



SPECIAL MEETING

HISTORIC DISTRICT COMMISSION AGENDA

January 10, 2024

6:30 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Ralph Peña, Jennifer Cabrera, Daniel West, John Lane, John Felts, Mark Dascallos, 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 December 6, 2023, meeting will be presented for approval.

Oath of Office Administered to Three Commissioners for the January 2024-December 2025 Term

Election of Chair and Vice Chair

NEW BUSINESS

1. DRCL23-00144: The Cottages at Folsom Exterior Façade Renovation and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Laura Miller for approval of Design Review for exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street. The zoning classification for the site is R-4 (General Apartment District) while the General Plan land-use designation is SFHD (Single-Family, High Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities)

of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Laura Miller).**

2. DRCL23-00154: 309 Figueora St., Residential Addition Project and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Gabrielle Ayeni for approval of Design Review for an 874-square-foot Residential Addition to an existing 964-square-foot single-family residence at 309 Figueroa Street. The zoning classification for the site is R-1-M (Residential Single Family, Small Lot District) while the General Plan land-use designation is SFHD (Single-Family, High Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Gabrielle Ayeni).**

3. DRCL23-00116: 509 Mormon Street Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Justin Gilhuly for approval of a Residential Design Review of a remodel of an existing single-family residence located at 509 Mormon Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is MLD (Multifamily, Low-Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Justin Gilhuly).**

4. DRCL23-00156: 401 Mormon Street Demolition and New Garage and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Debbie Doss for approval of a Residential Design Review and Demolition Application for the demolition of a garage/shed structure and the construction of a new 400-square-foot garage located at 401 Mormon Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is CC (Community Commercial). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Debbie Doss).**

5. DRCL23-00164: 602 Figueroa Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Charles Green for approval of a Residential Design Review of a 397-square-foot addition, 270-square-foot patio cover, and roof restoration including a tower element for an existing single-family residence located at 602 Figueroa Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is SFHD (Single-Family High-Density). The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Charles Green).**

6. DRCL23-00168: 403 Riley Street Staircase and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from LZ Khan Investments, LLC (Lynard Khan) for approval of Residential Design Review of a new rear staircase on an existing residential structure located at 403 Riley Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is MLD (Multifamily, Low-Density). The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: LZ Khan Investments, LLC (Lynard Khan)).**

PRINCIPAL PLANNER REPORT

HISTORIC DISTRICT COMMISSION COMMENTS

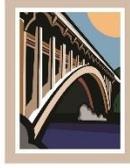
ADJOURNMENT

The next regularly scheduled meeting is **February 7, 2024**. 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
December 6, 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 6:30 p.m. with Chair Kathy Cole presiding.

ROLL CALL:

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

Commissioners Absent: NONE

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the November 1, 2023 meeting were approved.

NEW BUSINESS:

1. SPEC23-00166: Historic District Commission Design Determination on Standing Seam Metal Roofs

A Public Meeting to consider Resolution HDC23-001 that will allow the use of standing seam metal roofs if the roofs meet certain design criteria. The project is categorically exempt under Sections 15061(b)(2) and 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud).**

COMMISSIONER LANE MOVED TO ADOPT RESOLUTION HDC23-001 WITH THE ADDITIONAL LANGUAGE THAT STAFF WILL DEVELOP A LIST OF ACCEPTABLE AND UNACCEPTABLE COLORS WHICH WILL BE BROUGHT BACK TO THE HISTORIC DISTRICT COMMISSION FOR THEIR REVIEW OF THE LIST.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

2. DRCL23-00131: 906 Bidwell St., Exterior Modifications Project and Determination that the Project is Exempt from CEQA (Continued from 11/1/23 HDC Meeting)

A Public Meeting to consider a request from Aaron Salazar for approval of Design Review for modifications of an approved 2,030-square-foot single-family residence located at 906 Bidwell Street. The zoning classification for the site is R-1-M (Residential Single Family, Small Lot District) while the General Plan land-use designation is SFHD (Single-Family, High Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Aaron Salazar).**

COMMISSIONER WEST MOVED TO APPROVE THE APPLICATION (DRCL23-00131) FOR DESIGN REVIEW FOR ALL EXTERIOR MODIFICATIONS TO AN APPROVED 2,030-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 906 BIDWELL STREET, AS ILLUSTRATED ON ATTACHMENT 6 BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6), WITH A MODIFICATION TO CONDITION 5.7 STRIKING THE OLD LANGUAGE AND REPLACING IT WITH "THE ROOF SHALL BE A STANDING SEAM METAL ROOF COLORED DARK BRONZE IN ALIGNMENT WITH THE COLORS AND MATERIALS BOARD IN ATTACHMENT 8 OF THE PACKET".

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

3. DRCL23-00144: The Cottages at Folsom Exterior Façade Renovation and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Laura Miller for approval of Design Review for exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street. The zoning classification for the site is R-4 (General Apartment District) while the General Plan land-use designation is SFHD (Single-Family, High Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Laura Miller).**

STAFF AND THE APPLICANT AGREED TO DEFER THIS ITEM TO THE JANUARY 10, 2024 HISTORIC DISTRICT COMMISSION SPECIAL MEETING.

4. SPEC23-00167: Historic District Commission Design Determination on Garage Doors

A Public Meeting to consider Resolution HDC23-002 that would allow the use of metal garage doors with panels and/or windows if the proposed doors meet certain design criteria consistent with the design styles in use in that Historic District primary area and subarea. The project is categorically exempt under Sections 15061(b)(2) and 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Desmond Parrington).**

COMMISSIONER LANE MOVED TO ADOPT RESOLUTION HDC23-002 WITH THE CHANGES NOTED ON THE GREEN SHEET (1-D) WHICH INCLUDE THAT THE USE OF METAL GARAGE DOORS ARE COMPATIBLE WITH THE ARCHITECTURAL STYLE AND TIME PERIOD OF THE HOME.

COMMISSIONER PEÑA SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

PRINCIPAL PLANNER REPORT

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for January 10, 2023.

Principal Planner Steve Banks provided an update on the following items:

- The Commission was provided with an update on the Building Permit activity in the Historic District (ten projects).
- The Commission was given an update regarding the parklet design on Sutter Street and the timeline (end of February) for bringing the existing parklets into compliance with accessibility requirements.
- The Commission was given an update on the City Council Appointment of the new/returning HDC Commissioners. The decision on appointments will be made at the January 9th City Council meeting.

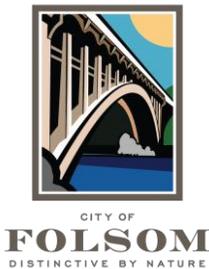
There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 7:41 p.m.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: The Cottages at Folsom Exterior Façade Renovation
File #: DRCL23-00144
Request: Design Review, Commission-Level
Location: 1212 Bidwell Street
Parcel(s): APN 070-0191-017; APN 070-0191-002
Staff Contact: Nathan Stroud, Assistant Planner, 916-461-6220
nstroud@folsom.ca.us

Property Owner

Name: Pearl Investment Company LLC
Address: 931 Hartz Way, Suite 200
Danville, CA 94526

Applicant

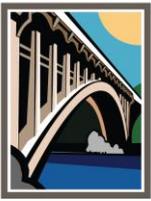
Name: Laura Miller
Address: 889 Embarcadero Drive,
Suite 104
El Dorado Hills, CA 95762

Recommendation: Conduct a public meeting and upon conclusion recommend approval of an application (DRCL23-00144) for Design Review for exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street, as illustrated on Attachment 6 based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street. The property is located at the south-western edge of the Historic District within the Central Subarea of the Historic Residential Primary Area. The project was continued from the December 6, 2023 Historic District Commission hearing due to insufficient noticing.

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- 2 – Background
- 3 – Proposed Conditions of Approval
- 4 – Vicinity Map
- 5 – Site Photographs
- 6 – Site Plan and Color Elevations, dated 10-25-2023



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: January 10, 2024

Submitted,

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

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Laura Miller, is seeking design review approval for exterior façade renovations to an existing 17,280-square-foot apartment complex at 1212 Bidwell Street. The proposed exterior revisions include:

- Replacing the existing Stucco with Horizontal Fiber Cement Lap Siding painted 'Downing Slate SW 2819'.
- Replacing the existing brick veneer colored grey centered on the street side elevation with El Dorado Stone TundraBrick® colored "Ashland" wrapping around the lower portion of the street-side elevation.
- Removing the decorative columns and roof brackets on the street-side elevation.
- Painting the Roof Trim and Fascia 'Iron Ore SW 7069'.
- Replacing the windows like-for-like with vinyl windows with frames painted 'Clay'.
- Painting entry doors 'Iron Ore SW 7069'.

The proposed renovations do not increase the approved footprint of the apartment building.

POLICY/RULE

Folsom Municipal Code (FMC) Section 17.52.300 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. FMC 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 proposed project is subject to the development standards for the Central Subarea of the Historic Residential Primary Area as established in Folsom Municipal Code Section 17.52.540, which sets out the standards for permitted uses, lot size, lot coverage, setbacks, building heights, pervious surface, and parking. The design guidelines established in the Historic District Design and Development Guidelines (DDGs) also apply to this project. The project also has an underlying zoning designation of R-4 (General Apartment District) and is designated as SFHD (Single-Family, High Density) in the General Plan. The R-4 base zoning allows for apartment uses, and the Historic Residential Primary Area allows for multifamily uses of no more than 12 units upon the issuance of a Conditional Use Permit. The SFHD General Plan designation does not specify multifamily as an allowed use and prescribes an allowed density between 4 – 7 Dwelling Units per Acre (DU/AC).

The current apartment use (constructed 1959) predates the creation of the Historic Residential Primary Area and does not have a Conditional Use Permit; additionally, the apartment use has a total of 48 units and a density of 18.90 DU/AC. As a result, the apartment use is an existing legal nonconformity with both the Historic Residential Primary Area (FMC 17.52.540) and with the SFHD General Plan designation in terms of the limit on the number of dwelling units and density. The project site currently meets all development standards (setbacks, lot size, etc.) for the R-4 zone and for the Historic Residential Primary Area.

No change to the land use or the intensity of use is proposed as a part of this exterior façade renovation project. The project will not expand or affect the existing nonconformity. The project does not involve or affect a historic or cultural resource.

Building Design and Architecture

The proposed project is subject to compliance with the DDGs Section 5.04.03(b), which establishes the design concepts for the Central Subarea, and provides property owners with broad discretion in choosing styles from the 1850 – 1950 historical timeframe. Additionally, Section C.1 of Appendix D of the DDGs state that in addition to the application of the Historic Residential Design Criteria for structures in the Historic Residential Primary Area, “[c]riteria applicable to commercial projects are also applicable to multifamily developments of three or more units”. As such, the project is subject to both the Historic Residential and the Historic Commercial Design Criteria of Appendix D of the DDGs.

The architectural design of the proposed exterior façade renovation is a vernacular style. The vernacular architectural style is a variable style that has no discernable uniform appearance, instead utilizing local traditions and locally available resources. The proposed exterior façade renovation incorporates architectural design elements that have been in use during the 1850 – 1950 timeframe prescribed for the Central Subarea. This includes the use of lap siding, the use of brick for the lower portion of the exterior wall,

and the use of colors similar to colors historically used during the 1850 – 1950 timeframe. Staff has made the determination that the proposed vernacular architectural style by incorporating design elements that existed within the 1850 – 1950 timeframe prescribed for the Central Subarea, is consistent with the intent of the Central Subarea as outlined in FMC 17.52.540 and in the Historic Residential and Historic Commercial Design Criteria of the DDGs.

Siding and Trim

The exterior of the apartment complex is proposed to be sided with horizontal lap siding made of fiber cement painted “Downing Slate SW 2819”, with lower brick veneer along the street-side elevations made of “El Dorado Stone TundraBrick®” colored “Ashland”. The proposed brick veneer will wrap around the corners of the building approximately 3 feet. The roof trim and fascia are proposed to be painted “Iron Ore SW 7069”. These proposed colors and materials are shown in the Color Elevations provided in Attachment 6. No trim around the windows currently exists, and no window trim is proposed as part of the exterior façade renovation.

Section B.13 (b) of the Historic Commercial Design Criteria of Appendix D of the DDGs state that “[t]he use of ‘fake’ materials such as synthetic stone and imitation brick is not allowed on significant structures or on facades in public view”. Section B.13 (d) of Appendix D of the DDGs also state that “bland color schemes where the values are all the same or very similar” should be avoided. Additionally, Section C.6 (a) of the Historic Residential Design Criteria of Appendix D of the DDGs state that “‘Fake’ materials such as synthetic stone, imitation brick, vinyl, aluminum ‘wood-look’ siding are inappropriate”. Section A.1 (d) of the DDGs also state that the general design intent for materials generally is to “allow for an alternative to replacement of obsolete materials by the use of contemporary materials and construction methods that support and complement the attributes of the existing context”. Attachment 2 (Building Materials Palette) of Appendix D of the DDGs list wood clapboard (smooth cut) siding, cement plaster, brick and mortar, and stone and mortar as appropriate materials and list cinderblock and firebrick as inappropriate materials for exterior walls.

Staff has made the determination that the proposed horizontal lap siding and lower brick veneer siding style are consistent with the design intent of Section B.13 (b) and Section C.6 (a) of Appendix D of the DDGs, that the proposed varied color scheme is consistent with the design intent of Section B.13 (d) of Appendix D of the DDGs, and that the use of contemporary building materials, such as the use of fiber concrete and TundraBrick®, is compatible with the Section A.1 of the DDGs since the siding accurately represents traditional exterior siding styles.

The style, colors, and materials of the proposed siding and trim are consistent with the design guidelines for multifamily structures as outlined in the DDGs.

Windows and Doors

The existing vinyl framed windows are proposed to have a like-for-like replacement which

will not change the material or the horizontal sliding layout of the windows; however, the project proposes to include window frames to be colored “Clay”. The existing entry doors are to remain and are proposed to be painted “MT Etna SW 7625”. No change to the number or location of windows or doors have been proposed, and no window trim currently exists.

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.

Regarding entries, the DDGs state that residentially scaled and detailed solid wood or glazed doors of many styles may be appropriate. Section B.4 of Appendix D of the DDGs also state that for the window sash and trim, the “use of an accent color different from the building body color is desirable”.

Staff has made the determination that since the proposed replacement windows are a like-for-like replacement and are not a proposed modification to the building, and since the original window layout (horizontally sliding) were original to the style of the apartments when constructed in 1959, the proposed window replacement is compatible with the style and context of the individual building, and thus compatible with the DDGs. Additionally, since the accent color used for the window frames contrast with the main body color, the proposed windows are consistent with Section B.4 of Appendix D of the DDGs.

Conclusion

Staff has determined that the proposed overall design, colors, and materials of the remodel can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity and is generally consistent with the Design and Development Guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the design guidelines in the Historic District Design and Development Guidelines.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of January 10, 2024 that met the requirements of FMC Section 17.52.320. No public comments have been received.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review 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.

RECOMMENDATION

Staff recommends approval of the proposed exterior façade renovations, subject to the attached conditions of approval.

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL23-00144) for Design Review for exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street, as illustrated on Attachment 6, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-6).

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 THE 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 THE CITY COUNCIL.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The project site is located within the Central Subarea of the Historic Residential Primary Area of the Folsom Historic District at 1212 Bidwell Street. The Sacramento County Assessor’s Office records indicate that the existing apartment complex was built in 1959. The project site consists of a 17,280-square-foot low-rise apartment complex comprised of twelve buildings spread across two parcels. Existing exterior materials include stucco siding painted blue-gray; horizontal sliding, white-framed vinyl windows; and decorative beige support columns on the street-side elevations with brick veneer in between the columns. Photographs of the existing apartments are included in Attachment 5. The property is not listed on the City of Folsom’s Cultural Resources Inventory.

The project was continued from the December 6, 2023 Historic District Commission hearing due to insufficient noticing.

GENERAL PLAN DESIGNATION	SFHD (Single Family High Density)
ZONING	CEN/R-4 (Central Subarea of the Historic Residential Primary Area/ General Apartment District)
ADJACENT LAND USES/ZONING	North: Mobile Home Park (CEN/R-4) South: Bidwell Street with a Duplex (R-4) Beyond East: Single-Family Residential Development (CEN/R-1-M) West: Railroad Wye Subarea (RWY/M-1 PD)
SITE CHARACTERISTICS	The project site consists of an existing 17,280-square-foot apartment complex across two parcels totaling 110,641-square-foot (2.54-acre).
APPLICABLE CODES	<u>FMC</u> Chapter 17.52, HD, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards Historic District Design and Development Guidelines (<u>DDGs</u>)

Attachment 3

Proposed Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 1212 BIDWELL ST., EXTERIOR MODIFICATIONS PROJECT
 (DRCL23-00144)**

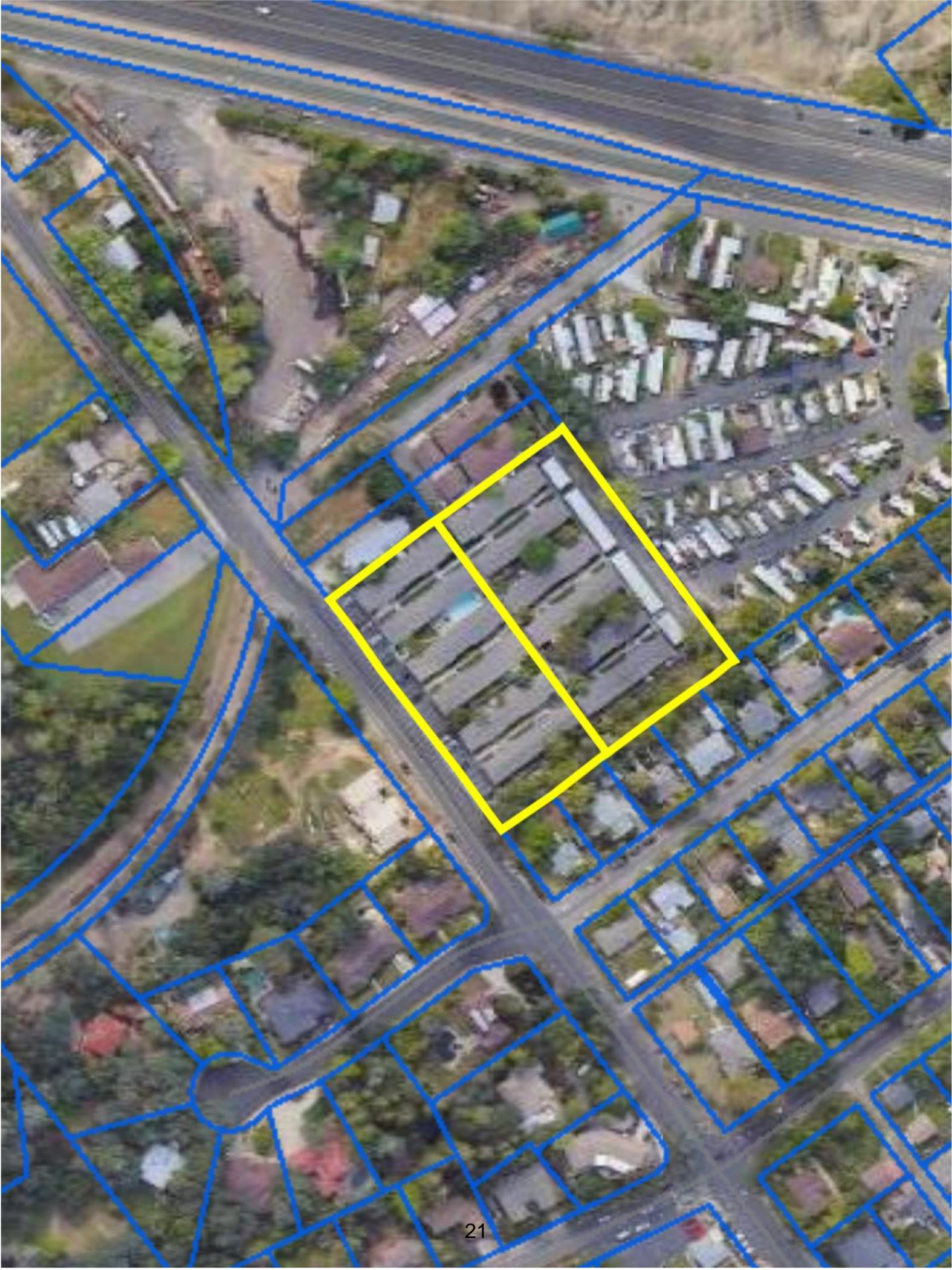
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:</p> <ul style="list-style-type: none"> • Color Elevations, included in Attachment 6 <p>This project approval is for The Cottages at Folsom Exterior Façade Renovations Project which includes exterior modifications to approved plans for a 17,280-square-foot apartment complex located at 1212 Bidwell Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 10, 2025). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the Folsom Municipal Code. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</p>	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
ARCHITECTURE DESIGN REQUIREMENTS				
5.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This project approval is for exterior modifications to approved plans for a 17,280-square-foot apartment complex for The Cottages at Folsom Exterior Façade Renovations Project located at 1212 Bidwell Street. The applicant shall submit building plans that comply with this approval, and the attached color elevations provided in Attachment 6 as modified by the conditions of this Staff Report (DRCL23-00144). 2. The final design, materials, and colors of the proposed The Cottages at Folsom Exterior Façade Renovations Project shall be consistent with the submitted exterior elevations, material samples, and color scheme as modified by these conditions to the satisfaction of the Community Development Department. The final design shall be subject to review and approval by the Community Development Department. <p>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>	OG	CD (P)

NOISE REQUIREMENT				
6.		Compliance with the 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)

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		

Attachment 4 Vicinity Map



Attachment 5 Site Photographs





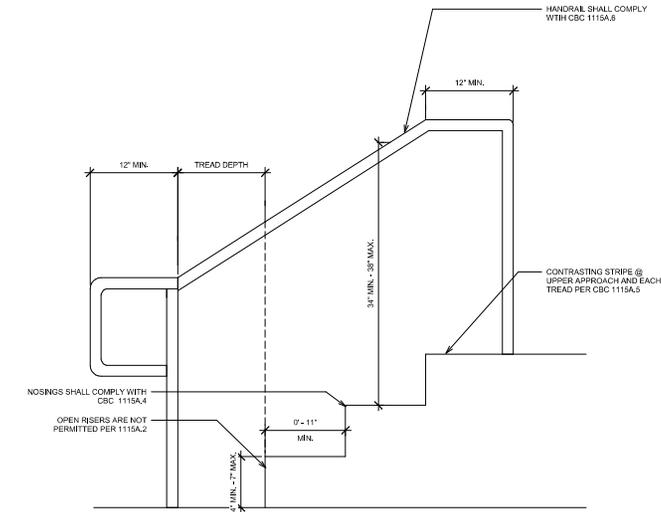




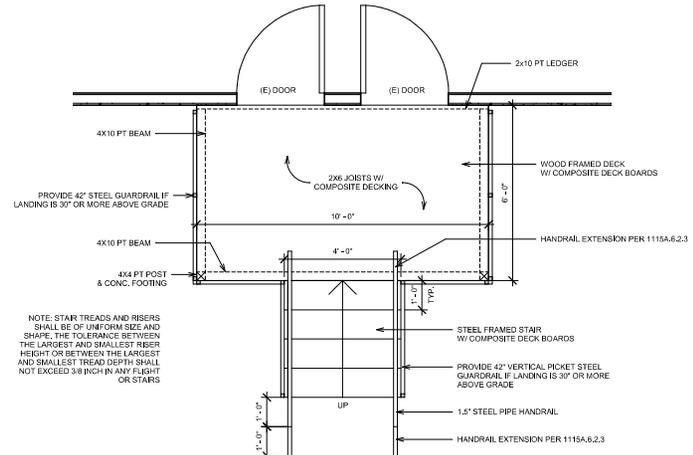




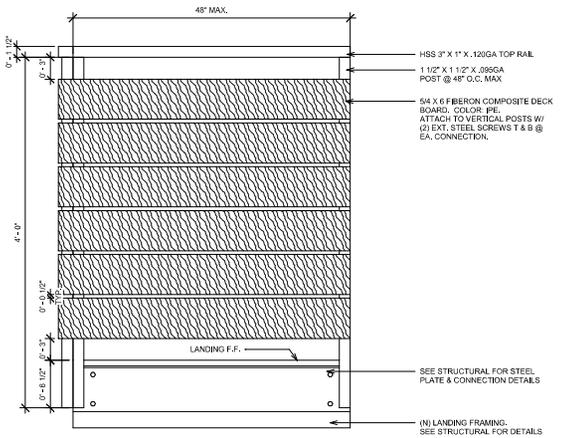
Attachment 6
Site Plan and Color Elevations, dated 10-25-2023



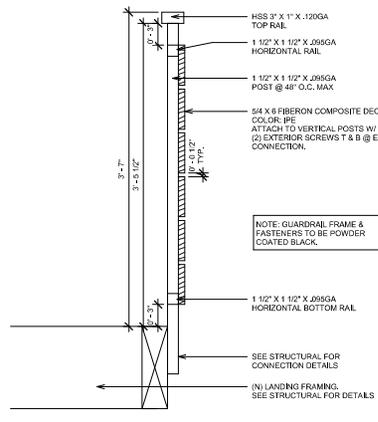
1 STAIR DETAIL
1/2" = 1'-0"



1 ENTRY STAIR & DECK PLAN
1/2" = 1'-0"



2 LANDING GUARDRAIL ELEVATION
1/2" = 1'-0"



3 LANDING GUARDRAIL SECTION
1/2" = 1'-0"

ACCESSIBLE STAIR NOTES:

- THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES

EXCEPTIONS:

STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

- STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS NOSING.
- OPEN RISERS ARE NOT PERMITTED ON EXTERIOR STAIRWAYS.
- NOSING SHALL NOT PROJECT MORE THAN 1/4 INCHES PAST THE FACE OF THE RISER BELOW. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT MORE THAN 30 DEGREES (0.52 RAD) FROM THE VERTICAL.
- ALL TREAD SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1123A.3. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).
- OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
- EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

HANDRAIL NOTES:

- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
- EXCEPTION: STAIRWAYS SERVING AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL, EXCEPT THAT STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE OR SIDES.
- TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.
- HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.
- HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
- HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
- AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 10 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

GUARDRAIL NOTES:

- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, STAIRS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH IN ACCORDANCE WITH SECTION 1607.8.
- REQUIRED GUARDS SHALL NOT BE LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY AS FOLLOWS:
 1. FROM THE ADJACENT WALKING SURFACES
 2. ON STAIRS, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS
 3. ON RAMPS, FROM THE RAMP SURFACE AT THE GUARD
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7, (CBC 1607.8.1)
- HANDRAILS AND GUARDS SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7, (CBC 1607.8.1.1).

