



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **HISTORIC DISTRICT COMMISSION AGENDA**

**February 7, 2024**

**6:30 p.m.**

**50 Natoma Street**

**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Jennifer Cabrera, Daniel West, John Lane, John Felts, Mark Dascalos, Ralph Peña, 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 January 10, 2024, meeting will be presented for approval.

### **NEW BUSINESS**

#### **1. DRCL23-00155: 616 Mormon Street Shed Demolition and New Garage and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from AKS Equities c/o Gary Khera for approval of a Residential Design Review and Demolition Application for the demolition of a shed and the construction of a new 424-square-foot garage located at 616 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 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: AKS Equities c/o Gary Khera)**

#### **2. PN21-258: 719 Traders Lane Remodel and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Gray Construction (Ron Gray) for approval of a Residential Design Review Application for remodeling an existing 2,119-square-foot building located at 719 Traders Lane. The zoning classification for the site is HD (Historic District) while the General Plan land-use designation is HF (Historic Folsom). The property is located within the Sutter Street Subarea of the Historic Commercial 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: Gray Construction- Ron Gray)**

**3. DRCL23-00182: 406 and 408 Scott St., Exterior Renovations Project, and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from JL Equity Ventures Inc. c/o Jim Quaschnick, Jr. for approval of a Residential Design Review for the replacement of sixteen windows, the removal of two windows, and the re-siding and re-painting of an existing residential duplex located at 406 and 408 Scott 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: Nathan Stroud / Applicant: JL Equity Ventures Inc. c/o Jim Quaschnick, Jr.)**

**4. Informational Item: Historic District Garage and Standing Seam Metal Roof Guide**

On December 6th, 2023, the Historic District Commission (HDC) approved Resolution HDC23-001 making a Design Determination on the use of standing seam metal roofs, and approved Resolution HDC23-002 making the Design Determination on the use of metal garage doors. As part of those approvals, the Historic District Commission requested that staff return with a guide showing examples of designs and colors that would be considered appropriate based on the approved resolutions. This informational item provides a final draft of the approved standing seam metal roof colors and approved garage door styles in accordance with Resolution HDC23-001 and Resolution HDC23-002, respectively. **(Project Planner: Nathan Stroud)**

**PRINCIPAL PLANNER REPORT**

**HISTORIC DISTRICT COMMISSION COMMENTS**

**ADJOURNMENT**

The next regularly scheduled meeting is **March 6, 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, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or [ksanabria@folsom.ca.us](mailto:ksanabria@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.

**NOTICE REGARDING CHALLENGES TO DECISIONS**

**The appeal period for Historic District Commission Action:** Pursuant to Folsom Municipal Code Section 17.52.700, if a permit applicant, permittee, or other person whose property rights may be affected is dissatisfied with any determination made by the Historic District Commission, such person(s) may appeal to the City Council. Any such appeal shall be in writing, shall state the specific reason for the appeal and grounds asserted for relief, and shall be filed with the City Clerk not later than 10 calendar days after the date of the action being appealed. 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.





**HISTORIC DISTRICT COMMISSION MINUTES**  
**January 10, 2024**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:**

A special meeting of Historic District Commission Meeting was called to order at 6:32 p.m. with Chair Kathy Cole presiding.

**ROLL CALL:**

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

Commissioners Absent:           John Felts, Commissioner

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**CITIZEN COMMUNICATION:**

NONE

**MINUTES:**

The minutes of the December 6, 2023, meeting was approved.

**Oath of Office Administered to Kathy Cole, John Lane and Mark Dascallos for the January 2024-December 2025 Term**

**Election of Chair**

A unanimous vote by the Commission was called to elect Kathy Cole as Chair of the Historic District Commission.

**Election of Vice Chair**

A unanimous vote by the Commission was called to elect John Lane as Vice Chair of the Historic District Commission.

**Commissioner Lane and Commissioner Cabrera left the meeting after the election of the 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).**

COMMISSIONER PEÑA MOVED 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).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**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).**

COMMISSIONER DASCALLOS MOVED 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).

COMMISSIONER PEÑA SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**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).**

COMMISSIONER WEST MOVED 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).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**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).**

COMMISSIONER PEÑA MOVED 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

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**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).**

1. Rhonda Gannon spoke to the Commission in support of the project.

COMMISSIONER DASCALLOS MOVED 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).

COMMISSIONER COLE SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**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)).**

1. Rhonda Gannon addressed the Commission in opposition to the project. Ms. Gannon does not think that the house should be a duplex.
2. Bob Delp addressed the Commission in opposition to the project. The stairway should be denied due to screening issues.
3. Raymond Dalle addressed the Commission as the contractor that built the stairs. The issue of the stairs not being screened will not be an issue when the ADU's are built. The ADU's will provide screening for the stairs.
4. Laura Fisher addressed the Commission on behalf of HFRA. HFRA is concerned with the privacy of the ADU's on the property. There should be a screening on the stairs. Speaking as a resident, Ms. Fisher expressed concerns over the safety of the stairs.
5. Margaret Khan addressed the Commission regarding the comments about the screening of the stairs. When the ADU's are built they will screen the stairs.

Public Comments re-opened at 8:34 p.m.

Bob Delp addressed the Commission with concerns that neither he nor other members of the public were allowed to view the plans for the ADU's being built on the property at 403 Riley. Staff advised that any member of the public can request to view plans, but that plans cannot be provided to the public in a Public Records Act request since any release of the plans requires a signed waiver from the architect as well as a signed waiver from any engineer(s) involved in the plans. Staff further advised that staff had previously offered Bob's wife, Laura Fisher, the opportunity to view the plans at City Hall but she did not take advantage of the opportunity.

Public Comments closed at 8:38 p.m.

COMMISSIONER WEST MOVED 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).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

### **PRINCIPAL PLANNER REPORT**

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for February 7, 2024

#### **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 (two 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 re-elected Kathy Cole as Chair and John Lane as Vice Chair of the Historic District Commission.
- The Commission was notified that the next meeting will be on February 7, 2024.

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

RESPECTFULLY SUBMITTED,

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Karen Sanabria, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Kathy Cole, CHAIR



## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 616 Mormon Street Shed Demolition and New Garage  
**File #:** DRCL 23-00155  
**Request:** Demolition and Design Review  
**Location:** 616 Mormon Street  
**Parcel(s):** APN 070-0112-013  
**Staff Contact:** Josh Kinkade, Associate Planner, 916-461-6209  
[jkinkade@folsom.ca.us](mailto:jkinkade@folsom.ca.us)

### **Property Owner/Applicant**

Name: AKS Equities c/o Gary Khera  
Address: 9716 Wexford Circle  
Granite Bay, CA 95746

**Recommendation:** Conduct a public meeting, and upon conclusion recommend approval of a Demolition and Residential Design Review Application for the demolition of a shed structure and the construction of a new 424-square-foot garage located at 616 Mormon Street as illustrated on Attachment 6 for the 616 Mormon Street Demolition and New Garage Project (DRCL23-00155) 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 shed and the construction of a new 424-square-foot garage located at 616 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, Elevations, Colors and Materials Board





CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 1**  
**Type: Public Meeting**  
**Date: February 7, 2024**

Submitted,

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

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PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, AKS Equities represented by Gary Khera, is seeking approval for the demolition of a 130-square-foot shed and for Residential Design Review for the construction of a new 424-square-foot garage at 616 Mormon Street. Staff notes that the new garage 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 15 feet in height and will match the grey stucco and board-and-batten fiber cement siding, white window trim and charcoal grey asphalt shingle roofing of the proposed ADU. 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 is MLD (Multifamily- Low Density).

### 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 1,000-square-feet for a two-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. Government Code Section 65852.2 has recently 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.

FMC Section 17.52.660 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 MLD (Multifamily- Low Density). 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.

FMC Section 17.52.480 institutes setback and height requirements for accessory structures in the Historic District and Section 17.52.540 sets out the 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):

STANDARD	REQUIRED	PROPOSED
<b>Accessory Structure Front Setback</b>	20 feet, behind front plane of residence	96 feet, behind front plane of residence
<b>Accessory Structure Side Setbacks</b>	5 feet	8 feet
<b>Accessory Structure Rear Setback</b>	5 feet	9 feet
<b>Minimum Pervious Surface</b>	45%	60%
<b>Maximum Accessory Structure Height</b>	16 feet (height of the primary structure)	15 feet
<b>Separation from Other Structures on Property</b>	6 feet	18.9 feet
<b>Parking</b>	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 shed proposed to be demolished (shown in the photographs in Attachment 5) was likely placed on the site in the mid-2000s based on available aerial imagery. There is no evidence that the shed was present on the site before 2000. The shed consists of vertical wood siding and an asphalt shingle roof. The structure is not considered historically significant, as it is not over 50 years in age, and it 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 concluded that the applicant has met this requirement.

### **Garage Design/Architecture**

The design guidelines within the Historic District Design and Development Guidelines (DDG’s) 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 616 Mormon Street property are included on the City of Folsom's 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 424-square-foot garage. The proposed garage will be 15 feet in height and will contain grey stucco and board-and-batten fiber cement siding, white window trim, and charcoal grey asphalt shingle roofing to match the proposed ADU. The primary structure currently contains beige shingle siding with an asphalt shingle roof. However, the applicant is currently in the process of renovating the primary residence and is planning to paint it to match the proposed accessory structure. In case that repaint does not happen, staff has provided Condition No. 3(b) which states that the siding of the accessory structure shall be painted to match the primary residence. With this condition in place, staff determined that the proposed accessory structure is compatible with the colors and materials of the primary residence.

The garage portion of the accessory structure will be 15 feet in height and 424 square feet in size, both of which do not exceed the square footage or height of the primary residence, as mandated by FMC Section 17.52.480. 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 garage includes a vertically oriented vinyl window with a wood frame, thereby meeting the intent of the DDGs. The proposed project's architecture is a minimal traditional design with Craftsman elements in the roof gables and windows. Staff concluded that the style 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 Figueroa Street/Mormon 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 utilizes a one-car door on each side of the structure. Staff has provided the applicant with a copy of the single-car garage doors with handles that have been approved by the HDC in Resolution HDC23-002 and has provided Condition No. 3c, which states that the applicant utilize one of these garage door styles, thereby meeting the intent of the DDGs.

Staff has determined that the overall design, colors, materials, and layout of the proposed garage structure are consistent with the design and development guidelines for the

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 two-bedroom 793-square-foot ADU that would be attached to the proposed 400-square-foot garage and would be 17.1 feet in height and located 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 1,000 square feet for a two-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. However, state law as set forth in California Government Code Section 65852.2 has recently been changed to allow an ADU to be 2 feet taller than the main unit by right if it is located within ½ mile of a major transit stop (including an existing rail or bus rapid transit station, as defined in California Public Resources Code Section 21064.3). The property is located approximately 0.3 miles from the Sutter Street Light Rail station, which meets the definition of a major transit stop. 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 18 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 18 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 February 7, 2024 that met the requirements of FMC Section 17.52.320. The initial plans were also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association. No public comments have been received regarding this project.



### **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. Regarding the shed demolition, the shed was constructed in the 2000s and is therefore not eligible to be a historic resource, as it is not over 50 years of age.

### **RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION**

Move to approve the application (DRCL23-00155) for demolition of a shed and Design Review of a new 424-square-foot garage located at 616 Mormon Street, as illustrated on Attachment 6 for the 616 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 SHED PROPOSED TO BE DEMOLISHED IS NOT  
CONSIDERED HISTORICALLY SIGNIFICANT.

**ATTACHMENT 2  
BACKGROUND**

**BACKGROUND**

The existing 806-square-foot primary residence at 616 Mormon Street was first constructed in 1890. Aerial imagery indicates that the shed in the rear of the property was constructed in the mid-2000s. The property does not appear on the City of Folsom's Cultural Resources Inventory.

**GENERAL PLAN DESIGNATION**

MLD (Multifamily Low Density)

**ZONING**

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

**ADJACENT LAND USES/ZONING**

North: Figueroa-Mormon Street Alley with Single- and Two-Family Residences (FIG/R-2) Beyond

South: Mormon Street with Multi-Family Residences (CEN/R-2) Beyond

East: Single-Family Residences (CEN/R-2)

West: Riley Street with Single-Family Residences (CEN/R-2) Beyond

**SITE CHARACTERISTICS**

The project site consists of an existing 806-square-foot single-family residence on a 7,000-square-foot (0.16-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  
Historic District Design and Development Guidelines (DDGs)

## **Attachment 3**

# **Proposed Conditions of Approval**

<b>CONDITIONS OF APPROVAL FOR 616 MORMON STREET DEMOLITION AND NEW GARAGE (DRCL23-00155)</b>				
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
1.		Issuance of a Building Permit and 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, 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.		<p>The project shall comply with the following architecture and design requirements:</p> <ul style="list-style-type: none"> <li>a. This approval is for a new structure that includes a 424-square-foot garage located at 616 Mormon Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans, Elevations and Colors and Materials Board included in Attachment 6.</li> <li>b. The exterior of the accessory structure shall be painted to match the color of the primary residence at the time that the accessory structure receives its Certificate of Occupancy.</li> <li>c. The applicant shall utilize single-car garage doors with handles that have been approved by the HDC in Resolution HDC23-002.</li> </ul>	B, CO	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 (February 7, 2024). If a complete application for a building permit is not submitted 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 <u>FMC</u> 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"> <li>• The City bears its own attorney’s fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
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)



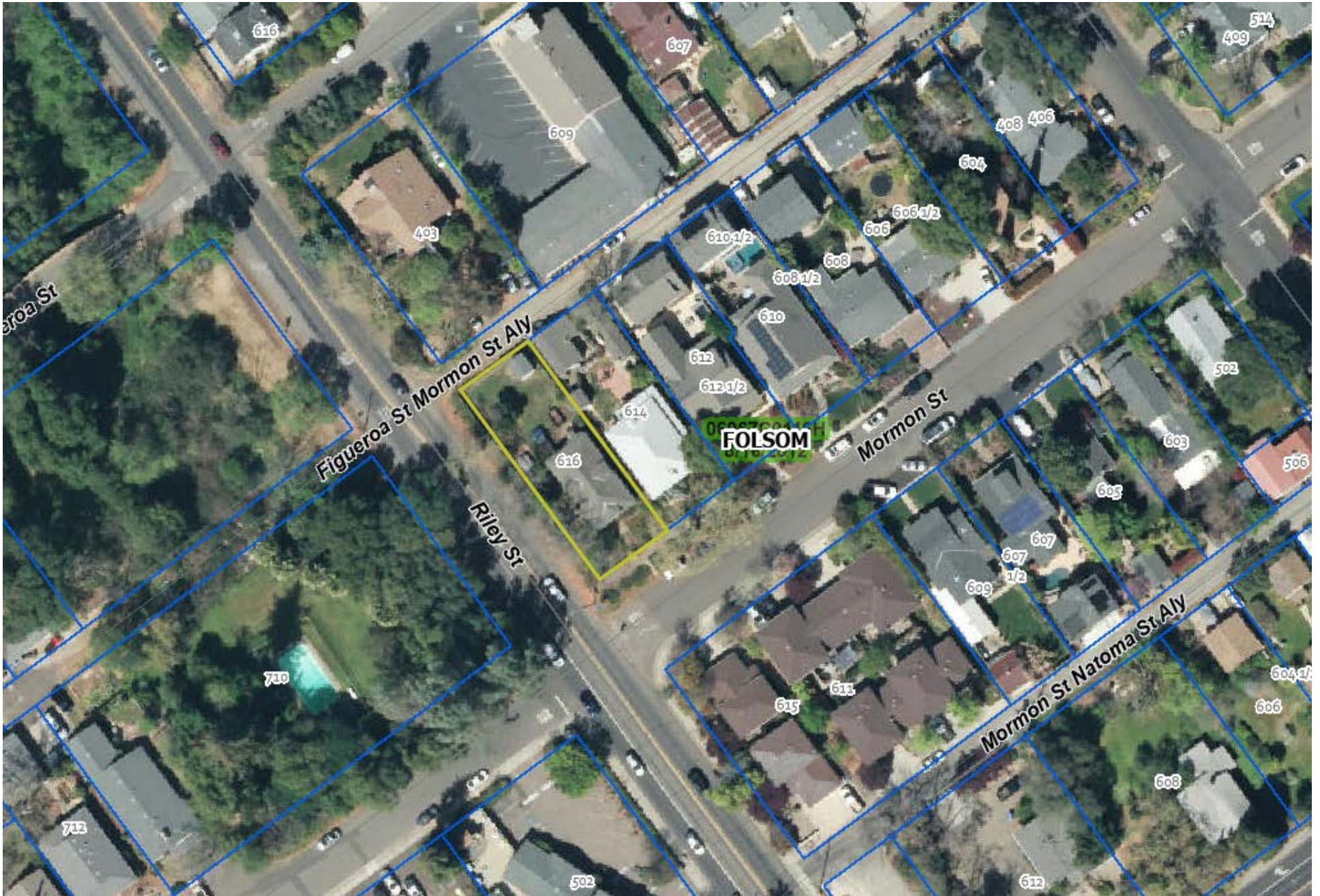
9.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such 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)
<b>CULTURAL RESOURCE REQUIREMENTS</b>				
11.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior's Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
12.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)

<b>SOILS REQUIREMENT</b>				
13.		If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of 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)
<b>NOISE REQUIREMENT</b>				
14.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
<b>SITE DEVELOPMENT REQUIREMENTS</b>				
15.		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)
16.		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)
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 130-square-foot shed. In addition, compliance with all local, state and federal regulations pertaining to demolition of the shed 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**





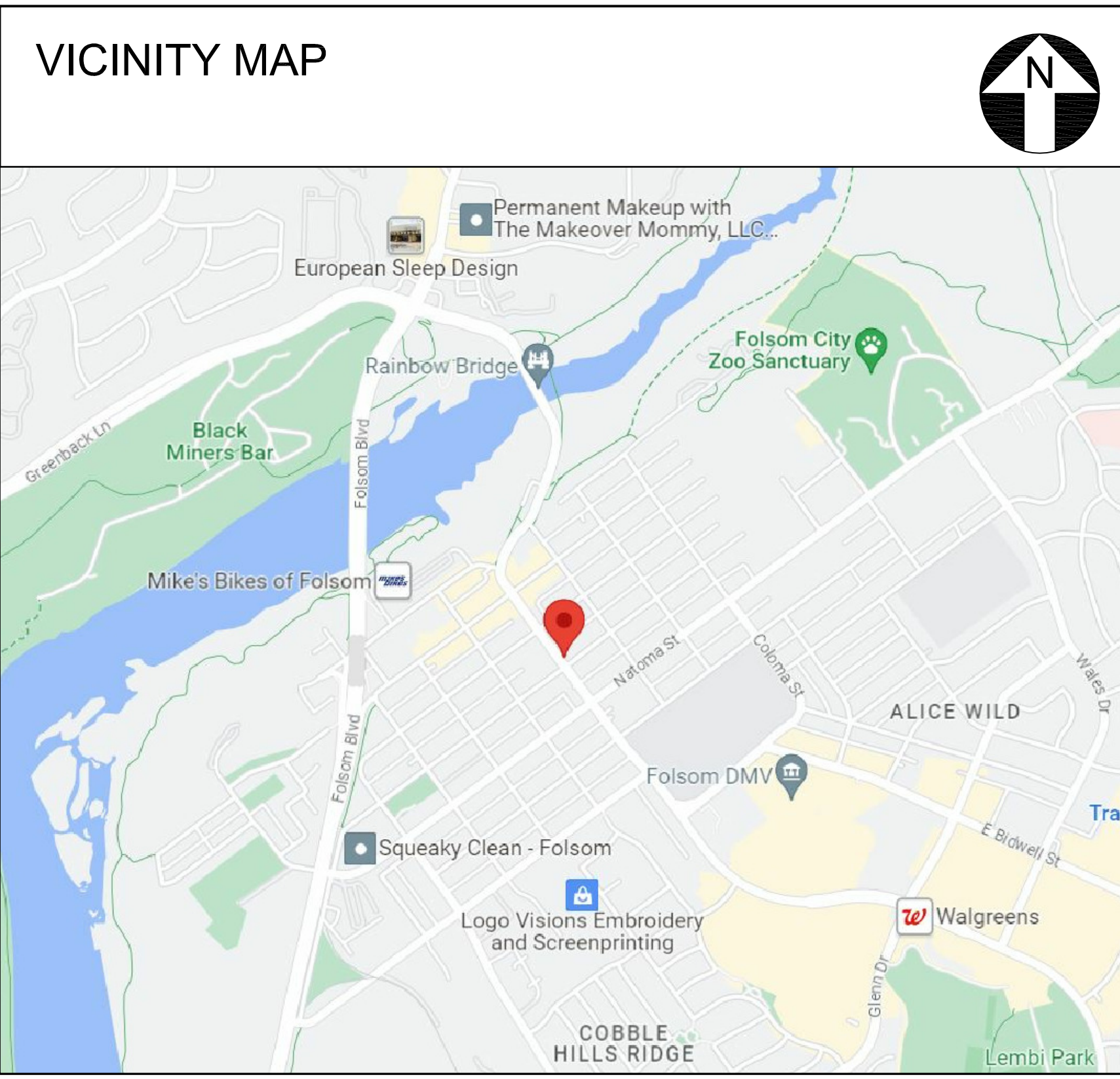






**Attachment 6**  
**Site Plan, Floor Plan, Elevations, Colors and**  
**Materials Board**





A.D.U  
 616 MORMON STREET  
 FOLSOM, CA 95630

**SCOPE OF WORK:**

1. New detached ADU 2 story building at the rear of lot.
2. New Construction of the A.D.U

**FOOTAGE**

ADU - DWELLING	798 SF
GARAGE	798 SF
PORCH	19 SF

THIS PLAN SET IS DESIGNED TO COMPLY WITH 2022, CRC, CMC, CPC, CEC, CFC, AND 2022 CALIFORNIA ENERGY COMPLIANCE OF TITLE 24. CALIFORNIA BUILDING CODE & 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SEISMIC ZONE CATEGORY D

FOLSOM CITY

OCCUPANCY R-3, U  
 TYPE OF CONSTRUCTION V-B  
 NO. OF STORIES 2  
 NO. OF BED ROOMS 2

NO. OF UNITS 2

FIRE SPRINKLER NO

**SHEET INDEX**

A1	COVER SHEET
A2	SITE PLAN
A3	FLOOR PLAN
A4	NOT USED
A5	ELEVATION PLAN

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 fineline300@Comcast.net  
 www.finelineDinc.com  
 5330 Primrose Drive suite 119, Sacramento, CA, 95841



