



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

October 5, 2022

6:00 p.m.

50 Natoma Street

Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mark Dascallos, Daniel West, John Lane, Mickey Ankhelyi, Justin Raithel, John Felts, Kathy Cole

The Historic District Commission has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item may be continued to a future Commission Meeting.

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 the September 21, 2022 meeting will be presented for approval.

NEW BUSINESS

1. DRCL22-00104, 702 Sutter Street Staircase Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Moe Hirani c/o Visione Enterprises LLC for approval of a Design Review Application for a new front staircase on the existing Hacienda Building located at 702 Sutter Street. The zoning classification for the site is SUT/HD, while the General Plan land-use designation is HF. The project is

exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Moe Hirani c/o Visione Enterprises LLC)**

2. DRCL22-00116, 198 Persifer Street Garage and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Bart Edwards for approval of a Design Review Application to construct a 370-square-foot detached garage located at 198 Persifer Street. The zoning classification for the site is PER/R-1-M, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Bart Edwards)**

3. DRCL22-00206, 409 Sibley Street Addition and Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Roman Kolesnikov for approval of a Design Review Application for an addition and remodel of an existing residence at 409 Sibley Street. The zoning classification for the site is CEN/R-2, while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Roman Kolesnikov)**

PRINCIPAL PLANNER REPORT

HISTORIC DISTRICT COMMISSION COMMENTS

ADJOURNMENT

The next regularly scheduled meeting is **November 2, 2022**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 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) 461-6203, (916) 355-7274 (fax) or ksanabria@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 21, 2022
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

The regular Historic District Commission Meeting was called to order at 5:00 pm with Chair Kathy Cole presiding.

ROLL CALL:

Commissioners Present: Daniel West, Commissioner
John Lane, Commissioner
Justin Raithel, Commissioner
Mark Dascalos, Commissioner
Kathy Cole, Chair

Commissioners Absent: Mickey Ankhelyi, Vice Chair
John Felts, Commissioner

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the September 7, 2022 meeting were approved.

NEW BUSINESS:

1. PN 21-225, 408 Decatur Street Porch Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Joshua Thompson for approval of a Design Review Application for a 172-square-foot front porch addition to an existing single-family residence located at 408 Decatur Street. The zoning classification for the site is CEN/R-2, while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Joshua Thompson)**

COMMISSIONER WEST MOVED TO APPROVE THE APPLICATION (PN 21-225) FOR DESIGN REVIEW OF A 172-SQUARE-FOOT FRONT PORCH ADDITION LOCATED AT 408 DECATUR STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 408 DECATUR STREET PORCH ADDITION PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-15).

COMMISSIONER LANE SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: Commissioner(s): WEST, LANE, RAITHEL, DASCALLOS, COLE
NOES: Commissioner(s): NONE
RECUSED: Commissioner(s): NONE
ABSENT: Commissioner(s): ANKHELYI, FELTS

MOTION PASSED

2. DRCL22-00145, 708 Figueroa Street Garage and Accessory Dwelling Unit and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Christy Moore for a two-story structure containing an 833-square-foot garage and an 848-square-foot Accessory Dwelling Unit at 708 Figueroa Street. The zoning classification for the site is FIG/R-2, while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Christy Moore)**

COMMISSIONER RAITHEL MOVED TO APPROVE THE APPLICATION (DRCL22-00145) FOR DESIGN REVIEW OF A TWO-STORY STRUCTURE CONTAINING AN 833-SQUARE-FOOT GARAGE AND AN 848-SQUARE-FOOT ACCESSORY DWELLING UNIT AT 708 FIGUEROA STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 708 FIGUEROA STREET GARAGE AND ACCESSORY DWELLING UNIT PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-J) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-16) WITH THE FOLLOWING MODIFICATIONS:

- a) A WHITE BELLY BAND OF AT LEAST 8 INCHES SHALL BE PLACED ON ~~THE SOUTH AND EAST~~ **ALL** ELEVATIONS TO SEPARATE THE FIRST AND SECOND FLOORS OF THE BUILDING.
- b) ELEVATIONS SUBMITTED FOR A BUILDING PERMIT SHALL SPECIFICALLY CALL OUT THAT ALL DOORS AND WINDOWS SHALL INCLUDE TRIM.
- c) **THE PROPOSED STRUCTURE SHALL MEET ALL SETBACK REQUIREMENTS AS SET FORTH IN FOLSOM MUNICIPAL CODE SECTION 17.52.420.**
- d) ~~C)~~ **ALL** CONDITIONS OF APPROVAL AS OUTLINED HEREIN SHALL BE MADE AS A NOTE OR SEPARATE SHEET ON THE CONSTRUCTION DRAWINGS.

COMMISSIONER LANE SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: Commissioner(s): WEST, LANE, RAITHEL, COLE
NOES: Commissioner(s): NONE
RECUSED: Commissioner(s): DASCALLOS
ABSENT: Commissioner(s): ANKHELYI, FELTS

MOTION PASSED

PRINCIPAL PLANNER REPORT

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for October 5, 2022.

ADJOURNMENT

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 5:48 p.m.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: October 5, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 702 Sutter Street Staircase Remodel
File #: DRCL22-00104
Request: Design Review
Location: 702 Sutter Street
Parcel(s): 070-0052-011 and 070-0052-010
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Moe Hirani c/o Visione Enterprises LLC
Address: PO Box 6493
Folsom, CA 95763

Recommendation Conduct a public meeting, and upon conclusion recommend approval of a Design Review application for a new front staircase on the existing Hacienda Building located at 702 Sutter Street, as illustrated on Attachments 5 and 6 for the 702 Sutter Street Staircase Remodel project (DRCL22-00104) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-16).

Project Summary: The proposed project consists of replacing the existing front staircase of the Hacienda Building located at 702 Sutter Street with a new staircase. The property is located within the Sutter Street Subarea of the Historic Commercial Primary Area of the Historic District.

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Site Plan dated 6/8/22 and Elevations dated 9/9/22
6. Proposed Colors and Materials
7. Site Photo
8. Letter from Folsom Heritage Preservation League



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: October 5, 2022

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", written over a light blue rectangular background.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Moe Hirani (on behalf of Visione Enterprises LLC), is proposing to replace the existing front wood staircase of the Hacienda Building with a new staircase, concrete walkway, and planter. Two bollards will also be placed outside of the staircase and planter per Fire Department requirements. The new staircase is proposed to have a black steel frame and railings with concrete steps. The existing stairs switch back with a landing in the middle of the stairway, but the proposed staircase would be straight and would not have a landing. As such, the new staircase, walkway, and planter will all fall within the footprint of the existing staircase and will not extend further into the parking lot. No additional modifications to the building or site are proposed as part of this entitlement.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code (FMC) states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition or demolition of existing structures within the Historic District. Section 17.52.330 states that, in reviewing projects, the Commission shall consider the following criteria:

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and
- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

ANALYSIS

General Plan and Zoning Consistency

The project site is located in the Sutter Street subarea of the Historic District with an underlying zoning designation of HD (Historic District). The General Plan land use designation for the project site is HF (Historic Folsom Mixed Use). There will be no change in use associated with this project and the existing use is consistent with the General Plan land use designation and the zoning designation.

The building is currently bisecting two different parcels: 070-0052-010 and 070-0052-011. This is not in compliance with the building code. However, staff has approved a parcel merger for these two lots that is in the process of being recorded, and has added

Condition No. 16, which states that a building permit will not be issued for the new staircase until the lot merger has been recorded.

The project site currently does not meet the parking requirements for the Sutter Street Subarea. Because the parcel was developed prior to current parking standards being in place, it is considered legally non-conforming and may therefore continue per FMC Section 17.52.670. In addition, the applicant is not proposing to add any area to the building, and therefore would not increase the intensity of the lot's parking non-conformity with the proposed project.

Building Design/Architecture

When considering a Design Review remodel, the Historic District Design and Development Guidelines (DDG's) explain that the Historic District Commission can determine that buildings may be restored to conform with the historic period of that area and not necessarily to the original design. It further states that where earlier remodeling or original design efforts detract from the historic character of the Historic District, as determined by the Commission, the building should be restored to its original character or a design style that reflects the period established for the area. If the building is not restorable to the original design style, then the Commission should make a decision on an individual project basis.

The project site is located in the Sutter Street subarea of the Historic District Commercial Primary Area. The Sutter Street subarea encompasses Folsom's original central business district, the area first zoned for historic preservation. Retail shops and restaurants have been the predominant uses in recent history. Overall, the Sutter Street subarea represents a mixture of development that is representative of the 1850 to early 1950s timeframe. The 702 Sutter Street building was built in the 1980's and the proposed exterior modifications are subject to the DDG's.

The DDG's list painted metal as an appropriate material for railings and finished concrete as an appropriate material for exterior steps. Therefore, the proposed materials are consistent with the recommendations of the DDG's and the Sutter Street Subarea. The size of the proposed staircase is smaller than that of the existing staircase and is in scale with the existing building. The proposed pedestrian walkway and planter will further enhance the site as well.

Staff has determined that the overall design, colors, materials, and layout of the proposed project are consistent with the design and development guidelines for the Central Subarea and the building materials, textures and colors are consistent with surrounding development and with the general design theme of the neighborhood. Staff has concluded that the applicant has met the design standards identified in the FMC Section 17.52.510 and the guidelines contained in the DDG's.

PUBLIC NOTICING COMMENTS

A notice was posted on the project site five days prior to the Historic District Commission meeting of October 5, 2022 that meets the requirements of FMC Section 17.52.320. A preliminary set of the project plans were also sent to the Folsom Heritage Preservation League (HPL) and Historic Folsom Residents Association (HFRA) when the application was first submitted. The HPL submitted a comment letter on the original submittal that has been provided in Attachment 7. The letter states that the existing design of the Hacienda Building appears uncoordinated. It also references a previously proposed courtyard and parking lot reorientation that were originally proposed but are no longer part of the project scope.

ENVIRONMENTAL REVIEW

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

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL22-00104) for Design Review for a new front staircase on the existing Hacienda Building located at 702 Sutter Street, as illustrated in Attachments 5 and 6 for the 702 Sutter Street Staircase Replacement project, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-16).

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) 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 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.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The Hacienda Building was built in the early 1980's. The building design reflects the Spanish Colonial and Mission Revival styles of architecture and was designed to represent the historic styles of the western frontier. The structure was built into the sloping lot and has three levels. Current tenants at the Hacienda Building include restaurants, financial companies, salons, and retail. On November 6, 2019, the HDC approved the residing, reroofing, and repainting of the building, which has since been completed. A lot merger was also approved in 2022 to combine the two lots that make up the Hacienda Building into one lot.

GENERAL PLAN DESIGNATION	HF, Historic Folsom Mixed Use
ZONING	HD, Sutter Street Subarea of the Historic District
ADJACENT LAND USES/ZONING	North: Public Parking Lot (HD) South: Sutter Street with existing commercial, retail, and restaurant buildings (HD) East: Riley Street with commercial properties beyond (HD) West: Sutter Street with existing commercial, retail, and restaurant buildings (HD)
SITE CHARACTERISTICS	Existing three-story commercial building on a 7,942-square-foot lot, built on a moderately steep lot sloping downhill towards the north.
APPLICABLE CODES	<u>FMC</u> Chapter 17.52 HD, Historic District <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 17.52.510, Sutter Street Subarea special use and design standards Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 702 SUTTER STREET STAIR RECONFIGURATION
 (DRCL22-00104)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the Site Plan dated 6/8/22 and Elevations dated 9/9/22 included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.	OG	CD (B)
3.		This approval is for Design Review for a new front staircase on the existing Hacienda Building located at 702 Sutter Street. The applicant shall submit building plans that comply with this approval and the Site Plan dated 6/8/22 and Elevations dated 9/9/22 included in Attachment 5 and Colors and Materials Board included in Attachment 6.	B	CD (P)
4.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (October 5, 2023). Failure to obtain the relevant building, demolition, or other permits within this time period, without the timely extension of this approval, shall result in the termination of this approval.	B	CD (P)

5.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
6.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
7.		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)
8.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)

10.		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 recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
11.		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.	G, I, B	CD (P)(E)(B)
12.		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.	G, I, B	CD (P)(E)(B)
13.		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. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)

14.		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).	G, I, B	CD (E)
15.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
16.		No building permit for this project shall be issued until the approved lot merger has been recorded with Sacramento County.	B	CD (P)(E)

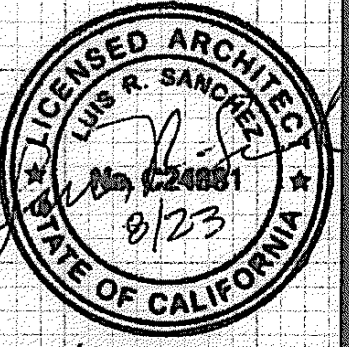
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
(P)		M	Prior to approval of Final Map
(E)		B	Prior to issuance of first Building Permit
(B)		O	Prior to approval of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

Attachment 4 Vicinity Map



Attachment 5
Site Plan dated 6/8/22 and Elevations
dated 9/9/22

REVISIONS	BY
1. PLN CHK REVISIONS 6/18/22	LRS



NEW STAIRS & RELOCATED HDX STAIRS FOR 702 SUTTER STREET, FOLSOM, CA
OWNER: MOE HIRANI

SITE PLAN
PROJECT INFO
CODE INFO
SHT. INDEX
H2F PREPARED BY VIC. MAP

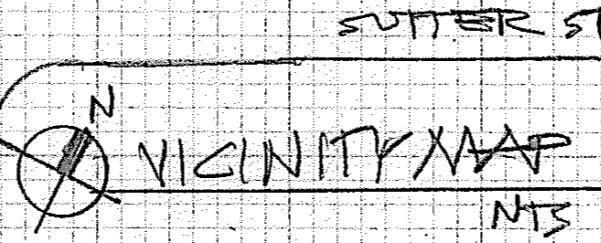
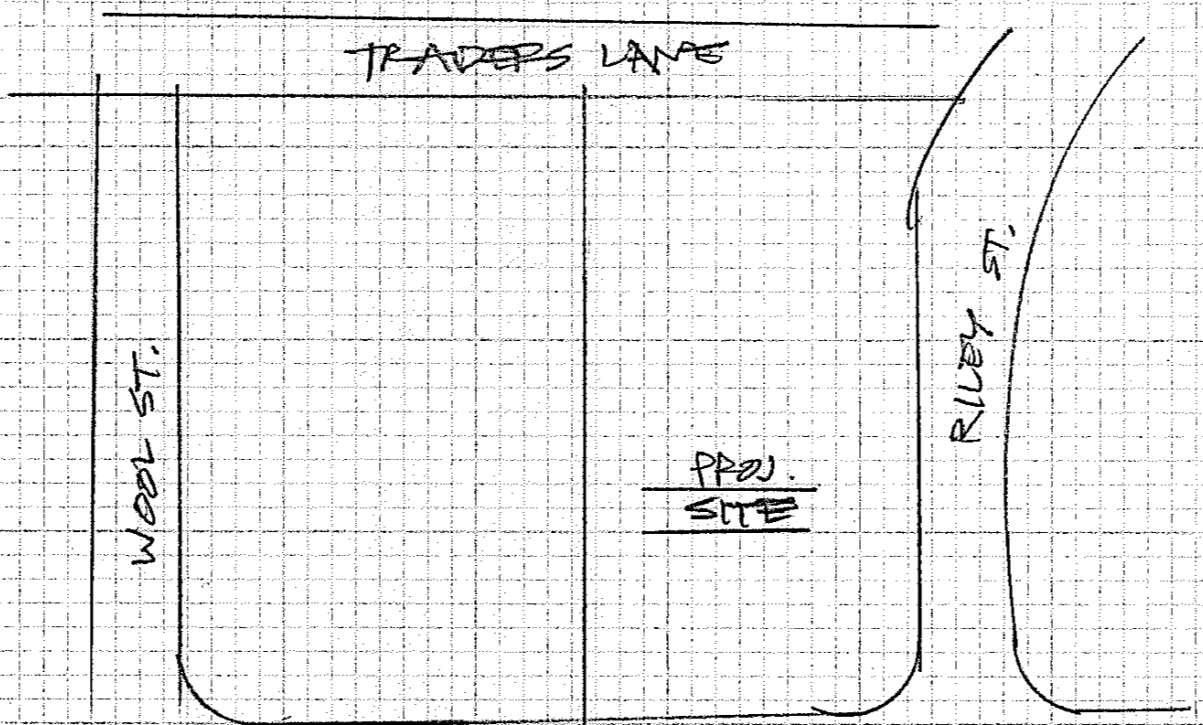
DRAWN LRS
CHECKED
DATE 2/26/22
SCALE NOTED
JOB NO. MH-200
SHEET
A1
OF 3 SHEETS

NEW STAIR NOTES

1. CONTRACTOR/OWNER SHALL COORD. ALL FABRICATION OF STEEL STAIR
2. CONTRACTOR SHALL REVIEW STEEL STAIR SHOP DRAWINGS FOR ACCURACY AND VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION
3. CONTRACTOR/OWNER SHALL COORD. ORDERING OF CONCRETE TREADS AND DETERMINE ACCURATE SIZE, FINISH & COLOR.
4. CONTRACTOR SHALL COORD. ALL FIELD WELDING OF STEEL STAIRS AND ATTACHMENT OF CONC. TREADS.
5. STAIRS SHALL BE DESIGNED FOR 100 PSF PER SBS 1607.1 ITEM 30

PROJECT SCOPE/INFO:

- ADDRESS: 702 SUTTER ST., FOLSOM, CA
- OWNER: MOE HIRANI PHN: 970-0052-011
- ARCHITECT: LUIS SANCHEZ
- ENGINEER: AUGUSTIN RODRIGUEZ
- CODE: 2019 CA COMM. CODE
- SCOPE OF WORK: DEMO EXISTING STAIR TO SECOND FLOOR & CONSTRUCT NEW STAIR PER PLANS/DETAILS. NO OTHER WORK.



