

# Folsom City Council Staff Report

<b>MEETING DATE:</b>	6/23/2020
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	<p>709 Natoma Street General Plan Amendment (PN 20-094)</p> <p>i. Resolution No. 10472 - A Resolution Determining that the 709 Natoma Street General Plan Amendment Project is Exempt from CEQA, and to Amend the General Plan land use designation for the 7,000-square-foot project site from SFHD (Single-Family High Density) to CC (Community Commercial) for the 709 Natoma Street General Plan Amendment Project</p>
<b>FROM:</b>	Community Development Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Move to adopt Resolution No. 10472 - A Resolution Determining that the 709 Natoma Street General Plan Amendment Project is Exempt from CEQA, and to Amend the General Plan land use designation for the 7,000-square-foot project site from SFHD (Single-Family High Density) to CC (Community Commercial) for the 709 Natoma Street General Plan Amendment Project.

**BACKGROUND / ISSUE**

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 7,000-square-foot project site, which is part of a larger 14,000-square-foot parcel, is developed with a driveway, a drive aisle, a gravel parking lot, landscaping, and lighting associated with the adjacent hair salon business (Monroe Hair Salon) located at 707 Natoma Street. The adjacent 7,000-square-foot site, on which the hair salon business is located, includes a 1,498-square-foot hair salon building and associated site improvements.

In 1996, the Planning Commission approved a Planned Development Permit for the construction of a 1,498-square-foot hair salon building (PN 96-020). The hair salon, which was also approved by the Historic Area Architectural Review Commission, was constructed in 1996 and has continuously operated since that time. In 2000, the Historic District Commission approved a 1,472-square-foot addition to the hair salon. However, this addition was not constructed.

On August 21, 2019, the Historic District Commission approved a Design Review application for development of a 3,308-square-foot two-story addition to the rear of the existing 1,498-square-foot hair salon located at 707 Natoma Street. This project included use of an existing driveway/gravel parking lot (addressed as 709 Natoma Street) and provision for 15 parking spaces. Subsequently, the applicant indicated to City staff that they were not proceeding with the project as approved. On May 20, 2020, the Historic District Commission approved a new Design Review application for development of a 1,238-square-foot single-story hair salon at 709 Natoma Street. The aforementioned Design Review approval is contingent upon City Council approval of the subject General Plan Amendment request.

The applicant, the City of Folsom, is requesting approval of a General Plan Amendment to change the General Plan land use designation for an approximately 7,000-square-foot portion of a larger 14,000-square-foot parcel (APN 070-0156-004) located at 707-709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial). The purpose of the General Plan Amendment is to correct an existing General Plan inconsistency that resulted in the single parcel having been previously designated for two incompatible land uses (SFHD/CC). The end result of the proposed General Plan Amendment is that the entire parcel located at 707-709 Natoma Street (site of Monroe Hair Salon) will have the same General Plan land use designation of CC (Community Commercial), which will be consistent with the existing zoning designation (C-1 PD/NRB) for the parcel

The proposed project was considered by the Historic District Commission at its May 20, 2020 meeting. The Commission engaged in a thorough review of the proposed project including discussions regarding the historical commercial use of the property, surrounding land uses, and the existing inconsistencies between the General Plan land use and zoning designations. A detailed discussion of each of the aforementioned topics is included within the background and analysis sections of this staff report. No members of the public spoke regarding the proposed project. The Historic District Commission adopted a motion (7-0-0-0) to recommend approval of the proposed project to the City Council.

### **POLICY / RULE**

Folsom Municipal Code (FMC), Section 17.68.050 requires that applications for General Plan Amendments be forwarded to the City Council for final action.

## **ANALYSIS**

The General Plan land use designation for the 7,000-square-foot project site is SFHD (Single Family High Density) and the zoning designation is C-1 PD/NRB (Neighborhood Business, Planned Development District/Natoma-Riley Bidwell Commercial Primary Area). The existing General Plan land use designation (CC) and the existing zoning designation (SF) are not consistent with each other as the SFHD General Plan land use designation is intended to provide opportunities for development of single-family detached homes and single-family attached homes, while the C-1 PD/NBR zoning designation is focused on providing opportunities for low-intensity retail commercial development to serve nearby residential areas. As described in the background section of this staff report, the project site has been utilized for commercial purposes (Monroe Hair Salon) since 1996.