SHEET TITLE  
**COVER SHEET**

PROJECT NAME  
 616 MORMON STREET  
 FOLSOM, CA 95630

OWNER- CONTACT  
 GARY KHERA  
 916-296-1020

PROJECT 23-111  
 DATE 12/06/2023  
 DESIGNER DV

Sheet  
**A1**

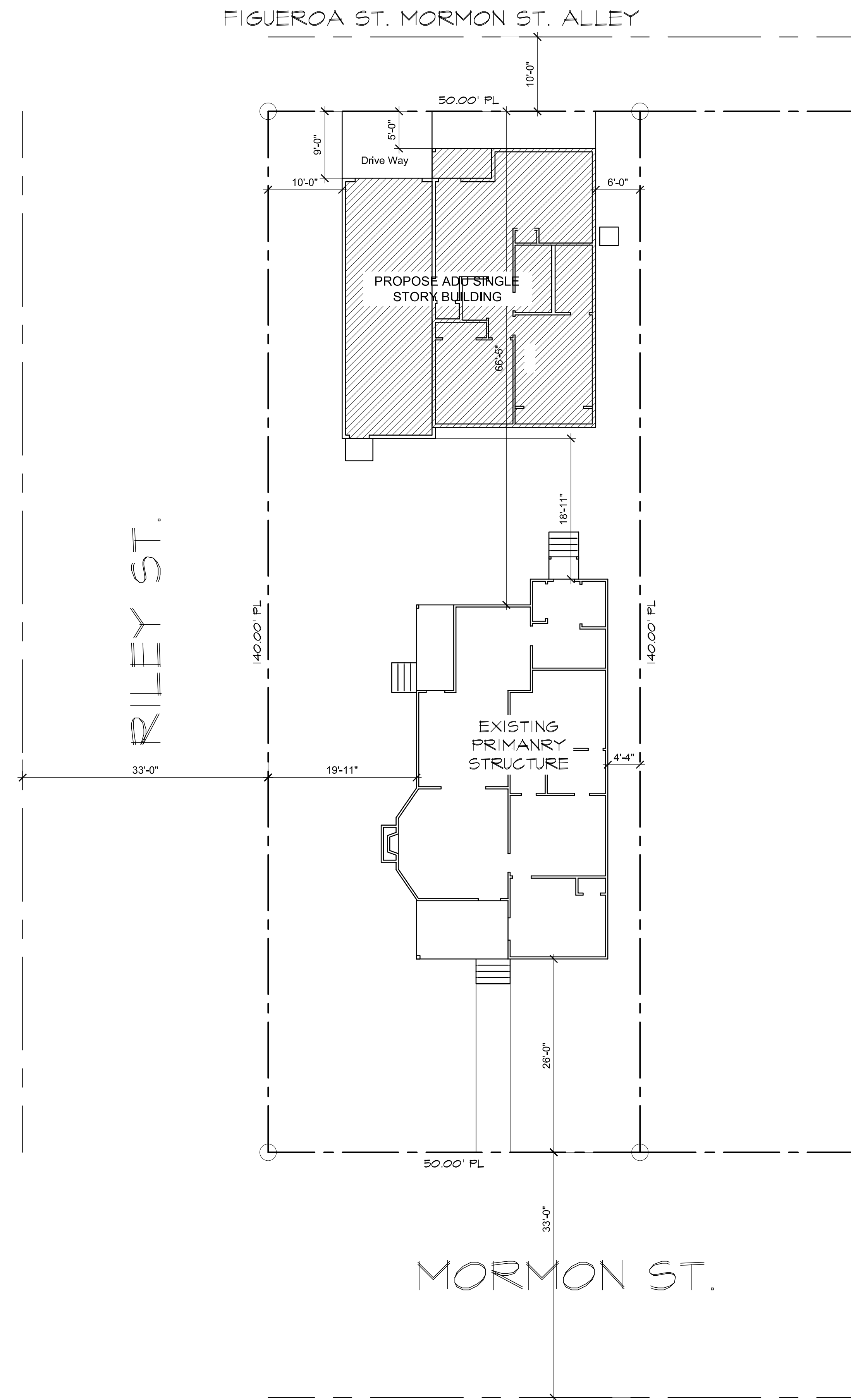
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &  
AG1 for Building  
Code requirements

Provide a 36 inches minimum pathway to all exterior doors and emergency escape or rescue windows. Provide a minimum 24 inches clearance at obstructions along the access walkway, including HVAC units, accessory buildings and structures, trees, large plants and scrubs.

Where walls and/or fencing are installed across pathway, an approved access gate shall be installed.

- FOOTAGE SCHEDULE:
- 1260 SF (E) DWELLING & PORCH
  - 880 SF (N) DETACHED GARAGE
- COVERAGE FOOTAGE
- 7000 SF (E) LOT SIZE
  - 2140 SF STRUCTURE
  - 31% OF BUILDING COVERAGE



 **SITE PLAN**  
SCALE 1"=10'

OWNER / CONTRACTOR NOTE:  
ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER.

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5330 Primrose Drive suite 119, Sacramento, CA, 95841



SHEET TITLE  
**SITE PLAN**

PROJECT NAME  
616 MORMON STREET  
FOLSOM, CA 95630

OWNER- CONTACT  
GARY KHERA  
916-296-1020

PROJECT  
23-111

DATE  
12/29/2023

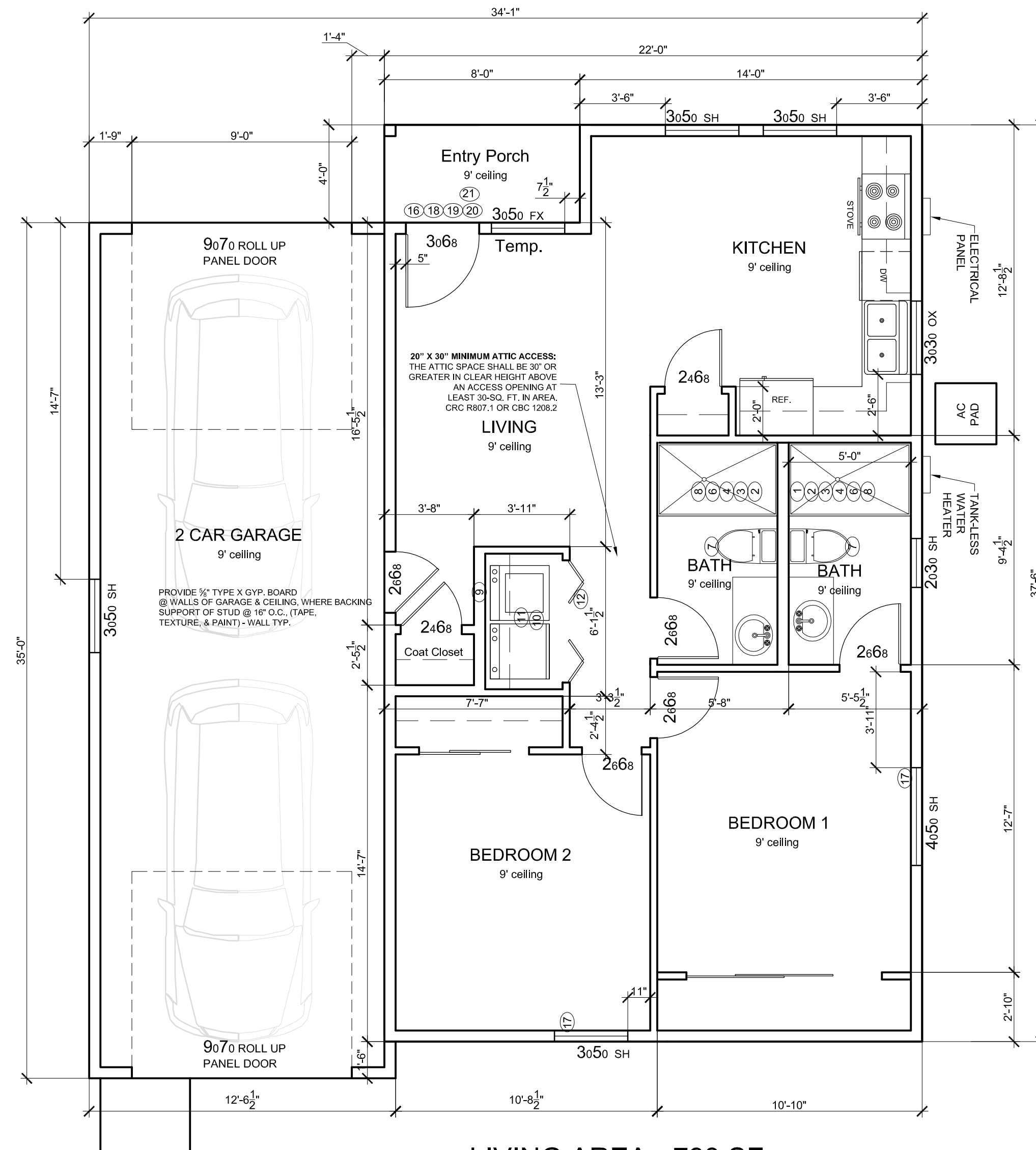
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DV

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**A2**



SEE page A1.2 &  
AG1 for Building  
Code requirements



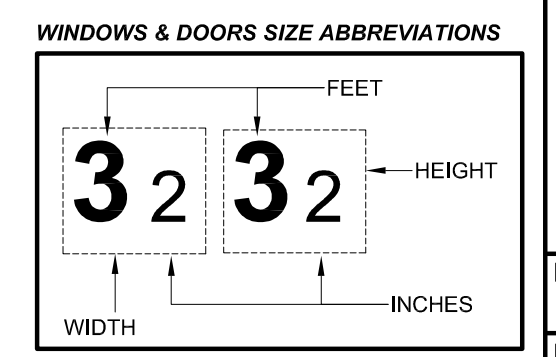
LIVING AREA - 793 SF  
PROPOSED 2 CAR GARAGE  
**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

SHADED AREAS ARE A.D.U  
THAT EXEMPTED FROM THE  
DESIGN REVIEW

- KEY NOTES**
- Tempered glass doors/ cover for shower and bath tub
  - Shower compartment regardless of shape, having a minimum of interior floor area of 1,024 square in, and also capable of encompassing 30 in circle  
-Opening shower access should not be less than 22"  
-Provide with pressure balance or thermostatic mixing valve controls.  
-Wall should have a smooth, hard, nonabsorbent surface (e.g., ceramic tile) over an approved moisture resistant underlayment or Hardi Backer Fibercement board Layer, height to be 72" above the drain inlet
  - Hot mop or sheet membrane system under 1 1/2" mortar bed with reinforcing, and 1/2" thick tile (hard surface) in shower.
  - Showers and tub shower combinations that a pressure balance or thermostatic type mixing valve shall be provide to deliver a maximum water temperature of 120 degrees at the fixture.
  - Non adsorbent surface at tub walls should continue to a height of 6ft above finished floor.
  - Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, showers, steam rooms and bathtubs where bottom edge of glazing is less than 60" measured vertically above any standing or walking surface shall be tempered. CRC R308.4
  - Toilets shall not be installed closer than 15" from center to any finish wall or obstruction and also with a minimum of 24" clear floor space in front of the toilet.
  - SHOWER: water-resistant gypsum board shall not be installed in a shower or tub compartment and shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity per CRC Sec. R 702.3.3 & R702.3.5.1.
  - Plumbing wall with 2x6 stud wall
  - Smooth metal duct for dryer exhaust extending to outside with back draft damper this duct shall not exceed a total combined horizontal and vertical length of 14' including two 90° elbows. Two feet shall be deducted for each 90° elbow in excess of two
  - Clothes dry vent shall be vented to the outdoors.
  - Provide Door with min 10"x14" louver or vent to make up air in laundry area. per CMC sec. 504.3.1
  - Combustion air from exterior for gas HW
  - Hot water gas exhaust to the exterior provide PRV drain pipe from HW to the exterior
  - HOT WATER TANK seat on 18" high platform. See TITLE 24 for size specification, and type.
  - 3" min. step of finish framing floor between living and balcony typical.
  - Egress windows with min of 5,7 sf opening, min. of 24" height clear, and 20" wide clear is required, max. of 44" from finish floor to the opening bottom of windows
  - Minimum 36" deep landing outside the main exterior egress door, the landing shall not be more than 7.75" lower than the threshold for the main entrance in-swing door, (1-1/2" for out swinging)
  - 7-3/2" maximum vertical change in elevation at the new exterior doors CRC R311.3.2
  - Landing shall have MAX. 2% slope away from foundation - typ.
  - Concrete landings or finish at the required egress door shall not be more than 1.5" lower than the top of the threshold (Exception: 7.75" max if door does not swing over landing or floor) per CRC section R311.3.1.

Window Abbreviations

OX	- Hoz. Slide Window
TS	- Above Transom
FX	- Fix Window
SH	- Single Hung Type
CS	- Casement Type
AW	- Awning Type



ALTERNATE PLUMBING MATERIAL  
P.E.X PLASTIC IS PROPOSED TO BE  
USED IN THIS BUILDING.

OWNER / CONTRACTOR NOTE:  
ALL OF THE VERIFYING PLUS /  
MINUS DIMENSIONS ON THE  
PLANS ARE TO BE DISCUSSED  
WITH THE DESIGNER OR  
ENGINEER BEFORE THE  
CONSTRUCTION BY THE  
CONTRACTOR AND OWNER.

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5530 Primrose Drive suite 119, Sacramento, CA, 95841

EST. 2009  
CALIFORNIA CONCRETE ENR

**FLOOR PLAN**

PROJECT NAME  
**616 MORMON STREET  
FOLSOM, CA 95630**

OWNER- CONTACT  
GARY KHERA  
916-296-1020

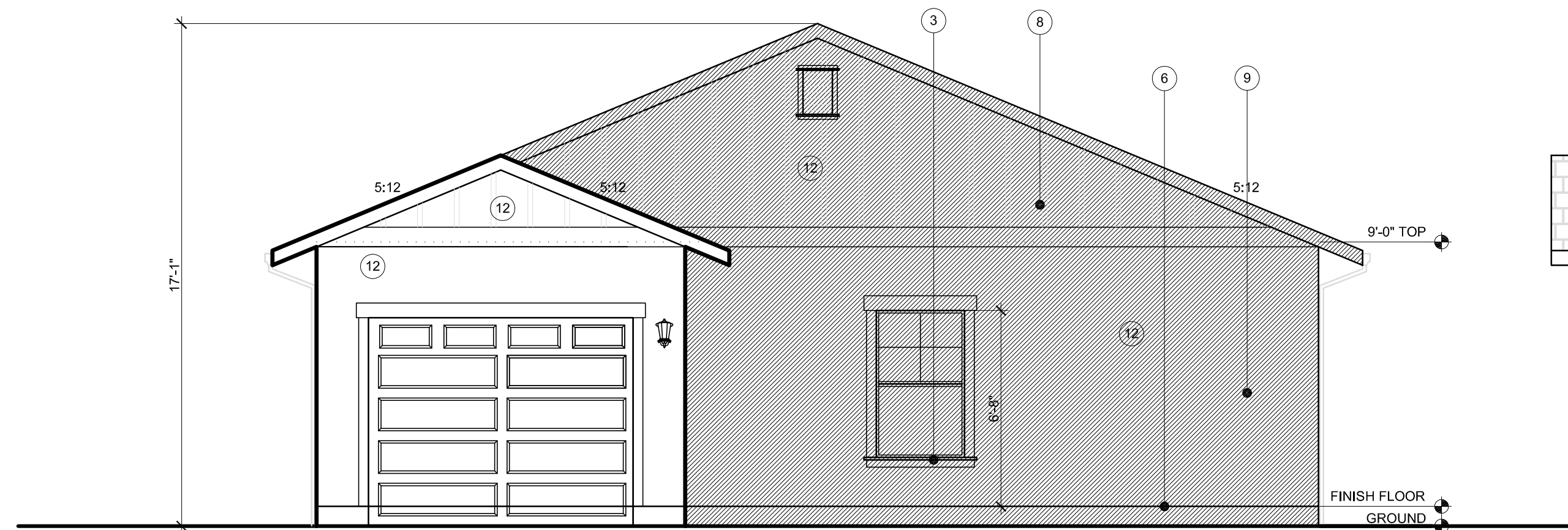
PROJECT  
23-111

DATE  
12/29/2023

DESIGNER  
DV

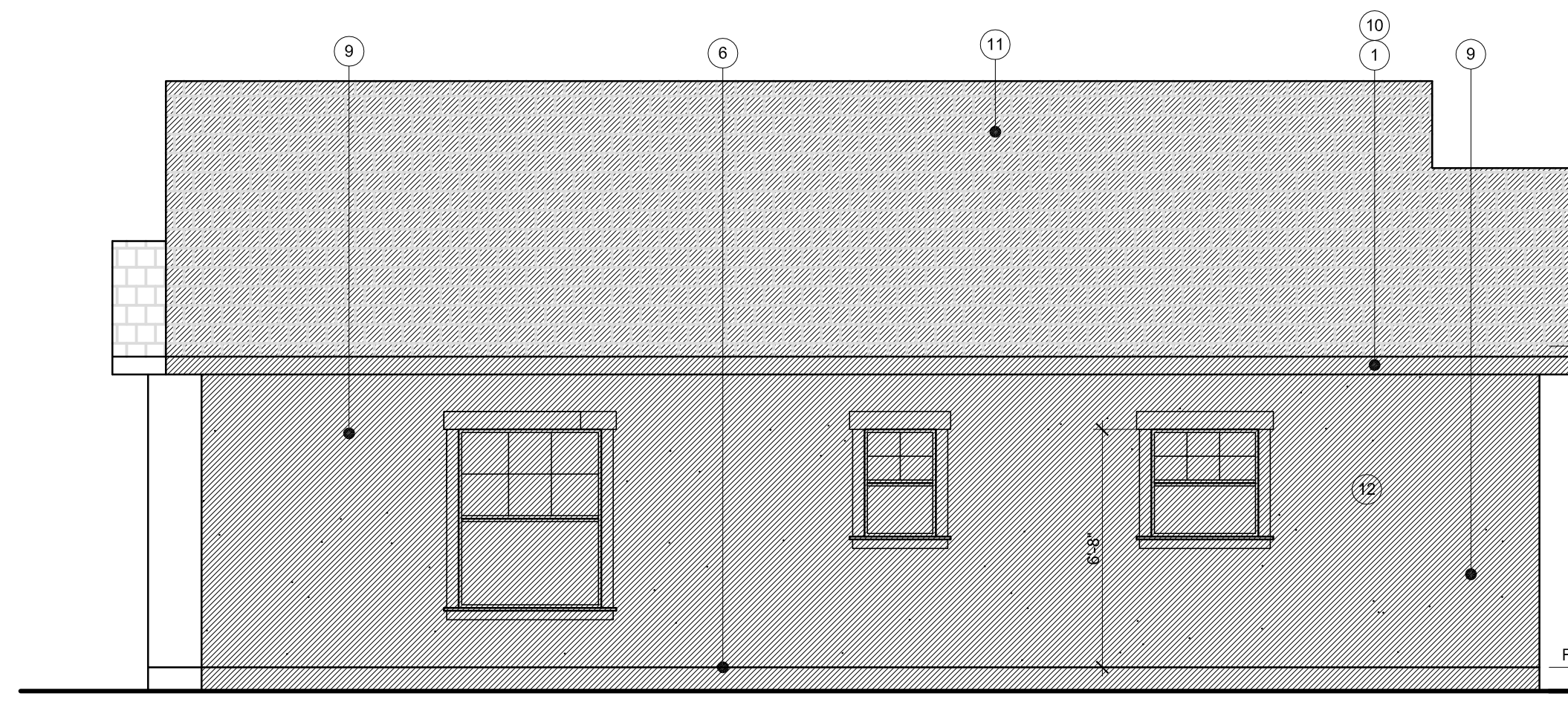
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ADU/ 2-CAR GARAGE  
**REAR ELEVATION**  
 SCALE 1/4" = 1'-0"

SHADED AREAS ARE A.D.U.  
 THAT EXEMPTED FROM THE  
 DESIGN REVIEW

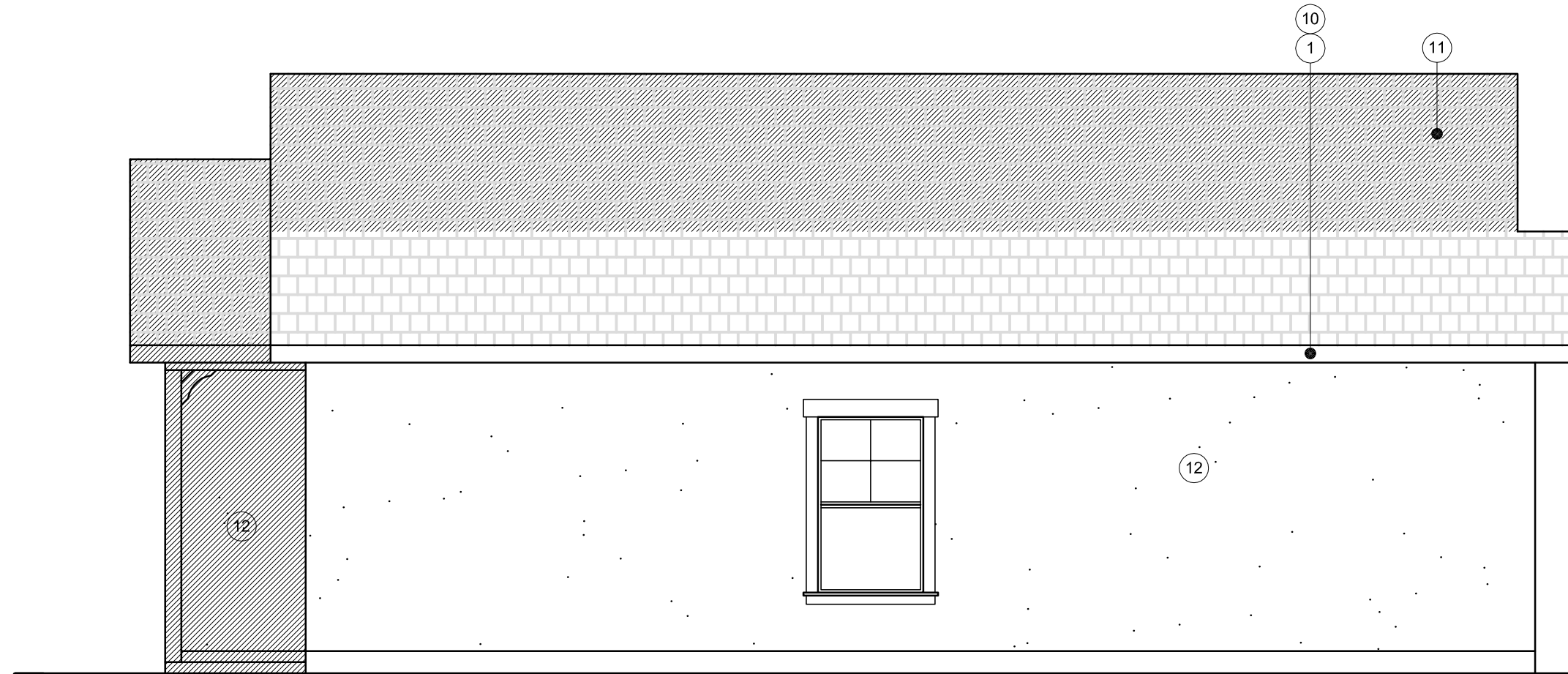


ADU/ 2-CAR GARAGE  
**LEFT ELEVATION**  
 SCALE 1/4" = 1'-0"



