

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **HISTORIC DISTRICT COMMISSION AGENDA**

**May 3, 2023**

**6:30 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:** John Lane, John Felts, Mark Dascallos, Ralph Peña, Jennifer Cabrera, Daniel West, 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, upon request, at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California*

### **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 March 1, 2023, meeting will be presented for approval.

### **PRESENTATION**

#### **1. California Housing Law Update**

Attorney Gabrielle Janssens will provide an update on California's major housing laws and how they affect Folsom.

## **NEW BUSINESS**

### **2. DRCL23-00025, 1007 Figueroa Street Garage and Storage Addition Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Meghan Haley for approval for the Design Review application to construct a 311 square-foot garage and storage space at 1007 Figueroa Street. The project will be attached to a future Accessory Dwelling Unit that will be less than 18' in height and 800 square feet in size. Therefore, Design Review is not required for the ADU and only the garage and storage space will be subject to Design Review. The project site is zoned R-2 (Two-Family Residence) and is within the Figueroa Subarea of the Historic Residential Area of the Historic District. The General Plan designation of MLD (Multi-Family Low Density). The property is not included on the City of Folsom Cultural Resources Inventory. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines.

**(Project Planner: Brianna Gustafson/Applicant: Meghan Haley)**

### **3. DRCL23-00016, 608 Bridge Street Demolition and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Jennifer Jennings for approval to demolish a 420-square foot cabin structure located at 608 Bridge Street. The project site is zoned R-1-M (Single-Family Residence, Small Lot District) and is within the Central Subarea of the Historic Residential Primary Area of the Historic District. The General Plan designation of SFHD (Single-Family High Density). The property is not included on the City of Folsom Cultural Resources Inventory. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines.

**(Project Planner: Brianna Gustafson/Applicant: Jennifer Jennings)**

## **PRINCIPAL PLANNER REPORT**

### **HISTORIC DISTRICT COMMISSION COMMENTS**

### **ADJOURNMENT**

The next regularly scheduled meeting is **June 7, 2023**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 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](mailto: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**  
**March 1, 2023**  
**6:30 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 6:31 p.m. with Chair Kathy Cole presiding.

**ROLL CALL:**

Commissioners Present: Daniel West, Commissioner  
John Lane, Vice Chair  
John Felts, Commissioner  
Mark Dascallos, Commissioner  
Ralph Peña, Commissioner  
Jennifer Cabrera, Commissioner  
Kathy Cole, Chair

Commissioners Absent: None

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**CITIZEN COMMUNICATION:**

NONE

**Oath of Office Administered to Daniel West, John Felts, Ralph Peña and Jennifer Cabrera**

**Election of Chair and Vice Chair**

COMMISSIONER LANE MOVED TO APPROVE COMMISSIONER COLE TO SERVE AS CHAIR FOR 2023.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, DASCALLOS, PEÑA, CABRERA, COLE  
NOES: NONE  
RECUSED: NONE  
ABSENT: NONE

MOTION PASSED

COMMISSIONER DASCALLOS MOVED TO APPROVE COMMISSIONER LANE TO SERVE AS VICE CHAIR FOR 2023.

COMMISSIONER WEST SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, DASCALLOS, PEÑA, CABRERA, COLE  
NOES: NONE  
RECUSED: NONE  
ABSENT: NONE

MOTION PASSED

**MINUTES:**

The minutes of the December 7, 2022, meeting was approved.

**NEW BUSINESS:**

**1. DRCL22-00313, 808 Figueroa Street Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Elemental Buildings Inc. for approval of a Design Review Application for exterior modifications at the existing residence at 808 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 15301(c) of the CEQA Guidelines. **(Project Planner: Brianna Gustafson/Applicant: Elemental Builders)**

COMMISSIONER WEST MOVED TO APPROVE THE APPLICATION (DRCL22-00313) FOR DESIGN REVIEW OF AN EXTERIOR MODIFICATION OF AN EXISTING RESIDENCE AT 808 FIGUEROA STREET, AS ILLUSTRATED ON ATTACHMENTS 5, 6, AND 7 FOR THE 808 FIGUEROA STREET PROJECT, BASED ON THE FINDINGS BELOW (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1- 11) INCLUDED AS ATTACHMENT 3.

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, DASCALLOS, PEÑA, CABRERA, COLE  
NOES: NONE  
RECUSED: NONE  
ABSENT: NONE

MOTION PASSED

**2. DRCL22-00318, 311 Coloma Street Design Review for New Custom Home and Accessory Dwelling Unit and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Pamela Bohall for approval of a Design Review Application for the construction of a new custom home, garage and accessory dwelling unit at 311 Coloma Street. The project was previously approved by the Historic District Commission on August 4, 2021 (PN21-095) but the approval has since expired. No changes to the previously approved project are proposed. The zoning classification for the site is FIG/R-2, 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: Brianna Gustafson/Applicant: Pamela Bohall)**

COMMISSIONER FELTS MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (DRCL22-00318) FOR AN 1,809-SQUARE- FOOT CUSTOM HOME AND A DETACHED TWO-STORY STRUCTURE WITH A 464-SQUARE-FOOT GARAGE AND A 464-SQUARE-FOOT ACCESSORY DWELLING UNIT ABOVE AT 311 COLOMA STREET AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 311 COLOMA STREET NEW CUSTOM HOME AND GARAGE AND ACCESSORY DWELLING UNIT STRUCTURE PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A- I) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-18).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, DASCALLOS, PEÑA, CABRERA,  
NOES: NONE  
RECUSED: COLE  
ABSENT: NONE

MOTION PASSED

**3. USPT22-00158: Uncle Charlie’s Firehouse and Brew Conditional Use Permit, Design Review, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Taryn and Charlie Grows for approval of a Conditional Use Permit and Design Review for development and operation of a craft brewery within an existing 3,322-square-foot commercial tenant space located at 905 Leidesdorff Street. The General Plan land use designation for the project site is HF, while the Zoning designation is HD (Sutter Street Subarea). The project is categorically exempt under Section 15301 (Existing Facilities) and Section 15303 (New Construction of Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Taryn and Charlie Grows)**

1. Jacob Rangel addressed the Commission in support of the proposed project.
2. Dean Hyatt addressed the Commission in support of the proposed project.
3. Todd White addressed the Commission in support of the proposed project.
4. Loretta Hettinger addressed the Commission with concerns regarding the glass doors.
5. Jerry Bernau addressed the Commission in support of the proposed project but requested a change in the condition of approval related to the brewing odors and proposed specific language to be included in the condition.
6. Kimberly Morphis addressed the Commission in support of the proposed project.
7. Colnn Miguelgorry addressed the Commission in support of the proposed project.
8. Monika Reyes addressed the Commission in support of the proposed project.
9. Justin Raithel addressed the Commission in support of the proposed project and requested Condition No. 20 and Condition No. 25 be modified.
10. Quinn Gardner addressed the Commission in support of the proposed project and in support of the proposed modification of Condition No. 20 and Condition No. 25.
11. Stefanie Lindsay addressed the Commission in support of the proposed project.

COMMISSIONER WEST MOVED TO APPROVE A CONDITIONAL USE PERMIT AND DESIGN REVIEW (PN22-158) FOR UNCLE CHARLIE’S FIREHOUSE AND BREW, WHICH INCLUDES DEVELOPMENT AND OPERATION OF A CRAFT BREWERY WITHIN AN EXISTING 3,322-SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 905 LEIDESDORFF STREET BASED ON THE FINDINGS (FINDINGS A-L) AND SUBJECT TO THE CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-27) WITH THE FOLLOWING MODIFICATIONS:

CONDITION NO. 20: THE OPERATING HOURS WILL BE LIMITED TO MONDAY THROUGH SUNDAY, 12PM TO 10PM,

CONDITION NO. 25: TO STRIKE THE 2<sup>ND</sup> BULLET LIMITING THE BREWING SCHEDULE TO MONDAYS AND TUESDAYS ONLY

CONDITION NO. 26, SUBSECTION 3 (TO INCLUDE): EXTERIOR VENTS MAY BE ALLOWED TO EXTEND ABOVE THE HEIGHT OF THE ROOFTOP PARAPET WALLS IF THE VENTS ARE NOT VISIBLE FROM THE ADJACENT PUBLIC RIGHT-OF-WAY (STREETS, SIDEWALKS, ETC.) TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT

CONDITION NO. 28 (NEW CONDITION): THE BOIL KETTLE SHALL BE EQUIPPED WITH A WATER SPRAY CONDENSER AND THE CONDENSER SHALL BE OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AT ALL TIMES THAT THE WARP BOILING PROCESS IS CONDUCTED TO CONTROL RELEASES OF BREWING ODORS AND VAPORS TO A LEVEL THAT WOULD NOT ADVERSELY IMPACT ADJACENT PROPERTIES. THE VENTILATION SYSTEM SHALL BE OPERATED AT ALL TIMES WHEN THE BREWERY GENERATES ODORS THAT MAY BE OFFENSIVE TO ADJACENT PROPERTIES. THE SYSTEM SHALL VENT BREWING VAPORS AND ODORS TO THE STACK OPERATED AT A MINIMUM STACK GAS FLOW RATE OF 42 FT PER SECOND WITH AN UNOBSTRUCTIVE DISCHARGE.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, PEÑA, CABRERA, COLE  
NOES: NONE  
RECUSED: DASCALLOS  
ABSENT: NONE

MOTION PASSED

**PRINCIPAL PLANNER REPORT**

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for April 5, 2023.

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:54 p.m.

RESPECTFULLY SUBMITTED,

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Karen Sanabria, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Kathy Cole, CHAIR



CITY OF  
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**AGENDA ITEM NO. 2**  
**Type: Public Meeting**  
**Date: May 3, 2023**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 1007 Figueroa Street Garage and Storage Addition  
**File #:** DRCL23-00025  
**Request:** Design Review  
**Location:** 1007 Figueroa Street  
**Parcel(s):** APN 070-0095-014-0000  
**Staff Contact:** Brianna Gustafson, Associate Planner, 916-461-6238  
bgustafson@folsom.ca.us

### **Property Owner/Applicant**

Name: Meghan Haley  
Address: 1007 Figueroa Street  
Folsom, CA 95630

**Recommendation** Conduct a public meeting, and upon conclusion recommend approval of a Residential Design Review Application for a 311-square-foot detached garage and storage addition located at 1007 Figueroa Street, as illustrated on Attachment 5 for the 1007 Figueroa Street Garage project (DRCL23-00025) 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 311-square-foot garage and storage space located at 1007 Figueroa Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The property is not listed on the City of Folsom’s Cultural Resources Inventory.

### **Table of Contents:**

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Site Plan, Floor Plans and Elevations, dated January 10, 2023



CITY OF  
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**AGENDA ITEM NO. 2**  
**Type: Public Meeting**  
**Date: May 3, 2023**

Submitted,

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

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PAM JOHNS  
Community Development Director



## **ATTACHMENT 1 DESCRIPTION/ANALYSIS**

### **APPLICANT'S PROPOSAL**

The applicant, Meghan Haley, is proposing construction of a new structure that includes a 311-square-foot garage and storage space located at 1007 Figueroa 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 15.66 feet in height and will contain painted brick on the front elevation, facing the alley. The side and rear elevation will have stucco siding and will include asphalt shingle roofing, as shown in Attachment 5. There are no windows proposed on the garage portion of the structure.

### **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. FMC 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-2 (Two-Family Residence)

and is within the Figueroa 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.

FMC Section 17.52.480 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. 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.

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Accessory Structure Front Setback</b>	20 feet, behind front plane of residence	103 feet, behind front plane of residence
<b>Accessory Structure Side Setbacks</b>	5 feet	8 feet
<b>Accessory Structure Rear Setback</b>	5 feet	8 feet
<b>Minimum Pervious Surface</b>	45%	61% (proposed)
<b>Maximum Accessory Structure Height</b>	19 feet (height of the primary structure)	15.66 feet
<b>Separation from Other Structures on Property</b>	6 feet	17.25 feet
<b>Parking</b>	2 spaces for primary residence	1 space for primary residence

The project does eliminate the existing rear lot parking area that is accessed from the alley, as the garage/ADU structure is proposed to be placed on top of the concrete pad. The lot also includes an existing gravel driveway in the front of the residence, but it is located within the required front yard setback area, so it cannot be counted towards the parking requirement. However, as set forth in FMC Section 17.105.110(K)(1) and (2) a parking space is not required for the ADU nor is replacement parking when a parking space is used or removed for the ADU. The project does include the construction a single car garage. Therefore, only one parking space for the primary residence will be provided but due to FMC Section 17.105.110(K)(1), they do not have to replace any parking that is eliminated due to the ADU. As shown in the above table, the proposed project will meet all applicable development standards besides the parking requirement.