As noted above, the 7,000-square-foot project site located at 700 Natoma Street has General Plan land use (SFHD) and zoning (C-1 PD/NRB) designations that are inconsistent with each other. On the other hand, the adjacent 7,000-square-foot site located at 707 Natoma Street to the east (which combined, form the 14,000-square-foot parcel that Monroe Hair Salon is located on) has a General Plan land use designation of CC and a zoning designation of C-1 PD/NRB, which are consistent with each other. The proposed General Plan Amendment to change the General Plan land use designation for the 7,000-acre project site located at 709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) would result in the General Plan land use and the zoning designations being consistent with each other. In addition, the proposed General Plan Amendment would result in the larger 14,000-square-foot parcel located at 707-709 Natoma Street having identical and consistent General Plan land use and zoning designations.

It is important to note that hair salons and similar uses are identified as a permitted land use within both the C-1 zoning district and the Natoma-Riley-Bidwell Commercial Primary Area Historic District Overlay. In addition, this change to the General Plan land use designation will not eliminate the potential for residential development on the project site, which is discouraged by State law, because residential uses consistent with those allowed under the existing SFHD land use designation are permitted uses in the Natoma-Riley-Bidwell Commercial Primary Area as stated in FMC section 17.52.530(A)(4). As a result, staff is supportive of the General Plan Amendment to correct the existing General Plan land uses inconsistencies at 709 Natoma Street.

## **FINANCIAL IMPACT**

No financial impact is anticipated with approval of Resolution No. 10472.

## **ENVIRONMENTAL REVIEW**

The project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines.

**ATTACHMENTS**

1. Resolution No. 10472 - A Resolution Determining that the 709 Natoma Street General Plan Amendment Project is Exempt from CEQA, and to Amend the General Plan land use designation for the 7,000-square-foot project site from SFHD (Single-Family High Density) to CC (Community Commercial) for the 709 Natoma Street General Plan Amendment Project
2. Vicinity Map
3. General Plan Amendment Exhibit
4. Historic District Commission Staff Report, dated May 20, 2020
5. City Council PowerPoint Presentation

Submitted,



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PAM JOHNS  
Community Development Director

# Attachment 1

**RESOLUTION NO. 10472**

**A RESOLUTION DETERMINING THAT THE 709 NATOMA STREET PROJECT IS EXEMPT FROM CEQA, AND TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE 7,000-SQUARE-FOOT PROJECT SITE FROM SFHD (SINGLE-FAMILY HIGH DENSITY) TO CC (COMMUNITY COMMERCIAL) FOR THE 709 NATOMA STREET GENERAL PLAN AMENDMENT PROJECT**

**WHEREAS**, the Historic District Commission on May 20, 2020, held a public hearing on the proposed General Plan Amendment, considered public comment and determined that the proposed General Plan Amendment is necessary to correct existing General Plan and zoning inconsistencies and result in the larger 14,000-square-foot parcel located at 707-709 Natoma Street having identical and consistent General Plan land use and zoning designations.

**WHEREAS**, the Historic District Commission on May 20, 2020, held a public hearing on the proposed General Plan Amendment, considered public comment and determined that the proposed General Plan land use designation (CC) is consistent with the existing zoning designation (C-1 PD/NBR) for the 7,000-square-foot project site; and

**WHEREAS**, notice has been given at the time and in the manner required by State Law and City Code; and

**WHEREAS**, the project is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby Determine that the 709 Natoma Street General Plan Amendment Project is exempt from CEQA pursuant to Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines.

**BE IT FURTHER RESOLVED** that the General Plan land use designation for the 7,000-square-foot project site located at 709 Natoma Street be changed from SFHD (Single-Family High Density) to CC (Community Commercial) as shown on attached Exhibit "A", subject to the following findings:

**GENERAL FINDINGS**

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

**CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15061(B)(3) (REVIEW FOR EXEMPTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (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 HISTORIC RESOURCE

**GENERAL PLAN AMENDMENT FINDINGS**

- G. THE PROJECT IS CONSISTENT WITH THE CITY’S GENERAL PLAN, ZONING, AND THE FOLSOM MUNICIPAL CODE WITH THE PROPOSED AMENDMENT.
- H. THE PROPOSED GENERAL PLAN AMENDMENT IS IN THE PUBLIC INTEREST.
- I. PURSUANT TO GOVERNMENT CODE SECTION 65352.3, THE CITY CONTACTED ALL CALIFORNIA NATIVE AMERICAN TRIBES ON THE CONTACT LIST MAINTAINED BY THE NATIVE AMERICAN HERITAGE COMMISSION IN ASSOCIATION WITH THIS PROJECT. THE CITY DID NOT RECEIVE A REQUEST FOR CONSULTATION FROM ANY CALIFORNIA NATIVE AMERICAN TRIBE CONTACTED IN ASSOCIATION WITH THIS PROJECT.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of June, 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