ADU/ 2-CAR GARAGE  
**FRONT ELEVATION**  
 SCALE 1/4" = 1'-0"

SHADED AREAS ARE A.D.U.  
 THAT EXEMPTED FROM THE  
 DESIGN REVIEW



ADU/ 2-CAR GARAGE  
**RIGHT ELEVATION**  
 SCALE 1/4" = 1'-0"

SHADED AREAS ARE A.D.U.  
 THAT EXEMPTED FROM THE  
 DESIGN REVIEW

*ADU is Exempted  
 from Design Review*

- LEGEND ○
- 7" metal gutter attached directly to trusses' s overhanging ends
  - Address number plate on the building elevation which shall be clearly visible from the adjacent access street or road. The numbers shall be no less the 4" in height and 12" in width and shall be of a contrasting color and illuminated at night
  - Veneer stucco over foam
  - 4x6 CORBELS
  - 26 gauge galvanized weep screed below stucco or stone veneer a minimum 4 inches above grade, or 2-inches above paved surfaces - typ.
  - 1x8 Wood Trim
  - BATTEN SIDING FINISH AT GABLE ENDS
  - 3 COAT STUCCO SYSTEM
    - 1) is 3-coat, 1/2" min. thick.
    - 2) has two-layers of Grade-D paper under stucco where it is applied over metal lath with furring nails to 3/8" plywood sheathing
    - 3) has 26-gauge galvanized weep screed at foundation plate line at least 4-inches above grade or 2-inches above concrete or paving.
  - Metal drip edge is required for all composition roof installation
  - Class A 40 year laminated dimensional composition roof finish over 15# felt layer typ.
  - EXTERIOR PLYWOOD SHEATHING
 

MINIMUM 3/4" PLYWOOD SHEATHING AT ALL EXTERIOR WALLS, COLUMNS, AND UNDER COVER PORCH CEILINGS-TYPICAL (PER PLAN)

OWNER / CONTRACTOR NOTE:  
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PH (916) 332 2282  
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 5530 Primrose Drive suite 119, Sacramento, CA, 95841

EST. 2009  
 916-228-1111  
 CALIFORNIA CONCRETE

SHEET TITLE  
**ELEVATIONS**

PROJECT NAME  
 616 MORMON STREET  
 FOLSOM, CA 95630

OWNER- CONTACT  
 GARY KHERA  
 916-296-1020

PROJECT  
 23-111

DATE  
 01/18/2024

DESIGNER  
 DV

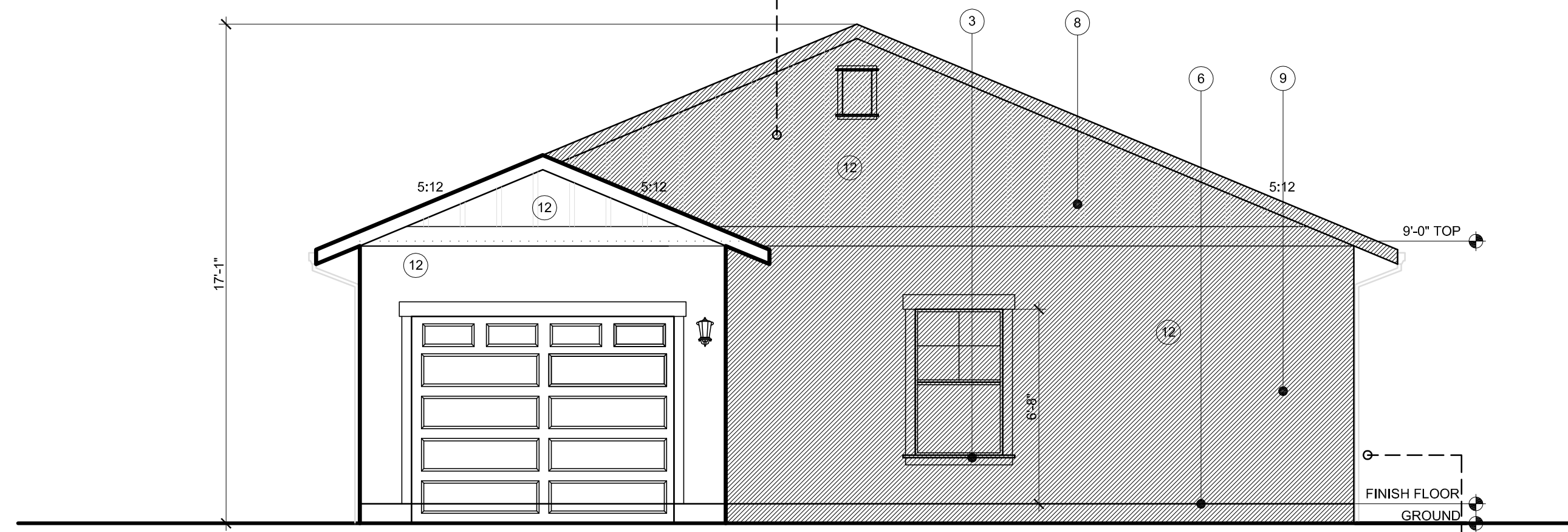
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BODY COLOR BY BEHR COMPANY



PLATINUM  
PPU26-11



### ADU/ 2-CAR GARAGE REAR ELEVATION

SCALE 1/4" = 1'-0"

SHADED AREAS ARE A.D.U.  
THAT EXEMPTED FROM THE  
DESIGN REVIEW

TRIM COLOR BY BEHR COMPANY

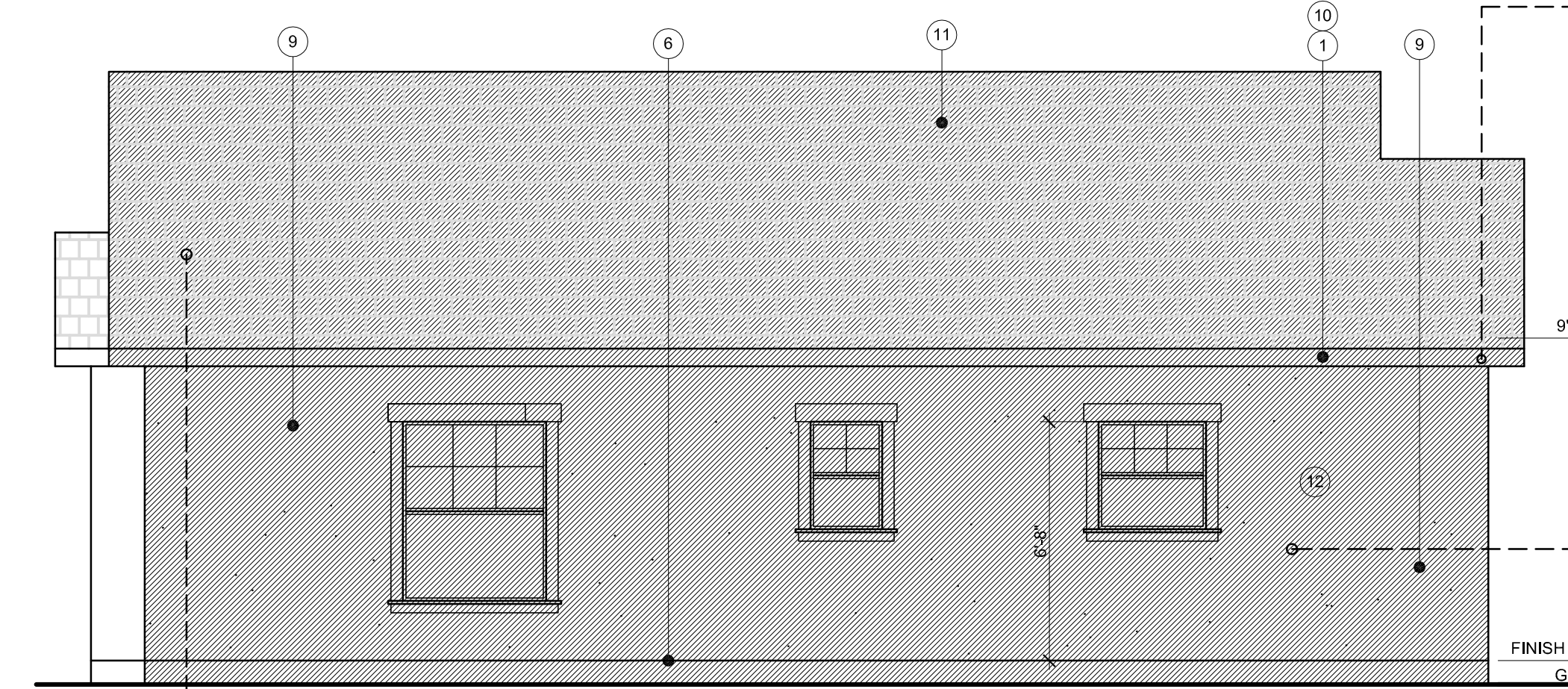


SHARK FIN  
PPU24-19

BODY COLOR BY BEHR COMPANY

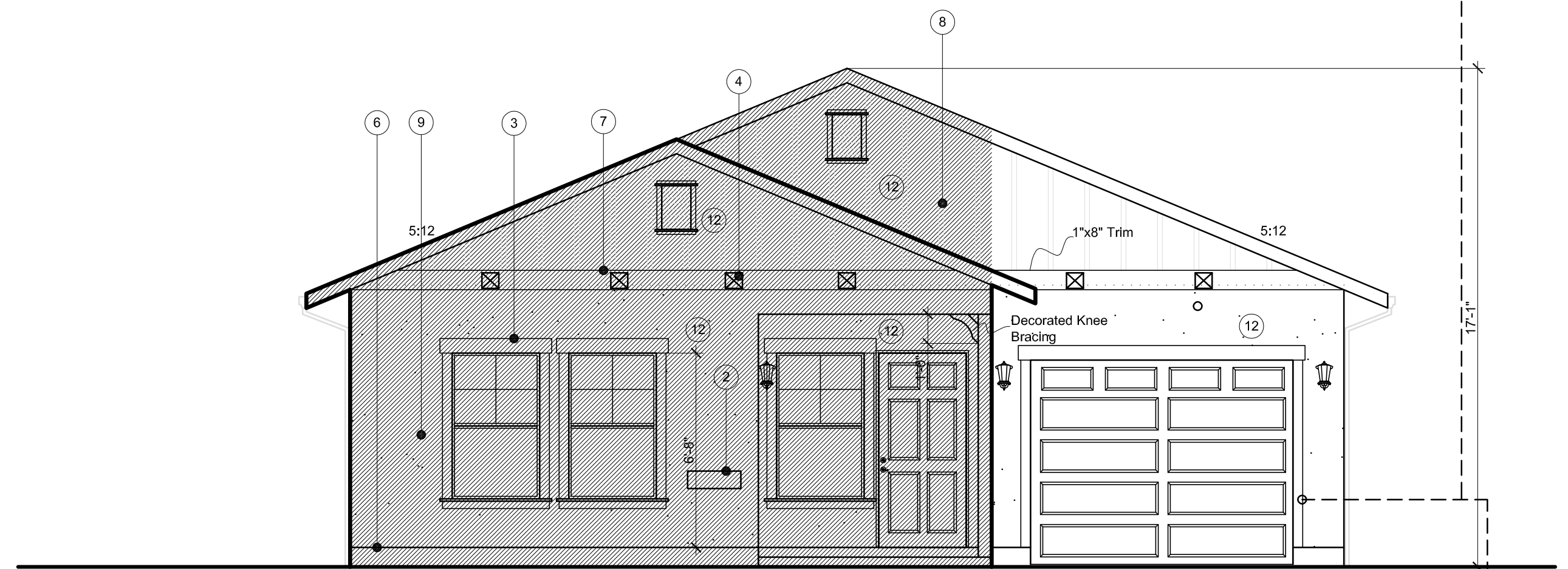


PLATINUM  
PPU26-11



### ADU/ 2-CAR GARAGE LEFT ELEVATION

SCALE 1/4" = 1'-0"



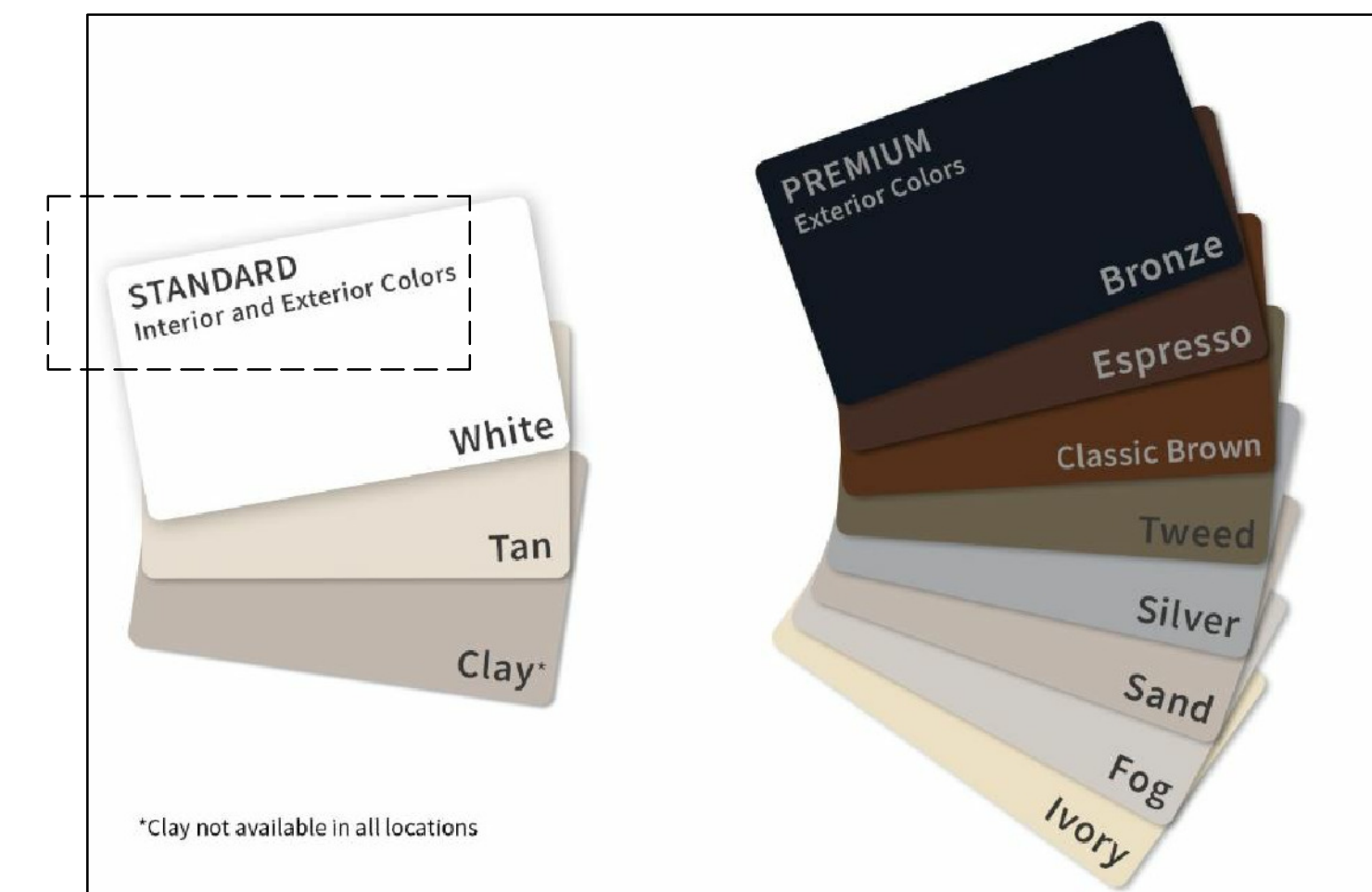
### ADU/ 2-CAR GARAGE FRONT ELEVATION

SCALE 1/4" = 1'-0"

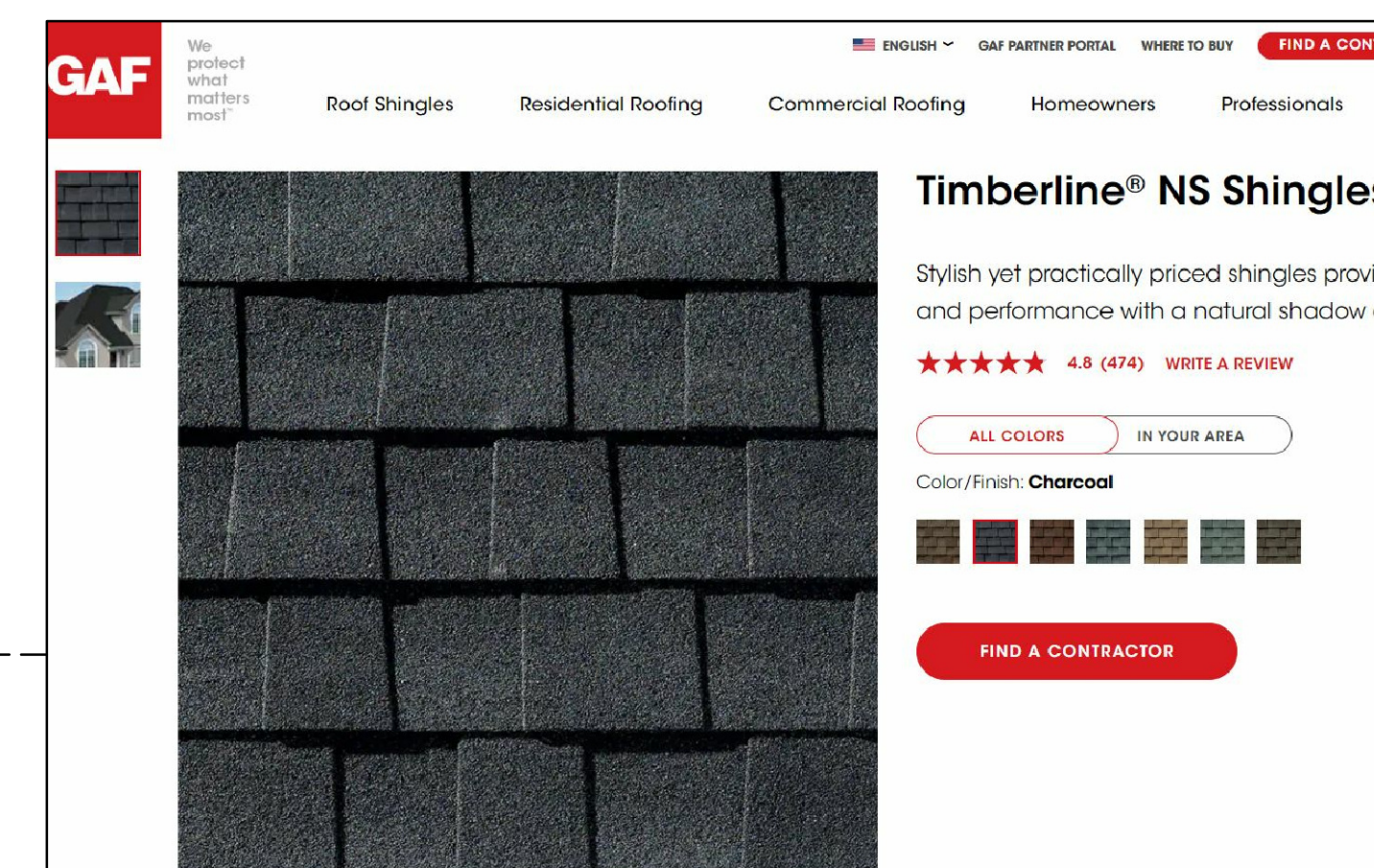
SHADED AREAS ARE A.D.U.  
THAT EXEMPTED FROM THE  
DESIGN REVIEW

GARAGE DOOR & MAN DOORS COLOR IS  
WHITE AS WINDOW TRIM COLOR

WINDOW TRIM COLOR - WHITE



ROOF COMP  
(CHARCOAL  
COLOR)



OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS /  
MINUS DIMENSIONS ON THE  
PLANS ARE TO BE DISCUSSED  
WITH THE DESIGNER OR  
ENGINEER BEFORE THE  
CONSTRUCTION BY THE  
CONTRACTOR AND OWNER.

PH (916) 332 2282  
**Fineline**  
DRAFTING INC.  
fineline300@Comcast.net  
www.finelineDinc.com  
5330 Primrose Drive suite 119, Sacramento, CA, 95841



### COLOR CHART

PROJECT NAME  
616 MORMON STREET  
FOLSOM, CA 95630

OWNER- CONTACT  
GARY KHERA  
916-296-1020

PROJECT  
23-111

DATE  
01/18/2024

DESIGNER  
DV

Sheet  
1/1





CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 2**  
**Type: Public Meeting**  
**Date: February 7, 2024**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 719 Traders Lane Remodel  
**File #:** PN-21-258  
**Request:** Design Review  
**Location:** 719 Traders Lane  
**Parcel(s):** 070-0052-017  
**Staff Contact:** Josh Kinkade, Associate Planner, 916-461-6209  
jkinkade@folsom.ca.us

### **Property Owner**

Name: RDI LLC  
Address: 2260 E. Bidwell Street,  
Folsom, CA 95630

### **Applicant**

Name: Gray Construction- Ron Gray  
Address: 1109 Sibley Street  
Folsom CA 95630

**Recommendation:** Conduct a public meeting and upon conclusion recommend approval of an application for Design Review for a remodel of an existing building located at 719 Traders Lane (PN21-258) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-12).

**Project Summary:** The proposed project includes remodeling an existing 2,119-square-foot building located at 719 Traders Lane. The remodeling includes new windows, doors, metal railing, decking, colors and siding materials. No expansion of the building footprint is proposed.

### **Table of Contents:**

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Architectural Drawings, Dated 12-27-2021
6. Colors and Materials Board
7. Photographs of the Project Site
8. Heritage Preservation League Comments



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 2**  
**Type: Public Meeting**  
**Date: February 7, 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, RDI LLC, is proposing a Design Review remodel (PN 21-258) to an existing 2,119-square-foot building located at 719 Traders Lane. The building was first constructed in 1950. It has previously been used as a commercial/office space and has not been occupied for several years. The Historic District Commission previously approved a Conditional Use Permit to allow for a two-unit residential use to operate at the project site (PN20-222). The applicant has provided staff with evidence of an access agreement from the adjacent parcel, which was needed to show that legal access to the public right-of-way existed to operate the structure as a duplex.