LAURA MILLER DESIGN
 8885 Folsom Ave, Suite 102
 Folsom, CA 95630
 (916) 452-1111
 laura@lauramillerdesign.com
 lauramillerdesign.com

LAURA A. MILLER
 No. C-93317
 08/14/2005

REGISTERED ARCHITECT
 STATE OF CALIFORNIA

Miller

THE COTTAGES AT FOLSOM
 1212 BIDWELL ST
 FOLSOM, CA

NO.	DATE	DESCRIPTION
1	10/26/23	ISSUED
2	11/14/23	REVISION
3	11/14/23	REVISION
4	11/14/23	REVISION
5	11/14/23	REVISION
6	11/14/23	REVISION
7	11/14/23	REVISION
8	11/14/23	REVISION
9	11/14/23	REVISION
10	11/14/23	REVISION

ENTRY DECK PLAN & DETAILS

Scale: As Indicated

10/26/23

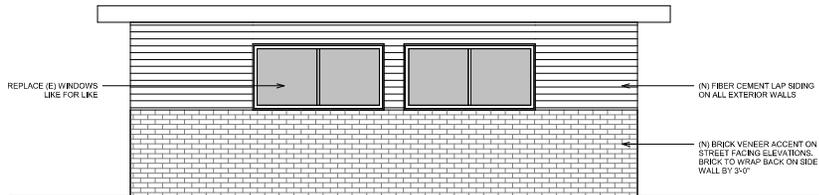
LM

LM

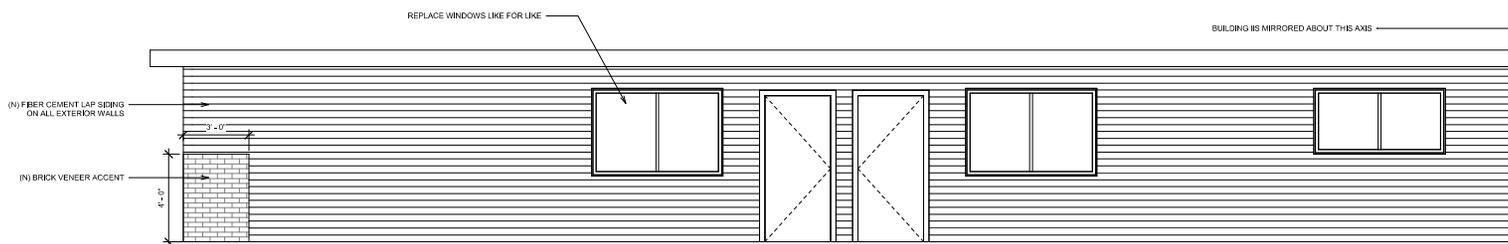
OWNER

Sheet Author

A-1.0



① TYPICAL FRONT ELEVATION
3/8" = 1'-0"



② TYPICAL SIDE ELEVATION
3/8" = 1'-0"

LAURA MILLER DESIGN
 8885 Folsom Ave, Suite 102
 El Dorado Hills, CA 95620
 lauramillerdesign.com
 916.807.1513



THE COTTAGES AT FOLSOM
 1212 BIDWELL ST
 FOLSOM, CA

Rev	Date	Description

Sheet Name:
EXTERIOR ELEVATIONS

Scale:
3/8" = 1'-0"

Date:
10-26-23

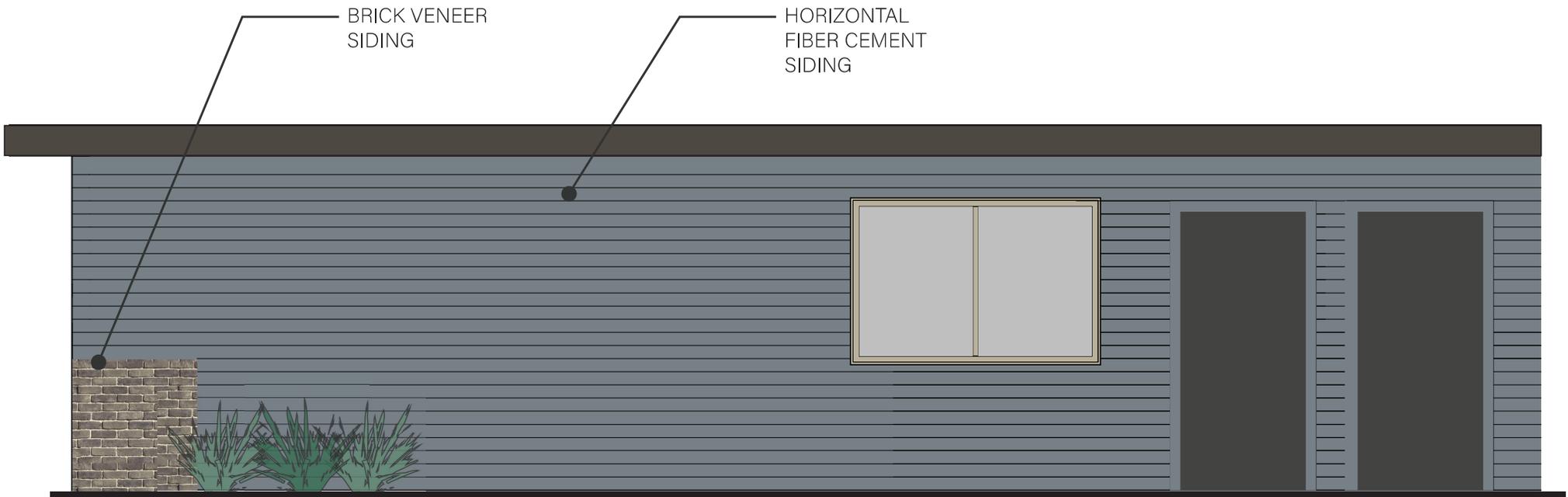
Drawn By:
LM

Reviewed By:
OWNER

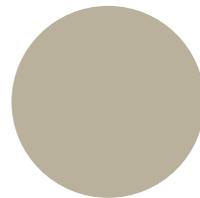
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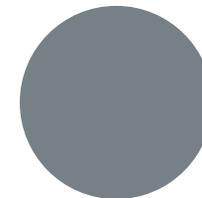
10/26/2023 10:31:27 AM



TYPICAL SIDE ELEVATION



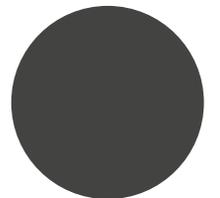
WINDOWS
VINYL
CLAY



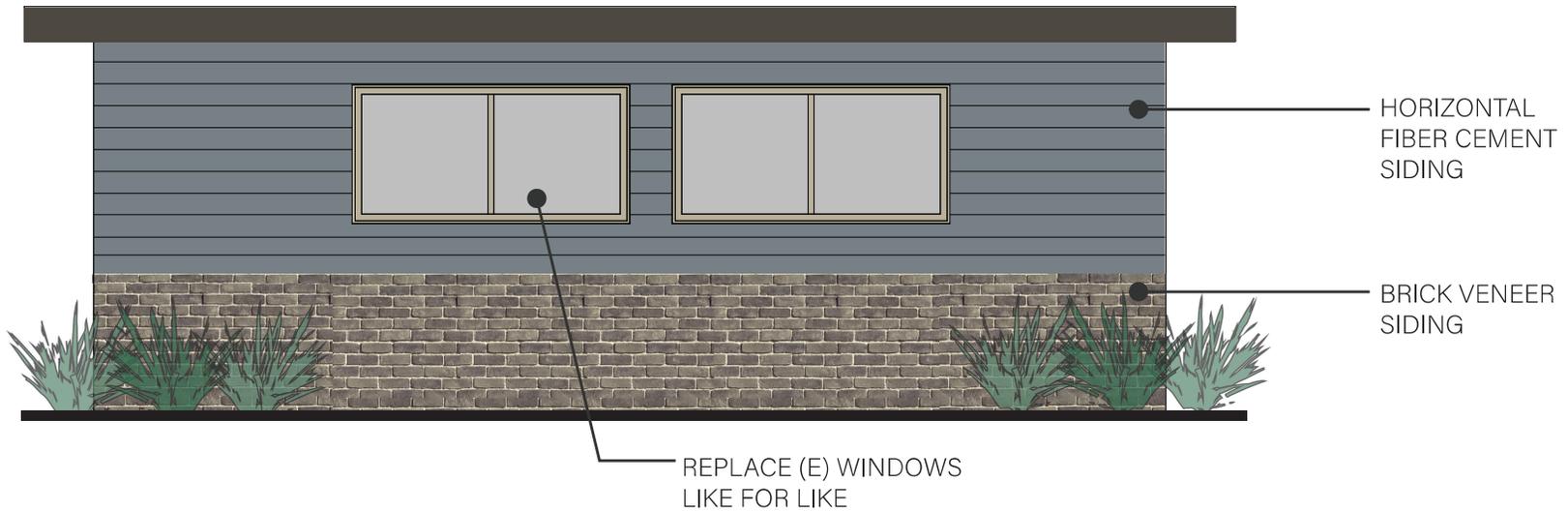
LAP SIDING
DOWNING SLATE
SW 2819



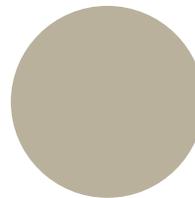
BRICK VENEER
EL DORADO STONE
TUNDRA BRICK
ASHLAND



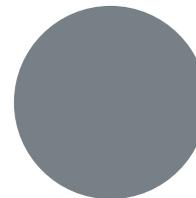
TRIM & DOORS
IRON ORE
SW 7069



TYPICAL STREET FACING ELEVATION



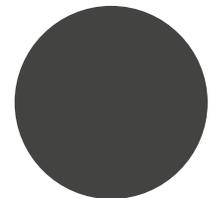
WINDOWS
VINYL
CLAY



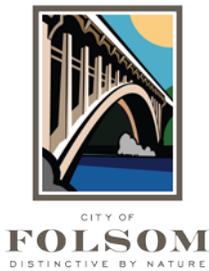
LAP SIDING
DOWNING SLATE
SW 2819



BRICK VENEER
EL DORADO STONE
TUNDRA BRICK
ASHLAND



TRIM & FASCIA
IRON ORE
SW 7069



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 309 Figueroa St., Residential Addition Project
File #: DRCL23-00154
Request: Residential Design Review, Commission-Level
Location: 309 Figueroa Street
Parcel(s): APN 070-0120-032
Staff Contact: Nathan Stroud, Assistant Planner, 916-461-6220
nstroud@folsom.ca.us

Property Owner / Applicant

Name: Gabrielle Ayeni
Address: 309 Figueroa Street
Folsom, CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of an application (DRCL23-00154) for Residential Design Review for an 874-square-foot residential addition to an existing 964-square-foot single-family residence located at 309 Figueroa Street, as illustrated on Attachment 6 based on the findings (Findings A-H) and subject to the attached conditions of approval (Conditions 1-6).

Project Summary: The project includes an 874-square-foot residential addition to an existing 964-square-foot single-family residence located at 309 Figueroa Street that is proposed to substantially match the existing residence in style, materials, and color. The property is located in the Folsom Historic District within the Figueroa Subarea of the Historic Residential Primary Area.

Table of Contents:

- 1 – Description/Analysis
- 2 – Background
- 3 – Proposed Conditions of Approval
- 4 – Vicinity Map
- 5 – Site Photographs
- 6 – Site Plan, Floor Plan, and Elevations, dated 12-14-2023
- 7 – Colors and Materials Board



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: January 10, 2024

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns".

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Gabrielle Ayeni, is seeking Residential Design Review approval for an 874-square-foot residential addition to an existing 964-square-foot single-family residence located at 309 Figueroa Street, which was originally built in 1926. The proposed addition will include white horizontal clapboard siding, dark grey building trim and window trim, black asphalt shingles, and wood framed double hung windows with a grided glazing pattern and white frames, all features of which will match the existing residence in color and materials. Additionally, the proposed addition will reuse the existing rear French-style double door colored white for the rear entrance to the addition, and place a wooden side door with glazed windows for additional backyard access for the addition. Overall, the proposed residential addition is consistent with the materials, color, and style of the existing residence. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

POLICY/RULE

Folsom Municipal Code (FMC) Section 17.52.300 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. FMC 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 proposed project is subject to the development standards for the Figueroa Subarea of the Historic Residential Primary Area as established in Folsom Municipal Code Section 17.52.540, which sets out the standards for permitted uses, lot size, setbacks, building heights, pervious surface, and parking. The following table shows how the existing residence, and the proposed addition relates to the FMC zoning requirements:

	Required	Proposed
Minimum Lot Size	≥7,000 Sq. Ft.	13,725 Sq. Ft.
Minimum Lot Width	≥50 Feet	70 Feet
Front Setback	≥20 Feet	26 Feet
Rear Setback	≥20 Feet	24 Feet (-54 feet)*
Side Setback	≥5 Feet	11 Feet and 29 Feet
Minimum Pervious Surface	≥45%	81.53% (-7.22%)*
Parking Requirement	2 Parking Spaces	2 Parking Spaces
Maximum Building Height	≤35 Feet	18.4 Feet
Setback to Other Structures on the Property	≥10 Feet	>10 Feet

* The change from existing conditions.

As shown in the table above, the proposed project meets all relevant development standards. Additionally, the project site has an SFHD (Single-Family, High Density) General Plan designation. Both the R-1-M base zoning and the Historic Residential Primary Area allow for single-family residential uses. The SFHD General Plan designation specifies single-family as an allowed use. The design guidelines established in the Historic District Design and Development Guidelines (DDGs) also apply to this project. The project does not involve or affect a historic or cultural resource.

Building Design and Architecture

The proposed project is subject to compliance with the DDGs Section 5.04.03(a), which establishes the design concepts for the Figueroa Subarea, and encourages property owners to maintain existing pre-1910 structures and encourage the restoration, reconstruction, and new construction of pre-1910 styles. The Figueroa Subarea hosts some of the oldest and historically significant homes of the Folsom Historic District; as such the intent of the subarea is to maintain a pre-1910 appearance and adhere to historical authenticity. Additionally, Section C of Appendix D of the DDGs establish the Historic Residential Design Criteria for residential structures in the Historic residential Primary Area, and generally encourage consistency with neighboring development in setbacks, massing and scale; and compatibility with the design context of the building's

style and with the design period of the Subarea.

The architectural style of the existing residence is an early form of the Minimal Traditional architectural style with Tudor-esque elements. In relation to the Minimal Traditional Style, the existing residence is noted as having a low-pitched gable-and-wing roof form with a prominent side gable and a small front facing gable extension, roof eaves with little to no overhang, double-hung multi-pane windows, and minimal amounts of architectural detail. In relation to the Tudor-esque elements, the existing residence includes a single dominant, mid-façade front-gable entry with a simple round-arch doorway, curved/sweeping roof ends, and a single casement window; a prominent brick chimney with ornamental chimney pots, and simple window trim colored dark gray. The existing residence also features white wood clapboard siding, and black asphalt roof shingles. The form and massing of the existing residence follows the simple single-story side-gable roof form, colloquially named the “Cape Cod” form which descends from New England folk-housing forms. The Minimal Traditional style with Tudor-esque elements is typical of styles from the early 20th century. The Figueroa Subarea encourages pre-1910s styles, however the existing residence was constructed in 1926 and has a style true to the period in which it was constructed.

The residential addition project proposes to substantially match the materials, colors, and design of the existing residence, and is stylistically consistent with many of the design elements mentioned previously for the existing residence. The addition does not change the public-facing “Cape Cod” form of the existing residence, and the massing is consistent with neighboring residences who have rear residential extensions.

Staff has made the determination that the proposed residential addition is consistent with the Historic Residential Design Criteria of Section C of Appendix D of the DDGs since the addition is consistent with neighboring developments in terms of massing, setbacks, and scale, and is compatible with the design context of the building style of the existing primary residence.

Siding and Trim

Section C.6 (Historic Residential Design Criteria, Materials and Finishes) of Appendix D of the DDGs states that “[m]aterials shall be consistent with those predominant to the Primary Area or Subarea and building style. Materials should be traditional residential materials and of high quality”. Attachment 2 (Building Materials Palette) of Appendix D of the DDGs list wood clapboard (smooth cut) siding, cement plaster, brick and mortar, and stone and mortar as appropriate materials and list cinderblock and firebrick as inappropriate materials for exterior walls.

The exterior of the residential addition will match the existing wood horizontal clapboard siding of the residence and will be painted white. The exterior trim will match the dark gray trim colors of the existing residence. Staff has made the determination that the proposed horizontal clapboard siding is consistent with the design intent of Section C.6 (a) of Appendix D of the DDGs, and with the Building Materials Palette of Appendix D of

the DDGs.

Windows

Section C.3 (Historic Residential Design Criteria, Windows) of Appendix D of the DDGs states that wood frame double-hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. Section C.3 of Appendix D of the DDGs also states that window proportions should be vertical rather than horizontal generally, and that the appropriate proportions and number of panes will vary depending on the style of the individual building and the context. Attachment 2 (Building Materials Palette) of Appendix D of the DDGs lists wood frames as an appropriate window material.

The residential addition project proposes to use wood framed, double-hung, multi-paned windows that match those of the existing residence in addition to two small wood framed awning windows for the bathroom. Staff has made the determination that the proposed wood framed double-hung and awning windows are consistent with the design intent of Section C.3 of Appendix D of the DDGs, and with the Building Materials Palette of Appendix D of the DDGs.

Doors

Section C.4 (Historic Residential Design Criteria, Doors) of Appendix D of the DDGs states that residentially scaled and detailed solid wood or glazed doors of many styles and types may be appropriate, and that special consideration shall be given to the style of the door in relation to the style of the building. Attachment 2 (Building Materials Palette) of Appendix D of the DDGs list “wood doors of all types, including painted molded composition” doors as an appropriate door material, and glass inserts/windows as an appropriate element for doors.

The residential addition project proposes to reuse the existing rear French-style double doors colored white for the main backyard entrance of the addition, and to add a wooden side door with glazed windows for additional backyard access. Staff has made the determination that the proposed exterior doors are consistent with the design intent of Section C.4 of Appendix D of the DDGs, and with the Building Materials Palette of Appendix D of the DDGs.

Conclusion

Staff has determined that the overall design, colors, materials, and layout of the proposed residential addition can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity and is generally consistent with the Design and Development Guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the design guidelines in the Historic District Design and Development Guidelines.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of January 10, 2024 that met the requirements of FMC Section 17.52.320.

ENVIRONMENTAL REVIEW

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. 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 874-square-foot residential addition, subject to the attached conditions of approval.

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL23-00154) for Residential Design Review for an 874-square-foot residential addition to an existing 964-square-foot single-family residence located at 309 Figueroa Street, as illustrated on Attachment 6, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-6).

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 THE 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 THE CITY COUNCIL.

ATTACHMENT 2 BACKGROUND

BACKGROUND

Sacramento County records indicate that the existing 964-square-foot single-family residence located at 309 Figueroa Street was first constructed in 1926. In late September 2021, staff became aware of work that had begun at the property without a building permit, and the property owner at the time was given a stop-work notice and subsequently applied for design review. On January 19, 2022, the Historic District Commission approved the Design Review (PN 21-239) for the remodeling of the residence at 309 Figueroa Street, including the conversion of an attached garage into habitable space and the provision of replacement parking accessible via Figueroa Street. Currently, the existing primary residence features horizontal clapboard siding painted white, dark grey trim, and a black asphalt shingle roof. The current property owner purchased the property in April of 2023. The property does not appear on the City of Folsom's Cultural Resources Inventory, and is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density)

ZONING

FIG/R-1-M (Figueroa Subarea of the Historic Residential Primary Area / Single-Family Residential, Small Lot District)

ADJACENT LAND USES/ZONING

North: Figueroa Street with Single- and Two-Family Residences Beyond (FIG/R-4)

South: Single-Family Residential (CEN/R-2)

East: Single-Family Residential (FIG/R-1-M)

West: Single-Family Residential (FIG/R-1-M)

SITE CHARACTERISTICS

The project site consists of an existing 964-square-foot single-family residence on a 13,725-square-foot parcel (0.32-acre).

APPLICABLE CODES

FMC Chapter 17.52, HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards

Historic District Design and Development Guidelines (DDG's)

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 309 FIGUEROA ST., RESIDENTIAL ADDITION PROJECT (DRCL23-00154)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:</p> <ul style="list-style-type: none"> • Site Plan, Floor Plan, and Elevations, dated December 14, 2023 (Attachment 6) • Color and Materials Board (Attachment 7) <p>This project approval is for the 309 Figueroa St., Residential Addition Project which includes an 874-square-foot residential addition to an existing 964-square-foot single-family residence located at 309 Figueroa Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 10, 2024). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in <u>FMC</u> section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</p>	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
ARCHITECTURE DESIGN REQUIREMENTS				

5.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This project approval is for an 874-square-foot residential addition to an existing 964-square-foot single-family residence for the 309 Figueroa St., Residential Addition Project located at 309 Figueroa Street. The applicant shall submit building plans that comply with this approval, the attached Site Plan, Floor Plan, and Elevations, dated 12-14-23 provided in Attachment 6, and the Color and Materials Board provided in Attachment 7 as modified by the conditions of this Staff Report (DRCL23-00154). 2. The residential addition shall substantially match the colors, materials, and style of the existing primary residence located at 309 Figueroa Street, as indicated on the Site Plan, Floor Plan, and Elevations dated 12-14-23 provided in Attachment 6, and on the Materials and Colors Board provided in Attachment 7. 3. The final design, materials, and colors of the proposed 309 Figueroa St., Residential Addition Project shall be consistent with the submitted elevations, material samples, and color scheme as modified by these conditions to the satisfaction of the Community Development Department. The final design shall be subject to review and approval by the Community Development Department. 4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. 	OG	CD (P)
NOISE REQUIREMENT				
6.		<p>Compliance with the 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.</p>	I, B	CD (P)(E)

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		

Attachment 4 Vicinity Map



Coloma St
Figueroa St

Mormon St (pvt)

FOLSOM

**DIGGER AND
SHARON WILLIAMS
RODEO PARK**

Historic District Commission
309 Figueroa St., Residential Addition Project (DRCL23-00154)
January 10, 2024

Attachment 5 Site Photographs



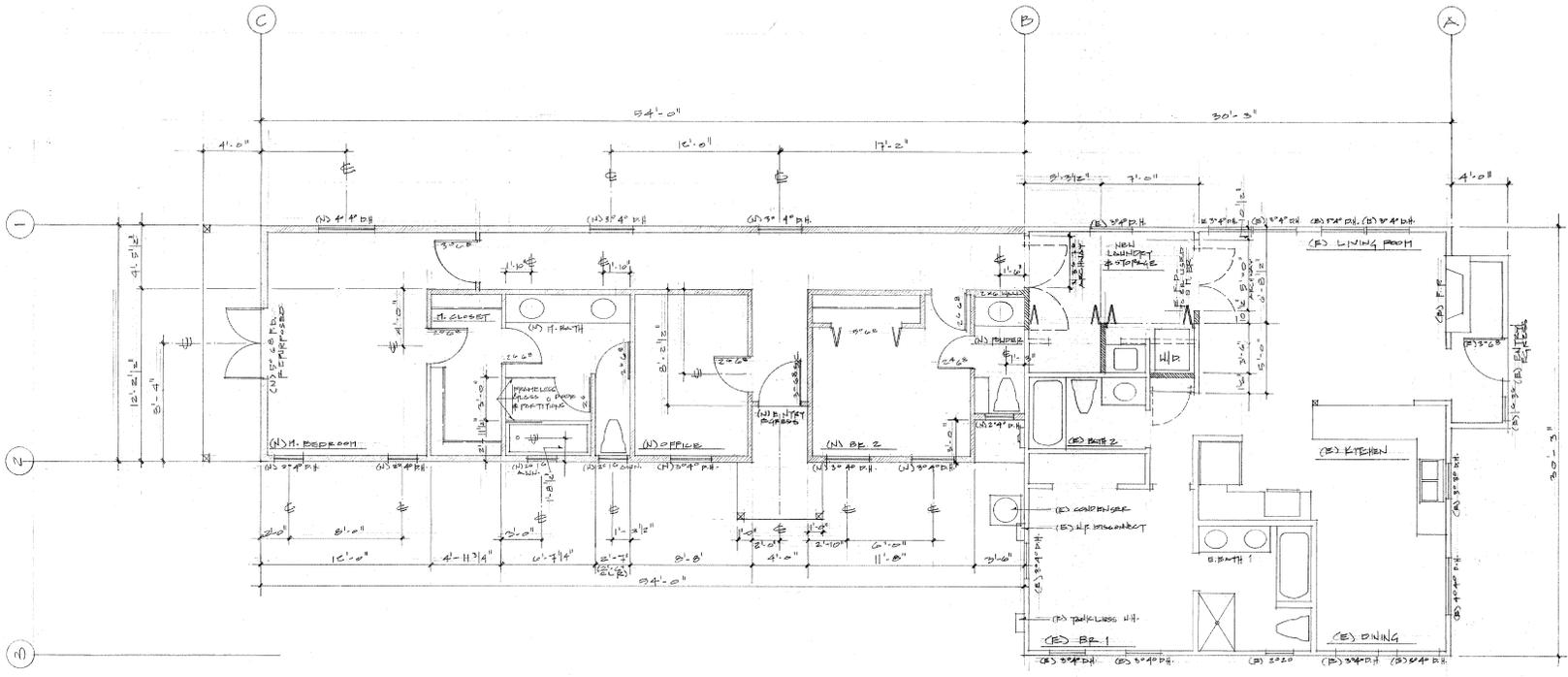




Attachment 6
Site Plan, Floor Plan and Elevations,
dated 12-14-2023

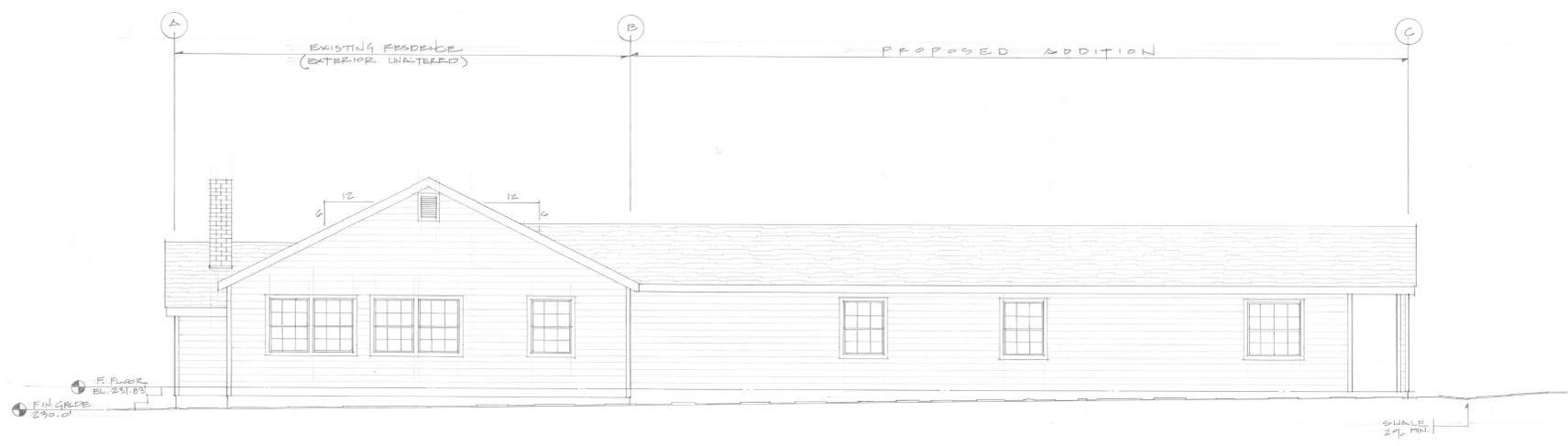
LEGEND

- EXISTING WALL TO REMAIN:
- EXISTING WALL TO BE REMOVED:
- NEW WALL:
- EXISTING DOOR TO BE REMOVED:

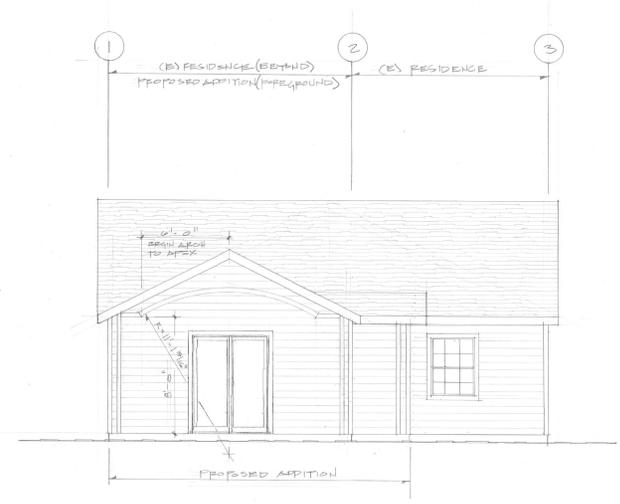


FLOOR PLAN
1/4" = 1'-0"

PROJECT LOCATION
 1140 S. GARDEN STREET
 LOS ANGELES, CA 90007



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED REMODEL ADDITION
 FOR YAMI & SAERIE LLETAYAN
 309 FIGUEROA STREET
 FOLSOM, CA 95630

Historic District Commission
309 Figueroa St., Residential Addition Project (DRCL23-00154)
January 10, 2024

Attachment 7

Color and Materials Board

Existing and Proposed Window Style and Colors



Existing and Proposed Rear Door



Proposed Backyard Side Door



Proposed Bathroom Window Style



Proposed Exterior Style and Colors to Match Existing Residence





CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: January 10, 2024

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 509 Mormon Street Remodel
File #: DRCL23-00116
Request: Design Review
Location: 509 Mormon Street
Parcel(s): 070-0163-015
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Justin Gilhuly
Address: 509 Mormon St.
Folsom, CA 95630

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Residential Design Review of a remodel of an existing single-family residence located at 509 Mormon Street, as illustrated on Attachment 5 for the 509 Mormon Street Remodel project (DRCL23-00116) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-11).