# Exhibit A



**Existing General Plan Designation**



**Proposed General Plan Designation**



# Attachment 2



FOLSOM

# Vicinity Map



# Attachment 3

**Existing General Plan Designation**



**Proposed General Plan Designation**



# Attachment 4



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 2**

**Type: Public Hearing**

**Date: May 20, 2020**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 709 Natoma Street General Plan Amendment  
**File #:** PN-20-094  
**Request:** General Plan Amendment  
**Location:** 709 Natoma Street  
**APN:** 070-0156-004  
**Staff Contact:** Steve Banks, Principal Planner, 916-461-6207  
sbanks@folsom.ca.us

### **Property Owner**

Name: Jackie Bassler Living Trust  
Address: 709 Natoma Street  
Folsom, CA 95630

### **Applicant**

Name: City of Folsom  
Address: 50 Natoma Street  
Folsom, CA 95630

**Recommendation:** Conduct a public hearing and upon conclusion recommend to the City Council approval of a General Plan Amendment to change the General Plan land use designation for the 7,000-square-foot project site located at 709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) as illustrated on Attachment 4 for the 709 Natoma Street General Plan Amendment project (PN 20-094) subject to the findings (Findings A-H) attached to this report.

**Project Summary:** The proposed project involves a request for approval of a General Plan Amendment to change the General Plan land use designation for an approximately 7,000-square-foot portion of a larger 14,000-square-foot parcel located at 707-709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) in order to correct General Plan inconsistencies that resulted in the single parcel having been previously designated for two incompatible land uses (SFHD/CC). The proposed General Plan Amendment will result in the entire parcel located at 707-709 Natoma Street (site of Monroe Hair Salon) having the identical General Plan land use designation of CC (Community Commercial).

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Vicinity Map
- 4 - General Plan Amendment Exhibit
- 5 - Historic District Commission PowerPoint Presentation



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

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PAM JOHNS  
Community Development Director



## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, the City of Folsom, is requesting approval of a General Plan Amendment to change the General Plan land use designation for an approximately 7,000-square-foot portion of a larger 14,000-square-foot parcel (APN 070-0156-004) located at 707-709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial). The purpose of the General Plan Amendment is to correct an existing General Plan inconsistency that resulted in the single parcel having been previously designated for two incompatible land uses (SFHD/CC). The end result of the proposed General Plan Amendment is that the entire parcel located at 707-709 Natoma Street (site of Monroe Hair Salon) will have the same General Plan land use designation of CC (Community Commercial), which will be consistent with the existing zoning designation (C-1 PD/NRB) for the parcel

### POLICY/RULE

Folsom Municipal Code (FMC), Section 17.68.050 requires that applications for General Plan Amendments be forwarded to the City Council for final action. Government Code section 65354 requires that the Historic District Commission's recommendation for City Council action on a General Plan Amendment be made by the affirmative vote of not less than a majority of the total membership of the Commission.

### ANALYSIS

#### General Plan and Zoning Consistency

The General Plan land use designation for the 7,000-square-foot project site is SFHD (Single Family High Density) and the zoning designation is C-1 PD/NRB (Neighborhood Business, Planned Development District/Natoma-Riley Bidwell Commercial Primary Area). The existing General Plan land use designation (CC) and the existing zoning designation (SF) are not consistent with each other as the SFHD General Plan land use designation is intended to provide opportunities for development of single-family detached homes and single-family attached homes, while the C-1 PD/NBR zoning designation is focused on providing opportunities for low-intensity retail commercial development to serve nearby residential areas. As described in the background section of this staff report, the project site has been utilized for commercial purposes (Monroe Hair Salon) since 1996.

As noted above, the 7,000-square-foot project site located at 700 Natoma Street has General Plan land use (SFHD) and zoning (C-1 PD/NRB) designations that are inconsistent with each other. On the other hand, the adjacent 7,000-square-foot site located at 707 Natoma Street to the east (which combined, form the 14,000-square-foot parcel that Monroe Hair Salon is located on) has a General Plan land use designation of CC and a zoning designation of C-1 PD/NRB, which are consistent with each other.

