



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**October 5, 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; Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott, and 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 September 21, 2016 will be presented for approval.

**CONTINUED ITEMS**

1. **PN 16-025, Enclave at Folsom Ranch, Easton Valley Parkway – Tentative Parcel Map, Vesting Tentative Subdivision Map, Planned Development Permit, and Determination that the Project is Exempt from CEQA – Continued from the September 21, 2016 Planning Commission Meeting**

A Public Hearing to consider a request from Enclave at Folsom, LLC for approval of a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of a 111-unit single-family residential subdivision on a 14.7-acre site located on Easton Valley Parkway (APN 072-3190-036). The Specific Plan designation is SP-GC and SP MLD and the General Plan is GC-MLD. An Exemption has been prepared for the project pursuant to California Environmental Quality Act Guidelines Sections 15063 and 15084. **(Project Planner: Principal Planner, Steve Banks / Applicant: Enclave at Folsom, LLC)**

## **NEW BUSINESS**

### **2. PN 16-233, Burger King Restaurant Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Robert DeGrasse for approval of a Commercial Design Review application for façade alterations, new exterior paint colors, and minor site improvements to an existing 2,891-square-foot Burger King Restaurant building at 171 Iron Point Road. The zoning designation for the site is C-3 PD (General Commercial, Planned Development District) and the General Plan designation is CA (Specialty Commercial). The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Associate Planner, Josh Kinkade / Applicant: Robert DeGrasse)**

### **3. PN 16-271, Lazy Dog Restaurant, 300 Palladio Parkway, Suite 300 (Palladio at Broadstone Shopping Center) - Commercial Design Review**

Request by Broadstone Land LLC/Lazy Dog Restaurants for Commercial Design Review approval for development of a 7,826-square-foot restaurant on an undeveloped .31-acre parcel within the Palladio at Broadstone Shopping Center. The property is zoned C-3 PD (General Commercial, Planned Development District). A Mitigated Negative Declaration for the Palladio at Broadstone Shopping Center project has previously been approved in accordance with the requirements of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Broadstone Land LLC/Lazy Dog Restaurants)**

## **PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **October 19, 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, 2<sup>nd</sup> 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  
**FOLSOM**  
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**PLANNING COMMISSION MINUTES**  
**September 21, 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: Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott, Justin Raithel

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of August 17, 2016 & September 7, 2016 were approved as submitted.

**CONTINUED ITEMS**

1. **PN 16-025, Enclave at Folsom Ranch, Easton Valley Parkway – Tentative Parcel Map, Vesting Tentative Subdivision Map, Planned Development Permit, and Determination that the Project is Exempt from CEQA – Continued from the September 7, 2016 Planning Commission Meeting**

A Public Hearing to consider a request from Enclave at Folsom, LLC for approval of a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of a 111-unit single-family residential subdivision on a 14.7-acre site located on Easton Valley Parkway (APN 072-3190-036). The Specific Plan designation is SP-GC and SP MLD and the General Plan is GC-MLD. An Exemption has been prepared for the project pursuant to California Environmental Quality Act Guidelines Sections 15063 and 15084. **(Project Planner: Principal Planner, Steve Banks / Applicant: Enclave at Folsom, LLC)**

COMMISSIONERS JACKSON MOVED TO CONTINUE PN 16-025, THE ENCLAVE AT FOLSOM RANCH, EASTON VALLEY PARKWAY TO THE OCTOBER 5, 2016 PLANNING COMMISSION MEETING.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**NEW BUSINESS**

**2. An Ordinance of the City of Folsom Amending Chapter 17.114 of the Folsom Municipal Code Pertaining to Marijuana Cultivation and Determination that the Ordinance is Exempt from CEQA**

A Public Hearing to consider an Ordinance of the City of Folsom to amend Chapter 17.114 of the Folsom Municipal Code to provide reasonable regulations to indoor personal marijuana cultivation in the event Proposition 64 passes at the November general election. The project is categorically exempt under Section 15061(B)(3) (Review for Exemption) of the CEQA Guidelines. **(Folsom Police Department and Community Development Department)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE NO. \_\_\_\_ - AN ORDINANCE OF THE CITY OF FOLSOM AMENDING CHAPTER 17.114 OF THE FOLSOM MUNICIPAL CODE PERTAINING TO MARIJUANA CULTIVATION WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C.

COMMISSIONER EMBREE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**3. An Ordinance of the City of Folsom Adding Chapter 17.113 to the Folsom Municipal Code Pertaining to Commercial Non-Medical Marijuana Use and Determination that the Ordinance is Exempt from CEQA**

A Public Hearing to consider an Ordinance of the City of Folsom to add Chapter 17.113 to the Folsom Municipal Code to prohibit commercial non-medical marijuana use in all zones and districts of the City. The project is categorically exempt under Section 15061(B)(3) (Review for Exemption) of the CEQA Guidelines. **(Folsom Police Department and Community Development Department)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE NO. \_\_\_\_ - AN ORDINANCE OF THE CITY OF FOLSOM ADDING CHAPTER 17.113 TO THE FOLSOM MUNICIPAL CODE PERTAINING TO COMMERCIAL NON-MEDICAL MARIJUANA USE WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C.

COMMISSIONER EMBREE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**REPORTS:**

**Planning Commission/Planning Manager Report:**

None

RESPECTFULLY SUBMITTED,

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Amanda Palmer, SECRETARY

**APPROVED:**

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Ross Jackson, CHAIRMAN



CITY OF  
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## Transmittal Sheet

Date: September 29, 2016  
To: Planning Commissioners  
From: Scott A. Johnson, AICP  
Subject: **PN 16-025, Enclave at Folsom Ranch Subdivision**

The item, **Enclave at Folsom Ranch Subdivision**, will be presented to the Planning Commission with the recommendation from City staff for continuation to the October 19, 2016 Planning Commission meeting.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read "Scott A. Johnson".

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Scott A. Johnson, AICP  
Planning Manager

**PLANNING COMMISSION STAFF REPORT**

<b>PROJECT TITLE</b>	Burger King Restaurant Commercial Design Review
<b>PROPOSAL</b>	Request for Commercial Design Review Approval for façade alterations, new exterior paint colors, and minor site improvements to an existing 2,891-square-foot Burger King Restaurant building at 171 Iron Point Road
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>OWNER/APPLICANT</b>	Jaylor Holdings, LLC/Robert DeGrasse
<b>LOCATION</b>	171 Iron Point Road (Natoma Center Shopping Center)
<b>SITE CHARACTERISTICS</b>	The project site is fully developed with a 2,891-square-foot commercial building (Burger King Restaurant) and associated site improvements including a trash enclosure, parking, lighting and landscaping
<b>GENERAL PLAN DESIGNATION</b>	CA (Specialty Commercial)
<b>ZONING</b>	C-3 PD (General Commercial, Planned Development District)
<b>ADJACENT LAND USES/ZONING</b>	North: Iron Point Rd. with Folsom Premium Outlets (C-3 PD) Beyond South: Century Folsom 14 Theatre (C-3 PD) with U.S. Highway 50 Beyond East: 76 Gas Station ( with Hilton Garden Inn (C-3 PD) Beyond West: Natoma Center commercial and Larkspur Landing Hotel (C-3 PD) with Folsom Blvd. Beyond
<b>PREVIOUS ACTION</b>	Approval of the Natoma Center Design Guidelines and Sign Criteria by the Planning

Commission on December 7, 1994 (PN 94-040), Approval of a Design Review application for development of Burger King Restaurant by the Architectural Review Commission on February 9, 1995 (FAC #12328)

## **APPLICABLE CODES**

FMC 17.06, Design Review  
FMC 17.22, Commercial Land Uses

## **ATTACHMENTS**

1. Vicinity Map
2. Existing Site Plan, Existing Floor Plan, Existing Elevations, dated July 7, 2016
3. Proposed Site Plan, Floor Plan, and Color Elevations, dated July 7, 2016
4. Color and Material Board
5. Natoma Center Architectural Design Guidelines
6. Photographs of the Burger King Restaurant
7. Photographs of Natoma Center

## **PROJECT PLANNER**

Josh Kinkade, Assistant Planner

## **BACKGROUND**

In 1989, the City Council certified a Final Environmental Impact Report and approved a Tentative Subdivision Map and related entitlements for the Natoma Station Development, which contemplated commercial uses on the subject property. On December 7, 1994, the Planning Commission approved the Natoma Center Design Guidelines and Sign Criteria. A 2,891-square-foot Burger King restaurant was approved by Architectural Review Commission on February 9, 1995.

## **APPLICANT'S PROPOSAL**

The applicant, Robert DeGrasse, is requesting Commercial Design Review approval for façade alterations to the existing Burger King Restaurant located at 171 Iron Point Road (see Attachment 3). The proposed remodel includes:

- New taupe stucco siding with evenly spaced reveals with ledgerstone veneer accents
- New brown fiber cement “archon” tower elements
- Replacement of existing mansard roof parapet and tower elements with a new flat roof with a red non-illuminated metal parapet
- Removal of all existing soffits and tile accents
- Replacement of four windows on south elevation with a small single window
- New silver metal awnings over windows



- Removal and replacement of six LED wall sconce lights
- New doors painted brown

The applicant is also proposing minor site improvements which include:

- Addition of a drive-thru order canopy
- Modification and restriping of existing accessible parking stall to provide clearance for a new order confirmation unit canopy
- Painting the existing trash enclosure to match the proposed color of the main building and the interior of the enclosure black
- Removal of wood lattice on the existing patio and resurfacing patio with epoxy coating
- New truncated domes at the exit ramps

### **ARCHITECTURE / DESIGN**

In reviewing the applicant's proposed façade modifications and minor site improvements, staff took into consideration compliance with the Natoma Center Architectural Design Guidelines and compatibility with the existing buildings in Natoma Center. The Natoma Center Architectural Design Guidelines, which were approved by the Planning Commission in 1994, established development criteria at a project-wide level to ensure a unified and quality environment within the context of the Natoma Center (see Attachment 5). The Architectural Design Guidelines were written with the following general goals in mind:

- Achieve market appeal through a well-designed development
- Ensure economic feasibility and viability in the current market
- Establish a consistent, recognizable design theme

The Architectural Design Guidelines address the various building types/product designs (multi-tenant retail/commercial, freestanding/single tenant commercial) that were expected to occur in the Natoma Center Planned Development area. In relation to the subject project, the Design Guidelines established standards for architecture and design as well as for development of freestanding commercial buildings.

The Natoma Center Architectural Design Guidelines state that the buildings in the center should generally reflect a strong Mediterranean style architectural theme and that very rustic uses of wood and very modern and urban brick and concrete forms are to be limited to architectural accents. Indigenous and regional materials are encouraged including stone, colored, textured and painted concrete block pavers, stucco, tiles, etc. However, for free-standing, single-tenant commercial buildings, such as the subject property, the guidelines state that they may have more individual expression, and that limited flexibility may be allowed in materials, color, and

architectural styles for restaurants, provided they are compatible with the overall design theme indicated in the guidelines.

For single-tenant commercial spaces in the center, the following relevant sections from the Natoma Station Center design guidelines apply to the proposed remodel:

- Stucco and masonry are encouraged as the primary building materials, with stone, concrete, or colored and/or textured concrete block and brick being acceptable as accent materials
- Overall "base" building colors shall be from a palette of warm earth tone colors. Brighter "accent" colors should be limited to signs, doors, window trim, and other detailing related to pedestrian areas and contributing to consistent overall building design
- Flat roofs with mansards, to achieve the look of simple gable or hip roofs are appropriate for screening of all roof mounted mechanical equipment. Simple horizontal parapets on flat roofs that are high enough to hide rooftop equipment are also acceptable
- Backlight illumination of awnings is not allowed

The existing Burger King building features a cream colored stucco finish, dark red tile accents and framing, a light red tile mansard roof with a red parapet. The applicant is proposing stucco colored taupe as the main siding with ledgestone and brown fiber cement accents and metal awnings colored silver. The existing hipped roof and parapet will be replaced by a flat roof with red metal parapet. These new elements will not include any internal illumination, though six LED wall sconce lights are proposed. Windows on the south elevation are proposed to be removed and replaced with a smaller single window. While the proposed remodel would not match the Mediterranean architectural style of the existing development in Natoma Center (see Attachment 7), the proposed remodel is for a freestanding building, and more individual expression and limited flexibility in materials, color, and architectural styles is therefore allowed. Staff has determined that the colors, materials and architectural style of the proposed remodel are compatible with the overall design theme indicated in the Natoma Center Architectural Design Guidelines.

#### **TRASH/RECYCLING ENCLOSURE**

The proposed project includes utilization of an existing trash/recycling enclosure which is located on the south side of the existing restaurant building. The applicant proposes to paint the enclosure to match the proposed siding on the building (taupe tone), and paint the interior of the enclosure black.

#### **PARKING**

The proposed project includes restriping of existing accessible parking stall to provide clearance for a new order confirmation unit canopy. The restriping will result in the loss of one standard parking space. Burger King has 16 stalls directly surrounding the restaurant, with another 52 parking stalls within the property lines of 171 Iron Point Road that area shared with other businesses in the commercial center. Per the Folsom Municipal Code, Chapter 17.57, the parking requirement for retail commercial uses and restaurants located in shopping centers is one

space per 200 square feet of gross floor area. At 2,891 square feet, the Burger King restaurant therefore has a parking requirement of 14.5 spaces. Therefore, adequate parking will be provided upon completion of the proposed project. The restriping will be reviewed for ADA compliance by the City of Folsom Building Division upon submittal of a Building Permit application.

### **LANDSCAPING**

Existing site landscaping includes a combination of trees, shrubs, and groundcover located in a landscape buffers adjacent to Iron Point Road and within landscape planters situated throughout the parking lot area. The applicant is not proposing any changes to the existing landscaping with this particular Design Review application.

### **SIGNAGE**

The applicant will be removing all existing signage from the building. The applicant is not proposing any signage with this particular Commercial Design Review application, although conceptual signage is shown on the elevations submitted. Signage is subject to the sign regulations established by the Folsom Municipal Code, Chapter 17.59 and the Natoma Station Center Sign Criteria. All future proposed signs shall go through a separate sign permit process. Condition No. 11 is included to reflect this requirement.

### **ENVIRONMENTAL REVIEW**

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

### **RECOMMENDATION/PLANNING COMMISSION ACTION**

MOVE TO APPROVE COMMERCIAL DESIGN REVIEW FOR FAÇADE ALTERATIONS, NEW EXTERIOR PAINT COLORS, AND MINOR SITE IMPROVEMENTS TO THE EXISTING 2,891-SQUARE-FOOT BURGER KING RESTAURANT BUILDING LOCATED AT 171 IRON POINT ROAD WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NO. 1-19)

### **GENERAL FINDINGS**

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

### **CEQA FINDING**

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

### **DESIGN REVIEW FINDINGS**

- D. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF

THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLAN, CHAPTER 17.06 (DESIGN REVIEW) OF THE FOLSOM MUNICIPAL CODE, AND ALL APPLICABLE ORDINANCES OF THE CITY.