SHEET INDEX

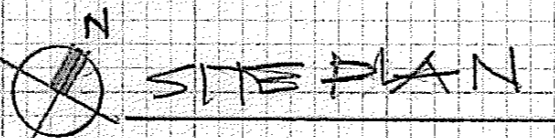
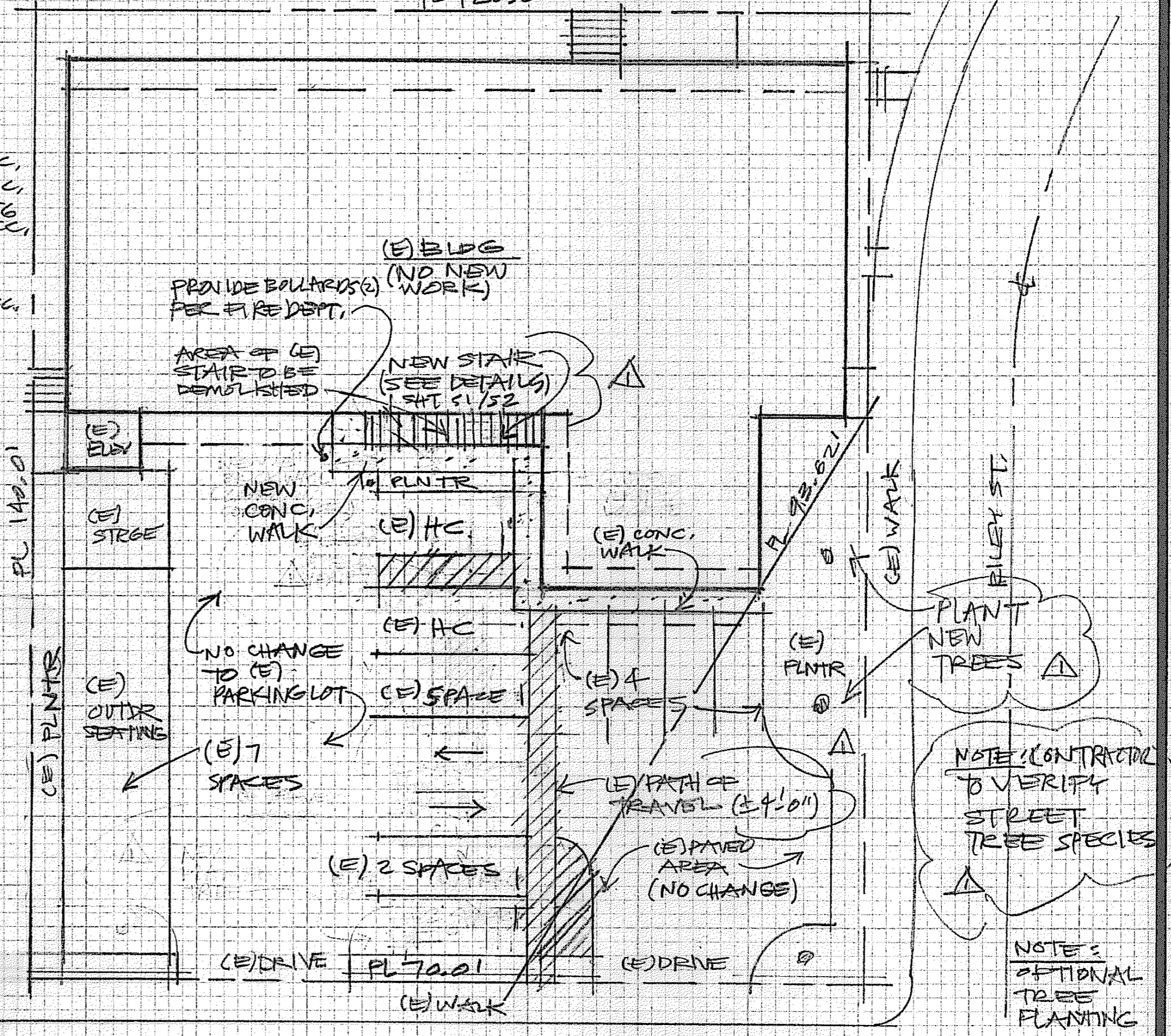
- A1: SITE PLAN / PROJ. INFO
- S1: STAIR FRAMING PLANS
- S2: STAIR DETAILS

△ A-2000 OCCUPANCY INFO PER TABLE 1004.5 2019 VBC

1. WAITING TO SFT/7 = 10,000
2. BAR 154 SF/17 = 9,000
3. DINING RM 2340 SF/15 = 156,000
4. KIT/BAR STAFF = 1560 SF/1200 = 8000
5. OUTSIDE DINING = 1440 SF/15 = 96,000

- 292 TOTAL OCC. @ 2ND FLOOR
- STAIR WIDTH MIN. 44" PER CODE
- 5'-0" STAIR WIDTH PROVIDED

NOTE: NO CHANGE TO PARKING LOT OR EXISTING PARKING



1/16" = 1'-0"

SUTTER ST. &
NOTE: CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

NOTE: CONTRACTOR TO VERIFY STREET TREE SPECIES

NOTE: OPTIONAL TREE PLANNING

702

SUTTER ST.
FOLSOM, CA

ANR ASSOCIATES

1132 WESTACRE ROAD
WEST SACRAMENTO, CA 95691

PHONE: (916) 376-0410
CELL: (916) 607-5879

e-mail: augie_rodriguez@yahoo.com

DATE	ISSUED FOR

ENGINEER'S STAMP
EXPIRES 3-31-24



Augustin Rodriguez

DATE: 9-09-22

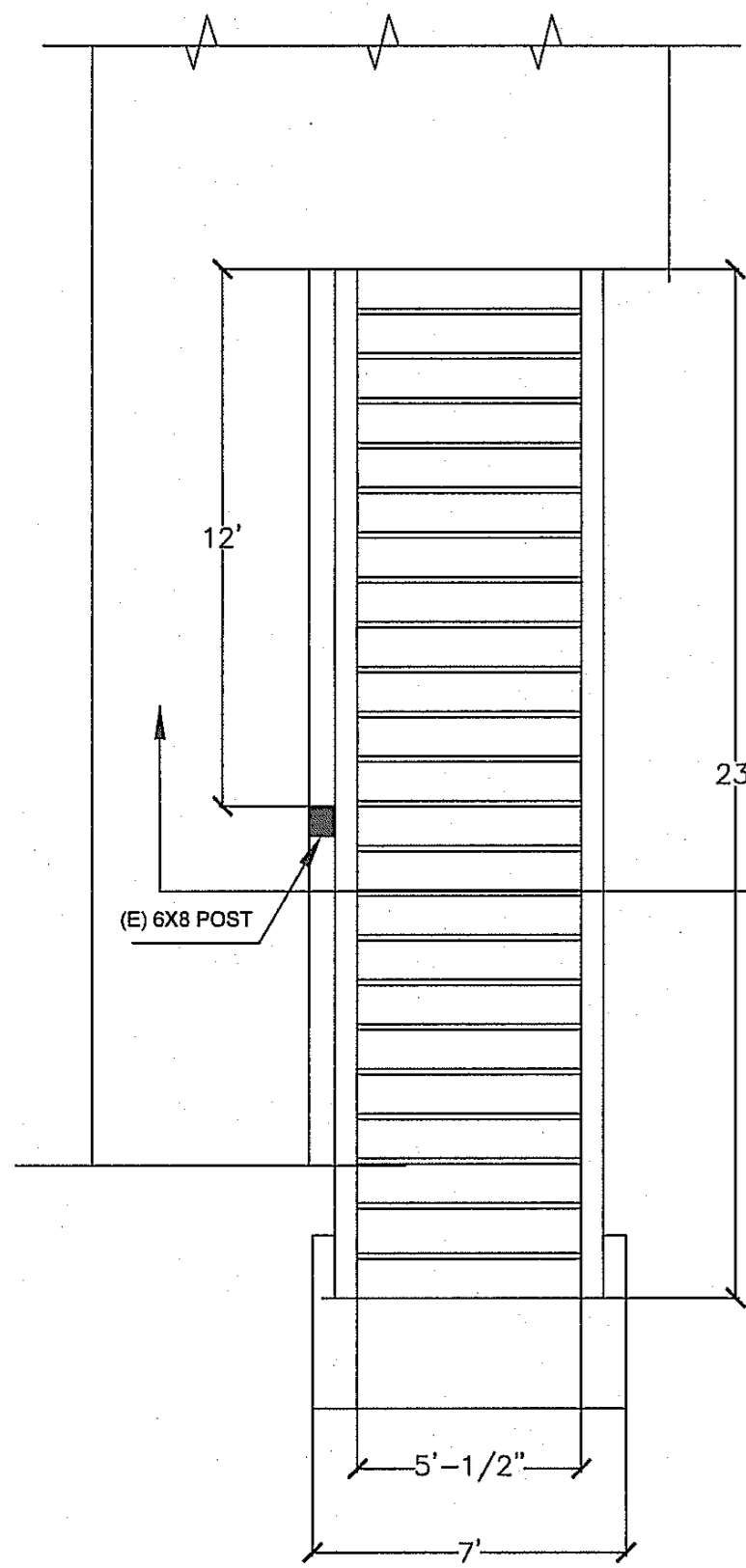
OWNER(S)

SHEET TITLE
FLOOR AND FRAMING PLAN

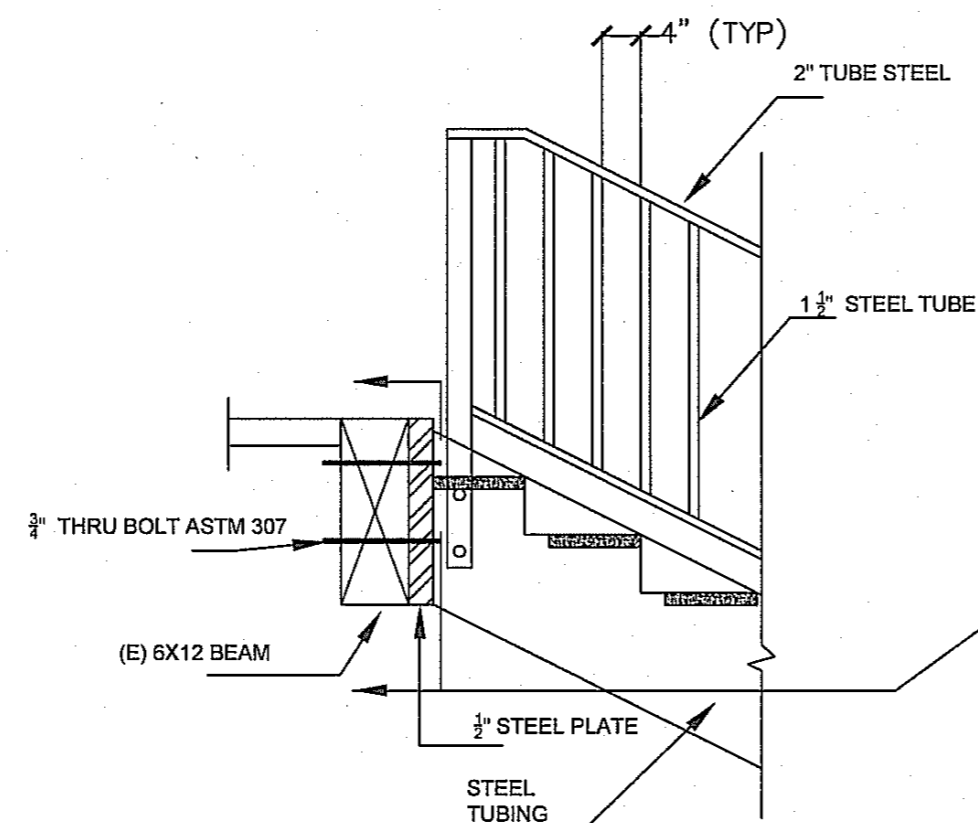
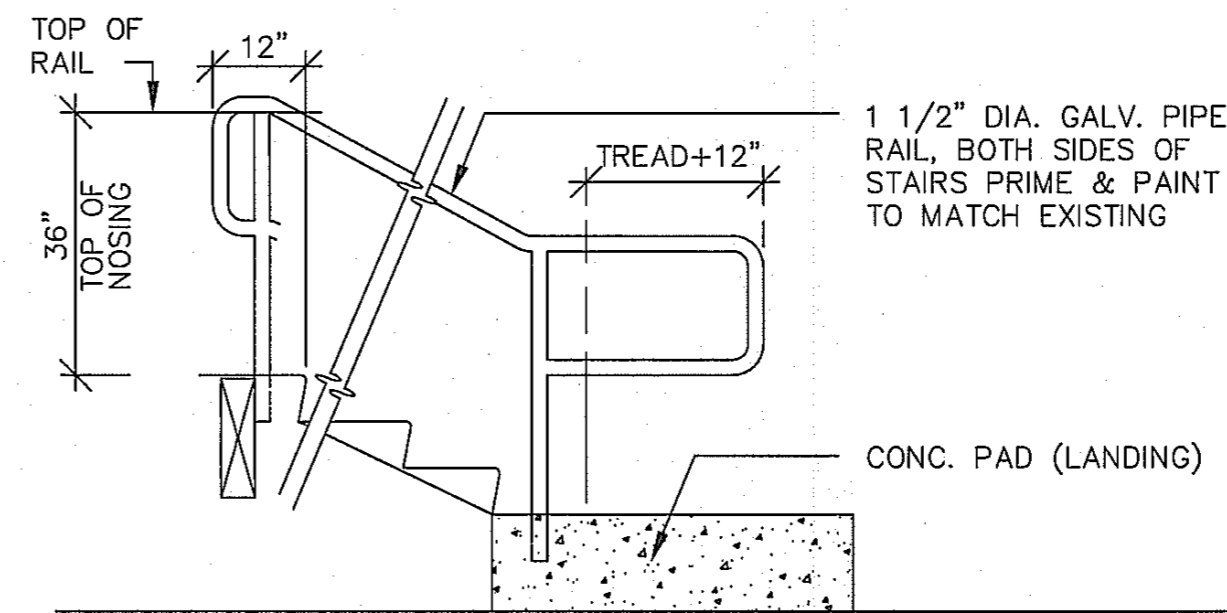
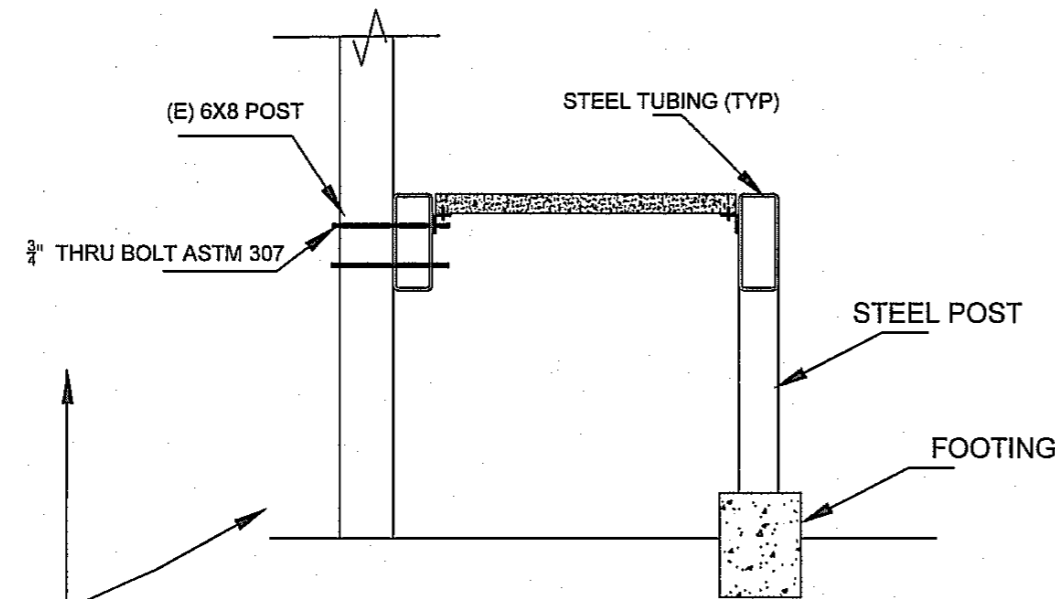
SHEET NO.

S1

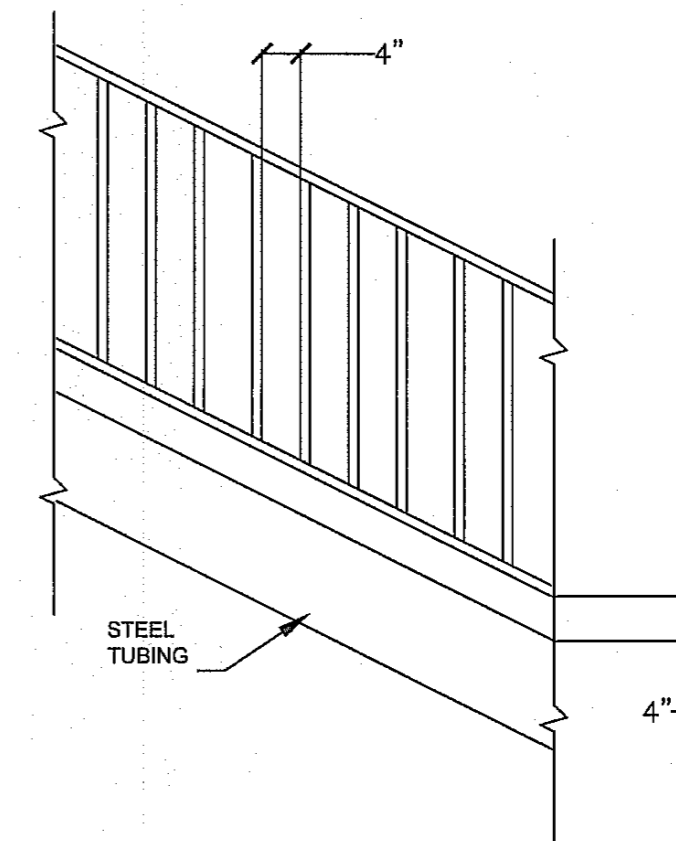
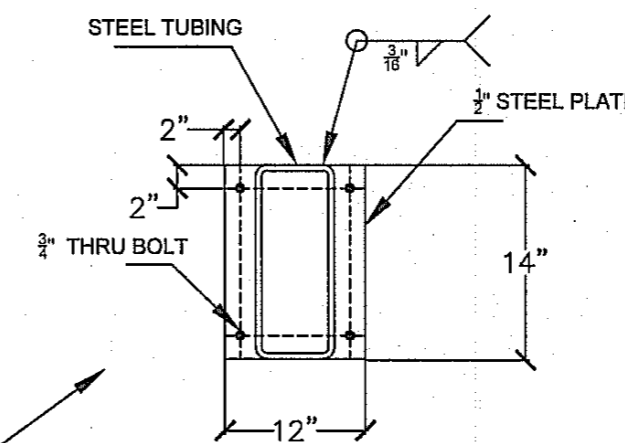
These drawings constitute the original and unpublished work of ANR ASSOCIATES and may not be duplicated, used or disclosed without prior written consent.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

