



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## AMENDED

### HISTORIC DISTRICT COMMISSION AGENDA

October 3, 2018

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Rosario Rodriguez, Vice Chair Candy Miller, Justin Raithel, John Arnaz, Mary Asay, Chair Daron Bracht

*Any documents produced by the City and distributed to the Historic District 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.*

## PLEDGE OF ALLEGIANCE

**CITIZEN COMMUNICATION:** The Historic District Commission welcomes and encourages participation in City Historic District 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 19, 2018 will be presented for approval.

## NEW BUSINESS

1. **PN 18-289, 715 Mormon Street Front Patio Extension & Re-Siding and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Ken Paradis for approval of a Residential Design Review for a 200-square-foot front patio extension and re-siding of an existing 1,310-square-foot residence. The zoning classification for the site is CEN/R-4 and the General Plan land-use designation is MLD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Ken Paradis)**

2. **PN 18-170, Abundant Living Senior Care Residence – Commercial Design Review and Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from LaMont Sudbury for approval of Commercial Design Review and a Conditional Use Permit for development and operation of a 10-unit, 4700-square-foot senior care residence within an existing commercial building at 317 Natoma Street. The zoning classification for the site is C-1/NRB and the General Plan land-use designation is CC. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California

### **PRINCIPAL PLANNER REPORT**

The next Historic District Commission meeting is scheduled for **October 17, 2018**. 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 (916) 461-6203 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us). Requests must be made as early as possible and at least two-full business days before the start of the meeting.

### **NOTICE REGARDING CHALLENGES TO DECISIONS**

**The appeal period for Historic District Commission Action:** 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, this public hearing. Any appeal of a Historic District 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.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION MINUTES**  
**September 19, 2018**  
**CITY COUNCIL CHAMBERS**  
**5:00 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Vice Chair Candy Miller, Justin Raithel, John Arnaz, Mary Asay, Rosario Rodriguez, Chair Daron Bracht

**ABSENT:** Miller, Asay

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of July 18, 2018 were approved as submitted.

**NEW BUSINESS**

1. **PN 18-256 Shanghai Tattoo Folsom Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Josh Thompson for approval of a Conditional Use Permit to operate a tattoo parlor within an existing 1,050-square-foot commercial space located at 718 Sutter Street, Suite 208 (Gaslight Building), and determination that the project is exempt from CEQA. The zoning classification for the site is HD and the General Plan land-use designation is HF. The project is categorically exempt from environmental review based on Section 15301 (Existing Facilities) of the guidelines for the California Environmental Quality Act (CEQA) (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Josh Thompson**)

COMMISSIONER RAITHEL MOVED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW SHANGHAI TATOO FOLSOM TO OPERATE AT THE PROPERTY LOCATED AT 718 SUTTER STREET, SUITE 208, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONFITIONAL USE PERMIT FINDING G, AND CONDITIONS OF APPROVAL NO. 1-13.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:           RAITHEL, ARNAZ, RODRIGUEZ, BRACHT  
NOES:           NONE

ABSTAIN: NONE  
ABSENT: MILLER, ASAY

2. **PN 18-208 1010 Leidesdorff Street Addition, Remodel Plus Shed and Gazebo Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Michael O'Brien for Design Review approval for a 586-square-foot addition, 509-square-foot deck, remodel of an existing 672-square-foot residence, plus demolition of a shed and gazebo at 1010 Leidesdorff Street, and determination that the project is exempt from CEQA. The zoning classification for the site is R-4/RIV and the General Plan land-use designation is HF. The project is categorically exempt from environmental review based on Section 15303 (New Construction or Conversion of Small Structures) of the guidelines for the California Environmental Quality Act (CEQA) (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Michael O'Brien**)

COMMISSIONER ARNAZ MOVED TO APPROVE APPLICATION PN18-208 FOR DESIGN REVIEW OF A 586-SQUARE-FOOT ADDITION, 509-SQUARE-FOOT DECK, REMODEL OF AN EXISTING 672-SQUARE-FOOT RESIDENCE, AND DEMOLITION OF A SHED AND GAZEBO AT 1010 LEIDESDORFF STREET, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DEMOLITION FINDING G, DESIGN REVIEW FINDINGS H-J, AND CONDITIONS OF APPROVAL NO. 1-8.

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: RAITHEL, ARNAZ, RODRIGUEZ, BRACHT  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: MILLER, ASAY

**PRINCIPAL PLANNER REPORT**

None

There being no further business, the meeting was adjourned at 5:41pm.

Respectfully Submitted,

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Kelly Mullett, SENIOR OFFICE ASSISTANT

**APPROVED:**

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Daron Bracht, CHAIR

## HISTORIC DISTRICT COMMISSION STAFF REPORT

<b>PROJECT TITLE</b>	715 Mormon Street Front Patio Extension & Re-Siding and Determination that the Project is Exempt from CEQA
<b>PROPOSAL</b>	Request for approval of a Residential Design Review Application for a 200-square-foot front patio extension and re-siding of an existing 1,310-square-foot residence.
<b>APPLICANT/OWNER</b>	Ken Paradis/Diana Love
<b>LOCATION</b>	715 Mormon Street
<b>ASSESSOR'S PARCEL NUMBER</b>	070-0155-001
<b>ZONING</b>	CEN/R-4 (The Central Subarea of the Historic Residential Primary Area /Underlying Zoning of General Apartment District)
<b>GENERAL PLAN DESIGNATION</b>	MLD (Multifamily Low Density)
<b>PREVIOUS ACTION</b>	None
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>APPLICABLE CODES</b>	<u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.330, Plan Evaluation <u>FMC</u> Section 17.52.340, Approval Process <u>FMC</u> Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards <u>FMC</u> Section 17.52.660, Demolition Historic District Design and Development Guidelines
<b>ENVIRONMENTAL DOCUMENTATION</b>	This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines.

**ATTACHED REFERENCE MATERIAL:**

- 1. Vicinity Map
- 2. Existing and Proposed Site Plan, received 8-15-18
- 3. Color Elevations and Renderings, received 8-15-18
- 4. Photographs of Existing Residence
- 5. Letter from Heritage Preservation League

**PROJECT PLANNER**

Josh Kinkade, Assistant Planner

**BACKGROUND**

The property at 715 Mormon Street consists of a 1,310-square-foot single-story residence, with a 200-square-foot covered patio in the front (facing Mormon Street) and an attached 510-square-foot garage in side (facing Wool Street). Sacramento County Assessor’s Office records indicate that the residence was built in 1975. Exterior materials of the residence include vertical siding colored light yellow, brick columns colored white, wood decking colored red, white-framed windows, and asphalt composition roof shingles colored light grey. Photographs of the existing residence are included as Attachment 4.

**PROJECT DESCRIPTION**

The applicant is requesting approval of a Residential Design Review Application for a 200-square-foot front patio extension and re-siding of the existing residence at 715 Mormon Street. As shown in Attachment 3, the materials used in the re-siding include vertical Hardie board lap siding painted taupe. The existing brick columns on the house will be painted light brown. For the front patio extension, taupe vertical Hardie board lap siding will also be used on the walls and patio roof dormer, as well as new patio columns consisting of brick painted light brown and wood painted white.

**PROJECT ANALYSIS**

**General Plan and Zoning Consistency**

The project, which is located within the Central Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-4 (General Apartment District) and is designated Multi-Family Low Density (MLD) in the General Plan. Single-family residences are allowed in the Historic Residential Primary Area. The proposed project is subject to the development standards established within the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building height, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area:

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	7,000 SF
<b>Minimum Lot Width</b>	50 Feet	70 Feet
<b>Front Setback</b>	20 Feet	24 Feet
<b>Rear Setback</b>	20 Feet	20 Feet
<b>Side Setback</b>	5 Feet, 10 Feet (street side)	12 Feet, 10 Feet (street side)
<b>Accessory Structure Setback</b>	5 Feet	0 Feet (existing)
<b>Maximum Building Height</b>	35 Feet	15 Feet
<b>Minimum Pervious Surface</b>	45%	47%
<b>Setback To Other Structures</b>	10 Feet	>10 Feet
<b>Parking Spaces</b>	2	2

As shown in the table above, the proposed project meets all applicable development standards. Staff notes that there is an existing patio cover in the rear of the property that does not conform to the required five-foot setback for accessory structures. However, the proposed re-siding and front patio addition does not expand this non-conformity.

### **Architecture/Design**

The Historic District Design and Development Guidelines (DDG's) Chapter 5.04.03 (b), which addresses the design concepts for the Central Subarea, states that the Central Subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe. Restoration, reconstruction, and new construction of "average" homes are encouraged, rather than increase in the number of "high-style" homes. The design, color, and scale of the proposed residence are consistent with the architectural styles prevalent during the 1850-1950 timeframe in the Subarea.

Regarding siding, the DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed horizontal lap siding and brick/wood columns are found throughout the Central Subarea. Based on this evidence, staff has concluded that the proposed siding is consistent with the style of other residences in the subarea. Furthermore, the proposed covered patio expansion is consistent with the residence's architecture, and will match the colors and materials of the remodeled residence.

Overall, staff has determined that the proposed materials, colors and design for the project can be successfully incorporated into quality residential design and are compatible with the existing character of residences found in the project vicinity and within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDG's.

### **ENVIRONMENTAL REVIEW**

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

### **HERITAGE PRESERVATION LEAGUE REVIEW**

The City received a letter from the Folsom Heritage Preservation League (HPL) sent a letter to staff regarding this project (Attachment 5). The letter states that the residence's existing two-car garage does not conform to the 1850-1950 timeframe and that there is an existing patio cover on the interior side of the residence, opposite of the proposed patio extension, that does not meet setback standards. Staff recognizes that the garage door does not meet the DDG's recommendation that garage doors should be broken up into smaller components and that the existing patio cover does not meet the five-foot side setbacks for such structures. However, these are existing non-conforming issues, and the proposed re-siding and patio extension does not increase these non-conformities. As such, staff supports the proposed design without having to break up the garage door into smaller components or destroy the existing non-conforming patio cover.

