

Project Narrative for Sibley Residences

Sibley Residences is a six-lot single family subdivision located on a 0.89 acre parcel of property on the west side of Sibley Street located between Glenn Drive and Lembi Drive in Folsom, California. The site currently has an unoccupied detached one-story single family residence upon it surrounded by several varieties of trees (oaks and non-oaks) and two outbuildings. Single family and multifamily residential uses are adjacent and nearby and the Diamond Glen subdivision is adjacent to the west. The site is located just under a half mile away as the crow flies from the Glenn Drive light rail station on Folsom Boulevard.

The lots range in size from 5,537 sqft to 8,269 sqft with three attached 2-story residential units ranging from 2,514 sqft to 2,694 sqft. Lots 2, 4, 5 and 6 will also have ADU's upon them.

Access to the six lots is via Sibley Street which will have three shared driveways to the resultant six properties.

Tree preservation – most importantly, includes the saving of a large off-site pine tree # 1464 (31" dbh Canary Pine) due to the design of an off-site curvilinear sidewalk that parallels Sibley Street. A total of 7 trees (5 non oaks and 2 oaks) will be removed due to the design of the proposed sidewalk with 3 trees being saved (2 – oaks and 1 non-oak). On-site, a total of 19 trees will be removed (12 non-oaks and 7 oaks) for a total of 111 inches, with 16 trees being saved (15 oaks and 1 non-oak) for a total of 240 inches.

The property will be rezoned to R-1-M(PD) from its current dual zoning districts on the property of R-M-PD and R-4.