



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
March 16, 2016
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson, Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, and Thomas Scott

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 January 20, 2016 will be presented for approval.

Election of Chair and Vice-Chair

NEW BUSINESS

1. PN 16-035, 905 East Bidwell Street – Commercial Design Review

A Public Hearing to consider a request from Orchard Supply Hardware & Oppidan Investment Company, Inc. for a Commercial Design Review Approval for remodeling of an existing 39,450-square-foot commercial building located within the Bidwell Center at 905 East Bidwell Street. The zoning classification for the site is Central Business, Planned Development District (C-2 PD). The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Orchard Supply Hardware / Oppidan Investment Company, Inc.)**

Planning Commission / Planning Manager Report:

The next Planning Commission meeting is scheduled for **April 6, 2016**. 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



CITY OF
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PLANNING COMMISSION MINUTES
January 20, 2016
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Arnaz, Embree

CITIZEN COMMUNICATION: None

MINUTES: The minutes of December 16, 2015 were approved.

NEW BUSINESS

1. PN 15-335, Addison Place – Planned Development Permit Modification

A Public Hearing to consider a request from Thomas Borge for approval of a Planned Development Permit Modification for reduced setbacks in a 38-unit single-family residential subdivision on a 3.89-acre site located at the southwest corner of Sibley Street and Glenn Drive. The zoning classification for the site is R-M PD and the General Plan land-use designation is MLD. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Addison Place Subdivision project (PN 04-430) on January 11, 2005 in accordance with the California Environmental Quality Act (CEQA) regulations. **(Project Planner: Principal Planner, Steve Banks / Applicant: Thomas Borge with Axios Homes)**

COMMISSIONER SCOTT MOVED TO MOVE TO APPROVE THE PLANNED DEVELOPMENT MODIFICATION PERMIT TO REDUCE THE FRONT YARD SETBACK REQUIREMENTS FOR FOUR UNDEVELOPED SINGLE-FAMILY RESIDENTIAL LOTS WITHIN THE ADDISON PLACE SUBDIVISION AS ILLUSTRATED ON ATTACHMENT 3 FOR THE ADDISON PLACE SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A AND MODIFYING BE TO READ AS FOLLOWS "THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY"; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – J; CONDITIONS OF APPROVAL 1 – 24.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BUTCHER, SCOTT, MARTELL, JACKSON
NOES: LANE
ABSTAIN: NONE
ABSENT: ARNAZ, EMBREE

REPORTS:

Planning Commission/Planning Manager Report:

None

There being no further business, the meeting was adjourned at 7:40 p.m.

RESPECTFULLY SUBMITTED,

Amanda Palmer, SECRETARY

APPROVED:

Ross Jackson, CHAIRMAN

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	Bidwell Center Commercial Design Review
PROPOSAL	Request for Commercial Design Review Approval for remodeling of an existing 39,450-square-foot commercial building located within the Bidwell Center at 905 East Bidwell Street
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions of approval
OWNER/APPLICANT	Orchard Supply Hardware/Oppidan Investment Company, Inc.
LOCATION	905 East Bidwell Street (Bidwell Center)
SITE CHARACTERISTICS	The 5.1-acre project site, which is located within the Bidwell Center, is fully developed with a 49,517-square-foot commercial building and associated site improvements including underground utilities, driveways, drive aisles, parking, trash/recycling enclosures, site lighting, and landscaping
GENERAL PLAN DESIGNATION	CCD (Central Commercial Mixed-Use District)
ZONING	C-2 PD (Central Business, Planned Development District)
ADJACENT LAND USES/ZONING	North: East Bidwell Street with Commercial Development (C-2 PD) Beyond South: Single-Family Residential Development (R-M) with Chesterfield Way Beyond

East: Commercial Development (C-2 PD)
with Blue Ravine Road Beyond

West: Commercial Development (C-2 PD)
with Orchard Drive Beyond

PREVIOUS ACTION

Approval of a Rezone, Tentative Parcel Map, Planned Development Permit, and Conditional Use Permit for development of the 162,500-square-foot Bidwell Center (PN 98-046) by the Planning Commission on July 15, 1998