### **RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION**

MOVE TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION FOR A 200-SQUARE-FOOT FRONT PATIO EXTENSION AND RE-SIDING OF AN EXISTING 1,310-SQUARE-FOOT RESIDENCE AT 715 MORMON STREET (PN18-289), WITH THE

FOLLOWING FINDINGS AND CONDITIONS (NO. 1-7):

**GENERAL FINDINGS**

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROPOSED PROJECT ITSELF IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

**CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

- G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- H. THE PROPOSED PROJECT ITSELF IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

Submitted,



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Pam Johns  
Community Development Director

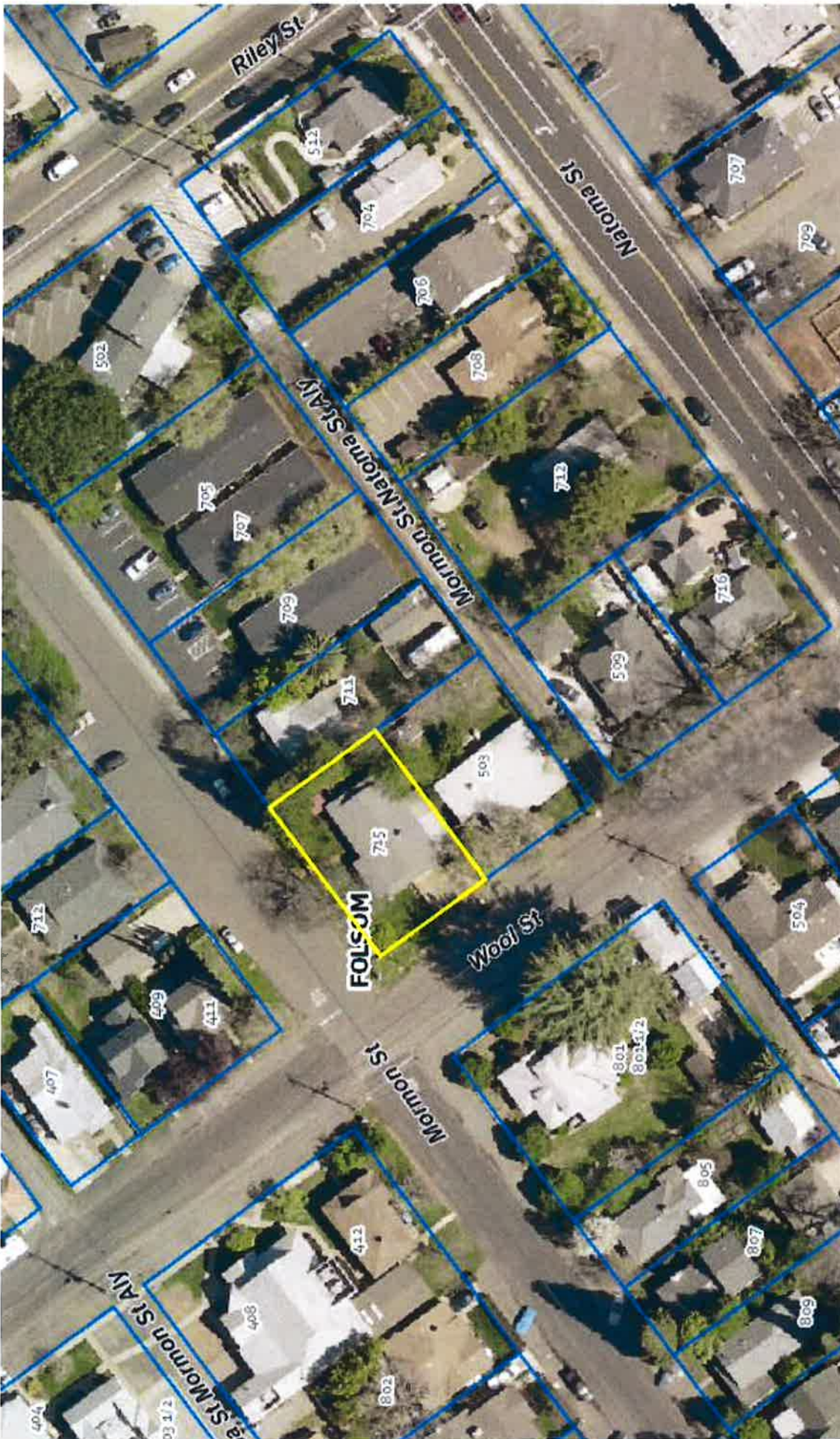


## **CONDITIONS OF APPROVAL**

1. Issuance of a Building Permit is required.
2. Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.
3. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan and building elevations submitted August 15, 2018. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.
4. The exterior colors and materials of the residence shall match those attached to this staff report.
5. 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 Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.
6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
7. This Design Review approval is valid for one year and will expire on October 3, 2019. A Building Permit shall be applied for prior to expiration.