### **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 Figueroa Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03(a) of the DDG's, which addresses the design concepts for the Figueroa subarea, states that design

in the subarea maintains a pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City's early residential lifestyle. No structures on the 1007 Figueroa 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 211.75-square-foot garage and 89.25-square-foot storage structure. The proposed garage will be 15.66 feet in height with wrap brick siding on the front elevation. The brick siding will be cream-colored to match the color of the proposed stucco on the side and rear elevation. The attached storage structure drops down due to a slope change and will have a metal garage door. The brick siding on the front wraps around on to the first few feet of the side elevation. The remainder of the side elevation will have stucco siding with no windows or other architectural features. The building material on the primary residence is currently horizontal siding, but is similar to the cream color that is proposed on the new garage and storage structure. Staff determined that the proposed garage is compatible with the colors of the primary residence and the colors and materials of the future ADU that it is adjoined to.

The garage and storage structure both include white, metal residentially scaled doors. 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 15.66 feet in height and 311-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 alley behind the residence (Figueroa Street/Mormon Street alley). Section 5.04.03(a) of the DDGs state as automobiles were a rarity in the time period, alley access should be utilized in the Figueroa 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 paneled door with no windows. Therefore, staff has included Condition No. 3b to this staff report that states that the plans that are submitted for Building Permit shall be updated to show non-paneled garage doors, so they shall be compliant with the DDGs.

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 Figueroa 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 650-square-foot ADU that would be attached to the proposed garage and would be 15.66 feet in height and located 4 feet from the side 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, City 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 22-inch Interior Live Oak tree is located at the southwest corner of the project site, adjacent to the alley. The City Arborist has investigated the tree and found that based on the trunk diameter and type, it is classified as a heritage tree in the FMC. The tree will have to be removed due to the construction of the project; therefore, staff has provided Condition No. 16, which states that a Tree Permit and appropriate mitigation fee, subject to review and approval by the Community Development Department, shall be required to mitigate for the loss of the protected Oak tree.

## **PUBLIC NOTICING**

A public notice was posted on the project site five days prior to the Historic District Commission meeting of May 3, 2023, that met the requirements of FMC Section 17.52.320. The public notice also provided information regarding the tree removal that is occurring on the project site, which met the requirements of the FMC Section 12.16.090. The initial set of plans were also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association, but no comments were received.

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt under Section 15303(e) (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**

Staff recommends that the Commission move to approve the application (DRCL23-00025) for Design Review of a 311-square-foot garage and storage structure located at 1007 Figueroa Street, as illustrated on Attachment 5 for the 1007 Figueroa Street Garage and Storage 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, THE ZONING CODE OF THE CITY, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

## **CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303(e) (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 1007 Figueroa Street was first constructed in 1930. The primary residence received Historic District Commission approval in 2016 for a 495 square foot-residential addition and remodel. The property does not appear on the City of Folsom’s Cultural Resources Inventory.

### **GENERAL PLAN DESIGNATION**

MLD, Multi-Family Low Density

### **ZONING**

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

### **ADJACENT LAND USES/ZONING**

North: Existing residences (R-2/FIG) with Sutter Street beyond

South: Existing residences (R-2/CEN) beyond

East: Existing residences (R-2/FIG)

West: Existing residences (R-2/FIG)

### **SITE CHARACTERISTICS**

The 7,280-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**



<b>CONDITIONS OF APPROVAL FOR 1007 FIGUEROA STREET GARAGE AND STORAGE ADDITION (DRCL22-00116)</b>				
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
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 January 10, 2023, 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"> <li>a. This approval is for a new structure that includes a 311-square-foot garage and storage space located at 1007 Figueroa Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans and Elevations dated January 10, 2023 included in Attachment 5.</li> <li>b. The garage doors on the front and rear elevation shall not be paneled, as to be compliant with the Design and Development Guidelines. The applicant shall revise the plans that are submitted for Building Permit to show non-paneled garage doors, to the satisfaction of the Community Development Department.</li> </ul>	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 (May 3, 2024). 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"> <li>• The City bears its own attorney’s fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	G	(E)(B) PW, PR, FD, PD
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
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)

<b>CULTURAL RESOURCE REQUIREMENTS</b>				
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)
<b>SOILS REQUIREMENT</b>				
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)
<b>NOISE REQUIREMENT</b>				
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)
<b>SITE DEVELOPMENT REQUIREMENTS</b>				
16.		A tree removal permit and mitigation shall be required due to the removal of the existing onsite Heritage oak tree and account for tree impacts from the proposed development activities.	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 (P) Planning Division (E) Engineering Division (B) Building Division (F) 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**

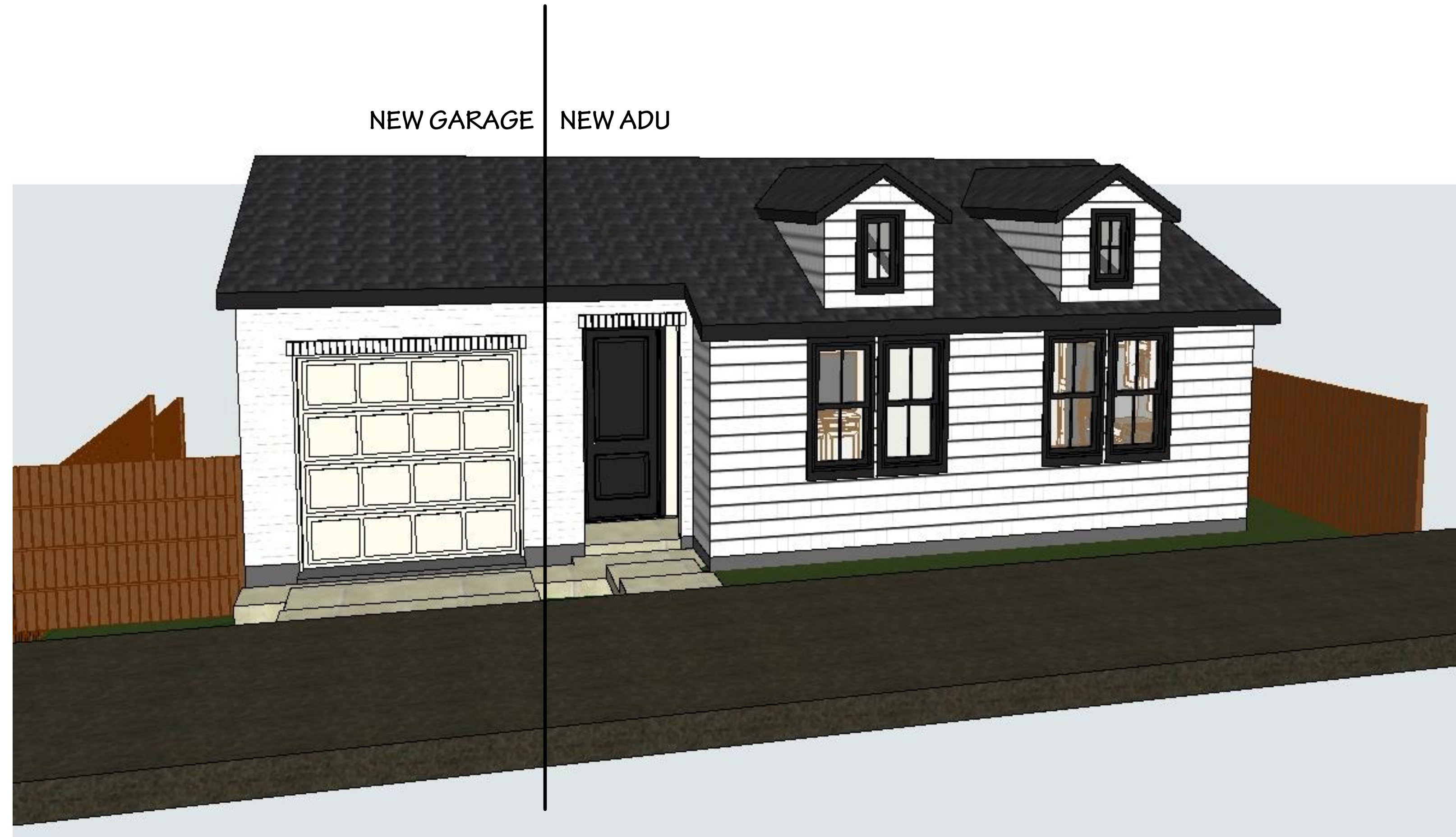


**Attachment 5**  
**Site Plan, Floor Plan and Elevations, dated**  
**January 10, 2023**

# HALEY ADU

## 1007 FIGUEROA STREET

### FOLSOM, CA



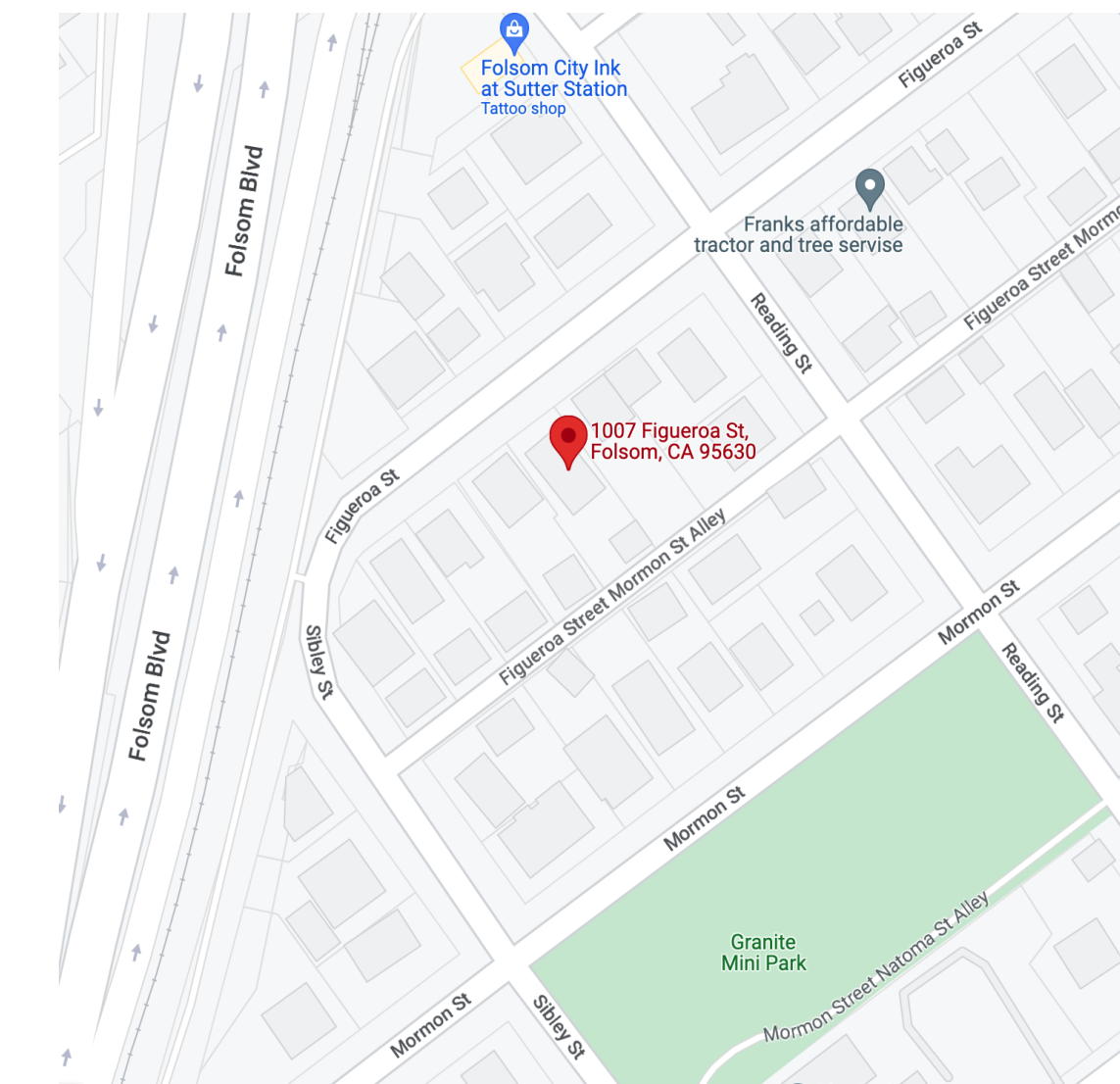
**3D FRONT PERSPECTIVE**

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

### PROJECT DESCRIPTION

PROJECT INCLUDES THE ADDITION OF A NEW 650 SQUARE FOOT SINGLE STORY ADU, WITH A ONE CAR GARAGE THAT FACES THE ALLEY

### VICINITY MAP



### SHEET INDEX

C	PLANNING COVER SHEET
A5.01	ARCHITECTURAL SITE PLAN AND CIVIL SURVEY
A1.01	MAIN FLOOR PLAN
A2.01	EXTERIOR ELEVATIONS AND PROPOSED COLORS
A2.02	ROOF FRAMING PLAN
A2.03	BUILDING SECTIONS

4944 WINDPLAY DRIVE, #116  
EL DORADO HILLS, CA 95762  
PH: 916.343.3737

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JOB NAME:  
**HALEY ADU**

**MEGHAN HALEY**

1007 FIGUEROA STREET  
FOLSOM, CA 95630

SHEET CONTENT:  
**COVER SHEET**

SCALE: PER DRAWING

DATE: **JANUARY 10, 2023**

REVISIONS:

FILE: **HALEY ADU**

SHEET NO.:

**C**

**ADU**



# 1007 FIGUEROA STREET

## EXISTING CONDITIONS PLAN

FOLSOM, CA 95630  
APN: 070-0095-014

4944 WINDPLAY DRIVE, #116  
EL DORADO HILLS, CA 95762  
PH: 916.343.3737

©2023 Studio 81 International, Inc.