FUTURE ACTION

Issuance of Building Permits

APPLICABLE CODES

FMC 17.06, Design Review
FMC 17.22, Commercial Land Uses
FMC 17.57, Parking Requirements

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA)

ATTACHMENTS

1. Vicinity Map
2. Site Plan, dated February 10, 2016
3. Building Elevations, dated February 10, 2016
4. Color Building Elevations, dated February 10, 2016
5. Color Building Rendering
6. Floor Plan, dated February 10, 2016
7. Site Photographs

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

On July 15, 1998, the Planning Commission approved a Tentative Parcel Map, Planned Development Permit, and Conditional Use Permit for development of a 162,500-square-foot retail commercial center (Bidwell Center) located at the southeast corner of the intersection of East Bidwell Street and Orchard Drive. The Bidwell Center was subsequently developed and is currently occupied by a number of well-known national tenants including Office Depot, Orchard Supply Hardware, and Petco. On June 17, 2013 Orchard Supply Hardware filed for Chapter 11 bankruptcy protection and began the process of selling a majority of their assets to the Lowe's home improvement store chain. On March 7, 2016, Orchard Supply Hardware announced that they would be closing their store located within the Bidwell Center in Folsom.

APPLICANT'S PROPOSAL

The applicant, Oppidan Investment Company on behalf of Sprouts Farmers Market, is requesting Commercial Design Review approval to remodel an existing 39,450-square-foot commercial building located within the Bidwell Center at 905 East Bidwell Street. The proposed project includes exterior modifications to the building facade, introduction of a new color scheme, and minor landscape improvements. It is important to note that the project also includes remodeling of a significant portion (30,326 square feet) of the interior tenant space to accommodate the new specialty grocery store. The remaining area (8,809 square feet) within the building is being preserved for a future tenant.

In relation to exterior building modifications, the proposed project includes a number of significant changes including: remodeling the building entrance, creating a new building entrance, installing new storefront doors and window glazing, adding vertical brick veneer columns, adding brick veneer to the fascia, adding brick veneer headers, and introducing a new parapet with decorative wood trim elements. The proposed color scheme features beige as the primary color with various earth tone accent colors. The proposed project includes minor landscape improvements including upgrading planters and associated landscape material to meet current City standards and state requirements. It is important to note that while signage details have been provided by the applicant, building signage (wall sign and monument signs) will be reviewed separately as part of the Sign Permit application which is subject to the Bidwell Center Sign Guidelines and the Folsom Municipal Code sign regulations.

ARCHITECTURE / DESIGN

As mentioned earlier within this report, the 39,450-square-foot tenant space that is the subject of this design review application is located within the Bidwell Center. The Bidwell Center, which includes 92,657-square-feet of retail tenant space, features one inline tenant building and two freestanding pad buildings. When the Bidwell Center was approved in 1998, architectural guidelines were not established for the development. The architectural design of the existing buildings within the shopping center is fairly dated and could best be categorized as a "California Mediterranean-Style" design. There are a number of modest tower elements within the shopping center intermixed with tropical-colored roof elements. The primary building material utilized on the buildings within the shopping center is stucco with teal-colored concrete roof tiles serving a secondary building material. The colors featured on existing buildings within the center include a mixture of lighter earth tone colors blended with slightly richer accent colors.

In evaluating the proposed project, staff took into consideration common design principals as established within design guidelines for other shopping centers throughout the City. In addition, staff considered the compatibility of the proposed project in relation to the architecture and design of existing buildings within the Bidwell Center. A common thread among the various design guidelines is that they are intended not to limit individual creativity, but rather create a framework for a strong collective statement. Design guidelines also typically state that architectural form, color and materials, and other design details should provide continuity among the buildings within an integrated shopping center. In addition, design guidelines generally emphasize the following areas relative to architecture and design:

- The architectural design of buildings should consider the site, relationship to other structures, streetscapes, and climatic orientations.

