE WITH ANY ADOPTED CITY-WIDE DESIGN GUIDELINES.
- R. THE PROJECT IS IN CONFORMANCE WITH THE PROJECT-SPECIFIC DESIGN GUIDELINES PREVIOUSLY ADOPTED AND STANDARDS APPROVED THROUGH THE PLANNED DEVELOPMENT PERMIT PROCESS OR SIMILAR REVIEW PROCESS.
- S. THE PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD;

CONDITIONS OF APPROVAL NO. 1 – 56, MODIFYING CONDITION NO. 53 TO READ AS FOLLOWS, “Decorative pilasters shall be added at each corner location and at approximately 50-foot intervals along straight wall segments of the six-foot-tall masonry wall or six-foot-tall metal view fencing. The final location, design, height, materials, and colors of the walls and/or fencing shall be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall investigate the possibility of adding pedestrian gates to provide direct access to the adjacent properties to the satisfaction of the Community Development Department”.

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

AYES: RAITHEL, RALLS, LANE, JACKSON
NOES: MALLORY
ABSTAIN: NONE
ABSENT: SCOTT, ARNAZ

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Amanda Palmer, SECRETARY

APPROVED:

Ross Jackson, CHAIRMAN

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	Farmhouse at Willow Creek Subdivision Residential Design Review
PROPOSAL	Request for approval of a Residential Design Review Application for architectural and design-related modifications to 126 previously approved single-family residential units situated within the Phase II portion of the Island Subdivision
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Presidio BlackPine Parkshore 126 LLC/BlackPine Communities
LOCATION	The 18.5-acre project site, which is located approximately 500 feet east of the intersection of Parkshore Drive and Coolidge Drive, is situated on the north side of Parkshore Drive
SITE CHARACTERISTICS	The project site has been rough graded and site improvements are in the process of being constructed
GENERAL PLAN DESIGNATION	MLD (Multi-Family Low Density)
ZONING DESIGNATION	SP 93-2 (Silverbrook Specific Plan) with an underlying zoning designation of R-M PD (Residential Multifamily, Planned Development District)
ADJACENT LAND USES/ZONING	North: Open Space (SP 93-2) with Glenn Drive Beyond South: Parkshore Drive with Phase I of the Island Subdivision (SP 93-2) Beyond East: Open Space (SP 93-2) with Commercial Development Beyond

West: Open Space (SP 93-2) with Commercial Development Beyond

PREVIOUS ACTION

City Council approval of a General Plan Amendment, Specific Plan Amendment, Tentative Subdivision Map, and Planned Development Permit to develop a 315-unit single-family residential subdivision on December 13, 2011. Planning Commission approval of a Planned Development Permit to develop a 315-unit single-family residential subdivision on April 16, 2014. Planning Commission approval of a Planned Development Permit Modification for modifications to a previously approved 147-unit single-family residential subdivision (Phase I of the Island Subdivision) on December 17, 2014. City Council approval of a Tentative Subdivision Map Amendment and Planned Development Permit Modification for modifications to a previously approved 126-unit single-family residential subdivision on May 10, 2016

FUTURE ACTION

Approval of a Final Map and Issuance of Building Permits

APPLICABLE CODES

FMC 17.06, Design Review
Humbug-Willow Creek Design Guidelines
Silverbrook Specific Plan (SP 93-2)

ENVIRONMENTAL REVIEW

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

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Site Plan, dated June 20, 2017
3. Building Elevations and Floor Plans, dated June 20, 2017
4. Color Renderings and Street Scenes, dated June 20, 2017
5. Design Details, dated June 20, 2017
6. Color and Material Details, dated June 20, 2017
7. Site Photographs

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

On December 13, 2011, the City Council approved a General Plan Amendment, Specific Plan Amendment, Tentative Subdivision Map, and Planned Development Permit to develop a 315-unit single-family residential subdivision (Island Subdivision) on a 34-acre site within the Silverbrook Specific Plan Area. The aforementioned project, which included approval of architectural and design details, featured classical architectural styles (Ranch, Italianate, French Country, etc.) with three individual master plans and ten building elevations options. On December 13, 2013, the Planned Development Permit associated with the Island Subdivision expired. However, the Tentative Subdivision Map for the project remained in effect. On April 16, 2014, the Planning Commission approved a new Planned Development Permit for development of a 315-unit single-family residential subdivision on the subject 34-acre site. The architecture and design associated with the subdivision remained unchanged from the prior project approval in 2011.

On December 17, 2014, the Planning Commission approved a Planned Development Permit Modification for architectural and design-related modifications to 147 previously approved single-family residential units situated within the Phase I portion of the Island Subdivision (south side of Parkshore Drive). The approved product design featured six individual master plans with up to 18 total building elevation options. The homes, which are all two-stories tall, ranged in size from 1,609 to 2,298 square feet (3BR/2.5BA to 5BR/3BA) and included an attached two-car garage. The design of the single-family residences featured classic architecture styles (Colonial, Cottage, and Mission) with a variety of unique design elements including varied roof shapes and forms, covered front entries, enhanced trim, gable end details, shaped corbels, decorative shutters, recessed windows, altered window sizes, and decorative light fixtures. To date, approximately 100 of the 147 single-family units within the Phase I portion of the Island Subdivision have been constructed and occupied.

On May 10, 2016, the City Council approved a Tentative Subdivision Map Amendment and Planned Development Permit Modification for modifications to a previously approved 126-unit single-family residential subdivision (Island Subdivision, Phase II). The aforementioned project modifications included reducing the number of single-family residential lots within the Phase II portion of the Island Subdivision from 168 lots to 126 lots. The project modifications also included some relatively minor physical modifications to the site plan including elimination of eight "I-Courts", an increase in the ratio of guest parking spaces per unit (.8 guest parking spaces to 1.0 guest parking spaces per unit), and an increase in the size of the perimeter ring park (3.19-acre to 3.31-acres). No changes or modifications were made with respect to the architecture and design of the single-family homes. Subsequently, the improvement plans for the project were approved by City staff and site grading and improvement activities commenced. On June 22, 2017, BlackPine Communities submitted the subject Design Review Application.

APPLICANT'S PROPOSAL

The applicant, BlackPine Communities, is requesting approval of a Residential Design Review Application for architectural and design-related modifications to 126 previously approved single-family residential units situated within the Phase II portion of the Island Subdivision. The applicant is requesting design review approval to implement a modern farmhouse design theme within the subdivision to replace the former classic architectural design theme. The proposed farmhouse design theme includes four master plans with two elevation plans and forty color and material alternatives. The proposed homes, which are all two-stories tall, range in size from 1,858 to 2,409 square feet (3BR/2.5BA to 5BR/2.5BA) and include an attached two-car garage. The modern

farmhouse design theme is characterized by a variety of unique architectural elements including varied roof shapes and forms, covered entries, open gable porches, porch dormers with open rafter tails, porch post corbels, and door side-light windows. Proposed building materials include vertical board and batten siding, horizontal lap siding, vertical grove panels, solid wood grain panels, wood corbels, wood rafter tails, wood trellises, standing seam metal roof elements, and composition shingle roofing. Primary colors are generally earth tone with richer trim and accent colors. In addition, there are forty distinct color and material alternatives available for each of the four master plans resulting in 160 different visual expressions.

Architecture/Design

As described previously, the proposed project features a modern farmhouse design theme that is intended to create a community theme with a single period genre. The farmhouse architectural style, which first appeared in North America along the countryside of Quebec and Ontario, spread west during the 1700's. The early American farmhouse design featured simply built homes with wooden clapboard siding and porches that functioned as outdoor storage space. Through the years, the farmhouse design evolved and began incorporating a wide variety of different styles and architectural themes. The farmhouse design eventually morphed into a combination of several styles of architecture, including Cape Cod, Salt Box, Colonial, Greek Revival, and Southern Plantation. Today, the modern farmhouse style is most recognizable by its core design elements that consist of covered porches, white paint, dormer windows and classic symmetry of the windows and doors.

The proposed project is located within the Silverbrook Specific Plan area. The Silverbrook Specific Plan includes Residential Design Guidelines intended to encourage development of a distinct neighborhood style, which through the use of common materials and colors will harmoniously contribute to a cohesive identity for the overall Silverbrook community while maintaining an imagery of appropriate scale and detail. The project is located adjacent to the Humbug-Willow Creek Corridor and thus, is also subject to the Humbug-Willow Creek Design Guidelines. The following policies and design parameters from the Silverbrook Residential Design Guidelines and the Humbug-Willow Creek Design Guidelines were considered to ensure that the proposed project represents quality residential development:

- The subdivision shall be designed with distinct edges defined by open space corridors, arterial streets, and landscaped buffers.
- Articulate the facades visible from the Parkway and the public right-of-way of buildings greater than 50 feet in length with projections and/or reveals in order to create a varying architectural form.
- Zero-lot line, cluster lots, and other flexible residential lot configurations are encouraged to maximize land use efficiency and respect natural features and constraints.
- Architectural styles should be consistent in each phase to avoid confusing street scenes, but excessive repetition of identical floor plans should not occur. Varied building footprints should be utilized in each residential phase with a choice of different elevations.