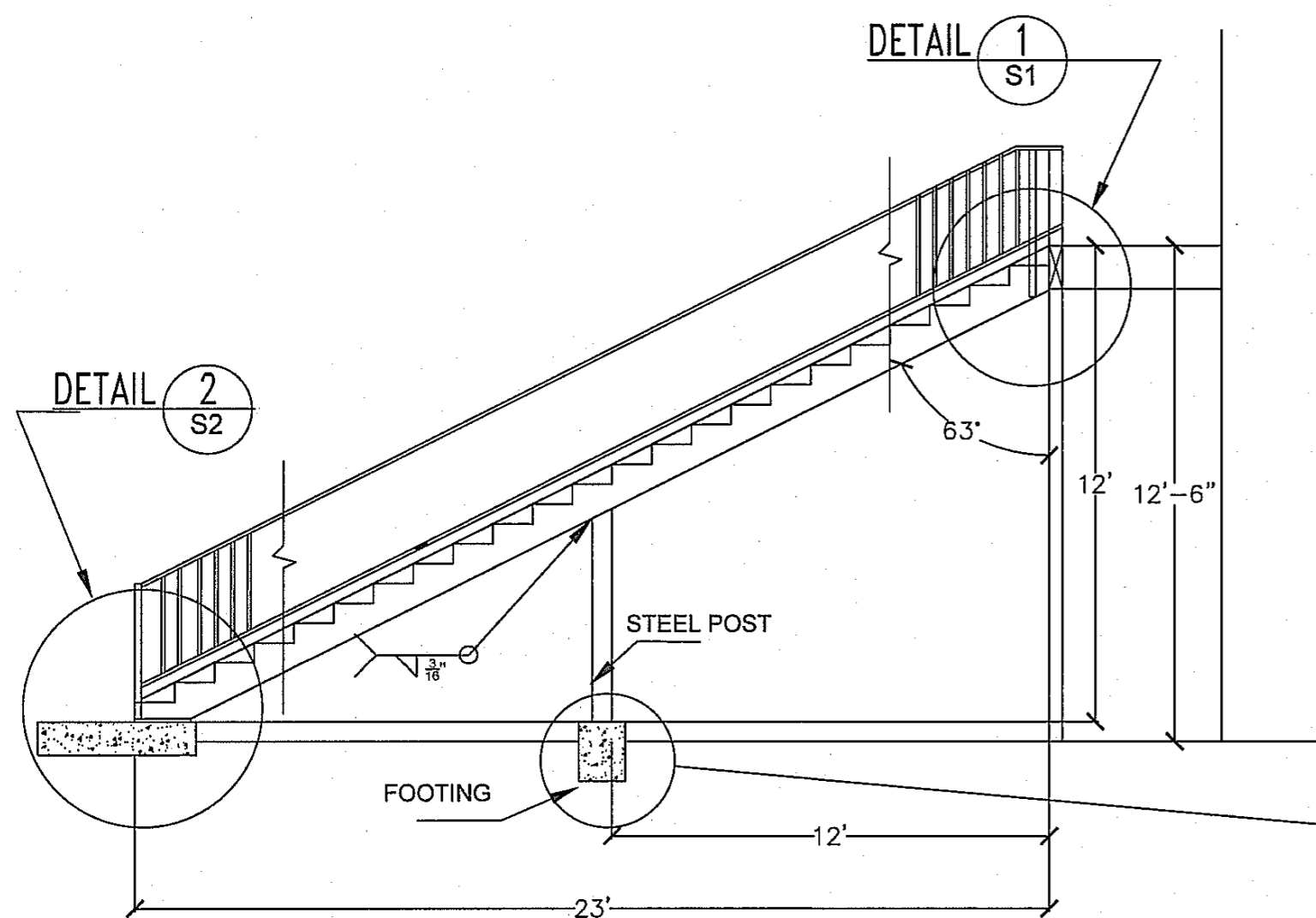


DETAIL 1
S1



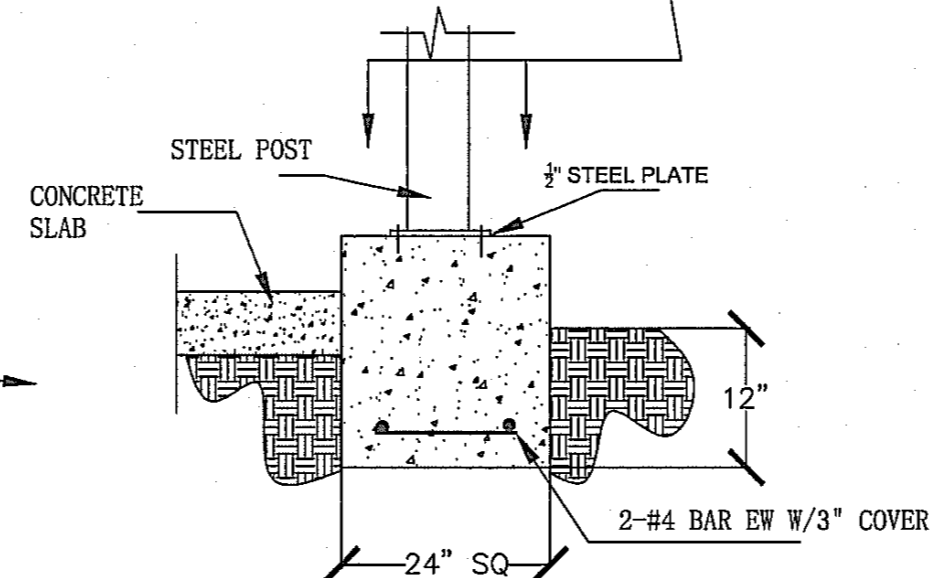
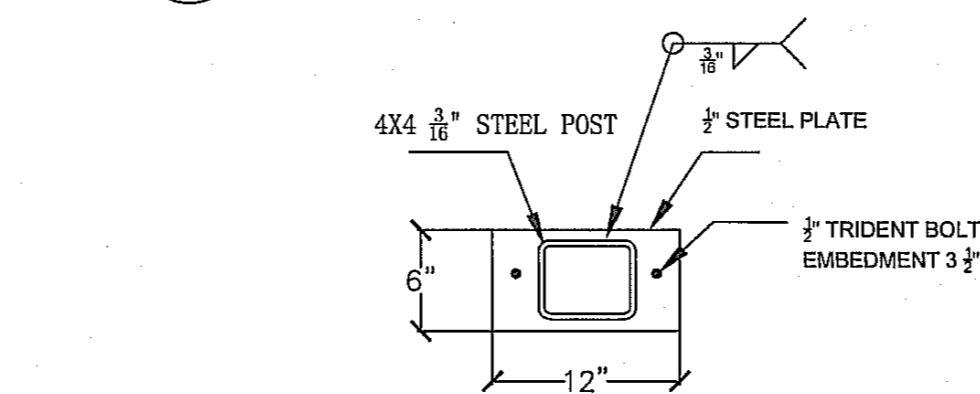
RAILING DETAIL

SCALE: 1/2" = 1'-0"



ELEVATION

SCALE: 1/4" = 1'-0"



FOOTING DETAIL

NOTE

STEEL SHALL BE: ASTM A36

STRINGER SHALL BE 10X4 X 3/8" TUBING

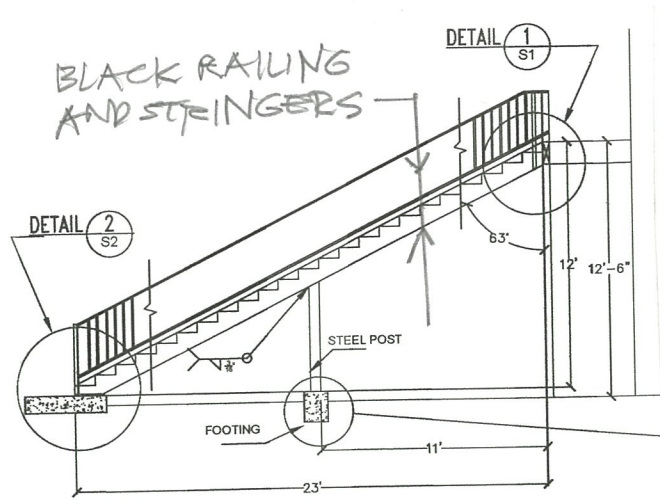
WELDING SHALL BE IN ACCORDANCE WITH THE AMERICA WELDING SOCIETY (AWS)

Attachment 6

Proposed Colors and Materials

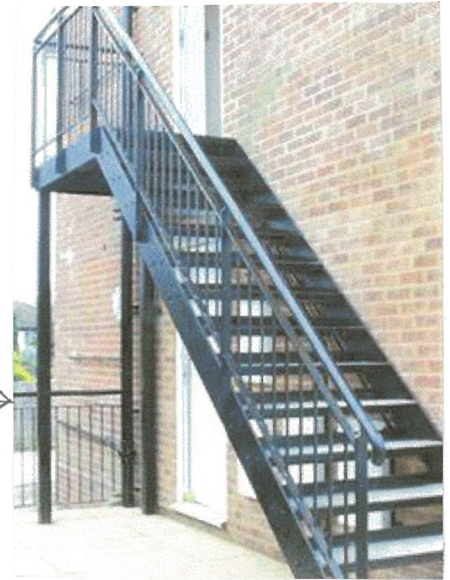
COLOR AND MATERIALS BOARD FOR NEW STAIR

AT 702 SUTTER STREET, FOLSOM CALIFORNIA



PROPOSED STAIR

SIMILAR
BLACK
STEEL
STAIR
AND
CONC.
TREADS

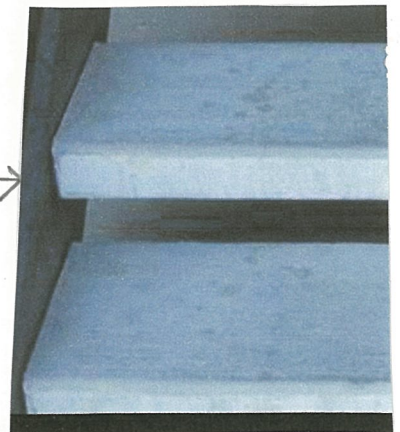


EXIST.
BLACK
STEEL
RAILS
ON-SITE



SIMILAR
BLACK
STEEL ON
BLDGs IN
HISTORIC
DISTRICT

PROPOSED
NATURAL
CONC.
TREADS



Historic District Commission
702 Sutter Street Staircase Remodel (DRCL22-00104)
October 5, 2022

Attachment 7 Site Photo



Historic District Commission
702 Sutter Street Staircase Remodel (DRCL22-00104)
October 5, 2022

Attachment 8
Letter from Folsom Heritage Preservation
League

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

May 25, 2022

PROJECT: Building and Site Remodel (including new access stairs to the second floor and modifications to the front parking area) at 702 Sutter Street in the Sutter Street Commercial Subarea (File 22-00104).

REQUEST: Design Review

PROJECT

HISTORY: Application was Circulated by the City on May 16, 2022 and feedback was requested by May 27.

GENERAL COMMENTS REGARDING THE CITY’S ENTITLEMENT PROCESS

A note has been added to the current request for feedback to specify that the City has not yet analyzed any aspect of the application. HPL would like to respond to this comment by expressing our objection to the practice of circulating projects in the Historic District that don’t meet basic requirements. Analyzing projects that can/should never be built is a waste of time for applicants, planning staff, public agencies and special interest groups alike.

It is HPL’s opinion that applications should not be circulated until planning staff has completed the first project review and provided the applicant an opportunity to meet zoning codes, building codes, and parking lot layout requirements. Applicants should also be informed about the Design Guidelines for the Historic District.

GENERAL COMMENTS REGARDING THE HACIENDA BUILDING

The main design requirement for the Sutter Street Subarea is that all structures should have a pre-1900 design style. Because the Hacienda Building was constructed at a later time, it may reflect a design style that was used between 1850 and 1950. However, the building should not represent several different styles.

Currently the overall impression of the Hacienda Building is eclectic. Some aspects of the building design appear historic while other details would not have been used before 1950. Because many different materials have been introduced along the building facades and in the parking lot, it is HPL’s opinion that the property appears uncoordinated.

PROJECT REVIEW

The current application is mainly focused on site design. As a part of the reorientation of a staircase to the second floor, the applicant is proposing to create a small front courtyard and relocate two existing accessible parking spaces. One of the existing parking spaces would also be eliminated.

A low brick wall with a small iron fence has been proposed around the front courtyard. View 2 of the provided renderings also appears to show that the existing storage area at the west end of the front building façade will be expanded. On the rendering, the storage area is surrounded by a high brick wall with a low iron fence, but a detail of this enclosure has not been included with the application.

Even if brick walls have been installed along Sutter Street, the proposed wall design is not historic and should not be located directly in front of a building with board-and-batten and stone façade materials.

HPL's Recommendations

- The area in front of the building should not be used for a storage enclosure but may be considered for an outdoor serving area.
- Propose a wall/fence design around the proposed front court yard that is more historic and also more compatible with the existing Hacienda Building.

The proposed site plan shows accessible parking spaces in front of the Hacienda Building. However, the back-up space behind the relocated parking spaces only measures 16-feet. The safe path of travel from the remaining parking spaces close to Sutter Street is also only 2-feet wide. This layout does not meet accessibility codes.

To make the parking area safe and functional, the site may only be able to accommodate one row of parking in front of the building. If the existing outdoor serving area is relocated to the area between the existing storage space and the proposed court yard, the row of parking spaces could be extended west (for an overall of 10 spaces). More landscaping could also be added along Sutter Street.

HPL's Recommendations

- Eliminate the two existing parking spaces close to the front project boundary and increase the width of landscaping along Sutter Street.
- Relocate the outdoor serving area from the front parking lot to the area west of the proposed court yard and extend the row of parking spaces towards the west project boundary.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: October 5, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 198 Persifer Street Garage
File #: DRCL22-00116
Request: Design Review
Location: 198 Persifer Street
Parcel(s): APN 070-0172-047-0000
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Irving & Barbara Dickson
Address: 198 Persifer Street
Folsom, CA 95630

Applicant

Name: Bart Edwards
Address: 1489 Buckeye Ct.
Auburn, CA 95603

Recommendation Conduct a public meeting, and upon conclusion recommend approval of a Residential Design Review Application of a 370-square-foot detached garage located at 198 Persifer Street, as illustrated on Attachment 5 for the 198 Persifer Street Garage project (DRCL22-00116) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-18).

Project Summary: The proposed project consists of construction of a new structure that includes a 370-square-foot garage located at 198 Persifer Street. The property is located within the Persifer-Dean Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Site Plan, Floor Plans and Elevations, dated 3-1-22
6. Originally Proposed Elevations
7. Site Photos



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: October 5, 2022

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Bart Edwards, is proposing construction of a new structure that includes a 370-square-foot garage located at 198 Persifer Street. Staff notes that the structure is also proposed to include an accessory dwelling unit (ADU). However, because the ADU is 16 feet tall or less and 800 square feet or less, that portion of the structure is subject to ministerial approval, as described in the Policy/Rule section below. The proposed structure will be 16 feet in height and will contain vertical siding with shingle siding under the front roof eaves and brick accents on the porch columns, trim on all windows and asphalt shingle roofing, as shown in Attachment 5.

At its September 7, 2022 meeting, the HDC heard the applicant's request for this garage with horizontal siding on the front and stucco siding on the rear (as shown in Attachment 6). The Commission expressed concerns that the proposed sidings were not architecturally compatible with the vertical siding of the primary residence and wanted to continue the item to a future meeting to discuss options with the applicant who was not present at the meeting. Staff reached out to the applicant to modify the plans to better match the primary residence. Staff learned that the applicant had begun work on the project in the interim without issuance of a building permit. As such, a stop work order was placed on the site and the applicant will be charged additional building permit fees per City protocol. The applicant then submitted updated plans showing the siding on all elevations of the garage matching that of the primary residence, which is included in Attachment 5.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code (FMC) states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition or demolition of existing structures within the Historic District. Section 17.52.330 states that, in reviewing projects for design review, the Commission shall consider the following criteria:

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and
- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

Section 17.105.070(A) of the FMC states that one ADU detached from the primary dwelling is allowed with a maximum square footage of 850 square feet for a one-bedroom

unit and that does not exceed 16 feet in height and is located at least 4 feet from side and rear property lines. Section 17.105.070(B) of the FMC states that only ADUs that exceed a height of 16 feet are subject to review by the Historic District Commission. Section 17.105.040 also clarifies that the City cannot preclude development of an ADU of 800 square feet or less with a peak height above grade of no more than 16 feet with at least four-foot-wide side and rear yard setbacks.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is SFHD (Single-Family High-Density), and the zoning designation for the project site is R-1-M (Single-Family Residential, Small Lot District) and is within the Persifer-Dean Subarea of the Historic Residential Primary Area of the Historic District. Single-family residences are allowed by right in the Persifer-Dean Subarea and accessory structures such as garages and sheds are allowed by right if they are auxiliary to a primary structure.

Section 17.52.480 of the Folsom Municipal Code institutes setback and height requirements for accessory structures in the Historic District and Section 17.52.540 institutes requirements for pervious surface and building height in the Historic Residential Primary Area. The following table shows how the proposed project relates to the FMC zoning requirements (note that this table only reflects the characteristics of the garage, as the ADU is subject to separate standards that will be reviewed at a staff level as part of the building permit process):

	<u>REQUIRED</u>	<u>PROPOSED</u>
Accessory Structure Front Setback	20 feet, behind front plane of residence	88 feet, behind front plane of residence
Accessory Structure Side Setbacks	5 feet	5 feet
Accessory Structure Rear Setback	5 feet	7 feet
Minimum Pervious Surface	45%	57% (proposed)
Maximum Accessory Structure Height	19.25 feet (height of the primary structure)	16 feet
Separation from Other Structures on Property	6 feet	16.5 feet
Parking	2 spaces for primary residence	2 spaces for primary residence

As shown in the above table, the proposed project will meet all applicable development standards.

Building Design/Architecture

The design guidelines within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The property is located within the Persifer-Dean Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03(c) of the DDG's, which addresses the design concepts for the Persifer-Dean Subarea, states that design in the subarea reflects national trends of the 1950s, and that while a pre-1950s style of building is not necessarily inappropriate, it is important to consider both the individual design and impacts on the neighborhood development pattern. No structures on the 198 Persifer Street property are included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes for residential properties 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 project consists of a 370-square-foot garage. The proposed garage will be 16 feet in height with vertical siding to match the style of the primary residence. Staff has worked with the applicant to ensure that all exterior colors (siding, window trim, brick accents and roofing) will match that of the primary residence and has provided Condition No. 3(b) to mandate this. Staff determined that the proposed garage is compatible with the colors and materials of the primary residence.

The DDGs state that wood frame double hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. The applicant proposes one horizontally oriented vinyl window on the left elevation of the garage. However, all other windows on the ADU are proposed to be vertically oriented. Because the window proportions on the building as a whole will be vertical, staff supports the horizontal window on the left elevation.