- Structures with long uninterrupted exterior walls should be avoided, where possible. Walls should have varied forms to create shadows and provide relief that softens the architecture.
- Recesses that create interplay of light and shadow, covered walkways, colonnades, arcades, overhangs, and openings that create interest are encouraged.
- The appropriate use of awnings, arcades, trellises, or other shade structures is strongly encouraged.
- Natural materials which are simple and easy to maintain such as stone, wood, stucco, brick, and masonry should be encouraged. Materials such as textured or patterned concrete are considered compatible building accents.

In reviewing the architecture and design of the proposed building modifications, City staff determined that the proposed project incorporates a significant number of the unique design elements including; the use of prominent entry features, varied building forms and shapes, staggered building heights, columns, cornice elements, and decorative wood features. Staff also determined that the proposed project will create more visual interest through the use of multiple building materials including stucco, brick, aluminum, and wood. Lastly, staff determined that the proposed earth tone color scheme blends well with the new architectural design of the building and promotes a more contemporary visual appearance.

As referenced earlier, the architectural design of existing buildings within the Bidwell Center is outdated and includes a limited number of what would be considered significant design features. The most noticeable design features in the center are the prominent entry features and the varied roof forms. In reviewing the design of the proposed building modifications, staff has determined that the proposed project will be compatible with existing buildings within the shopping center through the use of common design elements (prominent entry features and vertical columns), common building materials (stucco), and complimentary earth tone colors (beige color). In addition, staff has determined that the proposed project provides a contemporary design and color scheme that enhances the overall appearance of the Bidwell Center.

ENERGY AND WATER CONSERVATION

The applicant is subject to the California Energy Standards as stated in Title 24 of the Uniform Building Code. The exterior building lighting will be required to achieve energy-efficient standards and the lighting will also need to be equipped with a timer or photo condenser. Condition No. 12 is included to reflect this requirement.

To reduce impacts in terms of energy and water consumption, the proposed project is required to meet the current 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. The Title 24 standards also

contain mandatory compliance requirements for building envelope, heating, ventilation, air conditioning (HVAC), water heating, indoor and outdoor lighting, pool and spa systems, and solar readiness for commercial development.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA).

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE PN 16-035, COMMERCIAL DESIGN REVIEW FOR REMODELING OF AN EXISTING 39,450-SQUARE-FOOT COMMERCIAL BUILDING LOCATED WITHIN THE BIDWELL CENTER AT 905 EAST BIDWELL STREET AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 6 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NO. 1-17).

GENERAL FINDINGS

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

CEQA FINDING

- C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 EXISTING FACILITIES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

DESIGN REVIEW FINDINGS

- D. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ANY APPLICABLE SPECIFIC PLANS AND ZONING ORDINANCES
- 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,



DAVID E. MILLER, AICP
Public Works and Community Development Director

CONDITIONS

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

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

**CONDITIONS OF APPROVAL FOR BIDWELL CENTER COMMERCIAL DESIGN REVIEW (PN 16-035)
905 EAST BIDWELL STREET**

Mitigation Measure		When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Site Plan, dated February 10, 2016 • Building Elevations, dated February 10, 2016 • Color Building Elevations, dated February 10, 20116 • Color Building Rendering • Floor Plan, dated February 10, 2016 • Submitted Color and Materials Board <p>This project approval is for Commercial Design Review for remodeling of an existing 39,450-square-foot commercial building located with the Bidwell Center at 905 East Bidwell Street as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CD (P)(E)
2.	<p>Building plans and any required civil engineering plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.	<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (March 16, 2017). 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 BIDWELL CENTER COMMERCIAL DESIGN REVIEW (PN 16-035)
905 EAST BIDWELL STREET**

Mitigation Measure		When Required	Responsible Department
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
5.	<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>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 BIDWELL CENTER COMMERCIAL DESIGN REVIEW (PN 16-035)
905 EAST BIDWELL STREET**

Mitigation Measure		When Required	Responsible Department
7.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)
8.	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, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations, or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
9.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
10.	The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