- A cottage architectural style is encouraged reflective of homes in the 1920s and 1930s time period. The utilization of stucco should be expressed in an English Country, French Provence, and Monterey design style. The following design details are encouraged: steep roof pitches, wood shutters, flower boxes, recessed window openings, and decorative iron trim.
- Elevations should utilize reveals, recesses, and trim elements to maintain visual interest.
- Materials such as stucco, wood, stone, and masonry should be utilized as building or accent materials.
- Finish colors of general wall areas should be of natural earthtones or variations of these tones so as to blend in with the natural landscape. Limited accent colors of compatible schemes may be used for trim, window areas, balconies, and doors.

In reviewing the architecture and design of the project, staff determined that the design of the four proposed master plans (which also include two elevation plans and forty color and material alternatives) accurately reflect the level and type of high quality design features expected of residential development within the City. 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: varied roof shapes/forms, covered entries, open gable porches, porch dormers with open rafter tails, porch post corbels, and door side-light windows. Common building and design elements among the master plans include covered entries, porches, wood siding, and decorative wood elements.

The proposed building materials (vertical board and batten siding, horizontal lap siding, vertical grove panels, solid wood grain panels, wood corbels, wood rafter tails, wood trellises, standing seam metal roof elements, and composition shingle roofing) are consistent with the materials recommended by the Silverbrook Residential Design Guidelines and Humbug-Willow Creek 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 Silverbrook Residential Design Guidelines and the Humbug-Willow Creek Design Guidelines. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for four, two-story master plans (two building elevations with forty color and material options) for the Farmhouse at Willow Creek Subdivision. The applicant shall submit building plans that comply with this approval, the attached building elevations dated June 20, 2017.
2. The design, materials, and colors of the proposed Farmhouse at Willow Creek 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 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 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 two 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).

ENERGY CONSERVATION

To reduce impacts in terms of energy and water consumption, the proposed project is required to meet the 2016 Title 24 Building Envelope Energy Efficiency Standards. The project will be allowed to achieve this performance standard through a combination of measures to reduce energy use for heating, cooling, water heating and ventilation. Because energy use for each different system type (i.e., heating, cooling, water heating, and ventilation) as well as appliances is defined, this method will also easily allow for application of individual measures aimed at reducing the energy use of these devices in a prescriptive manner.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE THE DESIGN REVIEW APPLICATION FOR ARCHITECTURAL AND DESIGN-RELATED MODIFICATIONS TO 126 PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL UNITS SITUATED WITHIN THE PHASE II PORTION OF THE ISLAND SUBDIVISION AS ILLUSTRATED ON ATTACHMENTS 3 THROUGH 6 FOR THE FARMHOUSE AT WILLOW CREEK SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-14).

GENERAL FINDINGS

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

- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY, AND THE SILVERBROOK SPECIFIC PLAN.

CEQA FINDING

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

DESIGN REVIEW FINDINGS

- D. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ANY APPLICABLE DESIGN GUIDELINES (SILVERBROOK RESIDENTIAL DESIGN GUIDELINES AND HUMBUG-WILLOW CREEK DESIGN GUIDELINES) AND ZONING ORDINANCES INCLUDING CONSISTENCY WITH CHAPTER 17.06 – DESIGN REVIEW.
- E. THE PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD

Submitted

ELAINE ANDERSEN

Assistant City Manager/Acting Community Development Director

CONDITIONS

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

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

**CONDITIONS OF APPROVAL FOR THE FARMHOUSE AT WILLOW CREEK SUBDIVISION PROJECT (PN 17-225)
 NORTH SIDE OF PARKSHORE DRIVE
 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"> • Site Plan, dated June 20, 2017 • Building Elevations and Floor Plans, dated June 20, 2017 • Color Renderings and Street Scenes, dated June 20, 2017 • Design Details, dated June 20, 2017 • Color and Material Details, dated June 20, 2017 • Color and Materials Samples 	B	CD (P)(E)
2.	<p>This project approval is for the Farmhouse at Willow Creek Subdivision Residential Design Review, which includes architectural and design-related modifications to 126 previously approved single-family residential units situated within the Phase II portion of the Island Subdivision development. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. 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 (Residential Design Review) shall remain in effect for one year from final date of approval (August 2, 2018). 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 FARMHOUSE AT WILLOW CREEK SUBDIVISION PROJECT (PN 17-225)
NORTH SIDE OF PARKSHORE DRIVE
RESIDENTIAL DESIGN REVIEW**

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>	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)
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)

**CONDITIONS OF APPROVAL FOR THE FARMHOUSE AT WILLOW CREEK SUBDIVISION PROJECT (PN 17-225)
NORTH SIDE OF PARKSHORE DRIVE
RESIDENTIAL DESIGN REVIEW**

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 (August 2, 2017). 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)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

11.		<p>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.</p>	B	CD (P)
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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 four, two-story master plans (two building elevations with forty color and material options) for the Farmhouse at Willow Creek Subdivision. The applicant shall submit building plans that comply with this approval, the attached building elevations dated June 20, 2017. 2. The design, materials, and colors of the proposed Farmhouse at Willow Creek 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 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 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 two 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)
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FIRE DEPARTMENT REQUIREMENT

13.	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.	B	FD
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POLICE/SECURITY REQUIREMENT

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. 	B	PD
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Attachment 1

Vicinity Map



Attachment 2

Site Plan, dated June 20, 2017

Farmhouse at Willow Creek: Site Plan

COMMUNITY & NEIGHBORHOOD



Site Summary
18.80 acres - Gross Area
- 0.85 acres - Comm. Rec. Ctr.
- 2.90 acres - Ring Park
15.05 acres - Net

Units: 126 - SFD Lots

Gross Density: 6.7 du/ac
Net Density: 8.4 du/ac



FARMHOUSE
AT WILLOW CREEK



June 20, 2017

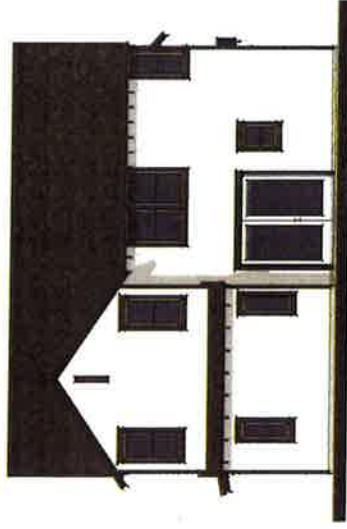
Attachment 3

**Building Elevations and Floor Plans
Dated June 20, 2017**

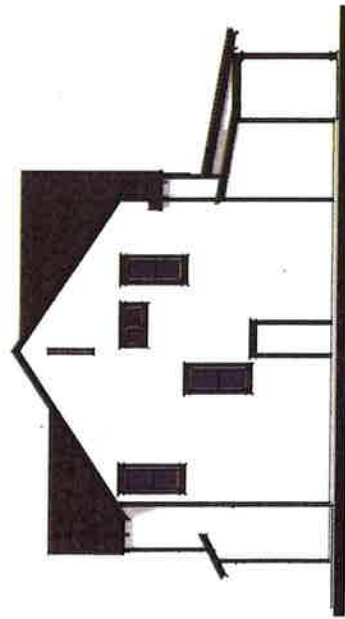


Right Elevation

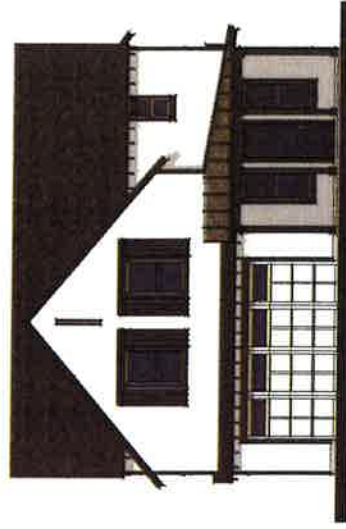
Plan 1 - 1,858 sf
Elevation 'A'



