



# MSTR23-00007: 1014 Sibley Street Subdivision Project



# Project Vicinity



# Site Photographs



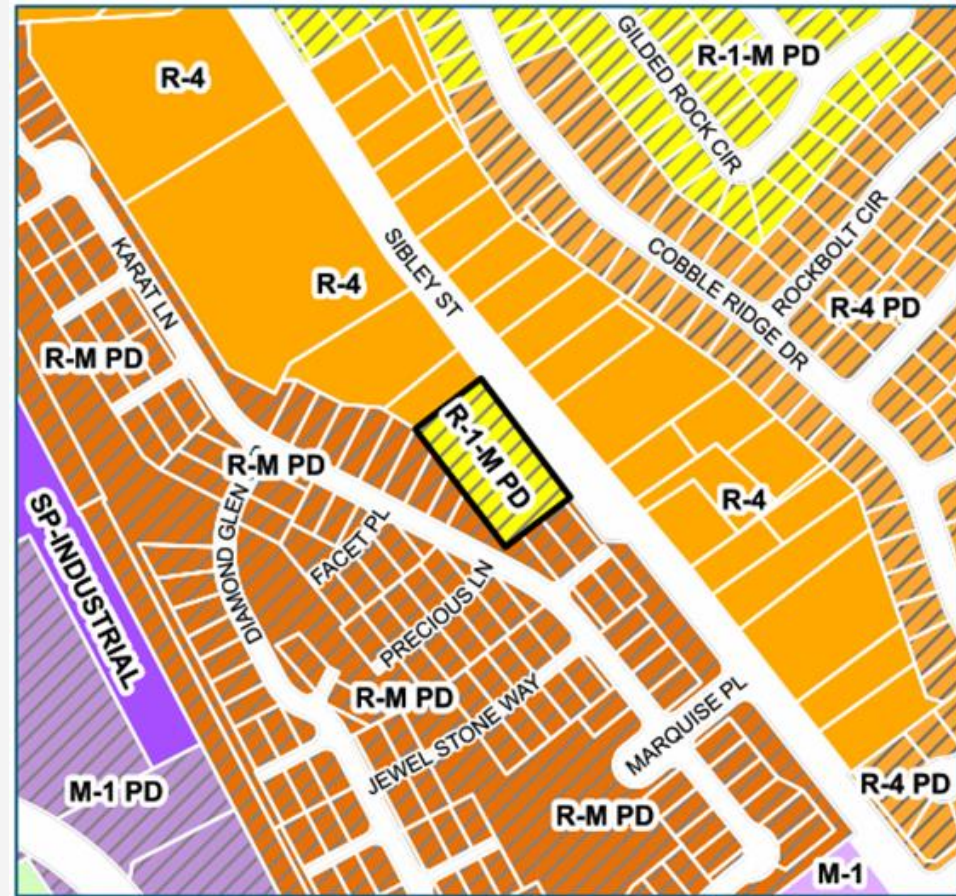
Existing Zoning Designation

**Zoning Key:**

- R-4: General Apartment District
- R-M: Residential Multifamily District
- R-1-M: Residential Small-Lot District
- PD: Planned Development