The proposed remodel includes new composite windows, wood doors, stucco siding, and wrought iron railing, as illustrated in Attachments 5 and 6. The proposed project does not include any expansion of the footprint of the existing building. The project site does not have frontage on Sutter Street and is located adjacent to the Historic District parking lot.

The project is located in the Sutter Street Subarea of the Historic Residential Primary Area of the Historic District and has a General Plan designation of HF (Historic Folsom). The property at 719 Traders Lane is not included 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 new residential structures and all exterior renovations, remodeling, modification, or addition to existing structures with 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 HF (Historic Folsom), and the zoning designation for the project site is HD (Historic District), within the Sutter Street Subarea. FMC Section 17.52.510 states that a conditional use permit (CUP) is required for the primary use of a structure in the Sutter Street Subarea to be residential.

In December 2020, the applicant obtained a CUP from the Historic District Commission (PN20-222) for a two-family residence at 719 Traders Lane. The conditions of the CUP mandated that the rental agreements for the units be for a minimum of one month and that no more than two offsite public parking spaces be utilized for renters of each unit. The conditions also mandated that the applicant reach an agreement with Solid Waste staff to add doors to the adjacent waste enclosure, that all waste bins associated with the development be placed inside the enclosure except within 24 hours of pickup day, that doors to the enclosure remain closed except to move bins for pickup, that bins left out for pickup not encroach into the fire lane or block ADA access and that enclosure doors remain unlocked at all times for utility company access. These conditions have been incorporated by reference in Condition No. 5 of this staff report.

The applicant provided staff with evidence of an access agreement from the adjacent parcel, which was needed to show that legal access to the public right-of-way existed to operate the structure as a duplex. Furthermore, staff has provided Condition No. 6, which states that plans submitted for building permits shall show how access to the property is to be provided and to remain unblocked by a locked gate or any other means. If access is to be restricted for any level of pedestrian or other access, the plans shall show how access to 719 Traders Lane will remain free for ingress, egress for normal and emergency purposes.

### **Building Design/Architecture**

The project site is located within the Sutter Street Subarea of the City of Folsom's Historic District. Chapter 5.02.01(c) of the Historic District Design and Development Guidelines (DDG's), which addresses the design concepts for the Sutter Street Subarea, states that the intent of this subarea is to preserve existing pre-1900 buildings, require new or replacement structures to be of a pre-1900 design, preserve unique post-1900 buildings that provide variety and represent the later part of the 1850-1950 development time frame of historic Folsom, and to provide a continuous façade of shops along the sidewalk. The Commission may approve new construction of post-1900 design on an exception basis if it finds that the architecture is of an outstanding appropriate 1900-1950 design. The 719 Traders Lane property is not included on the City of Folsom's Cultural Resources Inventory. The building represents a vernacular architectural style with western false front elements on the roof parapet.

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 beige stucco siding, composite-framed windows with smooth stucco trim and sills painted grey, wood doors painted black, black wrought iron railings, and a black canvas awning over the second floor. 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 DDGs and are consistent with the vernacular architectural style. Canvas awnings were also commonly used in pre-1950 commercial areas. In addition, the proposed project utilizes earth-tone colors which are consistent with colors typically utilized on historic 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 vertically proportioned windows on the side elevations and large picture windows on the front elevation. The applicant is proposing new vertically oriented composite-framed windows (similar to vinyl) and wood doors on the front elevation, consistent with the DDGs. Staff has provided Condition No. 3(c) to ensure that all new windows include composite frames. Proposed doors are residentially scaled and made of solid wood, consistent with the DDGs. The proposed project's architecture is consistent with historic 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 Sutter Street 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 placed in the Folsom Telegraph and mailed to property owners within 300 feet of the project site 10 days prior to the Historic District Commission meeting of February 7, 2024. Staff also routed an initial version of the plans to the Folsom Heritage Preservation League and Historic Folsom Residents' Association (HFRA). HPL provided comments that have been included in Attachment 7. Project-specific comments included concern whether new openings on the east façade could meet the Building Code, the size and style of the proposed windows on the front facade, lack of detail regarding the proposed awning and demolition of the raised parapet, demolition of the rounded roof parapet and a suggested addition of a historic building name on the parapet. Staff notes that the Building Division reviewed the entitlement plans and did not note a Building Code issue with the windows on the east façade. The applicant agreed to reduce the

size of the windows on the front façade, add trim to all windows, provide solid doors, and retain the rounded building parapet. The applicant also clarified that they are proposing a black canvas awning above the balcony on the front façade rather than a corrugated metal awning. Staff supports this proposal, as research indicates that canvas awnings were common in pre-1900 building facades. Staff has provided Condition No. 3 to ensure that the building number is shown on the round canopy and that the awning is black canvas. Regarding a historic building name, staff has provided contact information of the Folsom History Museum to the applicant to find if there is an appropriate historic building name that they can paint on the parapet.

### **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, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-12).

### **HISTORIC DISTRICT COMMISSION ACTION**

Move to approve the Design Review application (PN21-258) for a remodel of an existing building located at 719 Traders Lane, as illustrated on Attachments 5 and 6 for the 719 Traders Lane Remodel project, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-12).

### **GENERAL FINDINGS**

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



## ATTACHMENT 2 BACKGROUND

The building located at 719 Traders Lane was constructed in 1950 according to Sacramento County Assessors records. The building has no rear alley access. The rear of the building was built less than one foot from the rear of the adjacent building facing Sutter Street (720 Sutter Street). The building had previously been used as commercial/office space and has not been occupied for several years. The applicant applied for a building permit in 2019 to renovate the lower level as commercial space and utilize the upper level as residential/loft space. Due to lack of ADA access to the commercial portion of the building, the applicant was not able to move forward with that proposal. As such, they submitted for a two-unit residential use for the building since such a use did not require ADA access. On December 2, 2020, the Historic District Commission approved a Conditional Use Permit to allow for a two-unit residential use to operate at the project site (PN20-222). In 2021, the applicant submitted their Design Review application to remodel the building. As part of that review, the applicant was required to provide evidence of an access agreement from the adjacent parcel. While the property owner of the adjacent parcel was initially not receptive to this, the applicant eventually submitted evidence of a recorded easement agreement and access deed in late 2023 to the City's satisfaction.

<b>GENERAL PLAN DESIGNATION</b>	HF, Historic Folsom
<b>ZONING</b>	HD, Sutter Street Subarea of the Commercial Primary Area
<b>ADJACENT LAND USES/ZONING</b>	North: Parking lot and Leidesdorff St. (HD) South: Sutter Street retail area (HD) East: Sutter Street retail area (HD) West: Sutter Street retail area (HD)
<b>SITE CHARACTERISTICS</b>	The 1,750-square-foot parcel consists of a two-story 2,119-square-foot vacant residential building with decks on both floors and a sloped lawn area in front.
<b>APPLICABLE CODES</b>	<u>FMC</u> Chapter 17.52 HD, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.330, Plan Evaluation <u>FMC</u> Section 17.52.340, Approval Process <u>FMC</u> Section 17.52.510, Sutter Street Subarea Special Use and Design Standards Historic District Design and Development Guidelines

## **Attachment 3**

# **Proposed Conditions of Approval**

CONDITIONS OF APPROVAL FOR 719 TRADERS LANE REMODEL (PN21-258)				
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 plans 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.		<p>This approval is for a remodel of a building located at 719 Traders Lane. The applicant shall submit building plans that comply with this approval and the Architectural Drawings included in Attachment 5 and Colors and Materials Board included in Attachment 6, with the following modifications:</p> <ul style="list-style-type: none"> <li>a) The awning shown on the front elevation shall be made of black canvas, as shown in the Colors and Materials Board in Attachment 6.</li> <li>b) The applicant shall retain or re-create the address number on the rounded top of the building parapet on the front façade to the satisfaction of the Community Development Department.</li> <li>c) New windows shall be composite framed consistent with the Colors and Materials Board included in Attachment 6.</li> </ul>	B, CO	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"> <li>• The City bears its own attorney’s fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
5.		All conditions from the 719 Traders Lane Conditional Use Permit staff report (PN20-222), as modified by this project, are hereby incorporated by reference.	B, OG	FD NS (B)
6.		Plans submitted for building permits shall show how access to the property is to be provided and to remain unblocked by a locked gate or any other means. If access is to be restricted for any level of pedestrian or other access, the plans shall show how access to 719 Traders Lane will remain free for ingress, egress for normal and emergency purposes.	B	CD (B), FD

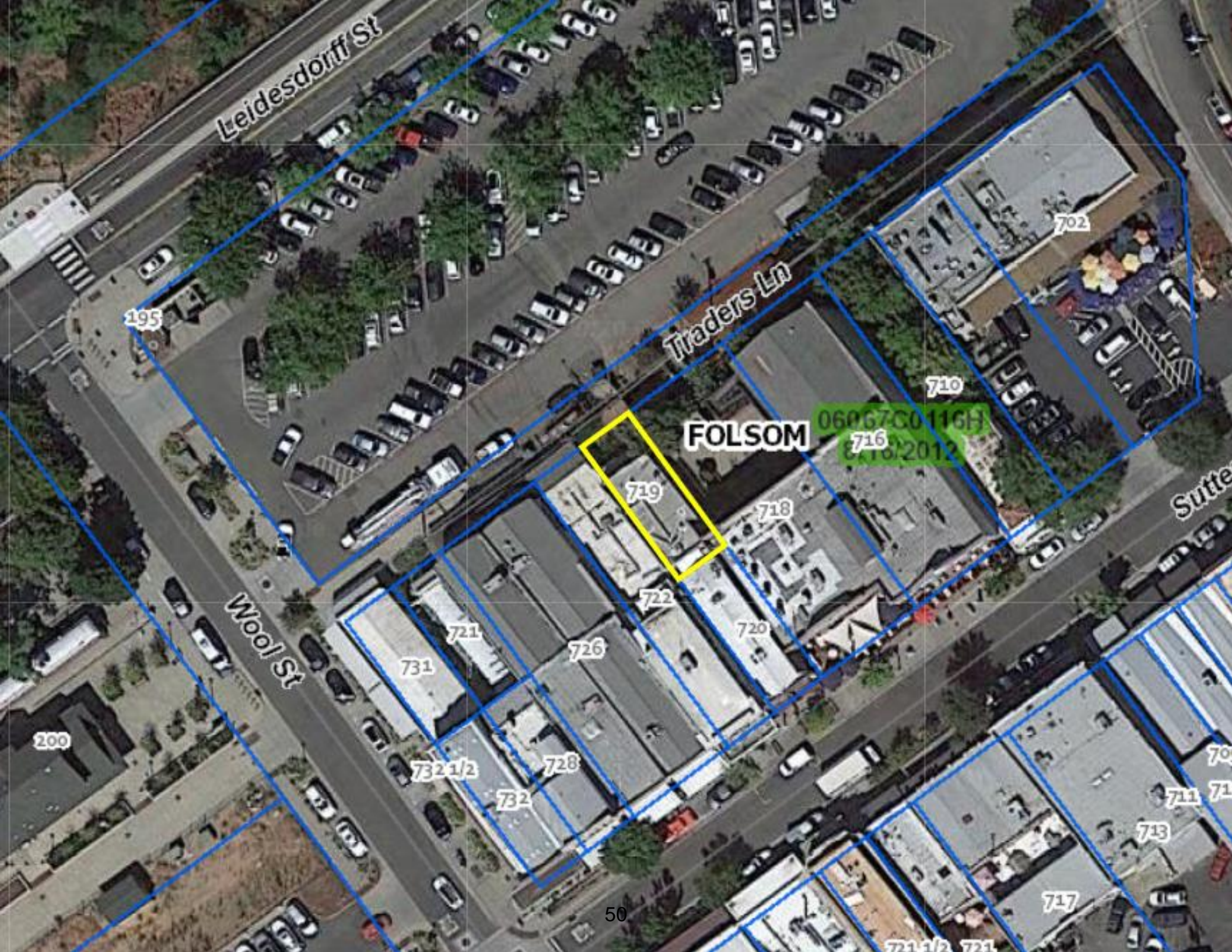
7.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (expiring February 7, 2025). If a complete application for a building permit is not submitted within the identified time frame and/or the applicant has not demonstrated substantial 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)
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
8.		<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)
9.		<p>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.</p>	B	CD (P)(E)
10.		<p>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.</p>	B	CD (P)(E)

11.		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
12.		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)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (A)	Community Development Department Planning Division Engineering Division Building Division City Arborist	I	Prior to approval of Improvement Plans
PW	Public Works Department	M	Prior to approval of Final Map
PR	Park and Recreation Department	B	Prior to issuance of first Building Permit
PD	Police Department	O	Prior to approval of Occupancy Permit
FD	Fire Department	G	Prior to issuance of Grading Permit
EWR	Environmental & Water Resources Department	DC	During construction

## **Attachment 4 Vicinity Map**





Leidesdorff St

Traders Ln

Wool St

Sutter

FOLSOM

0606760116H  
8/16/2012

295

702

710

719

718

716

722

721

726

720

200

731

732 1/2

728

732

70

711

71

713

50

717

715 1/2 721



**Attachment 5**  
**Architectural Drawings, Dated 12-27-2021**

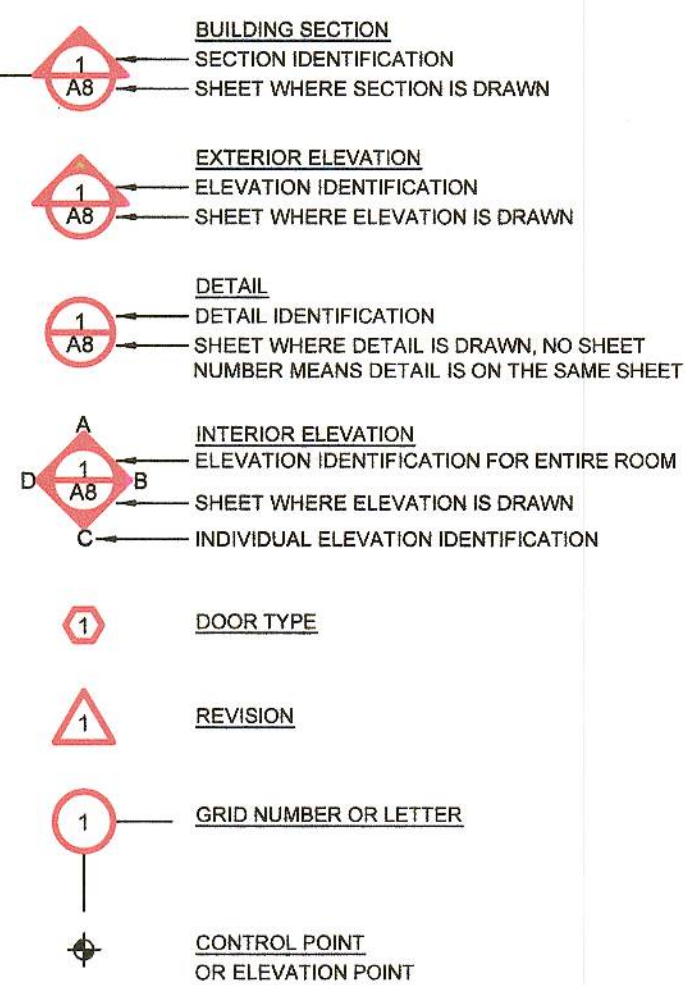


**TYPICAL ABBREVIATIONS**

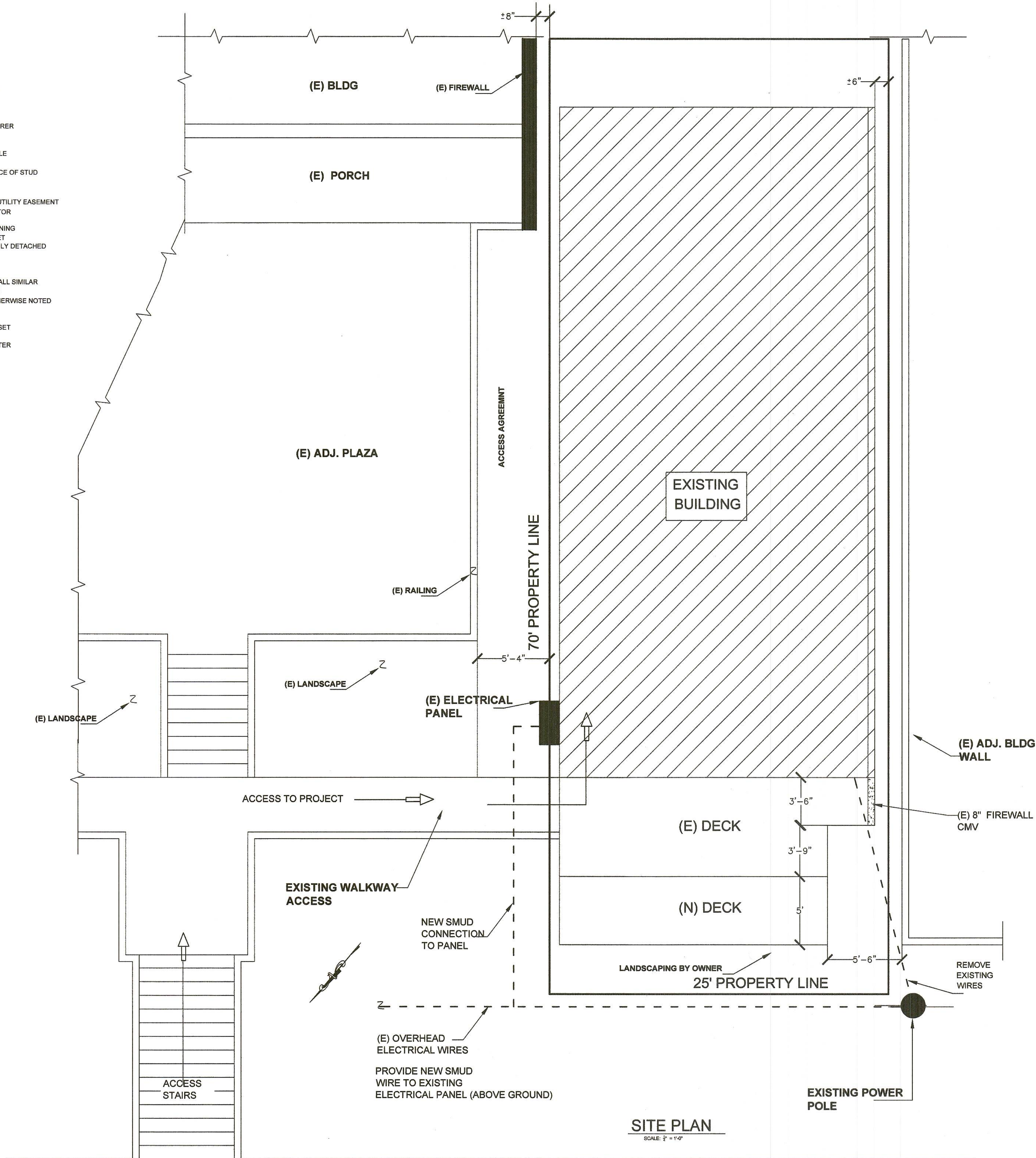
@	AT	INT.	INTERIOR
&	AND	INSUL.	INSULATION
ABV.	ABOVE	LAV.	LAVATORY
A.F.F.	ABOVE FINISHED FLOOR	LT.	LIGHT
A/C	AIR CONDITIONING	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
APPROX.	APPROXIMATE	MIN.	MINIMUM
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	NO.	NUMBER
CAB.	CABINET	O.F.S.	OUTSIDE FACE OF STUD
C.C.	CENTER TO CENTER	R.	PLATE
CLG.	CEILING	PWD.	PLYWOOD
C.H.	CEILING HEIGHT	P.U.E.	PROPERTY UTILITY EASEMENT
COL.	COLUMN	REFER.	REFRIGERATOR
CONC.	CONCRETE	RM.	ROOM
CONT.	CONTINUOUS	R.O.	ROUGH OPENING
CL	CENTERLINE	S.F.	SQUARE FEET
DET.	DETAIL	SFD	SINGLE FAMILY DETACHED
DIA.	DIAMETER	S.C.	SOLID CORE
DIM.	DIMENSION	STD.	STANDARD
DN.	DOWN	STOR.	STORAGE
DR.	DOOR	TYP.	TYPICAL AT ALL SIMILAR CONDITIONS
DS.	DOWNSPOUT	U.O.N.	UNLESS OTHERWISE NOTED
DWG.	DRAWING	VERT.	VERTICAL
(E)	EXISTING	w/	WITH
EA.	EACH	W.C.	WATER CLOSET
ELEC.	ELECTRICAL	WD.	WOOD
ELEV.	ELEVATION	WH	WATER HEATER
E.P.	ELECTRICAL PANEL	w/o	WITHOUT
EQ.	EQUAL		
EXH.	EXHAUST		
EXT.	EXTERIOR		
F.F.	FINISHED FLOOR		
FIN.	FINISH		
FP.	FIRE PLACE		
FL.	FLOOR		
FR.	FIRE RATED		
FTG.	FOOTING		
GEN.	GENERAL		
HDR.	HEADER		
H.C.	HOLLOW CORE		
HORIZ.	HORIZONTAL		
H.M.	HOLLOW METAL		

**NOTE:**  
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION

**TYPICAL SYMBOLS**



**VICINITY MAP**  
N.T.S.



**NOTE:**  
ADJ. PROPERTY OWNER HAS ACCESS AGREEMENT ON RECORD WITH CITY OF FOLSOM.

**SITE PLAN**  
SCALE: 1" = 1'-0"

ALLEY

**PROJECT DATA**

PROJECT NAME: PROPOSED REMODEL OF (E) BUILDING FOR TWO APARTMENTS  
 PROJECT ADDRESS: 719 TRADERS LANE FOLSOM, CA  
 OWNER INFO: RDI, LLC 2260 BIDWELL ST. #2050 FOLSOM, CA 95630 HD  
 BASE ZONE: HD  
 A.P.N.: 070-0052-017

**FLOOR AREA ANALYSIS**

LOT SIZE: 1750 SQFT  
 FLOOR AREA (SQUARE FOOTAGE)  
 MAIN FLOOR: 1126 SQFT  
 UPPER FLOOR: 993 SQFT  
 TOTAL: 2119 SQFT  
 UPPER BALCONY: 163 SQFT  
 LOWER DECK: 255 SQFT

**PROJECT DIRECTORY**

OWNER: RDI, LLC 2260 BIDWELL ST. #2050 FOLSOM, CA 95630  
 PREPARATION: ARCHITECT: SANCHEZ CONSULTING LUIS SANCHEZ, ARCHITECT 4913 BROOKGLEN WAY CARMICHAEL, CA 916-804-4239 LIC. NO. C24881  
 STRUCTURAL: ANR ASSOCIATES AUGUSTIN RODRIGUEZ 1132 WESTGORE RD WEST SACRAMENTO, CA 95691 (916) 807-5879

**BUILDING DATA**

OCCUPANCY CLASSIFICATION: R3U  
 CONSTRUCTION TYPE: TYPE VB/ NON SPRINKLERS  
 NUMBERS OF STORIES: 2

**INDEX**

C1 COVER SHEET/SITE PLAN/PROJECT DATA  
 A1 1st AND 2nd FLOOR PLANS/SIDOR AND WINDOW SCHEDULE  
 A2 EXTERIOR ELEVATIONS  
 A3 ELECTRICAL PLANS 1st AND 2nd FLOOR/NOTES  
 A4 GENERAL NOTES  
 S1 FOUNDATION AND FRAMING PLAN  
 S2 NOTES AND DETAILS  
 S3 DETAILS  
 T24-1 ENERGY DOCUMENTATION  
 T24-2 ENERGY DOCUMENTATION

**APPLICABLE CODES**

APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO:  
 2019 CALIFORNIA ADMINISTRATIVE CODE  
 2019 CALIFORNIA BUILDING CODE WITH CALIFORNIA AMENDMENTS  
 2019 CALIFORNIA RESIDENTIAL CODE  
 2019 CALIFORNIA GREEN BUILDINGS STANDARD CODE  
 2019 CALIFORNIA FIRE CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA ENERGY CODE

**GENERAL NOTES:**

- CONTRACTOR TO REVIEW AND COMPLY WITH THE FULL VERSION OF THE CODE DURING CONSTRUCTION AND UPON COMPLETION.