Rear Elevation



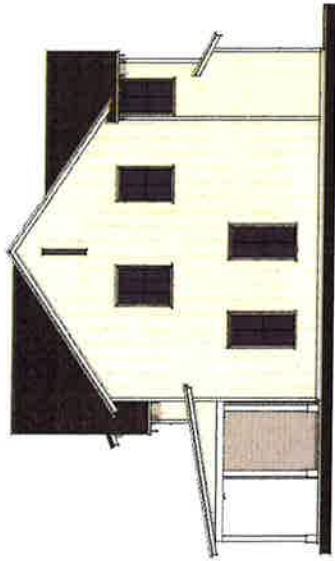
Left Elevation



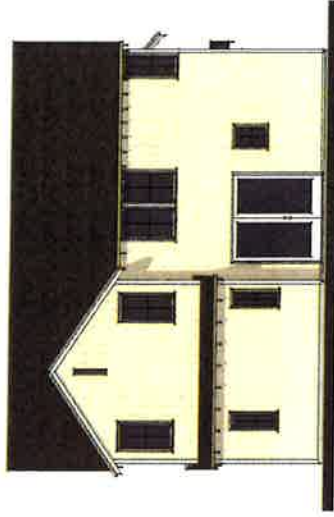
Front Elevation
Color Scheme: 109-1.2



FARMHOUSE
AT WILLOW CREEK

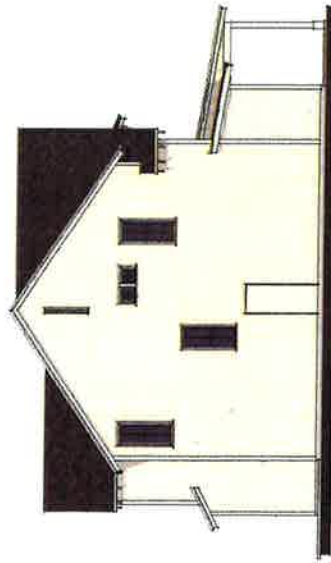


Right Elevation

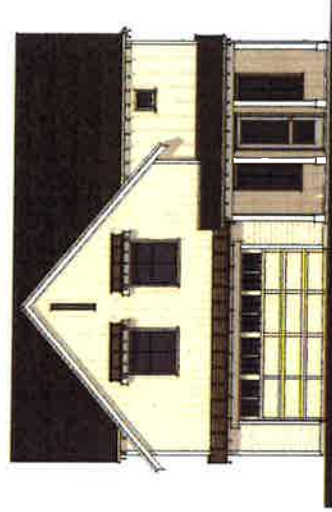


Rear Elevation

Plan 1 - 1,858 sf
Elevation 'B'



Left Elevation



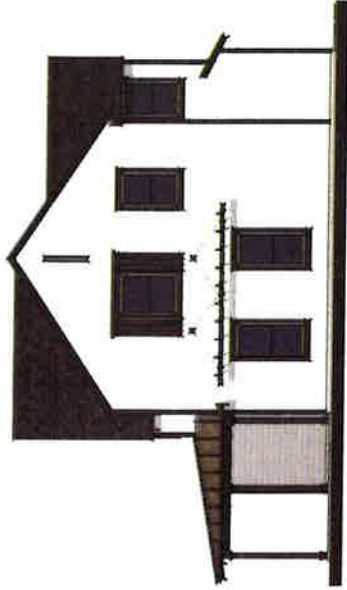
Front Elevation
Color Scheme: 109-5.1



FARMHOUSE
AT WILLOW CREEK

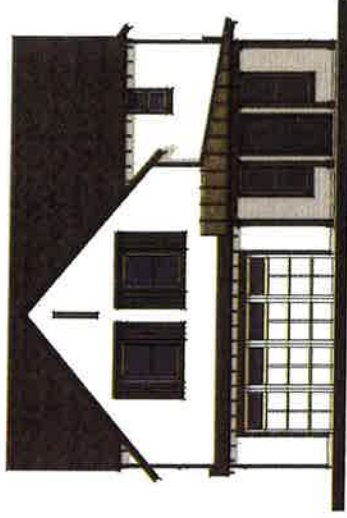


June 20, 2017



Right Elevation

Plan 1 - 1,858 sf
Elevation 'A' Enhanced

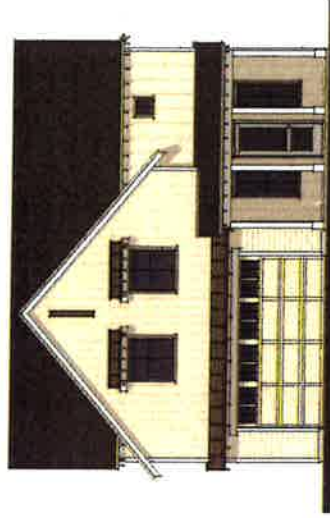


Front Elevation
Color Scheme: 109-1.2



Right Elevation

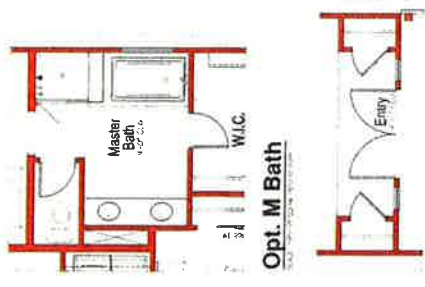
Elevation 'B' Enhanced



Front Elevation
Color Scheme: 109-5.1



Plan 1 - 1,858 sf



LOT COVERAGE

Area	180	4500
Permit	180	4500

SQUARE FOOTAGES

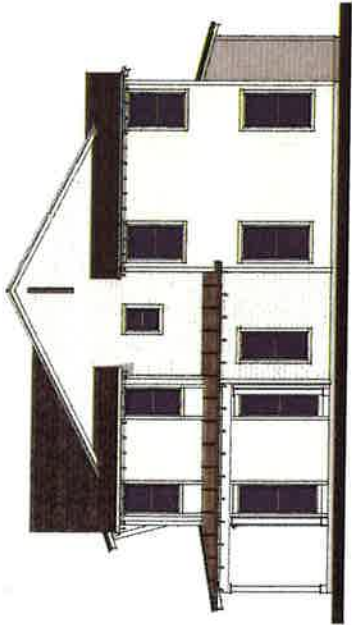
Area	180	4500
Permit	180	4500



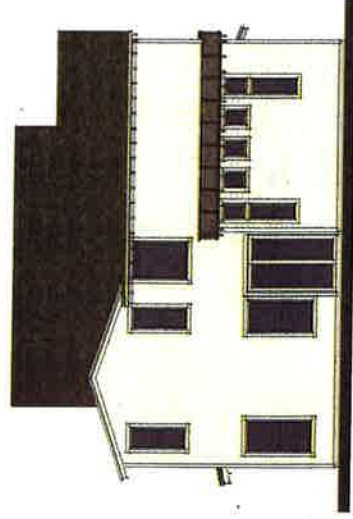
FARMHOUSE
AT WILLOW CREEK



June 20, 2017

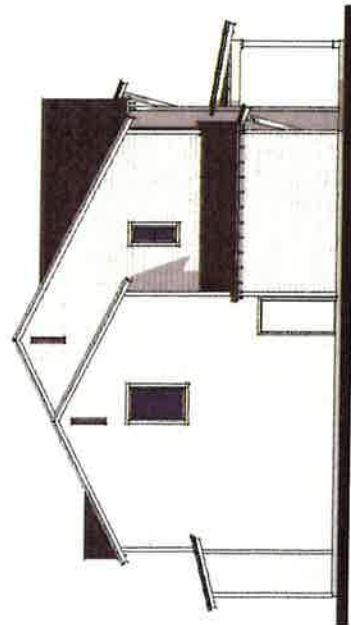


Right Elevation

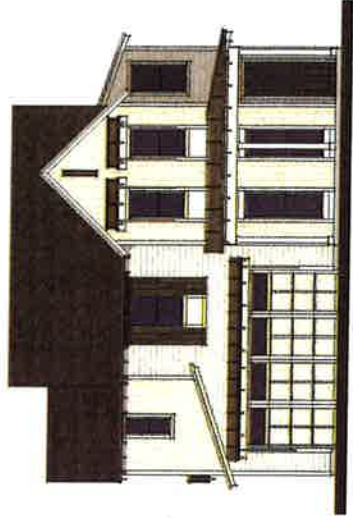


Rear Elevation

Plan 2 - 2,157 sf
Elevation 'A'