- E. THE PROPOSED PROJECTS COMPLIES WITH THE NATOMA CENTER ARCHITECTURAL DESIGN GUIDELINES.
- F. THE PROPOSED 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 BURGER KING COMMERCIAL DESIGN REVIEW (PN 16-233)  
171 IRON POINT ROAD**

	<b>Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
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"> <li>• Site Plan, dated July 7, 2016</li> <li>• Floor Plans, dated July 7, 2016</li> <li>• Building Elevations, dated July 7, 2016</li> <li>• Color Rendering with Proposed Color and Materials Samples</li> </ul> <p>This project approval is for Burger King Restaurant Commercial Design Review, which includes façade alterations, new exterior paint colors, and minor site improvements to an existing 2,891-square-foot building at 171 Iron Point Road, 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 (October 5, 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 BURGER KING COMMERCIAL DESIGN REVIEW (PN 16-233)  
171 IRON POINT ROAD**

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"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <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
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>			
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 BURGER KING COMMERCIAL DESIGN REVIEW (PN 16-233)  
171 IRON POINT ROAD**

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 Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
8.	This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, 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**

11.	All signs for the project shall comply with the sign regulations established by Section 17.59 of the Folsom Municipal Code.	B	CD (P)
12.	The exterior lighting shall be limited to downward-facing LED lighting attached to the building. 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)
<b>ARCHITECTURE/DESIGN REQUIREMENT</b>			
13.	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 to the satisfaction of the Community Development Director.	B	CD (P)
14.	The red roof parapet shall not be illuminated.		
15.	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 (E)
<b>NOISE REQUIREMENT</b>			
16.	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)
<b>FIRE DEPARTMENT REQUIREMENT</b>			
17.	Approved building address numbers shall be placed near the main entrance on the building in such a position as to be plainly visible and legible from the street fronting the property. Numbers shall be either externally or internally-illuminated on a lighting circuit powered dusk to dawn and the color shall contrast with their background. The size of the address numbers shall be a minimum of 10 inches.	B	FD
18.	Plans and specifications must be submitted and approved by the City of Folsom Fire Department prior to the start of construction.	B	FD



**ENVIRONMENTAL WATER RESOURCES DEPARTMENT REQUIREMENTS**

19.		Per FMC Chapter 13, the applicant shall confirm that there is a Grease Control Device that serves the building. If no such device currently exists, one would be required.	B	PD
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Attachment 1

Vicinity Map



## Attachment 2

Existing Site Plan, Existing Floor Plan, Existing Elevations,  
dated July 7, 2016



WEST  
NORTH

OVERALL  
SITE PLAN

DATE: 07/20/2016

FILE: 300-AM

SCALE: AS SHOWN

REVISIONS:

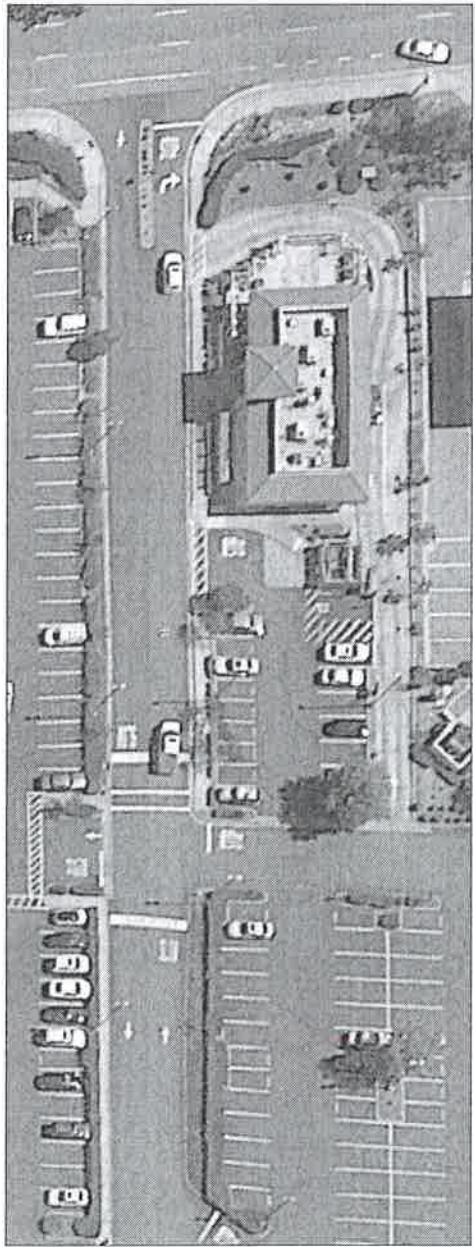
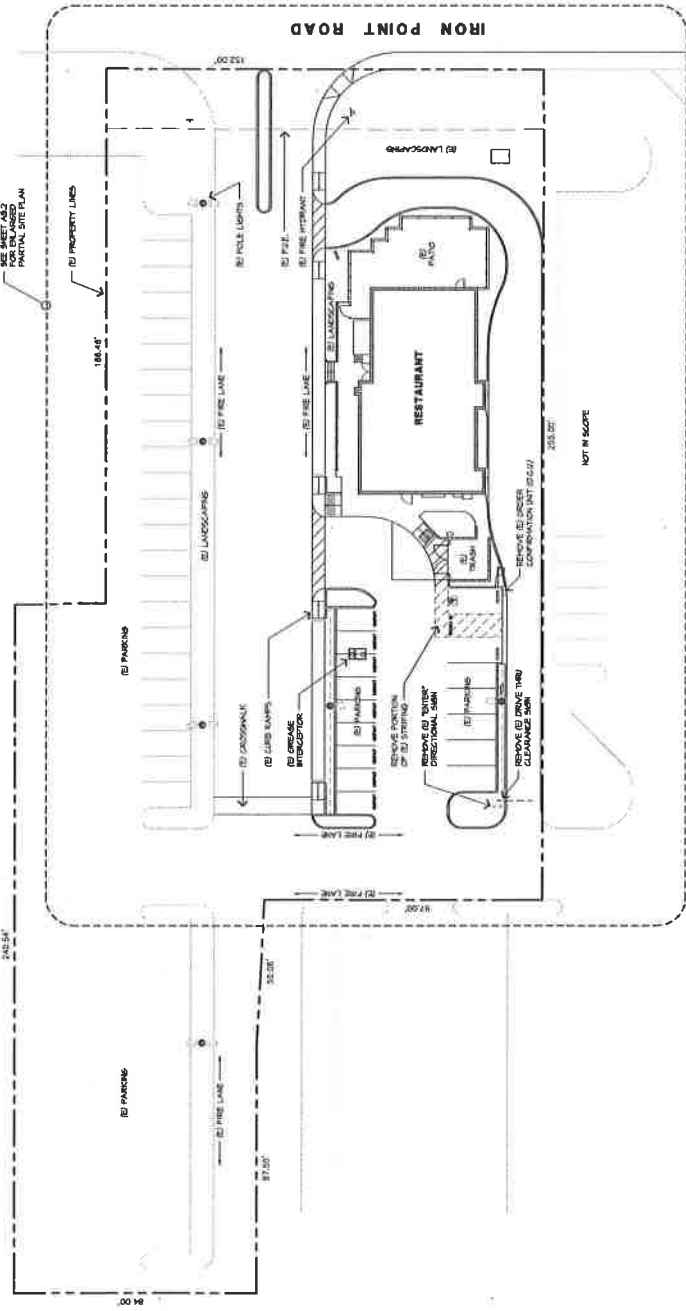
RESTAURANT REMODEL FOR  
STRATEGIC RESTAURANTS  
BK STORE #2252  
171 IRON POINT ROAD  
FOLSOM, CA 95630



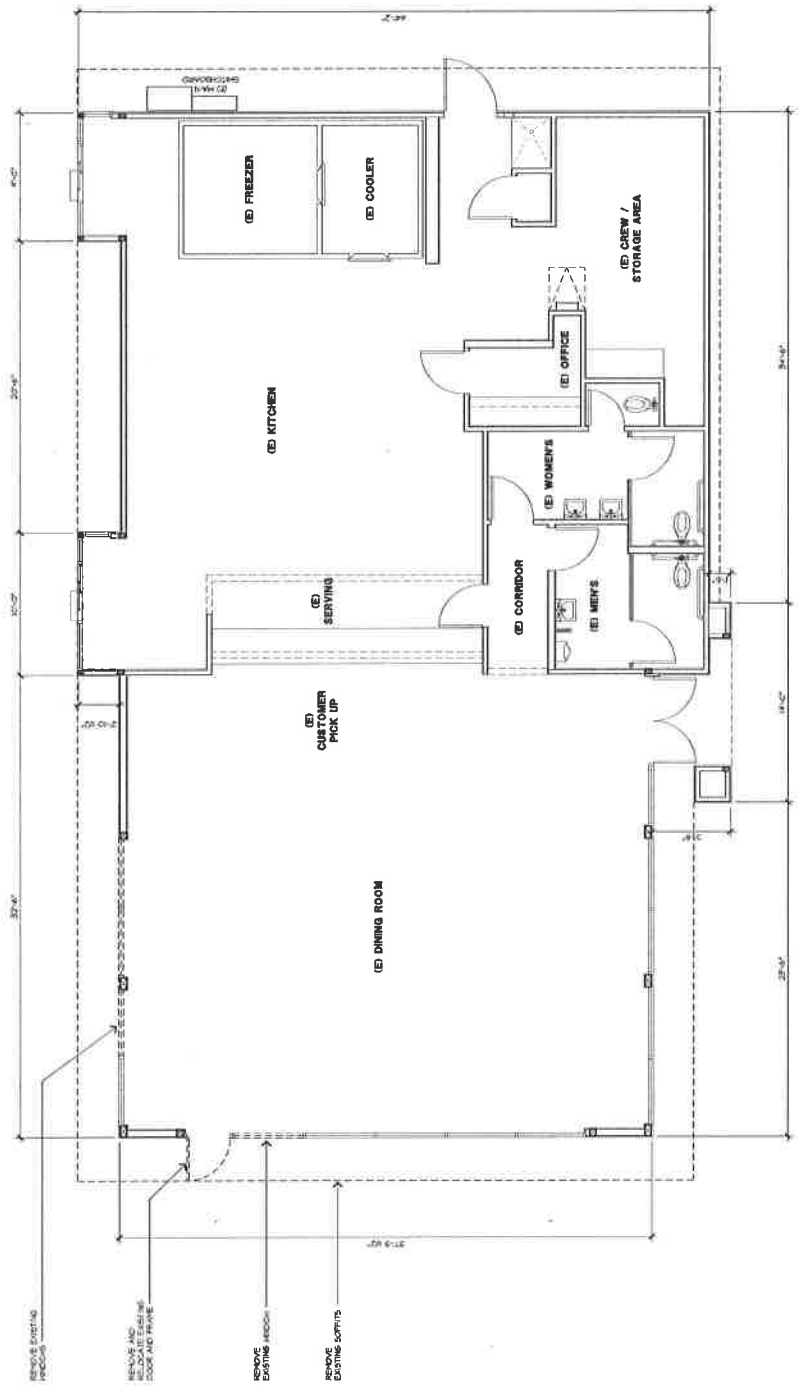
F O L S O M  
B U R G E R  
K I N G



L Street Architects  
1841 L Street  
Folsom, California 95630  
916.321.4600  
www.lstreetarchitects.com



19 AERIAL IMAGE FOR REFERENCE



REV: 0000	
DATE:	07/07/2008
FILE:	2008-04
JOB:	00-200

EXISTING FLOOR PLAN  
**A1.1**

RESTAURANT REMODEL FOR:  
STRATEGIC RESTAURANTS  
BK STORE #8262  
171 IRON POINT ROAD  
FOLSOM, CA 95630



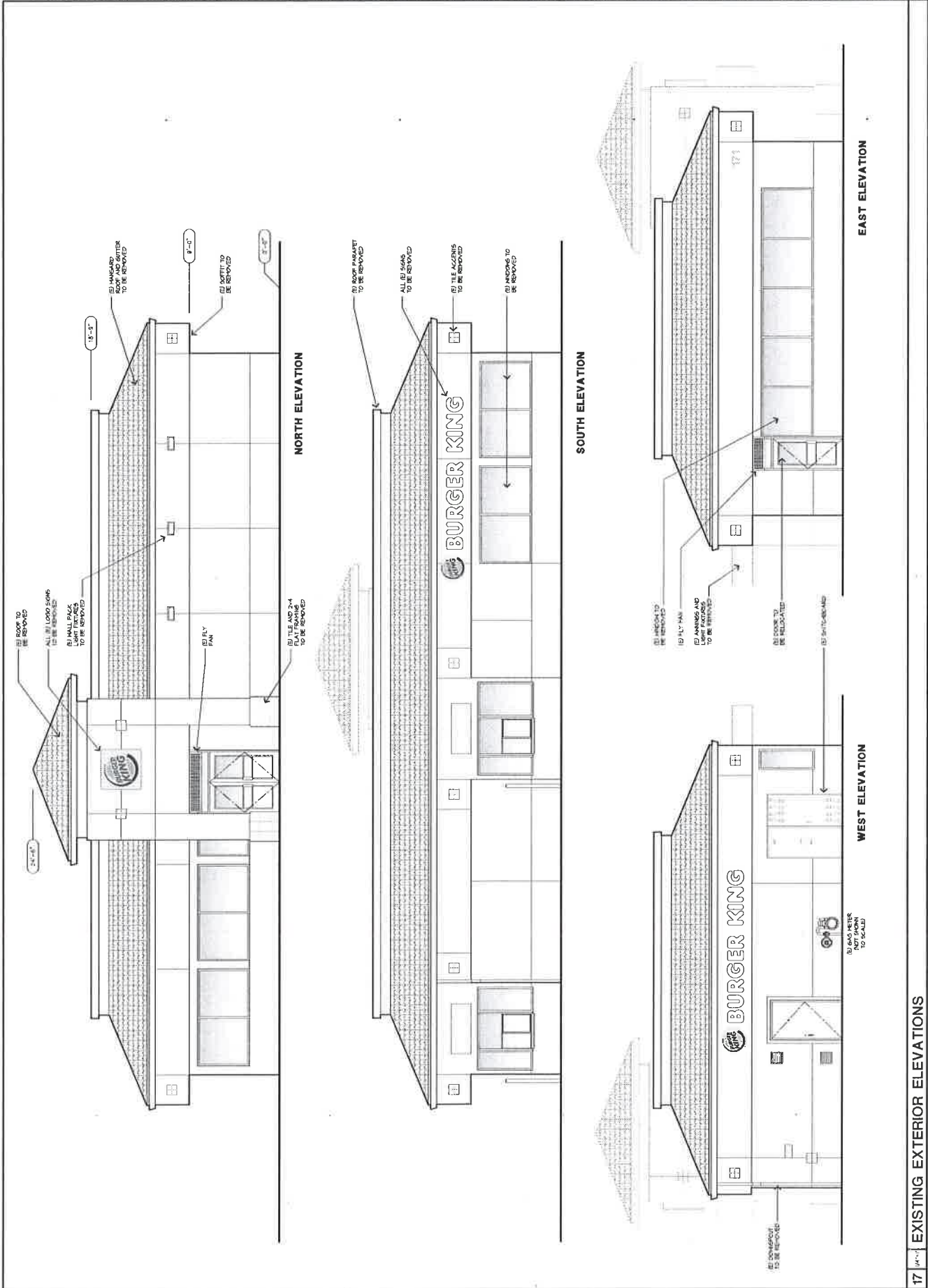
**BURGER KING**  
F O L S O M



L Street Architects  
Limited  
1901 1st Street  
Folsom, California 95630  
209-575-4100  
www.lstreetarchitects.com