The garage includes residentially scaled doors, consistent with the DDGs. The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design. The proposed structure will be 16 feet in height and 370 square feet in size, both of which do not exceed the square footage or height of the primary residence, as mandated by Section 17.52.480 of the FMC.

Vehicular access to the proposed garage will be via the existing driveway off Persifer Street. Section 5.04.03(c) of the DDGs state that driveway access is typically from the street rather than the alley in the Persifer-Dean Subarea. According to the DDGs, Appendix D, Section C.4 (e), if a roll-up or metal garage door is used, it should be plain and not paneled and windows are discouraged. The proposed garage features a single roll-up unpanelled door with no windows, consistent with this guideline.

Staff has determined that the overall design, colors, materials, and layout of the proposed

garage structure are consistent with the design and development guidelines for the Persifer-Dean Subarea and the building materials, textures and colors are consistent with surrounding development and with the general design theme of the neighborhood. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

Accessory Dwelling Unit

As part of the overall project, the applicant is proposing to build a one-bedroom 798-square-foot ADU that would be attached to the proposed garage and would be 16 feet in height and located 4 feet from the property line.

Section 17.105.070(A) of the FMC states that one ADU detached from the primary dwelling is allowed with a maximum of 850 square feet for a one-bedroom unit, that does not exceed 16 feet in height and is located at least 4 feet from side and rear property lines. Section 17.105.070(B) of the FMC states that only ADUs that exceed a height of 16 feet are subject to review by the Historic District Commission. In addition, section 17.105.040 also clarifies that the City cannot preclude development of an ADU of 800 square feet or less with a peak height above grade of no more than 16 feet with at least four-foot-wide side and rear yard setbacks. As such, the proposed ADU is not subject to Historic District Commission review.

The ADU portion of the structure will not be subject to the design standards of FMC Sections 17.105.150 and 17.105.160, as the ADU is not larger than 800 square feet or taller than 16 feet in height. As such, the Historic District Commission will only be reviewing the garage portion of the structure. The design and footprint of the rest of the structure has been included in the plans for informational purposes only to give a sense of context for the rest of the building. The Historic District Commission may not review the portion of the structure that is dedicated to the proposed ADU.

Consistent with State law and the Folsom Municipal Code, staff will evaluate the proposed ADU to ensure that it complies with the applicable requirements in Chapter 17.105. If applicable requirements are met, ministerial approval is required. However, due to the size (less than 800 square feet), peak height above grade (at most 16 feet), and setbacks (side and rear yard setbacks at least four feet) staff's review will be limited and the design standards in Section 17.105.160 cannot be used to deny the proposed ADU. While the Commission or staff cannot mandate design standards on the ADU, staff has worked with the applicant to achieve an ADU design consistent with the general design theme of the neighborhood and compatible with the design of the main house and the garage.

Protected Trees

The City Arborist noted that a 24-inch Blue Oak tree is located at the northwest corner of the project site, adjacent to the alley behind the proposed garage. The City Arborist has

investigated the tree and found that based on the trunk diameter, it is classified as a heritage tree in the FMC. To minimize the impacts to the tree's roots, staff has provided Condition No. 16, which states that a tree work permit and tree protection plan shall be required to protect the tree and account for impacts from the proposed development activities, subject to review and approval by the CDD and that the applicant retain the services of a project arborist for the duration of the development project to monitor the health of protected trees to be preserved and carry out the City-approved tree protection plan. The condition also requires that all regulated activity conducted within the Critical Root Zone of protected trees be performed under the direct supervision of the project arborist. With this condition in place, staff determined that project impacts to the tree roots would be minimized and any potential impacts should be less than significant.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of October 5, 2022, that met the requirements of FMC Section 17.52.320. The initial set of plans were also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (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 in this case.

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL22-00116) for Design Review of a 370-square-foot garage located at 198 Persifer Street, as illustrated on Attachment 5 for the 198 Persifer Street Garage project, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-18).

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION

OF SMALL STRUCTURES) 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 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.

ATTACHMENT 2 BACKGROUND

Sacramento County records indicate that the existing residence located at 198 Persifer Street was first constructed in 1977. Photographs of the existing residence are included here in Attachment 7. The property does not appear on the City of Folsom's Cultural Resources Inventory.

GENERAL PLAN DESIGNATION

SFHD, Single-Family High Density

ZONING

PER, Persifer-Dean Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single-Family Residential, Small Lot District)

ADJACENT LAND USES/ZONING

North: Existing commercial/office properties (BP/NRB) with Natoma Street beyond

South: Persifer Street with existing residences (R-1-M/PER) beyond

East: Existing residences (R-1-M/PER)

West: Existing residences (R-1-M/PER)

SITE CHARACTERISTICS

The 7,459-square-foot project site consists of a single-family residence, a driveway, and landscaping.

APPLICABLE CODES

FMC Chapter 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.480, Accessory Structures
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Chapter 17.105, Accessory Dwelling Units
FMC Section 17.105.070 Single-unit zones: Detached accessory dwelling unit.
Historic District Design and Development Guidelines

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 198 PERSIFER STREET GARAGE (DRCL22-00116)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit and Encroachment Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the Site Plan, Floor Plans and Elevations dated 3-1-22, included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction is required.	OG	CD (B)
3.		The project shall comply with the following architecture and design requirements: <ul style="list-style-type: none"> a. This approval is for a new structure that includes a 370-square-foot garage located at 198 Persifer Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans and Elevations dated 3-1-22 included in Attachment 5. b. The exterior siding, brick, trim and roof shingle colors shall substantially match those of the existing primary residence to the satisfaction of the Community Development Department. 	B	CD (P)
4.		The ADU portion of the proposed structure shall be subject to a separate staff-level review to determine compliance with <u>FMC</u> Chapter 17.105.	B, OG	CD (P,B)
5.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (October 5, 2023). Failure to submit a complete application for the relevant building, demolition, or other permits within this time period, without the timely extension of this approval, shall result in the termination of this approval.	B	CD (P,B)

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"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	G	(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
7.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
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.	B	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.	B	CD (P)(E)

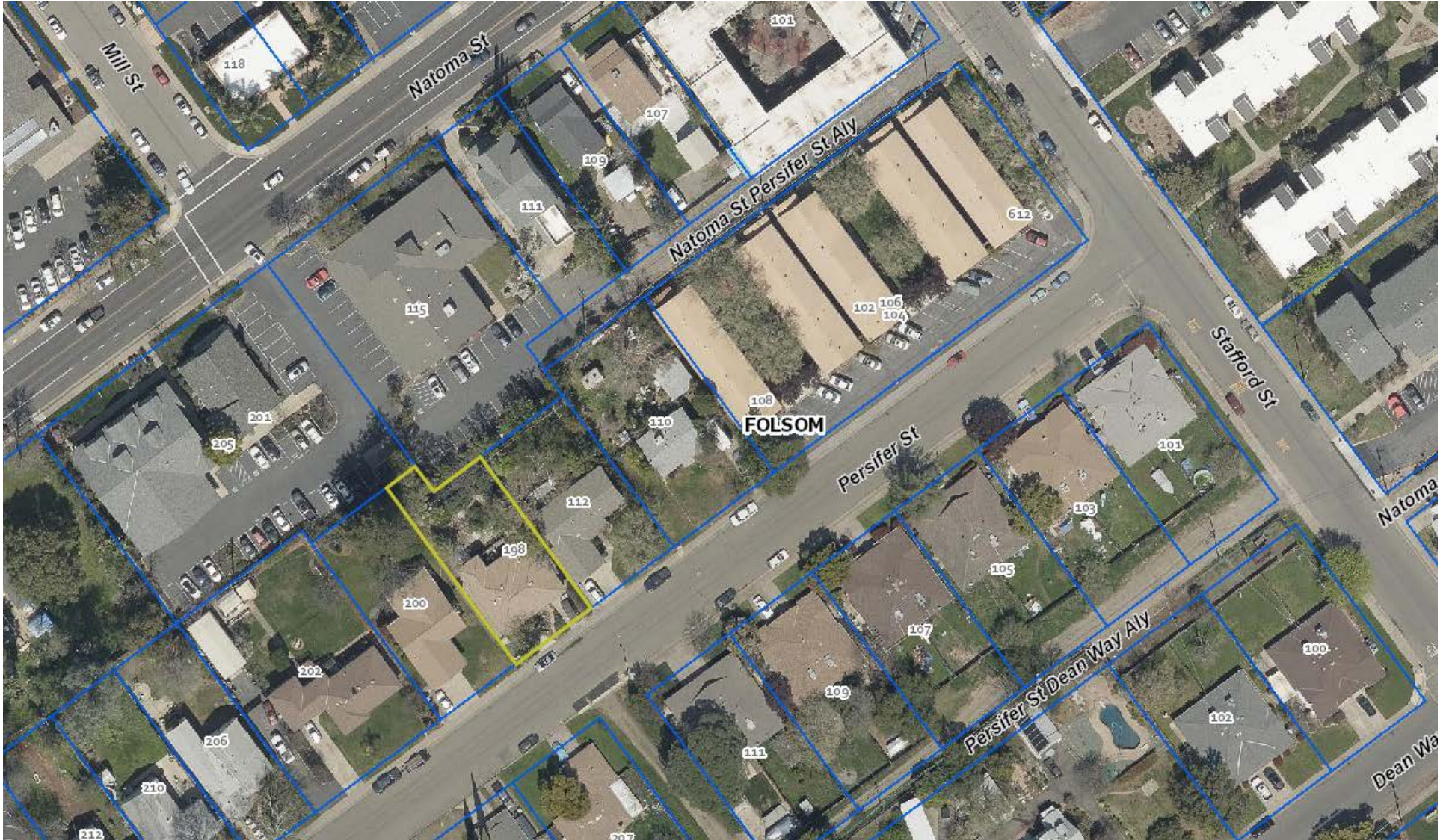
CULTURAL RESOURCE REQUIREMENTS

11.		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 recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
12.		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.	G, I, B	CD (P)(E)(B)
SOILS REQUIREMENT				
13.		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.	G, I, B	CD (P)(E)(B)
NOISE REQUIREMENT				
14.		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. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)

15.		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).	G, I, B	CD (E)
SITE DEVELOPMENT REQUIREMENTS				
16.		<p>A tree work permit and tree protection plan shall be required to protect the existing onsite oak tree and account for tree impacts from the proposed development activities. The tree protection plan shall be prepared in collaboration with a qualified arborist and shall be subject to review and approval by the CDD. The tree protection plan shall contain the contact information of the project arborist and shall be included in all associated plan sets for the project.</p> <p>The applicant shall retain the services of a project arborist for the duration of the development project to monitor the health of protected trees to be preserved and carry out the City-approved tree protection plan. All regulated activity conducted within the Critical Root Zone of protected trees, as that term is defined in Folsom Municipal Code (FMC) 12.16.020, shall be performed under the direct supervision of the project arborist. A copy of the executed contract for these arboricultural services shall be submitted to the CDD prior to the issuance of any tree or grading permits.</p> <p>A certification letter by the project arborist attesting compliance with these conditions shall be submitted to the CDD at the time of the final inspection, prior to the Certificate of Occupancy.</p>	B, I	CD (E)
17.		The improvement plans for the required private improvements shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
18.		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)

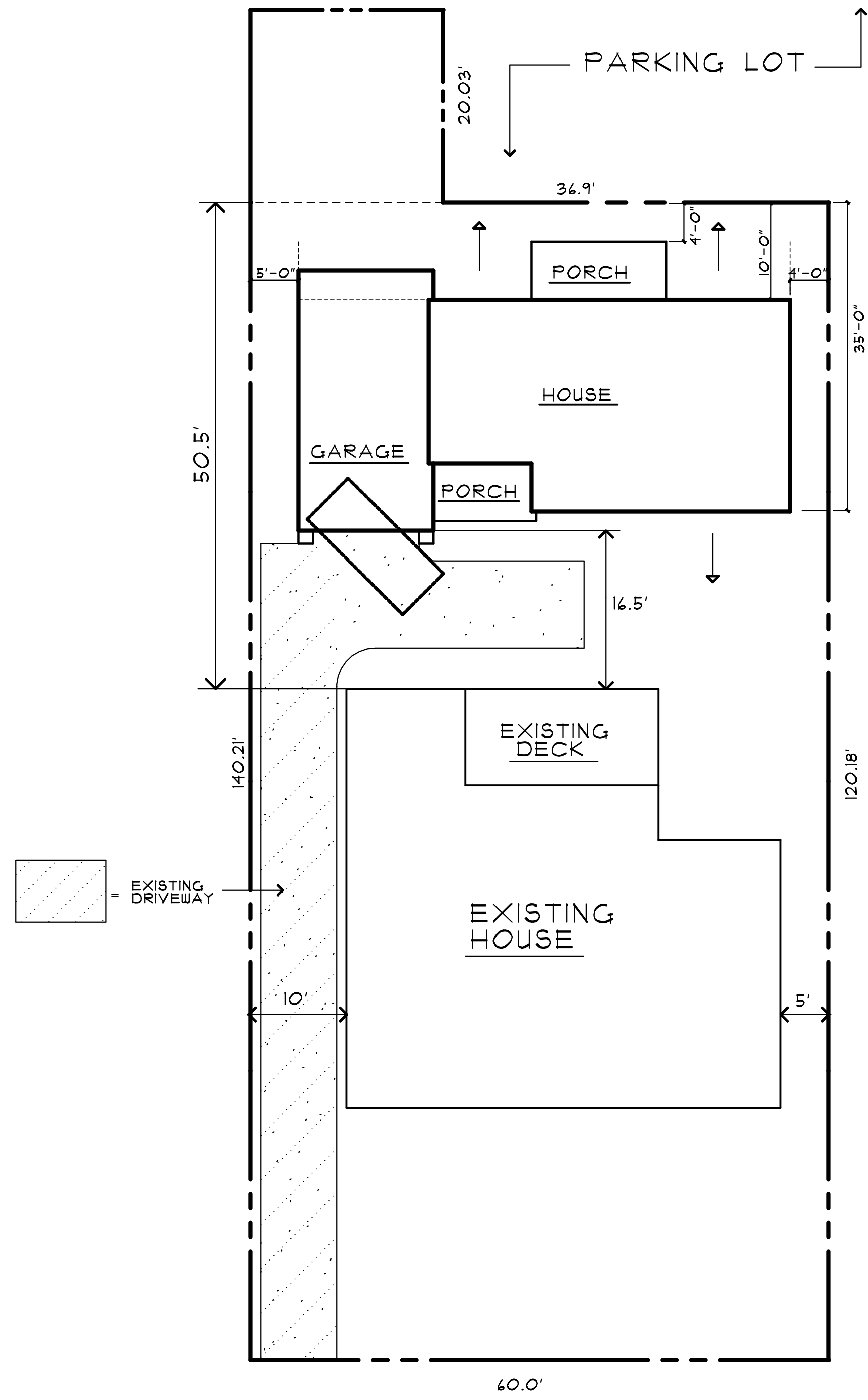
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit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

Attachment 4 Vicinity Map



Historic District Commission
1010 Persifer Street Garage (DRCL22-00116)
October 5, 2022

Attachment 5
Site Plan, Floor Plan and Elevations, dated 3-1-22

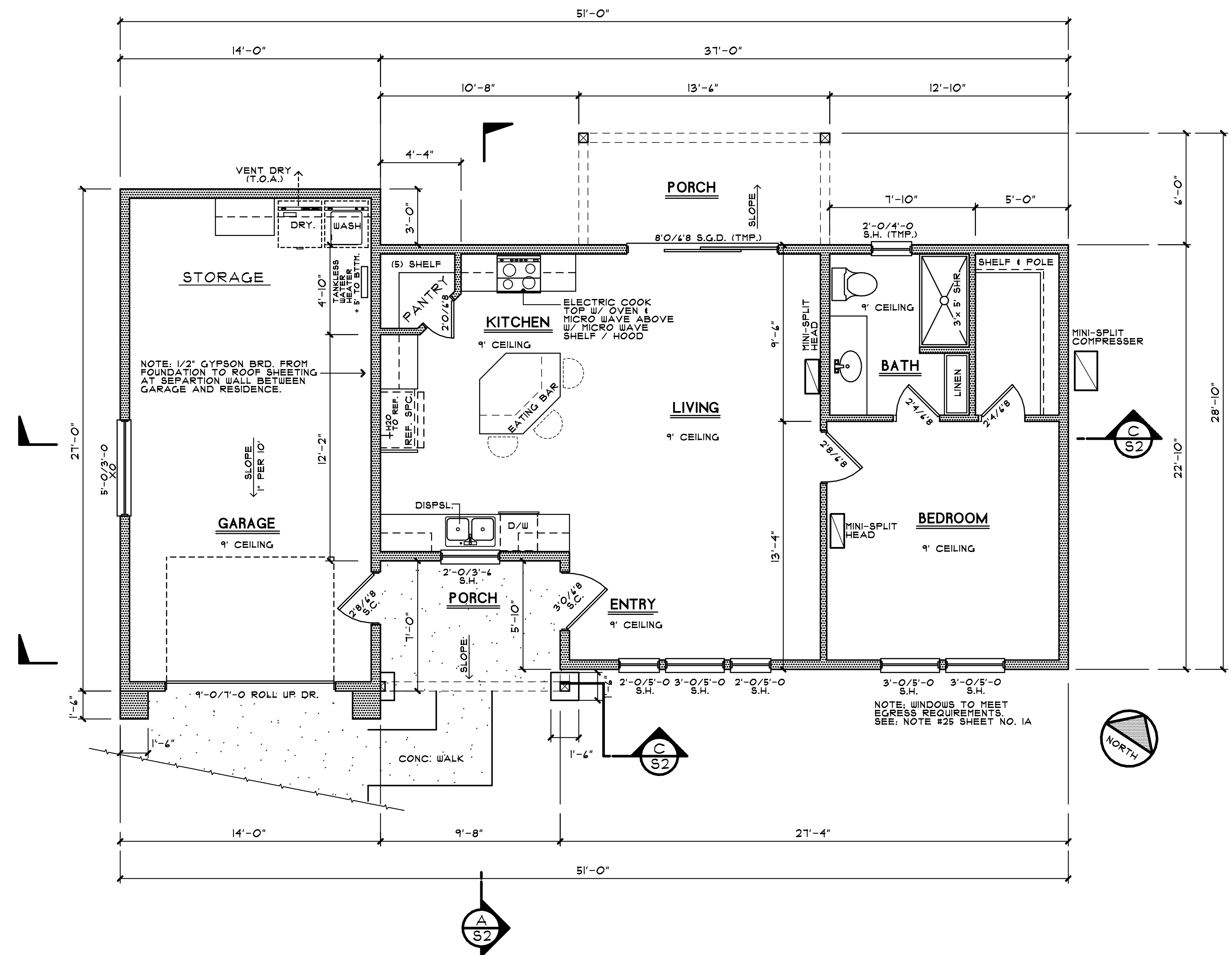


PLOT PLAN

SCALE: 1" = 10'-0"

ADDRESS: 198 PERSIFER WAY
FOLSOM, CA.