Attachment 1

Vicinity Map

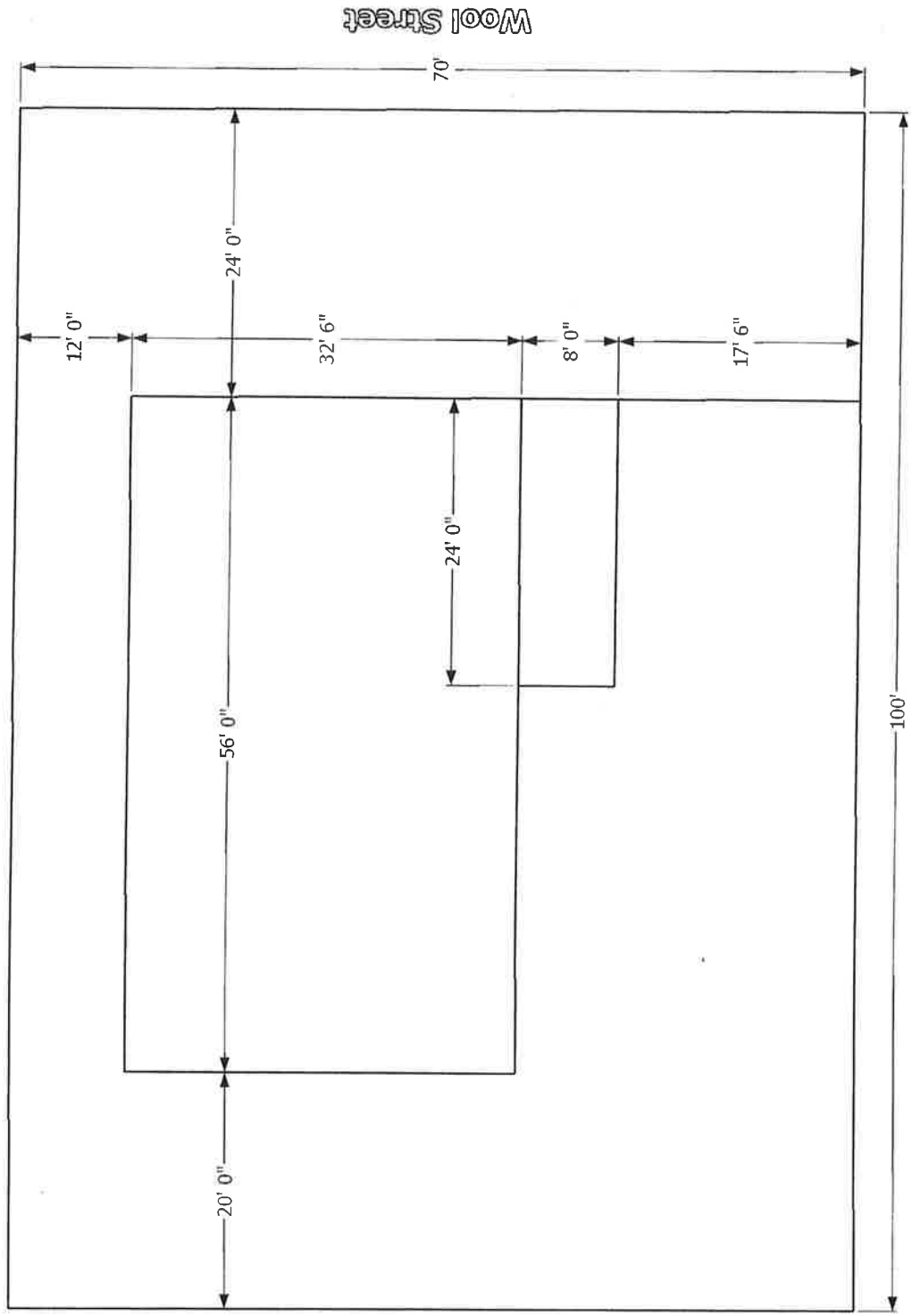


## Attachment 2

Existing and Proposed Site Plan, received August 15, 2018

715 Mormon Street

EXISTING

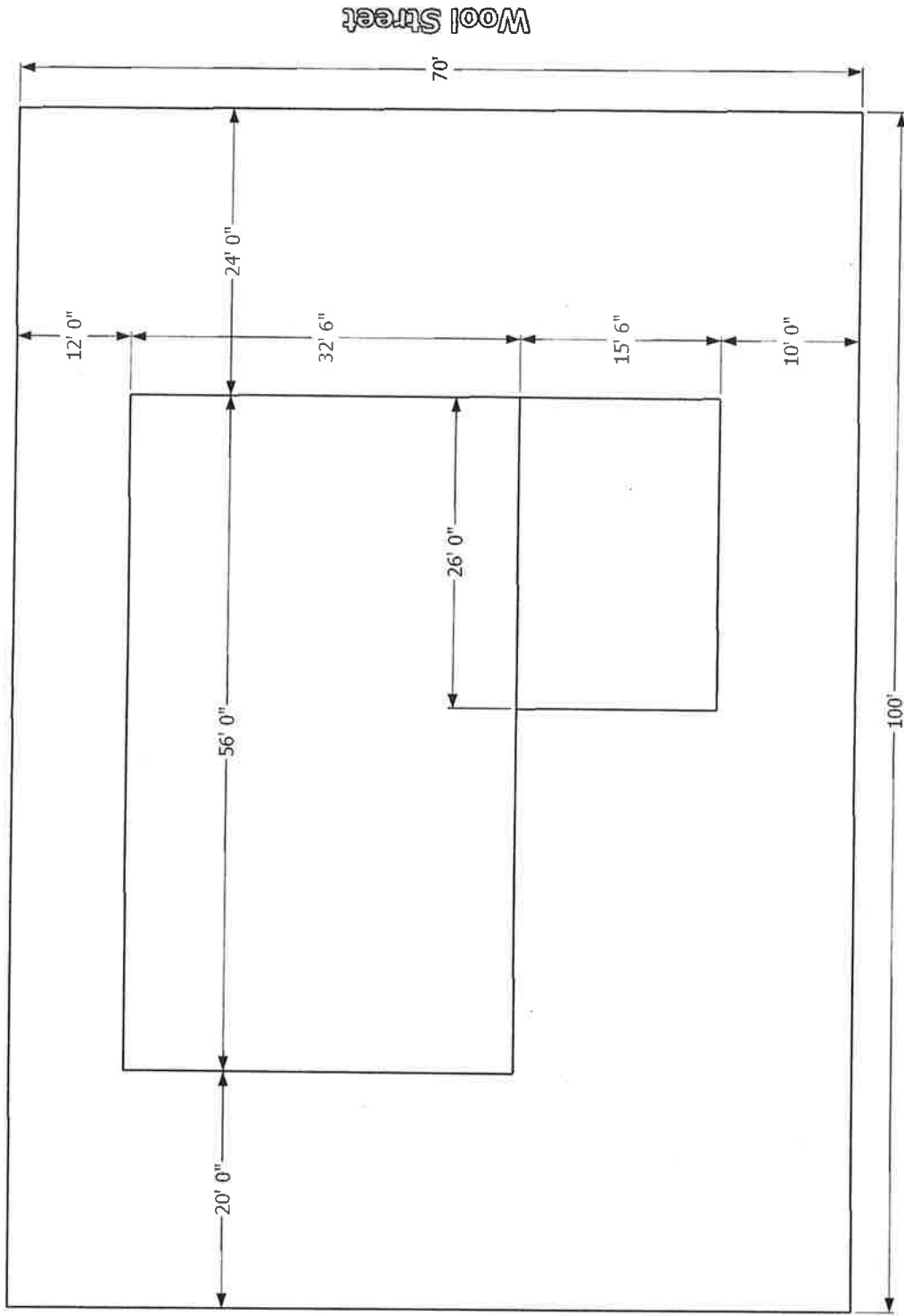


Wool Street

Mormon Street

# 715 Mormon Street

PROPOSED



Wool Street

Mormon Street

## Attachment 3

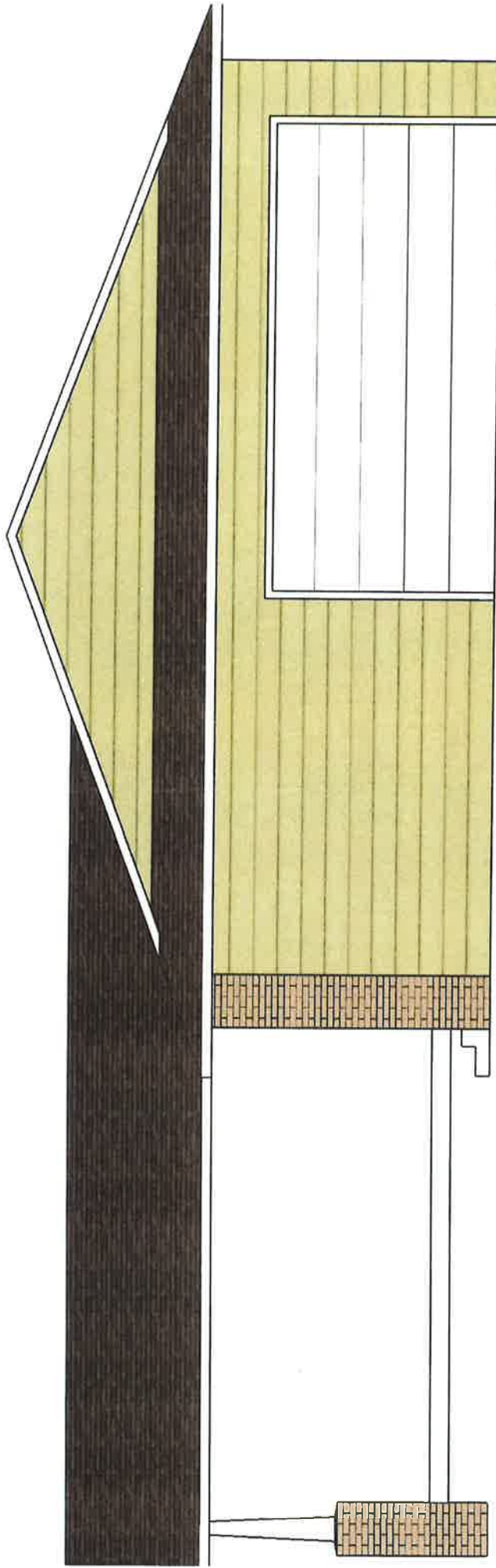
Color Elevations and Renderings, received August 15, 2018

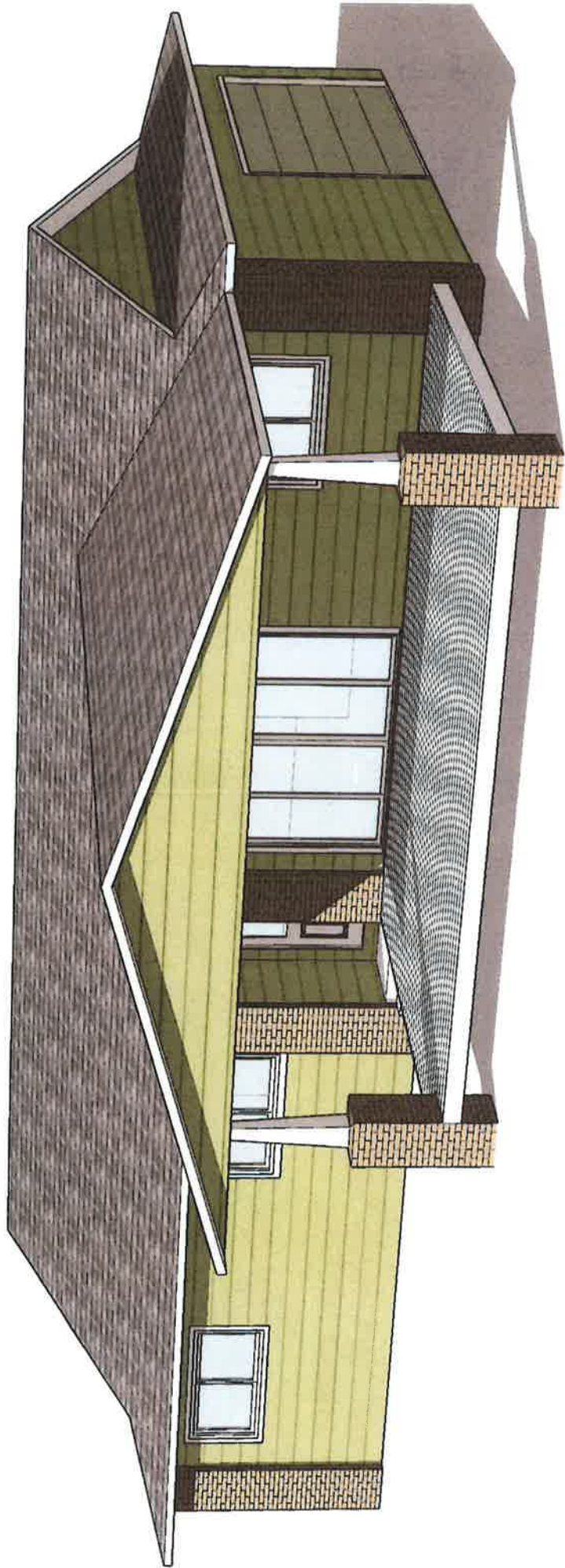
North Elevation





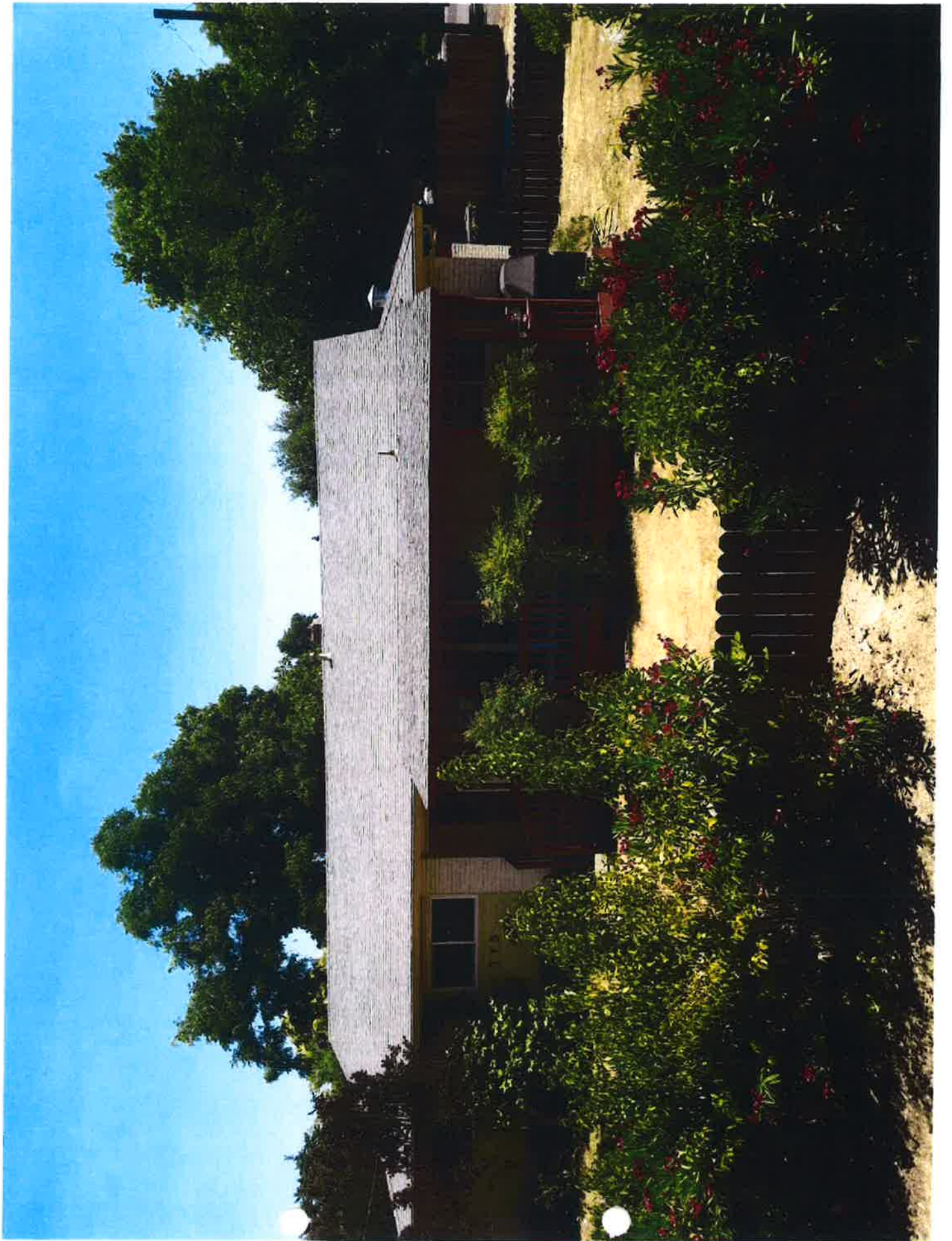
# West Elevation



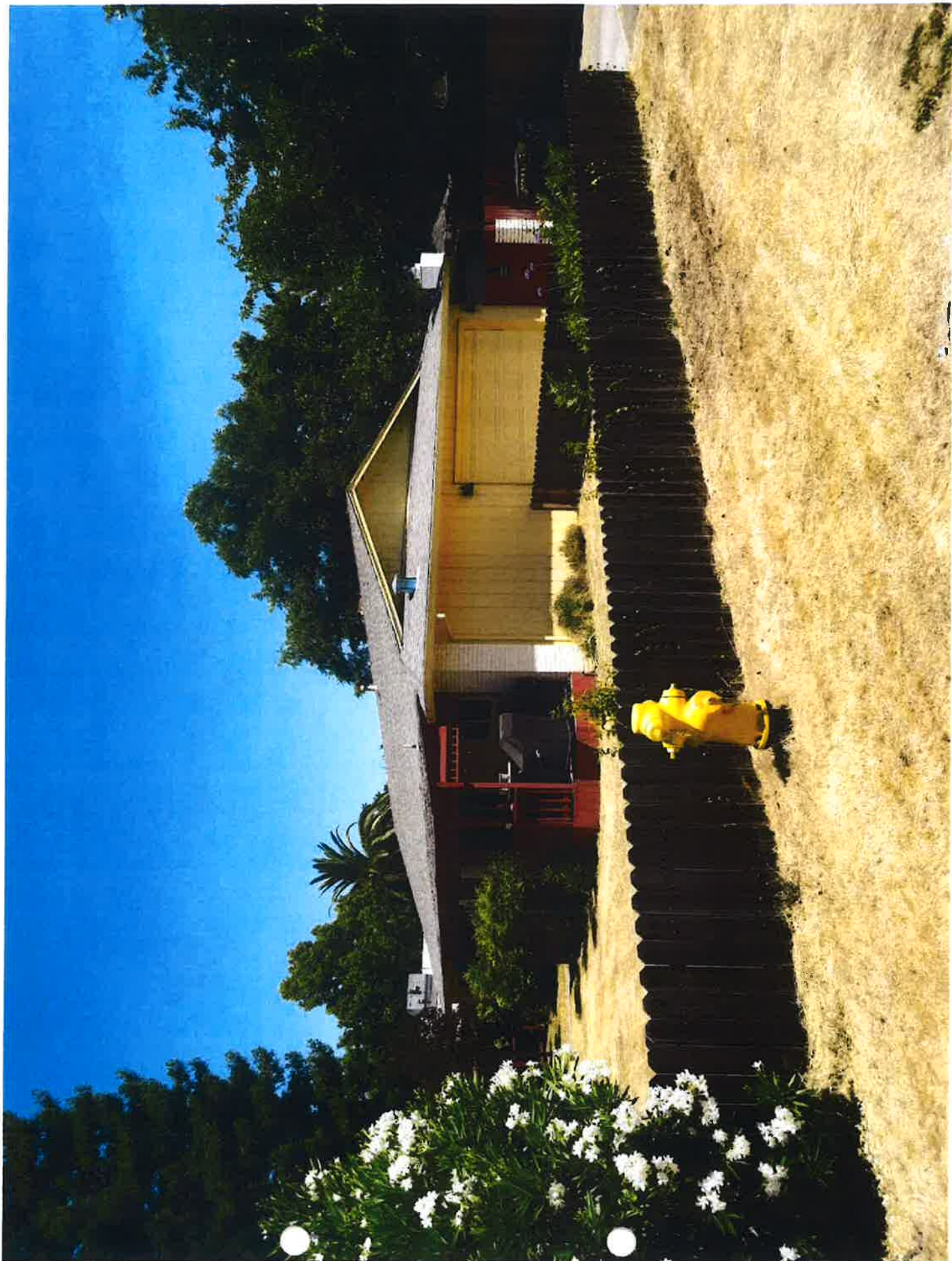


## Attachment 4

### Photographs of Existing Residence









## Attachment 5

Letter from Heritage Preservation League



**HERITAGE PRESERVATION LEAGUE OF FOLSOM  
PROJECT APPLICATION REVIEW**

September 20, 2018

**PROJECT:** Patio Addition and New Siding for a residence at 715 Mormon Street in the Central Subarea (PN18-289)

**REQUEST:** Design Review

**PROJECT**

**HISTORY:** Application Circulated by City on September 10, 2018 and feedback requested by September 21.

**PROJECT REVIEW:**

**General Comments**

The project site is located at the southeast corner of Mormon Street and Wool Street. Even if the residence has a Mormon Street address (and the front door is facing this street), HPL has considered the narrow side of the lot (facing Wool Street) the front lot line.