DATE:	11-11-14
SCALE:	AS SHOWN
FILE:	300-44
DATE:	07/07/2014
USER:	101-306



## Attachment 3

Site Plan, Floor Plan, and Elevations, dated July 7, 2016







PROPOSED FLOOR PLAN

DATE: 07/20/2024

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

PROJECT: BK STORE #9252

RESTAURANT REMODEL FOR STRATEGIC RESTAURANTS

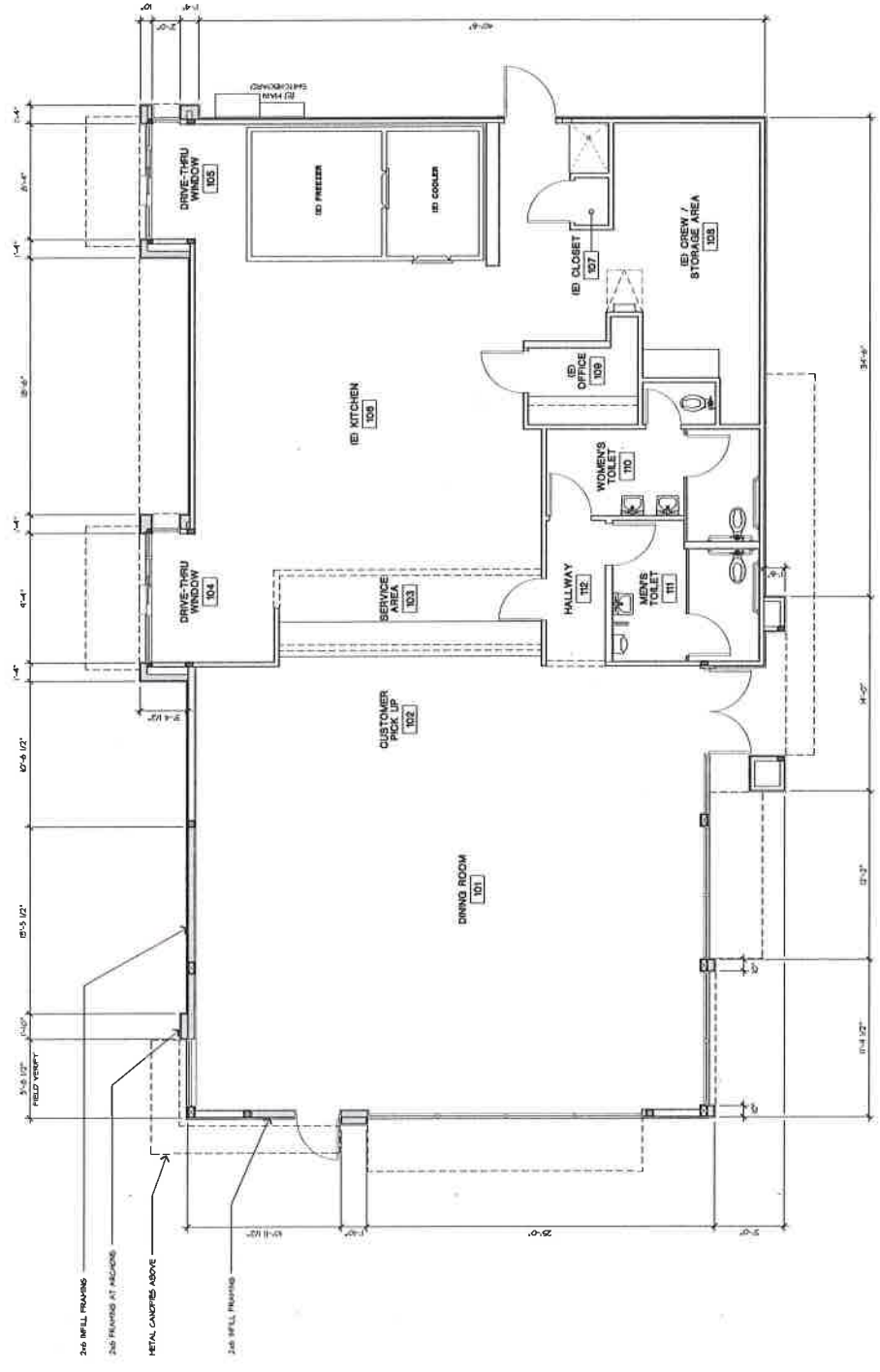
FOLSOM, CA 95630



FOLSOM



L Street Architects Limited





## Attachment 4

### Color and Material Board

COLORS AND MATERIALS LIST

**Burger King Restaurant #9252**

FOLSOM, CALIFORNIA

EXTERIOR PLASTER (EF-1G)  
COLOR TO MATCH PPG ARCHITECTURAL COATINGS  
"TAUPE TONE" CUSTOM FORMULA



METAL COPING (MC-2G)  
FACTORY FINISH TO MATCH PPG ARCHITECTURAL COATINGS  
"TAUPE TONE" CUSTOM FORMULA

EXTERIOR PLASTER (EF-4G)  
COLOR TO MATCH PPG ARCHITECTURAL COATINGS  
"MONTEREY CLIFFS"



LED METAL PARAPET BAND (MP-1G)  
FACTORY FINISHED TO MATCH  
KYNAR PMS 187 RED ALUMINUM



ARCHON TOWER PANELS (EF-9G)  
NICHIIHA FIBER CEMENT  
"CEDAR" VINTAGEWOOD EF762



PAINTED METAL COPING (MC-3G)  
PPG ARCHITECTURAL COATINGS  
"CEDAR"



STONE VENEER  
CULTURED STONE BY BORAL STONE  
COUNTRY LEDGESTONE - ASPEN



METAL CANOPY (MP-3G)  
CLEAR ANODIZED



METAL COPING (MC-1G)  
W.P. HICKMAN SYSTEMS, INC.  
A-30 SILVERSMITH

## Attachment 5

# Natoma Center Architectural Design Guidelines

# ✦ Natoma Center ✦

## Architectural Design Guidelines

Multi Tenant, Free Standing, & Destination  
Retail/Commercial



Prepared for:

### PALISADES DEVELOPMENT

4993 Golden Foothill Parkway, #5  
El Dorado Hills, CA 95630

Prepared by:

### The Nadel Partnership Inc.

1760 Creekside Oaks Drive #140  
Sacramento, CA 95670



December 1, 1994

FOLSOM ARCHITECTURAL REVIEW COMMISSION	
F.A.C. No. _____	BLG PER # _____
DATE <u>12/1/94</u>	DATE _____
APV'D BY <u>AB7</u>	BY _____

## PURPOSE AND INTENT

These guidelines have been prepared for the Natoma Center Retail/Commercial project located in the City of Folsom, California. They have been adapted from the Natoma Station Design Guidelines to retain a level of consistency between this project and those existing Guidelines. They provide the framework for high quality design and address project-wide issues. The guidelines express the desired architectural character for future development in the Natoma Center Project.

The design guidelines establish development criteria at a project-wide level to ensure a unified and quality environment within the context of the project area. While each project should relate to the overall image, this is not intended to limit innovative design, but rather provide clear direction and minimum standards. At the site-specific level, individual development projects will be required to comply with relevant design guidelines applicable to each use. Each site shall have common elements; (landscaping, signage, lighting, streetscape furniture), however, to maintain separate identities for each individual project, differences in product type, use, tenant preferences and other factors are also important to permit.

All site improvements including buildings, landscaping, storm water systems, signage, etc. are to be submitted for review to the City of Folsom.

Summarized, the goals of the design guidelines are as follows:

- To provide the City of Folsom with the necessary assurances that the projects attain the desired level of quality.
- To serve as design criteria for use by planners, architects, engineers, builders, and future property owners.
- To provide guidance to the City of Folsom when reviewing future development projects within Natoma Center.
- To provide a viable framework and clear direction which will achieve the plan's quality objectives, without limiting the creativity of the designers.

The project is subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) which governs development standards and contains certain restrictions on the use of the property. These CC&R's have been recorded with the County of Sacramento. A copy can be obtained through the County Recorder's Office.



## PROJECT LOCATION/DESCRIPTION

The Natoma Center is a ± 21 acre commercial/retail project located at the northeast corner of Folsom Boulevard and Iron Point Road and is bounded by Highway 50 to the south, in the City of Folsom, California.

The project is intended to support a number of multi-tenant/free standing commercial/retail buildings, including a multi-screen theater which is under construction. The range of tenants for the buildings will be: retail, restaurant, and service commercial.

## ARCHITECTURE - GENERAL

In support of the landscape concept for Natoma Center, the architecture should reflect a transitional environment between old and new; rural and urban. The buildings should reflect a strong Mediterranean style architectural theme. Very rustic uses of wood and very modern and urban brick and concrete forms are to be limited to architectural accents. Indigenous and regional materials are encouraged including stone, colored, textured and painted concrete block pavers, stucco, tiles, etc. Forms should be more horizontal to reflect the surrounding landscape, with some vertical elements as focal points. Traditional architectural elements such as gabled and hip roofs should be encouraged, but should be moderated with contemporary mediterranean building styles. Glass windows should not be excessively large, but of a suburban scale; solid glass walls are not permitted.

The presence of historic architecture in the City of Folsom establishes a reference point for scale, but the false front style and "western" themes are not appropriate for the various building/product types at Natoma Center.

The architectural guidelines presented below have been established to address the multi-tenant retail/commercial and free standing commercial buildings anticipated for the Natoma Center Project.

This architectural guidelines section has been written with the following goals in mind:

- Achieve market appeal through a well-designed development.
- Insure economic feasibility and viability in the current market.
- Establish a consistent, recognizable, "mediterranean style" design theme.
- Relate functional use through architecture under current standards.
- Respond to the aesthetic expectations of the City and the Natoma Center Investors and/or their assigns.
- Complement the design goals of the adjoining Master Plan area.
- Avoid unnecessary delays due to lack of architectural direction during the development review process.

## ARCHITECTURAL GUIDELINES

### 1. Multi-Tenant Retail/Commercial

Upon arrival at the Natoma Center site, this building type presents an opportunity for pedestrian oriented development. Contemporized adaptations of Early Mediterranean styles shall be incorporated into the design of this product type, but false front ghost town tourist facilities will not be acceptable. It should be noted that Retail/Commercial buildings located near the project entry off Folsom Boulevard and Iron Point Road and those visible from Highway 50 will set the tone for the rest of the project.

#### Guidelines:

- Stucco and masonry are encouraged as the primary building materials. Stone, concrete, or colored and/or textured concrete block and brick are acceptable, and may also be used as accent materials.
- Wood siding or wood "composite" materials shall not be used.
- Building forms should be of simple geometry, with traditional rectangular forms most appropriate and a strong reliance on mediterranean style.
- Building designs shall be responsive to view from all sides. Rear and side elevations shall be designed with architectural detailing and treatment to limit any rear wall appearance. This requirement shall result in both the primary and secondary elevations of buildings to be consistent in materials, colors, and design expression. Buildings visible from Folsom Boulevard and Highway 50 shall exhibit the highest level of design and detailing, to address the City of Folsom's concern over buildings in these critical view shed areas.
- Overall "base" building colors shall be from a palette of warm earth tone colors. Example colors are:
  - Sherwin Williams - Magnolia Bud #2319
  - Sherwin Williams - Pueblo #2179
  - Sherwin Williams - Townhouse Tan #2186
  - Sherwin Williams - Carefree Coral #2178
- Brighter "accent" colors should be limited to signs, doors, window trim accents, and other detailing related to pedestrian areas and contributing to consistent overall building design. Example accent colors are:
  - Sherwin Williams - Sedona Clay #2313
  - Sherwin Williams - Cranberry Bug #2306
  - Sherwin Williams - Greek Isle #2390
  - Dunn Edwards - Plum Spice #DE 828U2
- Recesses that create interplay of light and shadow, covered walkways, colonnades, arcades, and openings that create interest are encouraged.

- Multi-paned windows and other upgraded high quality detailing could help and distinctiveness to multi-tenant buildings which are often focal points in the overall project.
- Pedestrian protection from the weather is encouraged to allow window shopping.
- All mechanical equipment located on the ground and/or roofs shall be screened from public view with an architecturally integrated structure in terms of materials, shape, color, and size. A combination of landscaping and architectural screening shall be used for ground level equipment.
- Flat roofs with mansards, to achieve the look of simple gable or hip roofs are appropriate for screening of all roof mounted mechanical equipment. Simple horizontal parapets on flat roofs that are high enough to hide rooftop equipment are also acceptable.
- Variation of parapet wall heights and building elevations is encouraged, to avoid flat unbroken wall planes to create visual interest and focal elements at entries and corners.
- High quality roofing material such as clay or concrete tile, and concrete or asphalt built-up composites are recommended. Metal roofing is not allowed.
- Building elevations that are completely screened from public view, such as rear yard service and trash areas, may have reduced window area and detailing.
- Second floor covered balconies or porches are encouraged where the market dictates their desirability.
- Courtyards, atriums and outdoor gathering and eating areas are encouraged. Creating outdoor vitality will improve the pedestrian experience.
- Shutters are acceptable.
- Shade structures, such as heavy timber trellises or ivy covered walls are encouraged.
- The appropriate use of awnings is encouraged as a way to add color and texture to pedestrian areas. Awning materials shall be selected to insure the highest levels of durability and maintenance over the life of the project.
- Backlight illumination of awnings is not allowed.
- Lighting should be configured on and around building to accent building forms and elements. Fixture brightness and the intrusion of these light sources shall be limited to the project elements being illuminated.

Special style lighting fixtures, either attached to the building or along pedestrian areas are encouraged where consistent with the architectural theme.

## 2. Free Standing/Single Tenant Commercial

This category will contain restaurants, banks, and other small free standing single tenant buildings, typically under 10,000 sf. Architecture will be limited by the same restrictions as the Multi-Tenant/Commercial Section, except that one-tenant buildings may have more individual expression. Food establishments in this category are often developed along a theme, sometimes related to the corporate identify of the chain. Therefore, limited flexibility may be allowed in materials, color, and architectural styles for restaurants, provided they are compatible with the overall design theme indicated in these guidelines.

### Guidelines:

- Stucco and masonry are encouraged as the primary building materials, with stone, concrete, or colored and/or textured concrete block and brick being acceptable and may also be used as accent materials.
- Wood siding or "wood" composite materials shall not be used.
- Building forms should be of simple geometry, with traditional rectangular forms most appropriate, and a strong reliance on mediterranean style.
- Building designs shall be responsive to view from all sides. Rear and side elevations shall be designed with architectural detailing and treatment to limit any rear wall appearance. This requirement shall result in both the primary and secondary elevations of buildings to be consistent in materials, colors, and design expression. Buildings visible from Folsom Boulevard and Highway 50 shall exhibit the highest level of design and detailing, to address the City of Folsom's concern over buildings in these critical view shed areas.
- Overall "base" building colors shall be from a palette of warm earth tone colors. Example colors are:
  - Sherwin Williams - Magnolia Bud #2319
  - Sherwin Williams - Pueblo #2179
  - Sherwin Williams - Townhouse Tan #2186
  - Sherwin Williams - Carefree Coral #2178
- Brighter "accent" colors should be limited to signs, doors, window trim, and other detailing related to pedestrian areas and contributing to consistent overall building design.
  - Sherwin Williams - Sedona Clay #2313
  - Sherwin Williams - Cranberry Bug #2306
  - Sherwin Williams - Greek Isle #2390
  - Dunn Edwards - Plum Spice #DE 828U2
- Recesses that create interplay of light and shadow, covered walkways, colonnades, arcades, and openings that create interest are encouraged.