REAR YARD AREA = 3526 SQ. FT.
HOUSE, GARAGE & PORCHES = 1294 SQ. FT.
PERCENT OF LOT COVERAGE = 31%



TOTAL FLOOR AREA = 798 SQ. FT.
GARAGE FLOOR AREA = 370 SQ. FT.
PORCH AREAS =149 SQ. FT.

**CALGREEN 2019
FIXTURE FLOW RATE**

FIXTURE TYPE:	FLOW RATE
SHOWER HEADS	2 GPM @ 80 PSI
LAVATORY FAUCETS RESIDENTIAL	1.2 GPM @ 40 PSI .8 GPM @ 20 PSI
KITCHEN FAUCETS	1.8 GPM @ 40 PSI
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS / FLUSH
URINALS	.5 GALLONS / FLUSH

ADU PLANS FOR:
KEN DICKSON
EMAIL: ken@cdmlending.com
ADDRESS: 198 PERSIFER WAY
FOLSOM, CA.

PLANS DESIGNED BY:
AUBURN HOME DESIGN
BART EDWARDS
1489 BUCKEYE COURT
AUBURN, CALIF. 95603
PHONE: 530-823-1212
EMAIL: auburnhomedesign@gmail.com

PLOT PLAN & FLOOR PLAN

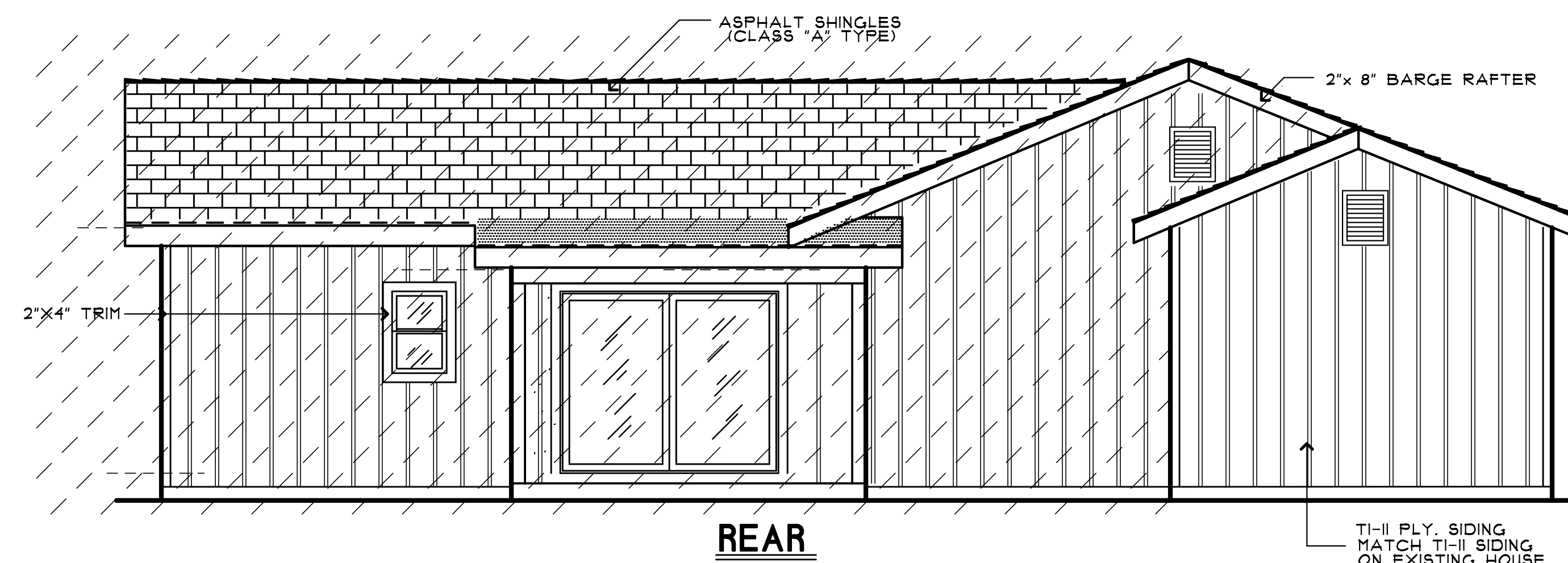
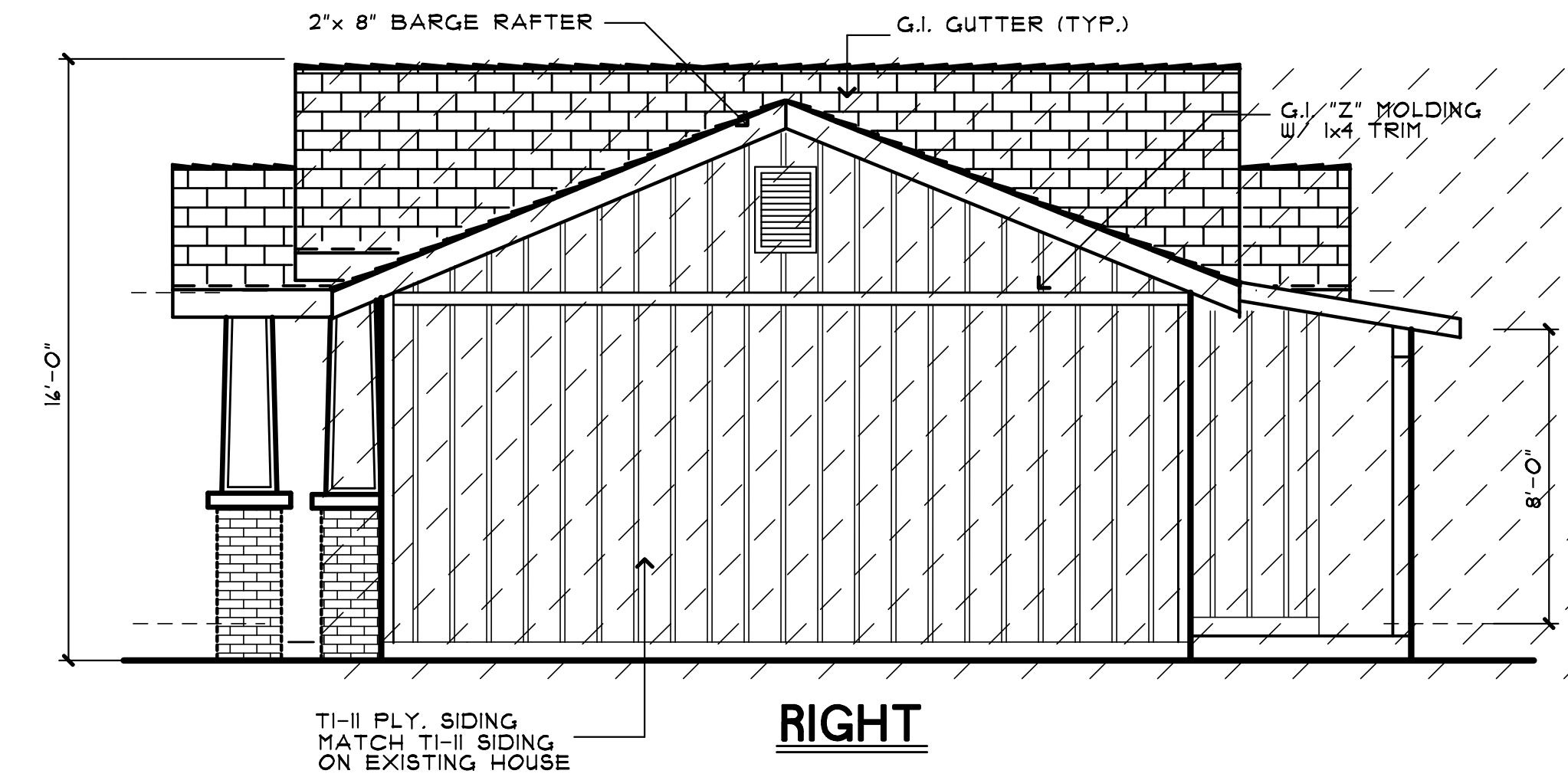
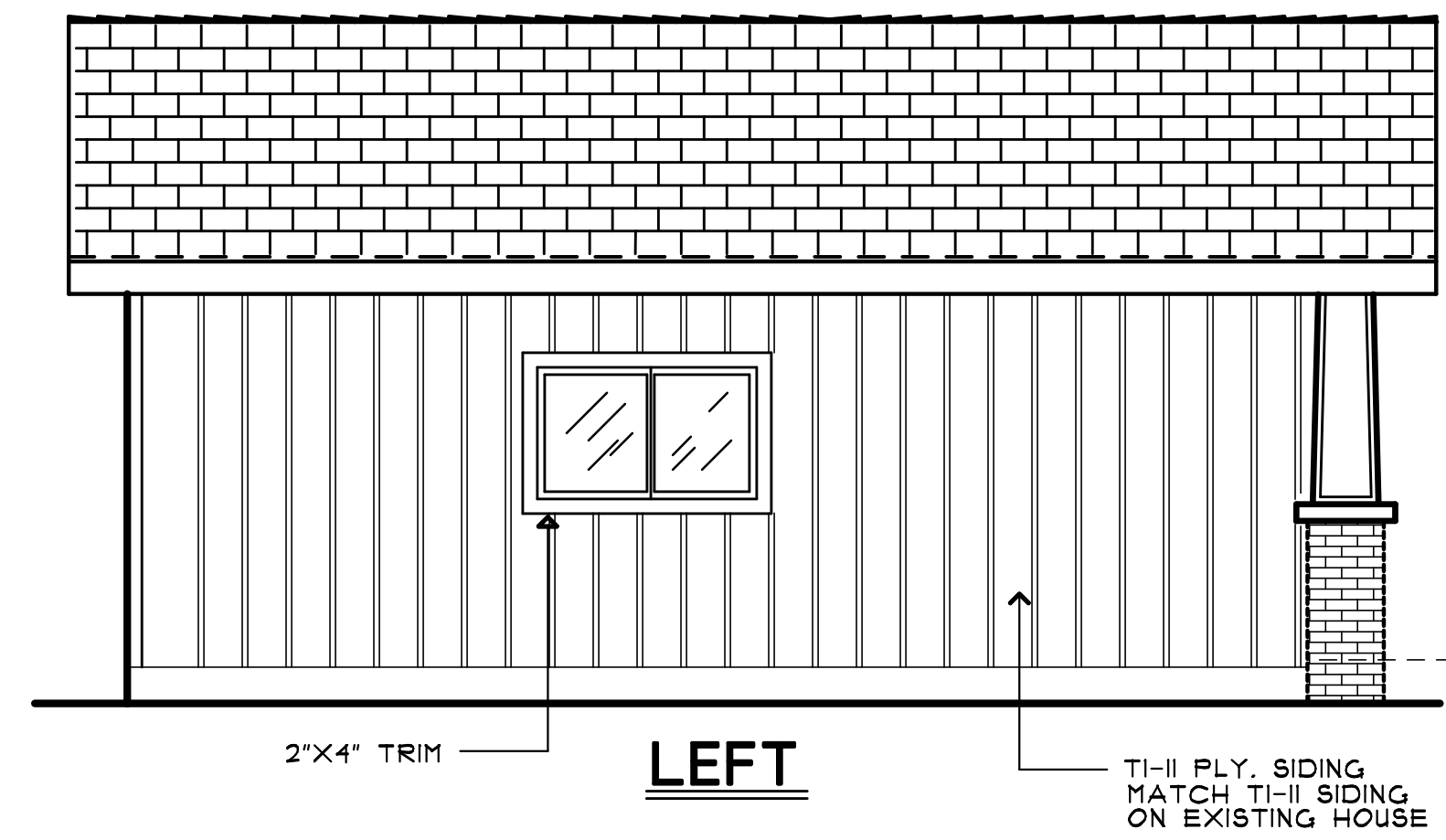
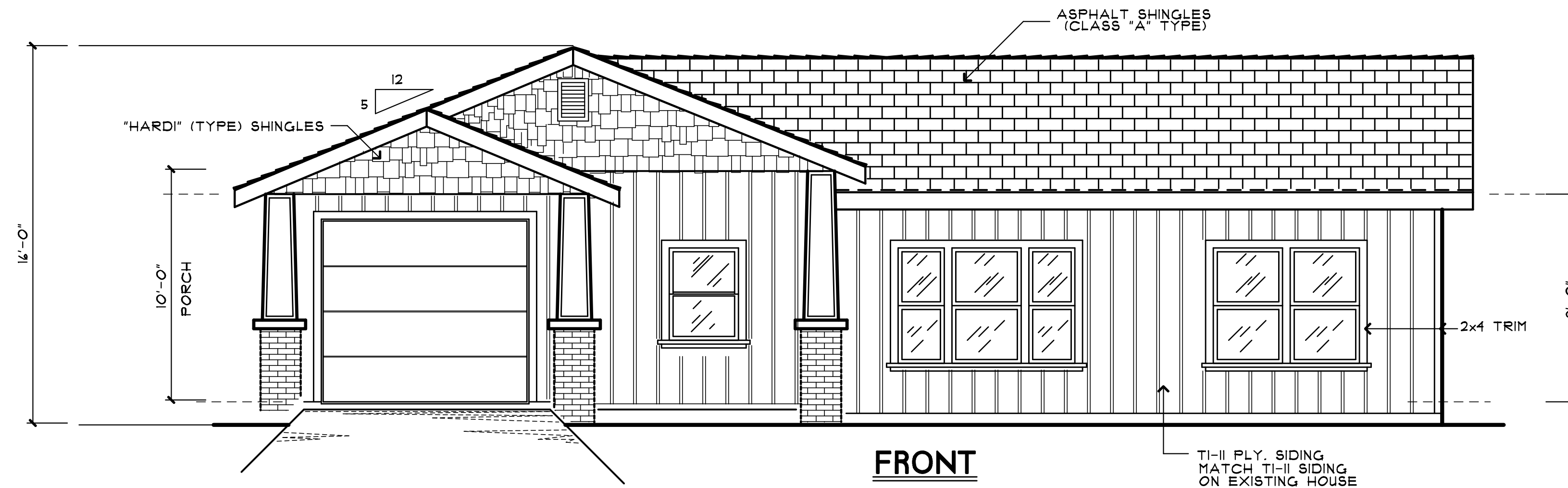
SCALE: 1/4"=1'-0" APPR. BY: DRAWN BY B.E.
DATE: 3-1-22 REVISED

SHEET A1

ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY APPROVED EDITIONS OF THE 2019 CBC, CHC, GFC, CRC, CEC, & THE 2019 CAL GREEN CODE & 2019 CALIFORNIA ENERGY CODE. DRAWING NO. I-489-1D