SITE DEVELOPMENT REQUIREMENT			
	All signs for the project shall comply with the Folsom Municipal Code and the Sign Criteria established for the Bidwell Center.	B	CD (P)
11.	Final exterior building lighting plans (if applicable) 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. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.	B	CD (P)
12.	The owner/applicant shall obtain an encroachment permit for any work conducted in the public right-of-way prior to issuance of a building permit.	B	CD (P)
ARCHITECTURE/DESIGN REQUIREMENTS			
13.	The project shall comply with the following architecture and design requirements:		
14.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for remodeling of an existing 39,450-square-foot commercial building located within the Bidwell Center at 905 East Bidwell Street. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations dated February 10, 2016. 2. The design, materials, and colors of the proposed building shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features. 4. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties. 	B	CD (P)
NOISE REQUIREMENT			
15.	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction equipment shall be muffled and shrouded to minimize noise levels.	B	CD (P)(E)

FIRE DEPARTMENT REQUIREMENT

16.	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 REQUIREMENTS

17.	<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	B	PD
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Attachment 1

Vicinity Map



Folsom Gold

Lands Of Natomas

SITE

Google earth

Blue Ravine Oaks

38°41'09.08" N, 121°09'25.23" W, elev. 311 ft, eye alt. 4227 ft

© 1993

Attachment 2

Site Plan, dated February 10, 2016



PROJECT ADDRESS: 905 EAST BIDWELL STREET, FOLSOM, CALIFORNIA 95630
 CLIENT: SPROUTS
 DATE: 12/12/2022
 SHEET: 1 OF 1
 SCALE: 1" = 20'



NO.	REVISION	DATE
1	ISSUE FOR PERMITS	12/12/2022
2	REVISION	
3	REVISION	
4	REVISION	

SPROUTS
 905 EAST BIDWELL STREET
 FOLSOM, CALIFORNIA

OPPI15003.0
 SITE PLAN
 C1.0

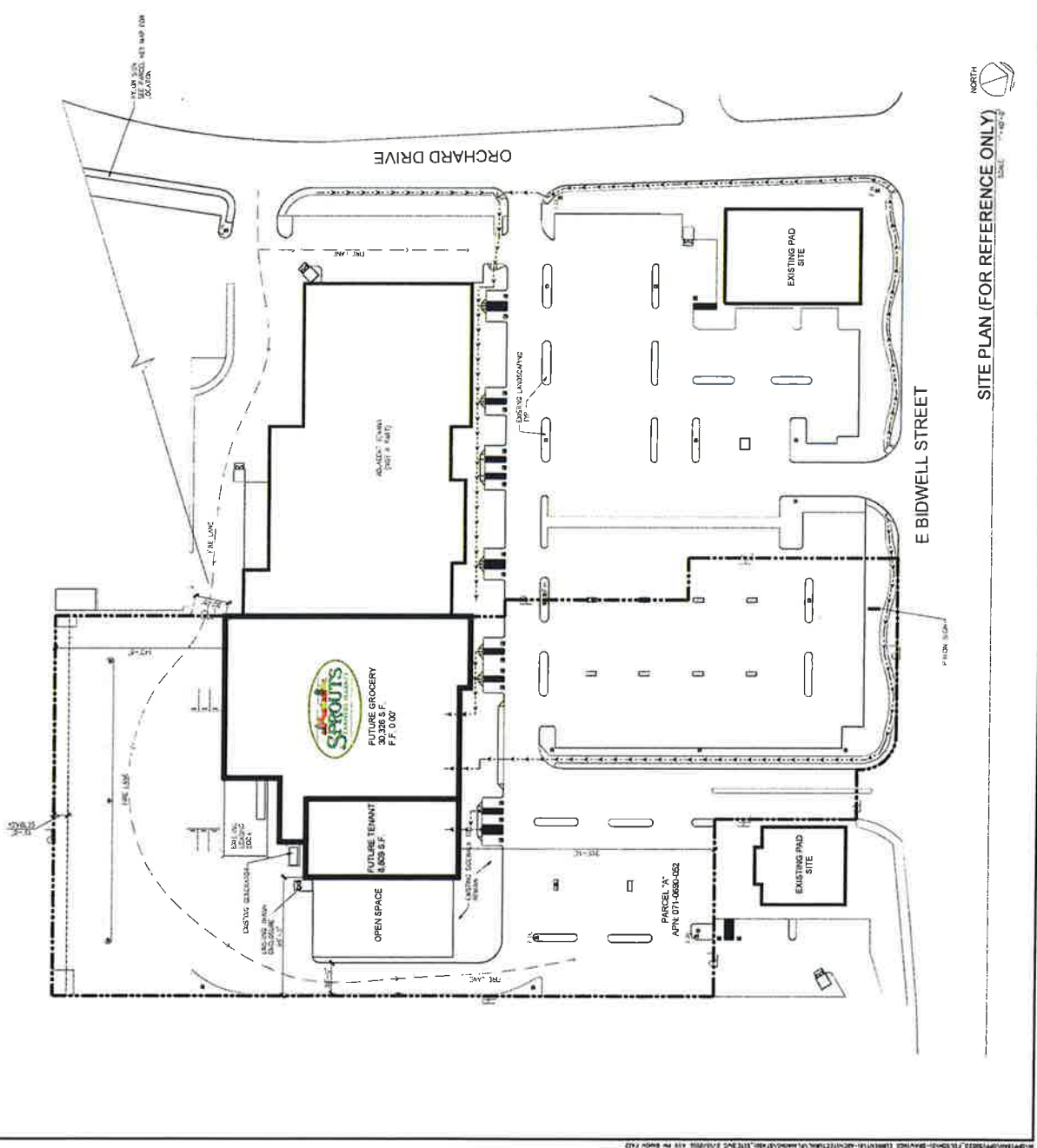
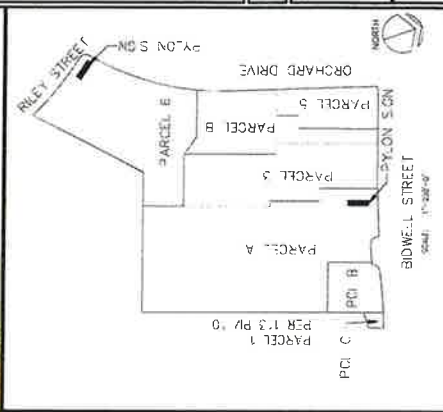
SITE SUMMARY:

REQUIRED PLAN ESSENTIAL INFORMATION:
 PROJECT ADDRESS: 905 EAST BIDWELL STREET, FOLSOM, CA
 CLIENT: SPROUTS
 DATE: 12/12/2022
 SHEET: 1 OF 1
 SCALE: 1" = 20'
 SET BACKS: FRONT 10'-0", SIDE 5'-0", REAR 5'-0"
 TYPE OF BUSINESS: METAL RETAIL/GROCERY
 USE: C-1 PG
 APPLICANT: SPROUTS
 BUILDING HEIGHT: N/A
 PROPOSED JOB: AN OVER 20' OF MAX
 BUILDING OCCUPANCY: 1 (RETAIL)
 BUILDING AREA: 30,326 SF
 ZONING: MUC
 PROPOSED - GROCERY: 30,326 SF
 TOTAL: 30,326 SF
 PARC. 1: PARKING REQUIREMENTS PER CITY ORDINANCE:
 EXISTING PARKING: 40 SPACES
 PROPOSED: 40 SPACES
 AS TO STALLS: 40 STALLS (COVERING STALLS REQUIRED)
 NO CHANGE IN SQUARE FOOTAGE OF CHANGE WARE PARKING (D) TO REMAIN
 UNDEVELOPED:
 (E) ANCHORAGE AND PAVING TO BE UPGRADED TO MEET CURRENT
 CITY STANDARDS AND STATE REQUIREMENTS (3) SHALL BE
 MAINTAINED AND IMPROVED.