Left Elevation



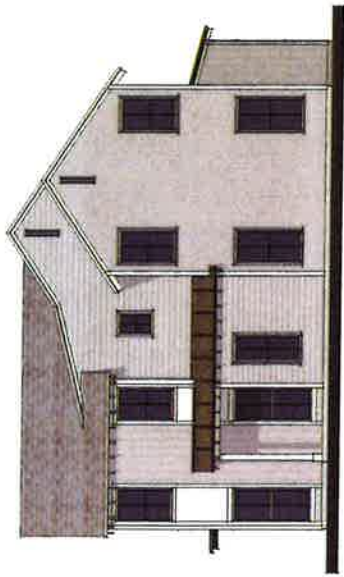
Front Elevation
Color Scheme: 109-2.3



FARMHOUSE
AT WILLOW CREEK

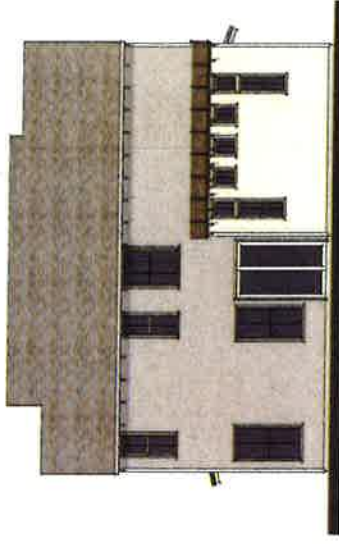


June 20, 2017

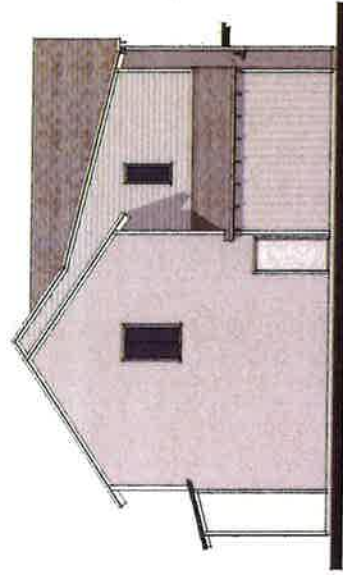


Right Elevation

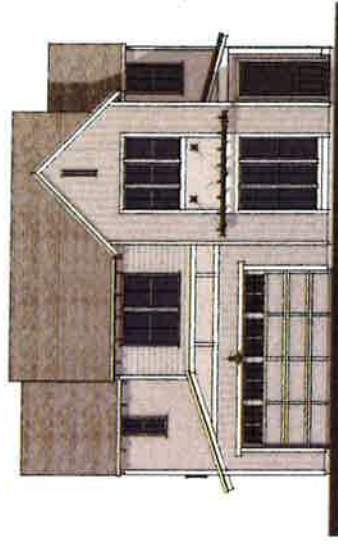
Plan 2 - 2,157 sf
Elevation 'B'



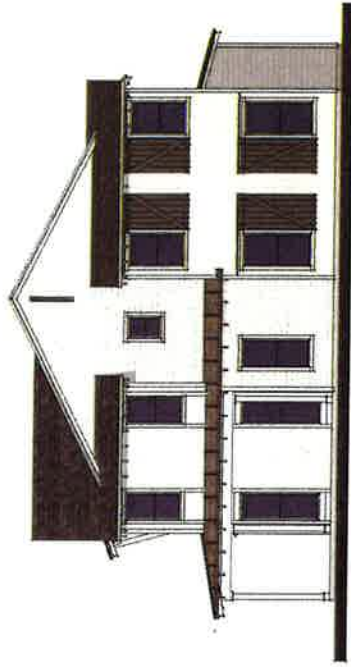
Rear Elevation



Left Elevation

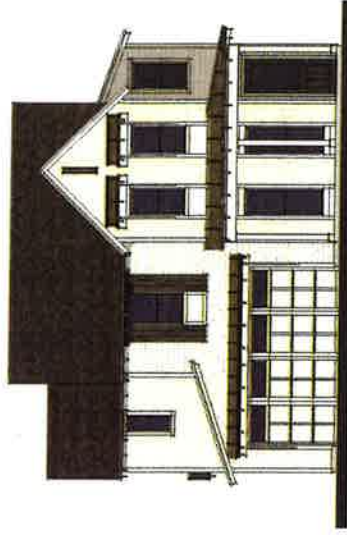


Front Elevation
Color Scheme: 109-2.8



Right Elevation

Plan 2 - 2,157 sf
Elevation 'A' Enhanced

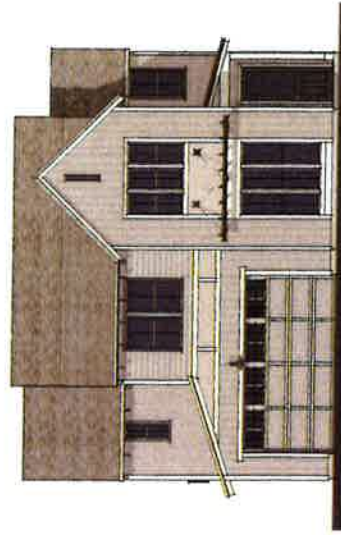


Front Elevation
Color Scheme: 109-2.3

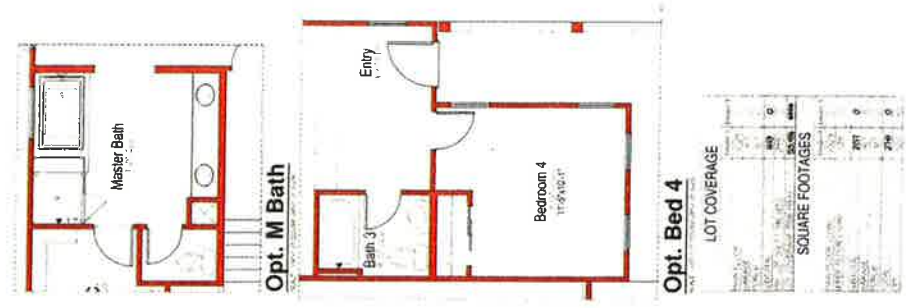
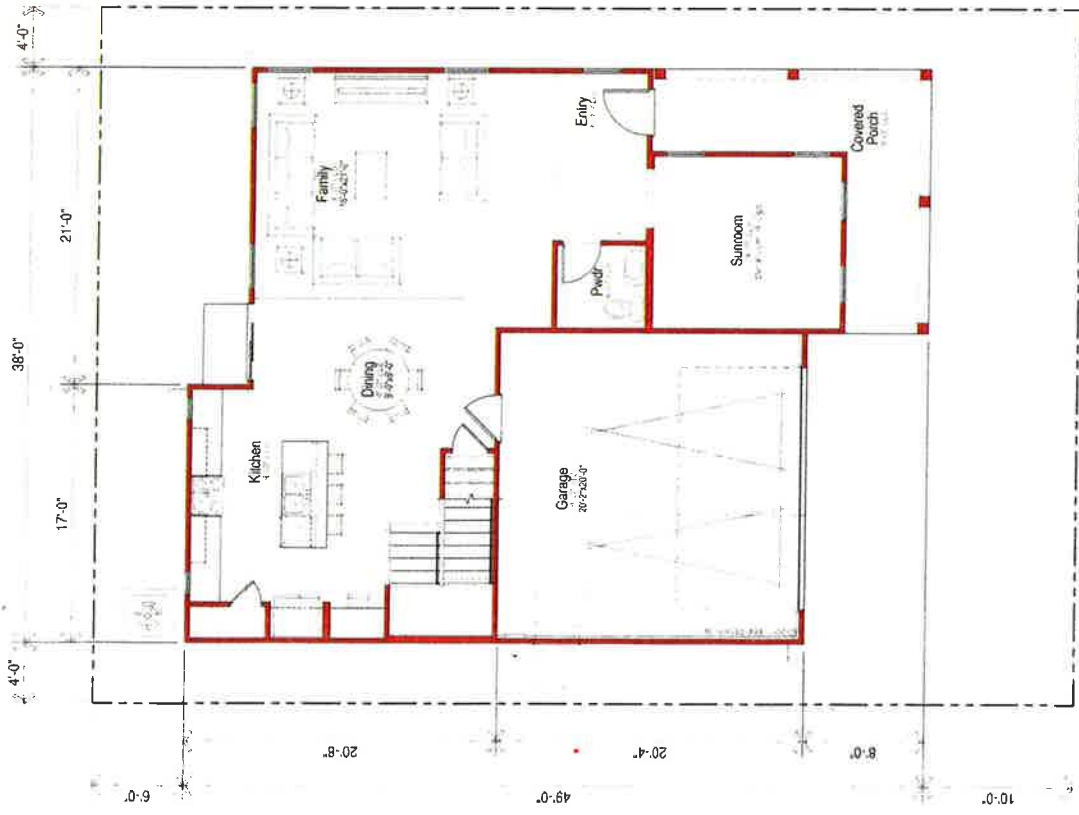