- Multi-paned windows and other upgraded high quality detailing could help add distinctiveness to free standing buildings which may be visual focal points.
- Flat roofs with mansards, to achieve the look of simple gable or hip roofs are appropriate for screening of all roof mounted mechanical equipment. Simple horizontal parapets on flat roofs that are high enough to hide rooftop equipment are also acceptable.
- Variation of parapet wall heights and building elevations is encouraged to avoid flat unbroken wall planes to create visual interest and focal elements at entries and corners.
- High quality roofing material such as clay or concrete tile, and concrete or asphalt built-up composites are recommended. Metal roofing is not allowed.
- Building elevations that are completely screened from public view, such as rear yard service and trash areas, may have reduced window area and detailing.
- Balconies or porches are encouraged.
- Courtyards, atriums and outdoor gathering and eating areas are encouraged.
- Shutters are acceptable.
- Shade structures such as heavy timber trellises or ivy covered walls are encouraged.
- The appropriate use of awnings is encouraged as a way to add color and texture to pedestrian areas.
- Backlight illumination of awnings is not allowed.

### 3. Destination/Single Tenant Commercial

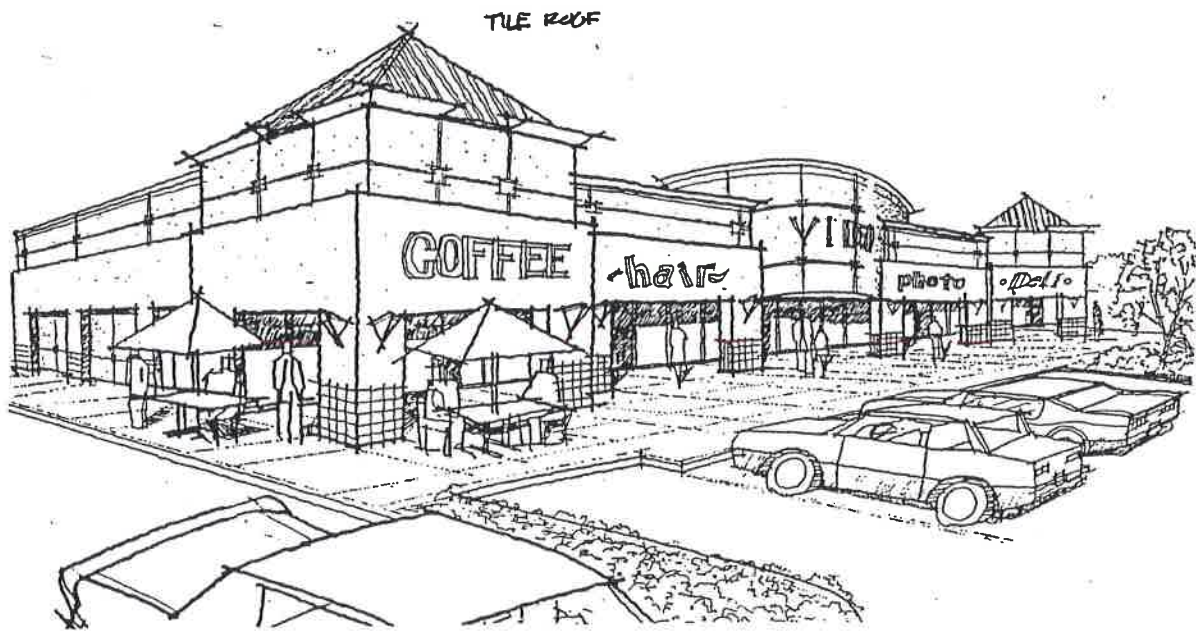
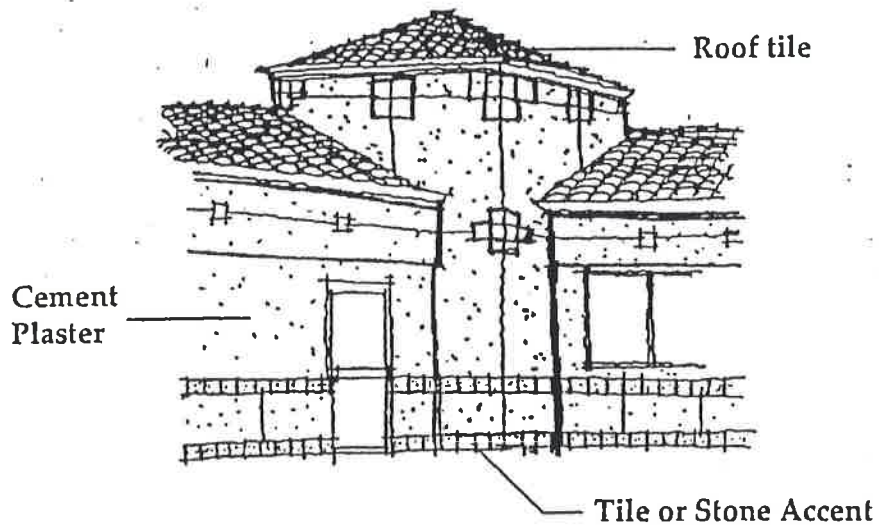
This category will contain larger free standing single tenant buildings, typically between 20,000 sf. and 100,000 sf. Architecture will be limited by the same restrictions as the Free Standing/Commercial section, except that larger one-tenant buildings require special attention in their exterior design to avoid the appearance of a simple "box". Corporate identity of the larger retail tenants will prescribe certain identity characteristics. There will need to be some flexibility allowed in materials, color, and architectural style, provided they are compatible with the overall design theme indicated in these guidelines.

#### Guidelines:

- Stucco and masonry are encouraged as the primary building materials, with stone, concrete, or colored and/or textured concrete block and brick being acceptable and may also be used as accent materials.
- Wood siding or "wood" composite materials shall not be used.

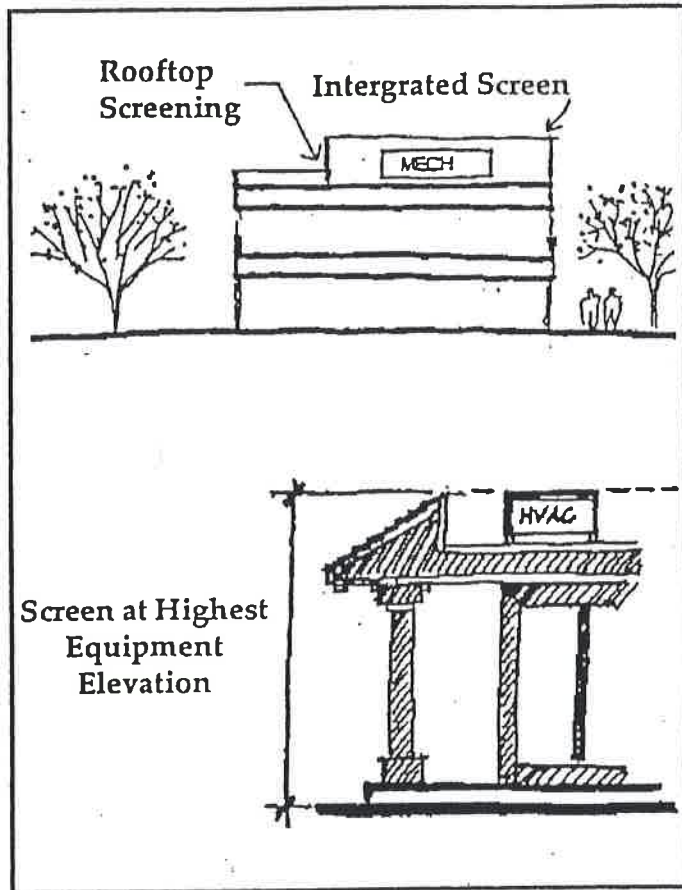
- Building forms should be of simple geometry, with traditional rectangular forms most appropriate, and a strong reliance on mediterranean style.
- Building designs shall be responsive to view from all sides. Rear and side elevations shall be designed with architectural detailing and treatment to limit any rear wall appearance. This requirement shall result in both the primary and secondary elevations of buildings to be consistent in materials, colors, and design expression. Buildings visible from Folsom Boulevard and Highway 50 shall exhibit the highest level of design and detailing, to address the City of Folsom's concern over buildings in these critical view shed areas.
- An example project which exhibits a required level of creativity and exterior detailing, is the "Center Point Marketplace" in Roseville, California. The large retail buildings in this project should be reviewed for examples of design elements employed to reduce large expanses of wall, vary parapet heights, and develop focal points.
- Overall "base" building colors shall be from a palette of warm earth tone colors. Example colors are:
  - Sherwin Williams - Magnolia Bud #2319
  - Sherwin Williams - Pueblo #2179
  - Sherwin Williams - Townhouse Tan #2186
  - Sherwin Williams - Carefree Coral #2178
- Brighter "accent" colors should be limited to signs, doors, window trim, and other detailing related to pedestrian areas and contributing to consistent overall building design.
  - Sherwin Williams - Sedona Clay #2313
  - Sherwin Williams - Cranberry Bug #2306
  - Sherwin Williams - Green Isle #2390
  - Dunn Edwards - Plum Spice #DE 828U2
- Recesses that create interplay of light and shadow, covered walkways, colonnades, arcades, and openings that create interest are encouraged.
- Multi-paned windows and other upgraded high quality detailing could help add distinctiveness to free standing buildings which may be visual focal points.
- Flat roofs with mansards, to achieve the look of simple gable or hip roofs are appropriate for screening of all roof mounted mechanical equipment. Simple horizontal parapets on flat roofs that are high enough to hide rooftop equipment are also acceptable.
- Variation of parapet wall heights and building elevations is encouraged to avoid flat unbroken wall planes to create visual interest and focal elements at entries and corners.
- High quality roofing material such as clay or concrete tile, and concrete or asphalt built-up composites are recommended. Metal roofing is not allowed.

- Building elevations that are completely screened from public view, such as rear yard service and trash areas, may have reduced window area and detailing.
- Balconies or porches are encouraged.
- Courtyards, atriums and outdoor gathering and eating areas are encouraged.
- Shutters are acceptable.
- Shade structures such as heavy timber trellises or ivy covered walls are encouraged.
- The appropriate use of awnings is encouraged as a way to add color and texture to pedestrian areas.
- Backlight illumination of awnings is not allowed.

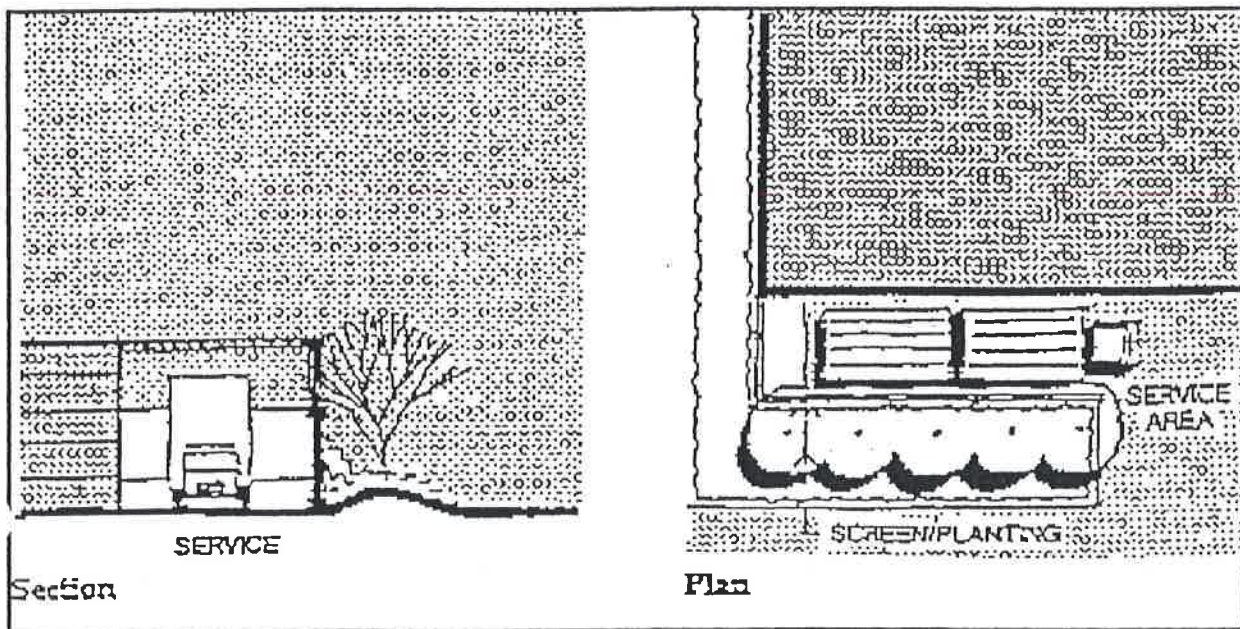


ARCHITECTURAL CHARACTER

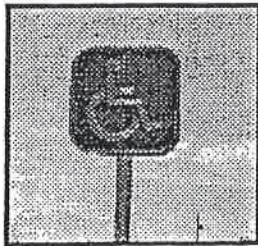




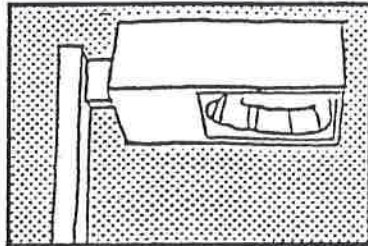
"Equipment screening"



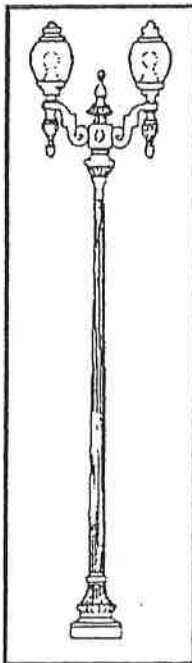
"Screening at Service Areas"



"Site Signage"



"Parking Areas"