Project Summary: The proposed project consists of a residing, repainting, and installation of new windows and new doors for an existing single-family residence located at 509 Mormon Street. The property is located within the Central 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 - Color Renderings and Materials Board
- 6 - Site Photos
- 7 - Comment Letter from the Historic Folsom Residents' Association



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: January 10, 2024

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant is proposing a residing, repainting, and installation of new windows and new doors for an existing single-family residence located at 509 Mormon Street. Existing unpainted vertical T1-11 wood siding is proposed to be replaced with new white horizontal composite 8-inch lap siding. All existing aluminum-framed single-pane windows and a sliding glass door are proposed to be replaced with black-framed wood composite fiber windows and a sliding glass door, both with white trim. The existing solid-core front door is proposed to be replaced with a windowed woodgrain-finished fiberglass door. No changes to the building form, additional footprint, or site work are proposed as part of the project. The project is located in the Central Subarea of the Historic Residential Primary Area of the Historic District with an underlying zoning of R-2 (Two-Family Residence) and a General Plan designation of MLD (Multifamily Low-Density). The 509 Mormon Street project site is not located on the City of Folsom's Cultural Resources Inventory.

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. FMC 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 General Plan land use designation for the project site is MLD (Multifamily 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 of the Historic District. Single-family residences are allowed by right in the Central Subarea. The applicant is not proposing to expand the building footprint or convert any space to habitable space as part

of the proposed project.

Building Design/Architecture

The project site is located within the Central Subarea of the City of Folsom's Historic District. Chapter 5.04.03(b) of the DDG's, which addresses the design concepts for the Central Subarea, states that the subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 time frame, guided by the overall principles and any designation of significance of the building or site. The 509 Mormon Street Street property is not 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 utilizes horizontal siding, wood composite fiber windows and sliding glass door, window trim, and a windowed woodgrain-finished fiberglass door. In analyzing the architectural design of the proposed project, staff determined that the proposed structure includes the use of building materials that are natural in form, as encouraged by the Historic District Design and Development Guidelines (DDGs). In addition, the proposed project utilizes colors which are consistent with colors typically utilized on historic residential structures.

The DDG's 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. Regarding entries, the DDG's state that residentially scaled and detailed solid wood or glazed doors of many styles may be appropriate. The existing building includes both vertically and horizontally oriented windows, and orientation of all windows on the side and rear elevations are proposed to remain. However, the front horizontally sliding windows are proposed to be replaced with vertically sliding windows, consistent with the DDGs. Proposed doors are residentially scaled and despite the use of a fiberglass door instead of a solid wood door, the door has a wood-like appearance and thus consistent with the DDGs. 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 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 therefore concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of January 10, 2024 that meets the requirements of FMC Section 17.52.320.

Staff also routed the plans to the Folsom Heritage Preservation League and Historic Folsom Residents' Association (HFRA). HFRA provided comments that have been included in Attachment 7. These comments stated that the residence appeared to have a mid-century modern design and that the craftsman-style door may be out of context with this design. Staff clarified that the design of the residence is not mid-century modern, but that the angle of the front rendering may have given it that appearance. HFRA replied by stating that they believed that this rendering does not accurately reflect the actual design of the house and that they defer to staff's discretion regarding the appropriateness of the front door. Staff concluded that the proposed front door is complementary to the proposed design of the residence.

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.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the findings included in this report (Findings A-H) and the attached conditions of approval (Conditions 1-11).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Design Review application (DRCL23-00116) for a remodel of an existing single-family residence located at 509 Mormon Street, as illustrated on Attachment 5 for the 509 Mormon Street Remodel project, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-11).

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 Sacramento County Assessor's records for the property located at 509 Mormon Street indicate that the lot was originally developed with a single-family, one-story 1,680-square-foot residence in 1974. The property also includes a detached accessory structure and carport along the alley.

GENERAL PLAN DESIGNATION

MLD, Multi-Family Low Density

ZONING

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

ADJACENT LAND USES/ZONING

North: Mormon Street with single-family residential development (CEN) beyond

South: Mormon-Natoma Street Alley with single-family residential and commercial development (NRB) beyond

East: Single-family residential development (CEN)

West: Single-family residential development (CEN)

SITE CHARACTERISTICS

The subject property is fairly level and is developed with a single-family residence, a detached accessory structure and a carport along the alley.

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 17.52.400, Design Standards
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 THE
 509 MORMON STREET REMODEL PROJECT
 (DRCL23-00116)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final building plans/documents to the Community Development Department that substantially conform to the renderings and materials board 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 a remodel of an existing residence located at 509 Mormon Street. The applicant shall submit building plans that comply with this approval and the color renderings and materials board included in Attachment 5.	B	CD (P)
4.		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)
5.		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)

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.		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)
8.		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 improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

11.	<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 10, 2025). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards completion of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in <u>FMC</u> section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</p>	B	CD (P)
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<input type="checkbox"/> ESP <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> EP <input type="checkbox"/> ME		<input type="checkbox"/> E <input type="checkbox"/> E <input type="checkbox"/> E	
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
Color Renderings
and Materials
Board**

Proposed South Elevation



Proposed East Elevation



Color/Materials Board

Project Address: 509 Mormon Street

APN: 070-0163-015-000

Project Number: DRCL23-00116

Exterior Siding:

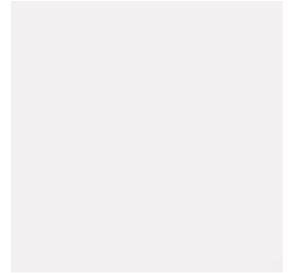
Replaces all existing T1-11 siding

Manufacture: LP Building Solutions

Product: LP Smartside Lap Siding

Detail: Cedar Texture w/8" Lap

Color: Snowscape White



Windows:

Replaces existing Aluminum framed single pane

Horizontal Sliding Windows

Single Hung Window:

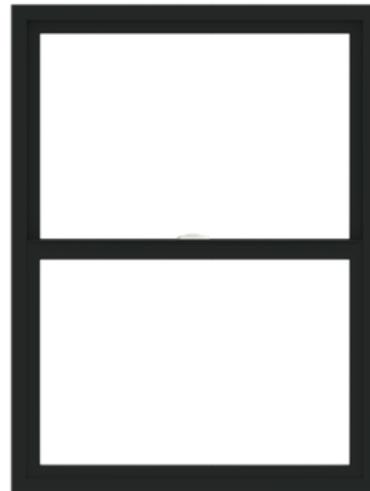
Location: Living Room & Primary Bedroom North facing
(street facing)

Manufacture: Anderson

Model: 100 Series

Construction: Fibrex Material (Wood Composite, 40% wood fiber)

Color: Black Frame



Horizontal Sliding Window:

Locations:

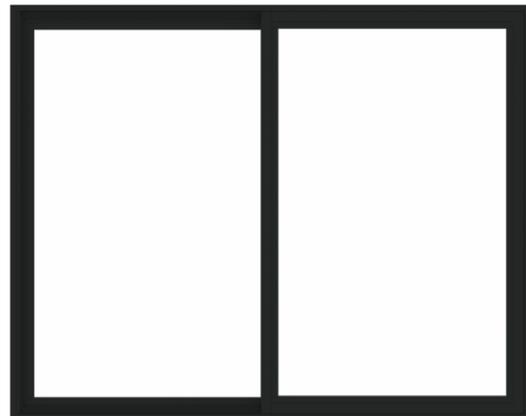
1. Living Room, East facing
2. Primary Bedroom, West facing
3. Primary & Guest Bath, West facing
4. Bedroom #1, West facing
5. Kitchen, West facing
6. Dining Room, East facing
7. Bedroom #2, East facing

Manufacture: Anderson

Model: 100 Series

Construction: Fibrex Material (Wood Composite, 40% wood fiber)

Color: Black Frame



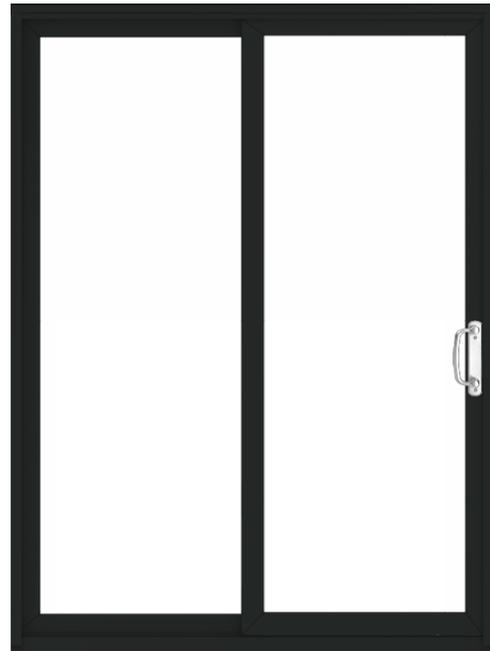
Location: Dining Room, South facing (rear yard)

Manufacture: Anderson

Model: 200 Series

Construction: Fibrex Material (Wood Composite, 40% wood fiber)

Color: Black Frame



Trim:

Replaces all existing trim around all windows and doors

Manufacture: LP Building Solutions

Product: LP Smartside

Detail: Cedar Texture, Window/Doors 3", Garage door 6"

Color: Snowscape White



Doors:

Replaces Solid core non-window door

Location: Front Door

Manufacture: Jen-Weld

Model: Architectural Collection:

Craftsman

Finish: Fir Woodgrain

Color: Hazelnut

Construction: Fiberglass

Glass: Clear, non-decorative



Historic District Commission
509 Mormon Street Remodel (DRCL23-00116)
January 10, 2024

Attachment 6 Site Photos

Existing Site Photos

North Elevation



South Elevation



West Elevation



East Elevation



Existing Window Detail



Attachment 7
Comment Letter from the Historic Folsom
Residents' Association

From: [Joanie](#)
To: [Josh Kinkade](#)
Cc: thehfra@gmail.com; mjrhfra@gmail.com
Subject: Re: 509 Mormon Street Remodel Design Review
Date: Tuesday, November 28, 2023 3:24:31 PM
Attachments: [image0.jpeg](#)
[image1.jpeg](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[509_Mormon_Front.jpg](#)

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Josh,

All I can say is that the elevations submitted as part of the project application do not accurately reflect the actual design of the house. It practically looks like two different houses when the roof line is not shown. Regardless, what the HFRA is suggesting is that the style of the front door be consistent with the style of the house. We defer to staff to decide how the proposed project is best represented when it is brought before the Historic District Commission. Thank you.



Joan Walter

On Nov 28, 2023, at 2:24 PM, Josh Kinkade <jkinkade@folsom.ca.us> wrote:

Joan,

Thanks to the HFRA for your input. The rendering provided showed the house at a relatively low angle with the patio cover dominating the view of the roofline, giving it a much more modern look than what is actually out there. Please see the attached image for a view of the house from across the street. As you can see, there is a standard pitched roof. Given this, does the FHDA still support a change in front door type?

Thanks,



Josh Kinkade

Associate Planner

City of Folsom

50 Natoma Street, Folsom, CA 95630

jkinkade@folsom.ca.us

o:916-461-6209

www.folsom.ca.us

From: JOAN WALTER <joan.walter@comcast.net>
Sent: Tuesday, November 28, 2023 12:55 PM
To: Josh Kinkade <jkinkade@folsom.ca.us>
Cc: thehfra@gmail.com; mjrhfra@gmail.com
Subject: Re: 509 Mormon Street Remodel Design Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Josh,

The HFRA has reviewed the proposed project and finds that it will be a nice improvement to the existing structure (i.e., T1-11 wood siding and aluminum windows). However, the proposed front door (see attached) appears to be more of a Craftsman style and seems out of context with the mid-century look the applicant is trying to achieve. The HFRA requests that Staff recommend a more appropriate front door style matching the mid-century style proposed. Thank you.

Joan Walter
HFRA Board Member

On 11/21/2023 3:52 PM PST Josh Kinkade <jkinkade@folsom.ca.us> wrote:

All,

Please find the attached request for comments and associated materials for the 509 Mormon Street Remodel Design Review project that is going to the Historic District Commission. Please send me any comments by December 1st.

Thanks,

<[image002.png](#)>

<[image003.png](#)>

<[image004.png](#)>

<[image005.png](#)>

<[image001.png](#)>

Josh Kinkade

Associate Planner

City of Folsom

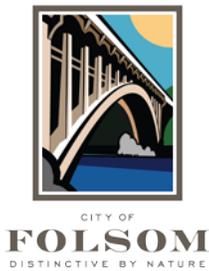
50 Natoma Street, Folsom, CA
95630

jkinkade@folsom.ca.us

o:916-461-6209

www.folsom.ca.us





Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 401 Mormon Street Demolition and New Garage
File #: DRCL 23-00156
Request: Demolition; Design Review
Location: 401 Mormon Street
Parcel(s): APN 070-0165-006
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Debbie Doss
Address: 401 Mormon Street
Folsom, CA 95630

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of a Residential Design Review and Demolition Application for the demolition of a garage/shed structure and the construction of a new 400-square-foot garage located at 401 Mormon Street, as illustrated on Attachments 6 and 7, for the 401 Mormon Street Demolition and New Garage Project (DRCL23-00156) based on the findings included in this report (Findings A-I) and subject to the attached conditions of approval (Conditions 1-18).

Project Summary: The proposed project includes the demolition of an existing garage/shed structure and the construction of a new 400-square-foot garage located at 401 Mormon Street. The property is within the Central 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 Photographs
- 6 – Site Plan, Floor Plan and Elevations, dated 9-29-2023
- 7 – Colors and Materials Board



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 4
Type: Public Meeting
Date: January 10, 2024

Submitted,

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

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Debbie Doss, is seeking approval for the demolition of a garage/shed structure and for Residential Design Review for the construction of a new 400-square-foot garage at 401 Mormon Street. Staff notes that the structure is also proposed to include an accessory dwelling unit (ADU). However, based on the proposed height and size of the ADU, that portion of the structure is exempt from design review by the Historic District Commission, as described in the Policy/Rule section below. The proposed garage portion of the structure will be 17 feet in height and will contain either white or light gray siding, including horizontal fiber cement smooth lap siding for the walls with vertical board and batten siding on the roof gable ends. The window trim is proposed to be smooth white trim, and the roof is proposed to be charcoal gray or medium gray composition shingles. The project site is zoned R-2 (Two-Family Residential) and is located within the Central Subarea of the Historic Residential Area of the Historic District. The General Plan designation of CC (Community Commercial).

POLICY/RULE

Folsom Municipal Code (FMC) Section 17.52.300 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. FMC 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.'

FMC Section 17.105.070(A) 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. FMC 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. Government Code Section 65852.2 has since been updated to state that the ADU may be 2 feet taller by right if it is located within ½ mile of a major transit stop and an additional 2 feet taller

by right if it matches the roof pitch of the primary residence.

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) 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.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is CC (Community Commercial), and the zoning designation for the project site is R-2 (Two-Family Residence) and is within the Central Subarea of the Historic Residential Area of the Historic District. Single-family residences are allowed by right in the Central 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 Central Subarea. 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 serving the primary residence, as the ADU is subject to separate standards that will be reviewed at a staff level as part of the building permit process):

<u>STANDARD</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Accessory Structure Front Setback	20 feet, behind front plane of residence	91 feet, behind front plane of residence
Accessory Structure Side Setbacks	5 feet	5.5 feet, 62 feet
Accessory Structure Rear Setback	5 feet	5.5 feet
Minimum Pervious Surface	45%	70% (proposed)
Maximum Accessory Structure Height	24 feet (height of the primary structure)	15.7 feet
Separation from Other Structures on Property	6 feet	8.5 feet
Parking	2 spaces for primary residence	2 spaces

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

Demolition

The existing garage/shed structure proposed to be demolished (shown in the photographs in Attachment 5) consists of vertical board-and-batten wood siding and a wood shake roof. The structure has grown dilapidated over time. The structure is not considered historically significant (as described in detail in the Environmental Review section below) and contains no historically significant building materials. In addition, the residence, property and accessory structure are not listed on the City of Folsom’s Cultural Resource Inventory List, the California Register of Historical Resources or the National Register of Historic Places. Therefore, staff supports the demolition of the accessory structure.

Pursuant to FMC Section 17.52.660, prior to the authorization of demolition, the applicant is required to provide documentation of the structure for the historical record, including photographs of all sides of the structure, details of unique or representative construction features, and any history of the structure known to, or reasonably obtainable by, the applicant. The applicant has provided staff with information about the construction materials of the shed and the photographs provided in Attachment 5. As such, staff concludes that the applicant has met this requirement.

Garage 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 Central Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03(b) of the DDG’s, which addresses the design concepts for the Central Subarea, states that the subarea provides property owners with broad discretion in choosing styles from the entire

1850-1950 timeframe, guided by the overall principles and any designation of significance of the building or site. No structures on the 401 Mormon 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 400-square-foot garage. The proposed garage will be 15.7 feet in height and will contain either white or light grey horizontal lap and vertical board-and-batten fiber siding, white window trim and grey asphalt shingle roofing. The primary structure contains white horizontal lap siding with a tan/wood-colored asphalt shingle roof. To better match the residence, staff provided Condition No. 3(b) which states that the siding of the structure shall be painted to match the primary residence. With this condition in place, staff determined that the proposed garage is compatible with the colors and materials of the primary residence.

The garage includes residentially scaled doors, consistent with the DDGs. The proposed structure will be 15.7 feet in height and 1,198 square feet in size (with the garage accounting for 400 square feet), 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. The DDGs also 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 structure includes windows with composite wood frames. While the garage includes a horizontally sliding window, the majority of the windows on the garage/ADU structure as a whole are proposed to be vertically sliding, thereby meeting the intent of the DDGs. The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design.

Vehicular access to the proposed garage will be via the Mormon Street/Natoma Street alley in the rear of the parcel. According to Section C.4(e) of Appendix D, of the DDGs, garage doors should be broken up into smaller components (two single garage doors are preferred over a double door) and either wooden or roll-up/metal doors should be used, and the door should be plain rather than paneled. Resolution HDC23-002 also states that metal garage door may be used on residential properties if the door is similar in appearance to a traditional wood garage door, uses the carriage garage door style including metal hinges and handles and uses two sets of hardware to make one large two-car garage door appear as two carriage style doors. The proposed garage is a double-door that resembles a wood door and features two sets of hinges and handles to resemble two carriage-style doors, thereby meeting the intent of the DDGs, as clarified by Resolution HDC23-002.

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 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.

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 400-square-foot garage and would be 15.7 feet in height and located 5.5 feet from the property lines.

FMC Section 17.105.070(A) 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. FMC Section 17.105.070(B) states that only ADUs that exceed a height of 16 feet are subject to review by the Historic District Commission. 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 that portion of the structure.

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 (less than 16 feet), and setbacks (side and rear yard setbacks greater than 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.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of January 10, 2024 that met the requirements of FMC Section 17.52.320. No public comments have been received.

ENVIRONMENTAL REVIEW

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. 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.

As a part of the analysis for the demolition, staff closely reviewed CEQA Guidelines

Section 15300.2(f), which states that categorical exemptions shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. As relevant to this project, CEQA Guidelines Section 15064.5 defines a historical resource as:

- 1) A resource listed in or determined by the State Historical Resources Commission to be eligible for listing in the California Register of Historical Resources.
- 2) A resource included in a local register of historical resources.
- 3) Any object, building, structure, site, area, or place which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record (pursuant to Section 5020.1(j) of the Public Resources Code). Generally, a resource shall be considered "historically significant" if it meets the criteria for listing in the California Register of Historical Resources, including the following:
 - a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b. Is associated with the lives of persons important in our past;
 - c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d. Has yielded, or may be likely to yield, information important in prehistory or history.
- 4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or identified in an historical resources survey does not preclude a lead agency from determining that the resource may be an historical resource.

The subject property is not listed in, nor has it been determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources. The property is not included in the City's Cultural Resource Inventory List. Staff contacted the Folsom Heritage Preservation League and worked with the Folsom History Museum, the California Historical Resources Information System (CHRIS), the North Central Information Center, and the California Office of Historic Preservation Built Environment Resource Directory to conduct searches of their respective records for information related to the subject property. This research did not yield any definitive information regarding the history of the property including its association with any

important events or persons from Folsom's past. Furthermore, the structure proposed to be demolished is not architecturally distinctive given that it uses materials that are not unique and were in widespread use. As such, staff concluded that the property and shed do not meet the criteria for listing on the California Register of Historical Resources or in the City's Cultural Resource Inventory List. Staff has therefore determined that the property and structure proposed to be demolished are not historical resources as defined in Public Resources Code sections 5020.1(j) or 5024.1 and the potential exception to use of the categorical exemption described in CEQA Guidelines section 15300.2(f) does not apply in this case.

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL23-00156) for demolition of a garage/shed structure and Design Review of a new 400-square-foot garage located at 401 Mormon Street, as illustrated on Attachments 6 and 7 for the 401 Mormon Street Demolition and New Garage project, based on the findings included in this report (Findings A-I) 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 THE 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 THE CITY COUNCIL.

DEMOLITION FINDING

- I. THE EXISTING GARAGE/SHED STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The existing 1,432-square-foot primary residence at 401 Mormon Street was first constructed in 1885. Aerial imagery indicates that the garage in the rear of the property was constructed in the early 1950s with the attached shed being added on in the 1980s. Staff has not found any information indicating that the existing garage/shed structure to be demolished is historically significant. Photographs of the existing garage/shed structure are included in Attachment 5. The property does not appear on the City of Folsom’s Cultural Resources Inventory.

GENERAL PLAN DESIGNATION

CC (Community Commercial)

ZONING

CEN/R-2 (Central Subarea of the Historic Residential Primary Area/ Two-Family District)

ADJACENT LAND USES/ZONING

North: Single- and Two-Family Residences (CEN/R-2)
South: Office and Commercial Development (NRB/C-1)
East: Single-Family Residences (CEN/R-2)
West: Single- and Two-Family Residences (CEN/R-2)

SITE CHARACTERISTICS

The project site consists of an existing 1,432-square-foot residential structure on a 14,000-square-foot (0.32-acre) parcel.