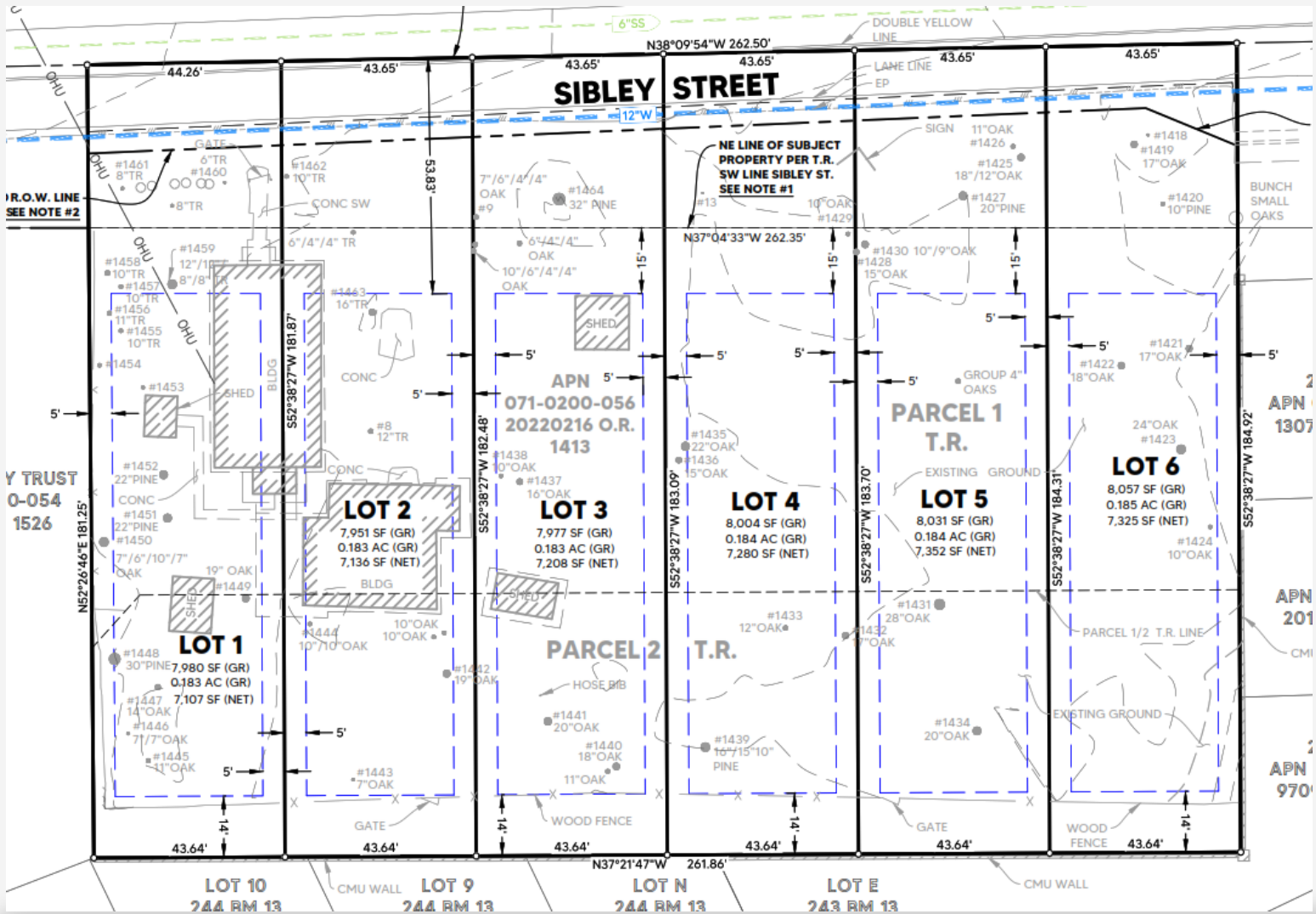
**General Plan on Project Site:**

- SFHD (Single-Family High-Density): 4-7 dwelling units per acre



Proposed Zoning Designation

# Proposed Rezone



Subdivide existing 0.87-acre lot into 6 individual parcels ~43' wide x ~181' deep with approximately ~7,200 sf each