LIGHTING

## Attachment 6

### Photographs of the Burger King Restaurant

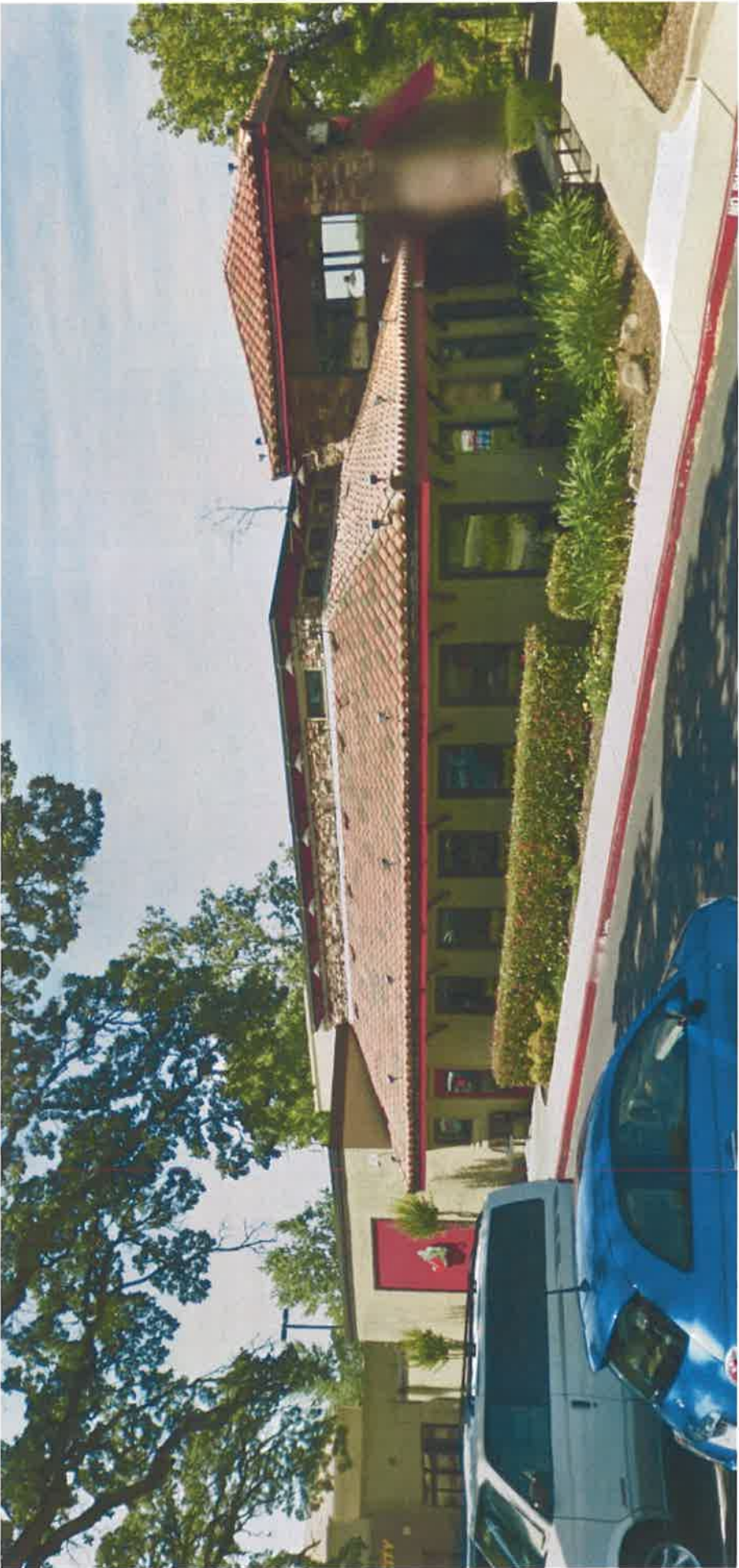


## Attachment 7

### Photographs of Natoma Center



Print & Outlets











**PLANNING COMMISSION STAFF REPORT**

<b>PROJECT TITLE</b>	Lazy Dog Restaurant Commercial Design Review
<b>PROPOSAL</b>	Request for Commercial Design Review approval for development of a 7,826-square-foot restaurant on an undeveloped .31-acre parcel within the Palladio at Broadstone Shopping Center
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>OWNER/APPLICANT</b>	Broadstone Land LLC/Lazy Dog Restaurants
<b>LOCATION</b>	300 Palladio Parkway, Suite 300 (Palladio at Broadstone Shopping Center)
<b>SITE CHARACTERISTICS</b>	The .31-acre project site has previously been rough graded and is currently undeveloped. The areas surrounding the project site are developed with site improvements intended to serve the project site including driveways, drive aisles, parking spaces, site lighting, site landscaping, and signage
<b>GENERAL PLAN DESIGNATION</b>	RCC (Regional Commercial)
<b>ZONING</b>	C-3 PD (General Commercial, Planned Development District)
<b>ADJACENT LAND USES/ZONING</b>	North: East Bidwell Street with Undeveloped Commercial Land (C-2 PD) Beyond  South: Commercial Development (C-3 PD) with Iron Point Road Beyond  East: East Bidwell Street with Undeveloped Commercial Land Beyond (C-2 PD)

West: Commercial Development (C-3 PD)  
with Palladio Parkway Beyond

**PREVIOUS ACTION**

Planning Commission approval of a Tentative Parcel Map in 2003 (PN 01-077), Planning Commission approval of a Planned Development Permit and Conditional Use Permit in 2004 (PN 04-260), Planning Commission approval of a Tentative Parcel Map and Planned Development Permit Modification in 2007 (PN 06-498), Planning Commission approval of a Planned Development Permit Modification in 2007 (PN 07-136), and Architectural Review Commission approval of multiple Design Review Applications in 2007

**FUTURE ACTION**

Issuance of a Building Permit

**APPLICABLE CODES**

FMC 17.06, Design Review  
FMC 17.22, Commercial Land Use Zones  
FMC 17.38, Planned Development District

**ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration for the Palladio at Broadstone Shopping Center project has previously been approved in accordance with the requirements of the California Environmental Quality Act (CEQA)

**ATTACHED REFERENCE MATERIAL**

1. Vicinity Map
2. Preliminary Site Plan, dated August 22, 2016
3. Preliminary Landscape Plan, August 22, 2016
4. Building Elevations, dated August 22, 2016
5. Color Building Elevations, dated August 22, 2016
6. Preliminary Floor Plan, dated August 22, 2016
7. Preliminary Signage Details, dated August 22, 2016
8. Site Photographs

**PROJECT PLANNER**

Steve Banks, Principal Planner

**BACKGROUND**

On December 15, 2004, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for development of the 930,000-square-foot Palladio at Broadstone Shopping Center and the Kaiser Permanente Medical Center. On February 7, 2007, the Planning Commission approved a Tentative Parcel Map and Planned Development Permit Modification for the Palladio at Broadstone Shopping Center, which included minor modifications to the previously

approved site plan and building elevations. In 2007, the Architectural Review Commission approved multiple Commercial Design Review Applications for the Palladio at Broadstone Shopping Center including a movie theater (Palladio 16 Cinemas), a bookstore (former Sports Authority building), a supermarket (Whole Foods), and a number of inline tenant buildings. The subject .31-acre parcel, which is one of the last two remaining parcels to be developed within Palladio at Broadstone, was originally anticipated to be developed with a 7,000-square-foot freestanding pad building.

### **APPLICANT'S PROPOSAL**

The applicant, Lazy Dog Restaurants, is requesting Commercial Design Review approval for development of a 7,826-square-foot restaurant with 1,425-square-foot outdoor patio on an undeveloped .31-acre parcel within the Palladio at Broadstone Shopping Center located at 300 Palladio Parkway. The design of the proposed commercial building reflects a contemporary architectural style with many high-quality elements that are Italianate in nature to blend in with the design theme of the shopping center. Proposed building materials include stucco, wood siding, stone veneer, metal bands, wood timbers, wood siding and trim, decorative wood detailing, and standing seam metal roof elements. Proposed site improvements including minor landscape and hardscape additions around the perimeter of the building.

### **GENERAL PLAN AND ZONING CONSISTENCY**

The General Plan land use designation for the project site is RCC (Regional Commercial) and the zoning classification is C-3 PD (General Business, Planned Development District). The zoning district corresponds with the General Plan land use designation. The proposed project is consistent with both the General Plan land use and zoning designations, as restaurant uses are identified as a permitted land use in the zoning district for this site. The proposed project will not conflict with any known applicable plans or policies by agencies with jurisdiction over the project.

### **ARCHITECTURE/DESIGN**

As described previously within this report, the applicant is proposing to develop a 7,826-square-foot restaurant on an undeveloped parcel within the Palladio at Broadstone Shopping Center. The architecture of the proposed restaurant building, which could best be characterized as "Contemporary Italian", includes many high-quality design elements (prominent tower entry feature, varied roof heights, columns, and trellises) commonly found in other buildings within Palladio at Broadstone. In terms of building materials, the proposed project features stucco, wood siding, stone veneer, metal bands, wood timbers, wood siding and trim, decorative wood detailing, and standing seam roof elements. The primary color for the restaurant building is a natural cedar color augmented with earth tone trim and accent colors.

As discussed earlier with this report, the proposed project includes development of a freestanding commercial pad building located within the Palladio at Broadstone Shopping Center. When the Palladio at Broadstone Shopping Center was approved by the Planning Commission in 2004, architectural guidelines were established to ensure high quality design, materials, and colors throughout the development over time. The primary design principles created to guide development within Palladio at Broadstone include the following:

- Ordered and rational layouts of buildings and spaces achieved through a symmetry which can be subtly distorted to accommodate local conditions;

- Harmony achieved through the application of a set of carefully-considered proportional relationships in plan, section and elevation;
- The use of major and minor axes to organize the placement of buildings and rooms, emphasized by hierarchical groupings and sub-groupings of elements to reinforce the whole composition;
- Integration of supporting buildings by locating them in a manner which complements and enhances the whole composition;
- Exploiting the incorporation of supporting buildings to create a prolonged sequence of arrival with a rich spatial experience;
- The extensive use of a 'kit of parts' to create variety within a unified whole by developing a vocabulary of architectural elements which can be combined in multiple ways;
- Buildings broken down into parts which respond to the human scale and invite exploration.

In reviewing the architecture and design of the proposed project, City staff determined that the proposed project incorporates a significant number of the unique design elements including; the use of varied building forms and shapes, staggered building heights, a prominent entry feature, stone columns, metal awnings, and decorative wood elements. Staff also determined that the proposed project will create significant visual interest through the use of multiple building materials including stucco, wood siding, stone veneer, metal bands, wood timbers, and standing seam roof elements. Lastly, staff determined that the proposed color scheme blends well with the color scheme of existing buildings within the shopping center by creating a colorful and vibrant appearance. Overall, staff has determined that the proposed project will be compatible with existing buildings within the shopping center through the use of common design elements, similar building materials, and a complimentary color scheme. As a result, staff recommends approval of the applicant's building design with the following conditions:

1. This approval is for a one-story, 7,826-square-foot commercial pad building to be located within the Palladio at Broadstone Shopping Center (300 Palladio Parkway, Suite 800). The applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated August 22, 2016.
2. The design, materials, and colors of the proposed building shall be consistent with the submitted building elevations, color renderings, materials sample, 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. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the overall building design.

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

### **SIGNAGE**

The applicant is proposing to install a series of internally-illuminated wall signs on each of the four building elevations. The four proposed wall signs include text that reads "Lazy Dog Restaurant and Bar". In addition, the applicant is proposing to install a paw-shaped corporate logo on the east building elevation. In reviewing the submitted sign details, staff determined that the proposed wall signs are not consistent with the Palladio at Broadstone Sign Criteria in that a maximum of three walls signs are permitted for this particular building. Staff also determined that the proposed corporate logo exceeds the maximum size for a logo as described by the Sign Criteria. Staff recommends that all future signs comply with the Sign Criteria established for the Palladio at Broadstone Shopping Center. Condition No. 33 is included to reflect this requirement.

### **EXISTING AND PROPOSED LANDSCAPING**

The Palladio at Broadstone Shopping Center includes a variety of landscaping along the East Bidwell Street, Broadstone Parkway, Iron Point Road, and Palladio Parkway, as well as within landscape medians located throughout the entire development. Existing landscaping includes a variety of trees, shrubs, and groundcover. The applicant is proposing to install additional landscape materials in the areas immediately adjacent to the restaurant building. Staff recommends that the final landscape plan be reviewed and approved by the Community Development Department. Condition No. 21 is included to reflect this requirement.

### **ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration for the Palladio at Broadstone Shopping Center project has previously been approved in accordance with the requirements of the California Environmental Quality Act (CEQA). 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 COMMERCIAL DESIGN REVIEW FOR DEVELOPMENT OF A 7,826-SQUARE-FOOT RESTAURANT ON AN UNDEVELOPED .31-ACRE PARCEL WITHIN THE PALLADIO AT BROADSTONE SHOPPING CENTER AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NO. 1-33).

### **GENERAL FINDINGS**

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

**CEQA FINDING**

- C. A MITIGATED NEGATIVE DECLARATION FOR THE PALLADIO AT BROADSTONE SHOPPING CENTER PROJECT HAS PREVIOUSLY BEEN APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). NO NEW IMPACTS WILL RESULT FROM DEVELOPMENT OF THE SUBJECT PROJECT THAT WAS NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL.

**DESIGN REVIEW FINDINGS**

- D. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ANY APPLICABLE SPECIFIC PLANS (PALLADIO AT BROADSTONE SHOPPING CENTER DESIGN GUIDELINES) AND ZONING ORDINANCES.
- E. THE PROJECT IS IN CONFORMANCE WITH ANY ADOPTED CITY-WIDE DESIGN GUIDELINES.
- F. THE PROJECT IS IN CONFORMANCE WITH ANY PROJECT-SPECIFIC DESIGN GUIDELINES AND STANDARDS APPROVED THROUGH THE PLANNED DEVELOPMENT PERMIT PROCESS OR SIMILAR REVIEW PROCESS.
- G. 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
NS	Neighborhood Services Department	M	Prior to approval of Final Map
(P)	Planning Division	B	Prior to issuance of first Building Permit
(E)	Engineering Division	O	Prior to approval of Occupancy Permit
(B)	Building Division	G	Prior to issuance of Grading Permit
(F)	Fire Division		
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		



**CONDITIONS OF APPROVAL FOR LAZY DOG RESTAURANT  
COMMERCIAL DESIGN REVIEW (PN 16-271)**

Mitigation Measure		When Required	Responsible Department
<b>GENERAL REQUIREMENTS</b>			
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"> <li>• Preliminary Site Plan, dated August 22, 2016</li> <li>• Preliminary Landscape Plan, August 22, 2016</li> <li>• Building Elevations, dated August 22, 2016</li> <li>• Color Building Elevations, dated August 22, 2016</li> <li>• Preliminary Floor Plan, dated August 22, 2016</li> <li>• Preliminary Signage Details, dated August 22, 2016</li> </ul>	B	CD (P)(E)
2.	<p>This Commercial Design Review Application is approved for the development of a 7,826-square-foot restaurant pad building. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p> <p>All civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	I, B	CD (P)(E)(B)
3.	<p>This project approval granted under this staff report shall remain in effect for one year from final date of approval (October 5, 2017). Failure to obtain the relevant 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 LAZY DOG RESTAURANT  
COMMERCIAL DESIGN REVIEW (PN 16-271)**

	<b>Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <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
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>			
5.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
6.	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.	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 building plans, improvement plans, or beginning inspection, whichever is applicable.	B, I	CD (P)(E)

**CONDITIONS OF APPROVAL FOR LAZY DOG RESTAURANT  
COMMERCIAL DESIGN REVIEW (PN 16-271)**

	<b>Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
8.	<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 (October 5, 2016). 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
9.	<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>	I	CD (P)(E)
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)
11.	<p>The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.</p>	B	CD (P)

<b>SITE DEVELOPMENT REQUIREMENTS</b>			
12.	Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I, B	CD (P)(E)
13.	The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	O	CD (E)
14.	For any improvements constructed on private property that is not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans.	G, I	CD (E)
15.	The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
16.	Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. Lighting shall be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.	I, B	CD (P)
<b>STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS</b>			
17.	The owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
18.	Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento <u>Erosion and Sedimentation Control Standards and Specifications</u> -current edition and as directed by the Community Development Department.	G, I	CD (E)

**ARCHITECTURE/DESIGN REQUIREMENTS**

19.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>This approval is for a one-story, 7,826-square-foot commercial pad building to be located within the Palladio at Broadstone Shopping Center (300 Palladio Parkway, Suite 800). The applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated August 22, 2016.</li> <li>The design, materials, and colors of the proposed building shall be consistent with the submitted building elevations, color renderings, materials sample, and color scheme to the satisfaction of the Community Development Department.</li> <li>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.</li> <li>The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the overall building design.</li> </ol>	I, B	CD (P)
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**LANDSCAPE/LIGHTING REQUIREMENTS**