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 Section 17.52.660, Demolition
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 (DDGs)

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 401 MORMON STREET DEMOLITION AND NEW GARAGE (DRCL23-00156)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit and Demolition 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 9-29-23, included in Attachment 6. 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.		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 400-square-foot garage located at 401 Mormon Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans and Elevations dated 9-29-23 included in Attachment 6. b. The materials, and colors of the accessory structure shall be substantially compliant with the Colors and Materials Board in Attachment 7. The siding of the structure shall be painted to match the main color of the primary residence. 	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)

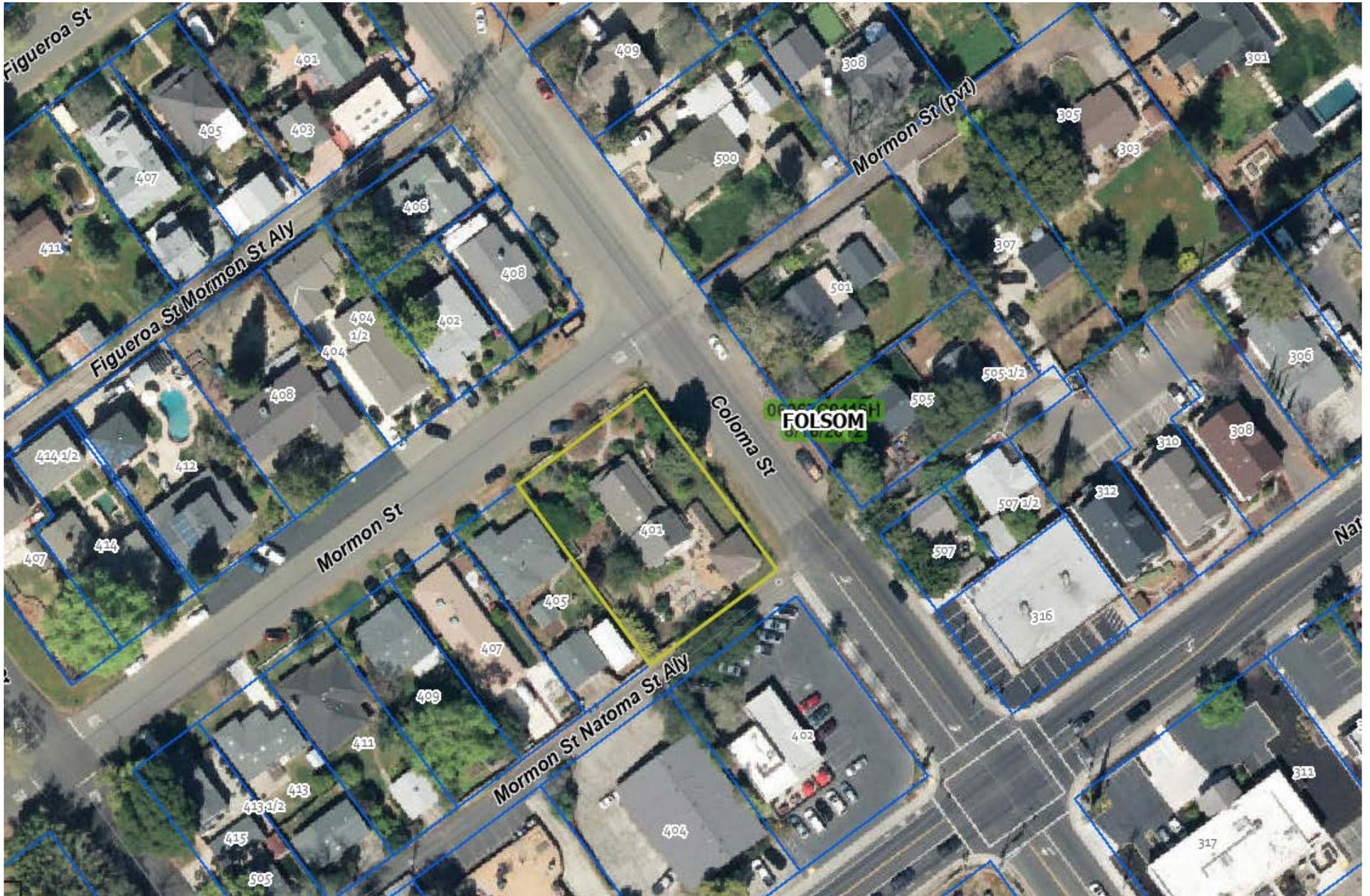
5.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 10, 2024). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards completion of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to <u>Section 17.52.350</u> of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</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>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
7.		<p>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.</p>	B	CD (P)(E)
8.		<p>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	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 Sacramento County Environmental Management Department (SCEMD), Regional Water Quality Control Board (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.		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)
17.		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)
18.		The owner/applicant shall obtain a Demolition Permit prior to demolition of the 400-square-foot garage. In addition, compliance with all local, state and federal regulations pertaining to demolition of the garage/carport structure is required.	I, B	CD (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		

Attachment 4 Vicinity Map



Attachment 5 Site Photographs

View from Rear Yard



View from Coloma Street



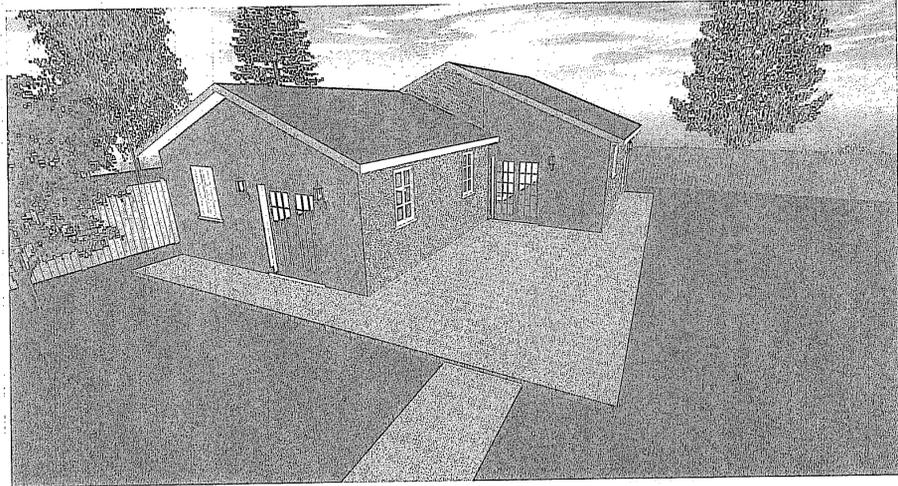
View from Mormon-Natoma Alley



View from Side Yard

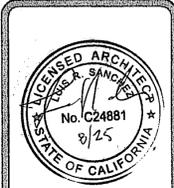


Attachment 6
Site Plan, Floor Plan and Elevations, dated 9-29-
2023



DOSS RESIDENCE
 PROPOSED 2- CAR GARAGE/ A.D.U.
 401 MORMON ST.
 FOLSOM, CA. 95630
 APN: 07001650060000

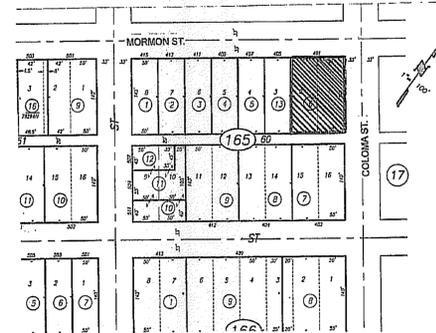
REVISIONS	BY



CODE ANALYSIS

- APPLICABLE BUILDING CODES:**
- 2022 CALIFORNIA BUILDING CODE (C.B.C.)
 - 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
 - 2022 CALIFORNIA PLUMBING CODE (C.P.C.)
 - 2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
 - 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
 - 2022 CALIFORNIA ENERGY CODE (C.E.C.)
 - CURRENT CALIFORNIA GREEN BUILDING STANDARDS

VICINITY MAP



GENERAL NOTES

- NO CHANGES OR DEVIATIONS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT OR DESIGNER WHO'S SIGNATURE APPEARS ON THE DOCUMENTS.
- DIMENSIONS AS INDICATED ARE TO BE USED FOR CONSTRUCTION. DO NOT RE-SCALE THE DRAWINGS. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO THE INSPECTION OF THE GOVERNING AGENCIES AND STRUCTURAL ENGINEER (IF REQUIRED).
- DIMENSIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS (ALL DIMENSIONS (OR HOEOWNERS WHERE APPLICABLE) ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- ALL WORK MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AS WELL AS OTHER REGULATIONS, ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE PROVIDING LABOR, MATERIALS, OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT OR OWNER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODES AND THE DRAWINGS.
- THESE DOCUMENTS AND DRAWINGS DO NOT CONTAIN NECESSARY COMPONENTS OF CONSTRUCTION SAFETY.

PROJECT INFORMATION/ SCOPE OF WORK

GENERAL CONSTRUCTION NOTES

1. THE WILLIAMS DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMMISIONS OR DEVIATIONS BY THE BUILDER, EITHER INTENTIONAL OR ACCIDENTAL.
2. THE OWNER IS ADVISED THE THESE DRWAINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIUM AVAILABLE TO EXPRESS THE INTENT OF THE WILLIAMS DESIGN GROUP, AND CANNOT BE ASSUMED ALL INCLUSIVE WITH REGARDS TO SUCH.
3. ALL WALL OR CONSTRUCTION SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO THE ACCEPTED CONSTRUCTION PROCEDURES, OR AS SPECIFIED HEREIN AS PER THE 2022 C.B.C.; C.E.C.; C.M.C.; C.P.C.; C.E.N.C.; C.F.C.; C.G.C.; HS& C; CALIFORNIA ENERGY AND CALIFORNIA GREEN CODE STANDARDS.

PROJECT INFORMATION/ CODE DATA:

1. PROPOSED: DEMOLISH EXISTING GARAGE; CONSTRUCT A NEW 400.0 SQ. FT. GARAGE AND 788.66 SQ. FT. A.D.U.
2. ADDRESS: 401 MORMON ST. FOLSOM, CA. 95630
3. CONSTRUCTION TYPE: V-B
4. NUMBER OF STORIES: 1- STORY w/ BASEMENT
5. OCCUPANCY CLASSIFICATION: R-3
6. SPRINKLERED: NO(NON- SPRINKLERED)
7. SCOPE OF WORK: DEMOLISH EXISTING GARAGE; CONSTRUCT A NEW 400.0 SQ. FT. GARAGE AND 788.66 SQ. FT. A.D.U.
8. APPROXIMATE AREA:
 (LOT): 0.32 ACRES
 EXISTING RESIDENCE: 2,110.0 SQ. FT.
 (N) PROPOSED: 1,198.0 SQ. FT.

ARCHITECT/ DESIGNER

SANCHEZ CONSULTING
 LUIS SANCHEZ, LEED AP
 Licensed Architect # C-24881
 PH. (916) 804-4239
 Email: sanchezarchitect@att.net

THE WILLIAMS DESIGN GROUP
 TOM and NICHOLE WILLIAMS
 (916) 799-5012
 PH. (916) 799-5012
 Email: williamsdesign@att.net

SHEET INDEX

COVER/ INFORMATION SHEET

- A-1 SITE PLAN #1
- A-2 DEMOLITION SITE PLAN
- A-3 PROPOSED FLOOR PLAN
- E-1 ELECTRICAL PLAN/ HVAC/ MECHANICAL
- F-1 FOUNDATION PLAN
- R-1 ROOF PLAN (w/TRUSS CALCS)
- S-1 SECTION VIEW/ FRAMING
- EE-1 EXTERIOR ELEVATIONS
- SW-1 SIMPSON STRONGWALL DETAILS
- FD-1 FRAMING/ DETAILS
- FD-2 FRAMING/ DETAILS
- T24-1 ENERGY CALCULATIONS
- T24-2 ENERGY CALCULATIONS
- T24-M MANDATORY MEASURES

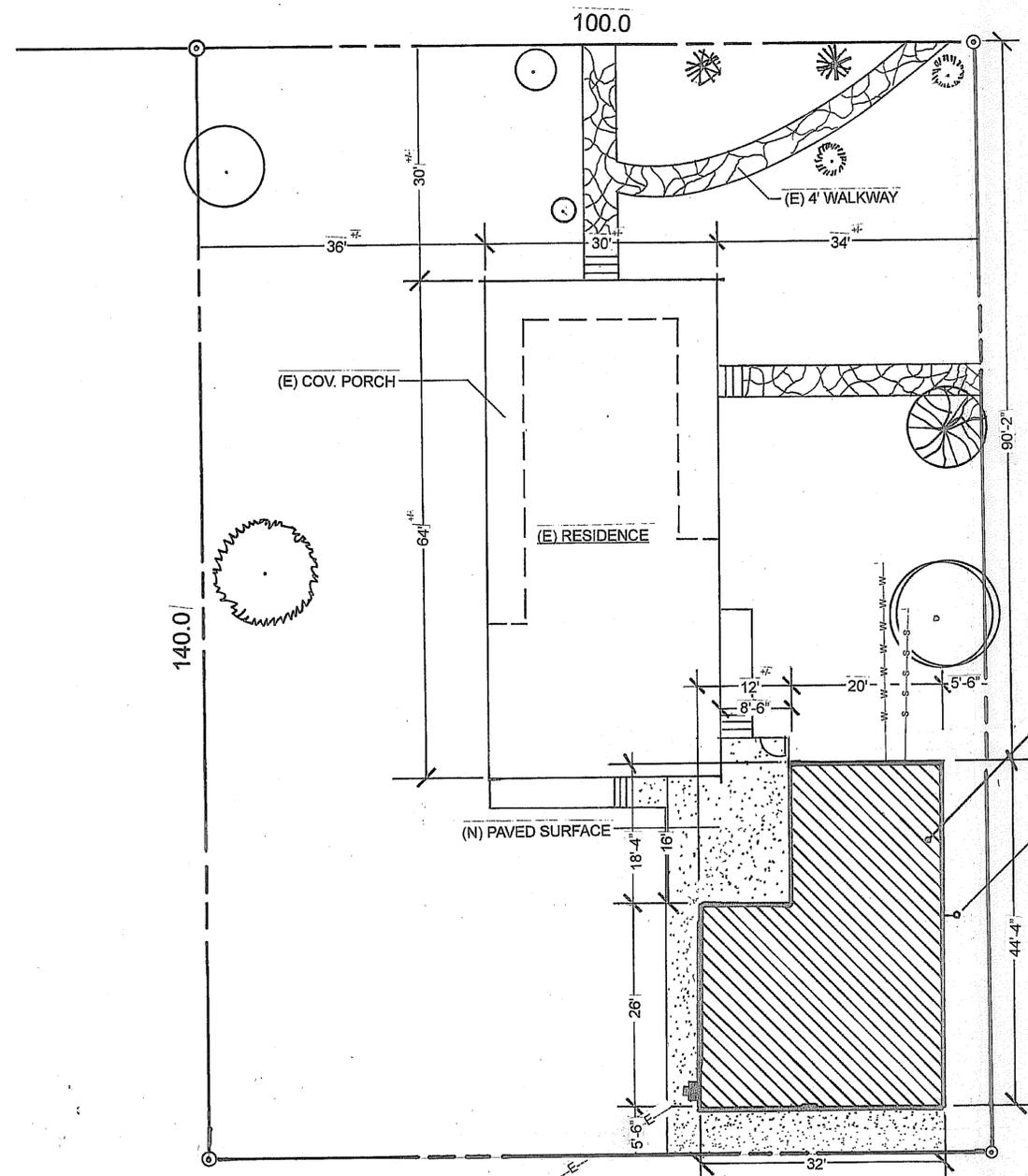
CONTENTS:
 • PROJECT INFORMATION
 • SCOPE OF WORK

DOSS RESIDENCE
 PROPOSED 2-CAR GARAGE/ A.D.U.
 401 MORMON ST.
 FOLSOM, CA. 95630

DRAWN <i>(Signature)</i>
CHECKED
DATE 9/29/23
SCALE NOTED
JOB NO. D-100
SHEET
COVER/ INFORMATION SHEET
OF 15 SHEETS

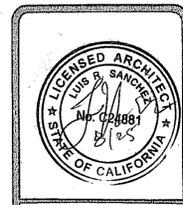
DOSS RESIDENCE
 (PROPOSED 2-CAR GARAGE/A.D.U.)
 401 MORMON ST.
 FOLSOM, CA. 95630
 APN: 070-0165-006-0000

MORMON ST.



SITE PLAN
 1" = 10'-0"

REVISIONS	BY

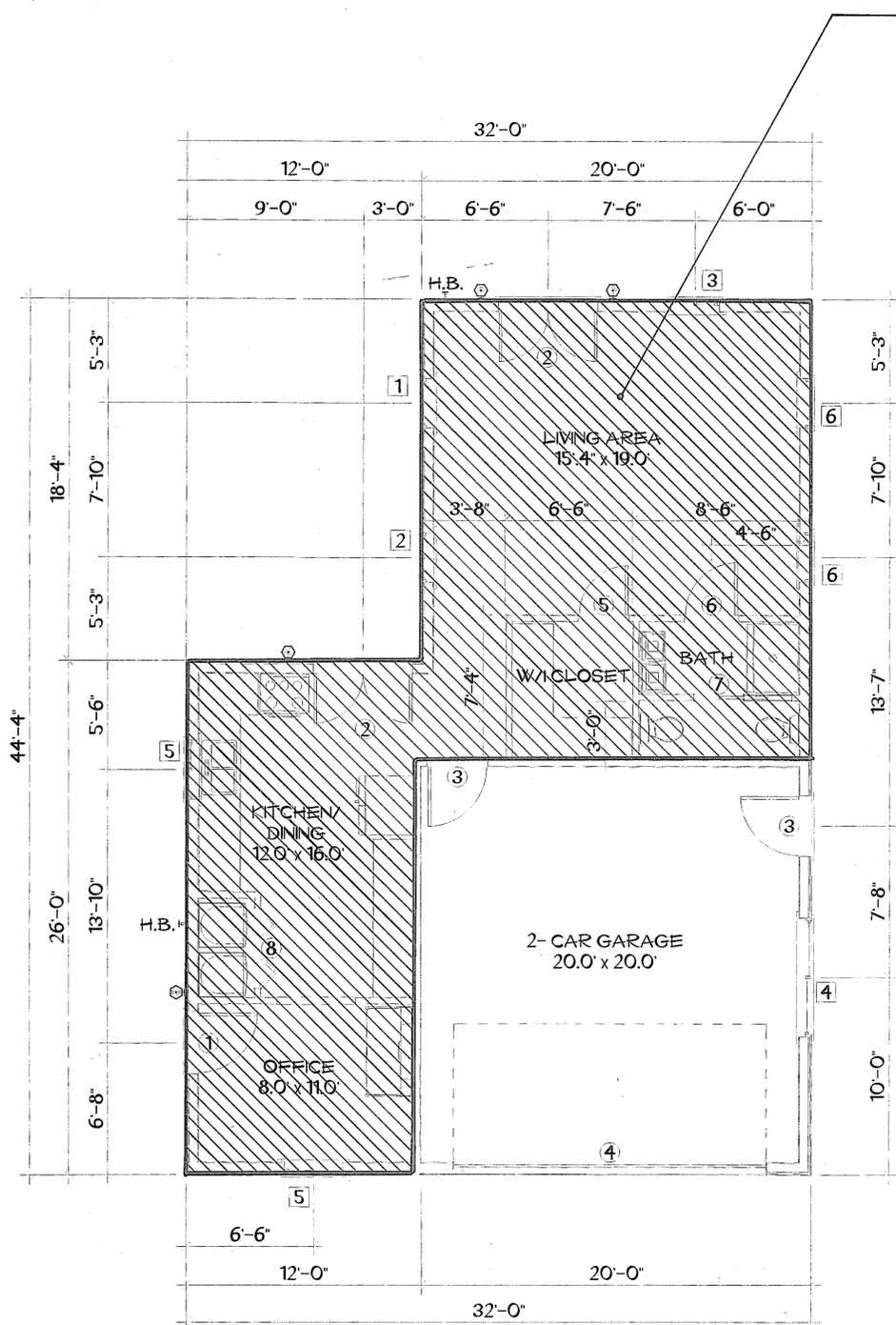


CONTENTS:
 PROPOSED SITE PLAN

DOSS RESIDENCE
 (PROPOSED 2-CAR GARAGE/A.D.U.)
 401 MORMON ST.
 FOLSOM, CA. 95630

DRAWN	
CHECKED	
DATE	9/29/23
SCALE	NOTED
JOB NO.	D-100
SHEET	

A-1



THE A.D.U. PORTION "EXEMPT"
FROM DESIGN REVIEW

DOOR SCHEDULE

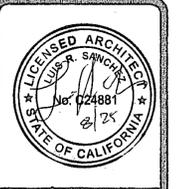
Mark	Size	Description	Count	Notes
1	3'-0" X 6'-8"	36" Half-Lite Steel Door	1	
2	5'-0" X 6'-8"	60" Double French Door	2	
3	3'-0" X 6'-8"	36" Hinged Door - 6 panel	2	
4	16'-0" X 7'-0"	16' X 7' Garage Door	1	
5	2'-6" X 6'-8"	2'-7 1/4" X 6'-8 5/8" Hinged Doors	1	
6	2'-8" X 6'-8"	2'-9 1/4" X 6'-8 5/8" Hinged Doors	1	
7	2'-6" X 6'-8"	30" Pocket Door	1	
8	4'-0" X 6'-8"	48" Bi-Fold Door	1	

WINDOW SCHEDULE

Mark	Size	Description	Count	Notes
1	2'-6" X 4'-0"	2'-6" X 4'-0" Single Hung Window	1	
2	2'-6" X 4'-0"	2'-6" X 4'-0" Single Hung Window	1	
3	2'-6" X 4'-0"	2'-6" X 4'-0" Single Hung Window	1	
4	6'-0" X 3'-0"	6'-0" X 3'-0" Sliding Windows	1	
5	3'-0" X 3'-0"	3'-0" X 3'-0" Sliding Window	2	
6	2'-6" X 4'-0"	2'-6" X 4'-0" Single Hung Window	1	

STATISTICS:
 A.D.U./ LIVING SPACE: 798.66 SQ. FT.
 2- CAR GARAGE: 400.00 SQ. FT.
 TOTAL: 1,198.00 SQ. FT.

REVISIONS	BY



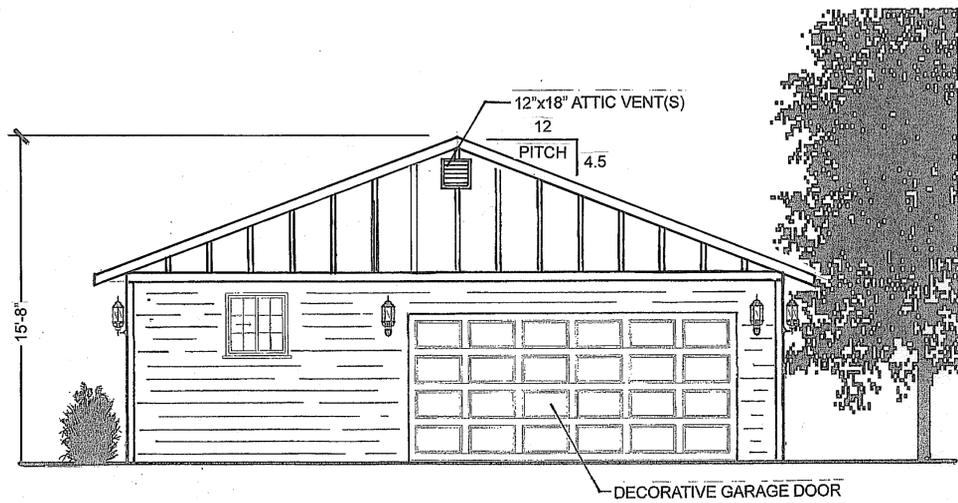
CONTENTS:
 . PROPOSED FLOOR PLAN
 . WINDOW/DOOR SCHEDULES
 . SQ. FTG. STATISTICS

DOSS RESIDENCE
 PROPOSED 2-CAR GARAGE/A.D.U.
 401 MORMON ST.
 FOLSOM, CA. 95630

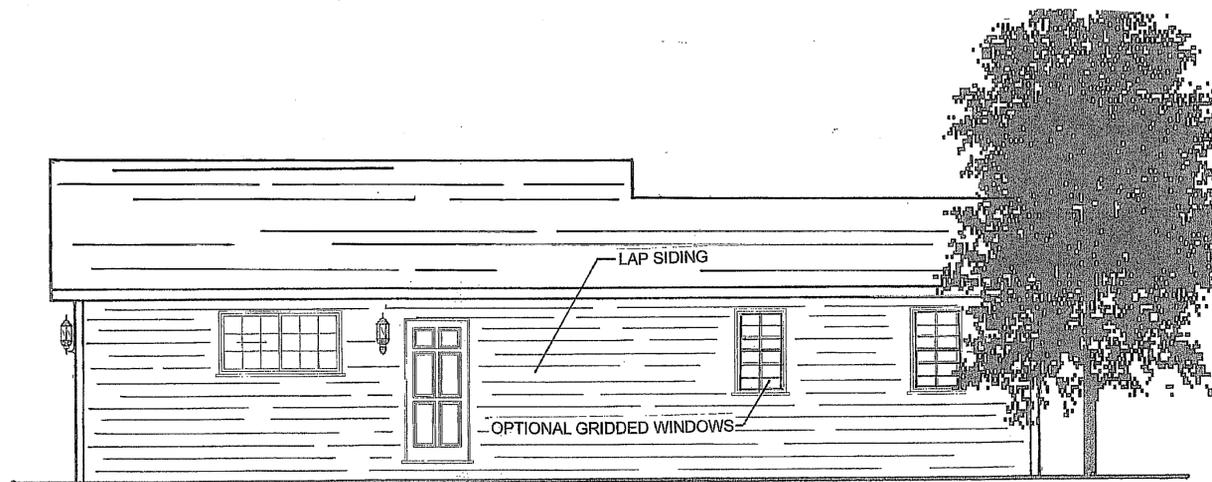
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<i>HA</i>	
DATE	9/29/23
SCALE	NOTED
JOB NO.	D-100
SHEET	A-3
OF 15	SHEETS



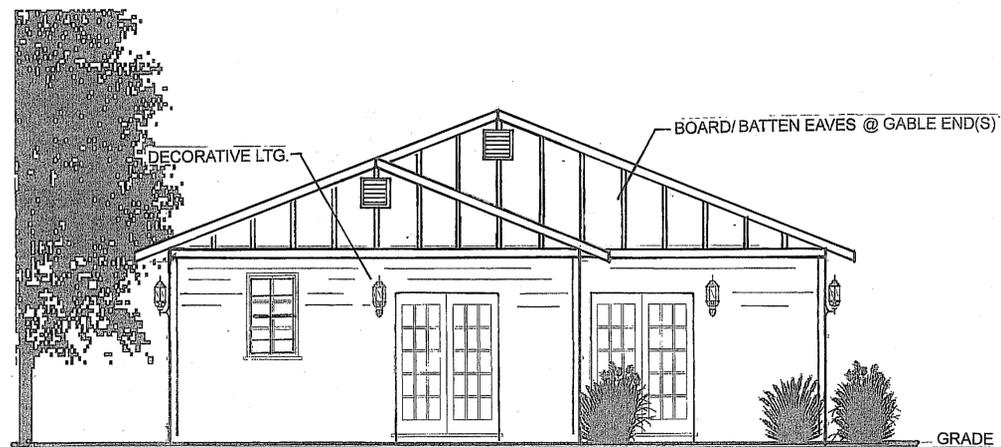
PROPOSED FLOOR PLAN
 Scale: 1/4" = 1'-0"