719

TRADERS LANE  
FOLSOM, CA

PROPOSED REMODEL  
FOR TWO APARTMENTS



SANCHEZ CONSULTING  
LUIS R. SANCHEZ, ARCHITECT  
4913 BROOKGLEN WAY  
CARMICHAEL, CA  
916-804-4239  
LIC. NO. C24881

DATE	REVISIONS

DRAWN BY: AR

DATE: 9/21/21 12-27-21

SCALE: AS NOTED

JOB NO.: TL-100

SHEET TITLE

SITE PLAN

SHEET NO.

C1  
OF 10 SHEETS



# 719

TRADERS LANE  
FOLSOM, CA

PROPOSED REMODEL  
FOR TWO APARTMENTS



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LUIS R. SANCHEZ, ARCHITECT  
4913 BROOKGLEN WAY  
CARMICHAEL, CA  
916-804-4239  
LIC. NO. C24881

DATE	REVISIONS

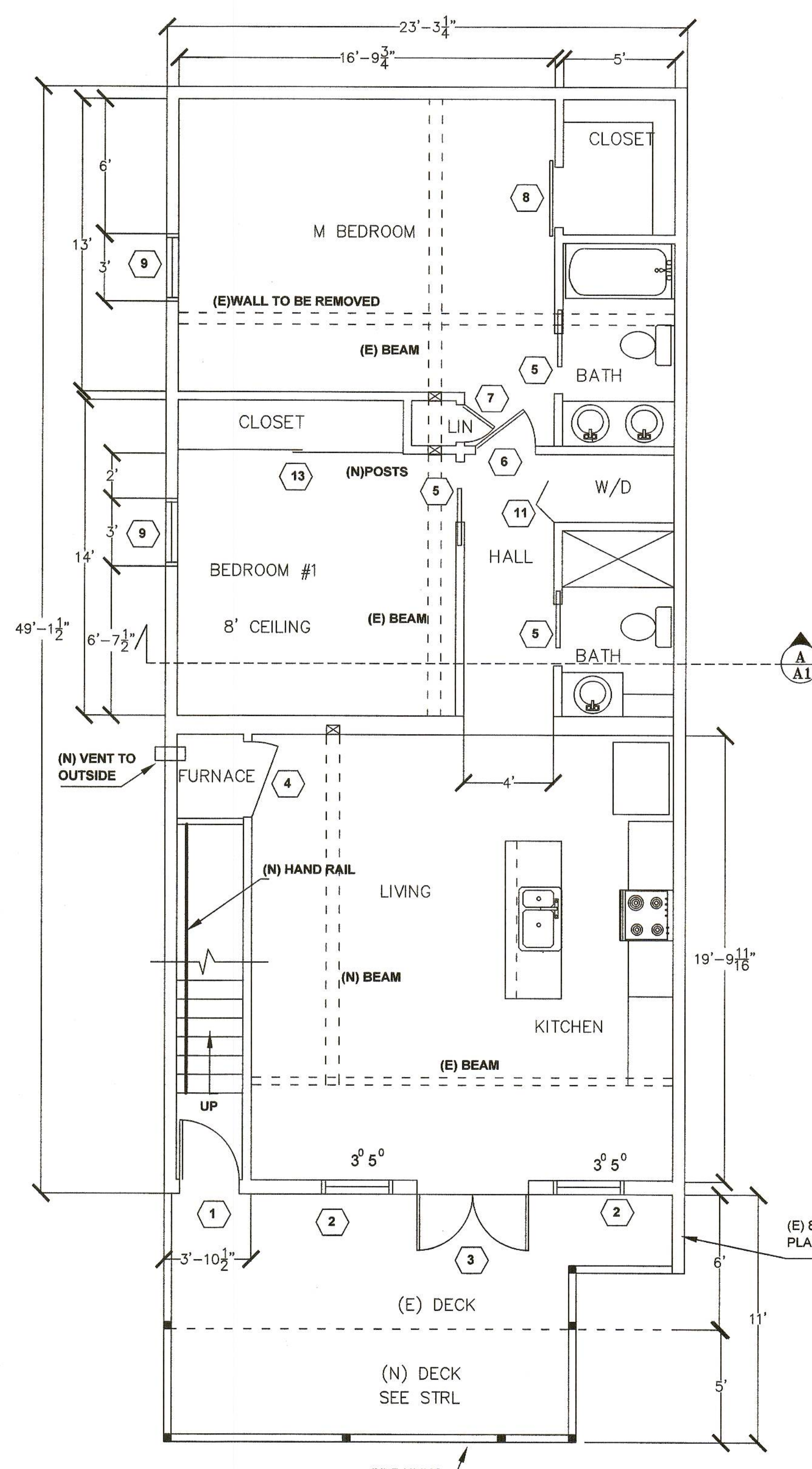
DRAWN BY: AR	
DATE: 9/21/21	12-27-21

SCALE: AS NOTED

JOB NO.: TL-100

SHEET TITLE  
**FLOOR PLAN**  
1st AND 2nd FLOORS

SHEET NO.  
**A1**  
OF 10 SHEETS



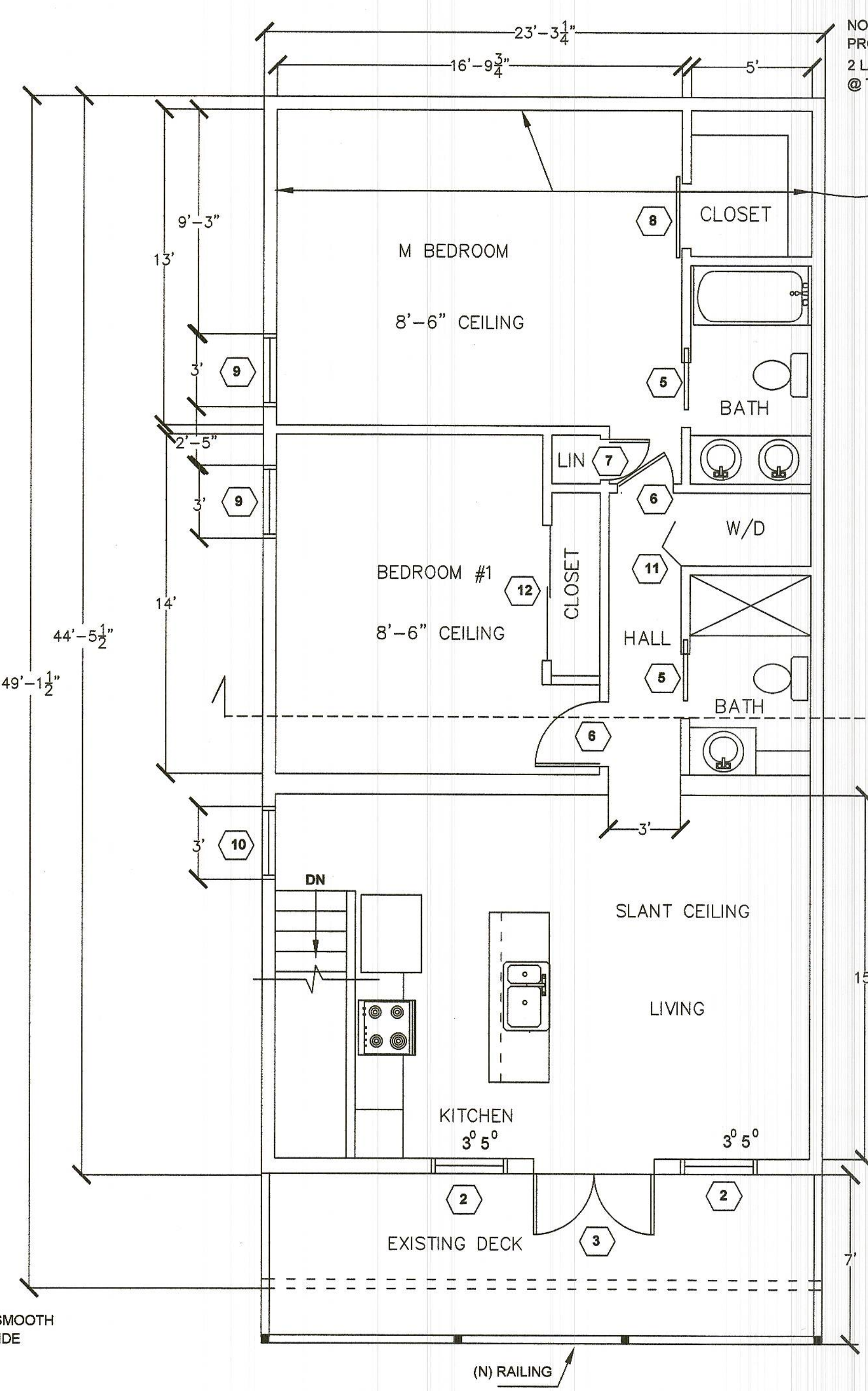
**(N) FIRST FLOOR PLAN**

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

**NOTE:**  
(N) PROVIDE TANKLESS WATER HEATER FOR EACH UNIT WITH PLACEMENT DETERMINED BY CONTRACTOR

**NOTE:**  
ORDERING AND INSTALLATION ALL DOOR AND WINDOW SELECTION SIZES, STYLE, QUALITY, AND HARDWARE SHALL BE MADE BY THE OWNER/INTERIOR DESIGNER AND CONTRACTOR. FIELD VERIFY ALL DOOR/WINDOW LOCATION PRIOR ORDERING AND INSTALLATION.

FIELD VERIFY EXISTING OPENING TO RETROFIT NEW WINDOW

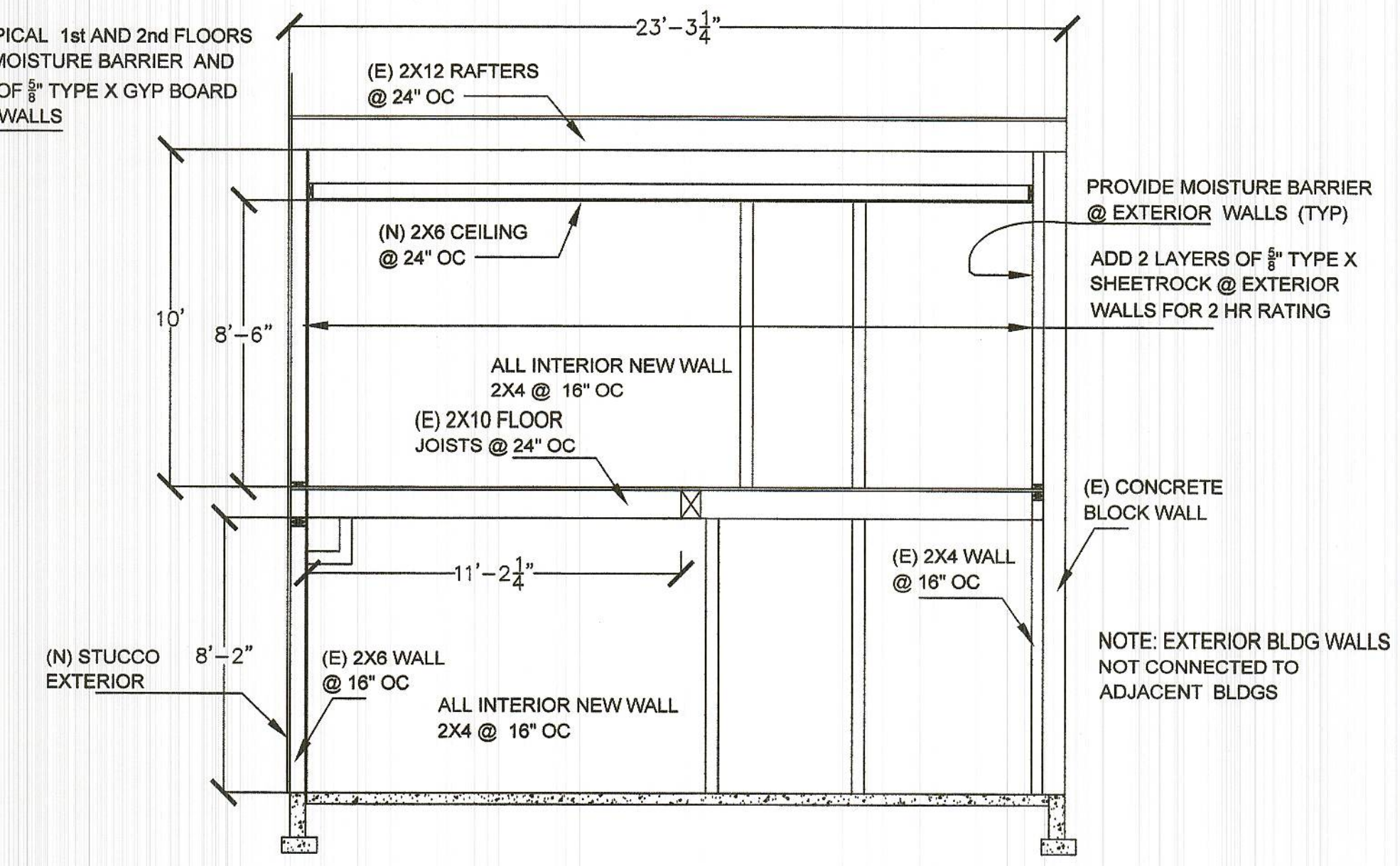


**(N) SECOND FLOOR PLAN**

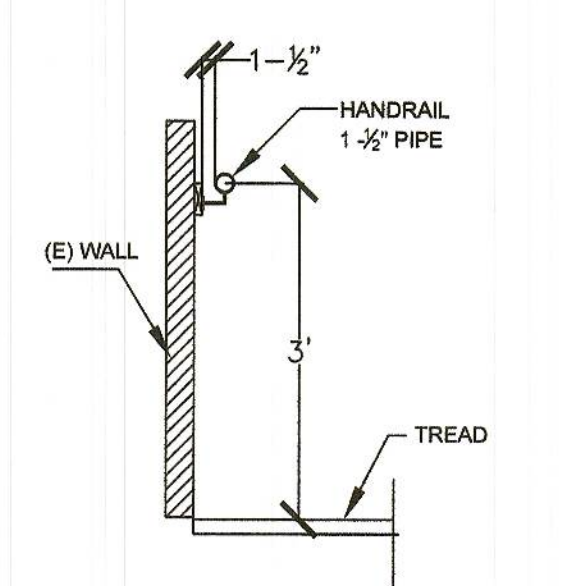
SCALE: 1/4"=1'-0"

- DOOR AND WINDOW SCHEDULE**
- 1 3' X 6' S.C. EXTERIOR DOOR
  - 2 3' X 5' SINGLE HUNG BLACK FRAME TEMPERED GLASS WINDOW
  - 3 2' X 6' DOUBLE DOOR/BLACK FRAME
  - 4 2' X 6' DOOR W/ LOUVERS FOR FURNACE
  - 5 2' X 6' POCKET DOOR
  - 6 2' X 6' STANDARD INTERIOR DOOR
  - 7 18" WIDE CABINET DOOR FOR LINEN CLOSET
  - 8 3' X 6' SLIDING BARN DOOR
  - 9 3' X 5' SINGLE HUNG BLACK FRAME WINDOW
  - 10 3' X 3' SINGLE HUNG BLACK FRAME WINDOW
  - 11 3' X 6' BIFOLD DOOR FOR LAUNDRY ROOM
  - 12 6' X 6' SLIDING CLOSET DOORS
  - 13 10' X 6' SLIDING CLOSET DOORS

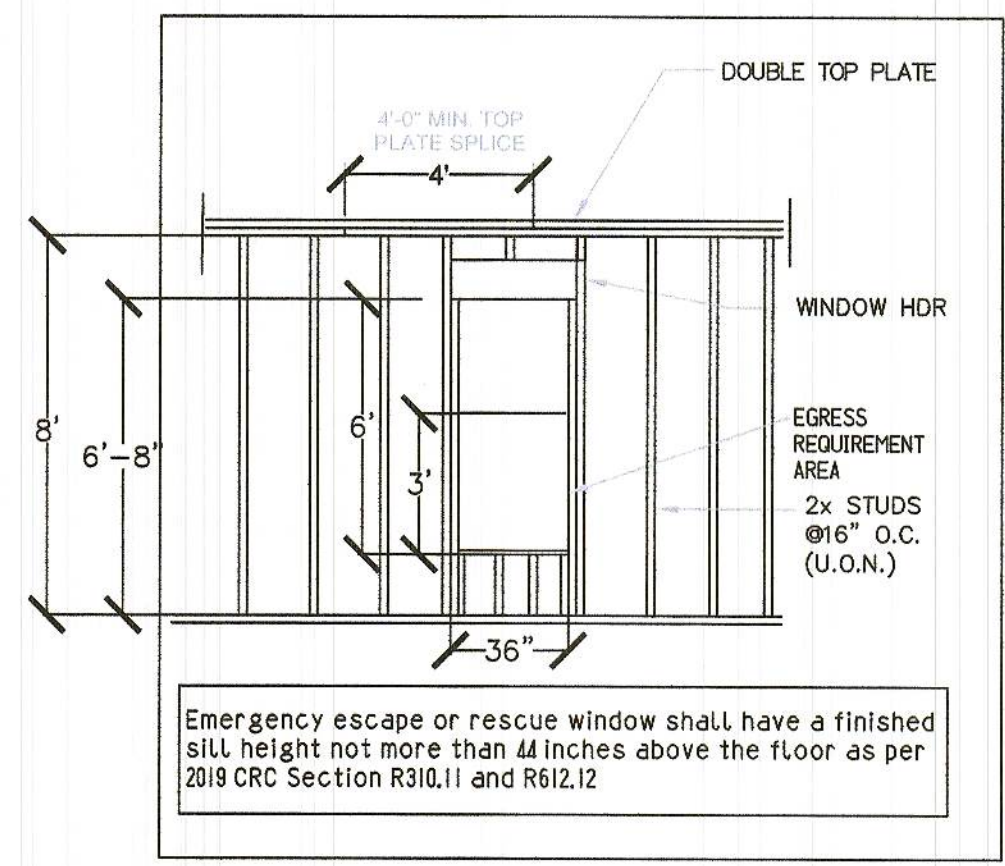
NOTE: TYPICAL 1st AND 2nd FLOORS PROVIDE MOISTURE BARRIER AND 2 LAYERS OF 5/8" TYPE X GYP BOARD @ THESE WALLS



**SECTION A**  
SCALE: 1/4"=1'-0"



**HANDRAIL DETAIL**  
SCALE: NONE

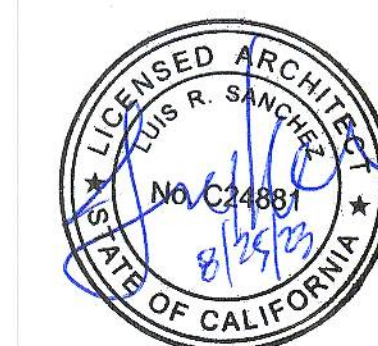




# 719

TRADERS LANE  
FOLSOM, CA

PROPOSED REMODEL  
FOR TWO APARTMENTS



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LUIS R. SANCHEZ, ARCHITECT  
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916-804-4239  
LIC. NO. C24881