JOB NAME:  
**HALEY ADU**

**MEGHAN HALEY**

1007 FIGUEROA STREET  
FOLSOM, CA 95630

SHEET CONTENT:

**ARCHITECTURAL  
SITE PLAN**

SCALE: PER DRAWING

DATE: **JANUARY 10, 2023**

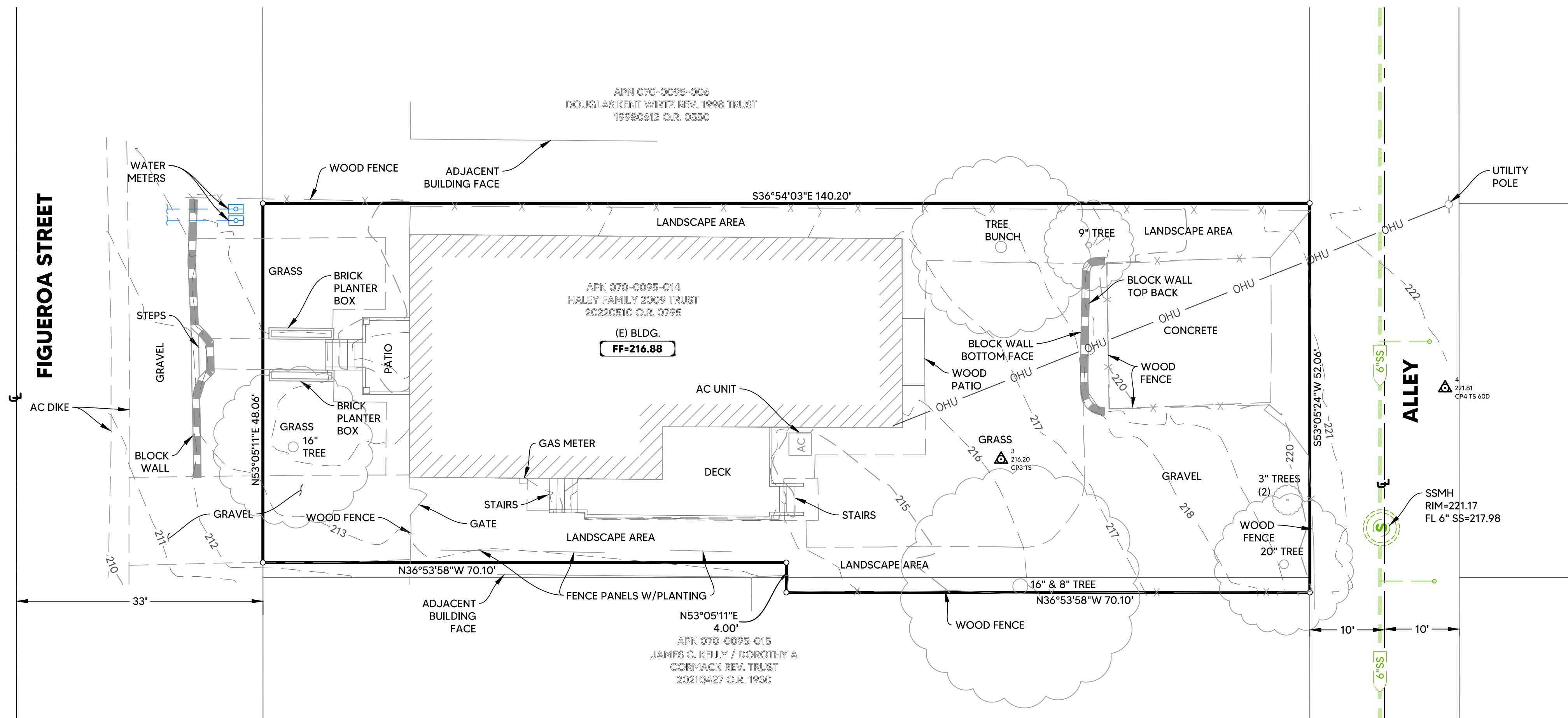
REVISIONS:

FILE: **HALEY ADU**

SHEET NO.:

**AS.01**

ADU



**TOPOGRAPHIC SURVEY:**

LODESTAR ENGINEERING AND SURVEYING, INC.  
PO BOX 681, LINCOLN, CA  
707-386-9668  
SURVEYOR: TAYLOR ELZE, PE, PLS  
FIELD SURVEY DATED: 12/20/2022

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83, CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, EPOCH 2011.00, GRID NORTH, BASED ON CSDS VRS GPS OBSERVATIONS PER FIELD SURVEY DURING DECEMBER, 2022.

**BENCHMARK:**

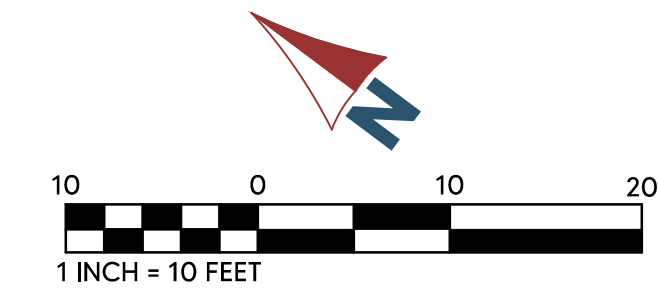
CONTROL POINT ELEVATIONS SHOWN HEREON ARE ON THE NAVD 88 DATUM, BASED UPON CALIFORNIA SURVEYING AND DRAFTING SUPPLY (CSDS) VIRTUAL SURVEY NETWORK (VSN) OBSERVATIONS.

**UNDERGROUND UTILITIES:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**LEGEND**

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
—	BOUNDARY LINE	○	SSMH
- - -	ADJACENT BOUNDARY LINE	○	COTG (SS)
—+—	CENTERLINE	○	TREE 12"
○	DIMENSION POINT (PROPERTY LINE)	○	TREE LOCATION W/SIZE
△	CONTROL POINT AS NOTED	○	JOINT UTILITY POLE
—x—	AC DIKE	○	WATER METER
—x—	FENCE	○	FINISHED FLOOR ELEVATION
—XX—SS—	SANITARY SEWER	FF = 100.00	
—XX—W—	WATER		



**ARCHITECTURAL SITE PLAN**

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

**SITE SURVEY**

SCALE: 1" = 1'-0"

**ENERGY NOTES**

- A. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATION OF LOOSE-FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.
- B. THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE REQUIREMENTS OF 2022 CBC 720.
- C. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, EQUIPPED WITH GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION.
- D. EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24 PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT, AND METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE 2022 CALIFORNIA ENERGY CODE SECTION 110.6(a)1. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR, PER 2022 CALIFORNIA ENERGY CODE SECTION 110.6.5(A).

**PLUMBING NOTES**

- A. PIPES IN TRENCHES REQUIRE AN 18" MIN. COVERAGE
- B. BTU RATINGS OF GAS APPLIANCE DEMAND DEFAULTS PER 2022 CPC TABLE 120B.4.1
  - a. CLOTHES DRYER 35,000 BTUS
  - b. FREESTANDING RANGE 65,000 BTUS
  - c. OVEN 25,000 BTUS
  - d. TOP BURNER RANGE 40,000 BTUS
  - e. WATER HEATER (BASE ON 2 GAL./MIN.) 200,000 BTUS
  - f. GAS FIREPLACES 40,000 BTUS
  - g. FURNACES 100,000 BTUS
- C. PLUMBING FIXTURE FLOW RATES:
  - \*KITCHEN FAUCET: MAXIMUM FLOW RATE IS 1.8 GALLONS PER MINUTE AT 60 PSI.
  - \*LAVATORY FAUCET: MAXIMUM FLOW RATE IS 1.2 GALLONS PER MINUTE AT 60 PSI.
  - \*SHOWER HEADS: MAXIMUM FLOW RATE IS 1.8 GALLONS PER MINUTE AT 80 PSI.
  - \*ALL WATER CLOSETS SHALL BE LOW FLOW WATER CLOSETS WITH A MAXIMUM CAPACITY OF 1.28 GALLON PER FLUSH.
- D. PLASTIC PIPE AND FITTINGS, OTHER THAN THOSE USED FOR GAS, SHALL MEET THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 14.
- E. ALL PIPE, TUBE, FITTINGS, SOLVENT, CEMENT, THREAD SEALANT, SOLDER, AND/OR FLUX USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NATIONAL SANITATION FOUNDATION 61.
- F. AB1953 LEAD FREE COMPLIANT NOTE ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.
- G. CLEARLY IDENTIFY PIPING MATERIAL FOR THE WATER DELIVERY SYSTEM IF PEX IS USED. A NOTE MUST BE PROVIDED ON THE DOCUMENTS TO STATE, AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING: "THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON (DATE) BY (NAME), THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE OWNER OR THE OCCUPANT." 2022 CPC 604.1.2.

**FLOOR PLAN NOTES**

- A. REFER TO GENERAL NOTE SHEETS FOR PLAN GENERAL NOTES.
- B. REFER TO ENERGY SHEETS FOR CERTIFICATE OF COMPLIANCE AND INSULATION VALUES.
- C. ANY PART OF THE EXTERIOR WALL THAT ARE LESS THAN 5 FEET TO THE PROPERTY LINE ARE TO BE OF ONE HOUR CONSTRUCTION UNLESS THE RESIDENCE IS PROVIDED WITH FIRE SPRINKLERS, THEN THE ONE HOUR CONSTRUCTION IS REQUIRED LESS THAN 3 FEET. 2022 CRC TABLE 302.1 (2).
- D. A SHEET ROCK NAILING INSPECTION IS REQUIRED. 2022 CRC R702 AND 2022 CRC 110.9.5.
- E. ALL DIAGONAL WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
- F. MINIMUM WIDTH OF A CORRIDOR/HALLS IS 36 INCHES.
- G. HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES. FOR ROOMS WITH SLOPED CEILINGS, THE MINIMUM CEILING HEIGHT MUST BE 5 FEET WITH 50% OF THE FLOOR AREA HAVING A MINIMUM HEIGHT OF 7 FEET. PER 2022 CRC R305.1.
- H. ALL HABITABLE ROOMS ARE REQUIRED TO HAVE GLAZED OPENING(S) HAVING AN AREA EQUAL TO 8% OR MORE OF THE FLOOR AREA. 2022 CRC R303.1.
- I. ALL HABITABLE ROOMS ARE REQUIRED TO HAVE OPERABLE EXTERIOR OPENING(S) HAVING AN AREA EQUAL TO 4% OR MORE OF THE FLOOR AREA. 2022 CRC R303.1.
- J. A ROOM MUST HAVE LIGHT AND VENTILATION DIRECTLY TO THE EXTERIOR, SHARE LIGHT AND VENTILATION WITH ANOTHER ROOM, TO SHARE 1/2 OF THE AREA OF THE COMMON WALL MUST BE OPEN AND UNOBSTRUCTED. 2022 CRC R303.2.
- K. WINDOW "HEAD" HEIGHTS:
  - \*1ST FLOOR = 8'-0" U.N.O. ON EXT. ELEVATIONS
  - \*2ND FLOOR = 8'-0" U.N.O. ON EXT. ELEVATIONS
  - \*DOOR HEIGHTS AS NOTED ON PLANS, (ALIGN ADJACENT WINDOW HEADER HEIGHTS WITH DOOR HEADER)
- L. UNCONDITIONED UTILITY CLOSETS SHALL HAVE SOLID CORE DOORS WITH HEAD & JAMB COMPLETELY WEATHERSTRIPPED. INSTALL METAL THRESHOLD. DOORS TO HAVE THE BOTTOMS GASKETED. TYP. DOORS ARE TO BE SELF CLOSING WITH DOOR CLOSING HARDWARE INSTALLED. WALLS AT UTILITY CLOSET ARE TO BE INSULATED WITH R-13 BATT INSULATION.
- M. PROVIDE A DRAFTSTOP AT THE FLOOR FRAMING WHEN THE AREA OF THE CONCEALED SPACE EXCEEDS 1,000 S.F. PER 2022 CRC R302.12.