The proposed General Plan Amendment to change the General Plan land use designation for the 7,000-acre project site located at 709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) would result in the General Plan land use and the zoning designations being consistent with each other. In addition, the proposed General Plan Amendment would result in the larger 14,000-square-foot parcel located at 707-709 Natoma Street having identical and consistent General Plan land use and zoning designations. It is important to note that hair salons and similar uses are identified as a permitted land use within both the C-1 zoning district and the Natoma-Riley-Bidwell Commercial Primary Area Historic District Overlay. In addition, this change will not eliminate the potential for residential development on the project site, which is discouraged by State law, because residential uses consistent with those allowed under the existing SFHD land use designation are permitted uses in the Natoma-Riley-Bidwell Commercial Primary Area as stated in FMC section 17.52.530(A)(4). As a result, staff is supportive of the General Plan Amendment to correct the existing General Plan land uses inconsistencies at 709 Natoma Street.

#### **ENVIRONMENTAL REVIEW**

The project is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines.

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

Move to recommend that the City Council approve a General Plan Amendment to change the General Plan land use designation for the 7,000-square-foot project site located at 709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) as illustrated on Attachment 4 for the 709 Natoma Street General Plan Amendment project (PN 20-094) subject to the findings (Findings A-H) attached to this report.

#### **GENERAL FINDINGS**

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

#### **CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15061(B)(3) (REVIEW FOR EXEMPTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (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 HISTORIC RESOURCE

**GENERAL PLAN FINDINGS**

- G. THE PROJECT IS CONSISTENT WITH THE CITY'S GENERAL PLAN, ZONING, AND THE FOLSOM MUNICIPAL CODE WITH THE PROPOSED AMENDMENT.
- H. THE PROPOSED GENERAL PLAN AMENDMENT IS IN THE PUBLIC INTEREST.

**ATTACHMENT 2  
BACKGROUND**

**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 7,000-square-foot project site, which is part of a larger 14,000-square-foot parcel, is developed with a driveway, a drive aisle, a gravel parking lot, landscaping, and lighting associated with the adjacent hair salon business (Monroe Hair Salon) located at 707 Natoma Street. The adjacent 7,000-square-foot site, on which the hair saloon business is located, includes a 1,498-square-foot hair salon building and associated site improvements.

In 1996, the Planning Commission approved a Planned Development Permit for the construction of a 1,498-square-foot hair salon building (PN 96-020). The hair salon, which was also approved by the Historic Area Architectural Review Commission, was constructed in 1996 and has continuously operated since that time. In 2000, the Historic District Commission approved a 1,472-square-foot addition to the hair salon. However, this addition was not constructed.

On August 21, 2019, the Historic District Commission approved a Design Review application for development of a 3,308-square-foot two-story addition to the rear of the existing 1,498-square-foot hair salon located at 707 Natoma Street. The approved project included a 1,058-square-foot hair salon and 617-square-foot garage on the first floor, and a 1,633-square-foot single-family residence on the second floor. The project included use of an existing driveway/gravel parking lot (addressed as 709 Natoma Street but located within the same parcel) and provision for 15 parking spaces. Subsequently, the applicant indicated to City staff that they were not proceeding with the project as approved. On April 6, 2020, the applicant submitted a new Design Review application for development of a 1,238-square-foot single-story hair salon at 709 Natoma Street, which will be considered by the Commission at this meeting but which is contingent upon approval of this General Plan Amendment.

**GENERAL PLAN DESIGNATION**

SFHD (Single Family High Density)

**ZONING**

C-1 PD/NRB (Neighborhood Business, Planned Development District/Natoma-Riley Bidwell Commercial Primary Area)

**ADJACENT LAND USES/ZONING**

- North: Natoma Street with Residential and Commercial Development (BP/NRP) Beyond
- South: Natoma Street/Persifer Street Alley with Residential Property (R-1-M/PER) Beyond
- East: Commercial Development (C-1 PD/NRB) with Riley Street Beyond
- West: Single-Family Residences (R-1-M/NRB) with Wool Street Beyond

**SITE CHARACTERISTICS**

The 7,000-square-foot project site, which is part of a larger 14,000-square-foot parcel, is developed with a driveway, a drive aisle, a gravel parking lot, landscaping, and lighting associated with the adjacent hair salon business located at 707 Natoma Street.