DATE	REVISIONS

DRAWN BY: AR

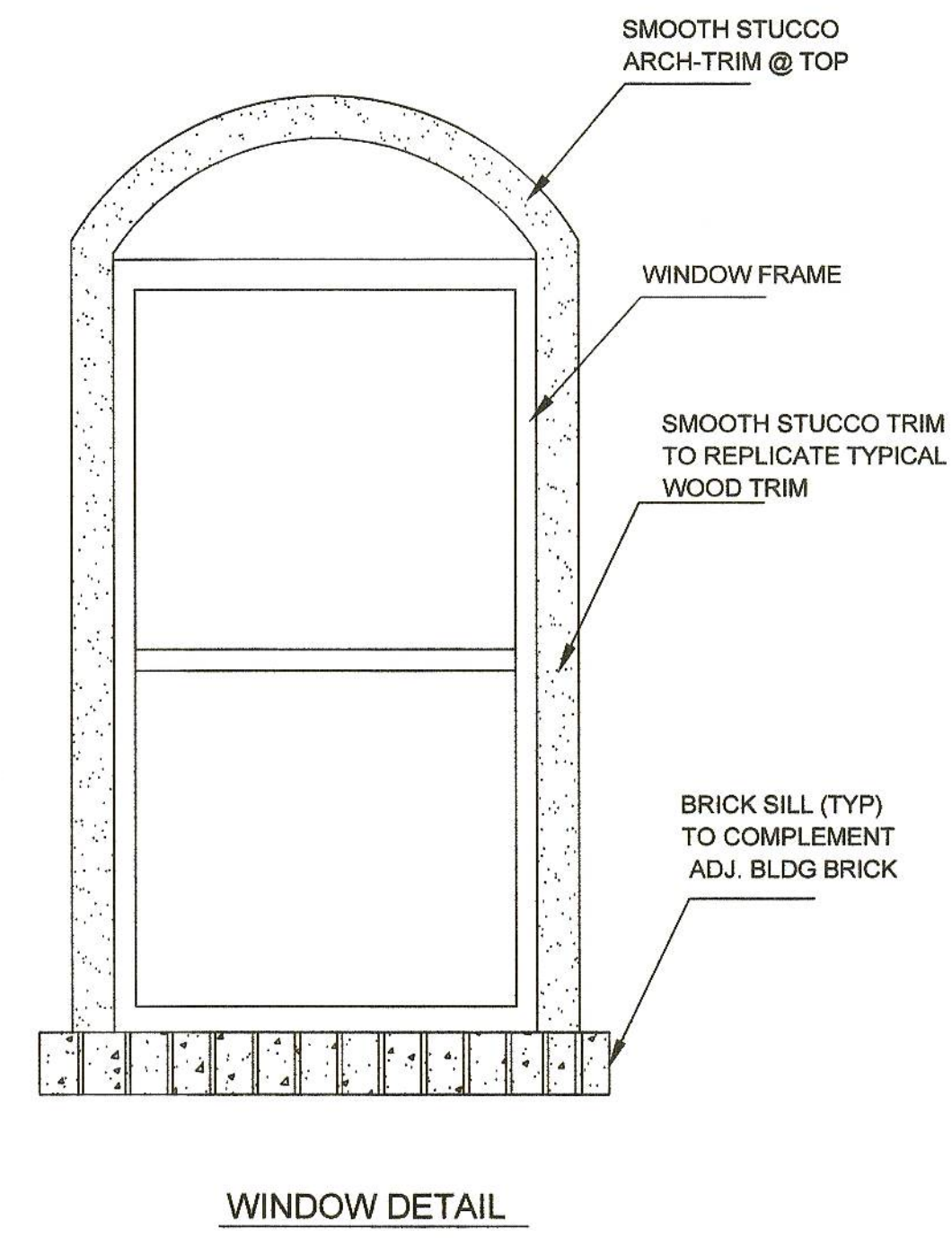
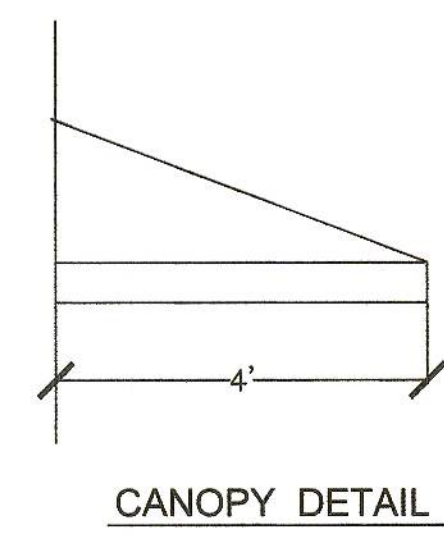
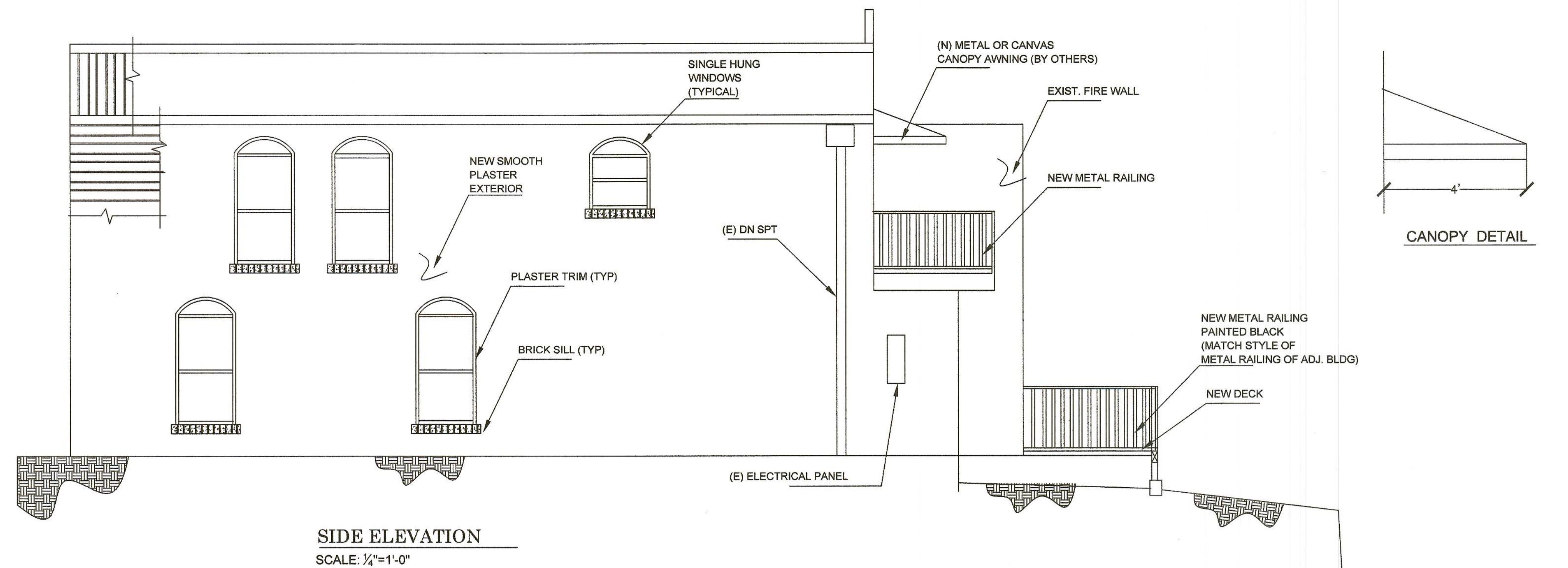
DATE: 9-21-21 12-27-21

SCALE: AS NOTED

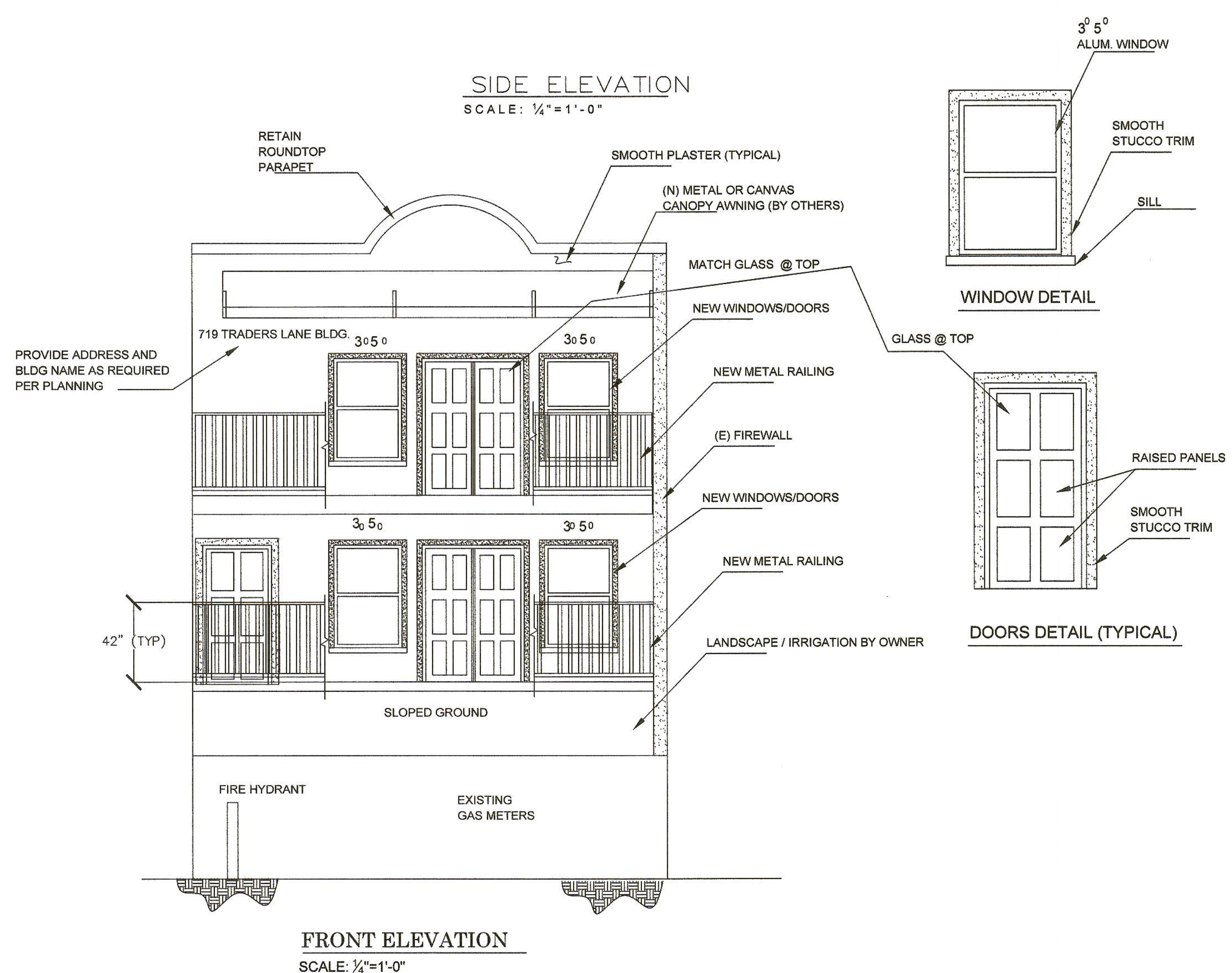
JOB NO.: TL-100

SHEET TITLE  
**ELEVATIONS**

SHEET NO.  
**A2**  
OF 10 SHEETS



**SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



EXTERIOR STUCCO;  
3 COAT STUCCO,  
W/2 LAYERS OF GRADE D PAPER UNDER  
STUCCO WHERE OCCURS OVER PLYWOOD  
SHEATHING. 28 GA. GALVANIZED WEEP  
SCREED AT FOUNDATION PLATE LINE AT  
LEAST 4" ABOVE GRADE (OR 2" ABOVE  
CONCRETE OR PAVING)



# 719

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FOLSOM, CA

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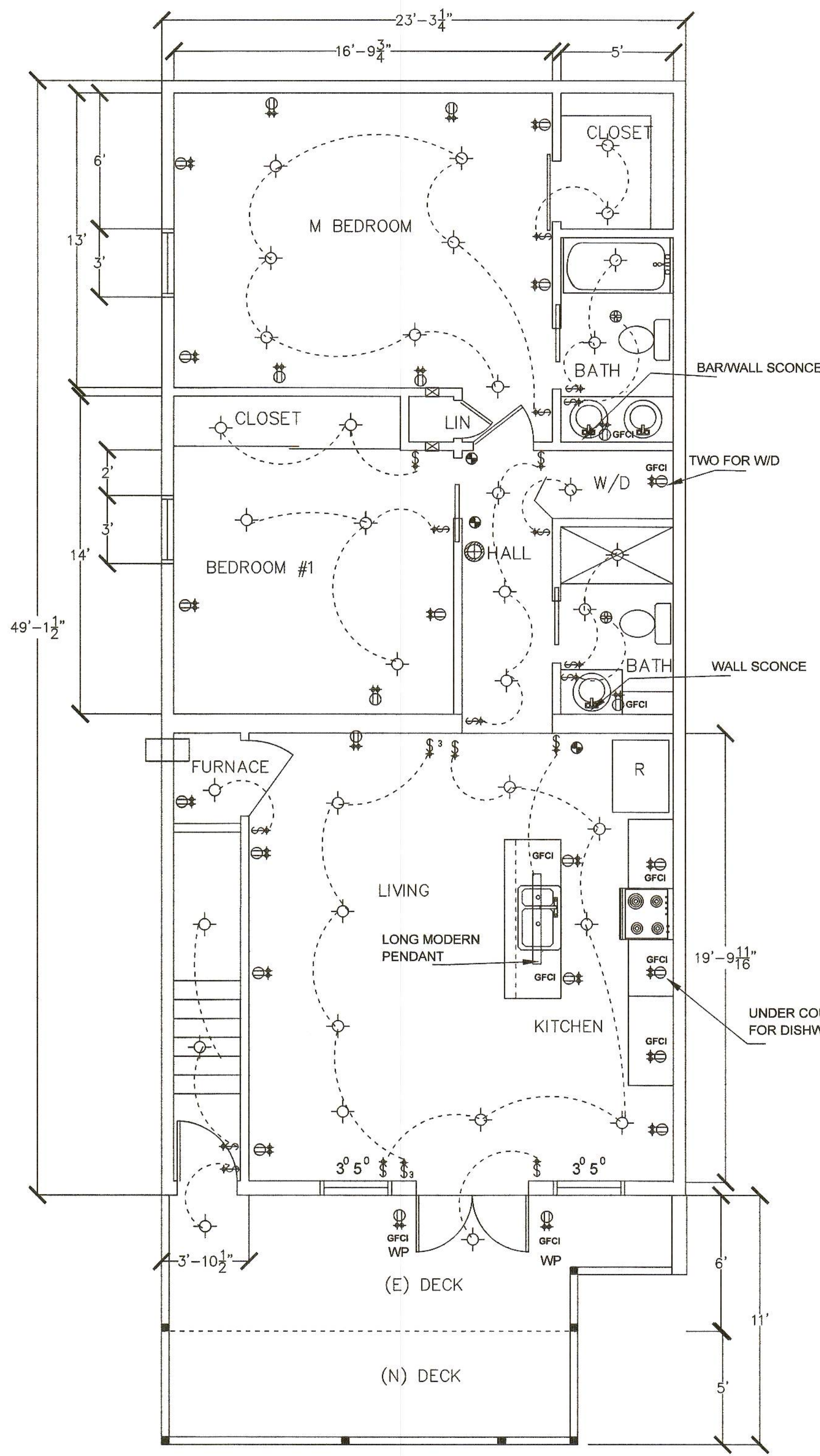
DATE	REVISIONS

DRAWN BY: AR	
DATE: 9-21-21	12-27-21

SCALE: AS NOTED
JOB NO.: TL-100

SHEET TITLE  
**ELECTRICAL PLAN**

SHEET NO.  
**A3**  
OF 10 SHEETS

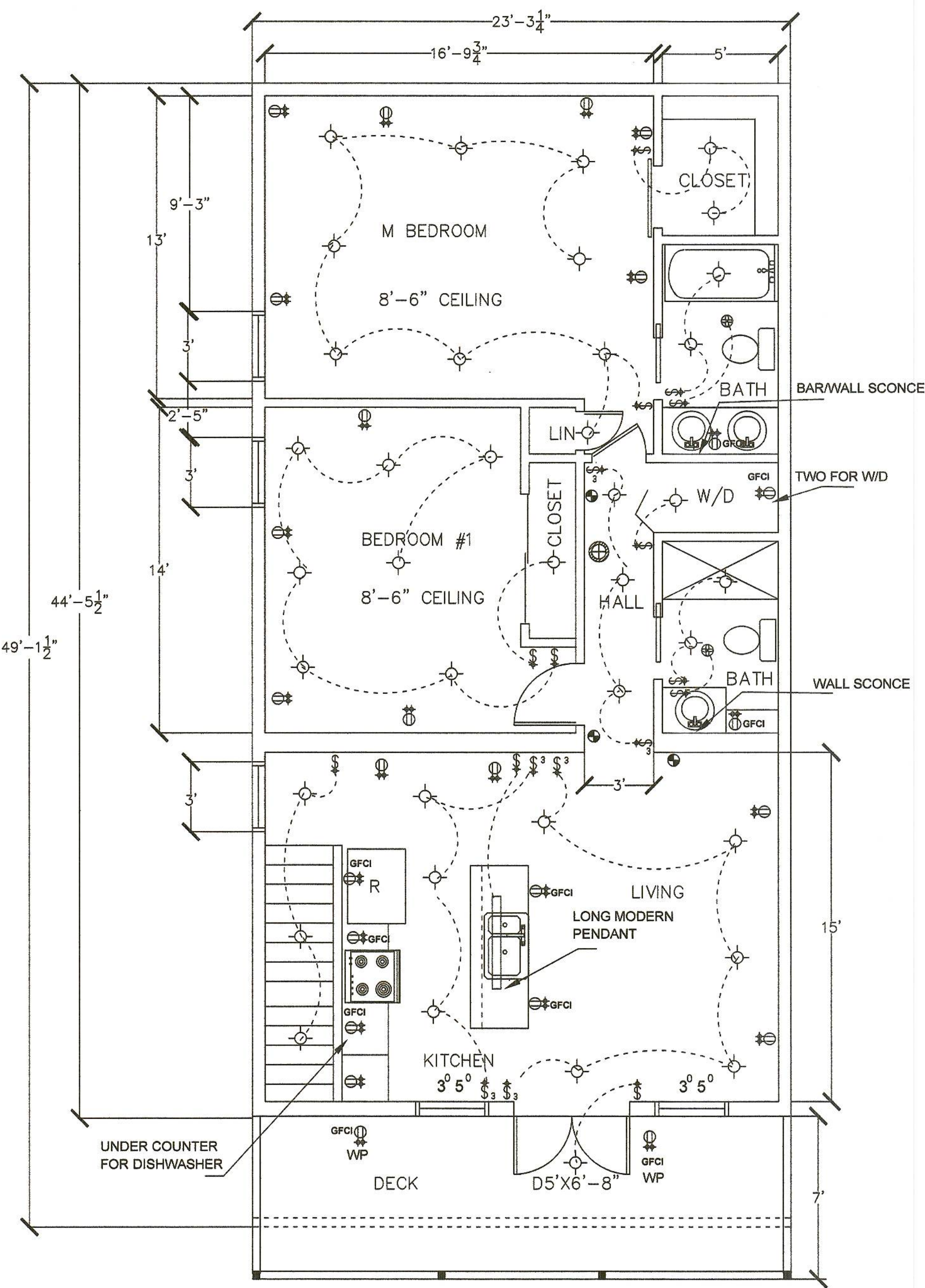


(N) FIRST FLOOR PLAN

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

- NOTES:**
- SMOKE DETECTORS SHALL BE INSTALLED IN EVERY ROOM USED FOR SLEEPING, IN AREAS LEADING TO ROOMS USED FOR SLEEPING, WITH 10-YEAR BATTERY
  - CARBON MONOXIDE MONITORS SHALL BE INSTALLED IN AREAS LEADING TO BEDROOMS WITH 10-YEAR BATTERY

- KITCHEN NOTES**
- At least two 20 amp dedicated small appliance circuits for countertops, separate circuit for dishwasher disposal and if built in, a dedicated circuit for microwave.
  - All receptacles serving countertops shall be GFCI protected and tamper resistant type. (GFCI reset must be readily accessible.)
  - Receptacle outlets shall be installed at all countertops 12 inches or wider. Receptacles shall be installed so that no point along counter is more than 24 inches from a receptacle. Required receptacle outlets shall be located on or above, but not more than 20 inches above, the countertop. Exception: Receptacle may be placed max 12" below the counter when the counter does not extend more than 6" over the receptacle.
  - At least one receptacle shall be installed at each island and peninsula countertop space with a long dimension of 24 inches or greater and a short dimension of 12 in or greater. Peninsula countertop is measured from the connecting edge.
  - Countertop spaces separated by range, cooking units, or sinks do not require receptacles if the depth behind range, cooking unit or sink is less than 12".
  - All lighting shall be high efficacy.
  - Other than existing lighting, all new lighting shall be arc fault protected.
  - All new light fixtures that are to be recessed into insulated ceilings (can lights) shall be rated for insulation contact (IC) and air tight type.
  - Complete VOC, Fixture Flow Rate and Water Conserving Self-Certification Fixture forms prior to final.
  - Provide or install Smoke alarms and carbon monoxide alarms where required.
  - Free standing stoves shall have an anti-tip bracket installed.
  - Dedicated circuits for appliances as per manufacturer's instructions.
  - 1" Air Gap shall be installed on all dishwashers and reverse osmosis. If a recessed sink is installed, then 1" above counter top.



(N) SECOND FLOOR PLAN

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

**LIGHTING REQUIREMENTS**

- All new lighting shall be high efficacy, §150.0(k)1A.
  - At least one luminaire in the bedrooms, garages, laundry rooms, and utility rooms shall be controlled by a vacancy sensor, §150(k)2J.
  - ALL recessed luminaires shall meet all of the following per 150.0(k)1C:
    - Listed for zero clearance insulation.
    - Certified airtight luminaires with air leakage less than 2.0CFM at 75 Pascals.
    - Shall be sealed with a gasket or caulk.
    - Fixture will allow replacement and maintenance to be readily accessible from below the ceiling without cutting holes in the ceiling.
    - Fixture shall not contain screw base sockets; and shall contain light sources that comply with JAB
  - All outdoor (high efficacy) lighting fixtures shall be controlled by a manual ON and OFF switch that does not override to ON and one of the following:
    - Controlled by photocell and motion sensor.
    - Photo control and automatic switch control.
    - Astronomical time clock, or
    - Energy management control system.
- 20-Amp. circuit is required (to all gfcis) to serve, the required bathroom outlets. this circuit cannot supply any other receptacles, lights, fans, etc. (exception-where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied).
- All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets installed in dormitory unit bedrooms, living rooms, hallways, closets, kitchen, laundry and similar rooms shall be protected by a listed combination type arc-fault circuit interrupter meeting the requirements of 210.12(A)(1) through (6) as appropriate.
- Provide dedicated circuits for the following areas:
- A minimum of 2-20 amp. circuits shall supply all kitchen countertop receptacles (two or more 20-ampere small-appliance branch circuits shall be provided for all receptacles outlets specified by 2010.52(b), cec 201.11 (c) (3)
  - Laundry room appliances cec 201.11 (c) (1)
  - Bathroom circuits serving only the receptacles. cec 201.(c)(3)
  - Fumesc. cec422.12

**ELECTRICAL SYMBOLS**

DIMMER SWITCH	ⓓ
FAN	Ⓢ
LIGHT	Ⓛ
OUTLET	Ⓞ
OUTLET 220v	Ⓞ
OUTLET GFCI	Ⓞgfc
SMOKE DETECTOR	Ⓢ
SPLIT RECEPTACLE	Ⓞ
SWITCH	Ⓢ
SWITCH 3 WAY	Ⓢ
SWITCH COUPLE	Ⓢ
DIMMER SWITCH RECEPTACLE	Ⓞ
ELECTRICAL PANEL	Ⓢ
DISCONNECT SWITCH	Ⓢ
AIR-CONDITIONER UNIT	AC UNIT
GROUND CONNECTION	Ⓢ
CARBON MONOXIDE	Ⓢ

- ELECTRICAL NOTES:**
- WALLS 2 FEET WIDE OR GREATER SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED SUCH THAT NO POINT ALONG THE FLOOR LINE SHALL BE MORE THAN 6 FEET FROM AN OUTLET.
  - PROVIDE ARC-FAULT CIRCUIT INTERRUPTER FOR BRANCH CIRCUITS SERVING NEW LIGHTING AND RECEPTABLES OUTLETS INSTALLED IN HABITABLE ROOMS.
  - ALL BRANCH CIRCUITS THAT SUPPLY RECEPTABLES OUTLETS IN THE DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, INCLUDING LIGHTING OUTLETS AND SMOKE DETECTORS.
  - PROVIDE RECEPTABLES IN THE FOLLOWING LOCATIONS:
    - 12 FEET O.C. AND WITHIN 6 FEET OF THE END OF WALLS.
    - ANY WALL SPACE 2 OR MORE FEET WIDE.
  - PROVIDE AFCI PROTECTION IN THE NEW ADDITION.
  - TEMPERED RESISTANT RECEPTABLES OUTLETS FOR ALL NON-LOCKING 120V/15 AND 20-AMP OUTLETS.
  - PROVIDE AT LEAST ONE WEATHER-PROOF GFCI RECEPTACLE AT THE BACK AND FRONT OF THE DWELLING. WITH CHORD PLUGGED IN IF IN A WET LOCATION, AND NOT MORE THAN 6.5' ABOVE GRADE LEVEL.