20.	<p>The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.</p>	B	CD (P)(E)
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21.	<p>Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all landscape specifications and details. Landscaping of the parking areas for guest parking shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u>. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. The landscape and irrigation plans shall also comply with the City's Model Water Efficiency Landscape Ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.</p>	I	CD(P)(E)
<b>AIR QUALITY REQUIREMENT</b>			
22.	<p>Dust generated on the project site shall be controlled by selective watering of exposed areas, especially during clearing and grading operations. All unpaved areas of the project site that are being graded, excavated or used as construction haul roadways shall be sprayed with water as often as is necessary to assure that fugitive dust does not impact nearby properties. Stockpiles of soil or other fine materials being left for periods in excess of one day during site construction shall be sprayed and track walked after stockpiling is complete.</p>	I, B	CD (P)(E)(B)
23.	<p>Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.</p>	I, B	CD (P)(E)(B)
24.	<p>Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition.</p>	I, B	CD (P)(E)(B)
<b>NOISE REQUIREMENTS</b>			
25.	<p>Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays with no Sunday or Holiday construction allowed (except interior tenant improvements). Construction equipment shall be muffled and shrouded to minimize noise levels.</p>	G, I, B	CD (P)(E)

**GRADING REQUIREMENTS**

26.	The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.	G, I	CD (E)
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**CULTURAL RESOURCE REQUIREMENT**

27.	If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Historic Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Planning Commission shall determine the appropriate implementation method.	G, I	CD (E)
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**OTHER AGENCY REQUIREMENT**

28.	The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	G, I	CD (P)(E)
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**FIRE DEPARTMENT REQUIREMENTS**

29.	Prior to the issuance of any improvement plans, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD
30.	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.	I	FD

**POLICE/SECURITY REQUIREMENTS**

31.	<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"> <li>• 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).</li> <li>• Security measures for the safety of all construction equipment and unit appliances shall be employed.</li> <li>• Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</li> </ul>	B	PD
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**MISCELLANEOUS REQUIREMENTS**

32.	<p>The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Section 13.26 Water Conservation)</u>, or amended from time to time.</p>	B	CD (P)(E)(B)
33.	<p>All signs for the project shall comply with the sign regulations established by Section 17.59 of the <u>Folsom Municipal Code</u> and with the Palladio at Broadstone Shopping Center Signage Guidelines.</p>	B	CD (P)



Attachment 1

Vicinity Map

# Vicinity Map



## Attachment 2

Preliminary Site Plan, dated August 22, 2016



RESTAURANT & BAR

777 2478, 2478, 2478, 2478, 2478  
RESTAURANT & BAR, 1111  
1111, 1111, 1111, 1111, 1111

ALL DIMENSIONS ARE IN FEET AND INCHES  
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE  
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PROPOSED POOL

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# LAZY DOG RESTAURANT & BAR

FALLING AT BROOKSTONE  
POLKON, GA

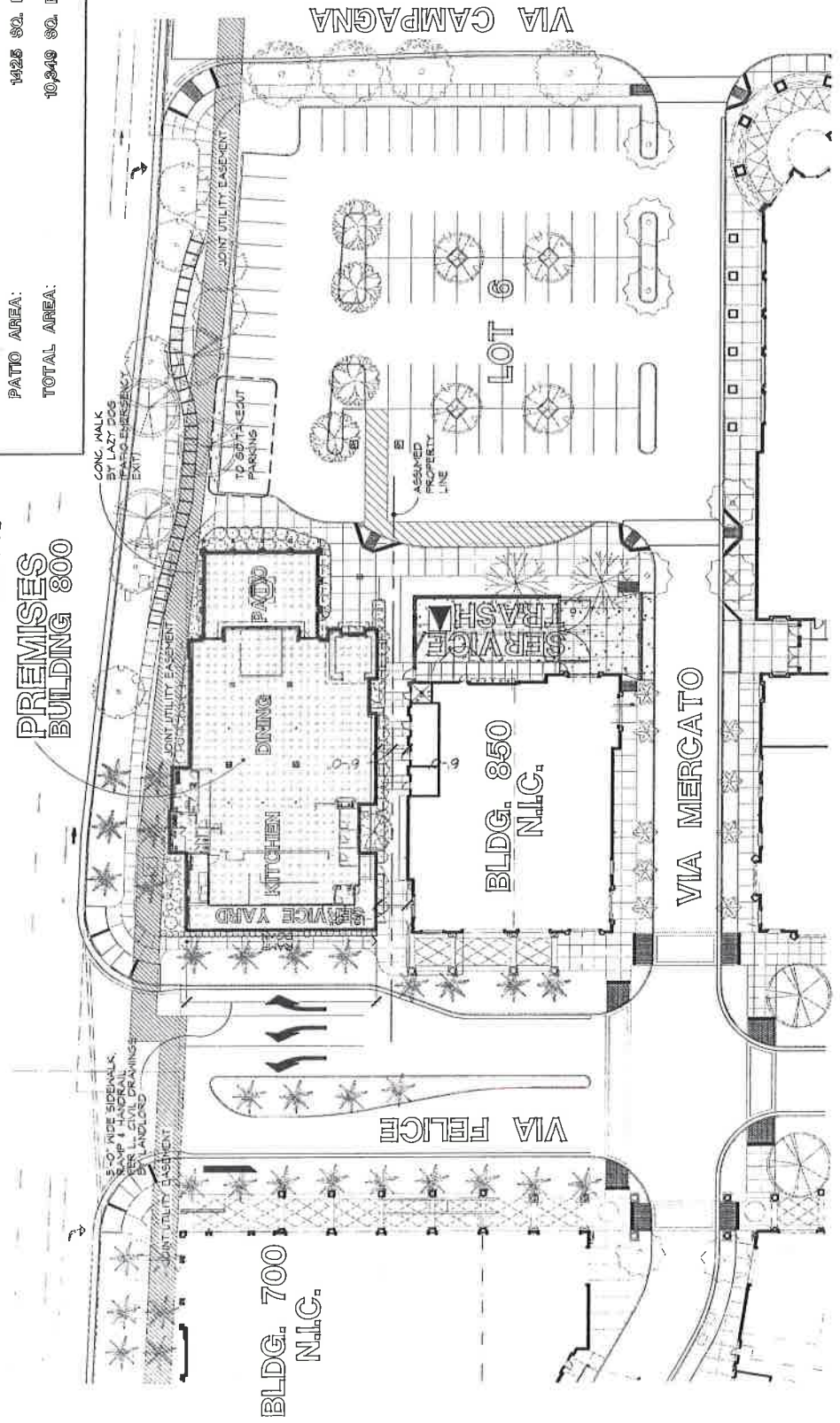
SITE PLAN

DD20

## BUILDING TABULATIONS

BUILDING AREA:	7826 SQ. FT.
SERVICE YARD AREA:	1098 SQ. FT.
TOTAL BUILDING AREA (PREMISES):	8924 SQ. FT.
PATIO AREA:	1425 SQ. FT.
TOTAL AREA:	10,349 SQ. FT.

EAST BIDWELL STREET  
PREMISES  
BUILDING 800



# PRELIMINARY SITE PLAN

## Attachment 3

Preliminary Landscape Plan, dated August 22, 2016



**LAZY DOG RESTAURANT & BAR**  
 1777 CENTER BLVD. SUITE 204  
 FOLSOM, CA 95630  
 PHONE: 916.241.9817  
 WWW.LAZYDOGRESTAURANT.COM

**LAZY DOG RESTAURANT & BAR**  
 polidlo at broodstone  
 folson, ca

**Preliminary Landscape Plan**

SHEET TITLE

SHEET NO. L-1

DATE OF ISSUE: 05/01/2024

SCALE: 1" = 10'-0"

PROJECT: LAZY DOG RESTAURANT & BAR

SITE NO.: 1777 CENTER BLVD, SUITE 204, FOLSOM, CA

DESIGNED BY: [UNIDENTIFIED]

CHECKED BY: [UNIDENTIFIED]

DATE: 05/01/2024

JOB NO.: [UNIDENTIFIED]

PROJECT NUMBER: [UNIDENTIFIED]

SYMBOLOGY	SIZE	BOTANICAL NAME	CULTIVAR NAME	MATERIALS / QTY.
	3 1/2" BOX	GIBBERNA B. PRINCE OF DENMARK	MACNAMARA TREE	M / 5
	3 1/2" BOX	JANSEN'S SUECIA BLUE	SUECIA BLUE JANPHER	L / 1
	3 1/2" BOX	PLATANUS A. COLUMBIA	COLUMBIA PLAINS TREE	L / 1
	3 1/2" GAL	DODONAEA V. THURNEYAR	PURPLE HORSEDEE	L / 3
	1 GAL	ANDROPOGON G. CHAMP	SLIP SLURRY GRASS	L / 160
	1 GAL	PENNETUM SP.	FLAMINGO GRASS	L / 160
	4" POTS	ARIZONA PAPUPA	FLAME IN HEATHER GRASS	L / 175
	4" POTS	SCHILLERIA SP.	YUKON COTTON	L / 160 x 8" OC
	4" POTS	BANTOLINA SP.	LAVENDER COTTON	L / 160 x 8" OC
	3" GAL	DIPICTIS SUCCHINATORIA	RED TRUMPET VINE	M / 3 x 3 OC
	3" DEPTH	DECORATIVE GRAVEL MELCOI	INTERPERSE IN PLANTING BEDS	
	5 GAL	ANNUAL COLOR	TO BE SELECTED	M / 10 FILL POT
	5 GAL	PNIS F. VANDERHOFF'S PYRAMID	PINE	L / 1

**HYDROZONES:**  
 HZ-1: TREES / LOW WATER USE / 300 SQ. FT.  
 HZ-2: SHRUBS / LOW WATER USE / 750 SQ. FT.

**SITE AREAS:**  
 AREA OF PROJECT LIMITS: 13,006 SQ. FT.  
 AREA OF FOOTPRINT: 3309 SQ. FT.  
 PERCENT COVER: 100% SQ. FT.  
 LANDSCAPE AREAS: 1000 SQ. FT.

**PLANTING NOTES**

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY TOLERANCE PLANTING AND SHALL MAINTAIN RECORDS FOR ALL PLANTING.

PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, FERTILIZING PER SPECIFICATIONS.

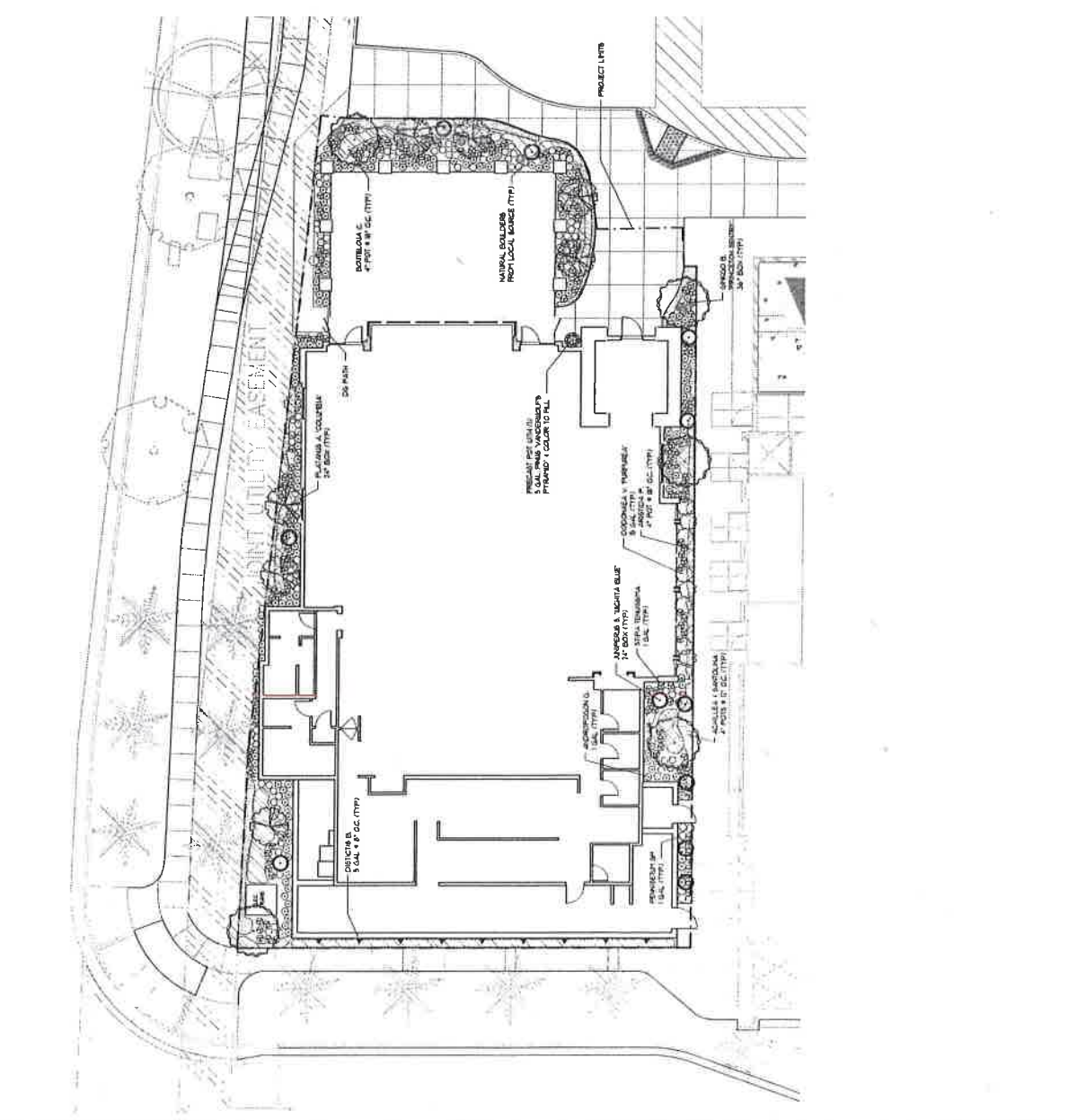
THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF 60 CALENDAR DAYS, COMMENCING FROM THE DATE ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.

CONTRACTOR SHALL BARE OR LOWER SPREADER HEIGHTS TO PROPER LEVEL IF PLANT MATERIAL OBSERVES FULL COVERAGE.

CONTRACTOR TO VERIFY WITH SOIL ANALYSIS THE SOIL AMENDMENT AND APPLICATIONS OF MULCH OR SOIL CONDITIONERS. CONTRACTOR SHALL INSTALL GRASS AND GROUND COVERS TO BE INSTALLED IN 60 DAYS. BACKFILL GRADE, COMPACT BACKFILL TO REMOVE MAJOR SETTLING OF PLANT MATERIAL.

ALL TREES CALLED OUT ON PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT CALLED OUT BY CONNECTING LINES. CALLOUS BULL HAVE TOTAL COUNTS INSTALLED WITHIN FIVE FEET (5') OF HARDSCAPE OR WALLS TO BE INSTALLED WITH A ROOT BARRIER.

A THREE INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL PLANTING AREAS. MULCH SHALL BE APPLIED TO THE CORNERS OF PLANTING AREAS, INCLUDING ON BEDDING SURFACE COVERS, ON DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTION.