Architecturally, the existing residence includes elements of both Ranch Style and Contemporary Style. An existing patio cover along the south elevation of the residence extends into the side setback area.

**Covered Patio**

The design of the existing building and the proposed covered patio are compatible with residential designs used during the later part of the 1850-1950 timeframe. An exception is the two-car garage door facing Wool Street. This could be considered a legal but non-conforming building element.

**Siding**

The proposed change from vertical siding to horizontal siding will make the building more compatible with historic building design.

**PROJECT RECOMMENDATIONS:**

HPL has the following comments regarding the overall property:

1. Modify the existing patio cover along the south side of the building to meet existing setback requirements.
2. Consider replacing the double garage door with two side-by-side, single-car garage doors in the future.

## HISTORIC DISTRICT COMMISSION STAFF REPORT

<b>PROJECT TITLE</b>	Abundant Living Senior Care Residence
<b>PROPOSAL</b>	Request for Approval of a Conditional Use Permit and Commercial Design Review for development and operation of a 10-unit, 4700-square-foot senior care residence within an existing commercial building at 317 Natoma Street
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>OWNER/APPLICANT</b>	Dr. Larry Ivancich/LaMont Sudbury
<b>LOCATION</b>	317 Natoma Street
<b>ASSESSOR'S PARCEL NO.</b>	071-0172-001
<b>SITE CHARACTERISTICS</b>	The 21,000-square-foot site is currently developed with a 3,307-square-foot commercial building and associated site improvements including two driveways, a drive aisle, parking, sidewalks, above-ground utilities, underground utilities, site lighting, and site landscaping
<b>GENERAL PLAN DESIGNATION</b>	CC (Community Commercial)
<b>ZONING</b>	C-1/NRB (Neighborhood Business District/ Natoma-Riley-Bidwell Commercial Primary Area)
<b>ADJACENT LAND USES AND ZONING</b>	North: Natoma Street with Commercial Development (C-1/NRB) Beyond South: Natoma Street/Persifer Street Alley with Undeveloped Residential Property (R-1-M/PER) Beyond

East: Commercial Development  
(C-1/NRB) with Commercial  
Development Beyond

West: Coloma Street with Undeveloped  
Commercial Property (C-1/NRB)  
Beyond

**PREVIOUS ACTION**

Approval of a Building Permit for  
development of a 3,307-square-foot  
commercial building by the Community  
Development Department in 1964 and  
Approval of a Lot-Line Adjustment by the  
Community Development Department on  
May 3, 2018

**FUTURE ACTION**

Issuance of Building Permits

**APPLICABLE CODES:**

FMC Chapter 17.22, C-1, Neighborhood  
Business District  
FMC Chapter 17.52, Historic District  
FMC Chapter 17.60, Use Permits  
Historic District Design and Development  
Guidelines

**ENVIRONMENTAL DOCUMENTATION**

The project is categorically exempt from the  
California Environmental Quality Act (CEQA)  
under Section 15303 of the CEQA Guidelines,  
New Construction or Conversion of Small  
Structures

**ATTACHED REFERENCE MATERIAL**

1. Vicinity Map
2. Preliminary Site Plan, dated August 29, 2018
3. Preliminary Landscape Plan, dated August 29, 2018
4. Preliminary Shade Calculations, dated August 29, 2018
5. Building Elevations, dated August 29, 2018
6. Color and Materials board, dated August 29, 2018
7. Floor Plan, dated August 29, 2018
8. Project Narrative, dated August 28, 2018
9. Site Photographs

**PROJECT PLANNER:**

Steve Banks, Principal Planner

## **BACKGROUND**

The project site is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. This area includes a mixture of residences and commercial development, coordinated through residential design representing the 1850 to 1950 timeframe. The relatively level, 21,000-square-foot project site, includes an existing 3,307-square-foot commercial building and associated site improvements including two driveways (Natoma Street and Coloma Street), one drive aisle, parking, sidewalks, aboveground utilities, underground utilities, and site landscaping. The existing commercial building, which was originally constructed in 1965 as a pharmacy, is a single-story structure that is in relatively poor physical condition. The existing building is currently unoccupied and was most recently utilized as a retail confectionary store. On May 3, 2018, the Community Development Department approved a Lot-Line Adjustment application to merge two existing parcels (APN Nos. 071-0172-001 and 002) together, resulting in the creation of a new 21,000-square-foot lot that is the subject of the current development application.

## **PROJECT DESCRIPTION**

The applicant, LaMont Sudbury, is requesting approval of a Conditional Use Permit and Commercial Design Review approval for development and operation of a 10-unit senior care residence (Abundant Living Senior Care Residence) within an existing 3,307-square-foot commercial building located at the southeast corner of the intersection of Natoma Street and Coloma Street (317 Natoma Street). The proposed project includes a 1,393-square-foot addition to the existing single-story commercial building, bringing the modified building up to 4,700 square feet in size. In addition, the proposed project includes remodeling the exterior of the entire building to create an appearance that is more historic in nature. Interior tenant improvements are also proposed to accommodate use of the building as a senior care residence. The proposed senior care residence includes 10 memory care bedrooms, a kitchen, a dining room, an entertainment area, a management office, a staff room, a laundry room, and an outdoor garden with patio.

Primary Vehicle access to the project site is provided by two existing driveways located on Natoma Street and Coloma Street. Secondary access to the project site is provided through the Natoma Street/Coloma Street Alley located to the south of the proposed senior care residence. Pedestrian access to the project site is provided by existing sidewalks located along the frontage of Natoma Street and Coloma Street respectively, with new pedestrian walkways facilitating circulation in and around the site. Existing site improvements include two driveways, a drive aisle, parking spaces, aboveground utilities, underground utilities, site lighting, and site landscaping. Proposed site improvements include underground utility connections (water), 4 new parking spaces (18 total parking spaces provided), pedestrian walkways, site landscaping, an outdoor garden and patio area, and a trash/recycling enclosure.

The modified single-story building has been designed with the intent of complying with the Historic District Design and Development Guidelines for the Natoma-Riley-Bidwell Commercial Primary Area. The proposed building incorporates design elements, colors, and materials, which reflect the historic residential/commercial character found in the 1850-1950 timeframe. Significant design features include a prominent covered entry, a flat parapet-style roof with a parapet cap and shaped rafter ends, river rock veneer, false transom windows, and decorative

wall lights. Proposed building materials include stucco, river rock veneer, wood detailing, wood-framed windows, and asphalt architectural roof shingles. Proposed colors are primary gray (Covered in Platinum and Walrus) accented with a lighter trim color (Fossil).

The proposed Abundant Living Senior Care Residence, whose focus is providing a variety of high quality living opportunities for senior memory care residents, will be licensed and monitored by the California Department of Social Services as a “Residential Care Facility of the Elderly.” The facility, which will accommodate up to ten (10) residents, is a specially designed extended care facility, which will provide services and support for those afflicted with neurological diseases and disorders such as Alzheimer’s disease and other forms of dementia. The facility, which will be staffed 24 hours per day (4 full-time staff members/multiple shifts), includes of full support system of management, programming, healthcare, dining, housekeeping, and maintenance employees.

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

The General Plan land use designation for the project site is CC (Community Commercial) and the zoning designation is C-1/NRB (Neighborhood Business District, with an overlay zone of Natoma-Riley-Bidwell Commercial Primary Area). The zoning designation corresponds with the General Plan designation boundary lines. The project is consistent with both the General Plan land use designation and the zoning designation for the site, as senior residential care facilities are identified as a permitted land use within the zoning designation for this site with approval of a Conditional Use Permit.

### **LAND USE COMPATIBILITY**

As previously stated within this report, the Folsom Municipal Code, (Section 17.22.030-2A) requires that senior residential care facilities obtain a Conditional Use Permit if the use is located within an area with a C-1/NRB (Neighborhood Business District/Natoma Riley Bidwell) zoning designation. In this particular case, the applicant is requesting approval of a Conditional Use Permit to operate a 10-unit senior care residence on the subject .48-acre site located at 317 Natoma Street. In order to approve this request for a Conditional Use Permit, the Commission must find that the “establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City.”

In reviewing the Conditional Use Permit request, staff took into consideration the compatibility of the proposed land use in relation to the existing land uses in the immediate project vicinity. Potential noise impacts, potential traffic/parking impacts, potential aesthetic impacts, and public service (Fire and Police) response capabilities were also analyzed and are addressed separately within this report. The project site, which is located at the southeast corner of the intersection of Natoma Street and Coloma Street, is situated within an area that has been designated for a diverse mixture of commercial and residential land uses. Existing land uses in the immediate project vicinity include restaurants, professional offices, a beauty salon, a fitness store, a pre-school, a mortuary, single-family residences, and multi-family residences. The closest residential land uses to the project site are existing single-family residences located on the south side of

Persifer Street, approximately 250 to the south. Although the proposed project is technically considered a commercial business by the City, it has many characteristics and functions that are more residential in nature, as this will be the permanent home and living space for 10 future residents. Based on the mixed-use nature of the Natoma Street corridor, staff has determined that the proposed project will be compatible with and complimentary to existing land uses in the project area.

**Development Standards**

The proposed project, which is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District, is subject to the development standards established within the Folsom Municipal Code, Section 17.52.530, which institute requirements for lot size, lot width, lot coverage, setbacks, pervious surface, front yard landscaping, and building height. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Natoma-Riley-Bidwell Commercial Primary Area:

<b>Development Standards Table</b>		
	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	21,000 SF (existing)
<b>Minimum Lot Width</b>	50 Feet	150 Feet
<b>Front Setback</b>	20 Feet	68 Feet
<b>Rear Setback</b>	20 Feet	24 Feet
<b>Side Setback</b>	5', 5'	39' and 10'
<b>Minimum Pervious Surface</b>	25%	29%
<b>Front Yard Landscaping</b>	60%	56%
<b>Maximum Building Height</b>	35 Feet	16 Feet
<b>Setback To Other Structures</b>	10 Feet	>10 Feet

As shown in the table above, the proposed project meets or exceeds all applicable development standards established for the Natoma-Riley Bidwell Commercial Primary Area with the exception of the minimum front yard-landscaping requirement. The development standards require that 60% of the front 20 feet of a parcel be landscaped. As shown on the submitted site plan, only 56% of the front 20 feet of the parcel are proposed to be landscaped. Based on the fact that the original building and site were developed in 1965 in conformance with existing standards that were in place at that time, staff considers the front yard landscaping deviation from the current development requirements a legal non-conformity. However, in an effort to provide more landscaping within the required front yard area, the applicant has provided two additional landscape planters within the northwest portion of the parking lot area. The addition of the landscape planters increased the front yard landscaping from 46% to 56%.