- LIGHTING INSTALLED IN THE BATHROOM SHALL MEET THE FOLLOWING REQUIREMENTS:**
- A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM; AND
  - ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
- THE LIGHTS IN THE FAMILY ROOM SHALL BE HIGH EFFICACY LIGHTS OR CONTROLLED BY A DIMMER.
- THE BATHROOM RECEPTACLE OUTLET SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED IN ACCORDANCE WITH 2016 CEC ART.210.12(A).

GFCI PROTECTION IS REQUIRED FOR FOR ALL 15A AND 20A, 125V RECEPTABLES INSTALLED IN THE FOLLOWING LOCATIONS:

SINKS-GFCI PROTECTION FOR RECEPTABLES IS REQUIRED WITHIN AN ARC MEASUREMENT OF 5 FT. FROM THE OUTSIDE EDGE OF THE SINK.

BATH TUBS OR SHOWER STALLS-GFCI PROTECTION IS REQUIRED FOR RECEPTABLES LOCATED WITHIN 6 FT OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL.

LAUNDRY AREAS- RECEPTABLES INSTALLED IN LAUNDRY AREAS OF A DWELLING UNIT SHALL BE GFCI PROTECTED.

DWELLING UNIT DISHWASHER- OUTLETS SUPPLYING DISHWASHER IN A DWELLING UNIT MUST BE GFCI PROTECTED PER 2016 CEC ART. CEC210.8

BATHROOM WITH TUBS OR SHOWERS TO HAVE ENERGY STAR EXHAUST FANS VENTED TO OUTSIDE OF BUILDING AND CONTROLLED BY A HUMIDISTAT UNLESS A PART OF THE WHOLE HOUSE VENTILATION SYSTEM (ALSO 50 CFM MIN. INTERMITTENT PER CMC 7403.7 AND 3 SONE MAX. PER T-24 150.0(A) & 150.2(A)).

**PLUMBING NOTES:**

- ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.
- TUB/SHOWERS, SHALL HAVE A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS
- TUB/SHOWER WALLS SHALL HAVE A SMOOTH HARD NONABSORBANT SURFACE (CERAMIC TILE) OVER A MOISTURE RESISTANCE UNDERLAYMENT (e.g. W.R. GYP) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET.
- WATER CLOSETS SHALL HAVE A FLOW OF 1.28 GALLONS OF WATER PER FLUSH.
- SHOWER HEADS SHALL HAVE A FLOW RATE OF 1.8 GALLONS PER MINUTE.
- LAVATORY FAUCETS SHALL HAVE A FLOW RATE OF 1.2 GALLONS PER MINUTE.



## **Attachment 6**

# **Colors and Materials Board**



**Composite window frames (grid option) either white or black (owner's choice at time of construction)**



**STUCCO  
TAN**

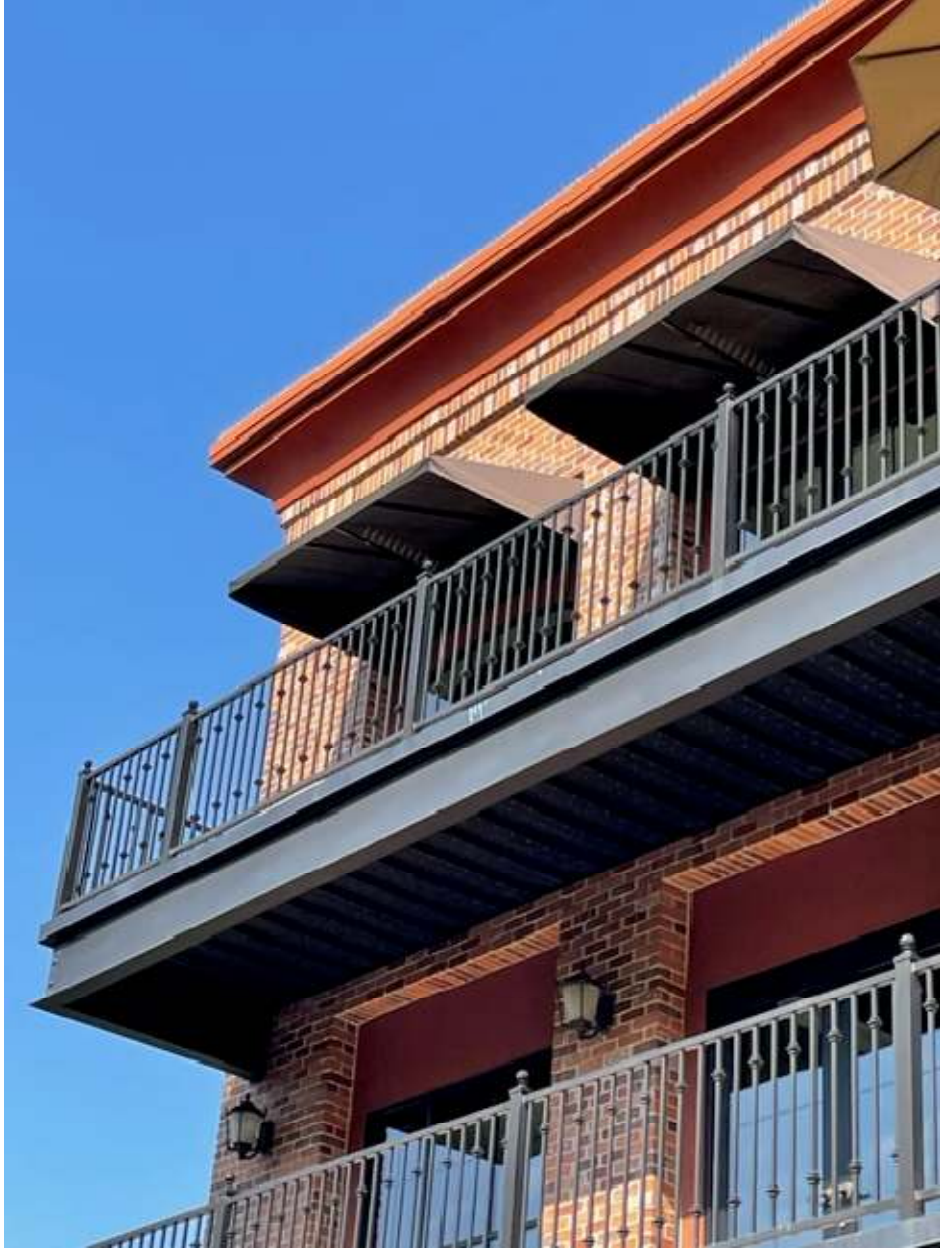
Stucco Tan | DE6205  57

**Black door-raised panel**











## **Attachment 7**

# **Photographs of the Project Site**









719 Traders Lane

Front



719 Traders Lane - Interior







side



## **Attachment 8**

# **Heritage Preservation League Comments**

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

October 29, 2021

**PROJECT:** Exterior Remodel (including new windows, doors, deck and awning) at 719 Traders Lane in the Sutter Street Commercial Subarea (PN21-258).

**REQUEST:** Design Review

**PROJECT**

**HISTORY:** Application was Circulated by the City on October 21, 2021 and feedback was requested by November 4.

**PROJECT REVIEW:**

General Comments

Traders Lane is facing the former property of Sacramento Valley Railroad where a historic railroad line briefly extended from Folsom to Auburn (between 1862 and 1864). This area is part of the Town of Folsom’s original business district. Some of the recent changes in the project vicinity are not consistent with this history (large picture windows have been installed at 721 Traders Lane and an oversized sign is advertising ‘Escape Folsom’ at 727 Traders Lane). It is therefore important to preserve the remaining historic ambiance (‘feel’) along the alleyway.

In front of the project site (in the Trader Lane public right-of-way area) is an open trash enclosure. You could argue that the appeal of the new residential units (and the adjacent parking lot) would increase if the open dumpster and cinderblock enclosure was concealed behind a wood gate. However, this task needs to be initiated by the City.

Potential Historic District Commission Recommendation to City Council

- Consider identifying funding to improve the Trader Lane alleyway (cinder block trash enclosures with open dumpsters currently detract from the pre-1900 historic impression of the Sutter Street Subarea) .

Exterior Facades

The proposed new windows along the east façade are compatible with the windows used for the adjacent Gaslight Building. However, these windows are located on the property boundary and the Building Department will need to determine what type of openings are appropriate along this façade.

On each floor facing the north façade, the applicant is proposing to install oversized windows and double doors dominated by glass. These design details do not reflect the design standards of the Subarea and should therefore be replaced by more historically appropriate materials. The proposed windows also appear to lack trim.

Recommended Changes

- Select windows appropriate for the pre-1900 era (without large areas of undivided glazing and installed above the floor level).
- Select doors appropriate for the pre-1900 era (less dominated by uninterrupted glass panels).
- Provide design details of windows and doors with trim.

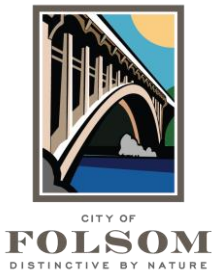
### Awning and Raised Parapet

The applicant is proposing to install a metal or cloth awning above the balcony. In order to be compatible with the designs of early Folsom and the railroad property, the small shed roof above the balcony should be covered by corrugated metal (similar to the porch roof at First Church of Christ Scientist). More detailed design details needs to be provided by the applicant.

An existing rounded roof parapet has been targeted for removal. Because this detail is consistent with historic commercial design, HPL is suggesting that the parapet could remain. To further strengthen the connection to the original business district, it would also be appropriate to replace the address number on the raised parapet with a historic building name.

### Recommended Changes

- Develop a design detail for the proposed awning (similar to a simple shed roof covered by corrugated metal).
- Maintain a raised parapet and add a painted sign to identify the building. (Contact Folsom History Museum to select an appropriate historic building name.)



## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 406 and 408 Scott St., Exterior Renovations Project  
**File #:** DRCL23-00182  
**Request:** Residential Design Review  
**Location:** 406 and 408 Scott Street, Folsom CA 95630  
**Parcel(s):** APN 070-0112-006  
**Staff Contact:** Nathan Stroud, Assistant Planner, 916-461-6220  
[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)

### **Property Owner / Applicant**

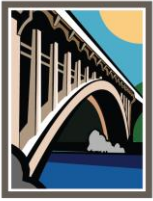
Name: JL Equity Ventures Inc. c/o Jim Quaschnick, Jr.  
Address: 316 6<sup>th</sup> Street, Studio 2  
Roseville, CA 95678

**Recommendation:** Conduct a public meeting and upon conclusion recommend approval of an application (DRCL23-00182) for Residential Design Review for the replacement of sixteen windows, the removal of two windows, and the re-siding and re-painting of a residential duplex located at 406 and 408 Scott Street, as illustrated on Attachments 7-9, based on the findings below (Findings A-H) and subject to the attached conditions of approval (Conditions 1-6).

**Project Summary:** The project includes the replacement of sixteen windows, the removal of two rear windows, and a re-siding and re-painting of the residential duplex located at 406 and 408 Scott Street. The majority of the replacement windows are similar to the existing windows in materials, style, and color; however, seven windows will be of a different size than the existing windows. Staff previously granted the applicant tentative approval for the window replacement at 408 Scott Street, to be reviewed and granted or denied final approval by the Historic District Commission as described in the Background section of this staff report. The property is located in the Folsom Historic District within the Central Subarea of the Historic Residential Primary Area.

### **Table of Contents:**

- 1 – Description/Analysis
- 2 – Background
- 3 – Proposed Conditions of Approval
- 4 – Vicinity Map
- 5 – Floor Plan



**AGENDA ITEM NO. 3**  
**Type: Public Meeting**  
**Date: February 7, 2024**

**CITY OF**  
**FOLSOM**  
DISTINCTIVE BY NATURE

- 6 – Site Photographs
- 7 – 406 Scott Street: Materials and Color Board (DRCL23-00182)
- 8 – 408 Scott Street: Materials and Color Board (DRDL23-00183 and Like-for-Like Replacement)
- 9 – Exterior Elevations
- 10 – Public Comments Letter

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, Jim Quaschnick, Jr., is seeking Residential Design Review approval for the replacement of sixteen windows, the removal of two windows, and the re-siding and re-painting of an existing duplex at 406 and 408 Scott Street, which was originally built in 1958. Currently, the windows and siding of both units are in poor condition due to water damage and termite issues.

The proposed window replacements will include replacing existing white vinyl framed windows with similarly styled white vinyl framed windows. Seven of the window replacements will match the existing windows in materials, color, and style; however, they are proposed to be of a different size than the existing windows in order to provide egress and since the original window dimensions were not readily available. Two window replacements are proposed to be of a different style, material, and color to ensure consistency between the two units' front elevation; and two windows on the rear elevation are proposed to be removed. Finally, the proposed project includes replacing the existing wood board-and-batten siding with like-for-like wood board-and-batten siding, to be painted with "Admiral Blue" colored walls and "Ultra-Pure White" window trim and gutters.

Overall, the proposed window replacement project seeks to rectify existing conditions, bring consistency between the two units in style and sizing of windows, provide egress, and provide for a more attractive residential design. The property is located within the Central 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 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, setbacks, building heights, pervious surface, and parking. Note that FMC Section 17.02.480 defines “Front Yard” of a corner lot as “the yard adjacent to the shorter street frontage”. While the lot has addressing on Scott Street, the property is a corner lot with frontages on both Scott Street and Mormon Street, the frontage on Mormon Street being the shorter frontage. For purposes of setbacks, the Mormon Street frontage is considered the front property line. The following table shows how the existing residence relates to the FMC zoning requirements:

	Required	Existing
<b>Minimum Lot Size</b>	≥7,000 Sq. Ft.	7,000 Sq. Ft.
<b>Minimum Lot Width</b>	≥50 Feet	50 Feet
<b>Front Setback</b>	≥20 Feet	~30 Feet
<b>Rear Setback</b>	≥20 Feet	~23 Feet
<b>Side Setback</b>	≥5 Feet	~5 Feet
<b>Street-Side Setback</b>	≥10 Feet	~12 feet
<b>Minimum Pervious Surface</b>	≥45%	~65.62%
<b>Parking Requirement</b>	2 Parking Spaces	2 Parking Spaces
<b>Maximum Building Height</b>	≤35 Feet	~18 Feet
<b>Setback to Other Structures on the Property</b>	≥10 Feet	>10 Feet

Note: No changes have been proposed to the building footprint of the duplex.

As shown in the table above, the proposed project meets all relevant development standards. The proposed project only seeks to modify the exterior of the residential duplex, and will not expand the footprint of the structure.

Additionally, the project site has an MLD (Multifamily Low Density) General Plan designation and a base zoning of R-2, and the property is in conformance with the permitted uses of both land-use designations. The design guidelines established in the Historic District Design and Development Guidelines (DDGs) also apply to this project. The project does not involve 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. The Central Subarea is the most architecturally diverse subarea of the Historic District, hosting



a wide variety of styles from different eras. 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 duplex is a Ranch architectural style. The design elements common among Ranch style residences include a broad one-story asymmetrical massing, usually built low to the ground; low pitched roofs; large windows that can be of a variety of styles; an off-center front entry sheltered under the main roof; an attached garage; and moderate-to-wide roof overhangs with either boxed eaves or open eaves with exposed rafters.

The "1950s Ranch" style, a specific variation of the general Ranch architectural style is a recognized architectural style in the Historic District, as mentioned in Section D of Appendix D of the DDGs. While the "1950s Ranch" style is considered a style more appropriate for the Persifer-Dean Subarea, the general "Ranch Style" of the existing duplex is compatible with the 1850-1950 timeframe prescribed for the Central Subarea as the style has existed since the mid-1930s. The proposed project seeks to replace the existing windows of the duplex as well as reside and repaint the exterior, and does not aim to substantially change from the existing Ranch Style architecture.

Staff has made the determination that the proposed exterior renovation is consistent with the Historic Residential Design Criteria of Section C of Appendix D of the DDGs since the style and materials are consistent with what is allowed, and the style is compatible with the Ranch Style design of the existing duplex.

### **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 board and batten siding, brick and mortar, and wood clapboard (smooth cut) siding as appropriate materials for exterior walls.

The applicant is proposing to replace the existing wood board and batten with new wood board and batten siding like-for-like, and is not modifying the existing lower brick veneer. The exterior walls are proposed to be painted "Admiral Blue" with "Ultra-Pure White" window trim, the colors of which are similar to historically used paint colors.

Staff has made the determination that the proposed board-and-batten like-for-like re-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 the intent is to “ensure that new and replacement windows are compatible with the building style”, and that although wood framed double hung or casement windows are preferred, vinyl clad windows may be used in less significant structures. Section C.3 also states that in general, “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”. Attachment 2 (Building Materials Palette) of Appendix D of the DDGs lists vinyl as an appropriate material for windows for structures except structures on the National Historic Register, or structures of substantial local integrity. The duplex at 406 and 408 Scott Street is not listed on either the National Historic Register or the City of Folsom’s Cultural Resources Inventory.

Currently, the windows of the duplex are primarily horizontally oriented and consist of a variety of styles, including single-hung, picture, casement, glider, and jalousie window styles. Fourteen windows have white vinyl frames, and two windows have wooden frames. The exterior renovation project proposes to use white-framed vinyl windows to replace the existing, white-framed vinyl windows, increase the vertical size of seven windows to provide egress and create consistency, and remove two windows on the rear elevation. The two windows proposed to be removed are not along a public facing side of the duplex, and are screened from the adjacent neighbor’s view by a rear fence. The two wood framed jalousie windows (louvered windows) are proposed to be replaced with vinyl framed single-hung windows of a similar size to also bring consistency between the two units. The proposed styles include horizontally-oriented glider and vertically-oriented single-hung windows.

As mentioned previously, Ranch style architecture is marked by the presence of large windows that may be of a variety of styles and layouts, including the proposed horizontally-oriented glider windows and vertically-oriented single-hung windows. The increase in window size for egress is stylistically consistent with the large window sizes typically present in Ranch-style homes. The removal of two windows along the rear elevation will not impact the public-facing sides of the duplex.

Staff has made the determination that the proposed white framed vinyl windows are consistent with the Building Materials Palette of Appendix D of the DDGs, and that the styling of windows is consistent with the design intent of Section C.3 of Appendix D of the DDGs.

## **Conclusion**

Staff has determined that the overall design, colors, and materials of the proposed exterior renovations can be successfully incorporated into quality residential design, are compatible with the existing residential character in the project vicinity, and are 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 February 7, 2024 that met the requirements of FMC Section 17.52.320.

### **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 window replacement, re-siding, and re-painting, subject to the attached conditions of approval.

### **HISTORIC DISTRICT COMMISSION ACTION**

Move to approve the application (DRCL23-00182) for Residential Design Review for a window replacement, re-siding, and re-painting of an existing 1,830-square-foot residential duplex located at 406 and 408 Scott 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**

Sacramento County records indicate that the existing 1830-square-foot duplex located at 406 and 408 Scott Street (APN 070-0112-006) was first constructed in 1958.

The existing duplex features vertical wood board-and-batten siding painted green; horizontally-oriented, white-framed vinyl windows in a variety of styles; lower red brick veneer; and asphalt roof shingles. Currently, the windows and siding of both units are in poor condition due to water intrusion issues and termite damage. The unit at 408 Scott Street is currently unoccupied.

In early December of 2023, the current property owner approached City staff regarding window replacement for the duplex, and the owner was notified that commission-level design review would be needed for this work. The owner expressed concerns that the structure would deteriorate even further due to the lack of a tenant to supervise the vacant 408 Scott Street unit during the winter rainy season. With this consideration in mind, and with the fact that five out of the nine windows on 408 Scott Street are considered like-for-like replacements, staff made the determination to review and tentatively approve a Design Review application (DRDL23-00183) for the window replacement for the unoccupied 408 Scott Street unit, subject to final approval by the Historic District Commission.

The applicant has brought forward this design review project (DRCL23-00182) for Historic District Commission review and approval of the residing of the entire duplex, the window replacement of 406 Scott Street, and for final approval of the window replacement for 408 Scott Street.