**FLOOR PLAN KEYNOTES**

**BATHROOMS**

- K1 ALL WATER CLOSETS OR BIDETS SHALL BE INSTALLED IN AN AREA OF 30" CLEAR, WITH MIN. 24" CLEAR FROM THE FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE 26" CLEAR FROM 18" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. 2022 CPC 402.5. WATER CLOSET TO BE LOW FLOW WITH A MAXIMUM CAPACITY OF 1.28 GALLONS PER FLUSH. 2022 CPC 411.0.
- K2 PROVIDE INDIVIDUAL CONTROL VALVE TO EACH PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB/SHOWER COMBINATION. THE DEVICE IS REQUIRED TO LIMIT WATER TEMPERATURE TO A MAX. OF 120° F. 2022 CPC 408.9.
- K3 CERAMIC TILE SHOWER WITH PREFABRICATED BASE. SHOWER HEAD +84". 2022 CRC R702.4 CERAMIC TILE. R702.4.1 GENERAL CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A118.1, A118.3, A136.1 AND AS371.1.
- R702.4.2 BACKER BOARDS, MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF GYPSUM BACKING BOARD, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER CEMENT BACKER BOARD, AND NON-ASBESTOS FIBER MAT REINFORCED CERMENTOUS BACKER UNITS. AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 2022 CRC R702.3.7 WATER-RESISTANT GYPSUM BACKING BOARD, GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NON-ABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C1398, C1178, OR C1278. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILING.
- WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
- R702.3.7.1 LIMITATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
- K4 A MINIMUM 30" CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQ. INCHES. PER 2022 CPC 408.6.
- K5 SHOWER DOORS TO BE MIN. 22" CLEAR, TEMPERED GLASS.
- K6 PREFABRICATED FIBER-GLASS TUB-SHOWER COMBO WITH INTEGRAL SURROUND 70" MIN. ABOVE DRAIN. SHOWER HEAD +84" CURTAIN ROD AT 80" OR OBSOLETE TEMPERED GLASS ENCLOSURE PER BUILDER.
- K7 14"x16" SHAMPOO NICHE, BOTTOM AT +54", INSTALL ELASTOMERIC FLASHING IN ENTIRE NICHE PRIOR TO SCRATCH COAT.

**GARAGE**

- G1 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS WITH 1/2" GYP BOARD APPLIED TO THE GARAGE SIDE. WHEN HABITABLE ROOMS ARE LOCATED ABOVE THE GARAGE, THE HORIZONTAL SEPARATION SHALL BE 5/8" TYPE X GYP BOARD. 2022 CRC 302.6.
- G2 WHEN PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING AND SELF-LATCHING. 2022 CRC R302.5.1.
- G3 SLOPE GARAGE SLAB A MINIMUM OF 1/8" TO 1/4" PER FOOT FROM THE HOUSE TO THE MAIN LEVEL. PROVIDE TO FACILITATE THE MOVEMENT OF LIQUIDS. 2022 CRC R309.1.
- G4 APPLIANCES IN RESIDENTIAL GARAGES AND IN ADJACENT SPACES THAT ARE NOT TO THE GARAGE AND ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT SHALL BE INSTALLED SO THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18" ABOVE THE FLOOR UNLESS THE APPLIANCE IS FLAMMABLE VAPOR IRRADIATION RESISTANT, AND GUARDED AGAINST DAMAGE WITH PROTECTIVE BARRIERS OR ELEVATED OUT OF THE NORMAL PATH OF VEHICLES. 2022 CPC 507.13, 507.13.1.
- G5 UNLESS A DIRECT-VENT TYPE, GAS FIRE APPLIANCES LOCATED IN THE GARAGE REQUIRE OUTDOOR COMBUSTION AIR VENTS WITHIN 12" OF THE FLOOR AND CEILING. 2022 CMC 701.6.

**GLAZING / WINDOWS**

- W1 GLAZING IN HAZARDOUS LOCATIONS IS REQUIRED TO BE PROVIDED WITH SAFETY GLAZING AS DEFINED IN 2022 CRC SECTION R308.4.
- W2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
  1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
  2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R312.2.2.
  3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

**KITCHEN**

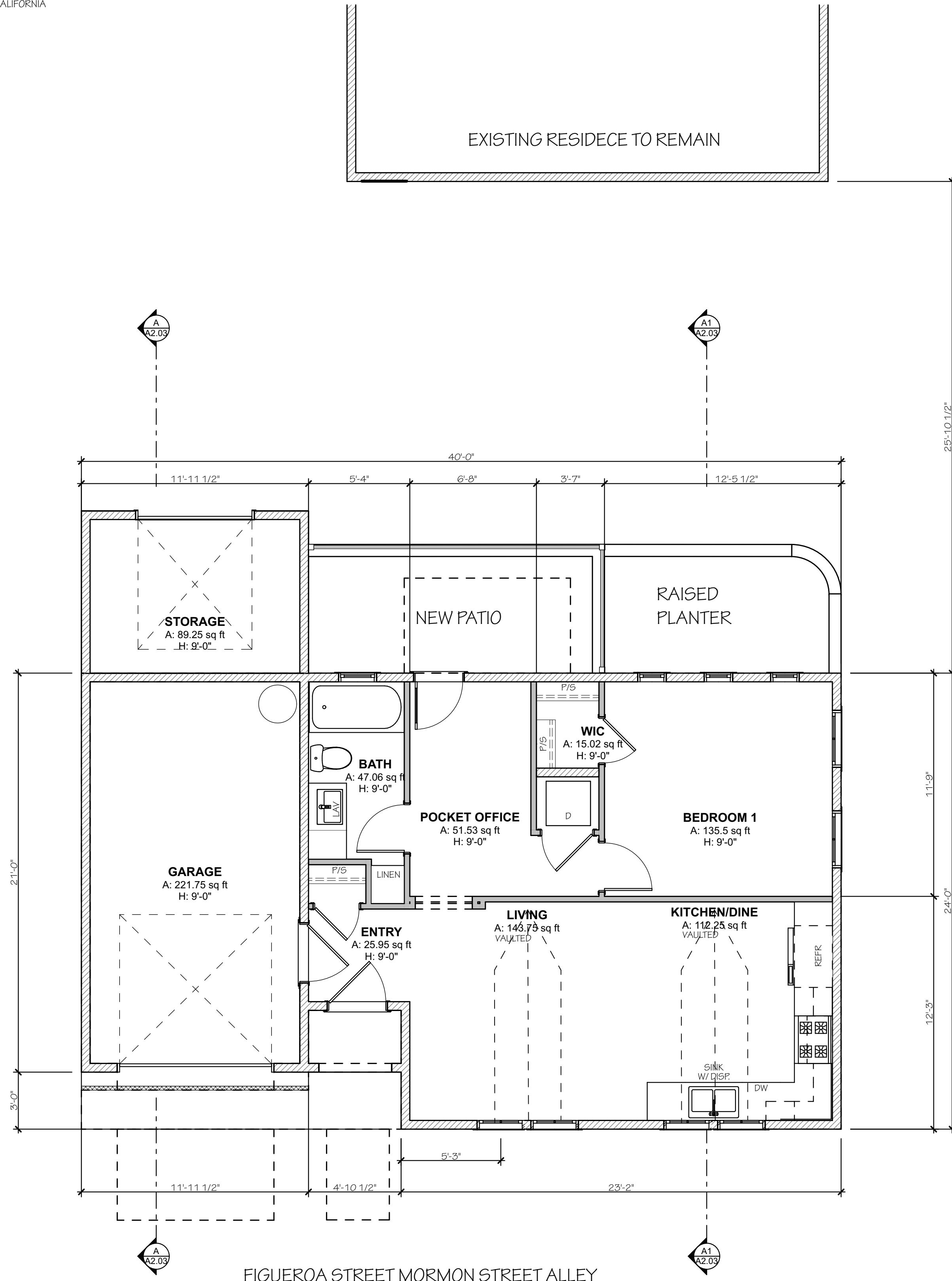
- K1 30" FREE STANDING GAS/ELEC. RANGE W/ 30" HOOD MICROWAVE, LIGHT, EXHAUST FAN ABOVE. VENT PER 2022 CMC 504.3. INSTALL PER MANUFACTURER REQUIREMENTS. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" PROTECTED. HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING ON THE UNIT. 2022 CMC 921.3 AND 921.4.
- K2 DISHWASHER, PER BUILDER.
- K3 WALL MOUNTED CABINET ABOVE 24" DEEP UPPER CABINETS ABOVE REFRIGERATOR. UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISHED DECK.
- K4 30" GAS/ELEC. DOUBLE OVEN ("OR MICRO/OVEN") IN 24" DEEP CABINET. INSTALL PER MANUFACTURER REQUIREMENTS.
- K5 SOLID SURFACE COUNTER WITH FULL SPLASH.

**WALL LEGEND:**

--- (Dashed)	2x4 WALL
--- (Dotted)	2x6 WALL
--- (Cross-hatch)	2x8 WALL

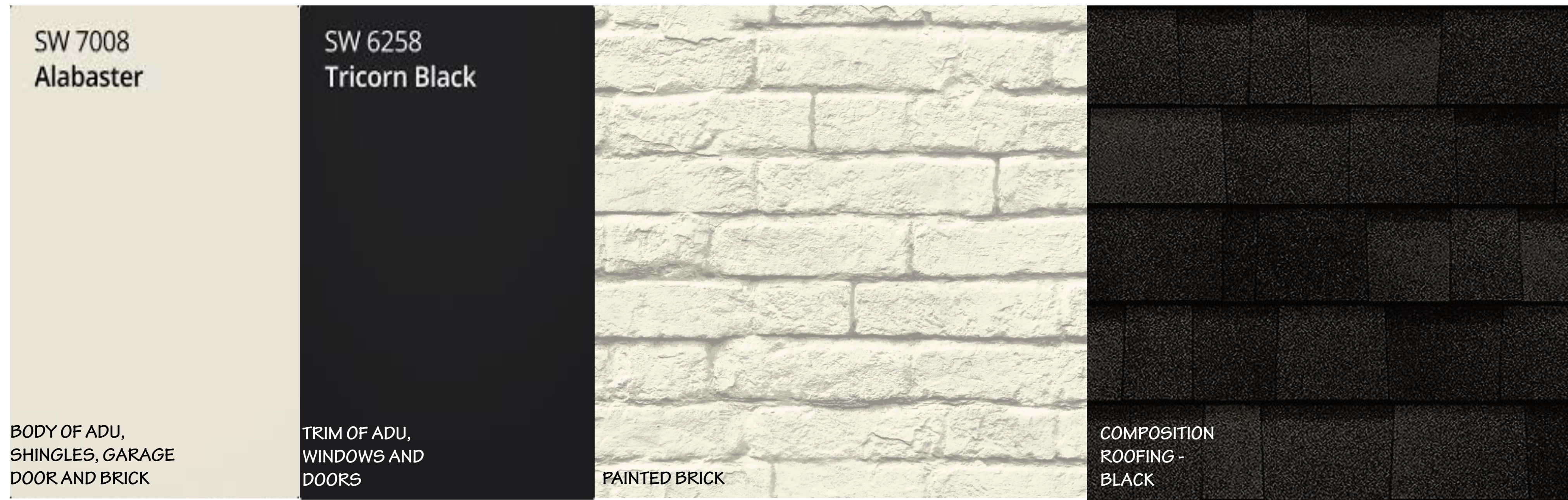
**SQUARE FOOTAGES:**

ADU	650.67
<b>650.67 sq ft</b>	
TOTAL LIVING AREA	
GARAGE	221.75
STORAGE	89.25



**MAIN FLOOR PLAN**

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



- ELEVATION NOTES**
- A. SEE ELEVATIONS FOR HEIGHTS OF THE BUILDING ABOVE THE ADJACENT FINISH GRADE.
  - B. ALL EXTERIOR WALLS SHALL HAVE A WATER RESISTIVE BARRIER INSTALLED OVER WOOD STUDS OR SHEATHING ACCORDING TO MANUFACTURER INSTRUCTIONS AND 2022 CRC R703.
  - C. FLASHING AND COUNTER-FLASHING SHALL BE INSTALLED AT PARAPETS, ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE AN EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. CRICKETS OR SADDLE FLASHING SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION WHEN OCCURS. METAL FLASHING OR CRICKETS SHALL BE CORROSION RESISTANT AND NOT LESS THAN .019 INCH OR 26 GAUGE THICK PER 2022 R903.2.1 AND R903.2.2.