RECEIVED- COMMUNITY DEVELOPMENT DEPARTMENT

By jkinkade at 10:24:42 AM, 9/16/2022



ELEVATIONS & ROOF PLAN

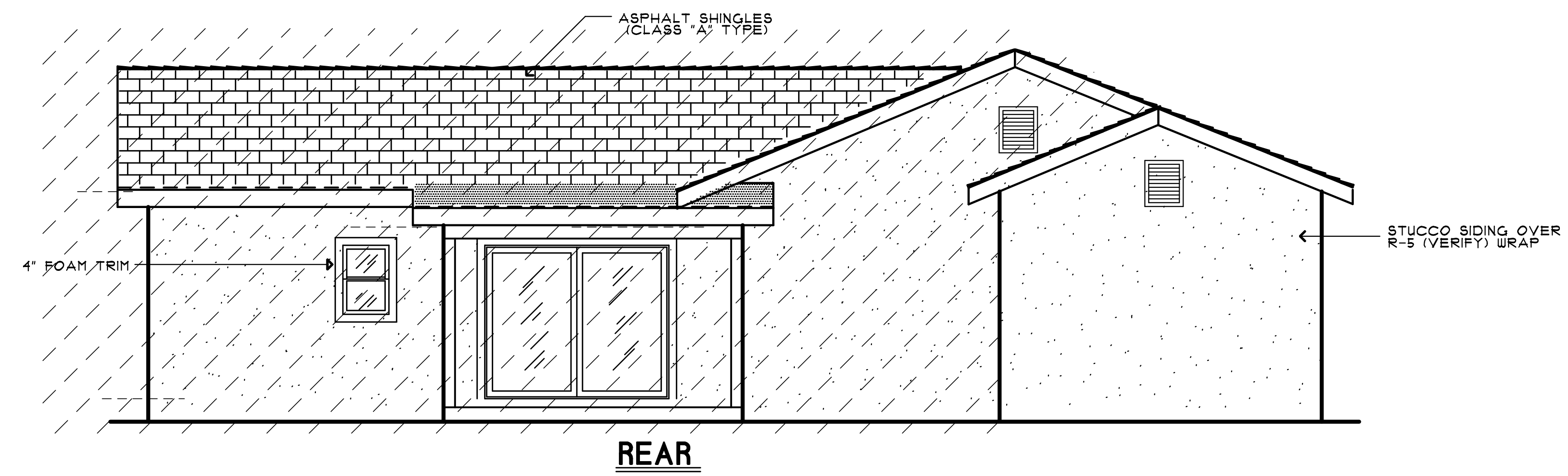
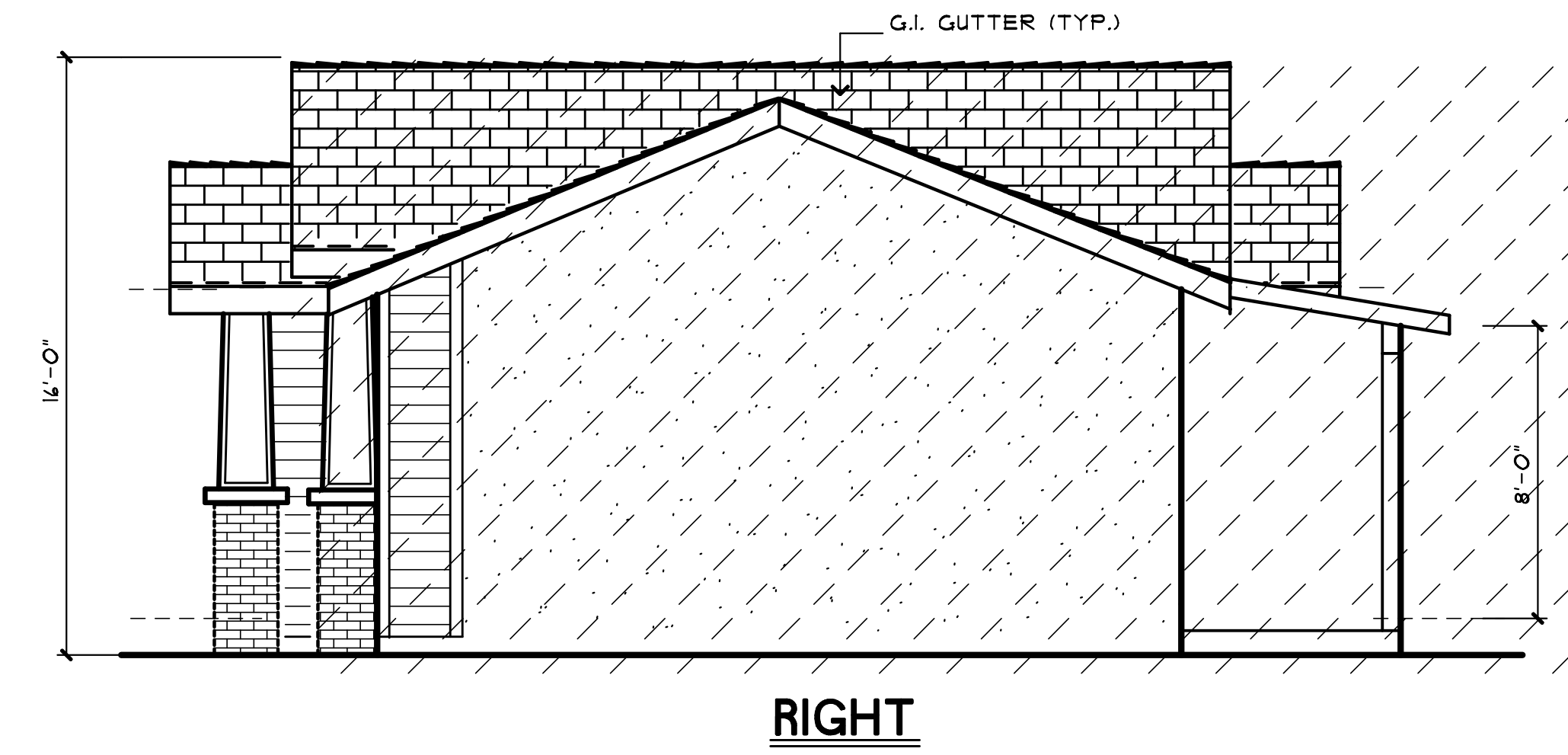
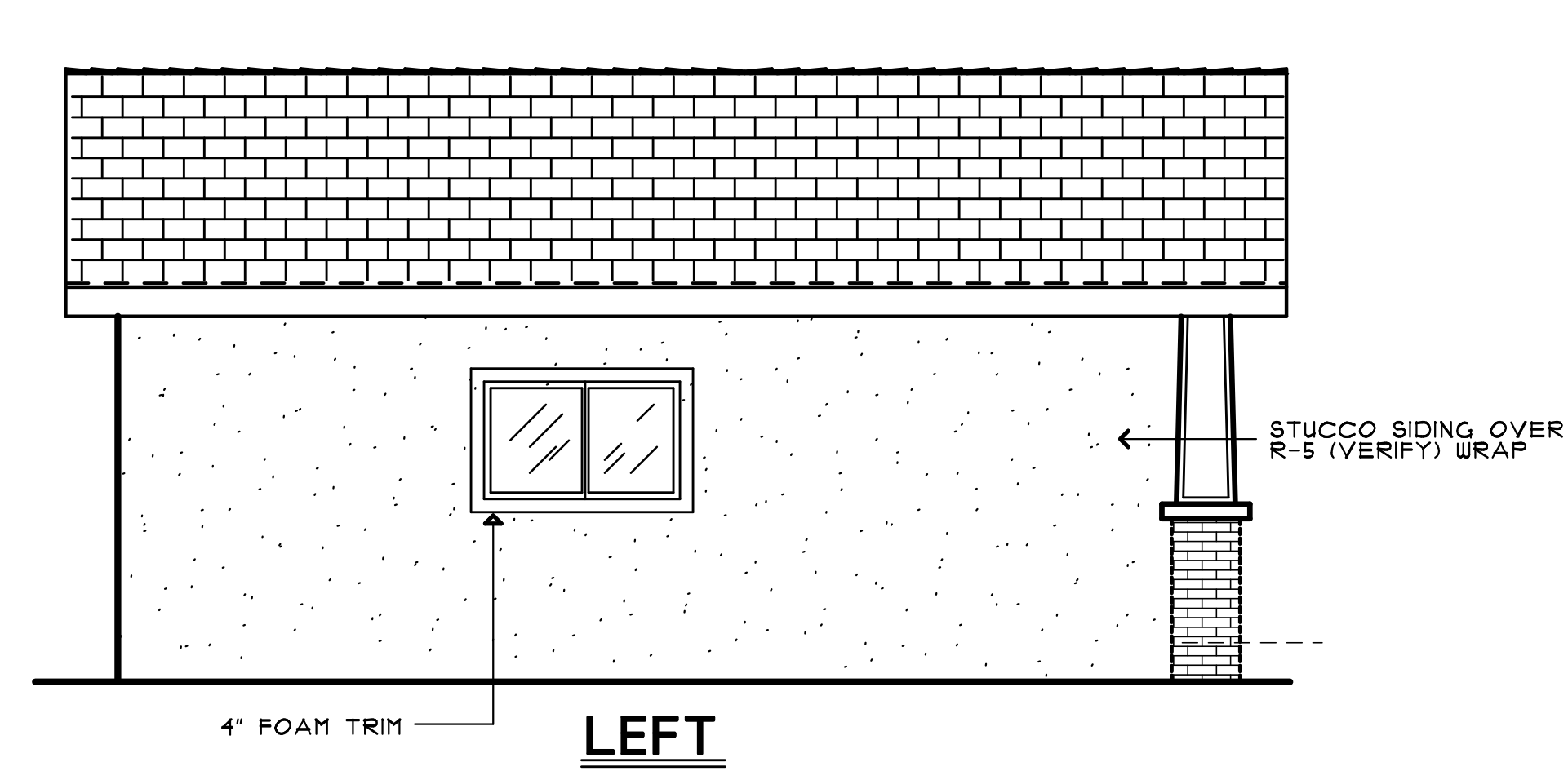
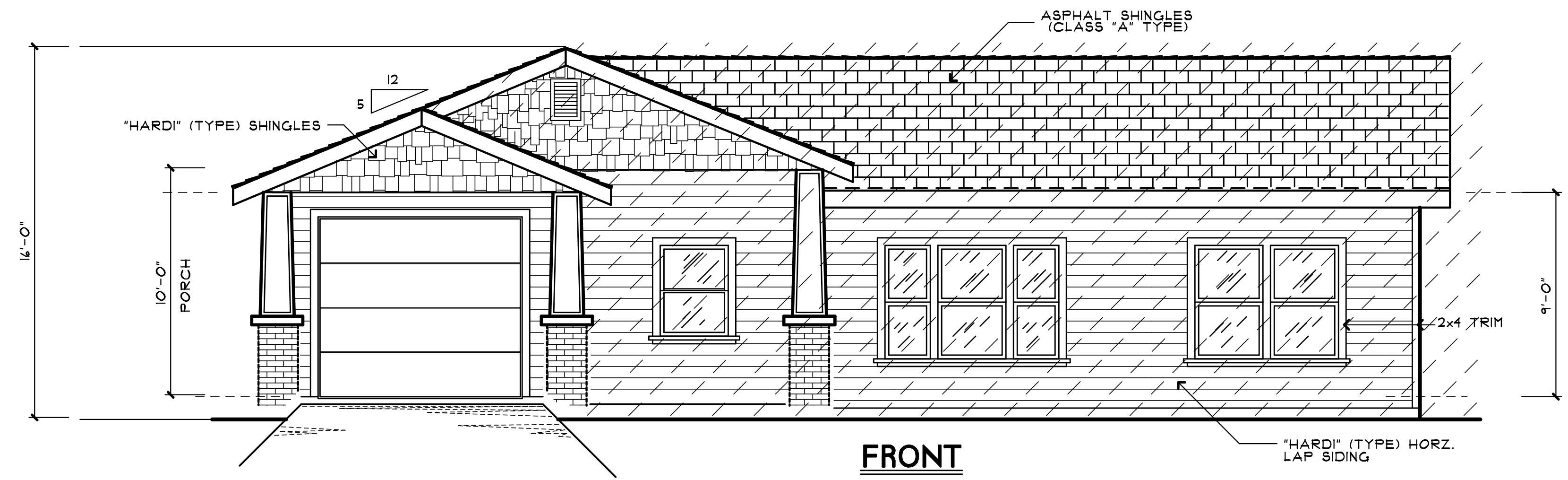
SCALE: 1/4"=1'-0" APPR. BY: DRAWN BY: B.E.
 DATE: 3-1-22 REVISED

SHEET A2

ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY APPROVED EDITIONS OF THE 2019 CBC, CBC, CPC, CRC, CEC, & THE 2019 CAL GREEN CODE & 2019 CALIFORNIA ENERGY CODE DRAWING NO. 1-489-ID

Attachment 6

Originally Proposed Elevations



ELEVATIONS & ROOF PLAN			
SCALE: 1/4"=1'-0"	APPR BY:	DRAWN BY: B.E.	
DATE: 3-1-22		REVISED	
SHEET A2			
ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY APPROVED EDITIONS OF THE 2019 CBC, CMC, CPC, CRC, CEC, & THE 2019 CALIFORNIA GREEN CODE & 2019 CALIFORNIA ENERGY CODE			DRAWING NO. 1-489-ID

Historic District Commission
1010 Persifer Street Garage (DRCL22-00116)
October 5, 2022

Attachment 7 Site Photos







CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: October 5, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 409 Sibley Street Addition and Remodel
File #: DRCL22-00206
Request: Design Review
Location: 409 Sibley Street
Parcel(s): 070-0095-022-0000
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Klug Family Trust
Address: 409 Sibley Street,
Folsom, CA 95630

Applicant

Roman Kolesnikov
2260 E. Bidwell Street #1113
Folsom, CA 95630

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review of a 282-square-foot addition, a 417-square-foot uncovered deck addition and remodeling of an existing residence at 409 Sibley Street, as illustrated on Attachment 5 for the 409 Sibley Street project (DRCL22-00206) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11).

Project Summary: The proposed project includes a remodel, 282-square-foot addition and a 417-square-foot uncovered deck addition in the rear of the existing residence located at 409 Sibley Street. The project site is zoned R-2 (Two-Family Residence) and is within the Central Subarea of the Historic Residential Area of the Historic District.

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Site Plan, Floor Plan, Roof Plan, Elevations, 3-D Elevations and Material Board, dated August 9, 2022
6. Site Photos



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: October 5, 2022

Submitted,

PAM JOHNS
Community Development Director

**ATTACHMENT 1
 DESCRIPTION/ANALYSIS**

APPLICANT’S PROPOSAL

The applicant, Roman Kolesnikov, is proposing a 282-square-foot addition and a 417-square-foot uncovered wood deck in the rear of the existing single-family residence located at 409 Sibley Street. The applicant is also seeking to remodel the residence by replacing several existing windows, adding several new windows and a sliding glass door in the rear, re-siding the residence with tan vertical board-and-batten siding with white shingles under several of the roof eaves, re-roofing the residence with grey composition asphalt shingle roofing, and re-orienting several roof elements.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition or demolition of existing structures within the Historic District.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is MLD (Multi-Family Low Density), and the zoning designation for the project site is R-2 (Two-Family Residence), within the Central Subarea of the Historic Residential Primary Area. Despite the R-2 zone, the Folsom Municipal Code Section 17.52.540 (which institutes requirements for lot size, lot width, setbacks, pervious surface, and building height) and the design guidelines established within the Historic District Design and Development Guidelines (DDGs) state that single-family residences are permitted in the Central Subarea.

The following table shows how the existing residence relates to the FMC zoning requirements.

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	8,000 SF (existing)
Minimum Lot Width	50 Feet	80 Feet (existing)
Front Setback	20 Feet	10 Feet (existing)
Rear Setback	20 Feet	48.5 Feet (proposed)
Side Setback	5 Feet	11.5 Feet and 20 Feet (existing and proposed)
Minimum Pervious Surface	45%	65% (proposed)
Parking Requirement	2 Parking Spaces	2 Parking Spaces (existing)
Maximum Building Height	35 Feet	16 Feet (existing and proposed)
Structure Separation	6 Feet	6 Feet

As shown in the above table, the site is meeting all development standards except for the front setback standard. FMC Section 17.52.690 states that:

1. A structure or part thereof is determined to be legally nonconforming if it was legally in place at the effective date of the ordinance but by reason of style, construction, or placement it does not meet the standards or intent of the district or subarea in which it is located;

and

2. Any structure with legal nonconforming status may continue as long as it is maintained in good repair and that the nonconformity is not increased, (such as new construction which increases the size of the structure's footprint within a required setback or intensification of the use of such area.)

Staff research found that the residence was legally permitted and constructed in 1940 and is therefore considered legal nonconforming. The residence has been maintained in good repair, and while there is work being proposed within the setback (re-siding, new windows, roof re-orientation), the nonconforming areas are not being increased in size or intensified in use as a result of the proposed project. As such, staff determined that the legal nonconforming structure may continue and that the proposed project does not include any additional square footage within the front setback area or intensification of use within the nonconforming area.

Staff notes that the proposed porch extends approximately 1.75 feet into the 6-foot structural separation requirement but is not subject to this requirement since the deck is less than 30 inches above grade, per FMC Section 17.52.430. As such, the proposed porch meets all setbacks as required in the FMC.

Building Design/Architecture

The design guidelines established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03(b) of the DDGs, 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. Furthermore, in assessing the appropriateness of a particular use/design, the DDGs recommend that consideration be given to the physical circumstances of the project site and its surroundings in the Central Subarea. The existing residence was built in 1940 and has beige vertical board and batten siding with tan asphalt shingle roofing. It is not included on the City of Folsom Cultural Resources Inventory.

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 remodel consists of a 282-square-foot addition, a 417-square-foot uncovered rear deck and a remodel replacing several existing windows, adding several new windows and a sliding glass door in the rear, re-siding the residence with tan vertical board-and-batten siding with white shingles under several of the roof eaves, re-roofing the residence with grey composition asphalt shingle roofing and re-orienting several roof elements.

The height of the addition will not exceed the height of the existing residence and the addition and deck are in scale with the residence. New windows will all have white window trim and are vertically oriented, consistent with the DDGs. The new siding will reflect the existing board-and-batten siding and will now be consistently used on all walls. The white scalloped siding under several of the roof eaves also provide a good architectural accent. The roof re-orientation will also help clean up several of the disparate roof elements that currently exist. The stained wood materials of the rear decking and railing complement the residence.

The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design. Staff has determined that the overall design, colors, materials, and layout of the proposed accessory structure are consistent with the design and development guidelines for the Central Subarea and the building materials, textures and colors are consistent with surrounding development and with the general design theme of the neighborhood. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

PUBLIC COMMENTS

A notice was posted on the project site five days prior to the Historic District Commission meeting of October 5, 2022 that met the requirements of the FMC Section 17.52.320. The initial set of plans were also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association. Staff did not receive any comments from these organizations relative to the proposed project as of the publication of this staff report.

ENVIRONMENTAL REVIEW

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

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL22-00206) for Design Review of a 282-square-foot addition, a 417-square-foot uncovered deck addition and remodeling of an existing

residence at 409 Sibley Street, as illustrated in Attachment 5 for the 409 Sibley Street Addition and Remodel project, based on the findings below (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11) included as Attachment 3.

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) 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 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.

ATTACHMENT 2 BACKGROUND

BACKGROUND

Sacramento County records indicate that the 1,133-square-foot, single-story residence located at 409 Sibley Street was first constructed in 1940. The residence features a mix of beige horizontal lap siding and vertical board-and-batten siding with white trim around the windows and doors. The property does not appear on the City of Folsom’s Cultural Resources Inventory. The subject property is located in the Central Subarea of the Historic Residential Primary Area of the Historic District

GENERAL PLAN DESIGNATION

MLD, Multi-Family Low-Density

ZONING

Central Subarea (CEN) of the Historic Residential Primary Area, with an underlying zoning of R-2 (Two-Family Residence)

ADJACENT LAND USES/ZONING

North: Figueroa Street-Mormon Street Alley with single-family residences (FIG) beyond

South: Single-family residence (CEN) with Mormon Street beyond

East: Single-family residences (CEN)

West: Sibley Street with single-family residences (CEN) beyond

SITE CHARACTERISTICS

The 8,000-square-foot project site contains an existing residence, a detached garage and landscaping.