**Traffic, Access, and Circulation**

Based on information provided by the Institute for Transportation Engineers (ITE, 10<sup>th</sup> Edition, September-2017) Trip Generation Manual, the proposed project is anticipated to generate of total of 27 daily vehicle trips including 2 vehicle trips during the AM peak hour and 3 vehicle trips during the PM peak hour. It is important to note that none of the residents of the senior care residence is expected to possess or operate an automobile. Based on the extremely low volume

of project-related vehicles trips, staff has determined that there will be no traffic-related impacts at any nearby street intersections including the intersection of Natoma Street and Coloma Street.

Primary vehicle access to the project site is provided by existing driveways located on Natoma Street and Coloma Street. Secondary access to the project site is provided by the Natoma Street/Coloma Street Alley located to the south of the proposed senior care residence. Internal vehicle circulation is accommodated by an existing two-way drive aisle that connects the two project driveways. Based on the submitted site plan (Attachment 2), staff has determined that the design of the existing driveways, existing drive aisle, sidewalks (existing), and pedestrian walkways meet all City requirements (driveway location, driveway width, drive aisle width, etc.). However, due to the deteriorating condition of the existing sidewalk located along the western project boundary, staff recommends that the applicant remove and replace all existing curbs, gutters, and sidewalks along the project's frontage of Coloma Street. The new sidewalk on Coloma Street is required to be four-feet-wide and match the alignment of the adjacent sidewalks on Natoma Street and Coloma Street and the curb shall be a "Type-2" 6-inch vertical curb. In addition, due to the poor condition of the existing parking lot area, staff recommends that the existing parking lot area be resurfaced and restriped to the satisfaction of the Community Development Department. Condition No. 20 is included to reflect these requirements.

#### Parking

As shown on the submitted site plan (Attachment 2), the proposed project provides a total of 17 parking spaces including 13 parking spaces located in the existing parking lot area to the north of the senior care residence building and 4 new parking spaces located on the south side of the building adjacent to the Natoma Street/Persifer Street Alley. One of the aforementioned parking spaces will be designated for electric vehicles and features an electric vehicle charging station. A maximum of 4 employees and 10 residents will be present on the project site at any one time; however, only the employees will possess and operate vehicles, which will substantially minimize the parking demand. The Folsom Municipal Code (Section 17.57.040.12) requires that group care facilities and similar-type uses provide one parking space per two building-occupants based upon the maximum occupant load of the sleeping or dining area. As shown on the submitted floor plan (Attachment 7), the maximum occupant load of the sleeping areas is 10 persons and the maximum occupant load of the dining area is 16 persons. Staff has determined that the proposed project meets the minimum parking requirement by providing 17 parking spaces whereas 8 parking spaces are required. The submitted site plan does not identify any bicycle parking spaces. Staff recommends two bicycle onsite parking spaces be provided in a location that is in close proximity to the building entrance. Condition No. 31 is included to reflect this requirement.

#### Existing and Proposed Landscaping

As illustrated on the submitted landscape plan (Attachment 3), the proposed project includes existing landscaping within landscape planters located along the front of Natoma Street and Coloma Street and within landscape planters located in the existing parking lot area. The applicant is proposing to maintain and replace vegetation within the existing landscape planters on the project site. The applicant is proposing to install new landscaping within two landscape planters in the front parking lot area and in the enclosed patio/garden area located on the south side of the senior care residence building. Proposed landscape improvements include a variety of

drought-tolerant trees, shrubs, and groundcover. Among the proposed trees are Eastern Redbud and Trident Maple. Proposed shrubs and groundcover include Azalea, Marigold, Petunia, and Star Jasmine. The preliminary landscape plan meets the City shade requirement (40%) by providing 41% shade in the parking lot area within fifteen (15) years. Staff recommends that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 25 is included to reflect this requirement.

The Folsom Municipal Code, Section 17.52.530.H and Section 17.57.070(G)(2)(3) features a number of landscape requirements for projects located within the Natoma-Riley-Bidwell Commercial Primary Area as shown in the following table:

<b>Landscape Requirement Table</b>		
	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Pervious Surface</b>	25%	29%
<b>Front Yard Landscaping</b>	60%	55%
<b>Parking Lot Shading</b>	40% (15 Years)	41% (15 Years)
<b>Parking Lot Landscaping</b>	5%	20%

As shown in the landscape requirement table above, staff has determined that the proposed project meets all landscape requirements with the exception of the landscaping within the required front yard area. As discussed previously within this report, staff has determined that the deviation from the front yard-landscaping requirement is a legal non-conformity as this is an existing site with existing improvements and landscaping. As noted earlier within this report, the applicant is adding two landscape planters in the required front yard area increasing the front yard landscaping from 46% to 56%.

The existing landscaping on the project site is not in good condition (dead trees, overgrown shrubs, dead groundcover) and sparse (lack of groundcover) in some locations. In lieu of requiring the applicant to meet the minimum front yard landscaping requirement, staff recommends that the existing landscaped areas be enhanced with additional tree, shrub, and groundcover plantings to the satisfaction of the Community Development Department. In addition, staff recommends that dead trees, shrubs, and groundcover be replaced to the satisfaction of the Community Development Department. Condition No 24 is included to reflect these requirements.

**Fencing**

The applicant is proposing to install 8-foot-tall black metal view fencing to enclose the outdoor patio and garden located at the rear of the project site adjacent to the alley. Staff has determined that the design, materials, and color of the proposed fence compliments that design of the senior care residence building. However, staff recommends that the proposed fencing be reduced to 6 feet in height to be consistent with the fence height limit established for properties within the Historic District (Folsom Municipal Code, Section 17.52.440 Fences). As shown on the submitted site plan, a portion of the proposed fence is also located within the clear-vision triangle area at the intersection of Coloma Street and the Natoma Street/Coloma Street Alley. To address this issue, staff recommends that the fence be shifted 10 feet to the east to align with the western wall of the senior care residence building. Condition No. 23-8 is included to reflect these



requirements.

### Lighting

The proposed project includes a combination of existing pole-mounted parking lot lights and proposed building-attached light fixtures. The applicant is proposing to install two types of decorative building attached light fixtures, one type at the main building entrance and another type at various locations around the perimeter of the building. The Historic District Design and Development Guidelines state that all light fixture designs should be appropriate to the years of the prevailing style during which the buildings were constructed. Staff has determined that the building-attached light fixtures are consistent with the Design and Development Guidelines and match the design theme of the remodeling building. To minimize potential lighting-related impacts, staff recommends that the proposed building-attached lights be screened, shielded, and directed downward to minimize glare towards the surrounding properties. Condition No. 21 is included to reflect these requirements.

### Trash/Recycling

The proposed project includes construction of a single trash/recycling enclosure which is located in the northeast corner of the project site and accessible from either project driveway. The proposed six-foot-tall trash/recycling enclosure, which measures 10 feet in width by 10 feet in depth, includes a design that features CMU split-face blocks, a CMU wall-cap, and a metal gate. The applicant is proposing to paint the trash/recycling enclosure a gray-color to match the colors utilized on the senior care residence building. Staff recommends that the final location, orientation, design, materials, and colors of the trash/recycling enclosure is subject to review and approval by the Community Development Department. Condition No. 23-7 is included to reflect this requirement.

### Signs

The proposed project includes one wall sign mounted above the primary building entrance facing Natoma Street. The proposed wall sign features text that reads "ABUNDANT LIVING Senior Care Residence". However, at this time, the applicant has not submitted specific design details (materials, size, etc.) regarding the proposed wall sign. The Natoma-Riley-Bidwell Commercial Primary Area includes standards that govern the number, type, size, and design of wall signs. Staff recommends that all future wall-mounted signs are designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards to the satisfaction of the Community Development Department. In addition, staff recommends that the applicant obtain approval of a sign permit for any future wall-mounted signs or freestanding monument signs. Condition No. 32 is included to reflect these requirements.

### Noise

Development of the 4,700-square-foot senior care residence will temporarily increase noise levels in the project vicinity during the construction period, which would take approximately 3-6 months. Construction activities, including site work and building construction, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure

compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that hours of construction operation 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 construction permitted on Sundays or holidays. Condition No. 27 is included to reflect these requirements.

### Architecture and Design

As noted previously within this report, the project site is located at the intersection of two major streets (Natoma Street and Coloma Street) within the Natoma-Riley-Bidwell Commercial Primary Area. This subarea of the Historic District features a mixture of residences and commercial development. In order to accommodate this mixture of land uses, the Design Guidelines for the Natoma-Riley-Bidwell subarea (Folsom Municipal Code, Section 17.52.530) recommend that all new construction or substantial remodeling or reconstruction utilize a residential architectural design theme. The Design Guidelines state that the residential architectural design theme should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses, or other uses of a residential area. However, the Design Guidelines for the Natoma-Riley-Bidwell subarea indicate that exceptions to the residential design requirement may be made at major intersections and that non-residential project designs that are approved on an exception basis should be consistent. Furthermore, in assessing the appropriateness of a particular use/design, the Design Guidelines recommend that consideration be given to the physical circumstances of the project site and its surroundings.

The proposed residential care building has been designed with the intent of complying with the Design Guidelines established for the Natoma-Riley-Bidwell Commercial Primary Area, while also being cognizant of existing development within the project area. Specifically, the applicant has proposed a building design that attempts to blend together commercial and residential design elements commonly found along the Natoma Street corridor.

According to the applicant, the overall building design of the building was inspired in part by the 1862 Holbrook Hotel located in Grass Valley and the 1903 Green & Green Sanborn house located in Pasadena. The proposed building includes cornice design with exposed rafter ends or corbels and tall narrow ground floor windows, which are reminiscent of the Holbrook Hotel. The proposed building also features craftsman-style architectural details and river rock columns that provide a sense of historic residential character similar to the Sanborn house. In addition, the pitched roof covered entry is a craftsman-style bungalow front porch. Proposed building materials include stucco, river rock veneer, wood detailing, wood-framed windows, and asphalt architectural roof shingles. The proposed color scheme, which focuses on the use of a gray color scheme supplemented by a brighter accent color, is compatible with color schemes traditionally found on residential and commercial buildings with the historic district.

In summary, staff has determined that the proposed project has successfully blended residential and commercial design elements as recommended by the Historic District Design and Development Guidelines. In addition, staff has determined that the proposed project features a building design, materials, and colors that are consistent with the recommendations of the Design Guidelines. Lastly, staff has determined that the proposed project includes a building design that is compatible with and complimentary to existing residential and commercial buildings located within the project area. As a result, Staff forwards the following design recommendations to the

Commission for consideration:

1. This approval is for a 4,700-square-foot single-story senior care residence building associated with the Abundant Living Senior Care Residence located at 317 Natoma Street. The applicant shall submit building plans that comply with this approval and the attached building elevations dated August 29, 2018.
2. The design, materials, and colors of the proposed Abundant Living Senior Care Residence shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be consistent with the Design and Development Guidelines and match the design theme of the proposed senior care residence building to the satisfaction of the Community Development Department. In addition, the proposed building-attached lights be screened, shielded, and directed downward to minimize glare towards the surrounding properties.
6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
7. The final location, orientation, design, materials, and color of the trash/recycling enclosure shall be to the satisfaction of the Community Development Department.
8. Fencing around the patio and garden area shall be limited to 6 feet in height. The fence shall also be shifted 10 feet to the east to align with the western wall of the senior care residence building. The final location, design, and colors of the fencing shall be to the satisfaction of the Community Development Department.