4944 WINDPLAY DRIVE, #116  
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PH: 916.343.3737

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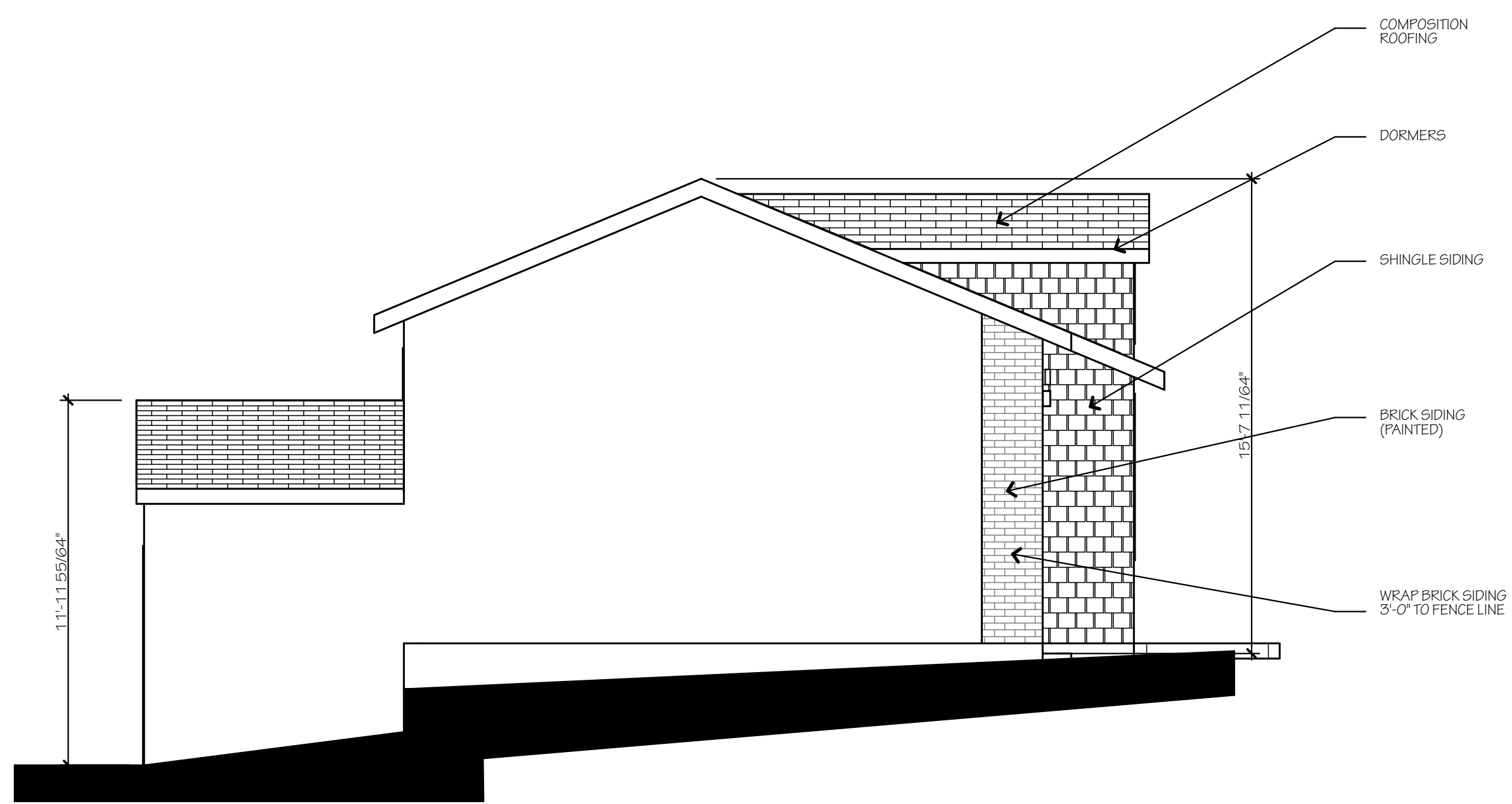
JOB NAME:  
**HALEY ADU**

**MEGHAN HALEY**

1007 FIGUEROA STREET  
FOLSOM, CA 95630

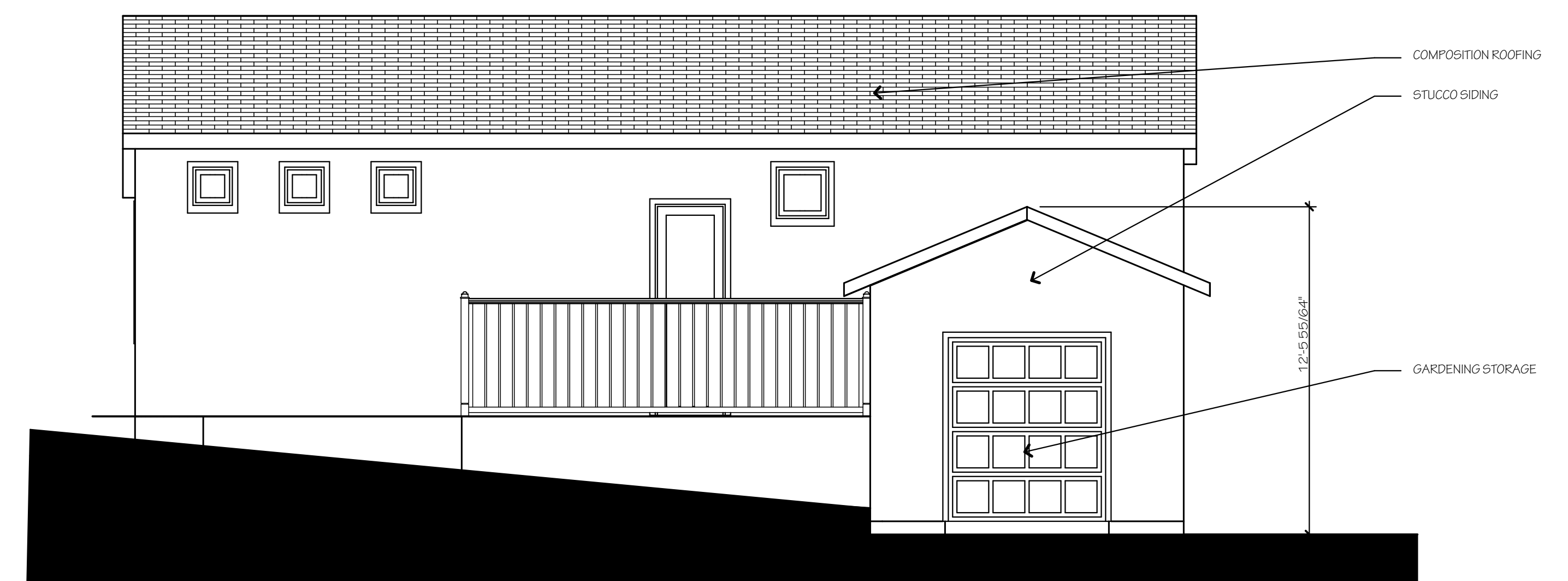
SHEET CONTENT:

**PROPOSED  
EXTERIOR  
ELEVATIONS**



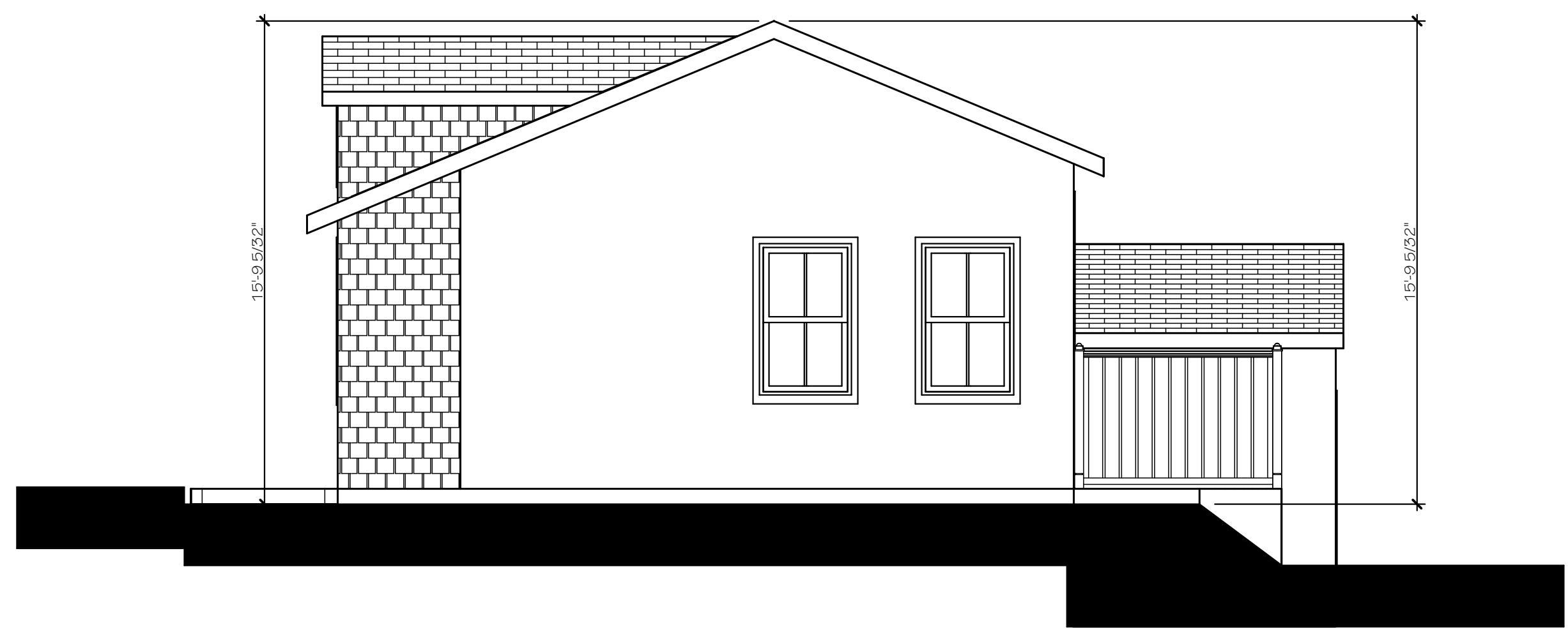
**LEFT ELEVATION ADU**

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



**REAR ELEVATION ADU**

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



**RIGHT ELEVATION ADU**

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



**FRONT ELEVATION ADU**

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

SCALE: PER DRAWING

DATE: **JANUARY 10, 2023**

REVISIONS:

FILE: **HALEY ADU**

SHEET NO.:

**A2.01**  
ADU

**ROOF PLAN KEYNOTES**

**MECHANICAL / HVAC**

- K11** ATTIC ACCESS. SEE FLOOR PLAN NOTES FOR SIZE AND REQUIREMENTS.
- K12** FORCED AIR UNIT (FAU) IN ATTIC ON PLATFORM. VERIFY LOCATION WITH MECHANICAL DRAWINGS. PROVIDE UNOBSTRUCTED PASSAGEWAY NOT LESS THAN 22"X30" WITH 24" WIDE SOLID FLOORING AND A LEVEL WORK PLATFORM NOT LESS THAN 30"X30" AT THE SERVICE SIDE OF THE EQUIPMENT WITHIN 20 FEET OF THE ATTIC ACCESS. 2022 CMC 304.2 AND 304.4
- K13** WHOLE HOUSE FAN. SEE FLOOR PLAN NOTES FOR SIZE AND REQUIREMENTS.