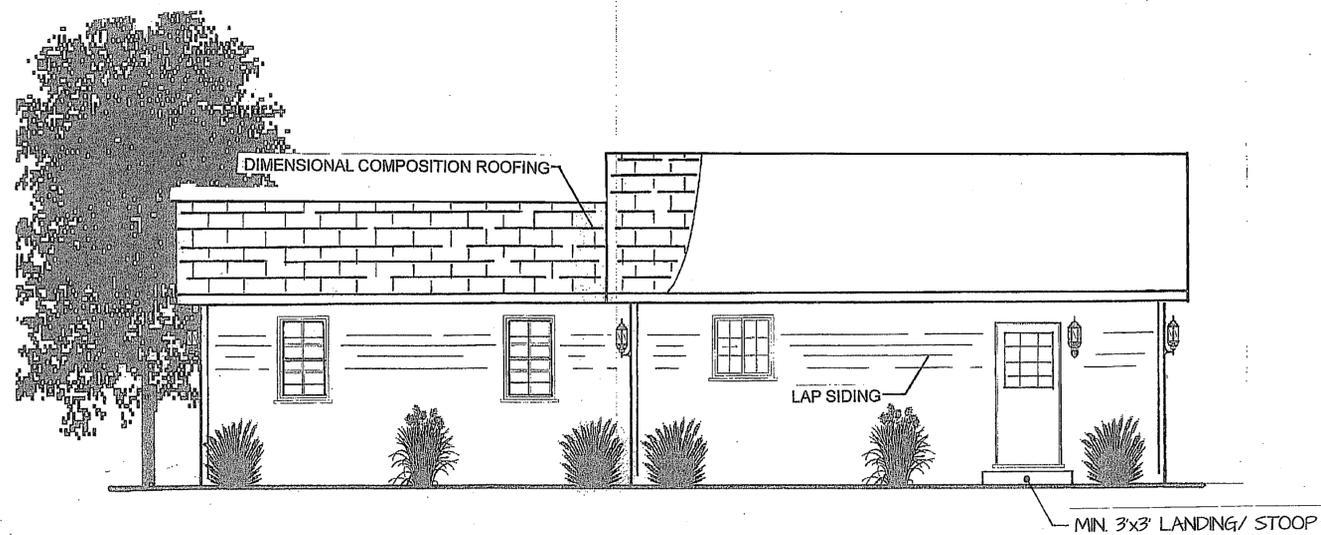
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"

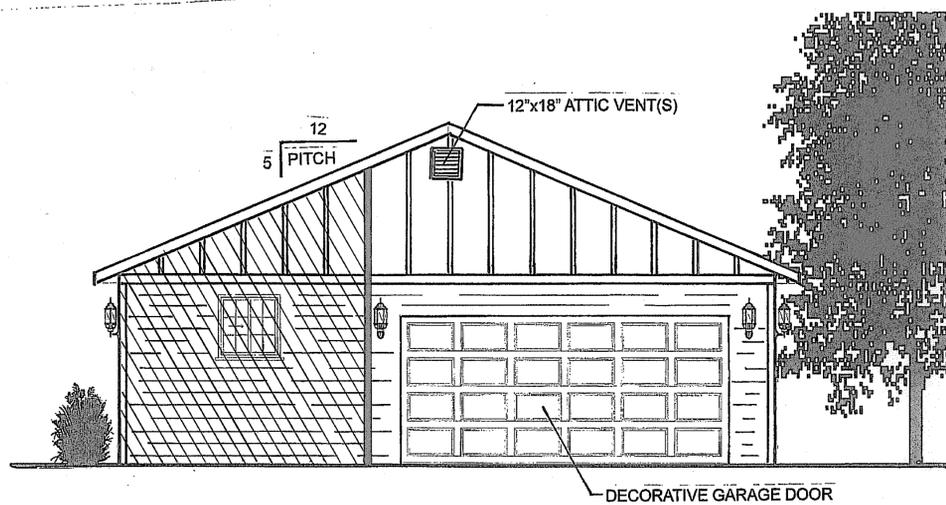
REVISIONS	BY



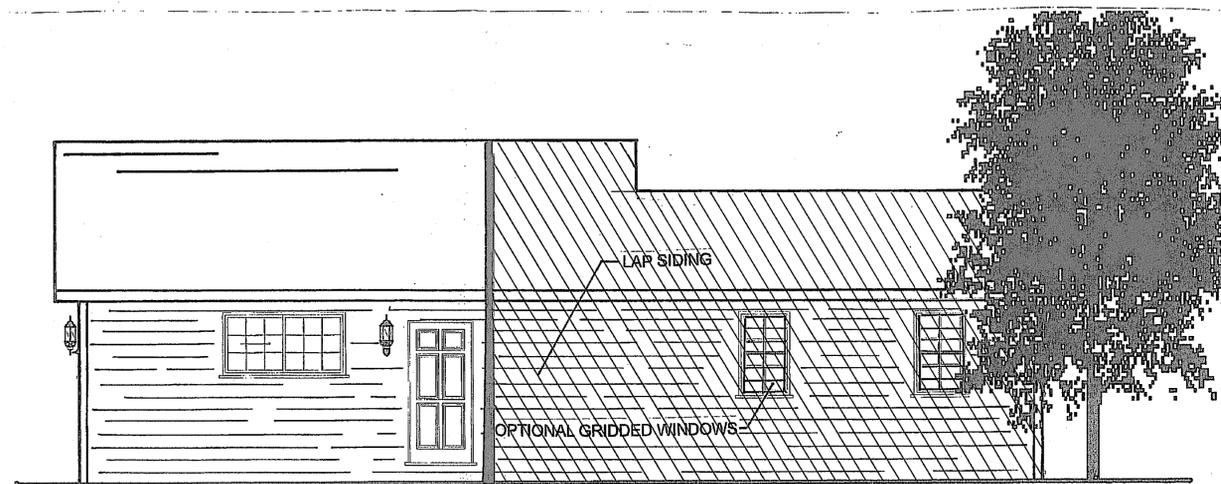
CONTENTS:
 • EXTERIOR ELEVATIONS
 • NORTH/SOUTH/EAST/WEST
 • EXTERIOR CALLOUTS

**DOSS RESIDENCE
 PROPOSED 2-CAR GARAGE/A.D.U.
 401 MORMON ST.
 FOLSOM, CA. 95630**

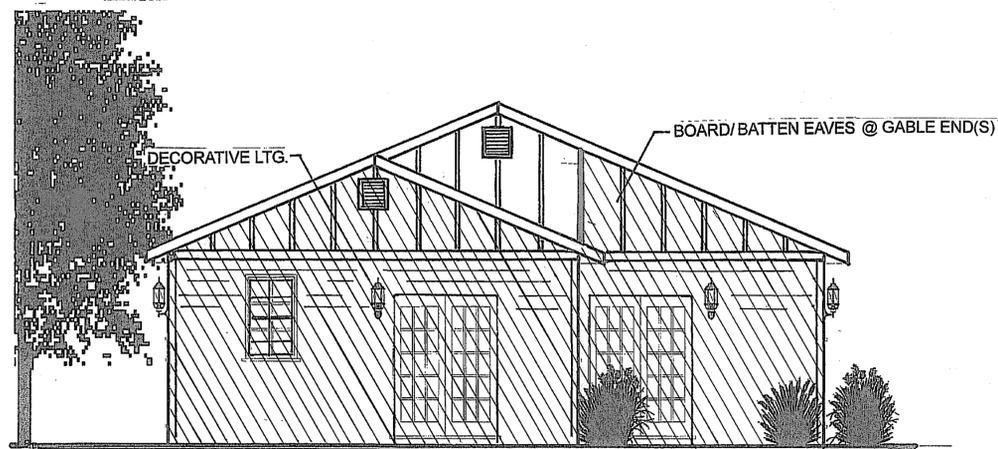
DRAWN <i>[Signature]</i>
CHECKED
DATE 9/29/23
SCALE NOTED
JOB NO. D-100
SHEET E-1



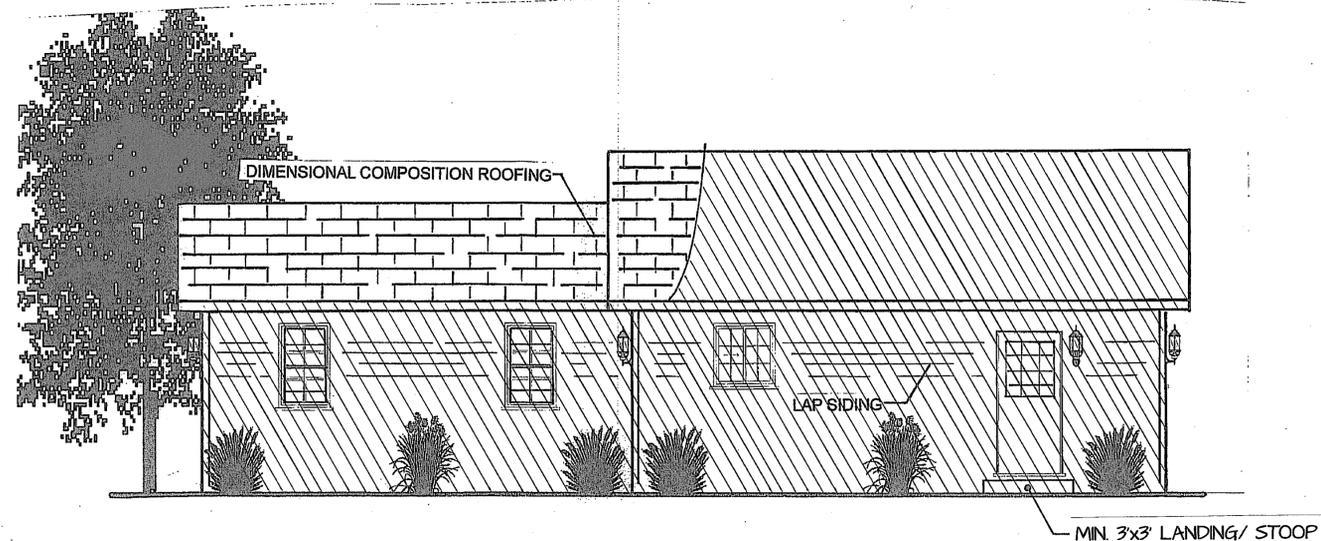
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOTE: HATCHED OR SHADED PORTION OF A.D.U. "EXEMPT" FROM DESIGN REVIEW.

EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"

REVISIONS	BY



CONTENTS:
 • EXTERIOR ELEVATIONS
 • NORTH/SOUTH/EAST/WEST
 • EXTERIOR CALLOUTS

DOSS RESIDENCE
 PROPOSED 2-CAR GARAGE/A.D.U.
 401 MORMON ST.
 FOLSOM, CA. 95630

DRAWN	
CHECKED	
DATE	9/29/23
SCALE	NOTED
JOB NO.	D-100
SHEET	

Attachment 7

Colors and Materials Board

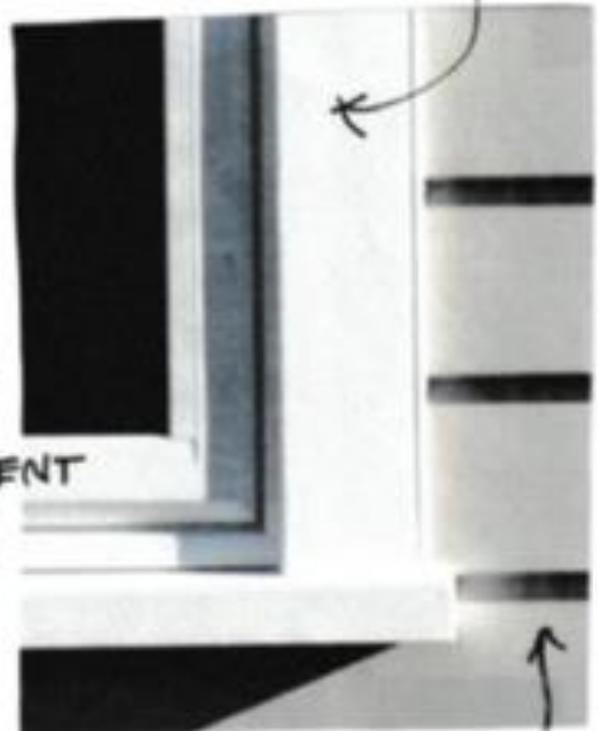
COLOR/MATERIALS BOARD
401 MORMON ST.



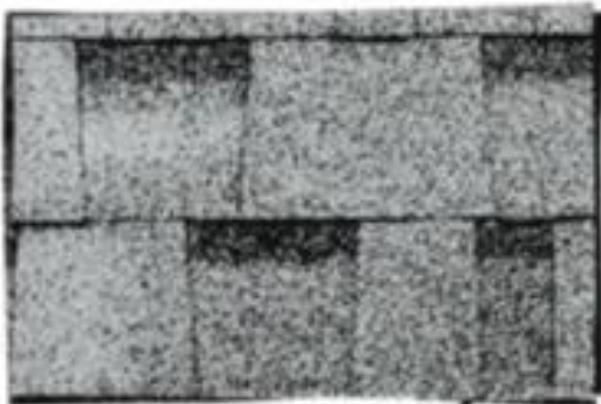
GARAGE DOOR



BD/BATTEN @ GABLE ENDS
 SMOOTH WHITE TRIM



BLOCKS TO COMPLEMENT EXIST.



DIMENSIONAL COMPOSITION SHINGLES
 CHARCOAL GRAY/MED. GRAY

SMOOTH LAP SIDING
 WHITE OR LIGHT GRAY



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 5
Type: Public Meeting
Date: January 10, 2024

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 602 Figueroa Street Addition
File #: DRCL23-00164
Request: Design Review
Location: 602 Figueroa Street
Parcel(s): 070-0111-012
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Charles Green
Address: 602 Figueroa St.
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Residential Design Review of a 397-square-foot addition, 270-square-foot patio cover, and roof restoration for an existing single-family residence located at 602 Figueroa Street, as illustrated on Attachments 5 and 6 for the 602 Figueroa Street Addition project (DRCL23-00164) subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-11).

Project Summary: The proposed project consists of 397-square-foot addition, 270-square-foot patio cover, and roof restoration for an existing single-family residence located at 602 Figueroa Street. The property is located within the Figueroa 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, Existing Floor Plans, Proposed Floor Plans, Existing Elevations, and Proposed Elevations dated 12-3-20
- 6 - Color Renderings
- 7 - Site Photos



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 5
Type: Public Meeting
Date: January 10, 2024

8 - Historical Images and Drawings of the Burnham House
9 - City of Folsom Register of Historic Places Registration Form

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant is proposing a roofline expansion, a tower addition, and an addition of 397 square feet of living area to an existing single-family residence located at 602 Figueroa Street. The main residence at 602 Figueroa Street is listed on the City of Folsom's Cultural Resources Inventory and was previously three-stories-tall with a tower element before a fire burned down the majority of the third story and the tower element in 1975. The applicant intends to replicate the prior massing of the residence. The proposed project also includes providing a roof cover for an existing 270-square-foot rear patio attached to the residence. Note that on November 3, 2021, the Historic District Commission approved a Design Review application for the exact same project. However, the approval expired before the applicant applied for a building permit. As a result, the applicant is re-applying for Design Review approval for the same previously approved project. No changes are proposed from what was originally approved.

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. FMC 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 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), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. Single-family residences are allowed by right in the Figueroa Subarea.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The following table shows how the proposed project relates to the FMC zoning requirements:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	14,000 SF (existing)
Minimum Lot Width	50 Feet	100 Feet (existing)
Front Setback	20 Feet	39.5 Feet (existing)
Rear Setback	20 Feet	36.5 Feet (existing)
Side Setback	5 Feet (Interior), 10 Feet (Street Side-Yard)	35.5 Feet (Interior) and 23.5 Feet (Street Side-Yard) (existing)
Minimum Pervious Surface	45%	83% (existing/proposed)
Parking Requirement	2 Parking Spaces	2 Parking Spaces (existing)
Maximum Building Height	35 Feet	48.5 Feet
Structure Separation	10 Feet	>10 Feet

As shown in the above table (and on the site plan in Attachment 5), the existing residence meets all setback, lot coverage, building separation and parking requirements. However, the residence is proposed to be 48.5 feet in height at its peak. FMC Section 17.52.400(D), which states that exceptions to the design standards in the code may be granted by the Historic District Commission when necessary to allow for historical reconstruction of a previously existing structure or feature.

In 2007, the Historic District Commission determined that the subject property and structure (known as the Historic Burnham Residence) located at 602 Figueroa Street was eligible for listing on the City of Folsom Cultural Resource Inventory. While the exact original height of the residence is not known due to no records of the residence’s height existing prior to the 1975 fire, the applicant worked with their designer and engineer to replicate the original massing and height of the residence based on available images of its original form (provided in Attachment 8). Staff has reviewed the proposed elevations against the available images and concludes that an exception to the 35-foot height standard is necessary to allow for accurate historical reconstruction of the original Burnham House. In addition, the elevations proposed by the applicant closely reflect the massing and roof forms of the residence. Therefore, staff supports the height exception as proposed.

Building Design/Architecture

The project site is located within the Figueroa Subarea of the City of Folsom’s Historic

District. The Figueroa Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. Many of the oldest and most significant homes in Folsom, both architecturally and historically, are concentrated in the Subarea. Given that this Subarea is readily accessible by tourists, the intent of this Subarea is to maintain pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City's early residential lifestyle. Adherence to historic authenticity is of great importance in this Subarea.

As previously mentioned, in 2007 the Historic District Commission determined that the subject property and main residence at 602 Figueroa Street was eligible for listing on the City's Cultural Resources Inventory. The Commission determined that the residence met two (Criteria 2 and 3) of the following four criteria for listing as established by the City's Historic Preservation Master Plan.

- 1) Property is associated with events that have made a significant contribution to the broad patterns of our history.
- 2) Property is associated with the lives of persons significant in our past.
- 3) Property embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual.
- 4) Property has yielded, or is likely to yield, information important in Folsom's prehistory or history.

According to the City's Cultural Resource Inventory Purpose and Procedures, listing on the City's Cultural Resource Inventory does not grant any special privileges or impose any restrictions on private property rights. However, listing may assist the property owner in obtaining awards or financial benefits from outside agencies.

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 utilizes horizontal and shingle siding, window trim, wooden patio posts and railings, asphalt shingle roofing, iron finials at the roof peaks, and Victorian gable pediments under the roof gables. Staff has provided Condition No. 3(a), which states that all exterior materials shall match the colors of the existing residence. Pursuant to the Chapter C.7(c) in Appendix D of the DDG's and recently adopted Resolution HDC23-001, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence. Inappropriate materials consist of brightly colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile. The proposed roof will be composition shingle roofing colored to match the existing gray roof, consistent with the DDGs.

In analyzing the architectural design of the proposed project, staff determined that the

structure includes key elements commonly found in early residential design (pre-1910) Queen Anne style, including a steep-pitched roof and horizontal siding with textured shingles under the roof eaves. The iron finials and Victorian gable pediments were both included on the original design of the residence as well. Staff has also determined that the proposed structure includes the use of building materials that are natural in form, as encouraged by the DDGs. In addition, the proposed project utilizes colors (light blue siding, white trim, white patio posts and decking and a gray roof) which are consistent with colors typically utilized on historic residential structures.

The DDG's 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. Regarding entries, the DDG's state that residentially scaled and detailed solid wood or glazed doors of many styles may be appropriate. The building includes both vertically- and horizontally oriented windows, but windows are primarily vertically oriented, consistent with the DDGs. Proposed doors are residentially scaled, consistent with the DDGs. 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 project 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 also determined that the proposed modifications accurately reflect the architecture of the Burnham House in its original form. Staff has therefore concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of January 10, 2024 that meets the requirements of FMC Section 17.52.320.

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.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the findings included in this report (Findings A-I) and the attached conditions of approval (Conditions 1-11).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Design Review application (DRCL23-00164) for 397-square-foot addition, 270-square-foot patio cover, and roof restoration for an existing single-family residence located at 602 Figueroa Street, as illustrated on Attachments 5 and 6 for the 602 Figueroa Street Addition project, subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-11).

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.
- I. AN EXCEPTION TO THE HEIGHT STANDARDS OF THE FOLSOM MUNICIPAL CODE IS NECESSARY TO ALLOW FOR HISTORICAL RECONSTRUCTION OF A

PREVIOUSLY EXISTING STRUCTURE OR FEATURE

ATTACHMENT 2 BACKGROUND

BACKGROUND

The Sacramento County Assessor's records for the property located at 602 Figueroa Street indicate that the lot was originally developed (by Reuben Clark) with a single-family, three-story, Queen Ann style residential structure in 1889. The Burnham House was originally constructed with three floors and a free roof form including many gables, chimneys, and a round tower element. However, after the building was damaged by fire in 1975, the third floor of the building was not re-built and a low-pitch roof covered by composition shingles was installed over the second floor. Among the original features that have been preserved are the wrap-around porch with rounded supports, bay windows along the first floor, pairs of double-hung windows on the second floor, and decorative trim and carved wood details.

On November 5, 1998, the City Council approved a Historic Preservation Master Plan for the City of Folsom. The purpose of the Master Plan is to preserve and promote the City's rich, colorful, and historic heritage by protecting its cultural and historical resources and educating the citizenry and the general public of its past. On February 7, 2007, the Historic District Commission determined that the subject property and structure (known as the Historic Burnham Residence) located at 602 Figueroa Street was eligible for listing on the City of Folsom Cultural Resource Inventory.

On November 5, 2014, the Historic District Commission approved a Design Review application for a 168-square-foot deck addition, and remodel of the main residence. On June 21, 2017, The Historic District Commission approved a Design Review application for a 672-square-foot detached garage with a 600-square-foot game room above it.

On November 3, 2021, the Historic District Commission approved a Design Review application for Design Review of a 397-square-foot addition, 270-square-foot patio cover, and roof restoration for the Historic Burnham Residence. However, this approval expired before the applicant applied for a building permit.

GENERAL PLAN DESIGNATION	SFHD, Single-Family High Density
ZONING	FIG, Figueroa Subarea of the Historic Residential Primary Area, with an underlying zoning of R-2 (Two-Family Residence)
ADJACENT LAND USES/ZONING	North: Peddlers Lane and single-family residential development; SUTR/H-D South: Figueroa Street and single-family residential development; FIG/R-2

East: Scott Street and single-family residential development; FIG/R-1-M

West: The Bradley House Bed and Breakfast Inn; FIG/R-2

SITE CHARACTERISTICS

The subject property includes two Theodore Judah lots that have been merged (100'x 140'). The property is level and mature vegetation surrounds the existing residence. The site is fully developed with a 2,503-square-foot, two-story single-family residence, detached accessory unit/garage structure and detached game room/garage structure.

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 17.52.400, Design Standards
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 602 FIGUEROA STREET ADDITION (DRCL23-00164)				
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, proposed floor plans and proposed elevations dated 12/3/20, 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 a 397-square-foot restoration, 270-square-foot patio cover, and roof restoration for an existing residence located at 602 Figueroa Street. The applicant shall submit building plans that comply with this approval and the site plan, floor plans, building elevations and color renderings dated 12/3/20 included in Attachments 5 and 6, with the following modifications: a) All exterior materials, including horizontal siding, Hardie shingle siding, wood deck posts and railings, asphalt shingle roofing and window trim shall match the colors of the existing residence. b) All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.	B	CD (P)
4.		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)

5.		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)
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.		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)
8.		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 improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK

10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
11.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 10, 2024). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards completion of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the <u>Folsom Municipal Code</u> . If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in <u>FMC</u> section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.	B	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		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 Existing Floor Plans, Proposed Floor
Plans, Existing Elevations and Proposed
Elevations dated 12-3-20

CHARLIE GREEN

602 FIGUEROA STREET FOLSOM, CA



PLANS PREPARED BY:
GOLD HILL DRAFTING AND DESIGN
6400 Schindler Rd Newcastle, CA 95658 www.goldhilldrafting.com
916-626-1080
IN ACCORDANCE WITH SECTION 6557 OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.
REPRESENTATIVE SIGNATURE

ABBREVIATIONS:

ABV. ABOVE	LAM. LAMINATE
ACOUST. ACOUSTICAL	LAV. LAVATORY
A.C.T. ABOVE COUNTER TOP	L.F. LINEAR FOOT
ADJ. ADJACENT	M. MASTER
A.F.F. ABOVE FINISH FLOOR	MAX. MAXIMUM
ALUM. ALUMINUM	MECH. MECHANICAL
ALT. ALTERNATE	MFD. MANUFACTURED
AVG. AVERAGE	MFR. MANUFACTURER
BD. BOARD	MIN. MINIMUM
BED. BEDROOM	MISC. MISCELLANEOUS
BLDG. BUILDING	MTL. METAL
BLKG. BLOCKING	[N] NEW
BM. BEAM	N/A NOT APPLICABLE
B.O.B. BOTTOM OF BEAM	N.T.S. NOT TO SCALE
C.F. CUBIC FEET	O.C. ON CENTER
C.J. CEILING JOIST	OVHG. OVERHANG
CLG. CEILING	PREFAB. PREFABRICATED
CLR. CLEAR	PLT. PLATE
C.M.U. CONCRETE MASONRY UNIT	PLYWD. PLYWOOD
CONT. CONTINUOUS	P.T. PRESSURE TREATED
CPT. CARPET	PWD. POWDER ROOM
DEMO. DEMOLITION	R. RISER
D.F. DOUGLAS FIR	RAD. RADIUS
DIA. DIAMETER	R.D. ROOF DRAIN
DIM. DIMENSION	RDWD. REDWOOD
DN. DOWN	REF. REFRIGERATOR
DWG. DRAWING	REQ'D. REQUIRED
DW. DISHWASHER	R/M. ROOM
[E] EXISTING	R.O. ROUGH OPENING
EA. EACH	R.R. ROOF RAFTER
ELECT. ELECTRIC/ ELECTRICAL	SCHED. SCHEDULE
E.O.P. EDGE OF PAVEMENT	SECT. SECTION
EQ. EQUAL	S.F. SQUARE FOOT
EQUIP. EQUIPMENT	SHT. SHEET
ESMNT. EASEMENT	SHTG. SHEATHING
EXT. EXTERIOR	SH. SIMILAR
F.D. FLOOR DRAIN	SPECS. SPECIFICATIONS
F.F. FINISH FLOOR	SQ. SQUARE
F.J. FLOOR JOIST	STD. STANDARD
FIN. FINISH	STL. STEEL
FLR. FLOOR	STOR. STORAGE
FLUOR. FLUORESCENT	STRUCT. STRUCTURE
F.O.S. FACE OF STUD	S.W. SHEAR WALL
F.P. FIREPLACE	SYS. SYSTEM
FRM. FRAMING	T.B. TOWEL BAR
FTS. FOOTINGS	TBD. TO BE DETERMINED
FUR. FURRED/ FURRING	T.C. TRASH COMPACTOR
GA. GAUGE	TEL. TELEPHONE
GALV. GALVANIZED	TEMP. TEMPERED
G.C. GENERAL CONTRACTOR	T&G. TONGUE & GROUVE
G.L.B. GLU-LAM BEAM	THK. THICK/ THICKNESS
GND. GROUND	T.S. TUBE STEEL
GRD. GRADE	T.V. TELEVISION
GYP BD GYPSUM WALL BOARD	TYP. TYPICAL
H.B. HOSE BIB	VERT. VERTICAL
H.D. HOLD DOWN	V.I.F. VERTICAL IN FIELD
HDR. HEADER	W/ WITH
HGR. HANGER	W.C. WATER CLOSET
HT. HEIGHT	WD. WOOD
H.V.A.C. HEATING/ VENTATING/ AIR CONDITIONING	W/D WASHER DRYER
H.W. HOT WATER	W.H. WATER HEATER
INFO. INFORMATION	W/O WITHOUT
INSUL. INSULATION	WP WATER PROOF
INT. INTERIOR	

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. DISCREPANCIES IN DIMENSIONS OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF GOLD HILL DRAFTING & DESIGN AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL MFD. ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECT, ERECTED, USED, CLEANED, ADJUSTED, AND CONDITIONED AS DIRECTED BY THE MFR. UNLESS OTHERWISE NOTED.
4. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP LIKE MANNER
5. ALL DIMENSIONS NOTED "TO BE VERIFIED" SHALL BE DONE SO BY THE CONTRACTOR PRIOR TO CONSTRUCTION & REPORTED TO GOLD HILL DRAFTING & DESIGN.
6. ASPECTS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AND QUALITY AS THOSE SHOWN FOR SIMILAR CONDITIONS.
7. ALL WASTE AND REFUSE CAUSED BY WORK SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF BY THE CONTRACTOR. THE PROPERTY SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF GOLD HILL DRAFTING & DESIGN.
8. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCES AND/OR DISCREPANCIES THAT ARISE IN THE COORDINATION DESCRIBED SHALL BE REPORTED TO GOLD HILL DRAFTING & DESIGN IMMEDIATELY.
9. THE DWELLING, ANY ATTACHED GARAGE AND/OR ANY DETACHED GARAGE AND/OR CARPORT WITH HABITABLE SPACE ABOVE SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE FIRE SUPPRESSION SPRINKLER SYSTEM SHALL BE DEFERRED AND INSTALLED UNDER A SEPARATE FIRE SPRINKLER SYSTEM PERMIT.