LANDSCAPE ARCHITECTURE & DESIGN  
 1000 S. GARDEN AVENUE, SUITE 100  
 FOLSOM, CA 95630  
 TEL: 916.436.8300  
 WWW.LAZYDOGDESIGN.COM

WE DESIGN THE WAY YOU LIVE  
 WE DESIGN THE WAY YOU FEEL  
 WE DESIGN THE WAY YOU WANT TO LIVE  
 WE DESIGN THE WAY YOU WANT TO FEEL  
 WE DESIGN THE WAY YOU WANT TO LIVE  
 WE DESIGN THE WAY YOU WANT TO FEEL

PRELIMINARY PRINT  
 FINAL CHECK  
 BID SET  
 CONSTRUCTION

**LAZY DOG**  
 RESTAURANT & BAR  
 palladio at broadstone  
 folsom, ca

SHEET TITLE  
 Preliminary  
 Landscape  
 Plant Photos

DATE: 06/27/12  
 CHECKED BY:  
 SCALE: 1/8" = 1'-0"  
 JOB NO.:  
 SHEET NUMBER:



Ginkgo b. 'Princeton Sentry'



Juniperus s. 'Wichita Blue'



Platanus a. 'Columbia'



Achillea species



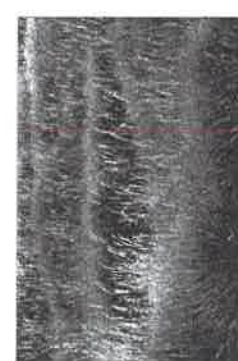
Andropogon g. 'Champ'



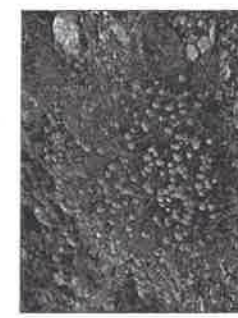
Arisida purpurea



Bouteloua curtipendula



Pennisetum species



Santolina species



Stipa tenuissima

Attachment 4

Building Elevations, dated August 22, 2016





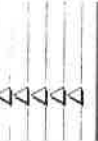




**RESTAURANT & BAR**  
 1711 POWER AVENUE, SUITE 401  
 FARMINGTON, CT 06030  
 TEL: 860.646.1234  
 WWW.LAZYDOGRESTAURANT.COM

THE ARCHITECT HAS PREPARED THESE PLANS TO THE BEST OF HIS KNOWLEDGE AND BELIEVES THEM TO BE ACCURATE AND COMPLETE. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONFLICTS BETWEEN THESE PLANS AND ANY OTHER PLANS OR SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR INTERFERENCE WITH THE PROGRESS OF THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS OR DAMAGES INCURRED BY THE CLIENT AS A RESULT OF THE ARCHITECT'S NEGLIGENCE OR MALPRACTICE. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS OR DAMAGES INCURRED BY THE CLIENT AS A RESULT OF THE ARCHITECT'S NEGLIGENCE OR MALPRACTICE.

- PRELIMINARY PRINT
- PLAN CHECK
- BID SET
- CONSTRUCTION

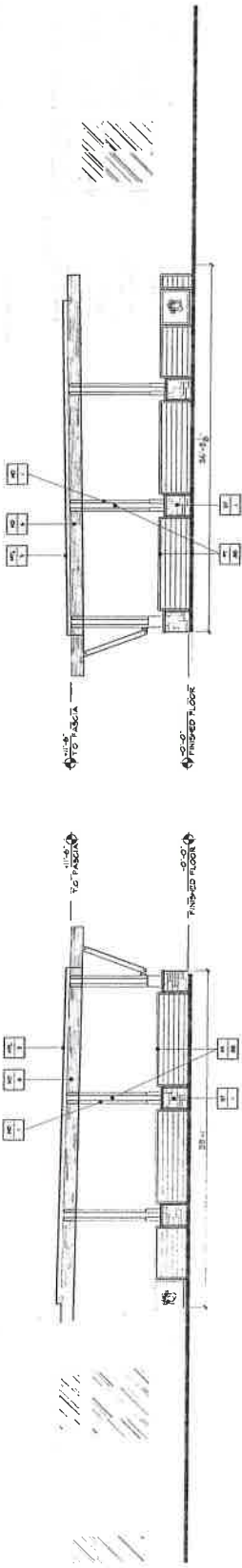


**LAZY DOG RESTAURANT & BAR**  
 PALLINO AT BROADSTONE  
 FOLSON, GA

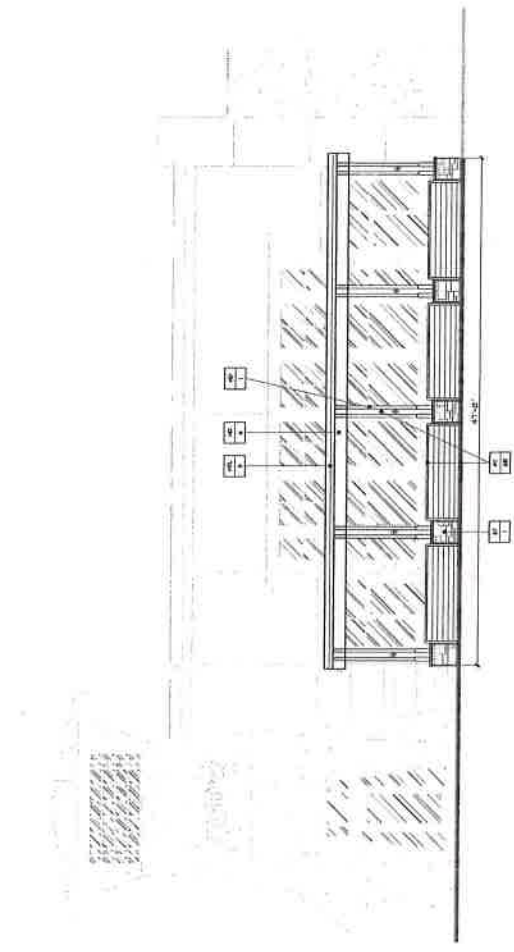
**PATIO ELEVATIONS**

DATE: 07/15/17  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 SCALE: AS SHOWN

**DD4.2**



**WEST PATIO ELEVATION EAST PATIO ELEVATION**



**SOUTH PATIO ELEVATION**

**NOTE:**  
 LAZY DOGS TO REGULARLY MAINTAIN ALL EXTERIOR WOOD

## Attachment 5

Color Building Elevations, dated August 22, 2016







**RESTAURANT & BAR**  
 10000 WILSON AVENUE, SUITE 100  
 FOLSOM, CA 95630  
 (916) 439-1234  
 WWW.LAZYDOGRESTAURANT.COM

PROJECT NAME: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

- PROGRESS ONLY
- PLAN CHECK
- BID SET
- CONSTRUCTION



**LAZY DOG**  
 RESTAURANT & BAR  
 PALMBO AT FOLSOM  
 FOLSOM, CA

PROJECT NO: \_\_\_\_\_  
 PATIO  
 ELEVATIONS

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

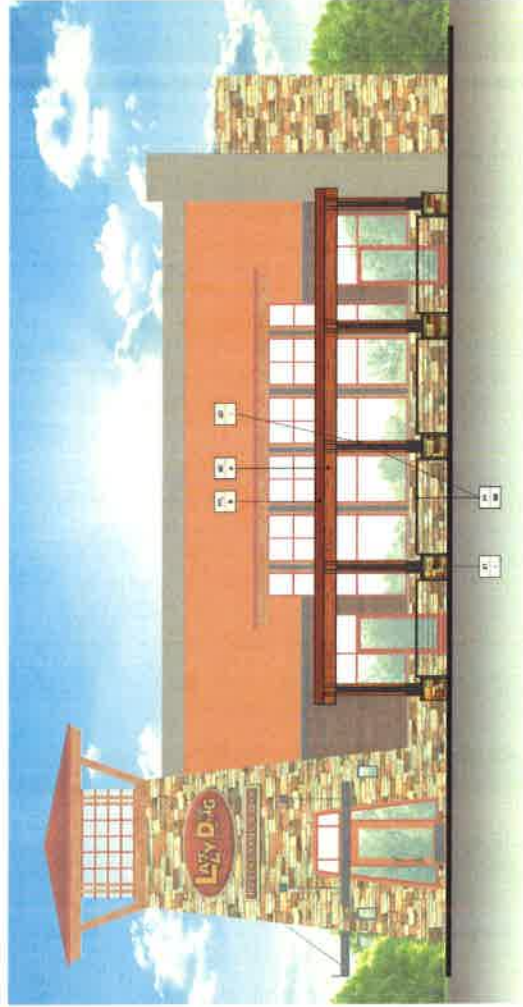
DD4-2



WEST PATIO ELEVATION



EAST PATIO ELEVATION



SOUTH PATIO ELEVATION

## Attachment 6

Preliminary Floor Plan, dated August 22, 2016



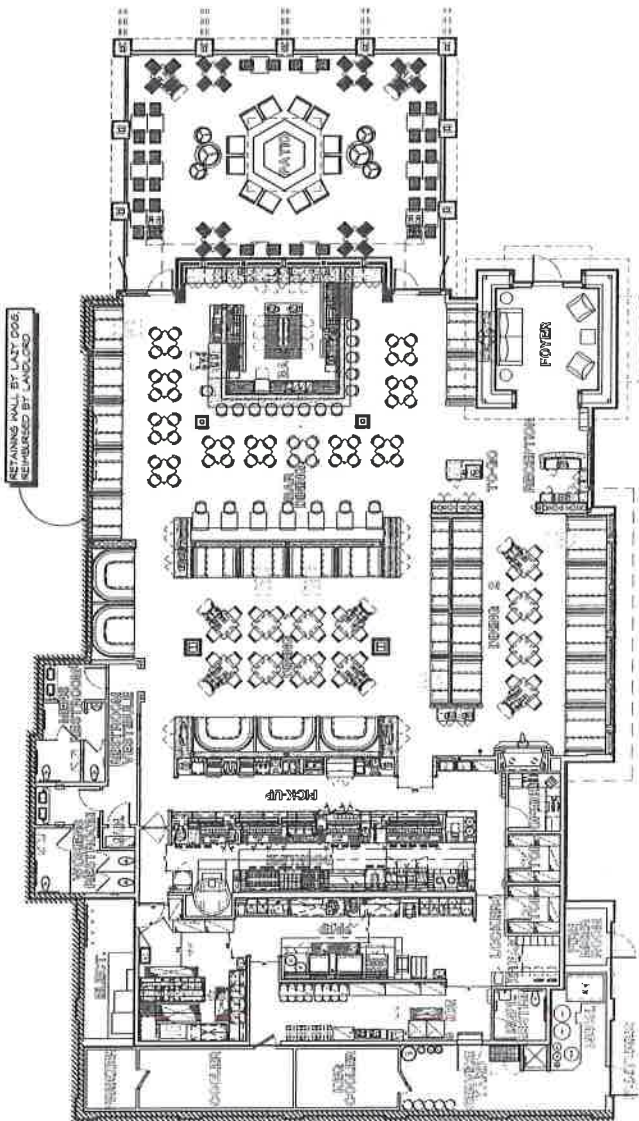


**RESTAURANT & BAR**  
 1775-1785 AVENUE 775  
 PALMDALE, CALIFORNIA 91367  
 PHONE: (818) 341-1111  
 FAX: (818) 341-1112  
 WWW.LAZYDOG.COM

- FINISHED FLOOR
- PLUMBING
- ELECTRICAL
- MECHANICAL
- CONSTRUCTION
- EXISTING
- REMOVAL
- NEW

# LAZY DOG RESTAURANT & BAR PALMDALE AT BRISTOLSTONE PALMDALE, CA

DATE: 10/15/03  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: DD3.0



**SEATING TABULATIONS**

BAR:	102 SEATS
DINING ROOM 1:	86 SEATS
DINING ROOM 2:	63 SEATS
TOTAL INTERIOR SEATS:	251 SEATS
TOTAL PATIO SEATS:	68 SEATS



# PRELIMINARY FLOOR PLAN

## Attachment 7

Preliminary Signage Details, dated August 22, 2016

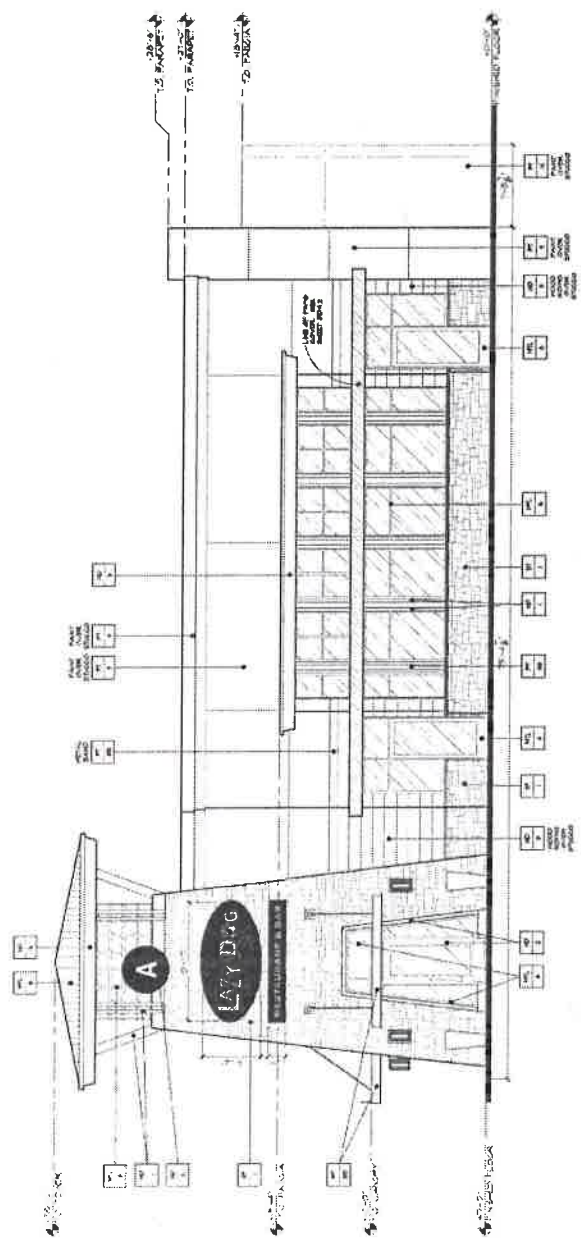
Client	LAZY DOG
Design #	0816603AR2
Sheet	4 of 15
Address	
PALLADIO AT BROADSTONE FOUSSOM, CA	
Account Rep.	
Designer E CAMERON	
Date	06/24/2016
Client	
Sales	
Estimating	
A/E	
Engineering	
Landscape	

PLEASE ADD SITE PLAN &  
 EXISTING UTILITIES (U)  
 BEFORE SIGN ERECTION

**Chandler Signs**  
 www.chandler-signs.com

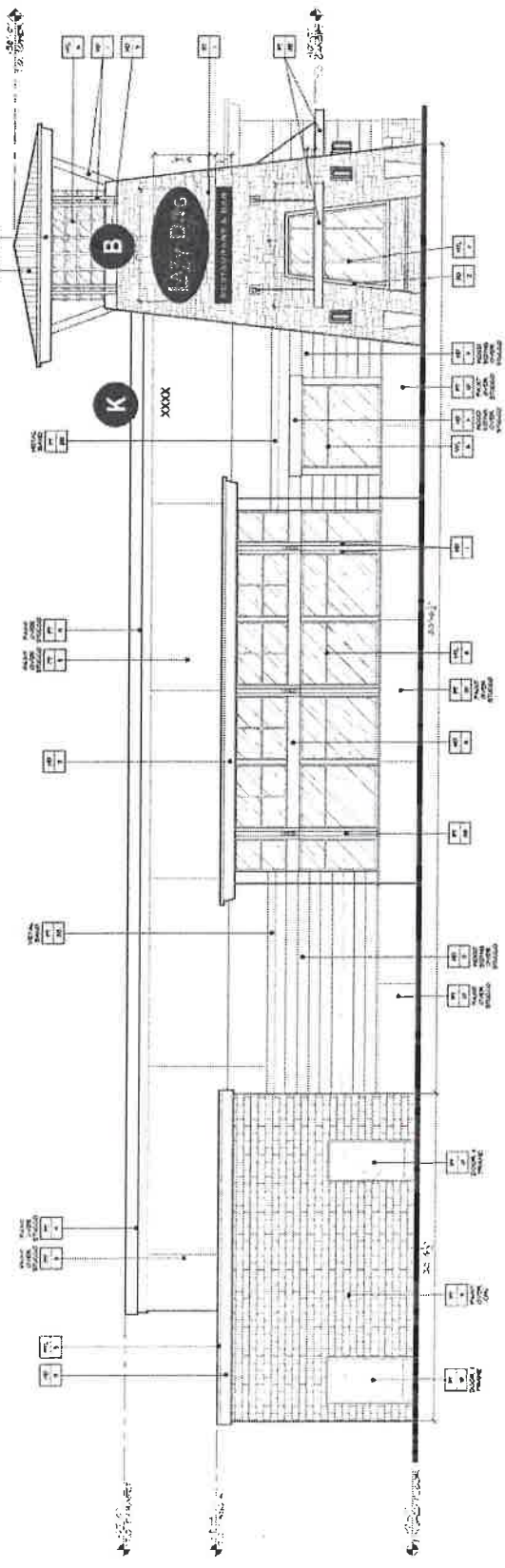
Company: 2005 W. 15th St., Suite 101  
 Redwood City, CA 94061  
 Phone: (650) 962-7400  
 Fax: (650) 962-7401  
 Email: info@chandler-signs.com

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 Final electrical copy prepared by customer.