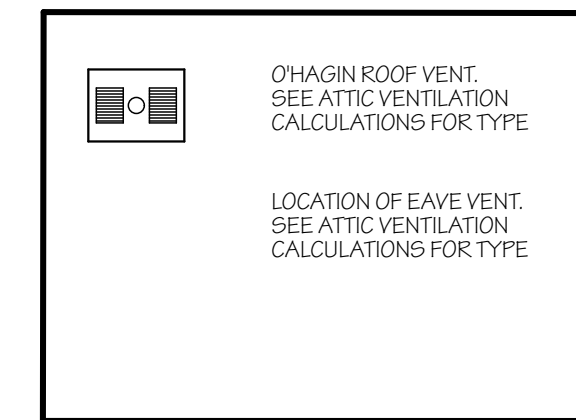
**ROOF**

- R1** DASHED LINE INDICATES OUTLINE OF EXTERIOR FRAME WALL OF BUILDING BELOW.
- R2** CORROSION RESISTANT GUTTER, PER BUILDER.
- R3** LOCATION OF DOWN SPOUT. VERIFY W/ CIVIL ENGINEER DRAWINGS.
- R4** DOWN SPOUT TO DRAIN INTO GUTTER AT LOWER ROOF LEVEL. SEE EXTERIOR ELEVATIONS.
- R5** ROOF VENT AS SPECIFIED IN ROOF PLAN NOTES.

**SOLAR**

- S1** EXTENTS OF SOLAR READY ZONE. PER SOLAR ROOF PLAN NOTE A. VERIFY LOCATION IN FIELD FOR ORIENTATION.
- S2** ELECTRICAL CONDUIT LINE TO THE MAIN SERVICE ELECTRICAL PANEL. PROVIDE RESERVED AREA FOR INVERTERS AND METERS EQUIPMENT. 2022 CALIFORNIA ENERGY CODE SECTION 110(c) 1.
- S3** PLUMBING CONDUIT LINE TO THE WATER HEATING SYSTEM. 2022 CALIFORNIA ENERGY CODE SECTION 110.10(c)2.

**SYMBOLS:**

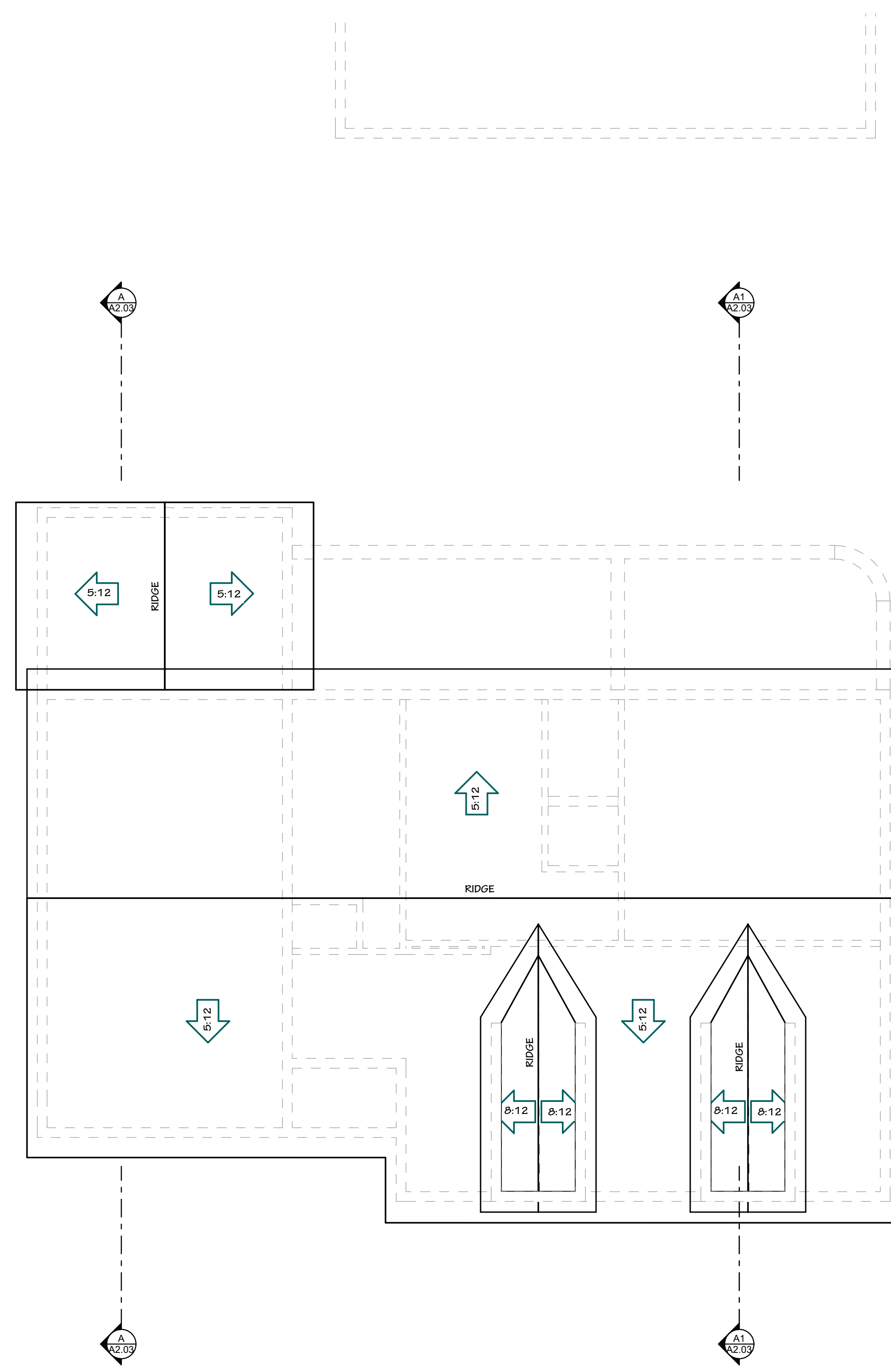


**ROOF PLAN NOTES**

- A. ROOFING MATERIAL: CLASS 74 FIRE-RETARDANT ROOFING MATERIAL. ELEVATION A: **-CONCRETE 5' TILE** ELEVATION B: **-CONCRETE FLAT TILE** ELEVATION C: **-COMPOSITION ASPHALT SHINGLES W/ STANDING SEAM METAL** ROOF RIDGES AND RAKE EDGE TRIM CONDITIONS PER MANUFACTURER INSTRUCTIONS.
  - B. ROOFING MANUFACTURER: **MANUFACTURER NAME** **PRODUCT NAME** **ESR REPORT #**
  - C. PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS WHERE SCHEDULED AND LOCATE PER CIVIL DRAWINGS AND SOILS REPORT.
  - D. RADIANT BARRIER TO BE INSTALLED ON THE UNDERSIDE OF THE ROOF SHEATHING AND THE INSIDE SURFACE OF GABLE ENDS PER CALIFORNIA ENERGY CODE SECTION 150.1(c)2. OMIT AT NON-VENTED ATTIC ASSEMBLIES.
- ATTIC VENTILATION**
- A. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1:150 OF THE ATTIC AREA. THE MINIMUM NET FREE VENTILATION AREA MAY BE 1.200 IF AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE LOCATED WITHIN 3 FEET, MEASURED VERTICALLY, OF THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. 2022 CRC R806.2.
  - B. ENCLOSED RAFTER SPACES WHERE THE CEILING IS APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS AND NOT MORE THAN 5 FEET, MEASURED VERTICALLY, OF THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF REQUIRED VENTILATION FOR EACH SEPARATE SPACE. PROVIDE ATTIC VENTILATION FOR EACH SEPARATE ATTIC SPACE. PER 2022 CRC R806.1.
  - C. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
  - D. ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES OR SHALL BE VENTED INDEPENDENTLY TO CBC AND CRC REQUIREMENTS.
  - E. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" IN DIMENSION. PER 2022 CRC R806.1.
  - F. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. THERE IS TO BE A MINIMUM 1" AIR SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING. PER 2022 CRC R806.3.
  - G. EAVE VENTS ARE NOT PERMITTED WITHIN STRUCTURAL SHEAR WALLS. FIELD VERIFY LOCATION OF SHEAR WALLS PER STRUCTURAL DRAWINGS.

**SOLAR**

- A. PROVIDE SOLAR READY REQUIREMENTS FOR NEWLY CONSTRUCTED SINGLE FAMILY RESIDENCES LOCATED IN SUBDIVISIONS WITH 10 OR MORE RESIDENCES. 2022 CALIFORNIA ENERGY CODE SECTION 110.10(a).
- B. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET. 2022 CALIFORNIA ENERGY CODE SECTION 110.10(b) 1(a). OBSTRUCTIONS, INCLUDING VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT SHALL NOT BE LOCATED IN THE SOLAR ZONE. 2022 CALIFORNIA ENERGY CODE SECTION 110.10(b)3(A).
- E. RESERVE A SPACE ON THE MAIN ELECTRICAL SERVICE PANEL, PERMANENTLY MARKED FOR FUTURE SOLAR ELECTRIC. THE MAIN ELECTRICAL SERVICE PANEL SHALL BE A MINIMUM OF 200 AMPS. 2022 CALIFORNIA ENERGY CODE SECTION 110.10(e).



**ROOF PLAN ADU**

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

**SECTION KEYNOTES**

- 1 SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10 FEET WITH A MINIMUM GRADE OF 6 INCHES. WHERE THIS REQUIREMENT CANNOT BE MET AND ALTERNATE METHOD WILL BE REQUIRED, PER 2022 CRC R401.3. NOTES FOR SPECIFICATIONS.
- 2 EXTERIOR WALL FINISH MATERIAL. REFER TO ELEVATION DRAWINGS.
- 3 CONCRETE SLABS / CURBS. REFER TO STRUCTURAL DRAWINGS.
- 4 ROOFING MATERIAL. REFER TO ROOF PLAN NOTES FOR SPECIFICATIONS.
- 5 INSULATION VALUE AS NOTED. REFER TO ENERGY SHEETS FOR TYPE AND TITLE 24 REQUIREMENTS.
- 6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTICS WITH 1/2" GYP BOARD APPLIED TO THE GARAGE SIDE. WHEN HABITABLE ROOMS ARE LOCATED ABOVE THE GARAGE, THE HORIZONTAL SEPARATION SHALL BE 5/8" TYPE X GYP BOARD. 2022 CRC 302.6.
- 7 ROOF TRUSSES. REFER TO STRUCTURAL DRAWINGS AND TRUSS CALCULATIONS.
- 8 FASCIA BOARD. REFER TO ELEVATIONS FOR SIZE AND SPECIFICATIONS.

**SECTION NOTES**

- A. BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO THE STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS BY OTHERS FOR ALL INFORMATION NOT SHOWN.
- B. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS. 2022 CRC R302.1.1
  1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
  2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILING.
  3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACE UNDER THE STAIR TO COMPLY WITH CRC R302.7.
  4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
  5. FOR FIRE BLOCKING OF CHIMNEYS, SEE CRC R1003.9

**INSULATION**

REFER TO ENERGY SHEETS FOR INSULATION, TITLE 24 INSTRUCTIONS AND VALUES.