**APPLICABLE CODES**

FMC Section 17.22 Commercial Land Use Zones  
FMC Section 17.52 HD, Historic District  
FMC Section 17.69, Amendments  
Government Code sections 65354 and 65358

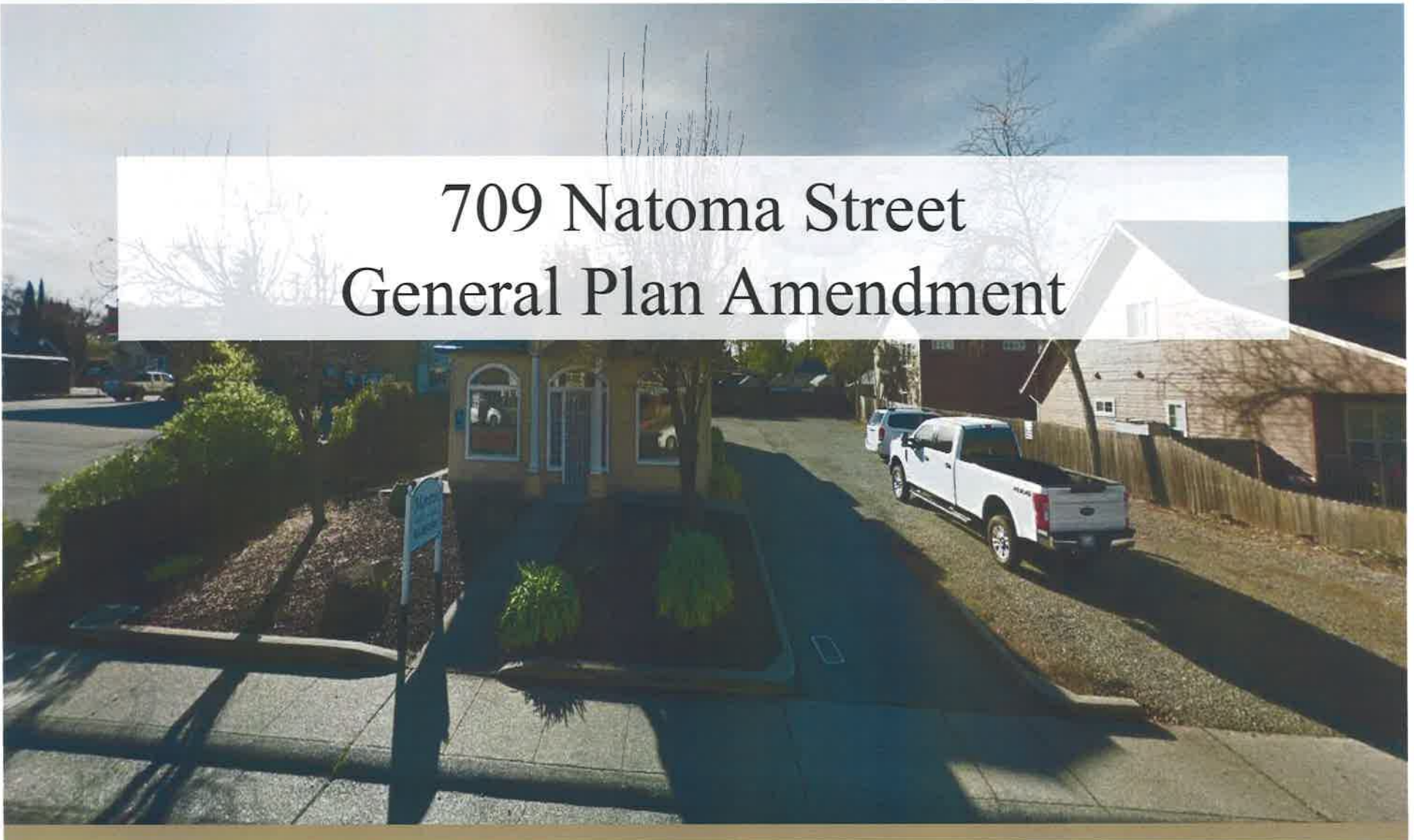
# Attachment 5 – Power Point Presentation

# 709 Natoma Street GPA



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## 709 Natoma Street General Plan Amendment



# Vicinity Map



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# Key Project Details/Analysis



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- **General Plan Amendment**
  - Existing General Plan Designation (SFHD)
  - Proposed General Plan Designation (CC)
- **Analysis**
  - Existing General Plan and Zoning Designations (SFHD/C-1 PD NBR)
  - Project Site Utilized for Commercial Purposes (Hair Salon) Since 1996
  - Correct Existing General Plan Inconsistencies (SFHD/CC)
  - Amendment Will Result in Site Having Compatible General Plan (CC) and Zoning (C-1 PD/NBR) Designations

# General Plan Amendment Exhibit



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**Existing General Plan Designation**



**Proposed General Plan Designation**



# Site Photograph



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# Staff Recommendation



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Staff Forwards  
Historic District Commission  
Recommendation to the City Council  
For Approval of the 709 Natoma Street  
General Plan Amendment Project