CONTACT INFORMATION:

DESIGNER:
GOLD HILL DRAFTING & DESIGN
6400 SCHINDLER RD
NEWCASTLE, CA 95658
(916)-626-1080

HOME OWNER:
CHARLIE GREEN
602 FIGUEROA ST
FOLSOM, CA

STRUCTURAL:
FALLON ENGINEERING
PO BOX 693
NEWCASTLE CA 95658
(916)-952-3997

PROJECT SCOPE:

WE ARE REMOVING THE EXISTING TRUSS ROOF AND RESTORING THE ORIGINAL ROOF STRUCTURE FROM THE HISTORIC DESIGN. WE ARE ALSO ADDING THE MASTER SUITE TO THE SECOND FLOOR AND A PATIO COVER TO THE EXISTING REAR DECK.

PROJECT INFORMATION

SITE
APN: 070-011-012
ADDRESS: 602 FIGUEROA ST FOLSOM, CA
JURISDICTION: CITY OF FOLSOM
ZONING: R2
OCCUPANCY: R-3 / U
LOT #:
LOT SIZE: .32 ACRES
LOT COVERAGE:
MAX LOT COVERAGE: 40%
FRONT SETBACK: 20'
SIDE SETBACKS: 5' (10' CORNER)
REAR SETBACKS: 5'
WUI ZONE: N/A

ROOF DEAD AND LIVE LOADS: LL-20 PSF DL- 15 PSF = TL - 35 PSF
DESIGN WIND SPEED: 110 MPH
EXPOSURE CATEGORY: C
SEISMIC IMPORTANCE FACTOR: 1
SOIL SITE CLASS: D
SEISMIC DESIGN RESPONSE COEFFICIENT: .0712
CLIMATE ZONE: 11

AGENCIES
POWER: SMUD
GAS: PG&E
WATER: FWP
FIRE PROTECTION: FOLSOM CITY

BUILDING
CONSTRUCTION: V-N (QUICK ACTION FIRE SUPPRESSION)
MAX ROOF HEIGHT: 35'
ROOF HEIGHT: 30' - 9" EXISTING CHANGES TO A PROPOSED 48'-6" HEIGHT
BUILDING AREAS:

EXISTING HOUSE: 2503 SQFT
ADDED HOUSE: 397 SQFT
NEW TOTAL LIVING: 2,900 SQFT

ADDED COVERED PATIO: 270 SQFT
EXISTING COVERED PATIO: 336 SQFT
NEW TOTAL COVERED PATIO: 606 SQFT

EXISTING 2ND UNIT: 960 SQFT

EXISTING GARAGE : 672 SQFT

DEFERRED SUBMITTAL:

NONE

SPECIAL INSPECTIONS:

NONE

TITLE 24/ ENERGY REQUIREMENTS:

HERS VERIFICATION FOR QUALITY INSULATION INSTALLATION REQUIRED.

FLOOR INSULATION:
R-19 UNDER FLOOR
ROOF INSULATION:
(R-38) - THROUGH OUT ALL ATTIC ROOFS AND
(R-19) - UNDERSIDE OF ROOF DECK

WALL INSULATION:
(R-21) - THROUGH OUT ALL NEW EXTERIOR 2 x 6 WALLS

HVAC SYSTEM:
ALL NEW HVAC SYSTEM TO BE INSTALLED WITH THE FURNACE AND DUCTS IN THE ATTIC

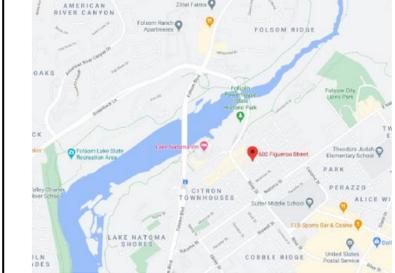
GLASS EFFICIENCIES:
ALL GLASS THROUGH OUT RESIDENCE TO BE .29 (U-FACTOR)/ .21 (SHGC) EFFICIENCY. (REFER TO TITLE 24)

APPLICABLE CODES
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRIC CODE (CEC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (ENERGY)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)
2019 CALIFORNIA FIRE CODE (FC)
TITLE 24 ENERGY REQUIREMENTS

SHEET INDEX

COVER	
A-1	COVER
A-2	Home Site Plan
ARCH	
A-3	EXISTING FLOOR PLANS
A-5	EXISTING ELEVATIONS
A-7.111	ELECTRICAL PLANS
STRUCT	
S0	DIMENSIONS
S1	FOUNDATION PLAN
S2	FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	SECTIONS
S5	SHEARWALL PLAN
SD1	STRUCTURAL NOTES
SD2	STRUCTURAL DETAILS
T24	GREEN CODE INFO
GC-2	GREEN CODE INFO
T24	T24 INFO

VICINITY MAP:



ALL WORK SHALL CONFORM TO 2019 CBC, CMC, CEC, AND 2019 T-24 ENERGY STANDARDS. PLANS MUST MEET 2019 GREEN CODE STANDARDS, SEE GREEN CODE SHEET.
NOTE TO BUILDER AND OWNER: DISCREPANCIES MAY OCCUR IN ALL CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUILDER AND OWNER TO REVIEW ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY STRUCTURAL DESIGNER AND ENGINEER OF ANY POTENTIAL PROBLEMS. FAILURE TO REVIEW PLANS CAN RESULT IN CHANGES TO THE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE BUILDER CONTRACTOR SHALL SUPPLEMENT INFORMATION IN THESE DRAWINGS. BY USING THESE DRAWINGS ALL PARTIES AGREE TO USE MEDIATION IN THE EVENT OF CONFLICT THAT MIGHT OTHERWISE RESULT IN LITIGATION.

CHARLIE GREEN
602 FIGUEROA STREET
FOLSOM, CA

FIRST SUBMITTAL DATE
12/3/2020

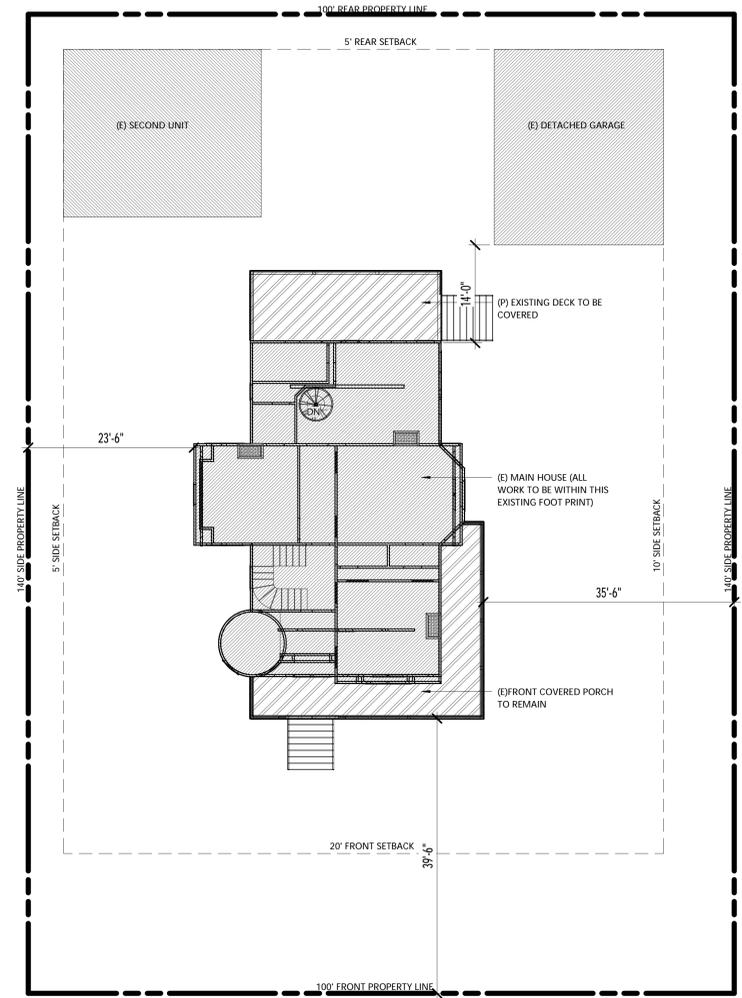
REVISIONS
△
△
SHEET TITLE

COVER

SHEET NUMBER
A-1

SITE PLAN NOTES

1. STORMWATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL PHASE OF CONSTRUCTION ACTIVITY. PROJECTS SHALL PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE THROUGH THE USE OF A BARRIER SYSTEM, WATTLE, OR OTEHR APPROVED METHOD.
2. SITES SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (5%).
3. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT AWAY FROM THE FOUNDATION.



1 Home Site Plan
A-2
1" = 10'-0"



PLANS PREPARED BY:
GOLD HILL DRAFTING AND DESIGN,
6400 Schindler Rd Newcastle, CA 95658 www.goldhilldrafting.com
916-626-1080
IN ACCORDANCE WITH SECTION 5537 OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.
REPRESENTATIVE SIGNATURE

ALL WORK SHALL CONFORM TO 2019 CBS, CMS, CFS, CFS, CFS, AND 2019 F-21 ENERGY STANDARDS. PLANS MUST MEET 2019 GREEN CODE STANDARDS. SEE GREEN CODE SHEET.
NOTE TO BUILDER AND OWNER: CHANGES MAY OCCUR IN ALL CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUILDER AND OWNER TO REVIEW ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY STRUCTURAL DESIGNER AND ENGINEER OF ANY POTENTIAL PROBLEMS. FAILURE TO REVIEW PLANS CAN RESULT IN CHANGES TO THE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HELD HARMLESS IN SUCH AN EVENT. ALL BUILDER CONTRACTS AND DOCUMENTS SHALL SUPERSEDE INFORMATION IN THESE DRAWINGS. BY USING THESE DRAWINGS ALL PARTIES AGREE TO USE MEDIATION IN THE EVENT OF CONFLICTS THAT MIGHT OTHERWISE RESULT IN LITIGATION.

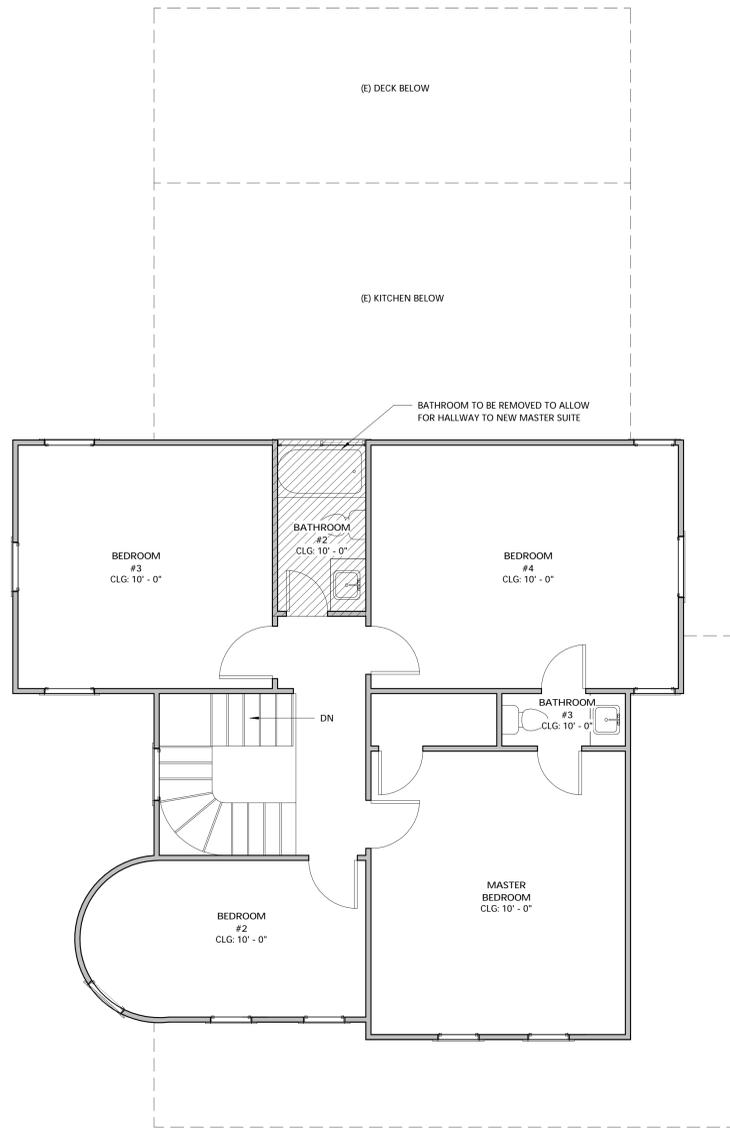
CHARLIE GREEN
602 FIGUEROA STREET
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FIRST SUBMITTAL DATE
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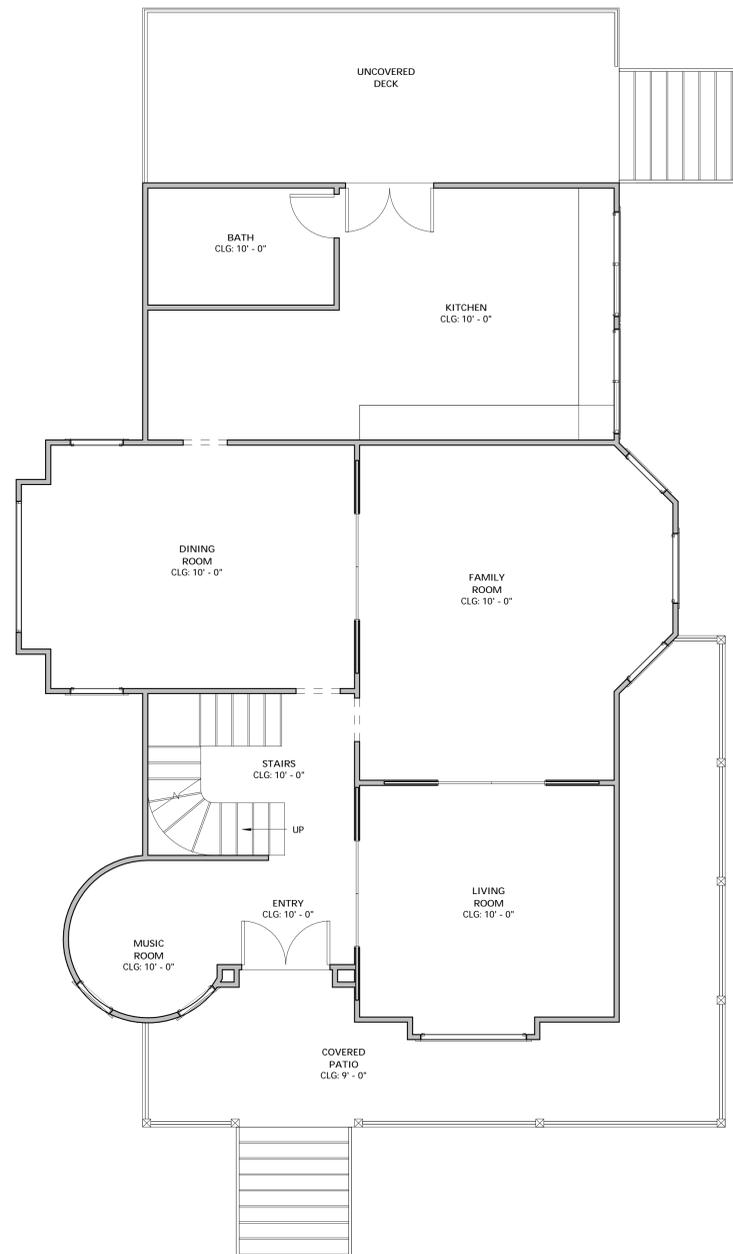
REVISIONS
△
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SHEET TITLE
Home Site Plan

SHEET NUMBER
A-2



2 2ND FLOOR PLAN EXISTING
A-3 1/4" = 1'-0"



1 1ST FLOOR PLAN EXISTING
A-3 1/4" = 1'-0"

1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. DISCREPANCIES IN DIMENSIONS OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF GOLD HILL DRAFTING AND DESIGN AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL MFD. ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECT, ERECTED, USED, CLEANED, ADJUSTED, AND CONDITIONED AS DIRECTED BY THE MFR. UNLESS OTHERWISE NOTED.
4. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP LIKE MANNER
5. ALL DIMENSIONS NOTED "TO BE VERIFIED" SHALL BE DONE SO BY THE CONTRACTOR PRIOR TO CONSTRUCTION & REPORTED TO GOLD HILL DRAFTING AND DESIGN
6. ASPECTS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AND QUALITY AS THOSE SHOWN FOR SIMILAR CONDITIONS.
7. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCES AND/OR DISCREPANCIES THAT ARISE IN THE COORDINATION DESCRIBED SHALL BE REPORTED TO GOLD HILL DRAFTING AND DESIGN IMMEDIATELY.

FLOOR PLAN NOTES

- A. VERIFY WITH OWNER FOR INTERIOR FINISHES, COLORS, TEXTURES, ETC. ALL CABINETS AND BUILT-IN SPECIFICATIONS SHALL BE PROVIDED BY CONTRACTOR.
- B. USE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS - U.N.O. PER STRUCTURAL PLANS.
- C. FIRE BLOCK AT ALL DROPPED CEILING AND SOFFITS.
- D. PROVIDE BACKING AT ALL WALL HUNG FIXTURES, CABINETS, LOWER CABINETS, ETC. AS REQUIRED.
- E. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM PROPERLY AND EFFICIENTLY
- F. AFTER INSTALLING INSULATION, THE INSTALLY SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 6, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WEIGHT PER SQUARE FOOT.
- G. USE MINIMUM 2 X 6 STUDS AT ALL PLUMBING WALLS.
- H. GUARDRAIL AND HANDRAIL ASSEMBLIES SHALL BE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LB APPLIED IN ANY DIRECTION AT ANY POINT OF THE RAIL.
- I. SHOWER ENCLOSURES TO HAVE MINIMUM 72" HIGH NON-ABSORBENT WALL (TILE, MARBLE, ETC.) ABOVE THE DRAIN INLET. BACKING TO BE WATER-RESISTANT GYPSUM BACKING BOARD.
- J. PROVIDE APPROVED SHATTER RESISTANT ENCLOSURE (PLASTIC OR TEMPERED GLASS) AT SHOWERS AND WINDOWS IF SILL IS LESS THAN 5'-0" ABOVE TUB OR SHOWER FLOOR.
- K. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 S.Q. IN. OF AREA AND ENCOMPASS A 30" MIN. DIAMETER CIRCLE DIMENSION PLANS (CPC 412.7)
- L. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR LISTED APPLIANCES SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTIONS PER 2019 CRC SEC. R106.1.2
- M. FURNITURE SHOWN IS FOR DESIGN PURPOSE ONLY, FURNITURE NOT IN CONTRACT
- N. FIXTURES AND APPLIANCES SHOWN FOR DESIGN PURPOSE ONLY AND MAY NOT REFLECT ACTUAL FIXTURES AND APPLIANCES CHOSEN

FLOOR PLAN LEGEND

FLOOR PLAN KEYNOTES



PLANS PREPARED BY:
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REPRESENTATIVE SIGNATURE

ALL WORK SHALL CONFORM TO 2019 CBC, CBC, CMC, CFC, AND 2019 F-21 ENERGY STANDARDS. PLANS MUST MEET 2019 GREEN CODE STANDARDS. SEE GREEN CODE SHEET.
NOTE TO BUILDER AND OWNER: DISCREPANCIES MAY OCCUR IN ALL CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUILDER AND OWNER TO REVIEW ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY STRUCTURAL DESIGNER AND ENGINEER OF ANY POTENTIAL PROBLEMS. FAILURE TO REVIEW PLANS CAN RESULT IN CHANGES TO THE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HELD RESPONSIBLE FOR SUCH AND PERMIT. ALL BUILDER CONTRACTS AND DOCUMENTS SHALL SUPERSEDE INFORMATION IN THESE DRAWINGS. BY USING THESE DRAWINGS ALL PARTIES AGREE TO USE MEDIATION IN THE EVENT OF CONFLICTS THAT MIGHT OTHERWISE RESULT IN LITIGATION.