Right Elevation

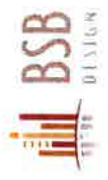
Elevation 'B' Enhanced



Front Elevation
Color Scheme: 109-2.8



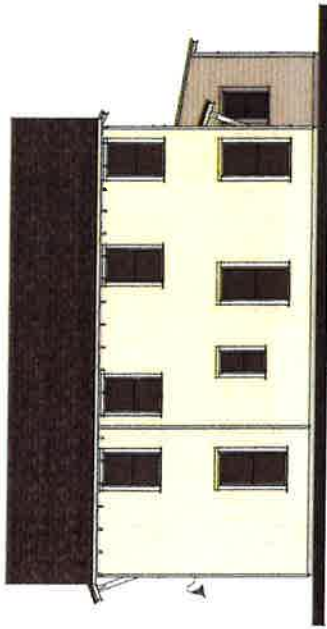
Plan 2 - 2,157 sf



FARMHOUSE
AT WILLOW CREEK

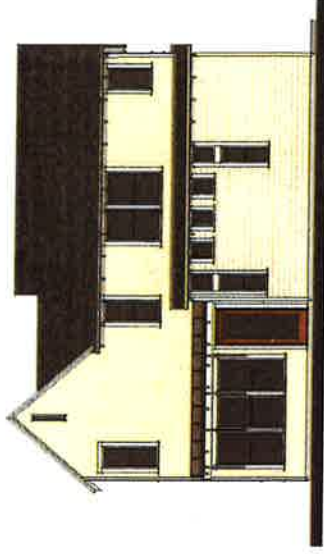


June 20, 2017

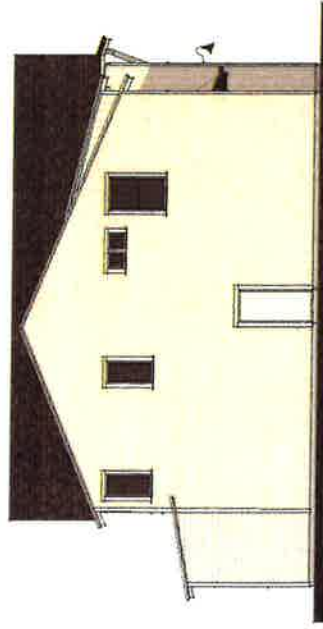


Right Elevation

Plan 3 - 2,349 sf
Elevation 'A'



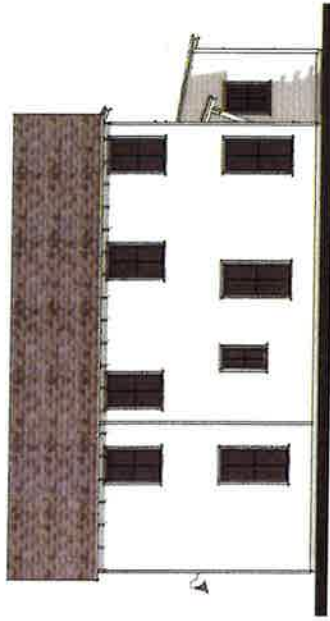
Rear Elevation



Left Elevation

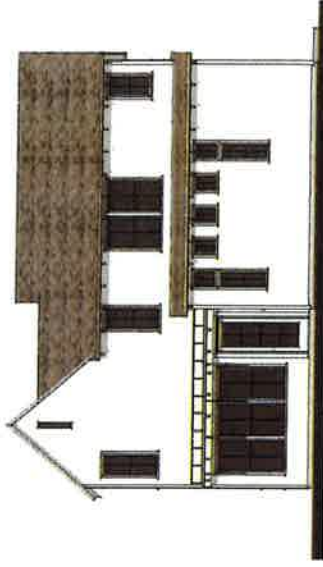


Front Elevation
Color Scheme: 109-5.3

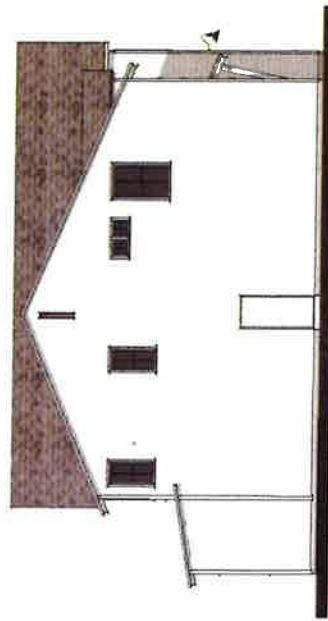


Right Elevation

Plan 3 - 2,349 sf
Elevation 'B'



Rear Elevation



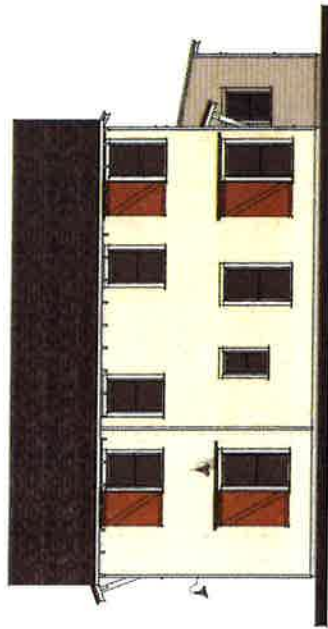
Left Elevation



Front Elevation
Color Scheme: 109-1.5



FARMHOUSE
AT WILLOW CREEK

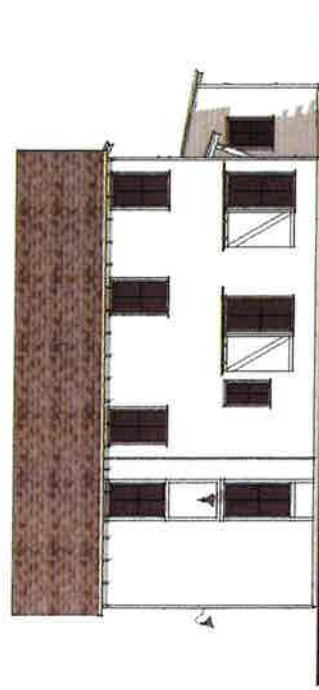


Right Elevation

Plan 3 - 2,349 sf
Elevation 'A' Enhanced



Front Elevation
Color Scheme: 109-5.3



Right Elevation

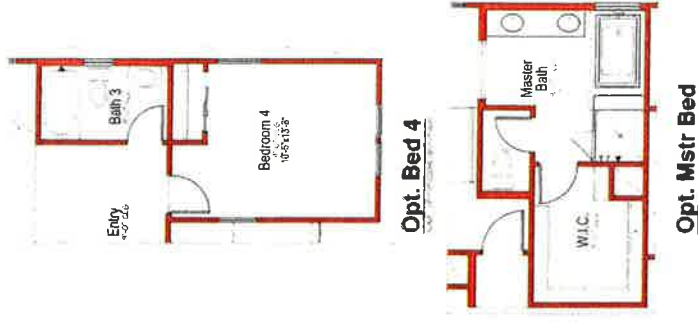
Elevation 'B' Enhanced



Front Elevation
Color Scheme: 109-1.5



Plan 3 - 2,349 sf



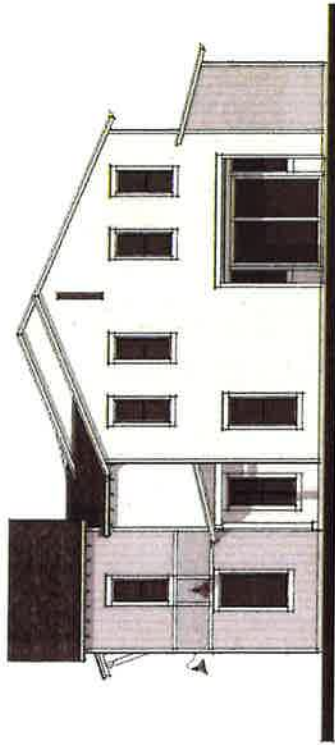
LOT COVERAGE		SQUARE FOOTAGES	
Area	Area	Area	Area
Garage	2,349	Garage	2,349
Living Area	1,000	Living Area	1,000
Bedroom	1,349	Bedroom	1,349
Bath	200	Bath	200
Kitchen	1,000	Kitchen	1,000
Dining	1,000	Dining	1,000
Family	1,000	Family	1,000
Den	1,000	Den	1,000
Master Bedroom	1,000	Master Bedroom	1,000
Left Bedroom	1,000	Left Bedroom	1,000
Bedroom 2	1,000	Bedroom 2	1,000
Bedroom 3	1,000	Bedroom 3	1,000
Master Bath	1,000	Master Bath	1,000
Bath 2	1,000	Bath 2	1,000
Bath 3	1,000	Bath 3	1,000
W.I.C.	1,000	W.I.C.	1,000
Laundry	1,000	Laundry	1,000
Entry	1,000	Entry	1,000
Covered Porch	1,000	Covered Porch	1,000
Porch	1,000	Porch	1,000
Stairs	1,000	Stairs	1,000
Hall	1,000	Hall	1,000
W.C.	1,000	W.C.	1,000
Powr	1,000	Powr	1,000
P	1,000	P	1,000