These recommendations are included in the conditions of approval presented for consideration by the Historic District Commission (Condition No. 23).

#### Public Service Response

Potential impacts to public services were evaluated by City staff in reviewing the proposed senior care residence. Public services provided by the City of Folsom in the project area include fire, police, school, library, and park services. The proposed project is located within an area that is currently served by urban levels for all of the aforementioned services. Fire services would likely be the only agency that might see increased service calls from the proposed project residents. The City of Folsom Fire Department provides fire protection and emergency medical services. There are four stations within the City of Folsom. Station 35 is nearest to the project site; it is

located at 535 Glenn Drive, approximately 1.1-miles south of the project site. In reviewing the proposed project, the Fire Chief determined that the emergency medical service delivery model is equipped to manage the emergency medical service response calls projected to be generated by proposed senior care residence.

### **ENVIRONMENTAL ANALYSIS**

The project is categorically exempt from the environmental review requirements pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this particular case.

### **RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION**

MOVE TO APPROVE THE COMMERCIAL DESIGN REVIEW APPLICATION FOR THE ABUNDANT LIVING SENIOR CARE RESIDENCE PROJECT (PN 18-170), WHICH INCLUDES A 1,393-SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-STORY COMMERCIAL BUILDING, BRINGING THE BUILDING UP TO 4,700 SQUARE FEET IN SIZE, REMODELING THE EXTERIOR OF THE EXISTING BUILDING, AND ASSOCIATED SITE IMPROVEMENTS;

AND

MOVE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE ABUNDANT LIVING SENIOR CARE RESIDENCE TO OPERATE AT THE SUBJECT PROPERTY LOCATED AT 317 NATOMA STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-37).

### **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 HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

### **CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

- G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

**CONDITIONAL USE PERMIT FINDING**

- I. THE ESTABLISHMENT, MAINTENANCE, OR OPERATION OF THE USE OR BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD, OR TO THE GENERAL WELFARE OF THE CITY BECAUSE THE PROPOSED LAND USE WILL NOT HAVE A NEGATIVE IMPACT.

Submitted,  
  
\_\_\_\_\_  
RAM JOHNS  
Community Development Director

**CONDITIONS OF APPROVAL FOR ABUNDANT LIVING SENIOR CARE RESIDENCE (PN 18-170)  
COMMERCIAL DESIGN REVIEW AND CONDITIONAL USE PERMIT  
317 NATOMA STREET**

Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> <li>• Preliminary Site Plan, dated August 29, 2018</li> <li>• Preliminary Landscape Plan, dated August 29, 2018</li> <li>• Preliminary Shade Calculations, dated August 29, 2018</li> <li>• Building Elevations, dated August 29, 2018</li> <li>• Color and Materials board, dated August 29, 2018</li> <li>• Floor Plan, dated August 29, 2018</li> </ul> <p>This project approval is for Abundant Care Senior Living Residence Commercial Design Review and Conditional Use Permit project, which includes development and operation of a 10-unit, 4700-square-foot, single-story senior care residence located at 317 Natoma Street, as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CDD (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 3, 2019). 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)

4.	<p>If the Community Development Director finds evidence that conditions of approval for the Abundant Living Senior Care Residence have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services or the general welfare of the City, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit, following a hearing on the matter.</p>	OG	CD (P)
5.	<p>This Conditional Use Permit shall be deemed revoked without further action by the Historic District Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months, unless the applicant or current owner is actively engaging in work on the premises pursuant to a valid building permit and the Community Development Department Director has approved a written request from the applicant for an additional period not to exceed twelve (12) months when it is not in operation. Such an extension request shall be submitted to the Community Development Department no less than 30 days prior to the six-month deadline.</p>	OG	CD
6.	<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>			
7.	<p>The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</p>	I, B	CD (P)(E)

8.	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)
9.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P)(E)
10.	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.	I, M, B	CD (P)(E)
11.	This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (October 3, 2018). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
12.	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)



	The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)
<b>SITE DEVELOPMENT REQUIREMENTS</b>			
13.			
14.	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)
15.	The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and 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	CD (E)
16.	The improvement plans for the required public and private improvements, including but not limited to frontage improvements on Coloma Street shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
17.	Required public and private improvements, including but not limited to frontage improvements on Coloma Street shall be completed prior to issuance of a Certificate of Occupancy.	O	CD (E)
18.	Any reimbursement for public improvements constructed by the owner/applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
19.	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)
20.	The owner/applicant shall be responsible for replacing all public sidewalk, curb and gutter along the site frontage (Coloma Street) and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department. The new sidewalk along the project frontage is required to be four-feet-wide and match the alignment of the adjacent sidewalks on Natoma Street and Coloma Street and the curb shall be vertical. In addition, the owner/applicant shall resurface and restripe the existing parking lot area to the satisfaction of the Community Development Department.	O	CD (E)

21.		<p>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. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, 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.</p>	I, B	CD (P)
<b>STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS</b>				
22.		<p>During Construction, 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).</p>	G, I, B	CD (E)
23.		<p>The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code. (Chapter 13.26 Water Conservation), or amended from time to time.</p>	I, B, OG	CD (P)(E)

**ARCHITECTURE/SITE DESIGN REQUIREMENTS**

24.

The project shall comply with the following architecture and design requirements:

1. This approval is for a 4,700-square-foot single-story senior care residence building associated with the Abundant Living Senior Care Residence located at 317 Natoma Street. The applicant shall submit building plans that comply with this approval and the attached building elevations dated August 29, 2018.
2. The design, materials, and colors of the proposed Abundant Living Senior Care Residence shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be consistent with the Design and Development Guidelines and match the design theme of the proposed senior care residence building to the satisfaction of the Community Development Department. In addition, the proposed building-attached lights be screened, shielded, and directed downward to minimize glare towards the surrounding properties.
6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
7. The final location, orientation, design, materials, and color of the trash/recycling enclosure shall be to the satisfaction of the Community Development Department.
8. Fencing around the patio and garden area shall be limited to 6 feet in height. The fence shall also be shifted 10 feet to the east to align with the western wall of the senior care residence building. The final location, design, and colors of the fencing shall be to the satisfaction of the Community Development Department.

B

CD (P)

**LANDSCAPE/TREE PRESERVATION REQUIREMENTS**

25.	<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. 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)
26.	<p>The owner/applicant shall enhance the existing landscaped areas on the project site with additional trees, shrubs, and groundcover to the satisfaction of the Community Development Department. In addition, existing dead trees, shrubs, and groundcover shall be replaced to the satisfaction of the Community Development Department.</p>	I	CD(P)(E)

**NOISE REQUIREMENT**

27.	<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. No construction is permitted on Sundays or holidays.</p>	I, B	CD (P)(E)
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**CULTURAL RESOURCE REQUIREMENTS**

28.	<p>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 Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.</p>	G, I, B	CD (P)(E)(B)
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29.		<p>In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.</p>	G, I, B	CD (P)(E)(B)
<b>HAZARDOUS MATERIALS REQUIREMENTS</b>				
30.		<p>Discovery of unknown contaminated soils during construction. If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.</p>	G, I, B	CD (P)(E)(B)
<b>TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS</b>				
31.		<p>A minimum of 18 vehicle parking spaces shall be provided for the project. In addition, a minimum of 2 bicycle parking spaces shall be provided to serve the project. The bicycle parking spaces shall be positioned near the front or rear entrance to the senior care residence building to the satisfaction of the Community Development Department.</p>	I, O	CD (P)(E)
<b>SIGNAGE REQUIREMENT</b>				
32.		<p>All future wall-mounted signs shall be designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards to the satisfaction of the Community Development Department. In addition, the owner/applicant shall obtain approval of a sign permit for any future wall-mounted signs or monument signs.</p>	B	CD (P)

**FIRE DEPARTMENT REQUIREMENTS**

33.	The building shall have an illuminated address visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Department.	I	FD
34.	Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD

**POLICE/SECURITY REQUIREMENT**

35.	<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>	G, I, B	PD
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**OTHER AGENCY REQUIREMENTS**

36.	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.	I, G	CD (P)(E)
37.	The owner/applicant shall obtain all required approvals from the Sacramento County Environmental Management Department (SCEMD) prior to issuance of a building permit.	B	CD (P)(E)
38.	The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)

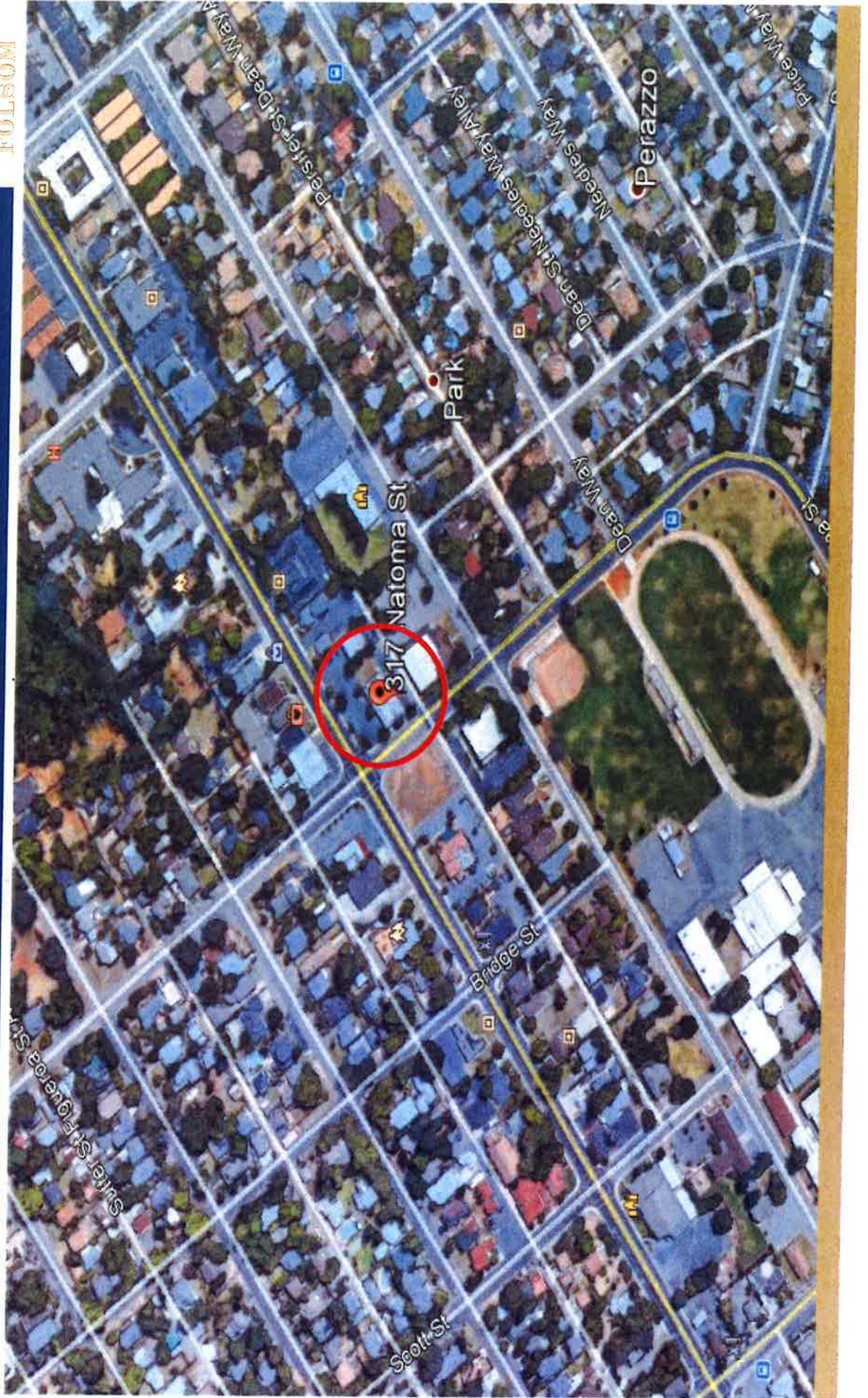
Attachment 1

Vicinity Map

# Vicinity Map



CITY OF  
**FOLSOM**





## Attachment 2

Preliminary Site Plan, dated August 29, 2018

**D STREET STUDIO INC.**  
 DAN ROBERTS ARCHITECT  
 PO BOX 4424245  
 916 442-4245  
 ROBRCHT@COMCAST.NET



These drawings are the work product of David Roberts, Inc. and are not to be used, copied, or reproduced in any way without the written consent of David Roberts, Inc.