APPLICABLE CODES

FMC Chapter 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 409 SIBLEY STREET ADDITION AND REMODEL DESIGN REVIEW (DRCL22-00206)				
Cond. No.	Mitig. Measure	GENERAL REQUIREMENTS	When Req'd.	Responsible Department
1.		Issuance of a Building Permit and Encroachment Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan, floor plan and elevations dated September 2, 2022 included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction is required.	OG	CD (B)
3.		<p>This approval is for an addition and remodel of an existing residence at 409 Sibley Street. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plan, elevations, 3-D Rendered Elevations and Material Sheet dated September 2, 2022, included in Attachment 5, with the following modifications:</p> <ol style="list-style-type: none"> 1. White trim shall be included on all windows and doors 2. The entire residence shall be re-sided with board-and-batten vertical siding with shingle siding under the roof eaves shown in the approved elevations. 	B	CD (P)
4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD

5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
7.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
8.		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 recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior's Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
9.		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.	G, I, B	CD (P)(E)(B)
10.		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. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)

11.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (October 5, 2023). Failure to submit a complete application for the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
-----	--	--	---	--------

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

Attachment 4 Vicinity Map



Attachment 5
Site Plan, Floor Plan, Roof Plan, Elevations,
3-D Elevations and Material Board, dated
September 2, 2022

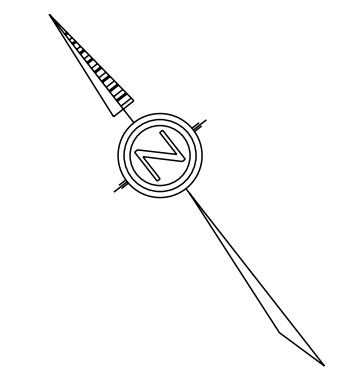
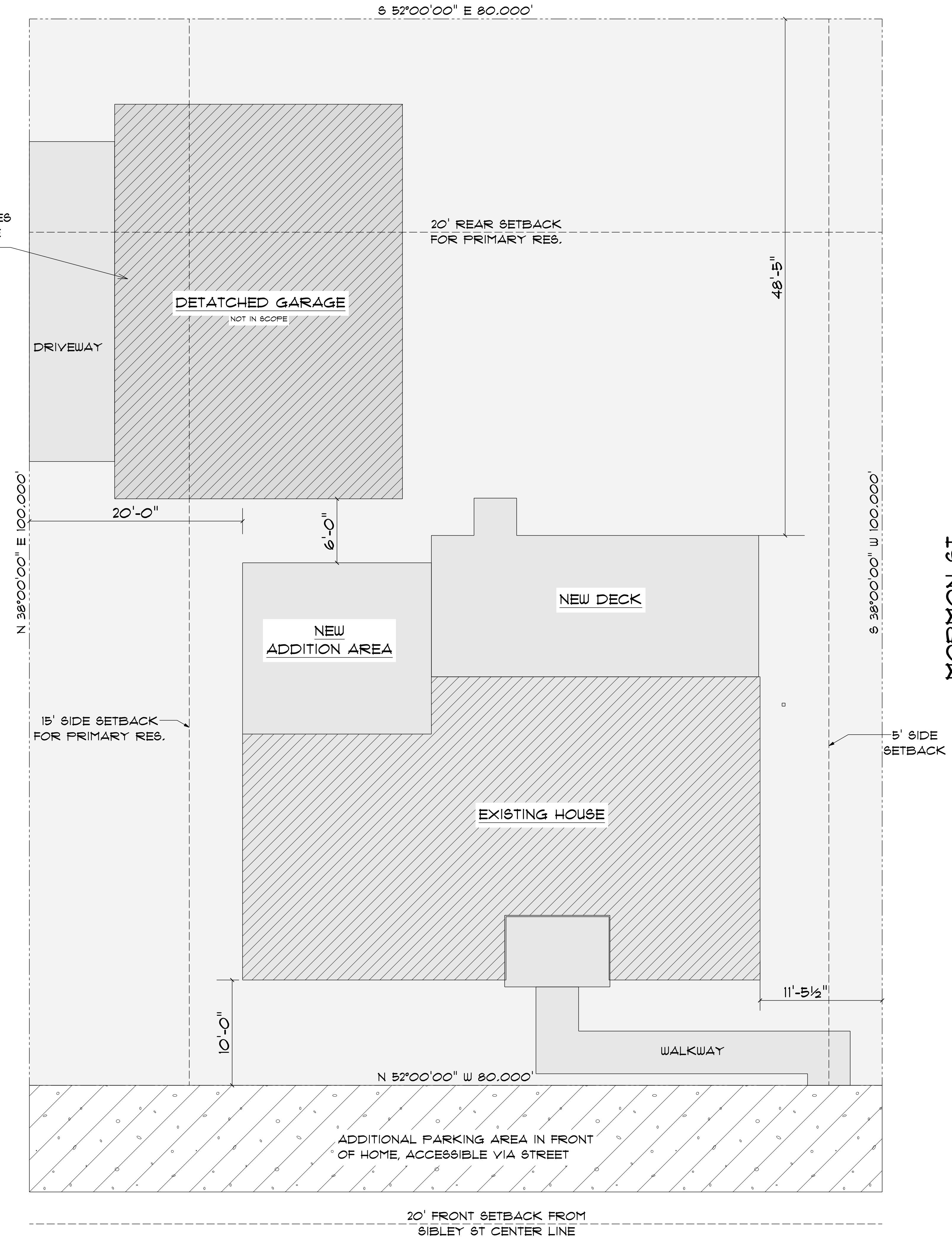
LOT COVERAGE CALCULATION:

LOT SIZE: 8,000 S.F.
 PAVED OR PERMANENT STRUCTURE AREA: 2,870 S.F.
 $2,870 / 8,000 = 35\%$ LOT COVERAGE
 $100\% - 35\% = 65\%$

REQ'D PERVIOUS AREA TO BE MAINTAINED: 45%
 PERVIOUS AREA PROVIDED: 65%

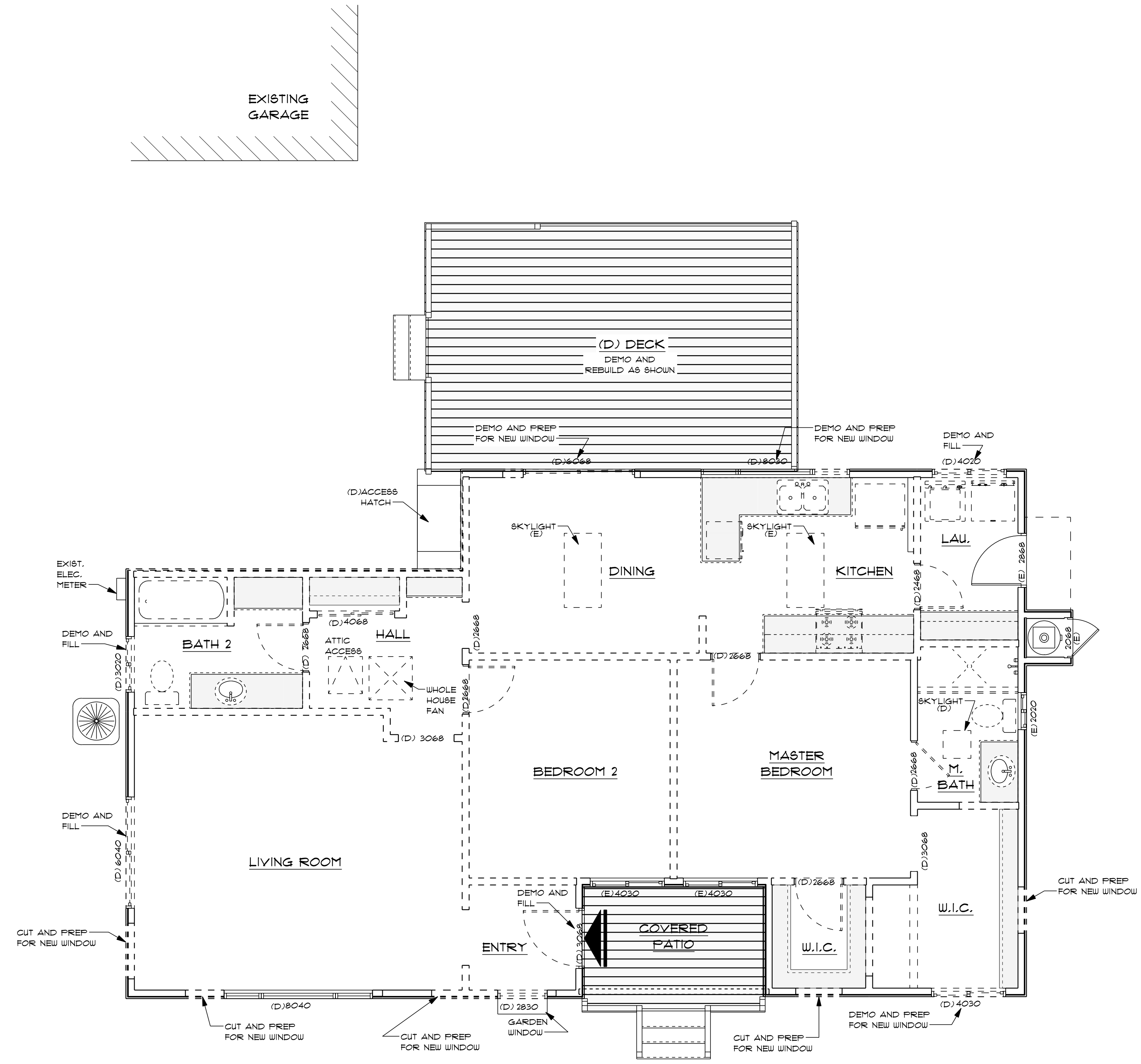
NOTE: THE TWO REQUIRED PARKING SPACES
 ARE PROVIDED BY THE EXISTING GARAGE
 AND IS ACCESSIBLE VIA THE ALLEY.

Figeroa Street Mormon St Alley



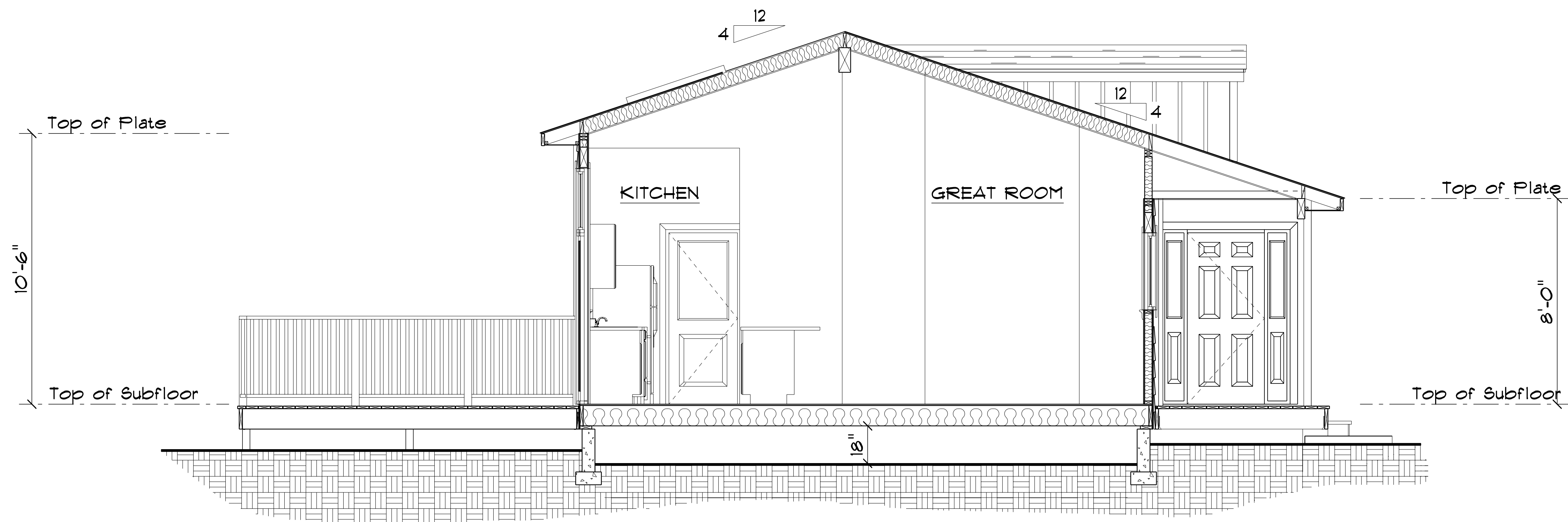
SITE PLAN
 SCALE: 3/16" = 1'-0"

DESIGNER SIGNATURE: CHECKED BY: JASON BRADLEY, CASP	SECTION LETTER: A	PAGE NUMBER: 11
	SCALE: 3/16" = 1'-0" DRAWN BY: JJB DATE: Friday, September 2, 2022	
MARCH DESIGN 2260 E. Bidwell St., #1113 Folsom, CA 95630 PHONE: (916) 409-4826 EMAIL: jason@monarch-des.com		
Revisions		
Kathleen Breinning 409 Sibley St. Folsom, CA 95630 PHONE: _____ FAX: _____ EMAIL: kathscrm@aol.com A.P.N.# _____		
SHEET: A6-1		

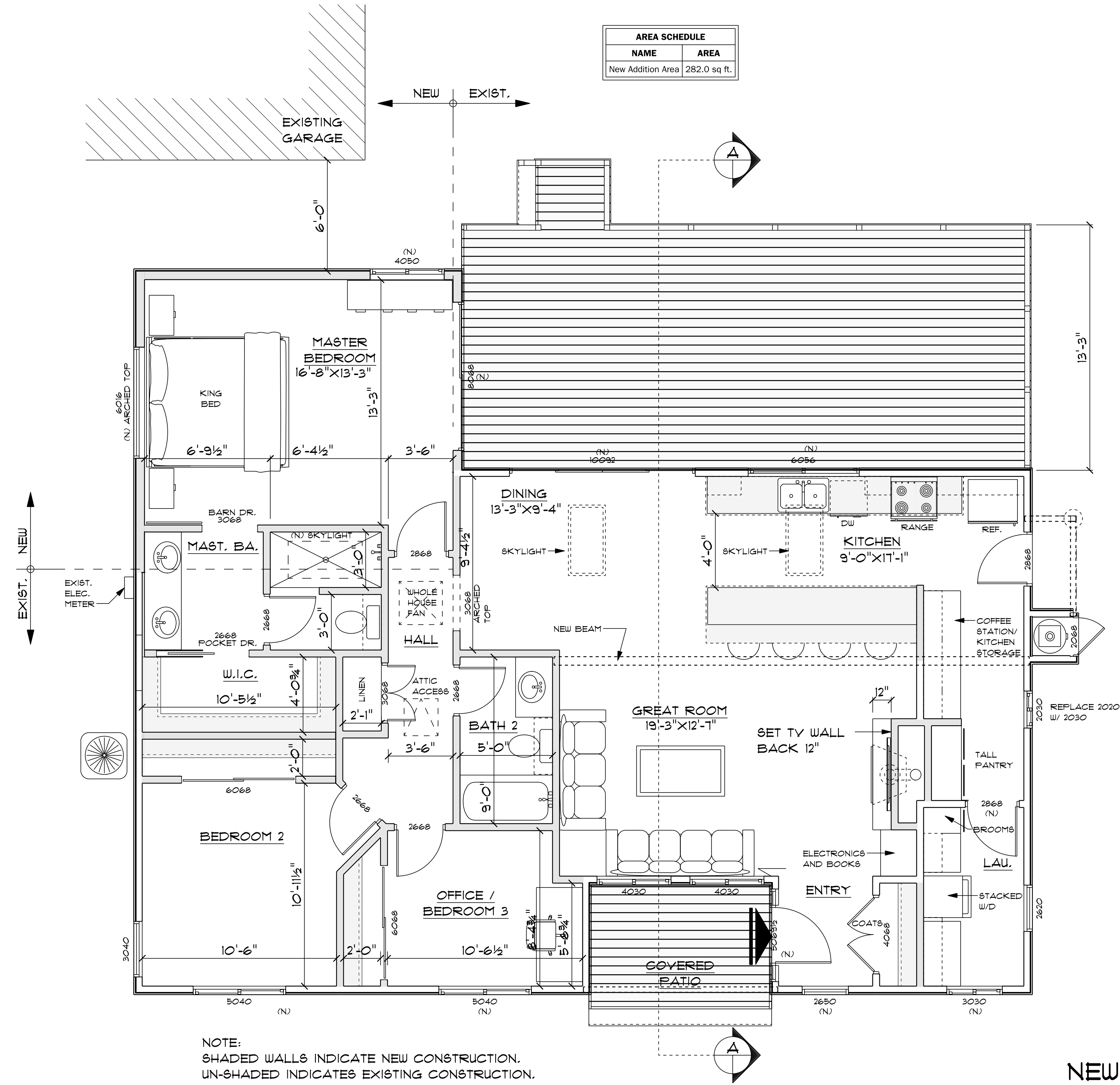


DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

	DESIGNER SIGNATURE:	CHECKED BY: JASON BRADLEY, CASP
	SECTION LETTER: A	PAGE NUMBERS: 11
SCALE: 1/4" = 1'-0"	DRAWN BY: JJB	DATE: Friday, September 2, 2022
2260 E. Biowell St., #1113 Folsom, CA 95630 PHONE: (630) 409-4826 EMAIL: jason@monarch-des.com		
Revisions		
Kathleen Breinning 409 Sibley St. Folsom, CA 95630 PHONE: FAX: EMAIL: kathscrm@aol.com A.P.N.#		
SHEET:	A-1	



CROSS SECTION A
SCALE: 3/8" = 1'-0"