FARMHOUSE
 AT WILLOW CREEK

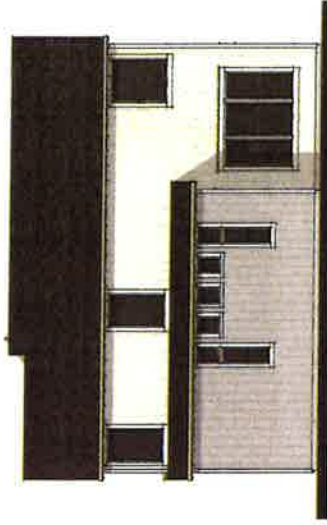


June 20, 2017

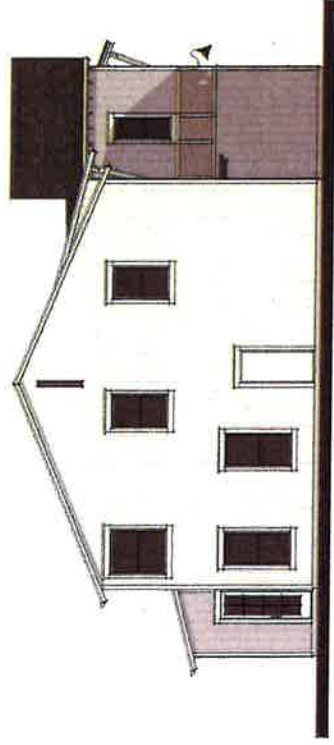


Right Elevation

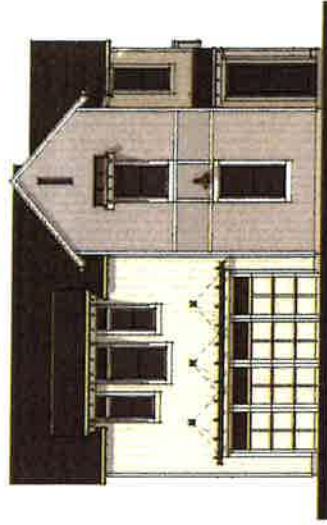
Plan 4 - 2,409 sf
Elevation 'A'



Rear Elevation



Left Elevation



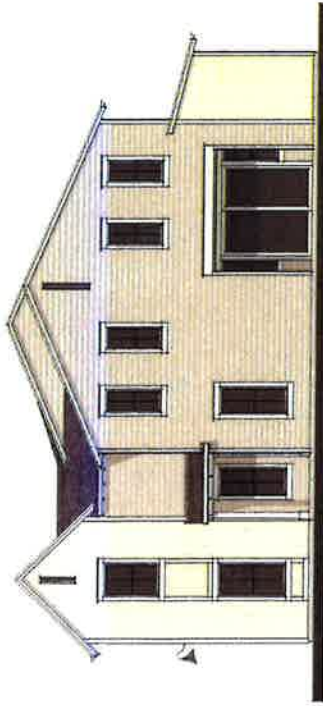
Front Elevation
Color Scheme: 109-2.4



FARMHOUSE
AT WILLOW CREEK



June 20, 2017

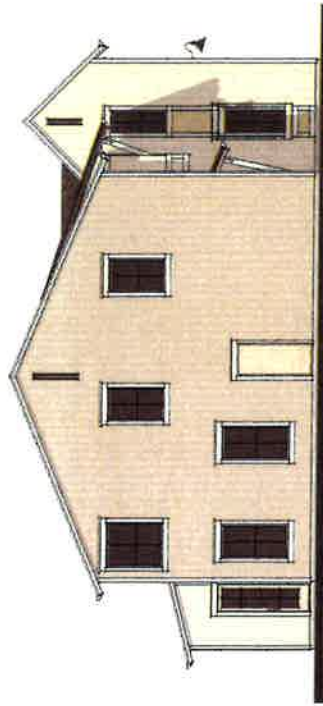


Right Elevation

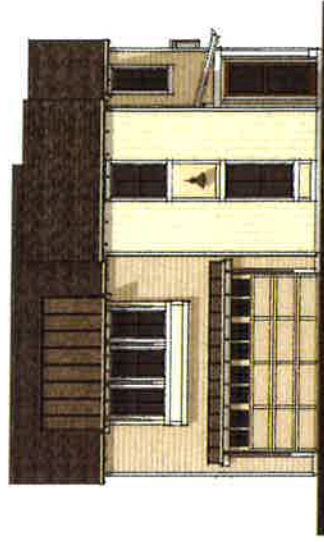
Plan 4 - 2,409 sf
Elevation 'B'