**PROJECT NAME:** ABUNDANT LIVING SENIOR CARE RESIDENCE  
**PROJECT ADDRESS:** 317 NATOMA STREET  
**PROJECT CITY/STATE/ZIP:** FOLSOM, CALIFORNIA 95630

**SHEET TITLE:** COVER / SITE PLAN

**PROJ. NO.:** 01801  
**DATE:** AUGUST 28, 2018  
**SCALE:** AS NOTED  
**P.L.L.:** AS NOTED  
**SHEET NO.:** A1.1

**PROJECT SUMMARY**

JURISDICTION	CITY OF FOLSOM
APN	071-0172-001 & 002
ZONING	C1 - NEIGHBORHOOD BUSINESS
CONSTRUCTION TYPE	N/S
OCCUPANCY GROUP	82.1
FIRE SPRINKLED	YES, NFPA 13
NO. OF STORES, FLEG/IT	ONE, APPROX. 16
(B) TOTAL BUILDING FLOOR AREA	3307 SQ. FT.
(M) REMODELED	4700 SQ. FT.
TOTAL BUILDING FLOOR AREA	

**SITE GRADING**

- NO NEW GRADING
- ALL PAVED PARKING AREAS ARE EXISTING

SITE SLOPE DIRECTION IS INDICATED ON SITE PLAN WITH ARROWS.

**SHEET INDEX**

A1.1 COVER SHEET, SITE PLAN  
 A1.2 PROPOSED FLOOR PLAN  
 A1.3 EXISTING FLOOR PLAN  
 L1.0 LANDSCAPE PLAN - CONC. / MATERIAL  
 L1.1 PARKING LOT SHADING PLAN  
 L1.2 SITE PHOTOS

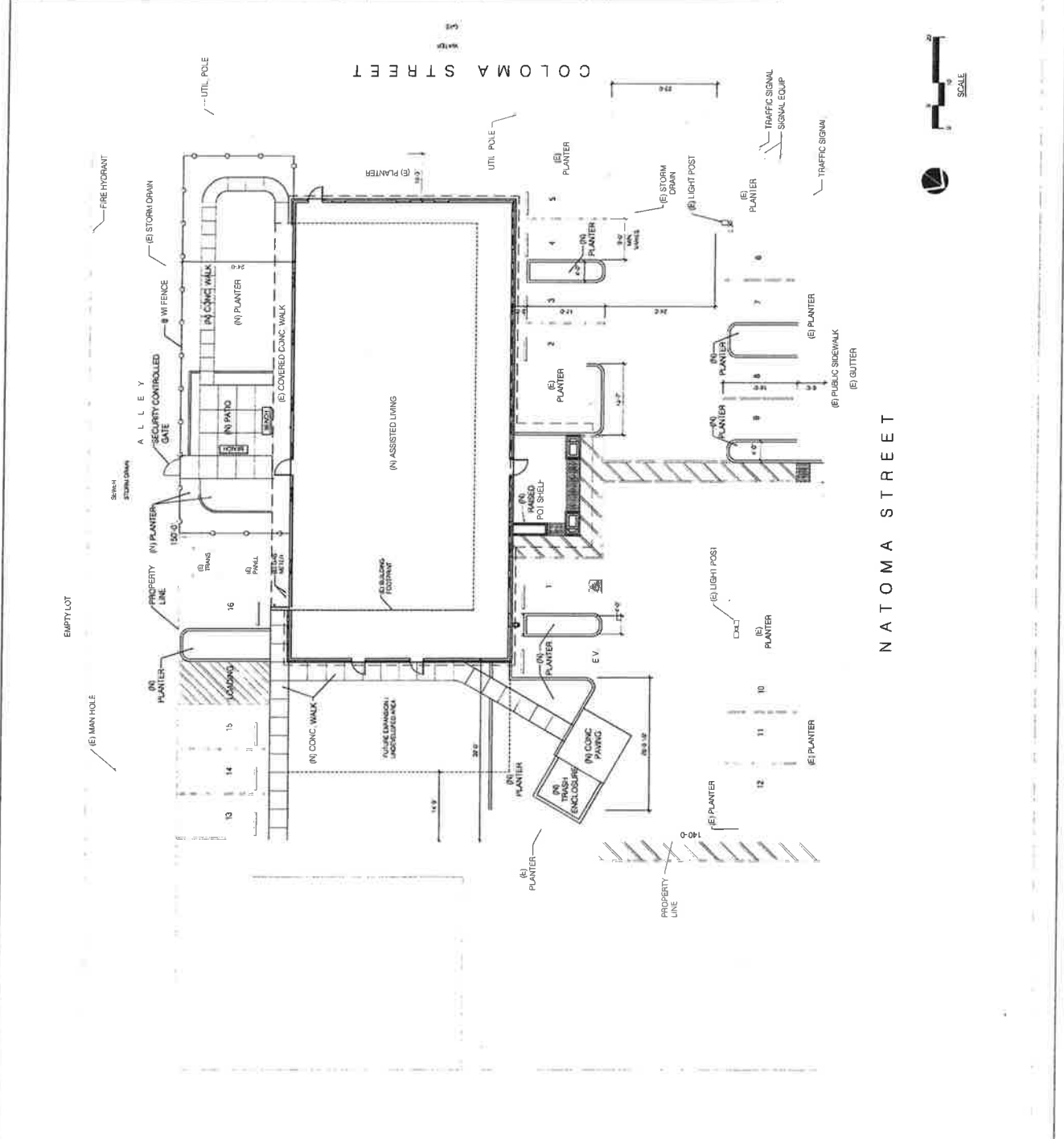
**SCOPE OF WORK**

THIS PROJECT CONSISTS OF:  
 - CONCEPT DESIGN FOR SENIOR CARE ASSISTED LIVING.  
 - DESIGN ADJACENT EMPTY LOT.  
 - 1393 SF NEW ADDITIONAL FLOOR AREA.  
 - NEW 5' HIGH FENCED OUTDOOR GARDEN WITH CONC. PATIO

**LOT COVERAGE / LANDSCAPING**

**REMOVAL SURFACE AREA CALCULATION**  
 TOTAL PREVIOUS SURFACE AREA: 4283 SQ. FT.  
 SITE TOTAL AREA: 21000 SQ. FT.  
 20.4% REMOVAL AREA

**ADDITIONAL LANDSCAPE AREA CALCULATION**  
 LANDSCAPED AREA: 1381.34 SQ. FT.  
 TOTAL AREA: 3000 SQ. FT.  
 46% LANDSCAPED AREA



**SITE PLAN**

## Attachment 3

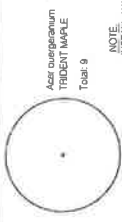
Preliminary Landscape Plan, dated August 29, 2018



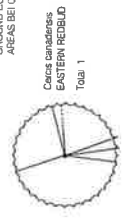
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**PROJ NO.:** 01801  
**DATE:** AUGUST 28, 2018  
**SCALE:** AS NOTED  
**FILL:** LANDSCAPE SC 2016  
**SHEET NO.:** L1.0

**PLANT LEDGEND**



**NOTE:** 1. ALL 3" WOOD MARK GROUND COVER IN UN-PLANTED AREAS BET DW NEW TREES



**NOTE:** 1. ALL 3" WOOD MARK GROUND COVER IN UN-PLANTED AREAS BET DW NEW TREES



**NOTE:** 1. ALL 3" WOOD MARK GROUND COVER IN UN-PLANTED AREAS BET DW NEW TREES



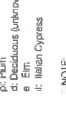
**NOTE:** 1. ALL 3" WOOD MARK GROUND COVER IN UN-PLANTED AREAS BET DW NEW TREES



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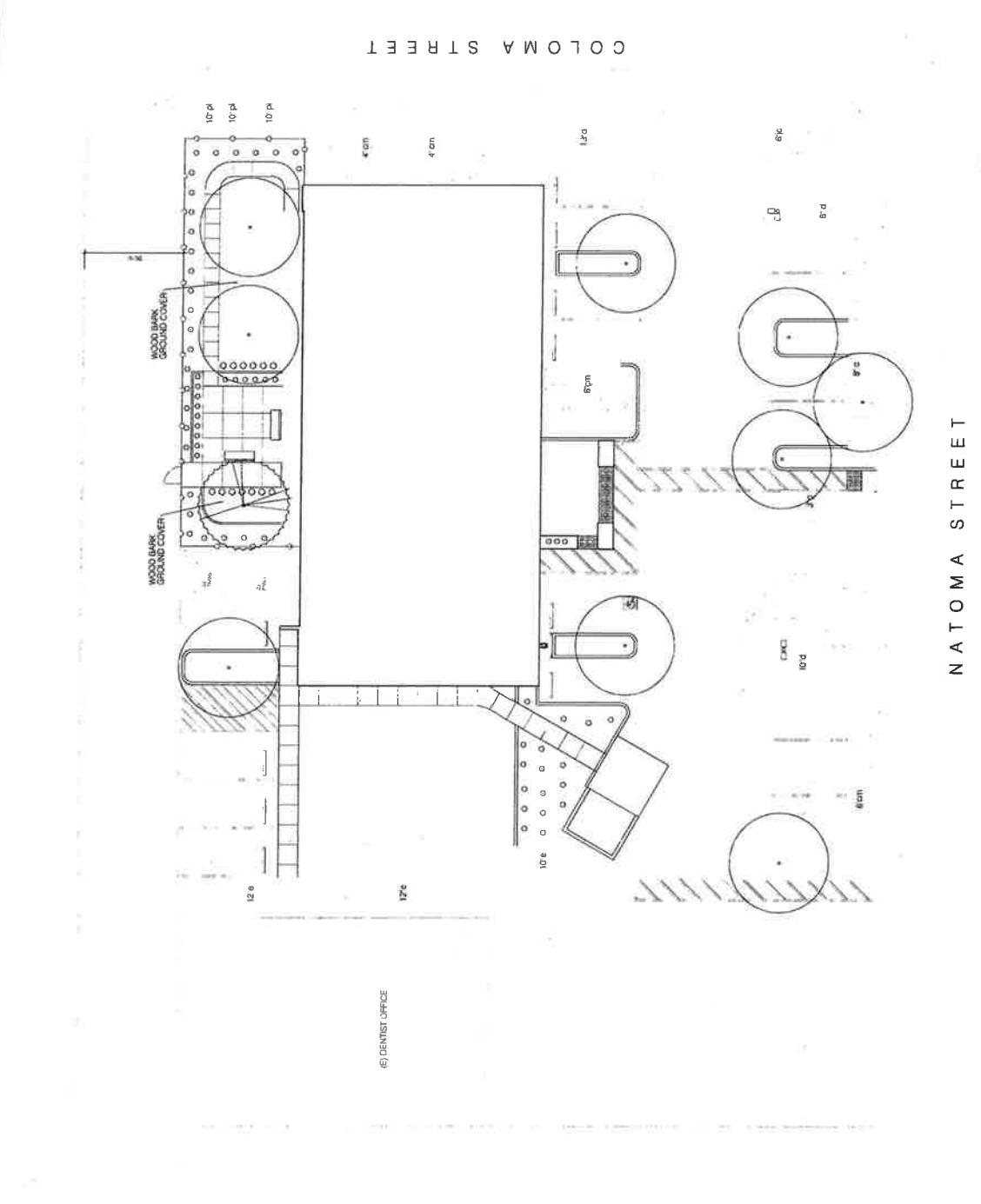
**NOTE:** 1. ALL 3" WOOD MARK GROUND COVER IN UN-PLANTED AREAS BET DW NEW TREES



**NOTE:** 1. ALL 3" WOOD MARK GROUND COVER IN UN-PLANTED AREAS BET DW NEW TREES



**NOTE:** 1. ALL 3" WOOD MARK GROUND COVER IN UN-PLANTED AREAS BET DW NEW TREES



## **Attachment 4**

**Preliminary Shade Calculations, dated August 29, 2018**

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 916 442-4245  
 ROBARCH1@COMCAST.NET



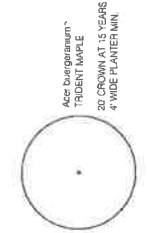
THIS SHADING PLAN IS THE PROPERTY OF D STREET STUDIO INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THESE PLANS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT EXPRESS WRITTEN PERMISSION BY D STREET STUDIO INC.