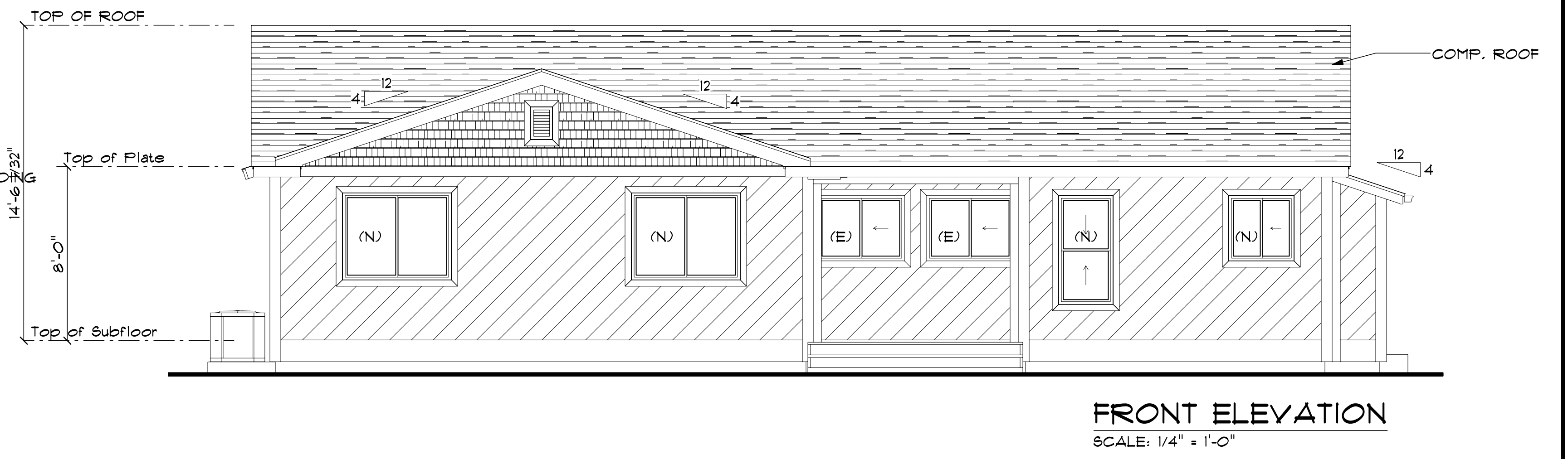
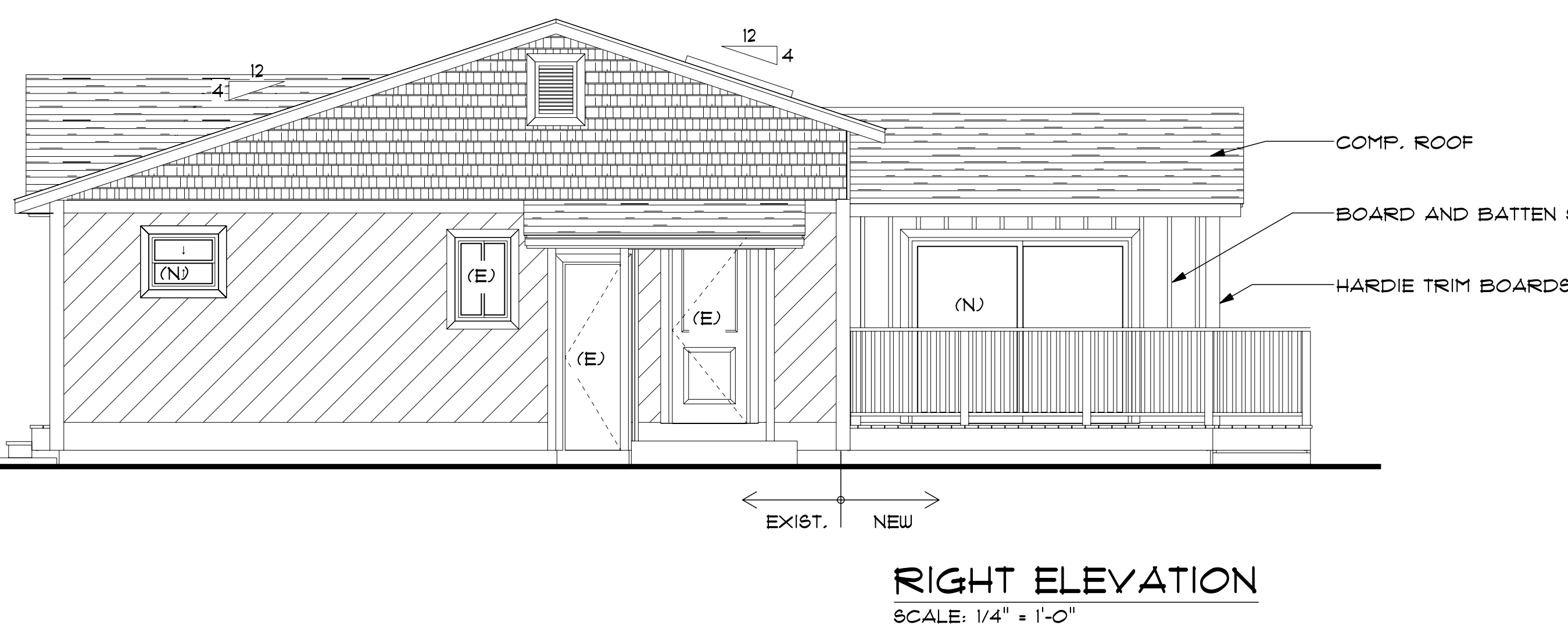
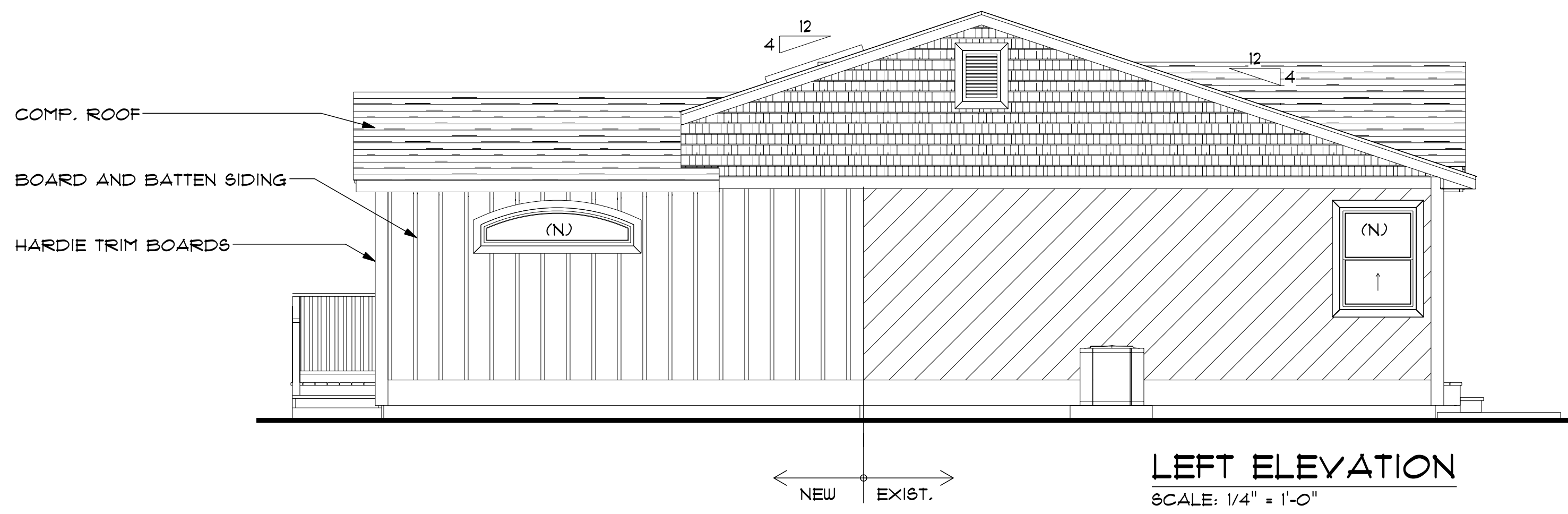
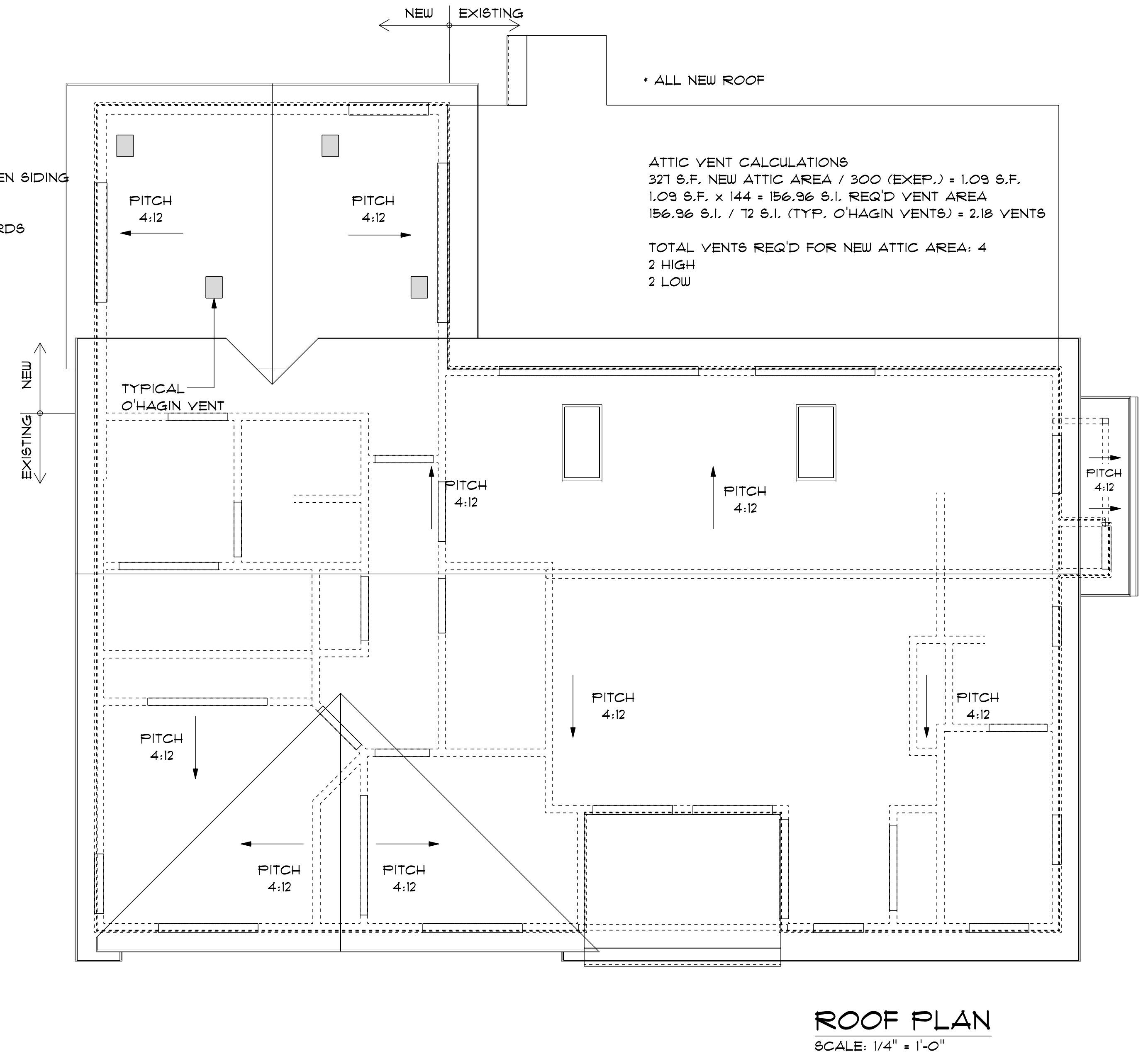
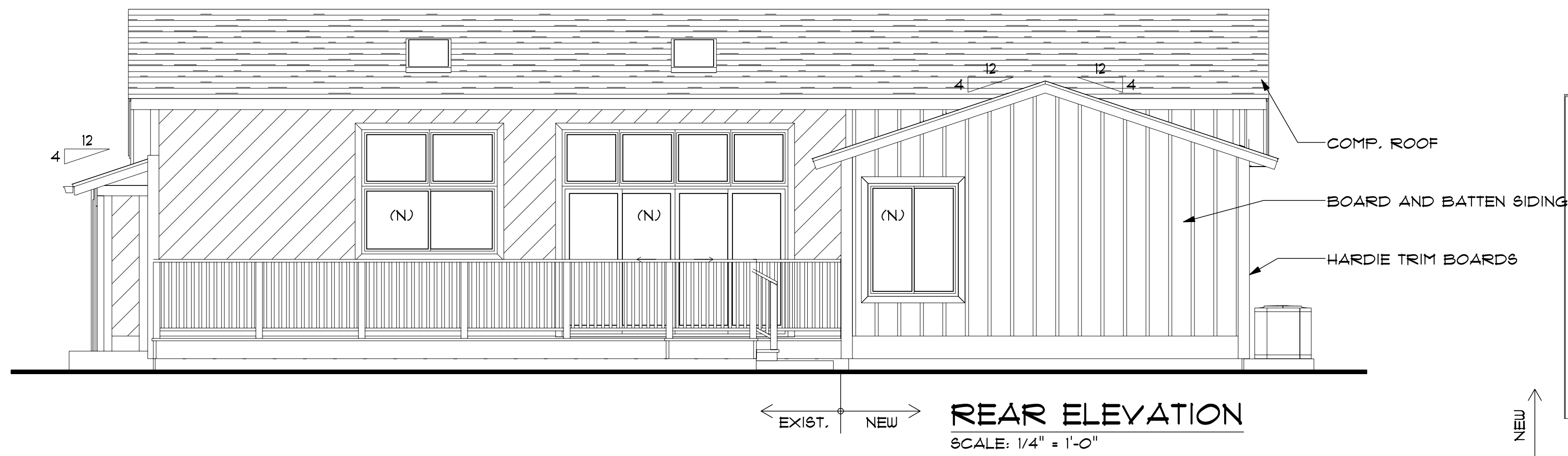


AREA SCHEDULE	
NAME	AREA
New Addition Area	282.0 sq. ft.

NOTE:
SHADED WALLS INDICATE NEW CONSTRUCTION.
UN-SHADED INDICATES EXISTING CONSTRUCTION.

NEW FLOOR PLAN-I
SCALE: 1/4" = 1'-0"

DESIGNER SIGNATURE: CHECKED BY: JASON BRADLEY, CASP	SECTION LETTER: A	PAGE NUMBER: 11
	NEW FLOOR PLAN	
SCALE: As Noted	DRAWN BY: JJB	DATE: Friday, September 2, 2022
M NARCH DESIGN 2260 E. Bidwell St., #1113 Folsom, CA 95630 PHONE: (630) 409-4826 EMAIL: jason@monarch-des.com		
Revisions	Kathleen Breinning 409 Sibley St. Folsom, CA 95630 PHONE: (916) 438-1113 FAX: (916) 438-1113 EMAIL: kathleen@aal.com A.P.N.#	
SHEET:		A-2



DESIGNER: SIGNATURE: CHECKED BY: JASON BRADLEY, CASP

SECTION LETTER: A-3 PAGE NUMBER: 11

SCALE: 1/4" = 1'-0" DRAWN BY: JJB DATE: Friday, September 2, 2022

M NARCH DESIGN
2260 E. Bixby St. #1113 Folsom, CA 95630
PHONE: (530) 499-4826 EMAIL: jason@marchdesign.com

Revisions

Kathleen Breinring
409 Sibley St. Folsom, CA 95630
PHONE: FAX: EMAIL: A.P.N.#
kathscrm@aol.com

SHEET: A-3

3D RENDERED ELEVATIONS



FRONT LEFT



FRONT RIGHT



FRONT

REAR LEFT



REAR RIGHT



DESIGNER SIGNATURE: <i>Jason Bradley</i>	CHECKED BY: JASON BRADLEY, CASP
SECTION LETTER A	PAGE NUMBERS 11
SCALE: As Noted	DATE: Friday, September 2, 2022
DRAWN BY: JJB	
M NARCH DESIGN 2260 E. Bidwell St. #1113 Folsom, CA 95630 PHONE: (630) 409-4826 EMAIL: jason@monarch-des.com	
Revisions	
Kathleen Breinning 409 Sibley St. Folsom CA 95630 PHONE: kathsbren@aol.com FAX: EMAIL: A.P.N.#	
SHEET:	A-4

MATERIAL SHEET

NOTE: ALL MATERIALS USED SHALL MATCH DESIGN OR BE AN EQUIVALENT REPLACEMENT



HARDIE SHAKE



COMP ROOFING



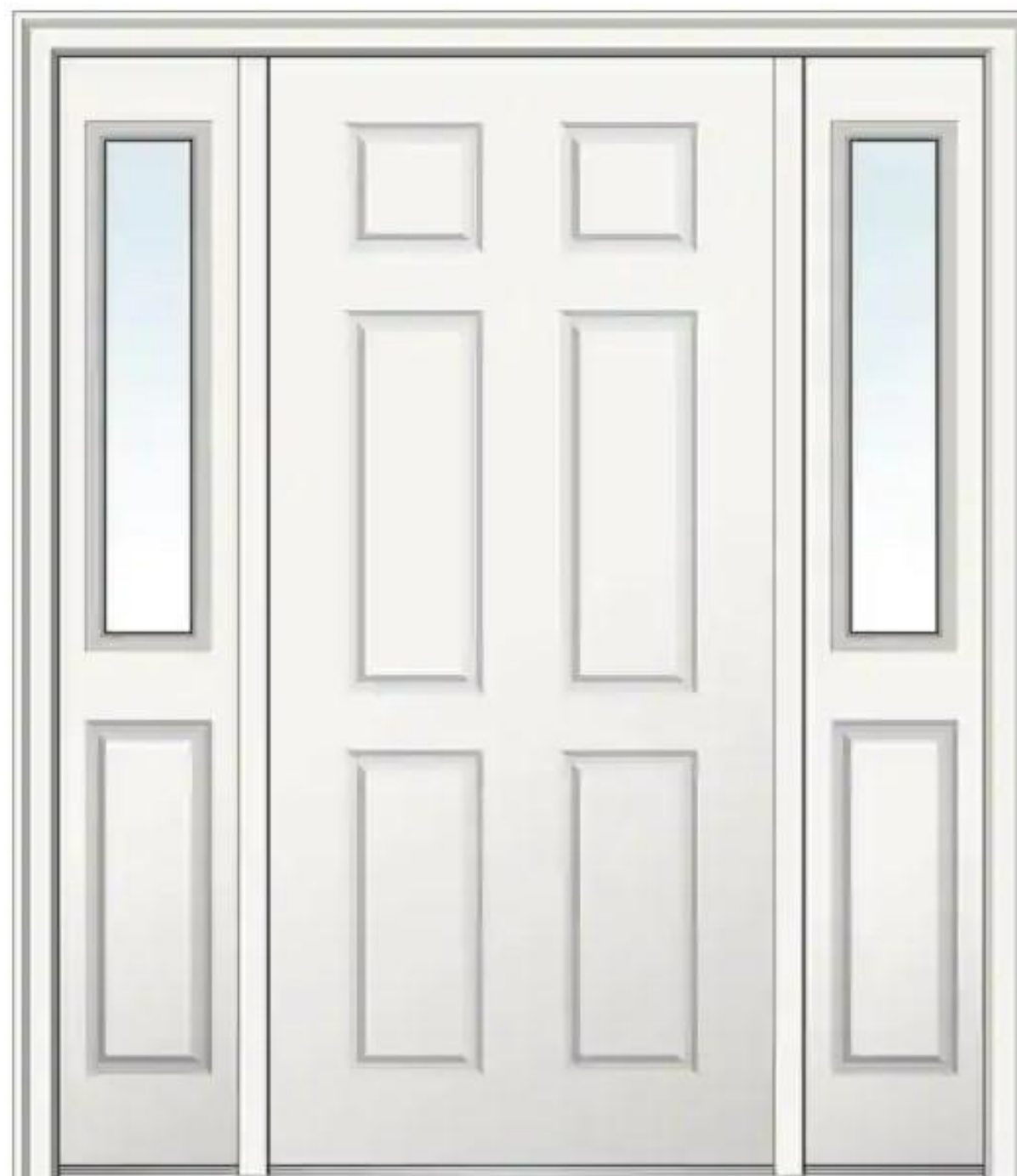
FRONT VIEW



SLIDING WINDOW



BOARD AND BATTEN SIDING



ENTRY DOOR



REAR VIEW



SLIDING PATIO DOOR

DESIGNER SIGNATURE:	CHECKED BY: JASON BRADLEY, CASP
SECTION LETTER: A	PAGE NUMBER: 11
SCALE: As Noted	DATE: Friday, September 2, 2022
DRAWN BY: JJB	
M NARCH DESIGN 2260 E. Bidwell St. #1113 Folsom, CA 95630 PHONE: (630) 409-4826 EMAIL: jason@monarch-des.com	
Revisions	
Kathleen Breinning 409 Sibley St. Folsom CA 95630	PHONE: kathscrm@aol.com FAX: EMAIL: A.P.N.#
SHEET:	A-5

Historic District Commission
409 Sibley Street Addition and Remodel (DRCL22-00206)
October 5, 2022

Attachment 6 Site Photos