LEGEND:

- EXISTING PAVING LOT LIGHTING
- EXISTING ADA PART OF BRACK
- EXISTING BRACK
- EXISTING THE LOTMARK

PARCEL KEY MAP



SITE PLAN (FOR REFERENCE ONLY)

Attachment 3

Building Elevations, dated February 10, 2016

FINISH SCHEDULE

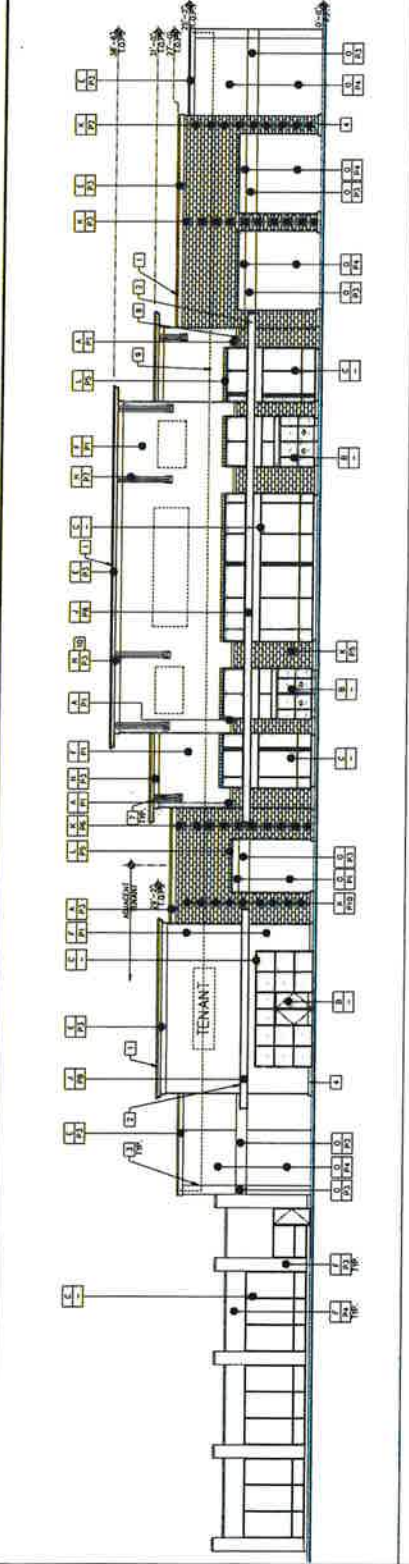
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48. METAL ROOFING	48. METAL ROOFING
49. METAL ROOFING	49. METAL ROOFING
50. METAL ROOFING	50. METAL ROOFING

ELEVATION NOTES

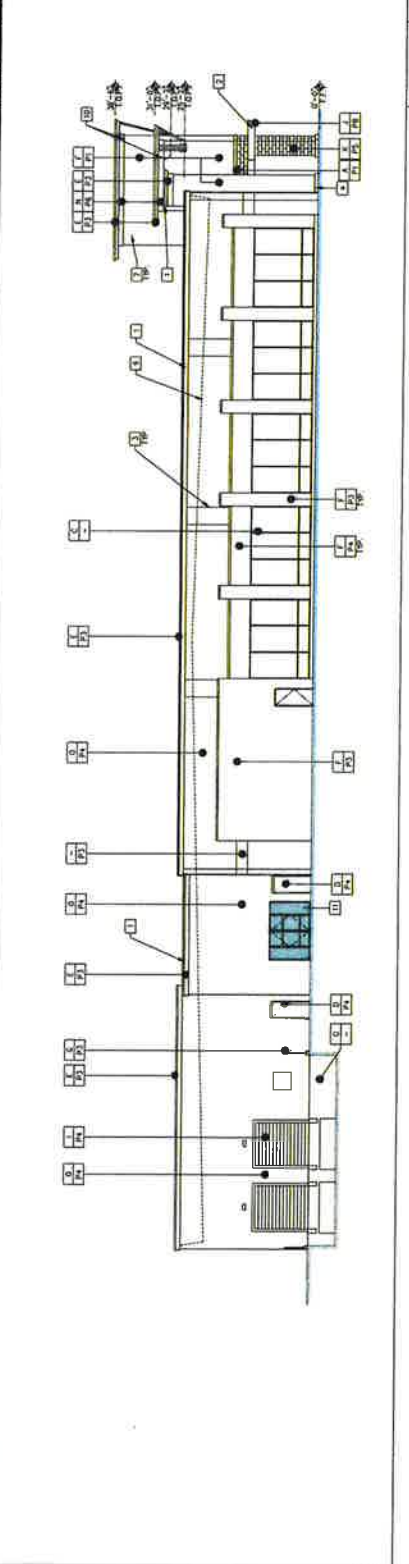
- KEYNOTE:
 1. ACCENT TRIM CAP
 2. WOOD BEAM
 3. METAL CURTAIN PLASTER ROOF
 4. CHROME CAP
 5. PARAPET JANTOD
 6. SHOWER
 7. ACCENT DIAGONAL BRACE
 8. TRIM
 9. ROOF LINE BEYOND
 10. WOOD FASCIA BOARD
 11. METAL FENCE