Rear Elevation



Left Elevation



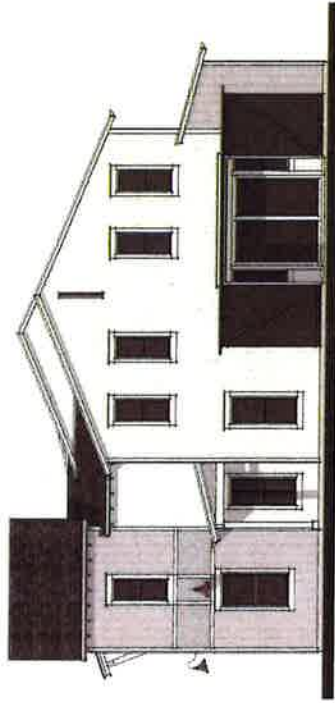
Front Elevation
Color Scheme: 109-5.6



FARMHOUSE
AT WILLOW CREEK

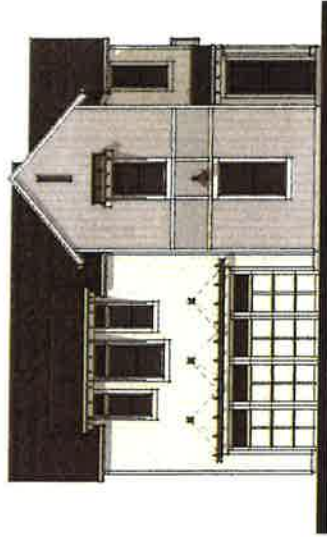


June 20, 2017

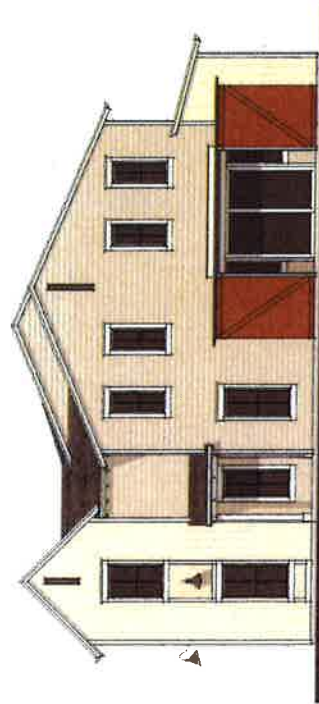


Right Elevation

Plan 4 - 2,409 sf
Elevation 'A' Enhanced

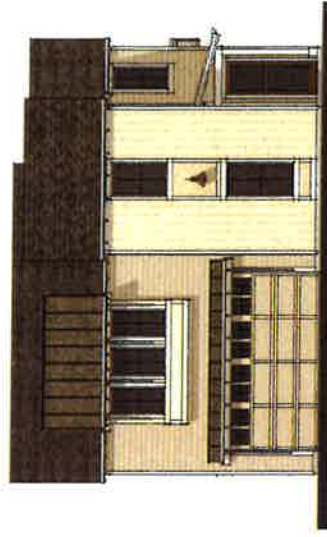


Front Elevation
Color Scheme: 109-2.4

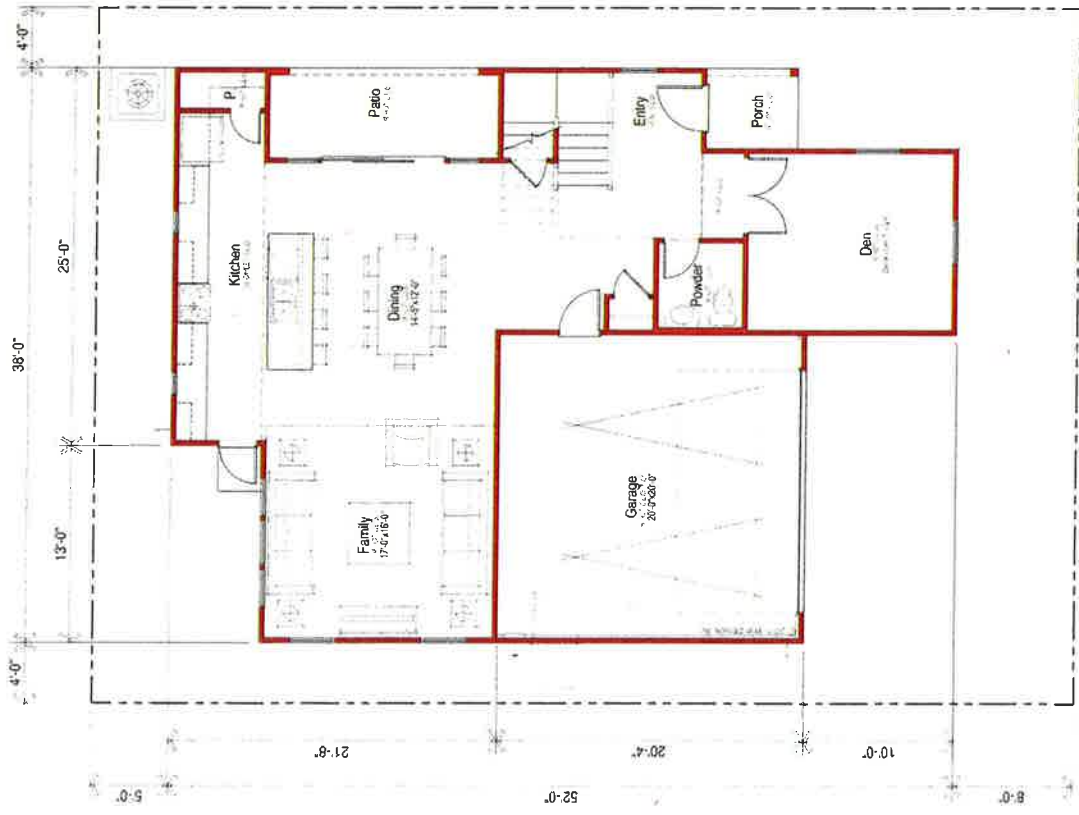


Right Elevation

Elevation 'B' Enhanced



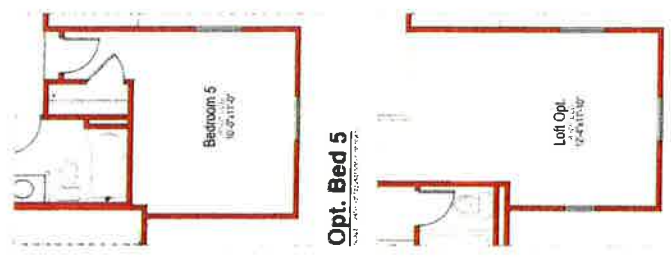
Front Elevation
Color Scheme: 109-5.6



Main Floor



Upper Floor



Opt. Loft

Opt. Bed 5

LOT COVERAGE

Area	Area	Area	Area
100%	100%	100%	100%

SQUARE FOOTAGES

Area	Area	Area	Area
100%	100%	100%	100%

Plan 4 - 2,409 sf



FARMHOUSE
AT WILLOW CREEK



June 20, 2017

Attachment 4

Color Renderings and Street Scenes
Dated June 20, 2017

Farmhouse at Willow Creek: Perspective Rendering

COMMUNITY & NEIGHBORHOOD



Silo Street View #1



FARMHOUSE
AT WILLOW CREEK

BlackPine
COMMUNITIES

June 20, 2017

Farmhouse at Willow Creek: Perspective Rendering

COMMUNITY & NEIGHBORHOOD



Silo Street View #2



FARMHOUSE
AT WILLOW CREEK



June 20, 2017

Farmhouse at Willow Creek: Typical Drive Aisle Streetscenes

COMMUNITY & NEIGHBORHOOD



Plan 1A
Color Scheme: 109-1.2

Plan 2A
Color Scheme: 109-1.8

Plan 4A
Color Scheme: 109-2.4

Plan 3A
Color Scheme: 109-3.6

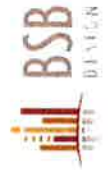


Plan 2B
Color Scheme: 109-2.8

Plan 1B
Color Scheme: 109-4.1

Plan 3B
Color Scheme: 109-1.5

Plan 4B
Color Scheme: 109-5.6



FARMHOUSE
AT WILLOW CREEK



June 20, 2017

Farmhouse at Willow Creek: Silo Street Streetscene

COMMUNITY & NEIGHBORHOOD



Plan 4B

Color Scheme: 109-5.6

Plan 2A

Color Scheme: 109-3.4

Plan 3SA

Color Scheme: 109-4.1

Plan 1A

Color Scheme: 109-1.2



FARMHOUSE
AT WILLOW CREEK



June 20, 2017

Attachment 5

Design Details, dated June 20, 2017

Farmhouse at Willow Creek: Kit of Parts

COMMUNITY THEMES AND CHARACTER



Board and bat siding with trellis-styled porch



Open gable porch and rafter tails



Porch post corbels and entry door side-light windows