CHARLIE GREEN
602 FIGUEROA STREET
FOLSOM, CA

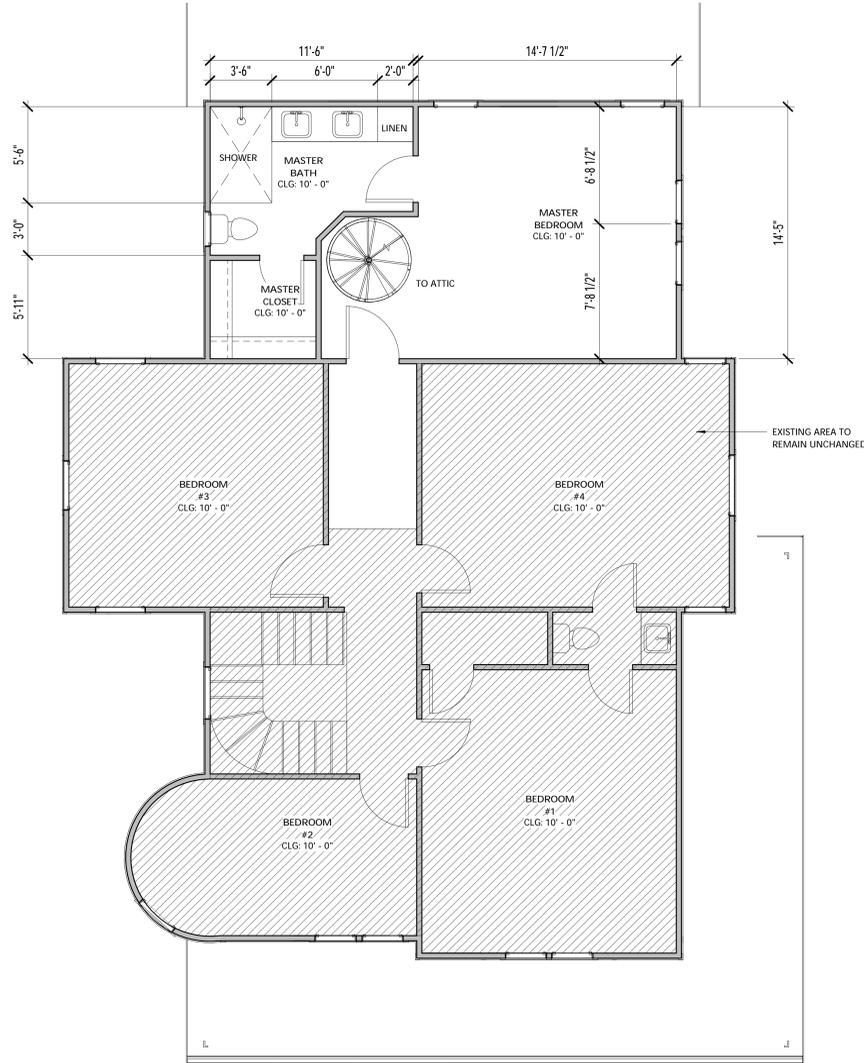
FIRST SUBMITTAL DATE
12/3/2020

REVISIONS
A
B

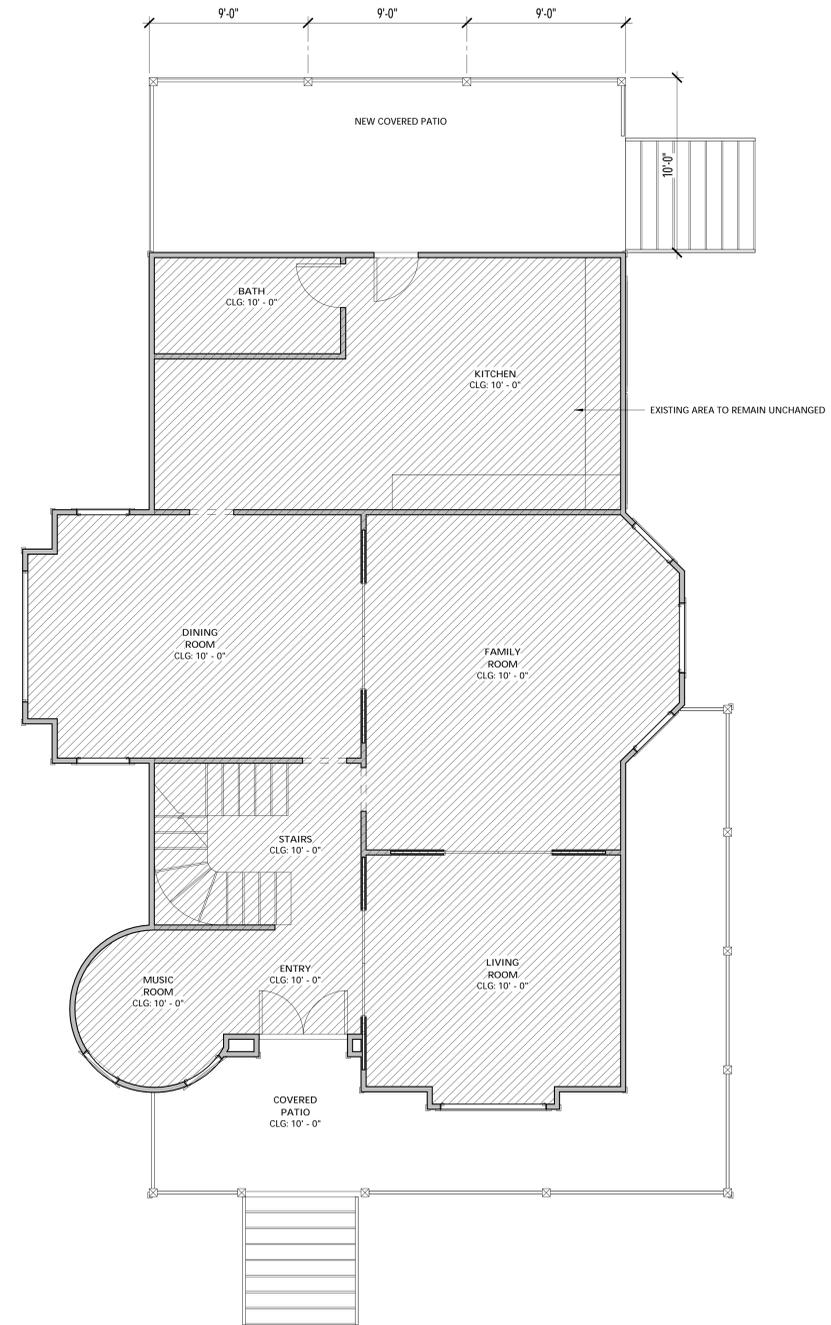
SHEET TITLE
EXISTING FLOOR PLANS

SHEET NUMBER
A-3

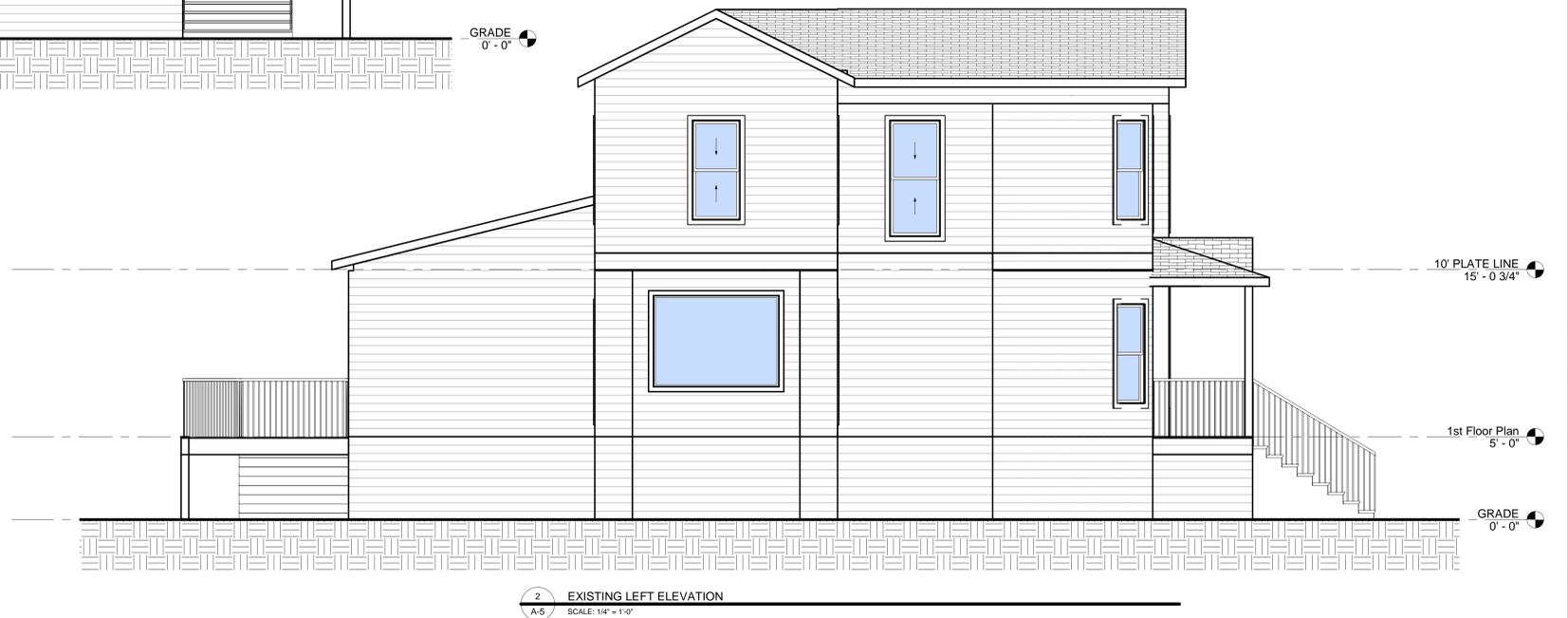
397 SF LIVING AREA ADDED AT 2ND FLOOR



2 2ND FLOOR PLAN PROPOSED
A-4 1/4" = 1'-0"



1 1ST FLOOR PROPOSED
A-4 1/4" = 1'-0"



ALL WORK SHALL CONFORM TO 2019 CBS, CMS, CDS, CFS, AND 2019 F-21 ENERGY STANDARDS. PLANS MUST MEET 2019 GREEN CODE STANDARDS. SEE GREEN CODE SHEET.
NOTE TO BUILDER AND OWNER: DISCREPANCIES MAY OCCUR IN ALL CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUILDER AND OWNER TO REVIEW ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY STRUCTURAL DESIGNER AND ENGINEER OF ANY POTENTIAL PROBLEMS. FAILURE TO REVIEW PLANS CAN RESULT IN CHANGES TO THE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, BE HELD HARMLESS IN SUCH AN EVENT. ALL BUILDER CONTRACTS AND DOCUMENTS SHALL SUPERSEDE INFORMATION IN THESE DRAWINGS. BY USING THESE DRAWINGS ALL PARTIES AGREE TO USE MEDIATION IN THE EVENT OF CONFLICTS THAT MIGHT OTHERWISE RESULT IN LITIGATION.

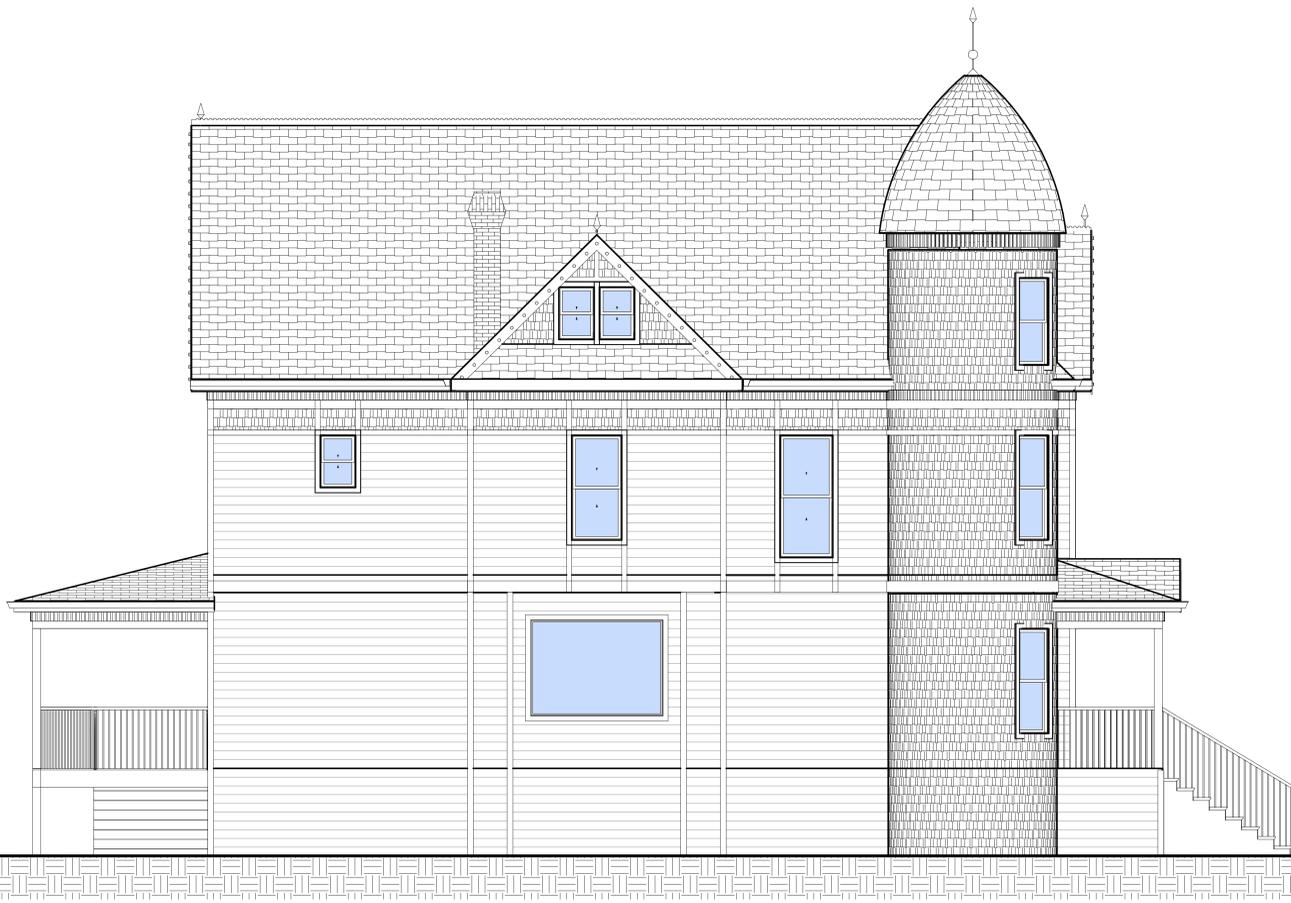
CHARLIE GREEN
602 FIGUEROA STREET
FOLSOM, CA

FIRST SUBMITTAL DATE
12/3/2020

REVISIONS
SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER
A-5



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



4 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
1/4" = 1'-0"

Attachment 6 Color Renderings



PLANS PREPARED BY:
 GOLD HILL DRAFTING AND DESIGN,
 6400 Schindler Rd Newcastle, CA 95658 www.goldhilldrafting.com
 916-626-1080
 IN ACCORDANCE WITH SECTION 6537 OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.
 REPRESENTATIVE SIGNATURE

ALL WORK SHALL CONFORM TO 2019 CBS, CMC, CDS, CFS, AND 2019 F-31 ENERGY STANDARDS. PLANS MUST MEET 2019 GREEN CODE STANDARDS, SEE GREEN CODE SHEET.
 NOTE TO BUILDER AND OWNER: DISCREPANCIES MAY OCCUR IN ALL CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUILDER AND OWNER TO REVIEW ALL DRAWINGS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY STRUCTURAL DESIGNER AND ENGINEER OF ANY POTENTIAL PROBLEMS. FAILURE TO REVIEW PLANS CAN RESULT IN CHANGES TO THE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HELD HARMLESS TO SUCH AN EVENT. ALL BUILDER CONTRACTS AND DOCUMENTS SHALL SUPERSEDE INFORMATION IN THESE DRAWINGS. BY USING THESE DRAWINGS ALL PARTIES AGREE TO USE MEDIATION IN THE EVENT OF CONFLICTS THAT MIGHT OTHERWISE RESULT IN LITIGATION.

CHARLIE GREEN
 602 FIGUEROA STREET
 FOLSOM, CA

FIRST SUBMITTAL DATE
 12/3/2020

REVISIONS
 △
 △
 SHEET TITLE

Perspectives

SHEET NUMBER
 3.0

Attachment 7 Site Photos

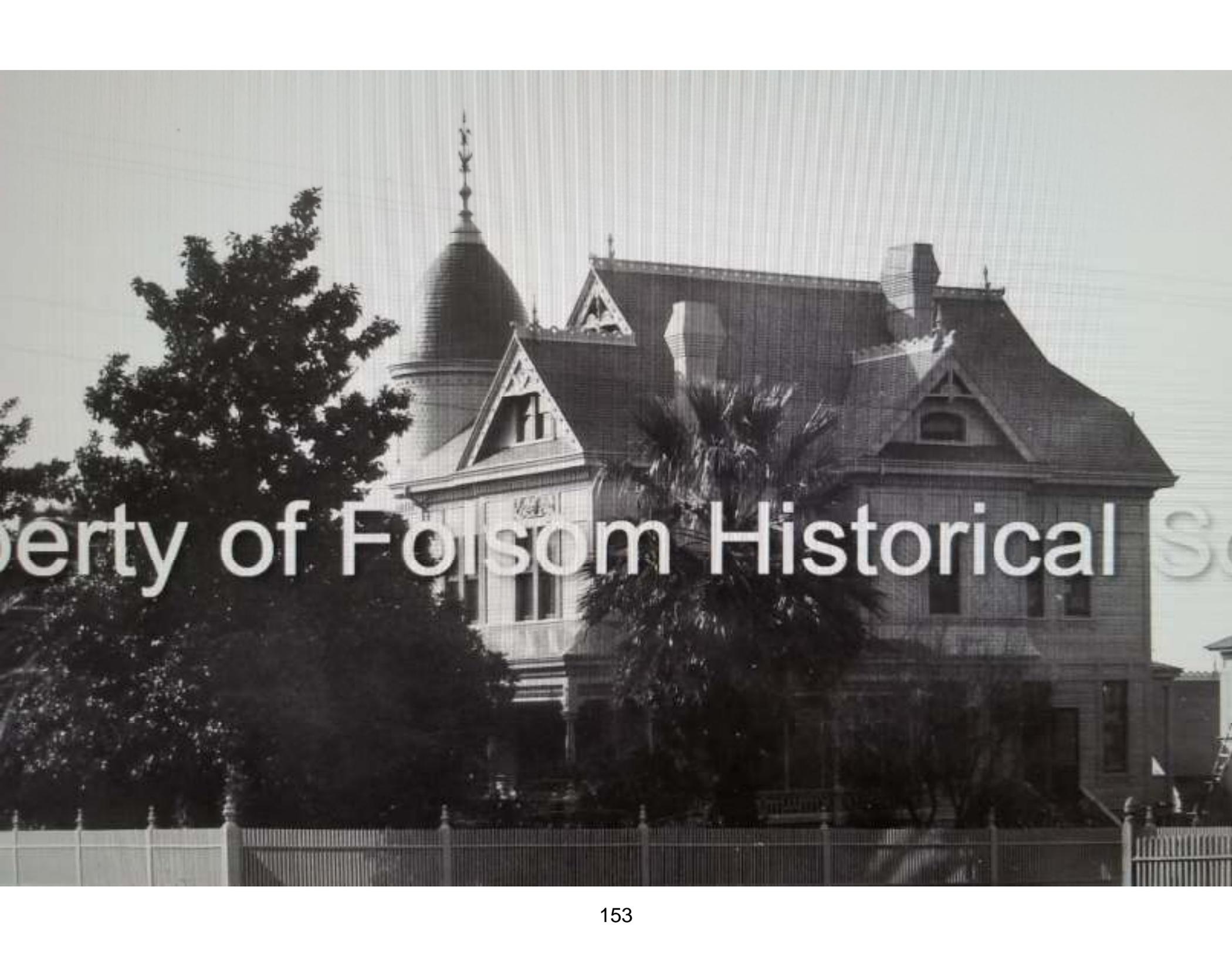




Attachment 8

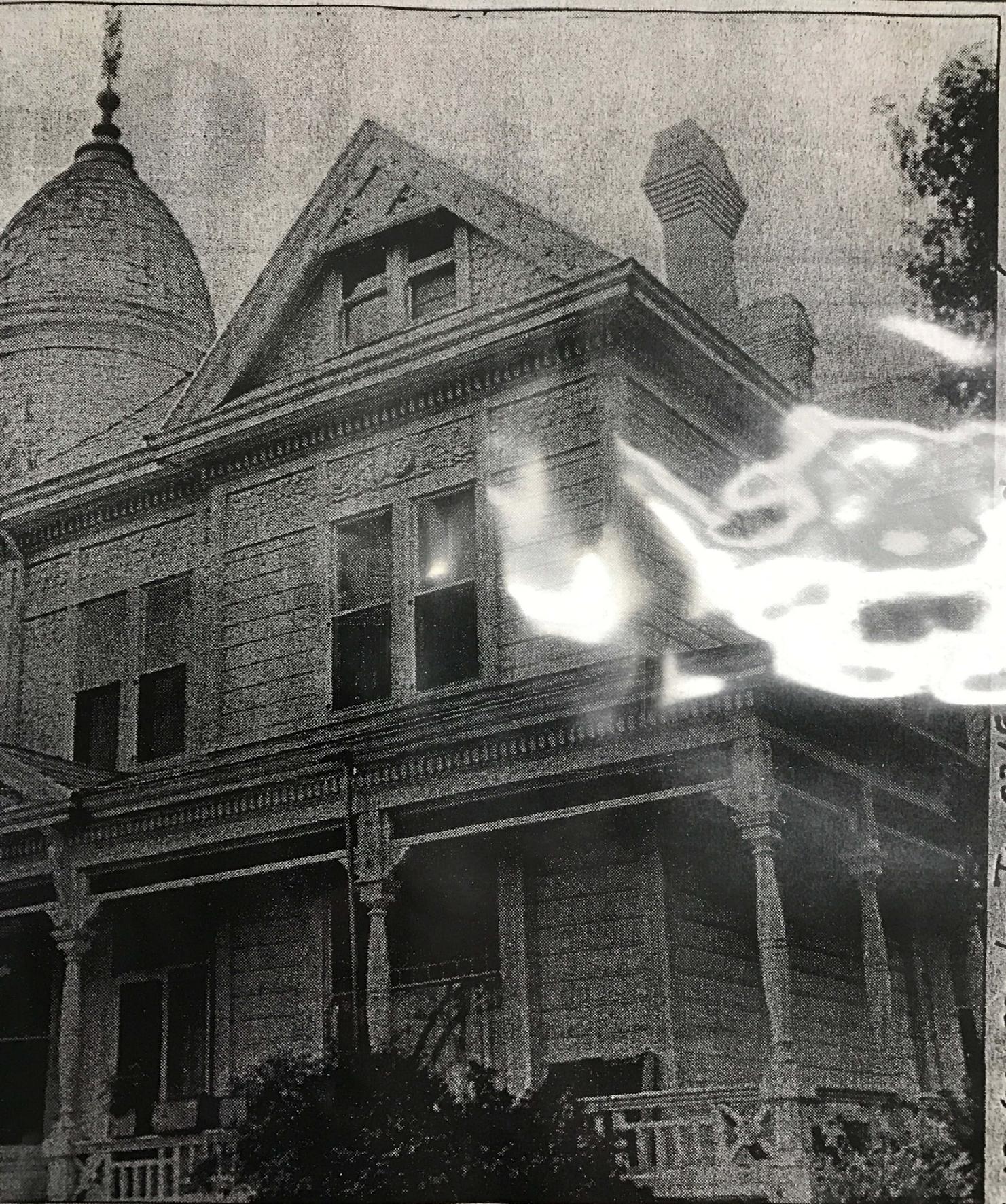
Historical Images and Drawings of the Burnham House





Property of Folsom Historical Society

This goes with #454-2



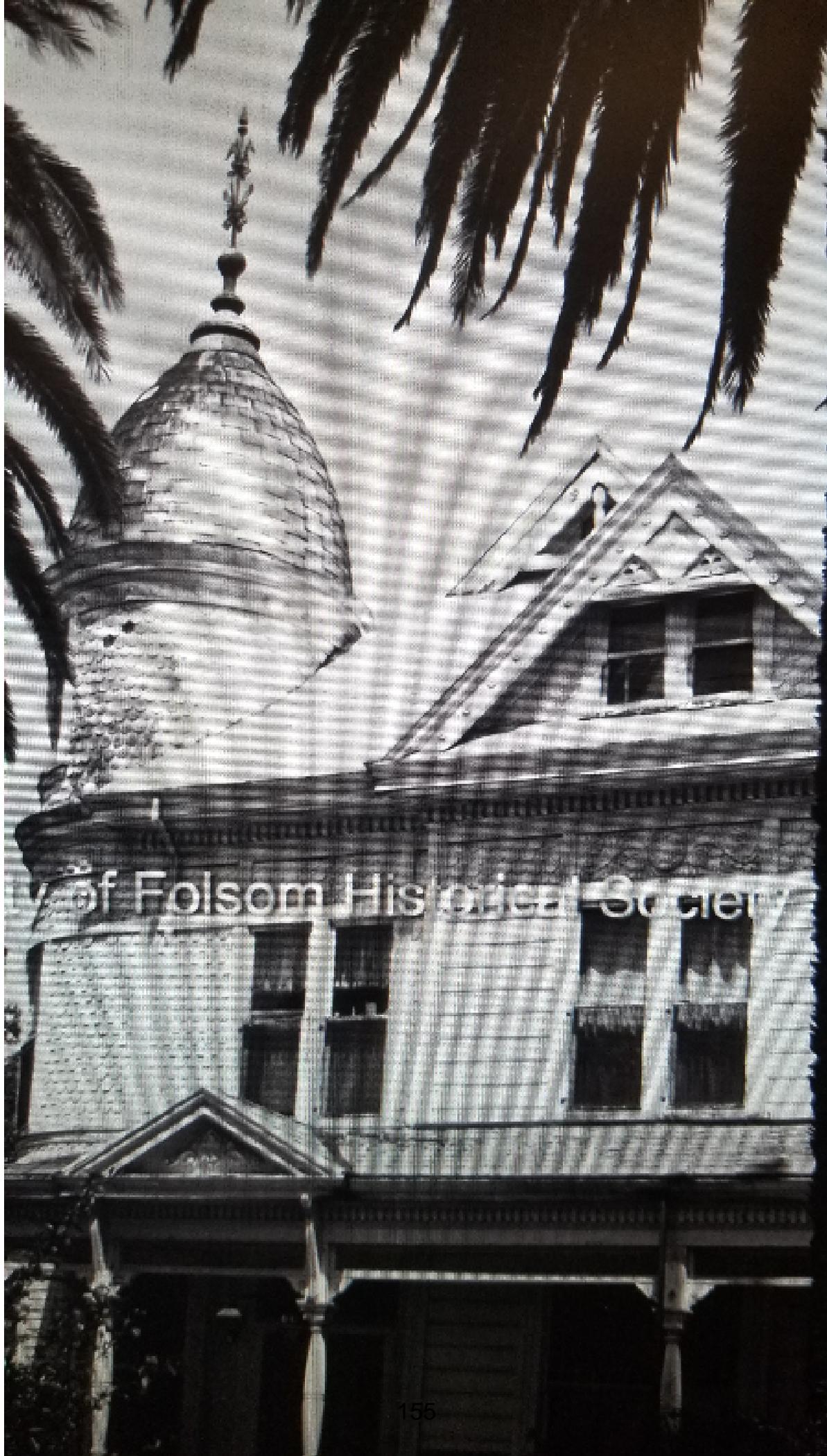
Show more of dot work.

This is very similar to 0218 (Burned in 1975)

Remember this?

Burnham

Photo-Telegraph File



City of Folsom Historical Society



Burnham House
Folsom, California



Attachment 9
City of Folsom Register of Historic Places
Registration Form

**CITY REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

Narrative Description:

Historic Name: Burnham House
Name of Property: 602 Figueroa
Architectural Classification: Queen Anne
Year Constructed: 1891
*** Contributor ***

This original Queen Anne building was constructed in 1891 by prominent merchant James H. Burnham. The present building has a timber-framed structure and is clad in wooden horizontal clapboards and wood shingles in an imbricate pattern. The foundation is presumed to be concrete sill and brick.³⁵ It is covered by a low pitched, cross-gabled roof with composition shingles, a severe modification from the original roofline. Originally, the roof had a free classic roof form with a round tower. Because of a fire in 1975, the residence was remodeled and the roofline changed significantly, as well as the rear of the residence. The residence retains slight overhanging, boxed eaves on the east and west elevation. Decorative elements include many textural elements devised to avoid flat surfaces, such as, a bay window, a varied texture of siding, a thin band of dentils, gable detailing and decorative scrollwork. Once having four chimneys, there are now at least two visible chimney stacks.

There are at least twelve windows on the façade. They are asymmetrically spaced and consist of 6 wood sash, 1/1, double-hung windows located on the first and second story of the front façade, and one wood sash, 1/1 lite, two-part fixed window with the top pane being stained glass. The door is framed by a transom and a window rests in the center of each wood paneled door.

The residence has a wrap-around porch with rounded pillars and wooden railing. Glass transom windows frame the top of the wrap-around porch. There is another entry at the rear of the house, which is accessed by stairs. There is a simple porch at the rear of the residence.



602 Figueroa Street – South Elevation

³⁵ To determine foundations, the author consulted numerous resources: Sacramento County Assessor appraisal records, Virginia and Lee McAlester's *A Field Guide to American Houses*, numerous site visits, correspondence with architectural historians, Janice Calpo and Andrea Galvin, to acquire knowledge on the history of foundation materials, and a site visit with an individual having construction and building experience.

CITY REGISTER OF HISTORIC PLACES REGISTRATION FORM

602 Figueroa Street Continued:

There is one ancillary building at the rear of the Burnham house built in approximately 1935 according to the appraiser's record. It is a two-story apartment building clad in asbestos and vertical board siding. It is covered by a low pitched, side-gabled roof with composition shingles. The east elevation, facing Scott Street, contains a stairwell leading into a recessed entryway.

The house sits on a corner lot behind a lawn, palm trees and a variety of trees and plants. A concrete walkway leads from the street to the front stairs.

Construction History

This building was constructed in 1891. James Burnham's father-in-law Reuben Clark helped design the Queen Anne residence. Reuben Clark, along with M.F. Butler, designed the California State Capitol building in Sacramento.³⁶ Importing tile from England, ordering stained glass windows and installing four hand carved fireplaces, the Burnhams furnished a lavish residence. While under the Hill's ownership, the Burnham house underwent a magnificent restoration process, as well as, some changes: the kitchen was modernized, two upstairs bedrooms were turned into an apartment and a bath was added downstairs.³⁷ In 1959, Mr. and Mrs. Vossen purchased the Burnham house and Mrs. Vossen continues to own the building at present.

Since their purchase in 1959, the Vossens have not made any alterations within the house except for remodeling the damage from the fire which primarily destroyed the back of the residence.³⁸

Prior to a 1975 fire, the Burnham residence had ten rooms and was three stories.³⁹ Previous to the fire, the house consisted of a basement which served as a laundry room; a first floor consisting of living rooms, a kitchen, a bath, and a dining room; a second floor consisting of bedrooms, baths and a kitchenette; and an attic which was full length, not partitioned, with a wood floor. The attic was used as a recreational room.

In 1975, an electrical fire began in the basement and traveled up the back of the house. Extensive damage was also done in the act of putting out the fire (pouring thousands of gallons of water onto the house). After the fire, the attic was quite lost (though a few feet of space remain), the bath and the kitchenette on the second floor were lost, and the kitchen and one bath on the first floor were lost. The staircase that leads to the attic was also lost in the fire.⁴⁰

Apart from the fire and its subsequent remodeling, little change has occurred to the exterior of the home while the Vossens have occupied the house. The posts are original on the porch, but not the railing. The brown railing on the porch was added by the Vossens. Previously they had white crisscross railing. Window panes have been replaced only as needed. Regarding the front door, there was a cut glass window in the door and atop the door, but they were taken down. One of the three windows was stolen, and the other two remain in storage.⁴¹

³⁶ Nancy Bodenhausen, "Historic Folsom Houses: The James H. Burnham Residence," *The Gaslight*, February 1990, n.p. Available at the Folsom History Museum in the Burnham House research binder.