PROJ. NAME: ABUNDANT LIVING  
 SENIOR CARE RESIDENCE  
 317 NATOMA STREET  
 COLSON CALIFORNIA 95630  
 SHEET TITLE: PARKING LOT SHADE

REVISIONS

PROJ. NO. 01001  
 DATE AUGUST 28, 2018  
 SCALE AS NOTED  
 FILE U:\1\PROJECTS\180818\180818\_SDC & SDC  
 SHEET NO. L1.1

SHADE CALCULATION

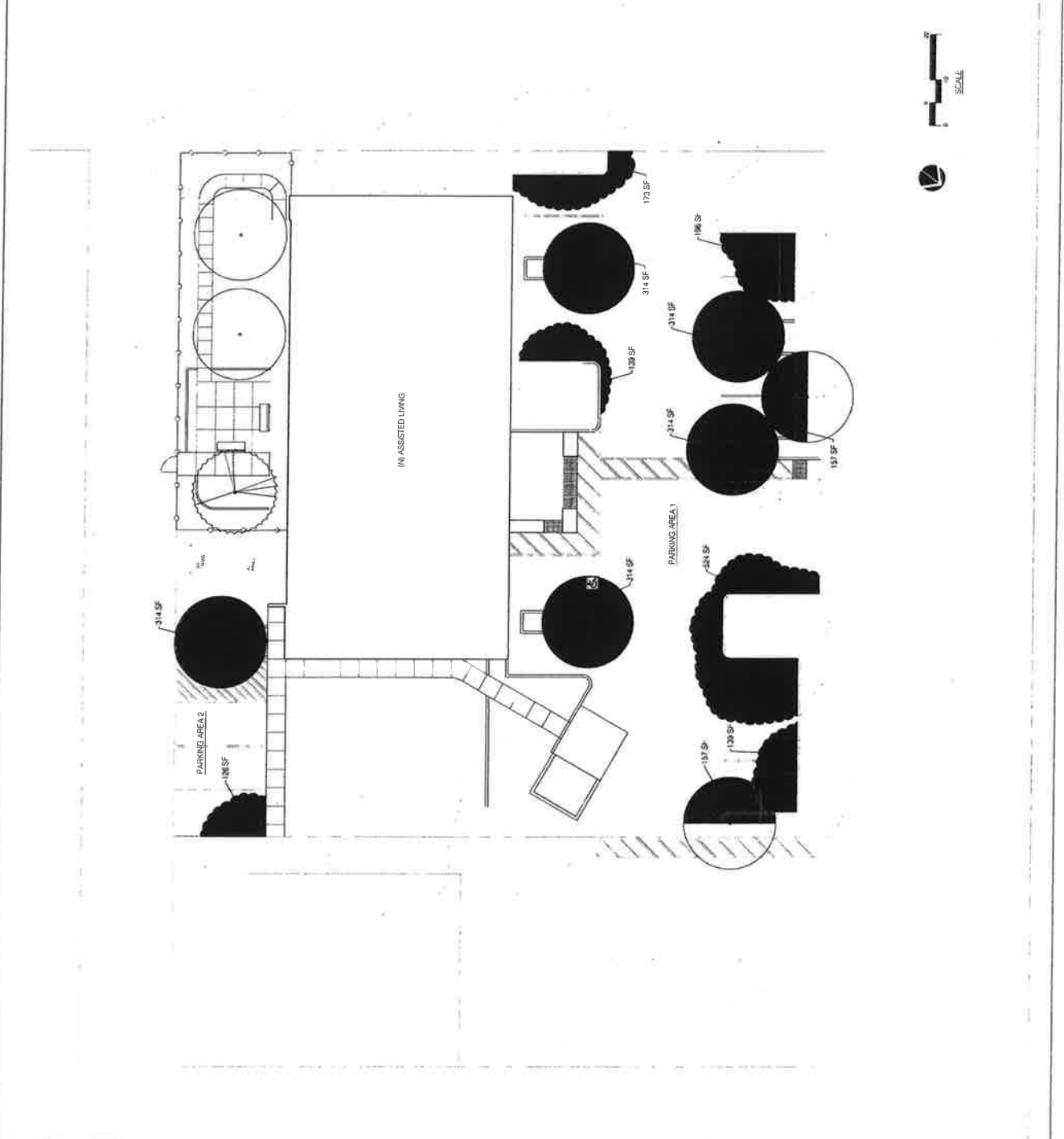


(B) TREE  
 CROWN TRACED FROM  
 GOOGLE EARTH

PARKING AREA 1	PARKING & DRIVE USES	7189 SF
	TREE SHADE <td>3513 SF</td>	3513 SF
	PERCENT SHADED <td>48.9%</td>	48.9%

PARKING AREA 2	PARKING & DRIVE USES	982 SF
	TREE SHADE <td>440 SF</td>	440 SF
	PERCENT SHADED <td>45.0%</td>	45.0%



PARKING LOT SHADE PLAN

1" = 10' @

Attachment 5

Building Elevations, dated August 29, 2018



**NORTHWEST ELEVATION**



**SOUTHWEST ELEVATION**



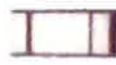
**SOUTHEAST ELEVATION**



**NORTHEAST ELEVATION**



**WALL SCONCE AT ENTRY**



**WALL SCONCE**



**POST ENCLOSURE**



**FENCE AND GATE**



**FENCE AND GATE**



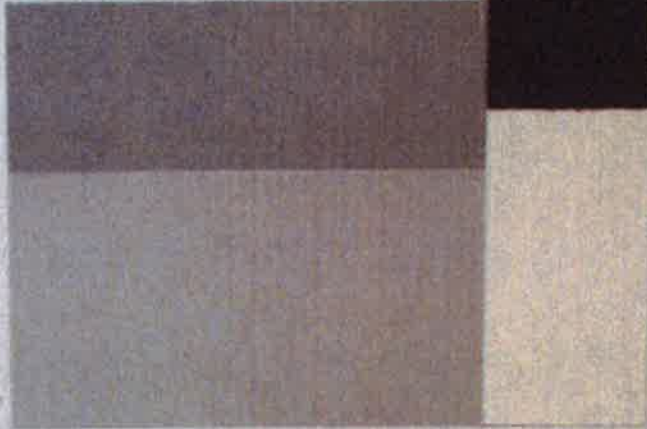
## Attachment 6

Color and Materials Board, dated August 29, 2018

# ABUNDANT LIVING SENIOR CARE RESIDENCE

317 NATOMA STREET, FOLSOM, CA

COUNTER TOP COLOR  
DUNN EDWARDS -  
"WALBLY DE 638"



ASPHALT ROOF  
OWENS CORNING -  
"OAKRIDGE 'ONYX BLACK'"

WALL COLOR  
DUNN EDWARDS -  
"COVERED IN PLATINUM  
DE 6067"

TRIM & FACIA COLOR  
DUNN EDWARDS -  
"FOSSAL' DE 6225"



HYPERROCK  
BORNAL - CULTURED STONE - LAKE TRAIL

PROJECT NAME  
ABUNDANT LIVING  
SENIOR CARE RESIDENCE  
317 NATOMA STREET  
FOLSOM, CA 95630

ARCHITECT  
D STREET STUDIO

**D STREET STUDIO** INC.  
JUAN RIVERA ARCHITECT  
400 1st Street, Folsom, CA 95630  
916 450 4300  
studio@dstreetstudio.com

Attachment 7

Floor Plan, dated August 29, 2018



## Attachment 8

Project Narrative, dated August 28, 2018

# **D STREET STUDIO INC.**

## **Project Narrative**

Abundant Living Senior Care Residence  
August 28, 2018

### **Overview:**

Dr. Larry Ivancich proposes a new 10 resident senior care facility located at the southeast corner of Coloma Street and Natoma Street. The facility will provide a safe, secure and comfortable home for residents at any stage of memory care.

To be known as "Abundant Care" it will feature 10 resident rooms, each with a private bathroom. The facility will also have a staffed kitchen, dining room, entertainment / TV room and outdoor garden with patio.

### **Existing Building & Site Condition:**

The existing 3,307 sq ft building was built in 1965 as a pharmacy and most recently a retail confectionary. The building exterior appears dilapidated. The site features mature shade trees and plants of interest worth trying to save.

### **Proposed Project:**

The existing site will be merged with the adjacent empty lot.  
The proposed project will be a one story 4,700 sq ft facility on a .48 acre site.  
The project includes the remodel of the existing 3,307 sq ft one story commercial building with the addition of 1,393 sq ft. of new construction. The existing building will be expanded 8ft on the northwest, 6ft on the southwest and 11ft on the northeast.  
Also proposed is a pitched roof, 260 sq ft entry structure and an outdoor fenced garden and patio.

### **Operations:**

Abundant Living will provide an important service for its residents and their families. Residents will require assistance with all aspects of living: hygiene, eating, medications etc. There will be a full time staff of 4. Staff will be present 7 days a week 24 hours per day. Abundant living staff will ensure residents are safe, comfortable and occupied.

### **Parking:**

Parking will be provided for 16 cars on site. 15 standard stalls and 1 ADA stall. The staff will use 4 designated stalls located on the alley. This leaves 12 stalls for visitors. Residents of Abundant Care no longer drive.

**P.O. Box 163111 • Sacramento, California 95816 • Telephone 916 442-4245  
Robarch1@Comcast.net**

## **D STREET STUDIO INC.**

### **Architecture and Design:**

The exterior design is inspired in part by both the 1862 Holbrook Hotel and the 1903 Green & Green Sanborn House. The cornice design with exposed rafter ends or corbels and tall narrow ground floor windows are reminiscent of the Holbrook Hotel. Craftsman style architectural details and river rock columns give a historic residential character. The pitched roof covered entry is a craftsman bungalow front porch.

The historic character and thoughtful details make this design compatible with the Natoma-Riley-Bidwell special use and design standards.



Holbrook Hotel



Sanborn House

P.O. Box 163111 • Sacramento, California 95816 • Telephone 916 442-4245  
Robarch1@Comcast.net

**Attachment 9**  
**Site Photographs**