Room and porch dormers with open rafter tails under shed roof



FARMHOUSE
AT WILLOW CREEK



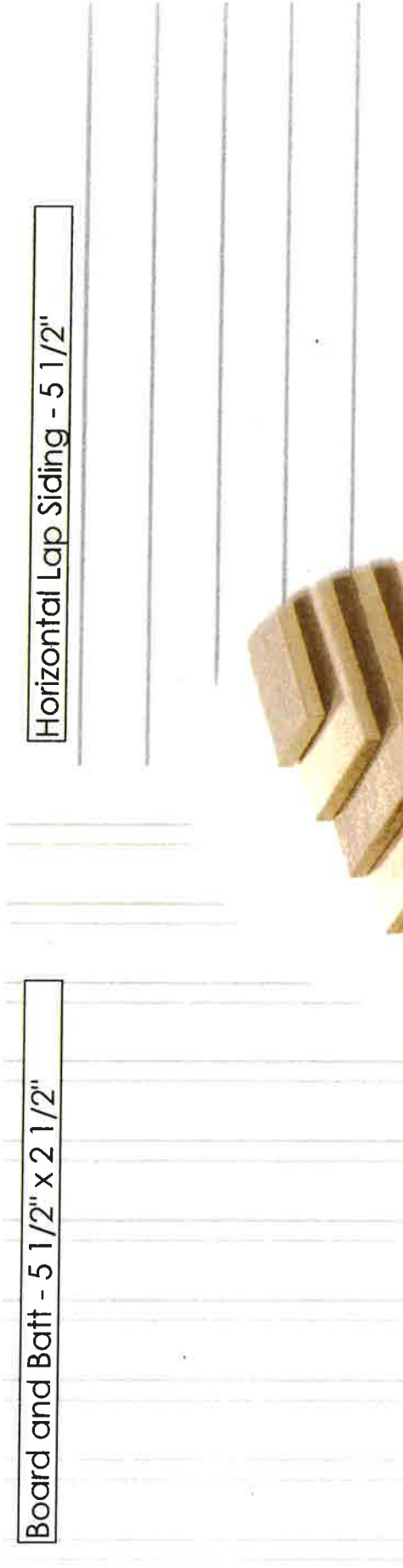
June 20, 2017

Farmhouse at Willow Creek: Kit of Parts - Wood Siding

TEXTURES AND MATERIAL CONTEXT

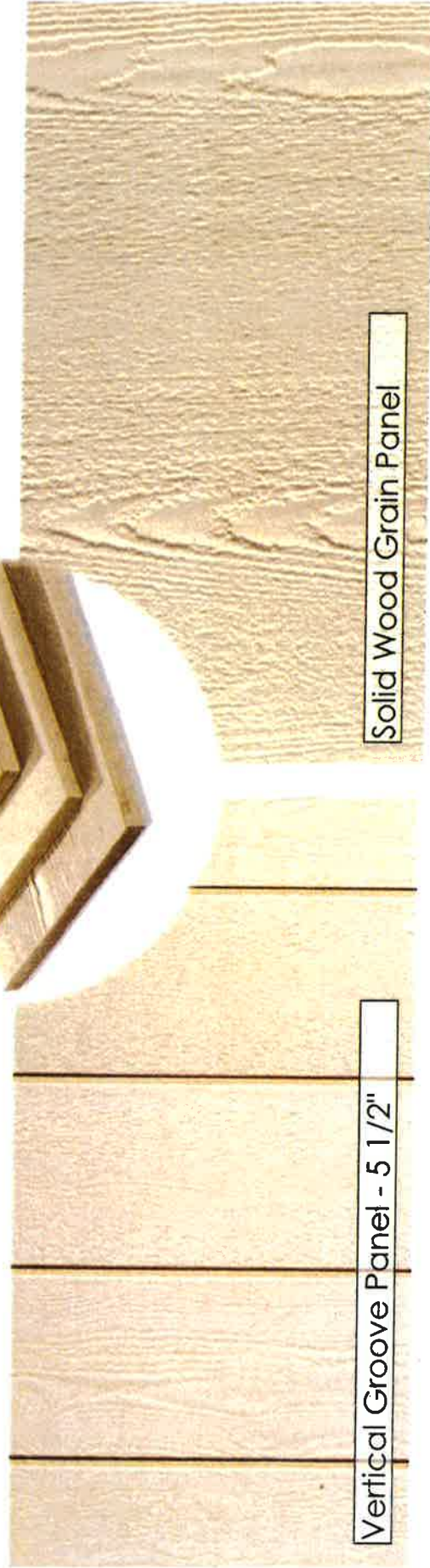
Board and Batt - 5 1/2" x 2 1/2"

Horizontal Lap Siding - 5 1/2"



Vertical Groove Panel - 5 1/2"

Solid Wood Grain Panel

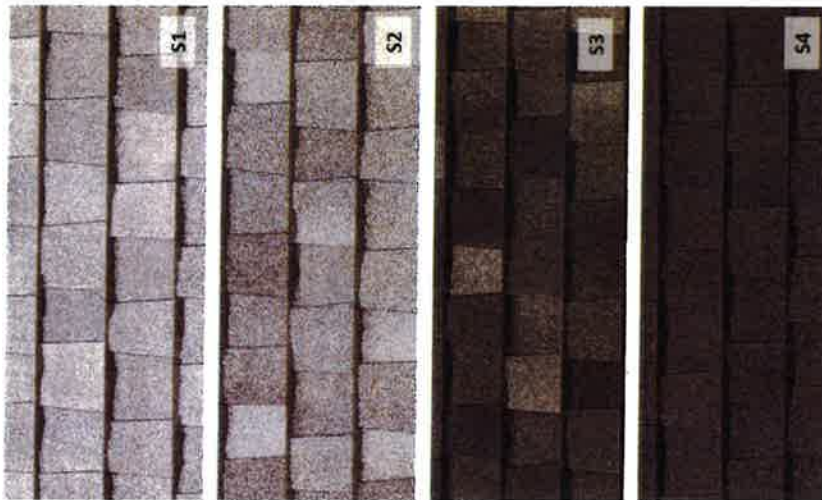


Attachment 6

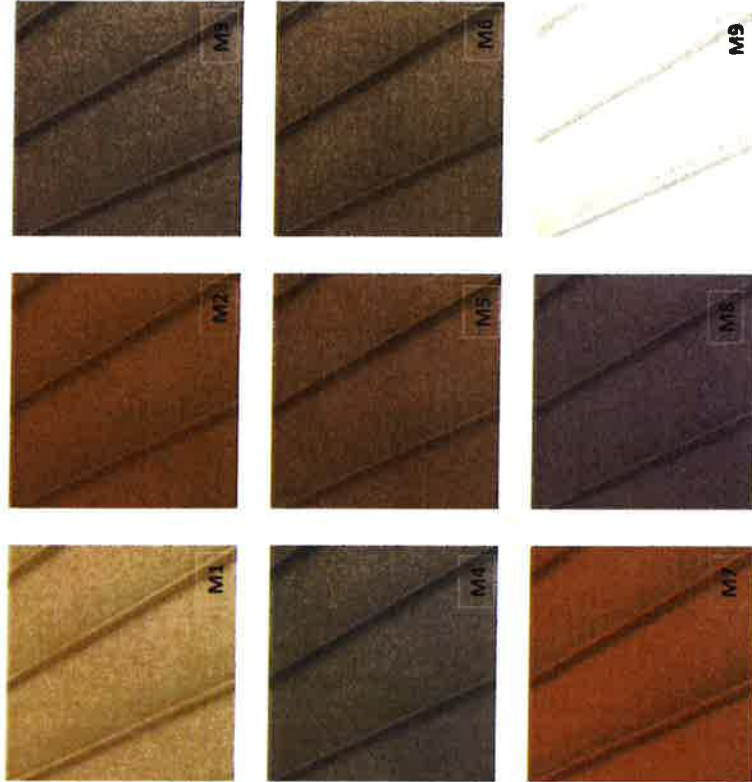
Color and Material Details, dated June 20, 2017

Farmhouse at Willow Creek: Kit of Parts - Roofing

TEXTURES AND MATERIAL CONTEXT



Asphalt Shingle Roofing
Typical Colors



Standing Seam Metal Roofing
Typical Colors

Farmhouse at Willow Creek: Kit of Parts - Color Schemes (Whites)

TEXTURES AND MATERIAL CONTEXT



Scheme 109-1.1



Scheme 109-1.2



Scheme 109-1.3



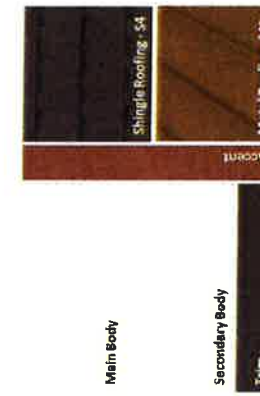
Scheme 109-1.4



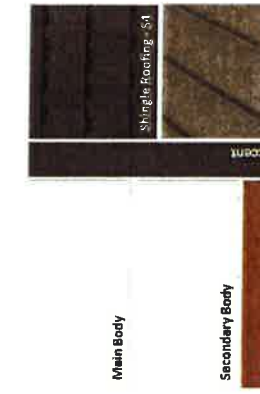
Scheme 109-1.5



Scheme 109-1.6



Scheme 109-1.7



Scheme 109-1.8

Farmhouse at Willow Creek: Kit of Parts - Color Schemes (Grays)

TEXTURES AND MATERIAL CONTEXT



Scheme 109-2.1



Scheme 109-2.2



Scheme 109-2.3



Scheme 109-2.4



Scheme 109-2.5



Scheme 109-2.6



Scheme 109-2.7



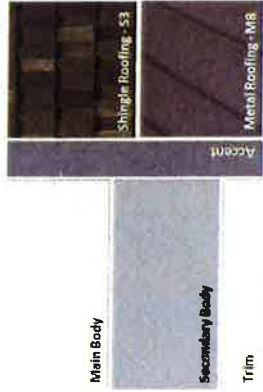
Scheme 109-2.8

Farmhouse at Willow Creek: Kit of Parts - Color Schemes (Blues)

TEXTURES AND MATERIAL CONTEXT



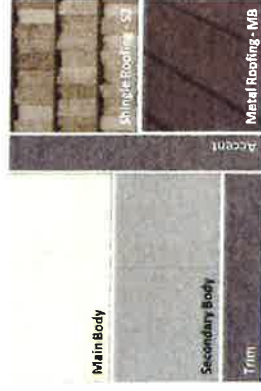
Scheme 109-3.1



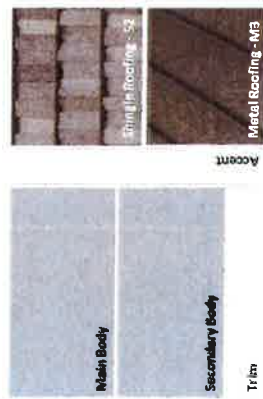
Scheme 109-3.2



Scheme 109-3.3



Scheme 109-3.4



Scheme 109-3.5



Scheme 109-3.6



Scheme 109-3.7



Scheme 109-3.8

Farmhouse at Willow Creek: Kit of Parts - Color Schemes (Greens)

TEXTURES AND MATERIAL CONTEXT



Scheme 109-4.1



Scheme 109-4.2



Scheme 109-4.3



Scheme 109-4.4



Scheme 109-4.5



Scheme 109-4.6



Scheme 109-4.7



Scheme 109-4.8

Farmhouse at Willow Creek: Kit of Parts - Color Schemes (Tans)

TEXTURES AND MATERIAL CONTEXT



Scheme 109-5.1



Scheme 109-5.2



Scheme 109-5.3



Scheme 109-5.4



Scheme 109-5.5



Scheme 109-5.6



Scheme 109-5.7



Scheme 109-5.8

Attachment 7

Site Photographs