³⁷ "Past Relived: Folsom Mansion Restored to Its Olden Splendor," unknown newspaper source found in the Burnham House research binder at the Folsom History Museum.

³⁸ Trish Vossen Owen and Lauraine Vossen, interview by Tory Swim, March 22, 2006.

³⁹ Coverage of the Burnham house fire, *The Sacramento Bee*, September 6, 1975. Available at the Folsom History museum in the Burnham House research binders.

⁴⁰ Trish Vossen Owen, interview by Tory Swim, March 22, 2006.

⁴¹ Trish Vossen Owen, interview by Tory Swim, March 22, 2006.

**CITY REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

602 Figueroa Street Continued:

When the Vossens bought the property there was a garage with apartments above it. The Vossens converted the ancillary building into two apartments. There used to also be a carport, but it is now gone as a result of a tree falling on it after the Vossens purchased the property.⁴²

Ownership History

James H. Burnham, the first owner of 602 Figueroa, ran a drugstore exclusively from 1864 to 1878 at which time he bought a bank. Recognized as one of the wealthiest residents in Folsom in 1894, James Burnham was noted for his identification “with all the movements that have been made for the good of the commonwealth since he entered into business for himself in that place in 1864.”⁴³

Burnham lived on the lot on which 602 Figueroa rests, prior to the construction of the current Queen Anne. Burnham and his wife originally lived in a more modest home at the same location. Burnham moved the home across the alley to the rear, and by 1891 he had constructed a three-story Queen Anne. James Burnham’s father-in-law, Reuben Clark, helped design this Queen Anne residence. Reuben Clark, along with M.F. Butler, designed the California State Capitol building in Sacramento. Importing tile from England, ordering stained glass windows and installing four hand carved fireplaces, the Burnhams furnished a lavish residence. The Burnhams continued to live in the residence until 1918.⁴⁴ From 1918 to 1932 a local butcher and county supervisor John Russi took up residence. During the 1930s the Bank of Folsom acquired ownership of the residence, as well as, Merle M. Black and a Mr. Williams. In 1942 the residence was purchased by Mr. and Mrs. E.W. Hill and they continued to own the home until selling it in 1959 to the present owner, Lauraine Vossen.

This property contributes to the character and eligibility of the district for listing on the City of Folsom Cultural Resources Inventory under Criterion C.

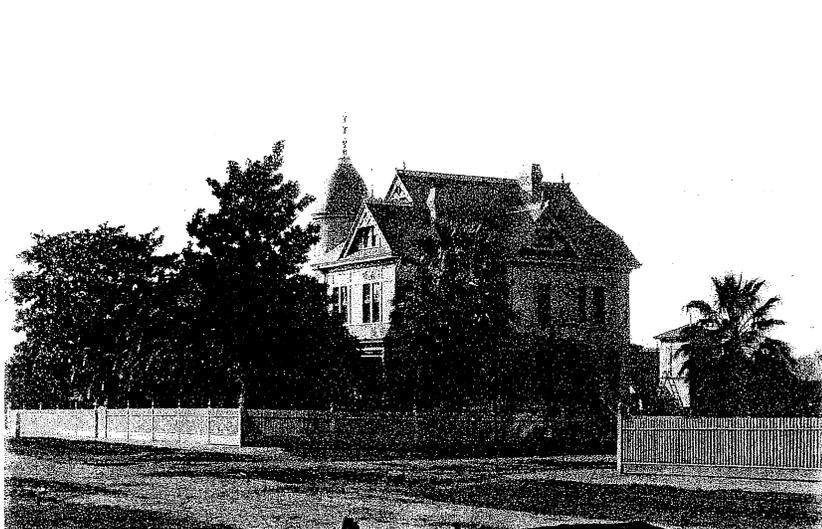
⁴² Trish Vossen Owen, interview by Tory Swim, March 22, 2006.

⁴³ *Sacramento County and Its Resources: Our Capital City, Past and Present; A Souvenir of the Bee* (Sacramento, CA: J. McClatchy & Co., 1894), 176.

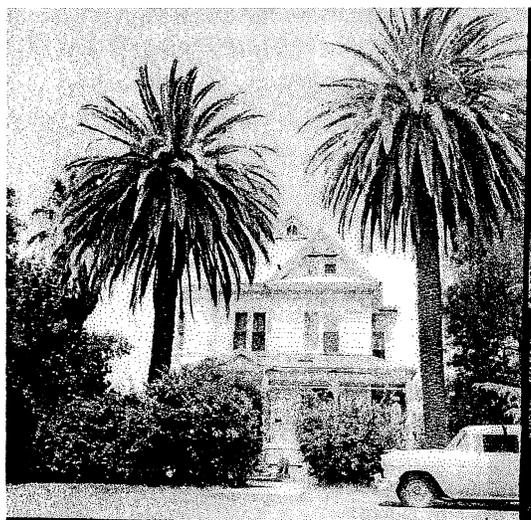
⁴⁴ Nancy Bodenhausen, “Historic Folsom Houses: The James H. Burnham Residence,” *The Gaslight*, February 1990, n.p. Available at the Folsom History Museum in the Burnham House research binder.

**CITY REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

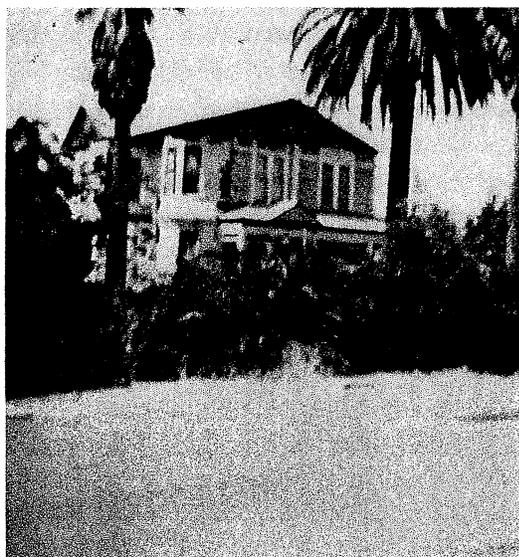
602 Figueroa Continued:



**(Courtesy of the Folsom History Museum, Photograph taken on
January 12, 1910)**



**(Courtesy of the Folsom Historical
Society, date unknown)**



**(Courtesy of the Folsom Historical Society,
taken after September 1975 fire)**

Historic District Commission
602 Figueroa Street Addition (PN 21-089)
November 3, 2021

Attachment 10
Letter from Folsom Heritage Preservation
League, Dated 5/20/21

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

May 20, 2021

PROJECT: Historical Reconstruction and Building Addition at 602 Figueroa Street (File: 21-089)

REQUEST: Residential Design Review

PROJECT

HISTORY: Application Circulated by City on May 7, 2021 (feedback requested by May 21).

RECONSTRUCTION:

The Burnham House is a prominent residence in the ‘Nob Hill’ area of the Historic District. However, after a fire in 1975 the original raised tower, steep roof and attic space had to be demolished. The Heritage Preservation League welcomes the reconstruction of these features.

As a part of the project, the ridge line of the main roof will be raised from 30’-9” to approximately 37’-6” and the round tower element will peak at approximately 44’-9”. It is HPL’s impression that the exterior facades of the added attic space should closely resemble the original home (as documented on photos at Folsom History Museum).

BUILDING ADDITION:

The residence at 602 Figueroa Street is located at the center of a 100’x 140’ property, and the existing structure meets all setback requirements. The building addition will not increase the current building footprint, but the applicant is requesting to expand the second floor and the attic space over the existing first floor. A porch cover is also proposed to be added over the existing rear porch.

Because the windows and architectural detailing along the new facades are proposed to match the existing residence, it is HPL’s opinion that the addition will appear to be a part of the original structure.

ARCHITECTURE:

After reviewing the submittal package, the Board Members have several remaining questions. All existing design details have not been incorporated with the Existing Facades (see Sheet A-5) and HPL has also identified some discrepancies between these drawings and the existing building (including windows, architectural details and façade materials). Before the project is presented to the Historic District Commission, HPL recommends that the applicant should submit a photo of each building facade and also provide a detailed list of all requested building modifications and deviations from the original building design. It would also be helpful if the applicant prepares a proposed roof plan.

Based on the current project information, HPL has prepared the following list of questions and recommendations:

1. Describe the extent of the initial demolition (including the existing roof and the gable along the east elevation).

(It is not clear why the gable along the east elevation will need to be removed and replaced by a smaller gable style dormer.)

2. Maintain variety along the east façade by using wall shingles (not siding) for the protruding portion of the second story (below the gable).
(As currently existing.)
3. Specify how the existing mix of standard and scalloped wall shingles will be continued along the second floor building addition.
(Only standard wall shingles have been shown along the Proposed Building Elevations.)
4. Clarify if the narrow roof area that visually divides the first and second floor will remain (located on the tower feature and above the east facing bay windows).
(The existing roof detail has not been included with the Existing or Proposed Building Elevations.)
5. Preserve the decorative plaster detail along the second floor of the east elevation.
(The existing architectural detail has not been included with the Existing or Proposed Building Elevations.)
6. Specify that the foundation cover below the porch facing Figueroa Street and Scott Street should be lattice work.
(Appears to be changes to lap siding on the Existing and Proposed Building Elevations).

HPL is hoping to gain greater understanding of the proposed reconstruction project and building expansion at 602 Figueroa Street before the project is presented to the Historic District Commission.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 6
Type: Public Meeting
Date: January 10, 2024

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 403 Riley Street Staircase
File #: DRCL23-00168
Request: Design Review
Location: 403 Riley Street
Parcel(s): 070-0112-001
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: LZ Khan Investments, LLC (Lynard Khan)
Address: 8172 Ramona St.
Fair Oaks, CA 95628

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Residential Design Review of a new rear staircase on an existing residential structure located at 403 Riley Street, as illustrated on Attachment 5 for the 403 Riley Street Staircase project (DRCL23-00168) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-12).

Project Summary: The proposed project consists of the removal of the existing wooden straight staircase and its replacement with a new wood switchback staircase at the rear of the second floor of an existing residential structure located at 403 Riley Street. The property is located within the Figueroa 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 - Proposed Site Plan, Floor Plan, and Elevations dated 11-8-23
- 6 - Site Photos
- 7 - Comment Letter from the Historic Folsom Residents' Association



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 6
Type: Public Meeting
Date: January 10, 2024

Submitted,

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

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The proposed project consists of the construction of a new wood switchback staircase to the rear of the second floor of an existing residential structure located at 403 Riley Street. There was a previous straight staircase attached to the balcony that was recently demolished. A new staircase was in the process of being built in its place without design review approval or the required building permit. As result, staff received a complaint regarding the unauthorized work or design review approval and a stop work order was placed on the project. The new staircase features a landing and switchback leading from the ground to the second-story balcony. The staircase is proposed to be painted blue to match the color of the railing on the existing balcony. The proposed site plan, floor plan and elevations are provided in Attachment 5. The project is located in the Figueroa Subarea of the Historic Residential Primary Area of the Historic District with an underlying zoning of R-2 (Two-Family Residence) and a General Plan designation of MLD (Multifamily Low-Density). The property is not listed on the City of Folsom Cultural Resources Inventory.

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 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 Figueroa Subarea of the Historic Residential Primary Area of the Historic

District. Two-family residences are allowed by right in the Figueroa Subarea.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design guidelines established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. While FMC Chapter 17.52 does not address staircases for the Historic District, Section 17.58.070(F) dictates how far uncovered stairways may encroach into a setback throughout the City. The following table shows how the proposed project relates to the applicable FMC zoning requirements:

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 sf	10,500 sf (existing)
Minimum Lot Width	50 feet	75 feet (existing)
Front Setback of Primary Residence	20 feet	23 feet (existing)
Rear Setback of Primary Residence	20 feet	58 feet (existing)
Side Setback of Primary Residence	5 feet (Interior), 10 feet (Street Side-Yard)	14 feet (Interior) and 11 feet (Street Side-Yard) (existing)
Staircase Setbacks	6 feet into rear yard setbacks (14 feet), half the distance into street side yard setback (5 feet), half the distance into interior yard setback (2.5 feet)	50 feet from rear yard, 22 feet from street side yard, 35 feet from interior side yard (proposed)
Minimum Pervious Surface	45%	67% (proposed)

As shown in the above table, the proposed staircase meets all setback standards.

There are also a few unique conditions applied to this project based on findings made by the City's Building Official. Those are discussed in detail in the background section of this report.

Design/Architecture

The project site is located within the Figueroa Subarea of the City of Folsom's Historic District. The Figueroa Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. Many of the oldest and most significant homes in Folsom, both architecturally and historically, are concentrated in the Subarea. Given that this Subarea is readily accessible by tourists, the intent of this Subarea is to maintain pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City's early residential lifestyle. Adherence to historic authenticity is of great importance in this Subarea.

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 utilizes wood decking, posts and railings that match the color and material of the existing wood balcony.

Staff has determined that the proposed structure includes the use of building materials that are natural in form, as encouraged by the Historic District Design and Development Guidelines (DDGs). In addition, the proposed project utilizes colors which are consistent with the existing building. 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 project 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 therefore concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of January 10, 2024 that meets the requirements of FMC Section 17.52.320. Staff also routed the plans to the Folsom Heritage Preservation League and Historic Folsom Residents' Association (HFRA). HFRA provided comments that have been included in Attachment 7. These comments requested that staff include a statement that building permit fees will be doubled for the stairs. Staff has provided building permit process information in the Background section in Attachment 2 below. HFRA also requested that the landing area of the staircase be screened from the bottom of the landing to the top of the entry of the upper unit, consistent with the objective design standards for two-story Accessory Dwelling Units (ADUs). Staff found that this screening requirement was meant to address potential privacy issues with ADUs that could be as close as four feet from side and rear property lines. The proposed staircase would be located 58 feet from the rear property line and 14 feet from the interior side property line. Given the distance from the nearest neighboring residential properties, staff concluded that screening of the staircase from adjacent properties is not necessary in this case.

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.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the findings included in this report (Findings A-H) and the attached conditions of approval (Conditions 1-12).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Residential Design Review application (DRCL23-00168) for construction of a new rear staircase on an existing residential structure located at 403 Riley Street, as illustrated on Attachment 5 for the 403 Riley Street Staircase project, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-12).

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 Sacramento County Assessor's records for the property located at 403 Mormon Street indicate that the lot was originally developed in 1910. In 1996, a 1,110-square-foot second unit was approved in the previously undeveloped upstairs of the residence by the Historical Area Architectural Review Commission. This unit was permitted and constructed in 1996. The building has operated as a two-family dwelling in recent years.

In May 2023, the City permitted two detached, single-story, 800-square-foot Accessory Dwelling Units (ADUs) in the rear of the property. FMC Section 17.105.100 states that, consistent with State law, up to two detached accessory dwelling units shall be allowed on a parcel where a multi-unit structure exists as long as their height is 16 feet or less. FMC Section 17.105.160 further clarifies that ADUs 800 square feet or less and 16 feet or less in height are not subject to any design standards or Commission review. Staff found that the proposed ADUs met these exemptions and complied with all applicable development and Building Code standards. As such, staff approved the building permits for these two ADUs.

In October 2023, the Community Development Department received a complaint that an exterior staircase attached to the primary residential structure had been demolished and that a new switchback staircase with a smaller footprint was in the process of being built to make room for the ADUs. Staff found that there was no approval of this construction activity and placed a stop work notice on the construction of the staircase. During this process, the use of the primary structure as a two-family dwelling also came into question, as the existence of at least a two-unit structure is necessary to allow for two detached ADUs. The Building Official found that since interior access between the existing units was eliminated and that each unit provided independent living facilities for one or more people including living, sleeping, cooking, eating, and sanitation, a two-family dwelling structure had been created. As such, staff concluded that two detached ADUs are allowed on the site.

The Building Official also determined during his review of the structure that there was not a proper fire-rated separation between the upper and lower unit as required by the Building Code. As a result, to reduce the potential fire hazard of the primary two-family dwelling that does not have this required separation, staff has proposed Condition No. 4, which states that the construction documents submitted for a Building Permit include the design and details of the rated separation between the units or other means, such as a fire alarm system, to mitigate the limited existing separation to the satisfaction of the Building Official. This measure will be required to be completed prior to the final inspection of the staircase and structure.

Finally, the Building Official determined that since construction occurred without a building

permit, the applicant will be charged double the standard building permit, if the design review for the staircase is approved. This is a standard sanction for anyone doing work without a required permit.

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)
ADJACENT LAND USES/ZONING	North: Figueroa Street and two-unit residential development (FIG) South: Figueroa/Mormon Street alley and single-family residential development (CEN) beyond East: Landmark Baptist Church (FIG) West: Riley Street and undeveloped land (FIG)
SITE CHARACTERISTICS	The subject property is a 10,500 square-foot lot that includes a two-unit residential structure, landscaping and mature vegetation.
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 17.52.400, Design Standards <u>FMC</u> 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 THE 403 RILEY STREET STAIRCASE PROJECT (DRCL23-00168)				
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 Proposed Site Plan, Floor Plan, and Elevations dated 11-8-23, 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 a new rear staircase on an existing residential structure located at 403 Riley Street. The applicant shall submit building plans that comply with this approval and the Proposed Site Plan, Floor Plan, and Elevations dated 11-8-23 included in Attachment 5.	B	CD (P)
4.		Include in the construction documents the design and details of the rated separation between the units or other means to mitigate the limited existing separation to the satisfaction of the Building Official. The construction proposed on the drawings shall be completed prior to the final inspection of the building.	O	CD (B)
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)
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.		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 improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)
10.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK

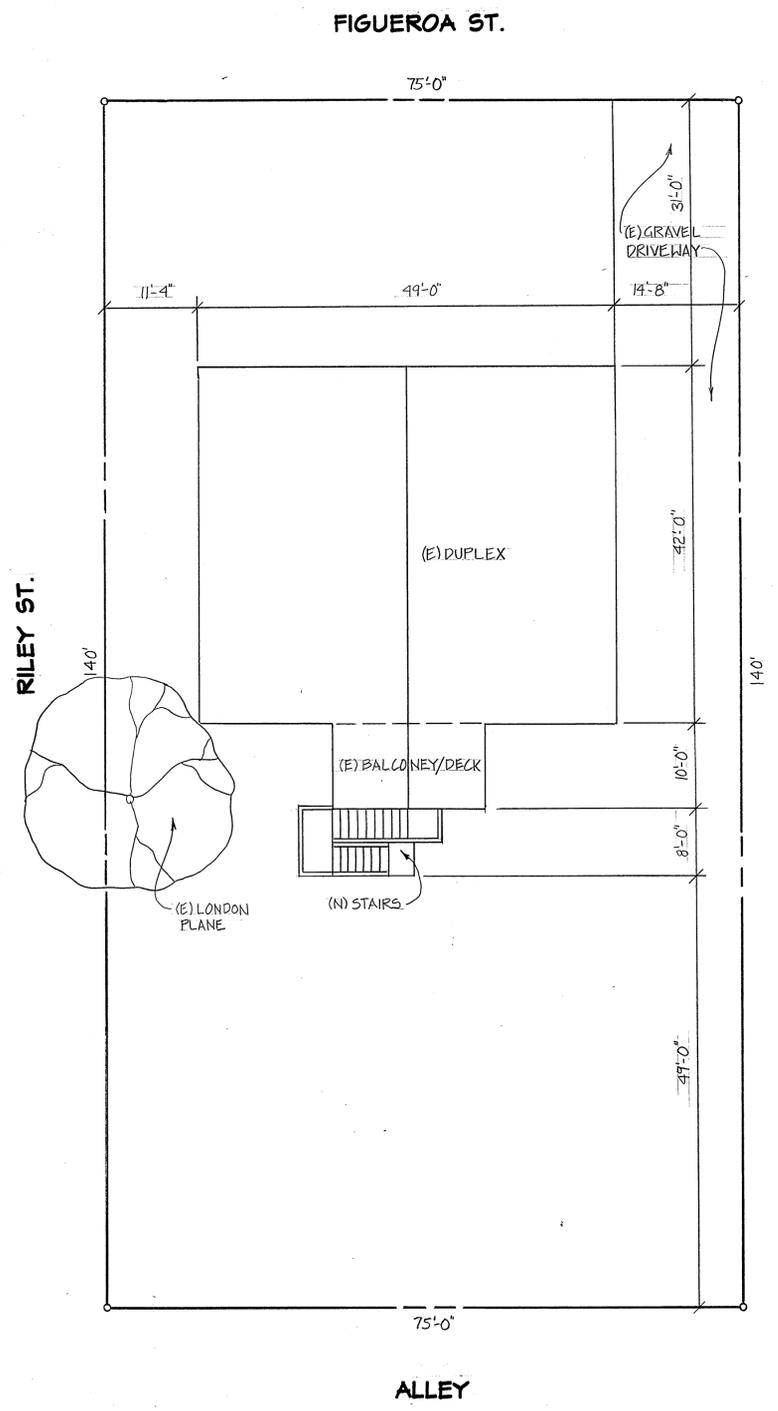
11.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
12.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 10, 2024). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards completion of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the <u>Folsom Municipal Code</u> . If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in <u>FMC</u> section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.	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
Proposed Site Plan, Floor Plan, and Elevations
dated 11-8-23



REVISIONS	BY

ENGINEER STAMP

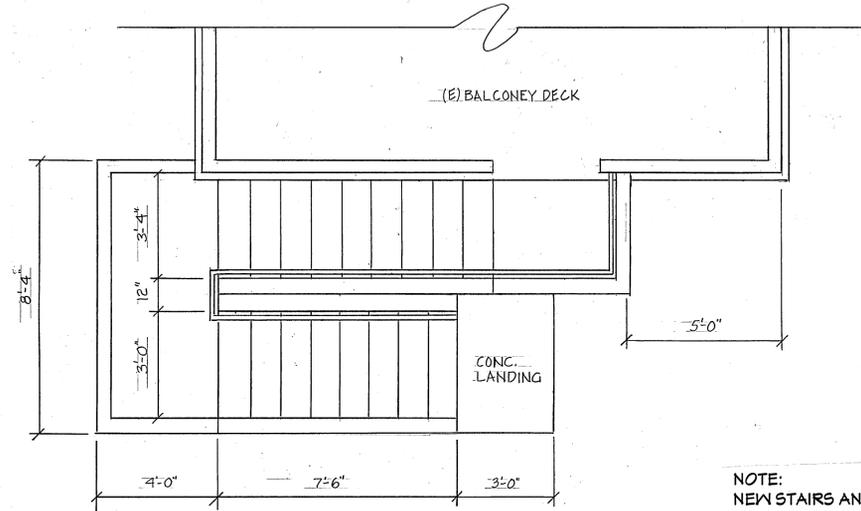
SITE PLAN

NEW STAIRS FOR:
LZ KHAN INVESTMENTS, LLC.
 403 RILEY ST.
 FOLSOM, CA. 95630
 P:## (916) 799-4677

Randy Cowan
RANDY COWAN
BUILDING DESIGN
 8251 Fair Way, Citrus Heights, CA 95610
 (916) 532-7644 rj.cowan@hotmail.com

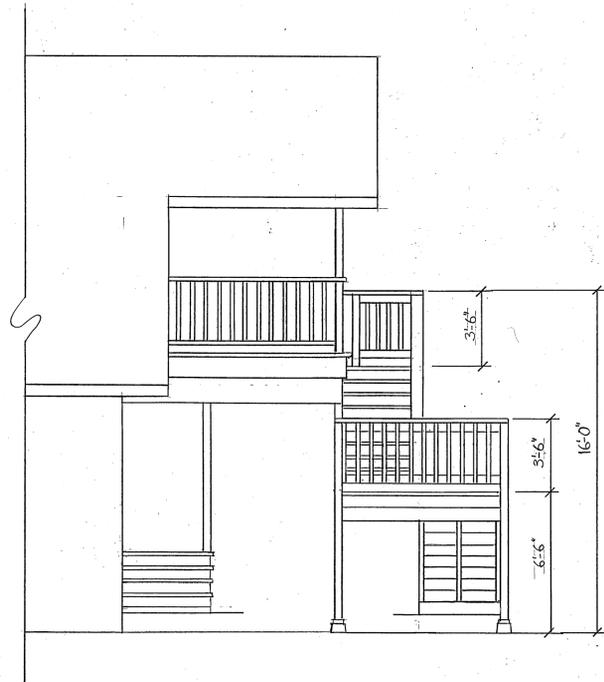
BUILDING DEPT. STAMP

DATE:
 11/8/2023
 SCALE:
 1" = 10'-0"
 SHEET:
A.1



FLOOR PLAN
SCALE: 3/8" = 1'-0"

NOTE:
NEW STAIRS AND LANDING TO BE PAINTED
TO MATCH EXISTING HOUSE. SEE ATTACHED
PHOTOS FOR COLORS.



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



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



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

REVISIONS	BY

ENGINEER STAMP

ELEVATIONS

NEW STAIRS FOR:
LZ KHAN INVESTMENTS, LLC.
403 RILEY ST.
FOLSOM, CA 95630
P# (916) 799-4677

Randy Coman
RANDY COMAN
BUILDING DESIGN
8251 Fair Way, Citrus Heights, CA 95610
(916) 532-7644 rj.coman@hcmall.com

BUILDING DEPT. STAMP

DATE:
11/8/2023
SCALE:
1/4" = 1'-0"
SHEET:
A.2

Attachment 6 Site Photos







Attachment 7
Comment Letter from the Historic Folsom
Residents' Association

From: [The HFRA](#)
To: [Josh Kinkade](#)
Cc: [Joanie](#); [Laura Fisher](#)
Subject: Re: 403 Riley Street Staircase Design Review
Date: Wednesday, November 29, 2023 12:17:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Josh,

HFRA has the following comments on this project:

1. We request that ADU privacy design guidelines below be applied to this external staircase design to ensure privacy for the abutting properties and future ADUs that are proposed on this property.

- *The landing area of any external staircase shall be screened from the bottom of the landing to the top of the entry of the accessory dwelling unit to maintain the privacy of abutting properties. Materials used to screen the landing shall be of the same color and material as those used for the accessory dwelling unit.*

2. We also request that the staff report include a statement that if the HDC approves the design, the building permit fee will be doubled as penalty for the property owner not obtaining design review, approval and a building permit prior to construction.

Thank you,

HFRA Board

On Wed, Nov 22, 2023 at 4:21 PM Josh Kinkade <jkinkade@folsom.ca.us> wrote:

All,

Please find the attached request for comments and associated materials for the 403 Riley Street Staircase Design Review project that is going to the Historic District Commission. Please send me any comments by December 6th.

Thanks,



Josh Kinkade
Associate Planner



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



City of Folsom
50 Natoma Street, Folsom, CA 95630
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