SOUTH ELEVATION  
 SCALE

302' x 1'-0"



WEST ELEVATION  
 SCALE

302' x 1'-0"





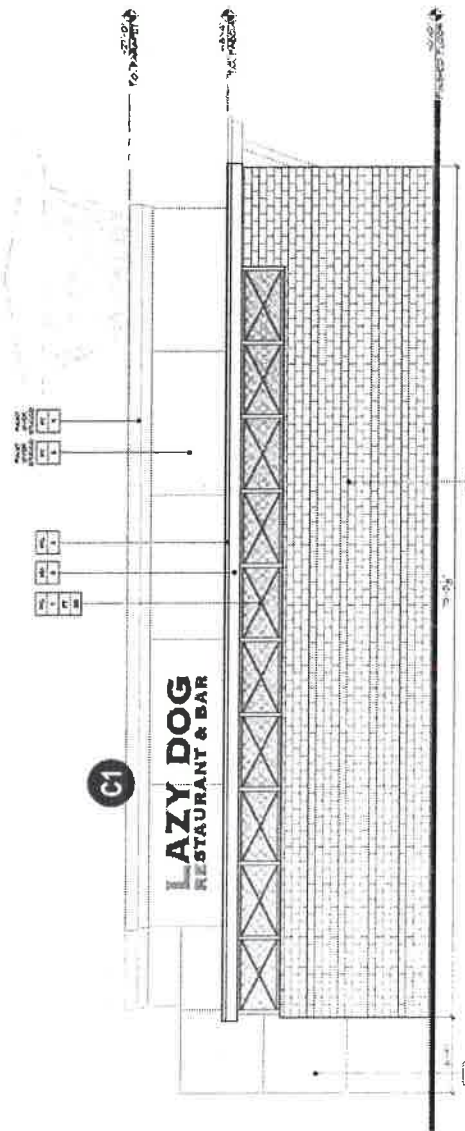
Client	LAZY DOG
Design #	081093A82
Sheet	5 of 15
Address	PALLADIUM BROOKSTONE FOUSOM, GA
Account Rep.	JMUELLER
Designer	E CAMERON
Date	08/24/2016
Client	
Scale	
Estimating	
AMT	
Engineering	
Layout	
Revision # Dths	

BY PROVIDING A SITE PLAN & CONCRETE FOOTING, THE CLIENT AGREES TO BE RESPONSIBLE FOR THE PERMITS AND DELETED FROM THE OUT SIGN.

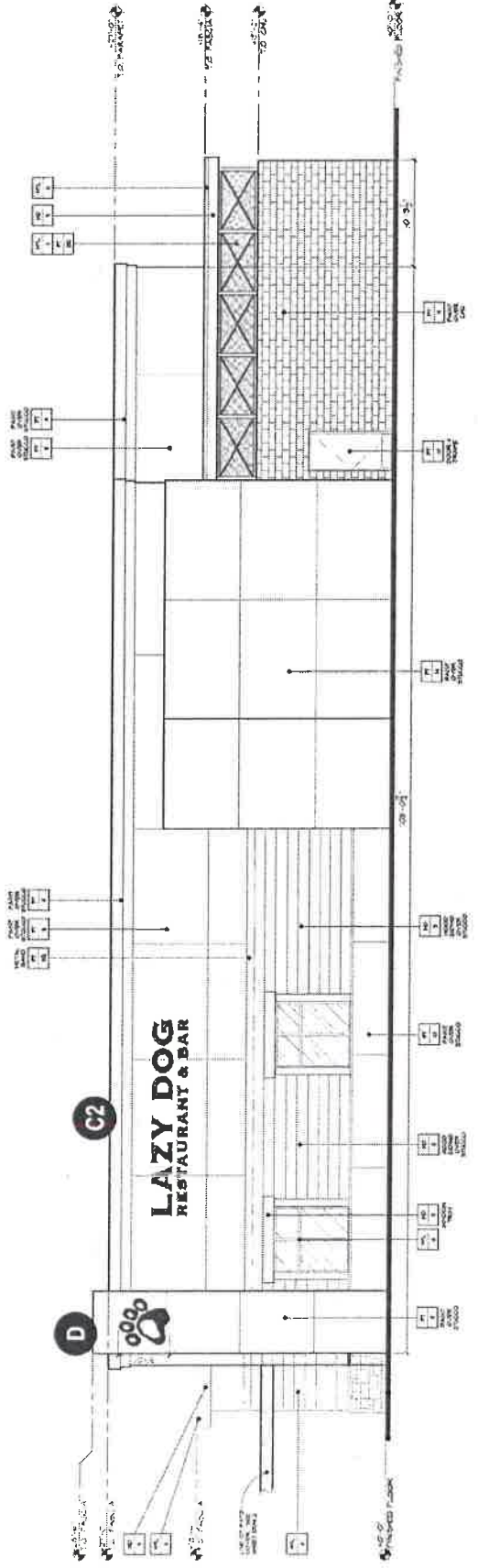


Company	Chandler Signs
Address	1715 W. 10th St. #100 Tulsa, OK 74104
Phone	(918) 438-1111
Fax	(918) 438-1112
Website	www.chandler-signs.com
Service Area	OK, MO, AR, MS, AL, GA, SC, NC, VA, TN, KY, WV, OH, PA, NY, NJ, DE, MD, DC, VA, WV, OH, PA, NY, NJ, DE, MD, DC
Business Hours	Monday - Friday: 9:00am - 5:00pm Saturday: 10:00am - 4:00pm Sunday: Closed
Payment Terms	Net 30
Shipping	FOB Origin
Insurance	Carrier's Insurance
Warranty	1 Year

THE ELECTRICAL CONNECTION BY THE CUSTOMER IS THE RESPONSIBILITY OF THE CUSTOMER. CHANDLER SIGNS IS NOT RESPONSIBLE FOR THE ELECTRICAL CONNECTION. FINAL ELECTRICAL CONNECTION BY CUSTOMER.



**NORTH ELEVATION**  
SCALE



**EAST ELEVATION**  
SCALE

**LAZY DOG**

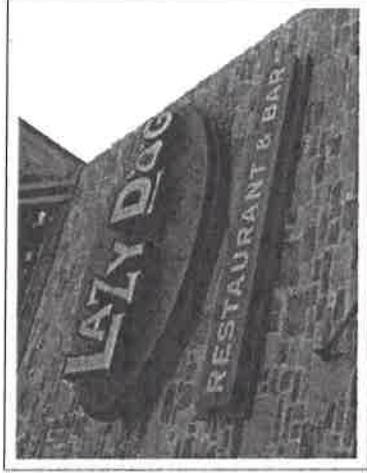
Client	LAZY DOG
Design #	091890AAR2
Sheet	6 of 15
Address	PALMDOG AT BRIDGESTONE FOUSSON, CA
Account Rep.	J. MUELLER
Designer	E. CAMERON
Date	08/24/2016
Client	Approved / Date
Estimator	
Art	
Engineering	
Leadcraft	
Revision / Date	
<small>NO SIGN SHALL BE PLACED ON ELEVATIONS OR ELECTRICAL PANELS UNLESS SPECIFICALLY NOTED OTHERWISE. PLEASE USE 1/2" X 3/4" SIGN PALETTE (S).</small>	

**Chandler Signs**  
www.chandler-signs.com

1100 VAN ALLEN ROAD, SUITE 100  
FOUSSON, CA 94504  
TEL: (925) 469-2222  
FAX: (925) 469-2223  
WWW.CHANDLER-SIGNS.COM

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

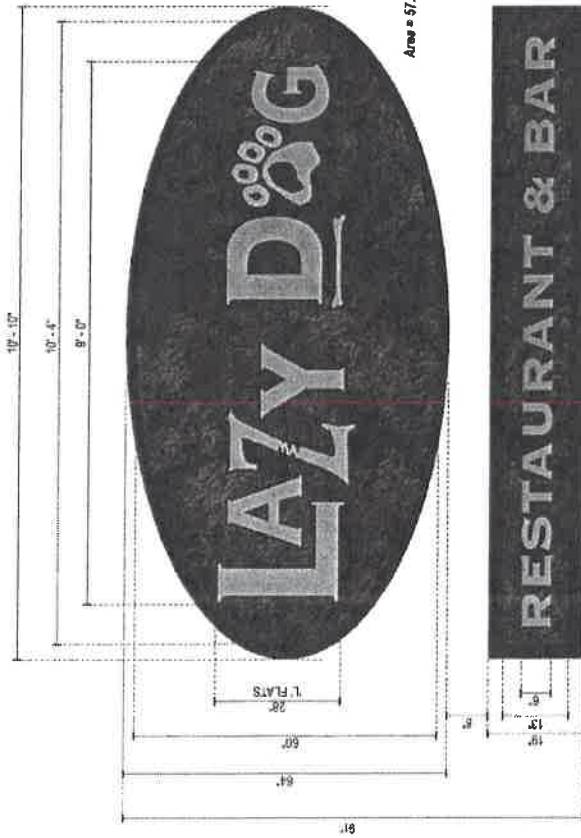
THE CUSTOMER IS RESPONSIBLE FOR  
OBTAINING THE NECESSARY PERMITS AND  
FOR THE PROPER INSTALLATION OF THE SIGN.



EXAMPLE OF SIMILAR/TYPICAL



NIGHT VIEW



**A B** WALL SIGN SCALE  
 Total Area = 74.93  
 1/2" = 1' - 0"

\*LAZY DOG™ SIGN DRAWS APPROX 1.18 AMPS EACH @ 120 VAC.  
 \*RESTAURANT & BAR™ SIGN DRAWS APPROX 0.32 AMPS EACH @ 120 VAC.  
 SIGN DETAILS ON FOLLOWING PAGE.

Client	LAZY DOG
Design #	011693AR2
Sheet	9 of 15
Address	PALLADIUM BROADSTONE FOUSOM, GA
Account Rep.	J MUELLER
Designer	E CAMERON
Date	05/24/2016
Approved / Date	
Scale	
Estimating	
Act	
Equipment	
Leadtime	
Revision / Date	

FOR SIGN AND SITE PLAN & ON-CALLATION, PLEASE CONTACT: 404.525.1111  
 24 HOURS SERVICE, DELETE (E)

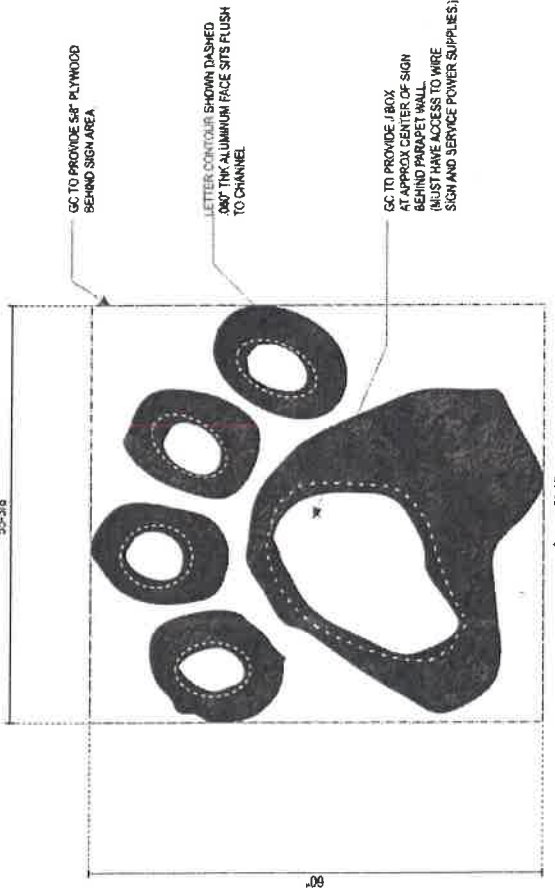
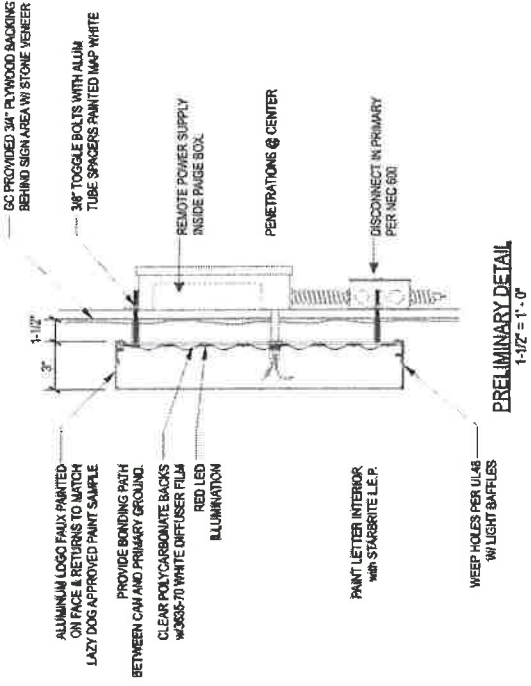
**Chandler Signs**  
 404.525.1111  
 11000 Peachtree Dunwoody Rd, Suite 100  
 Atlanta, GA 30328

Material: 3/4" Plywood  
 Dimensions: 1100x2400  
 Weight: 150 lbs  
 Lead Time: 2-3 Weeks  
 Site Address: 11000 Peachtree Dunwoody Rd, Suite 100  
 Atlanta, GA 30328  
 Phone: 404.525.1111  
 Email: info@chandler-signs.com

UL LISTED FOR ELECTRICAL CONNECTION BY CUSTOMER



EXAMPLE OF SIMILAR TYPICAL



**D HALO-LIT LOGO**  
 SCALE 3/4" = 1'-0"  
 SIGN DRAWS APPROX 0.58 AMPS EACH @ 120 VAC.



NIGHT VIEW

Attachment 8  
Site Photographs