# Vesting Tentative Subdivision Map



Shared Access Points

Driveway

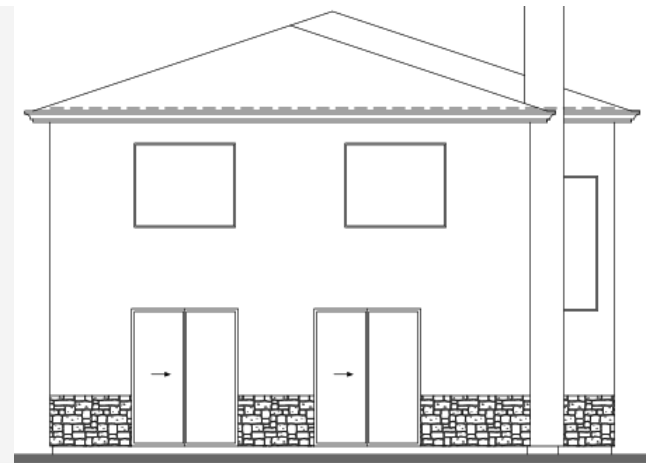
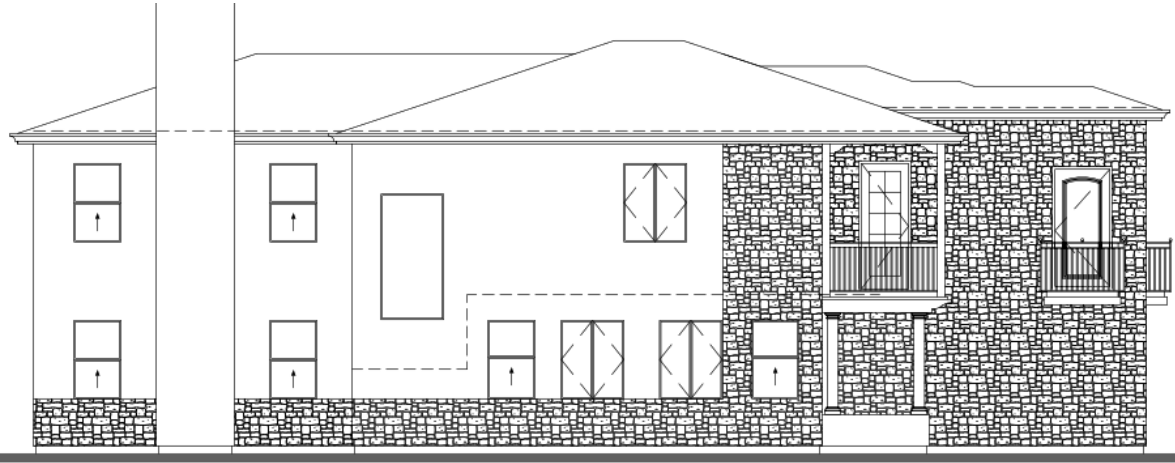
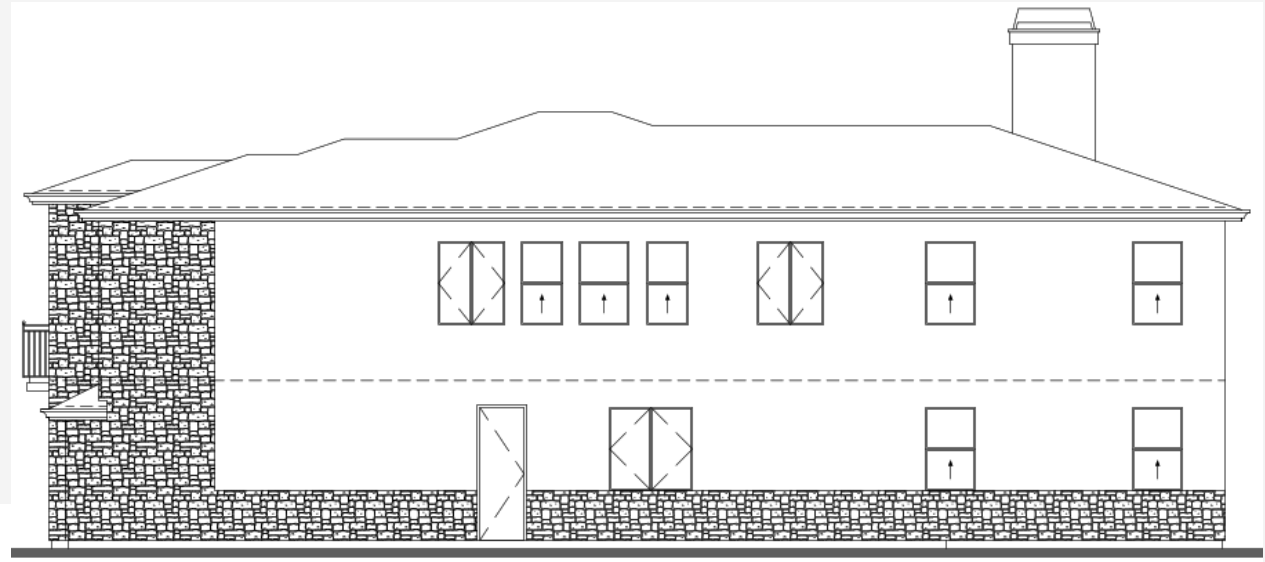
Garage