EXTERIOR 2x6 WALLS:	R-21
EXTERIOR 2x4 WALLS:	R-13
INTERIOR 2x4 WALLS @ UTILITY CLOSET:	R-13
FLOOR / CRAWL SPACE:	R-19
ROOF / ATTIC SPACE:	R-30

**ATTIC FAU**

- A. FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN FURRED SPACE.
- B. FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING. CLEARANCES FROM COMBUSTIBLES AS RECOMMENDED BY THE MANUFACTURER.
- C. PROVIDE ATTIC ACCESS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22" PER 2022 CRC R907.1 AND CMC 304-4.
- D. INSTALL FURNACE ACCORDING TO MANUFACTURER REQUIRED CLEARANCES AND PER 2022 CMC 304-4:
  1. LENGTH OF PASSAGEWAY, WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET, THE DISTANCE FROM THE ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET.
  2. WIDTH OF PASSAGEWAY SHALL BE UNOBSTRUCTED AND HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDTH FROM THE ENTRANCE OPENING TO THE APPLIANCE.
  3. WORK PLATFORM. A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE.
  4. LIGHTING AND CONVENIENCE OUTLET. A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.
- E. INSTALL A SHEET METAL DRAINAGE PAN UNDER THE FURNACE. CONNECT AN 1 1/2 INCH DRAIN LINE FROM THE PAN TO AN APPROVED EXTERIOR LOCATION.
- F. INSTALL FURNACE ON RAISED PLATFORM SO THAT THE INSULATION BENEATH WILL NOT BE COMPRESSED.
- G. PROVIDE EXHAUST TERMINATION VENT THROUGH ROOF. LOCATE TO BE MORE THAN 10 FEET FROM ANY AIR INTAKE. 2022 CMC 510.9.1(1)

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PH: 916.343.3737

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JOB NAME:

**HALEY ADU**

**MEGHAN HALEY**

1007 FIGUEROA STREET  
FOLSOM, CA 95630

SHEET CONTENT:

**PROPOSED  
BUILDING  
SECTIONS**

SCALE: PER DRAWING

DATE: **JANUARY 10, 2023**

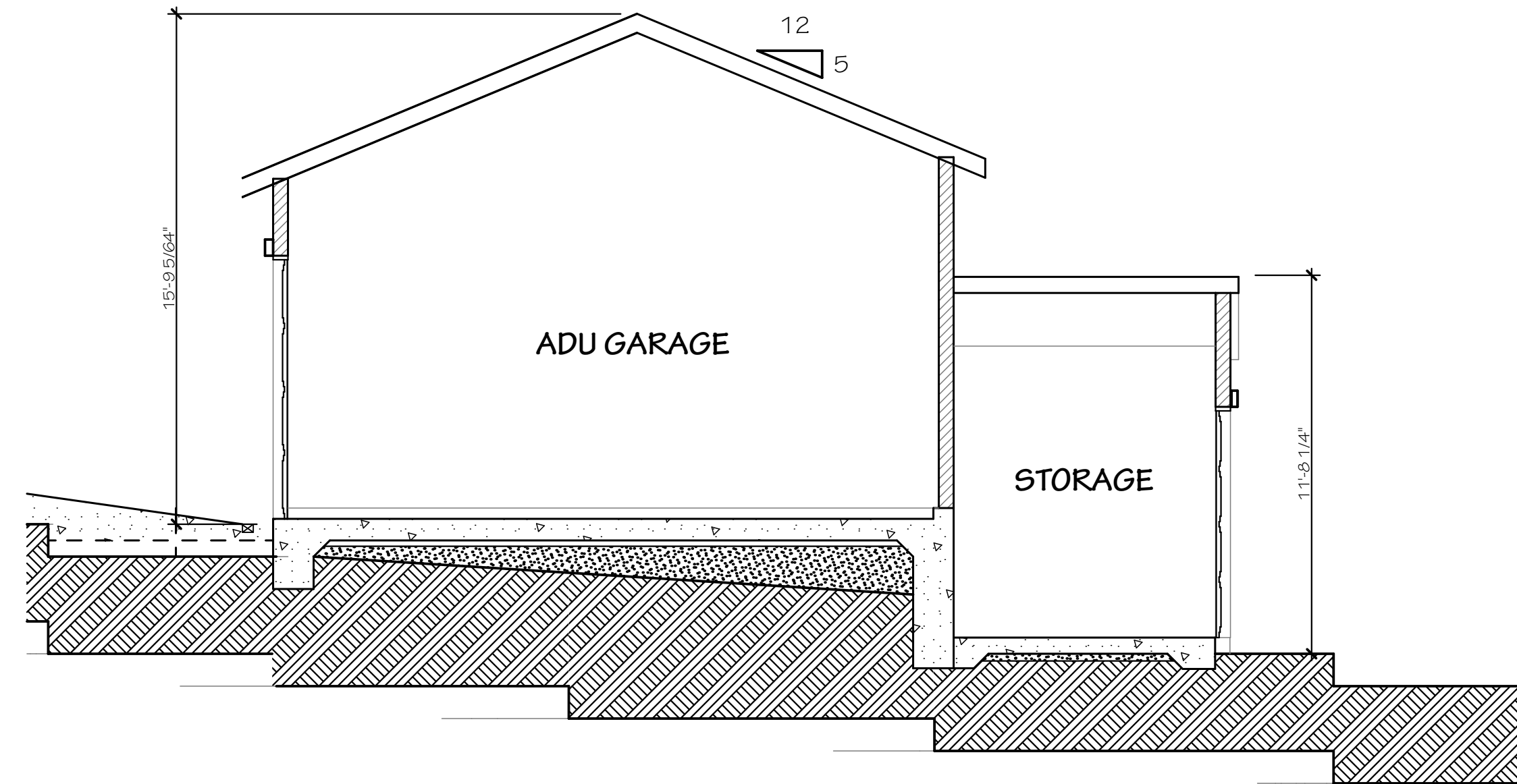
REVISIONS:

FILE: **HALEY ADU**

SHEET NO.:

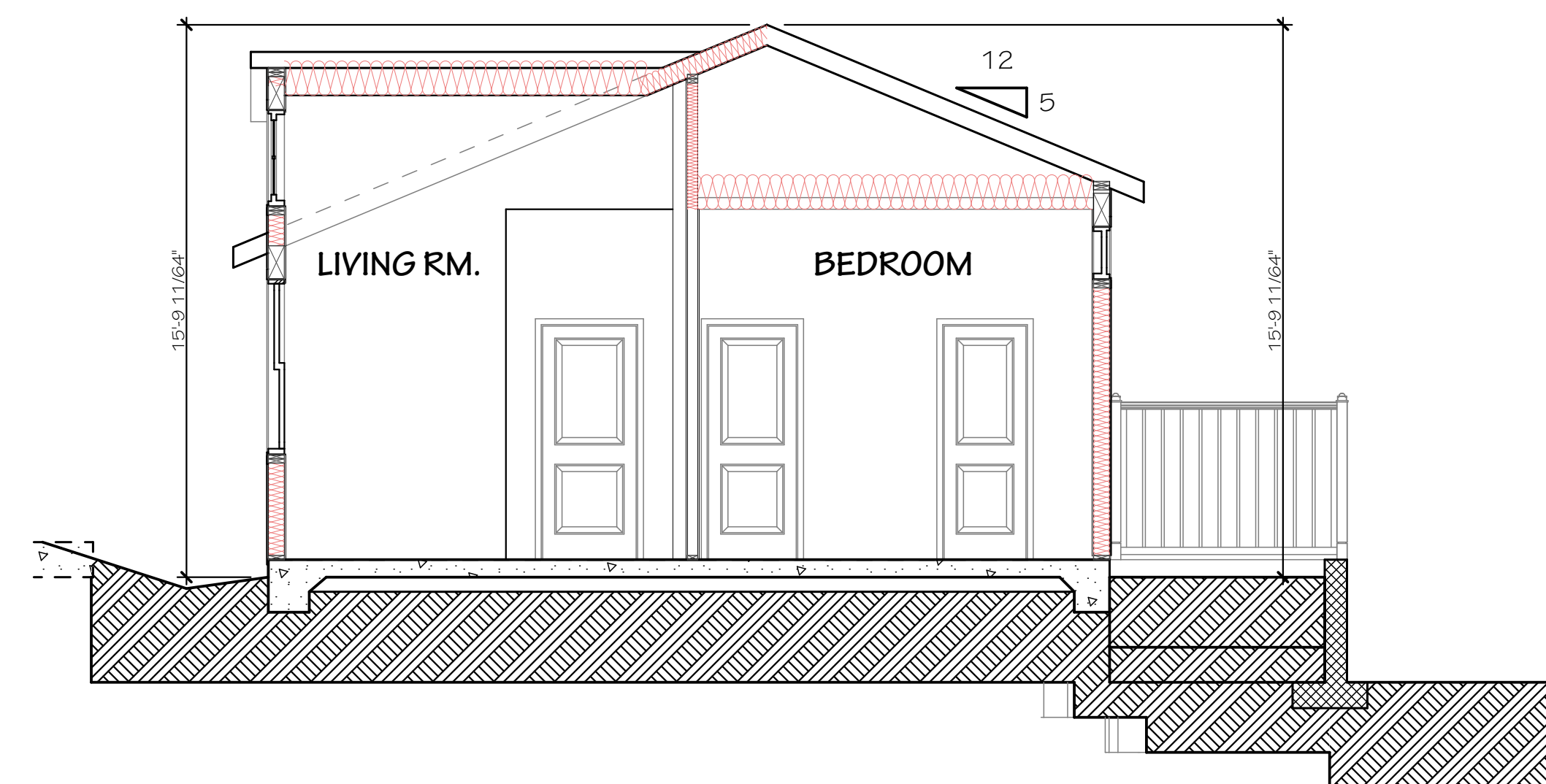
**A2.03**

ADU



**A SECTION**

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



**A1 SECTION**

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



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 3**  
**Type: Public Hearing**  
**Date: May 3, 2023**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 608 Bridge Street Cabin Demolition  
**File #:** DRCL23-00016  
**Request:** Building Demolition  
**Location:** 608 Bridge Street  
**Parcel(s):** 070-0164-008-0000  
**Staff Contact:** Brianna Gustafson, Associate Planner, 916-461-6238  
bgustafson@folsom.ca.us

### **Property Owner/Applicant**

Name: Jennifer Jennings  
Address: 12926 Pinnacle Loop  
Truckee, CA 96161

**Recommendation:** Conduct a public meeting, and upon conclusion staff recommends approval of an application to demolish a 420-square-foot cabin structure located at 608 Bridge Street, as illustrated on Attachment 5 for the 608 Bridge Street Cabin Demolition project (DRCL23-00016) based on the findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-6).

**Project Summary:** The proposed project includes the demolition of a 420-square-foot cabin structure constructed in the 1950's at 608 Bridge Street (shown as 504 ½ Persifer Street on the attached site plan). The property and structure are not listed on the City of Folsom's Cultural Resources Inventory. The cabin structure is also not considered historically significant and contains no historically significant building materials. Therefore, staff supports demolition of the structure.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Existing Site Plan
- 6 - Project Summary
- 7 - Photos
- 8 - Historic Aerial Imagery
- 9 - Comment Letter from HFDA dated March 2, 2023



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 3**  
**Type: Public Hearing**  
**Date: May 3, 2023**

Submitted,

---

PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, Jennifer Jennings, is proposing to demolish the 420-square-foot cabin building between 506 Persifer Street and 608 Bridge Street. There are currently six existing residential structures on the lot, and after the demolition of the cabin, there will be five structures that will remain.

### POLICY/RULE

Section 17.52.660 of the FMC states that the demolition of a structure located in the Historic District is subject to the review and approval of the Historic District Commission. Before demolition is authorized, the applicant must provide documentation of the structure for the historical record, to the extent that the history of the structure is known to, or reasonably obtainable by, the applicant. If the structure is considered historically significant, the Historic District Commission shall consider several factors before authorizing the demolition. Section 4.13 of the Historic District Design and Development Guidelines (DDGs) makes clear that demolition may be more readily approved for structures that do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

### ANALYSIS

Section 4.13 of the DDGs explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The existing 420-square-foot residential structure proposed to be demolished (shown in the photographs in Attachment 6) consists of wood siding and shingle roofing. Based on the attached project narrative, the building has not been inhabited since at least 2006 as it has been considered substandard and dangerous due to its poor structural condition. The applicant has indicated that it is not structurally or financially feasible to make the building habitable, therefore, they are proposing to demolish it. The applicant purchased the property in 2007, and does not know when the cabin was constructed, but City staff found historic aerial images that show that it has been in existence since at least 1957. The structure is not considered historically significant and contains no historically significant building materials. In addition, the residence, property, and structure are not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the accessory structure.



## **PUBLIC COMMENTS**

A public notice was posted on the project site five days prior to the Historic District Commission meeting of May 3, 2023, that met the requirements of FMC Section 17.52.320. The application was also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association. Staff did receive a comment from Historic Folsom Residents Association about the clarification of the residential structure being an accessory structure or a residential structure. This letter (Attachment 9) has been included in the staff report.

## **ENVIRONMENTAL REVIEW**

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

## **RECOMMENDATION**

Staff recommends approval of the proposed project, subject to the conditions of approval included with the report.