GENERAL NOTES

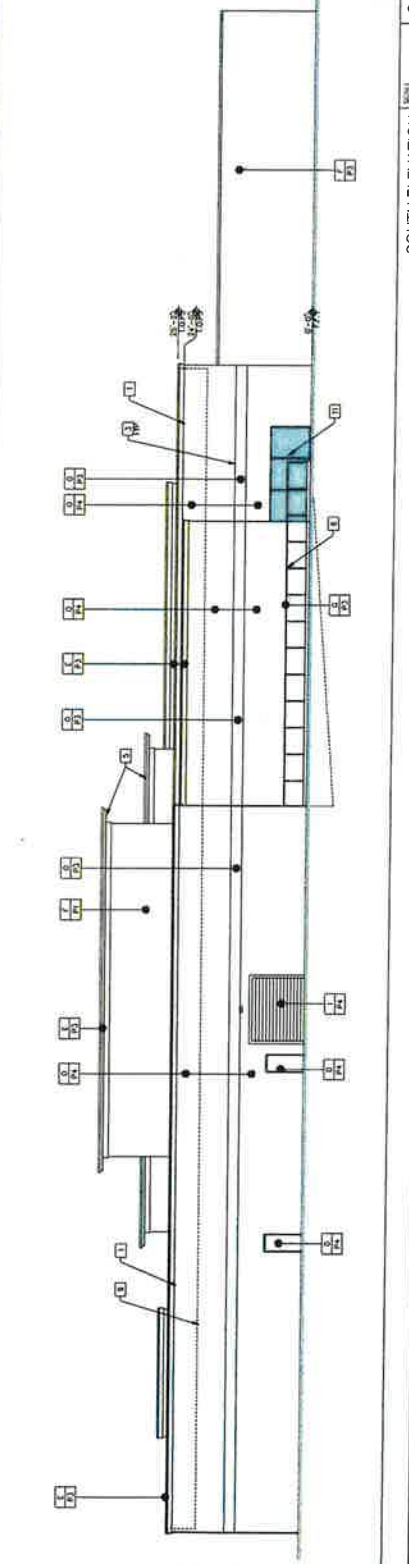
1. ALL ELEVATIONS SHALL BE COORDINATE
 2. ALL SQUARE BY OTHERS



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



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



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

Attachment 4

Color Building Elevations, dated February 10, 2016

Color Swatches



North Elevation

NOTE: For color accuracy, please refer to the color swatches provided in the project manual. The color swatches are provided for informational purposes only. The color swatches are not intended to be used as a substitute for the project manual. The color swatches are provided for informational purposes only.



West Elevation



South Elevation



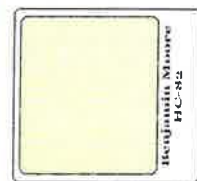
**905 East Bidwell St.
Folsom, CA**

Attachment 5

Color Building Rendering



Benjamin Moore
#971



Benjamin Moore
HC-92



Benjamin Moore
HC-107



Benjamin Moore
HC-343



Split Face CMU
Red



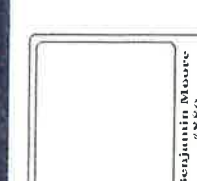
Benjamin Moore
1476



Benjamin Moore
1582



Wood Beam
Benjamin Moore
Doug Fir



Benjamin Moore
860

905 East Bidwell Street
Folsom, California

Attachment 6

Floor Plan, dated February 10, 2016



OSH
Orchard Super Hardware

905





Office
DEPOT

875

NO PARKING FIRELANE



PETCO
Supplies & Fish

655