Porch

Primary Residence

Accessory Dwelling Unit

# Site Plan



# Primary Residence Elevations



**PLAN A**

**PLAN B**

**PLAN C**

**PLAN B**

**PLAN A**

**PLAN C**

**COLOR PALLET LOT 6**





**COLOR PALLET LOT 5**

**COLOR PALLET LOT 4**

**COLOR PALLET LOT 3**





**COLOR PALLET LOT 2**





**COLOR PALLET LOT 1**





-  **A** EXTERIOR PLASTER  
PAINTED: GLIDDEN  
COLOR: "TOASTED ALMOND"  
PPG1097-3
-  **B** TRIM  
PAINTED: GLIDDEN  
COLOR: "HORSERADISH"  
PPG1086-1
-  **C** STONE VENEER  
COLOR: EL DORADO STONE  
"RIVER ROCK OLD  
STATION"
-  **D** ROOF - CONCRETE TILE  
EAGLE TILE  
COLOR: "MALIBU"  
2698 KONA RED RANGE

-  **E** EXTERIOR PLASTER  
PAINTED: GLIDDEN  
COLOR: "GRAY STONE"  
PPG1009-4
-  **F** TRIM  
PAINTED: GLIDDEN  
COLOR: "PEREGRINE"  
PPG0993-1
-  **G** STONE VENEER  
COLOR: EL DORADO STONE  
"RUSTIC LEDGE  
SARATOGA"
-  **H** ROOF - CONCRETE TILE  
EAGLE TILE  
COLOR: "GOLDEN EAGLE"  
1699 CHARCOAL RANGE

-  **J** EXTERIOR PLASTER  
PAINTED: GLIDDEN  
COLOR: "WARM UP"  
PPG1067-6
-  **K** TRIM  
PAINTED: GLIDDEN  
COLOR: "HEAVY CREAM"  
PPG1098-2
-  **L** STONE VENEER  
COLOR: EL DORADO STONE  
"LIMESTONE NEW  
HAVEN"
-  **M** ROOF - CONCRETE TILE  
EAGLE TILE  
COLOR: "MALIBU"  
2645 SUNRISE BLEND