## **HISTORIC DISTRICT COMMISSION ACTION**

Move to approve the demolition of a 420-square-foot residential structure located at 608 Bridge Street (DRCL23-00016), based on the findings below (Findings A-G) and subject to the attached conditions of approval (Conditions 1-6).

## **GENERAL FINDINGS**

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

## **CEQA FINDINGS**

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

**DEMOLITION FINDING**

- G. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

**ATTACHMENT 2  
BACKGROUND**

**BACKGROUND**

The existing project site has six residential structures, ranging in square footages. With the proposed demolition, there will be five residential structures still on-site. The 420-square-foot cabin structure was constructed sometime before 1957.

**GENERAL PLAN DESIGNATION**

SFHD (Single-Family High Density) within the Historic District

**ZONING**

R-1-M/CEN, (Two-Family Residential/Central Subarea of the Historic Residential Primary Area)

**ADJACENT LAND USES/ZONING**

North: Commercial with Natoma Street beyond in the Figueroa subarea (R-1-M/NAT-RIL-BID)

South: Persifer Street with Folsom Cordova Unified School District Beyond (R-1-M)

East: Existing residences (R-2/CEN)

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

**SITE CHARACTERISTICS**

The 17,500-square-foot project site currently contains six residential structures, trees and driveways. After the demolition, there will be five structures still on-site.

**APPLICABLE CODES**

FMC Chapter 15.52; HD, Historic District  
FMC section 17.52.660, Demolition  
Historic District Design and Development Guidelines

## **Attachment 3**

# **Proposed Conditions of Approval**

**CONDITIONS OF APPROVAL FOR  
 608 BRIDGE STREET BUILDING DEMOLITION  
 (DRCL23-00016)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of demolition permit is required.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (May 3, 2025). Failure to obtain the relevant demolition permit within this time, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
4.		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)
5.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides 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)
6.		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)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy Permit
	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		

Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

## **Attachment 4 Vicinity Map**





Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

## **Attachment 5 Existing Site Plan**

□ ≈ 5'

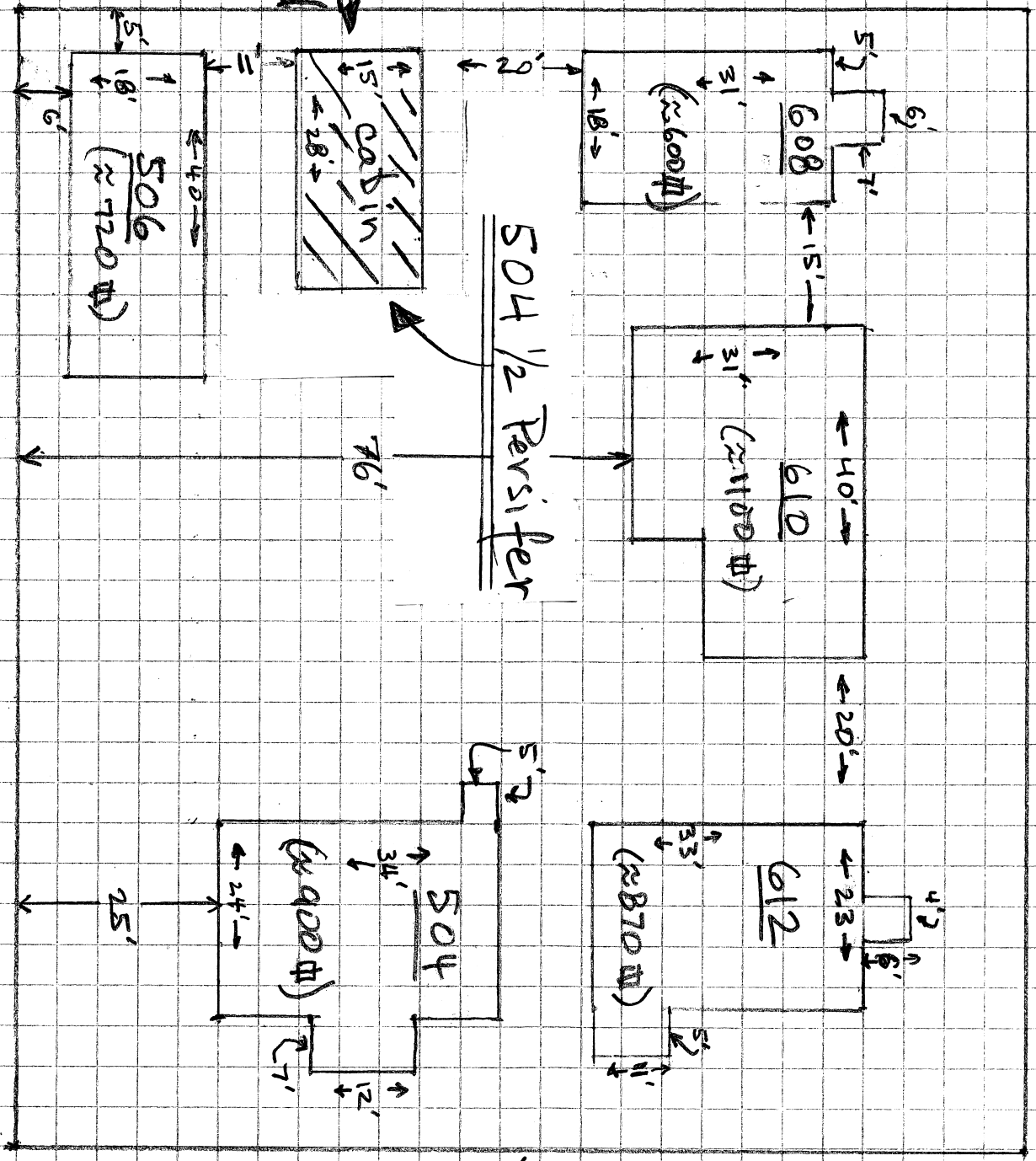
Bridge St

Site Plan

APN 070-0164-008-0000



To be demolished  
Alley



(All dimensions are approximate)

Known as  
608 Bridge St

12.5' Persifer

Total area  
≈ 17,500 sq ft

Existing structure  
Tues w/o cabin  
≈ 4190 sq ft

Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

## **Attachment 6 Project Summary**

## Project Summary

The building we propose to demolish is 420 sq. ft. and is listed in City records as 504 1/2 Persifer St. We do not know when the building was built. We purchased the property in 2007. In 2006, the building was found by the City to be substandard and dangerous. Since 2006, the building has been unoccupied and has attracted skunks and other wildlife. It is structurally and financially infeasible to make the building habitable.

Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

## **Attachment 7 Photos**











Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

## **Attachment 8**

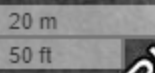
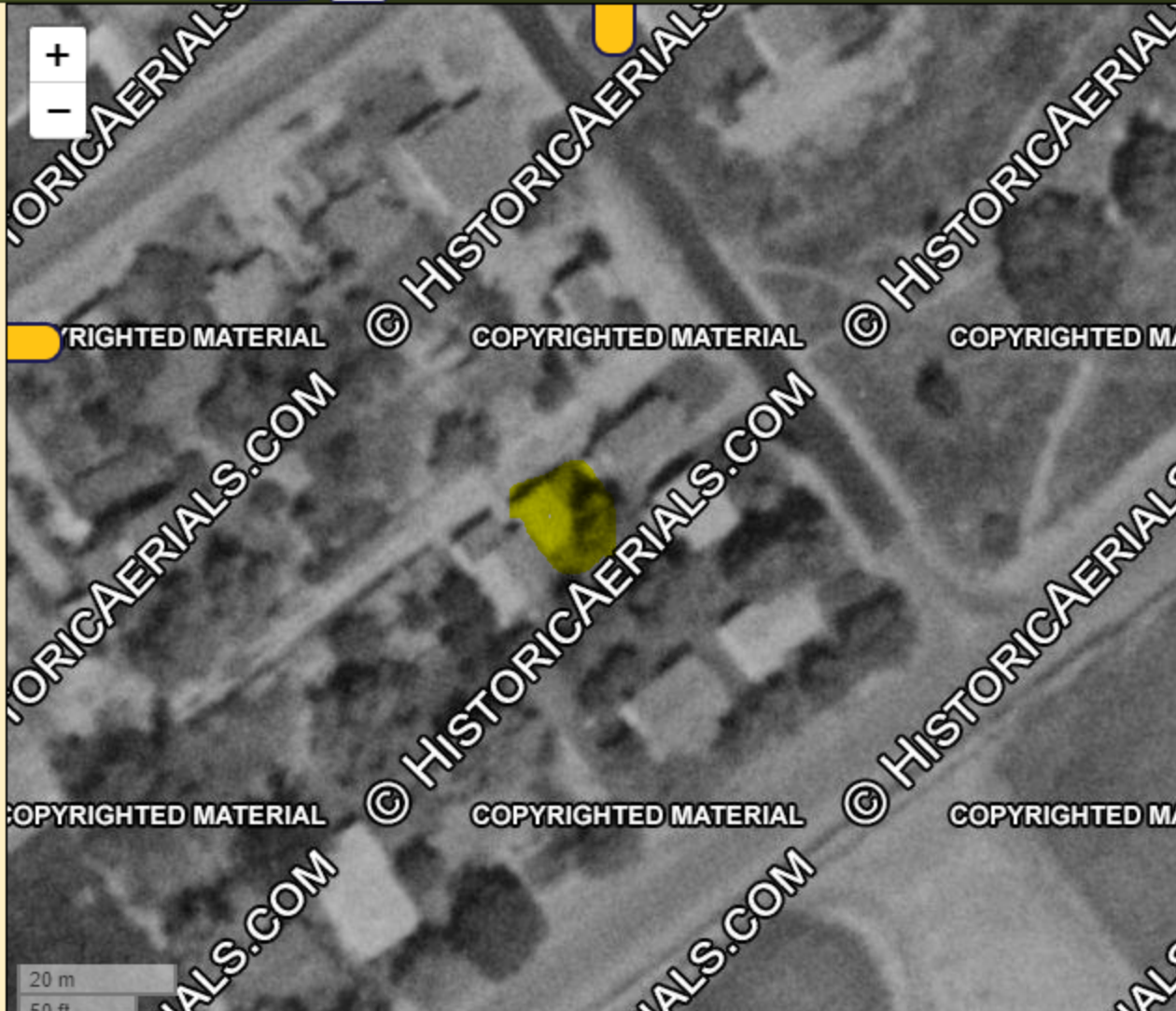
# **Historic Aerial Imagery**



- aerials
- 1957
- topos
- atlases
- compare
- overlays
- measure



- 2020
- 2018
- 2016
- 2014
- 2012
- 2010
- 2009
- 2005
- 2002
- 1998
- 1993
- 1984
- 1966
- 1964
- 1958
- 1957
- 1952



38.67662 : -121.17048

Historic District Commission  
608 Bridge Street Street Cabin Demolition (DRCL23-00016)  
May 3, 2023

**Attachment 9**  
**Comment Letter from FHRA dated March 2, 2023**

## Brianna Gustafson

---

**From:** JOAN WALTER <joan.walter@comcast.net>  
**Sent:** Thursday, March 2, 2023 10:55 AM  
**To:** Brianna Gustafson  
**Cc:** mjrhfra@gmail.com; thehfra@gmail.com  
**Subject:** Re: Request for Comments - 608 Bridge Street Cabin Demo DRCL23-00016  
**Attachments:** Request for Comments 608 Bridge Street Cabin Demo DRCL23-00016.pdf; IMG\_7878.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Brianna,

After reviewing the request for comments, it is noticeable that there is an inconsistency between the project description in the email (Cabin Demolition) and the project description in the request for comments on the attached distribution list (608 Bridge Street Shed Demolition). The site plan included in the email indicates the structure is an approximately 420 sq. ft. cabin (likely an old dwelling unit), not a shed. Also, the project description doesn't include any reference to the age of the structure; which in an historic district would be helpful to indicate, even if it is unknown. It would appear that the structure was built prior to 1973.

It may be worthwhile to correct these inconsistencies in the project review. The HFRA has no additional comments on the cabin demolition. Thank you for the opportunity to comment.

Joan Walter  
HFRA Board Member

On 02/27/2023 8:42 AM Brianna Gustafson <bgustafson@folsom.ca.us> wrote:

Please see the attached request for comments for the cabin demolition at 608 Bridge Street (DRCL23-00016). Please let me know what comments you have by March 13, 2023.

Thank you so much for your time!



**Brianna Gustafson**  
Associate Planner



**City of Folsom**  
50 Natoma Street, Folsom, CA 95630



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



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