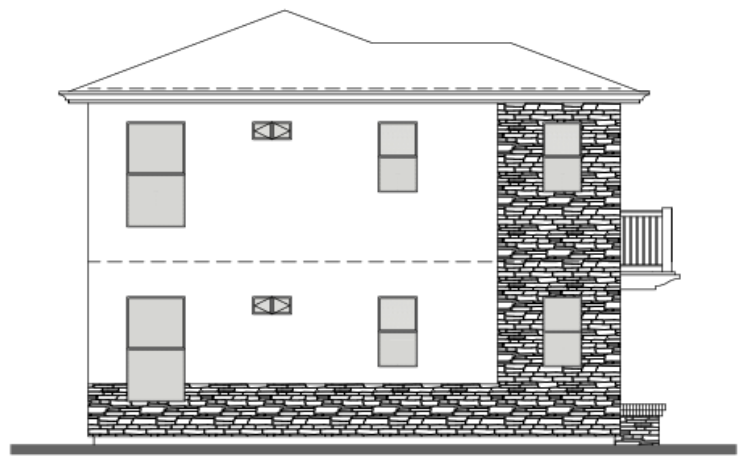
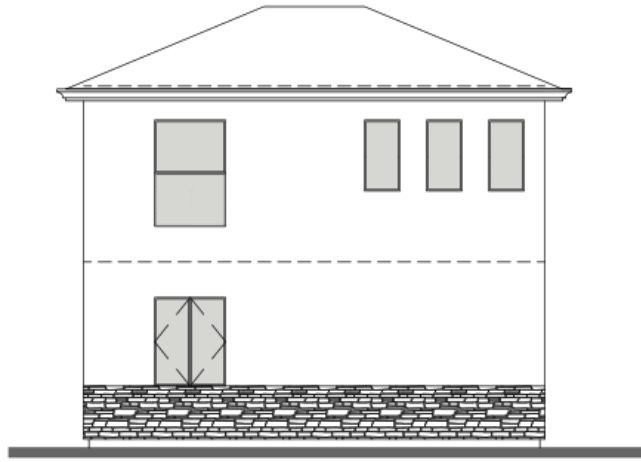
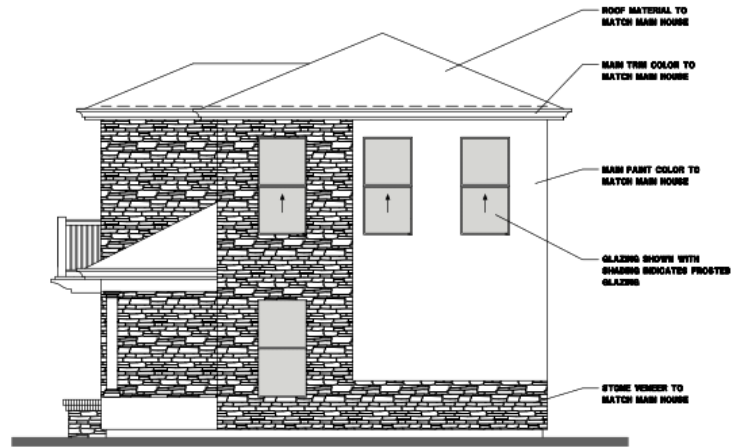
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# Street Scene





WEST ELEVATION

COTTAGE ONE - LOTS 3.4 & 6  
SCALE: 1/4"=1'-0"

SOUTH ELEVATION

COTTAGE ONE - LOTS 3.4 & 6  
SCALE: 1/4"=1'-0"

# ADU Elevations

- Specific topics discussed by the Commission and public included
  - Building design
  - Building height,
  - Building setbacks,
  - Neighbor privacy and views,
  - Parking,
  - Sibley Street safety, and
  - Map timing.
- Commission voted (6-0-1) to recommend approval of the project and adoption of the MND and Mitigation Monitoring and Reporting Program, with instructions to staff to work with the applicant to craft a condition to ensure that front yard landscaping did not block the view of drivers pulling out onto Sibley Street.

# Planning Commission Hearing

# Planning Commission recommends approval of the 1014 Sibley Street Subdivision project for:

- Ordinance No. 1340: An uncodified ordinance of the City of Folsom to amend the zoning designation for the 0.87-acre project site (APN: 071-0200-056-0000) from R-M PD (Residential Multifamily Dwelling District, Planned Development) and R-4 (General Apartment District) to R-1-M PD (Residential, Single-family Dwelling, Small Lot District, Planned Development) for the 1014 Sibley Street project (first reading)
- Resolution No. 11122: A Resolution to approve a Vesting Tentative Subdivision Map, Planned Development Permit, Design Review Application, Mitigated Negative Declaration and Mitigation Monitoring And Reporting Program for the six-lot 1014 Sibley Street Subdivision project

Planning Commission  
Recommendation