The property does not appear on the City of Folsom’s Cultural Resources Inventory, and is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

<b>GENERAL PLAN DESIGNATION</b>	MLD (Multi-Family, Low Density)
<b>ZONING</b>	CEN/R-2 (Central Subarea of the Historic Residential Primary Area / Two-Family Zone)
<b>ADJACENT LAND USES/ZONING</b>	North: Single-Family Residence / Two-Family Zone, Figueroa Subarea (FIG/R-2) South: Single-Family Residence / Two-Family Zone, Central Subarea (CEN/R-2)

East: Duplex / Two-Family Zone, Central Subarea (CEN/R-2)

West: Two Single-Family Residences / Two-Family Zone, Central Subarea (CEN/R-2)

**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**

<b>CONDITIONS OF APPROVAL FOR 406 AND 408 SCOTT ST., EXTERIOR RENOVATION PROJECT (DRCL23-00182)</b>				
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
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"> <li>• Floor Plan (Attachment 5)</li> <li>• 406 Scott Street: Materials and Color Board (DRCL23-00182) (Attachment 7)</li> <li>• 408 Scott Street: Materials and Color Board (DRDL23-00183 and Like-for-Like Replacement) (Attachment 8)</li> <li>• Exterior Elevations (Attachment 9)</li> </ul> <p>This project approval is for the 406 and 408 Scott St., Exterior Renovation Project, which includes the replacement of sixteen windows, the removal of two rear windows, and the residing and repainting of the duplex located at 406 and 408 Scott Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(B)
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 (expires February 7, 2025). If an application for a building permit has not been submitted 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)
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"> <li>• The City bears its own attorney’s fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith.</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
<b>ARCHITECTURE DESIGN REQUIREMENTS</b>				

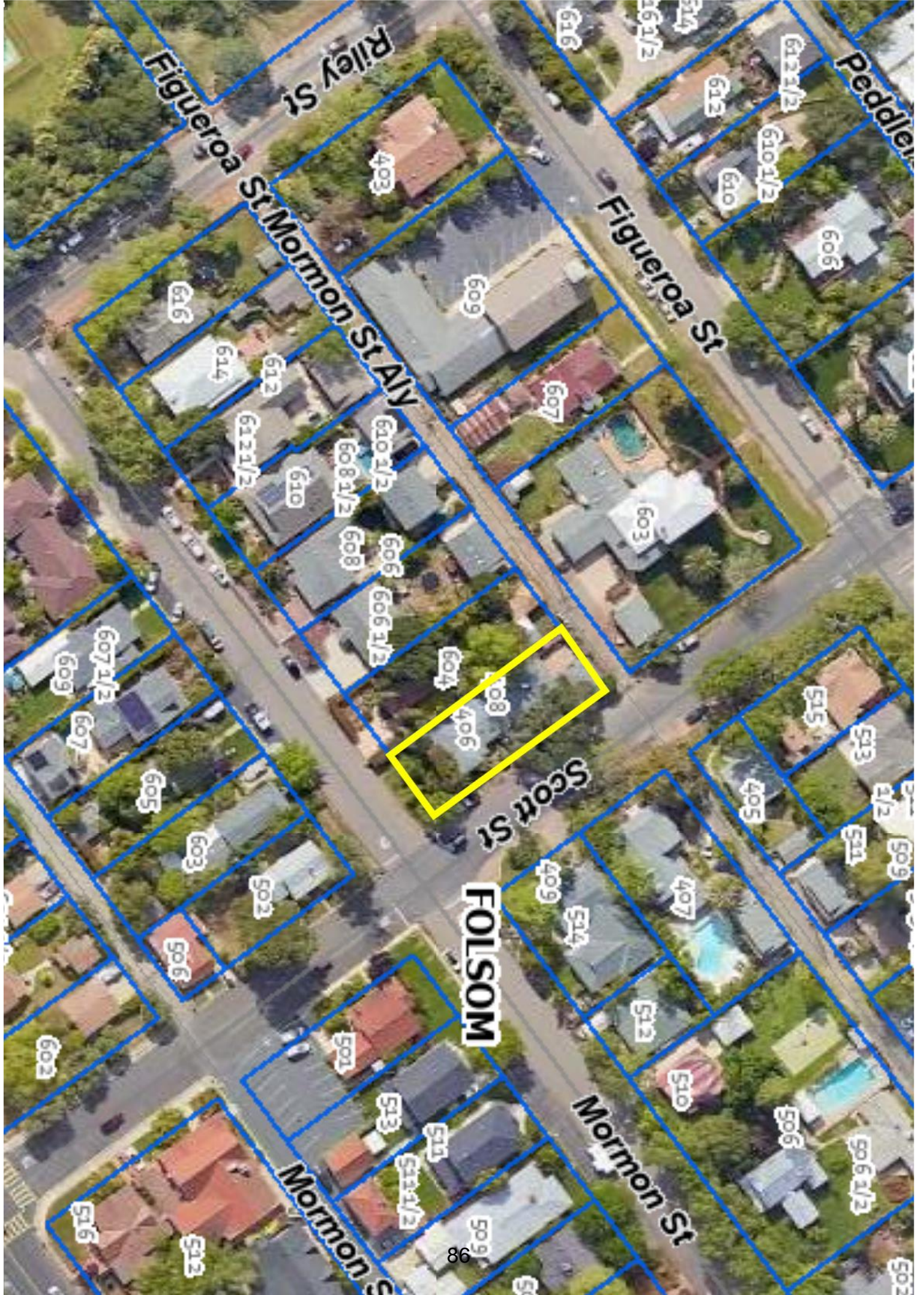
5.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This project approval is for exterior renovations to an existing duplex at 406 and 408 Scott Street for the 406 and 408 Scott St., Exterior Renovations Project. The applicant shall submit building plans that comply with this approval, the attached Floor Plan (Attachment 5), 406 Scott Street: Materials and Color Board (Attachment 7), 408 Scott Street: Materials and Color Board (Attachment 8), and Exterior elevations (Attachment 9) as modified by the conditions of this Staff Report (DRCL23-00182).</li> <li>2. The proposed siding of the duplex shall be board-and-batten siding that is substantially similar to the existing board-and-batten siding, as shown the Site Photographs provided in Attachment 6, to the satisfaction of the Community Development Department.</li> <li>3. The existing brick veneer shall remain.</li> <li>4. The siding shall be painted “Admiral Blue” and the window trim shall be painted “Ultra Pure White”. Alternative shades of blue and white that are similar to historically used exterior colors may be used, as determined by the Community Development Department.</li> <li>5. All windows shall include trim. The window trim of the window replacements shall be substantially similar to the window trim of the existing duplex, as shown in the Site Photographs provided in Attachment 6, to the satisfaction of the Community Development Department.</li> <li>6. Replacement siding shall be required for window removals and for modifications to window size, and shall substantially match the board-and-batten siding used for the residing of the duplex, to the satisfaction of the Community Development Department.</li> <li>7. The replacement windows shall substantially match the colors, materials, and style of the proposed windows listed in the 406 Scott Street: Materials and Color Board provided in Attachment 7 and the 408 Scott Street: Materials and Color Board</li> </ol>	OG	CD (P)
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		<p>provided in Attachment 8. The locations of the proposed windows shown on Attachment 7 and 8 shall match the numbering of the Floor Plan provided in Attachment 5.</p> <p>8. The final design, materials, and colors of the proposed 406 and 408 Scott Street Exterior Renovations 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.</p> <p>9. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>		
<b>NOISE REQUIREMENT</b>				
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**





Riley St

Figueroa St Mormon St Aly

Figueroa St

Peddler

FOLSOM

Scott St

Mormon St

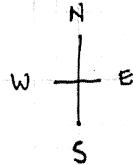


## **Attachment 5 Floor Plan**

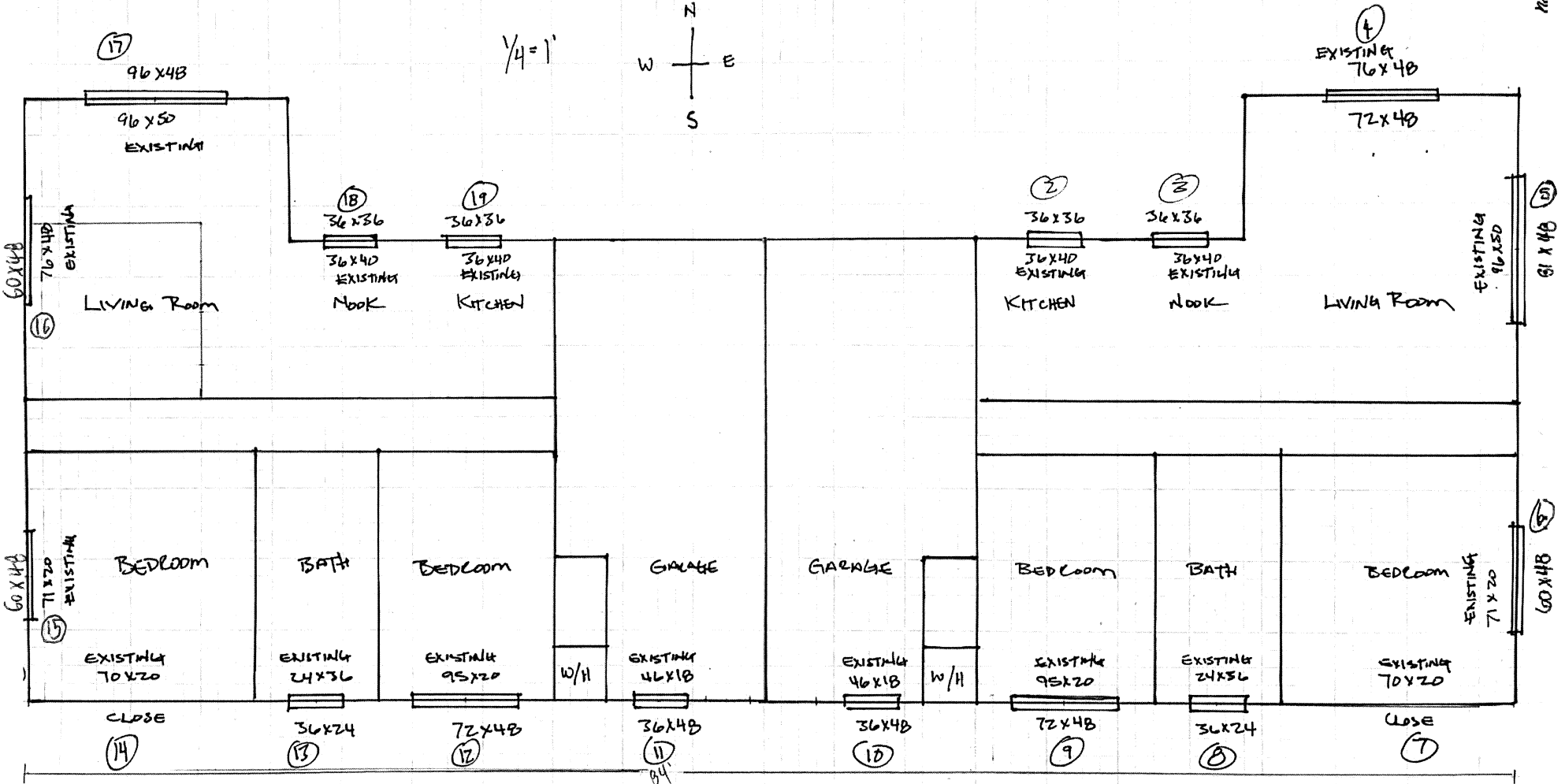
406 Scott Street

408 Scott Street

SCOTT ST.



1/4" = 1'



Historic District Commission  
406 and 408 Scott St., Exterior Renovations Project (DRCL23-00182)  
February 7, 2024

## **Attachment 6 Site Photographs**









408 Scott Street (East Elevation)



A photograph of a single-story house with dark green vertical siding and a brick base. The house has a dark grey gabled roof with a white vent. A large window with white curtains is visible. The yard is covered in gravel and has a wooden deck with a railing. A dog is in the foreground. The text "406 Scott Street (East Elevation)" is overlaid on the image.

406 Scott Street (East Elevation)





408 Scott Street (South Elevation)





406 Scott Street (North Elevation)





406 Scott Street (East Elevation)



FARM FRESH  
CHRISTMAS TREES  
CUT - CARRY - PINE - SPRUCE - FIR

406

406 Scott Street (East Elevation)





406 Scott Street (North Elevation)





**408 Scott Street (West Elevation)**





406 and 408 Scott Street (West Elevation)



**Attachment 7**  
**406 Scott Street: Materials and Color Board**  
**(DRCL23-00182)**



## DRCL23-00182 - 406 Scott Street Window Changeout:

Existing Windows	Proposed Windows
<p data-bbox="203 331 706 367">Garage Window #11 (46"x18")</p>  <p data-bbox="203 667 552 787"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Window         </p>	<p data-bbox="852 331 1356 367">Garage Window #11 (36"x48")</p>  <p data-bbox="852 840 1201 959"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Window         </p>
<p data-bbox="203 1012 763 1050">Bedroom 1 Window #12 (95"x20")</p>  <p data-bbox="203 1255 706 1417"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Window on ends,                      Picture Window in Center                 </p>	<p data-bbox="852 1012 1412 1050">Bedroom 1 Window #12 (72"x48")</p>  <p data-bbox="852 1365 1201 1484"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Window                 </p>

Existing Windows	Proposed Windows
<p data-bbox="203 289 743 331">Bathroom Window #13 (24"x36")</p>  <p data-bbox="203 722 553 848"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Window </p>	<p data-bbox="852 289 1398 331">Bathroom Window #13 (24"X36")</p>  <p data-bbox="852 716 1308 842"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Single-Hung Window </p>
<p data-bbox="203 896 764 938">Bedroom 2 Window #14 (60"x48")</p>  <p data-bbox="203 1142 704 1310"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Window on ends,  Picture Window in Center </p>	<p data-bbox="852 896 1414 938">Bedroom 2 Window #14 (##"x##")</p> <p data-bbox="1052 1127 1219 1169" style="text-align: center;"><u>REMOVE</u></p>
<p data-bbox="203 1358 764 1400">Bedroom 2 Window #15 (71"x20")</p>  <p data-bbox="203 1604 724 1772"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Windows on ends,  Picture Window in Center </p>	<p data-bbox="852 1358 1414 1400">Bedroom 2 Window #15 (60"x48")</p>  <p data-bbox="852 1688 1203 1814"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Window </p>



Existing Windows	Proposed Windows
<p data-bbox="201 247 766 289">Livingroom Window #16 (76"x48")</p>  <p data-bbox="201 604 701 764"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Picture Window on Left,  Casement Window on Right </p>	<p data-bbox="857 247 1416 289">Livingroom Window #16 (60"x48")</p>  <p data-bbox="857 730 1205 848"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider Window </p>
<p data-bbox="201 894 766 936">Livingroom Window #17 (96"x50")</p>  <p data-bbox="201 1251 727 1411"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Picture Window on Right,  Casement Window on Left </p>	<p data-bbox="857 894 1416 936">Livingroom Window #17 (96"x48")</p>  <p data-bbox="857 1230 1390 1390"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Picture Window in Center,  Glider Windows on Ends </p>

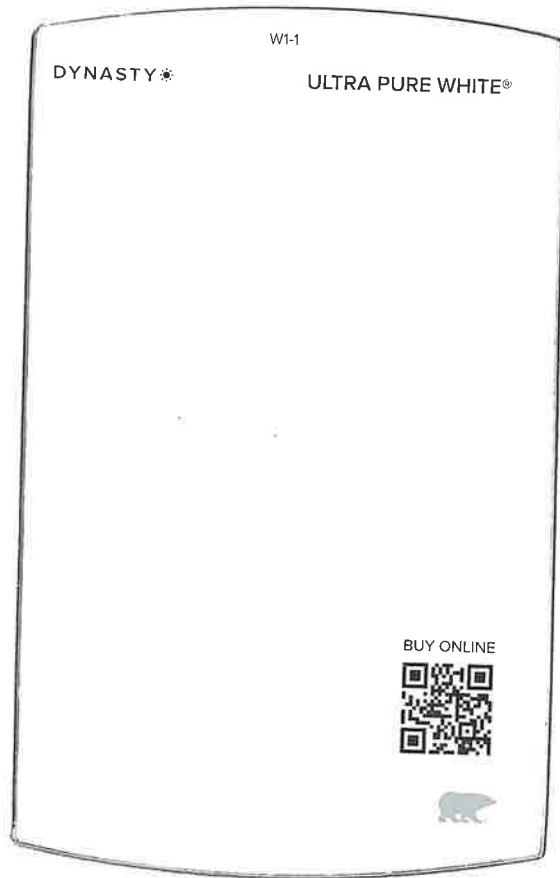
Existing Windows	Proposed Windows
<p data-bbox="203 247 764 289">Livingroom Window #18 (36"x40")</p>  <p data-bbox="203 779 816 947"> <u>Material:</u> Wood  <u>Color:</u> White  <u>Style:</u> Jalousie Window (Interior) with Picture Window (Exterior) </p>	<p data-bbox="852 247 1421 289">Livingroom Window #18 (36"x36")</p>  <p data-bbox="852 741 1308 867"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Single-Hung Window </p>
<p data-bbox="203 993 764 1035">Livingroom Window #19 (36"x40")</p>  <p data-bbox="203 1535 816 1703"> <u>Material:</u> Wood  <u>Color:</u> White  <u>Style:</u> Jalousie Window (Interior) with Picture Window (Exterior) </p>	<p data-bbox="852 993 1421 1035">Livingroom Window #19 (36"x36")</p>  <p data-bbox="852 1480 1308 1606"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Single-Hung Window </p>



Exterior walls






Window/Door Trim  
and  
Gutter



**Attachment 8**  
**408 Scott Street: Materials and Color Board**  
**(DRDL23-00183 and Like-for-Like Replacement)**



**DRDL23-00183 - 408 Scott Street Window Changeout:**

Existing Windows	Proposed Windows
<p data-bbox="203 331 748 369">Bedroom 1 Window #6 (71"X20")</p>  <p data-bbox="203 611 472 747"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>	<p data-bbox="824 331 1370 369">Bedroom 1 Window #6 (60"X48")</p>  <p data-bbox="824 659 1094 800"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>
<p data-bbox="203 856 748 894">Bedroom 1 Window #7 (71"X20")</p>  <p data-bbox="203 1331 472 1472"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>	<p data-bbox="824 856 1370 894">Bedroom 1 Window #7 REMOVE</p> <p data-bbox="959 1146 1279 1184" style="text-align: center;">Remove Window</p>

Existing Windows	Proposed Windows
<p data-bbox="203 247 748 289">Bedroom 2 Window #9 (95"X20")</p>  <p data-bbox="203 577 472 716"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>	<p data-bbox="820 247 1365 289">Bedroom 2 Window #9 (72"X48")</p>  <p data-bbox="820 758 1089 896"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>
<p data-bbox="203 951 711 993">Garage Window #10 (46"X18")</p>  <p data-bbox="203 1543 472 1682"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>	<p data-bbox="820 951 1328 993">Garage Window #10 (36"X48")</p>  <p data-bbox="820 1543 1089 1682"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>



PROPERTY LINE

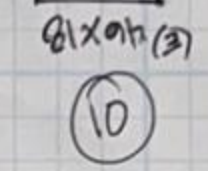
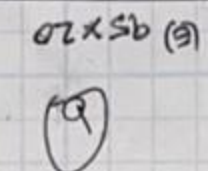
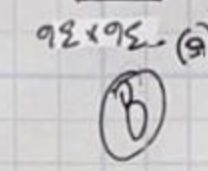
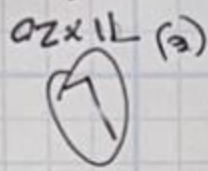
41'

3100 #  
02x11 (2)

\* 36x36  
02x02 (2)

\* 72x48  
02x56 (2)

\* 36x48  
01x04 (2)



BEDROOM

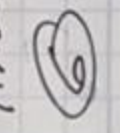
BATH

BEDROOM 2

W/H

\* 60x48

(E) 71x20



HVAC

GARAGE

GARAGE  
300 #

21'

→ (406 SIDE)

\* WINDOW CHANGE OUT & EGRES CHANGE.

(E) EXISTING WINDOW SIZES

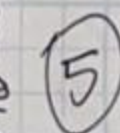
- ALL NEW WINDOWS:
- 4000 VINYL SLIDERS
  - LOW E. ARGON GAS EFF
  - ULTRAVIOLET
  - HPRC & AFMA CERT

MORNING STREET

34'

\* 96x48

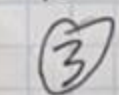
(E) 96x50



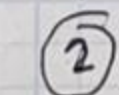
LIVING

Buildings  
912 #

NOOK



KITCHEN



408 Scott St.

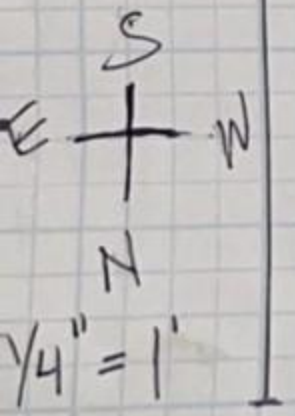
01x02 (2)

\* 36x36

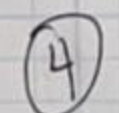
01x02 (2)

\* 36x36

12'



1/4" = 1'



05x08 (2)

\* 81x22

8'

109

21'

SCOTT STREET





Project: 408 SCOTT STREET FOLSOM



## 408 Scott Street Like-for-Like Window Changeout:

Existing Windows	Proposed Windows
<p data-bbox="203 331 695 367">Kitchen Window #2 (36"X38")</p>  <p data-bbox="203 909 557 1050"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Single-Hung         </p>	<p data-bbox="823 331 1313 367">Kitchen Window #2 (36"X36")</p>  <p data-bbox="823 825 1177 966"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Single-Hung         </p>
<p data-bbox="203 1058 654 1094">Nook Window #3 (36"X38")</p>  <p data-bbox="203 1696 557 1837"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Single-Hung         </p>	<p data-bbox="823 1058 1274 1094">Nook Window #3 (36"X36")</p>  <p data-bbox="823 1551 1177 1692"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Single-Hung         </p>



Existing Windows	Proposed Windows
<p data-bbox="203 247 748 289">Livingroom Window #4 (76"X48")</p>  <p data-bbox="203 655 740 835"><u>Material:</u> Vinyl <u>Color:</u> White <u>Style:</u> Picture Window on Right, Casement Window on Left</p>	<p data-bbox="820 247 1365 289">Livingroom Window #4 (72"X48")</p>  <p data-bbox="820 655 1089 793"><u>Material:</u> Vinyl <u>Color:</u> White <u>Style:</u> Glider</p>
<p data-bbox="203 894 748 936">Livingroom Window #5 (96"X48")</p>  <p data-bbox="203 1274 716 1455"><u>Material:</u> Vinyl <u>Color:</u> White <u>Style:</u> Picture Window on Left, Casement Window on Right</p>	<p data-bbox="820 894 1365 936">Livingroom Window #5 (96"X48")</p>  <p data-bbox="820 1264 1373 1444"><u>Material:</u> Vinyl <u>Color:</u> White <u>Style:</u> Picture Window in Center, Gliders Windows on Ends</p>

Existing Windows	Proposed Windows
Bathroom Window #8 (30"X36")	Bathroom Window #8 (30"X36")
 <p data-bbox="203 976 479 1123"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>	 <p data-bbox="820 934 1096 1081"> <u>Material:</u> Vinyl  <u>Color:</u> White  <u>Style:</u> Glider         </p>



## **Attachment 9 Exterior Elevations**









Similar Size proposed  
Same Style Proposed

36"

36"

Similar Size proposed  
Same Style Proposed

36"

36"

408 Scott Street (East Elevation)





Similar Size proposed  
Picture Window with Glider Ends Proposed  
96"



48"

60"  
60"



48"

60"



48"

406 Scott Street (East Elevation)





60"

Similar Size proposed  
Picture Window with Glider Ends Proposed

48"

48"

96"

408 Scott Street (South Elevation)





406 Scott Street (North Elevation)





96" Picture Window with Glider Ends

48"

406 Scott Street (Window #17)



Similar Size proposed  
Single-Hung Style Proposed



36"

36"

FARM FRESH  
CHRISTMAS TREES  
CUT - CARRY - PINE - SPRUCE - FIR

406

406 Scott Street (Window #19)





60"

48"

Smaller Size Proposed  
Glider Style Proposed

406 Scott Street (Window #16)



24"

36"

Same Size Proposed  
Single-Hung Style Proposed

408 Scott Street (Window #13)



Window Removal Proposed

Same Size Proposed  
Single-Hung Style Proposed

36" Larger Size Proposed  
Glider Style Proposed

36"

24"

48"

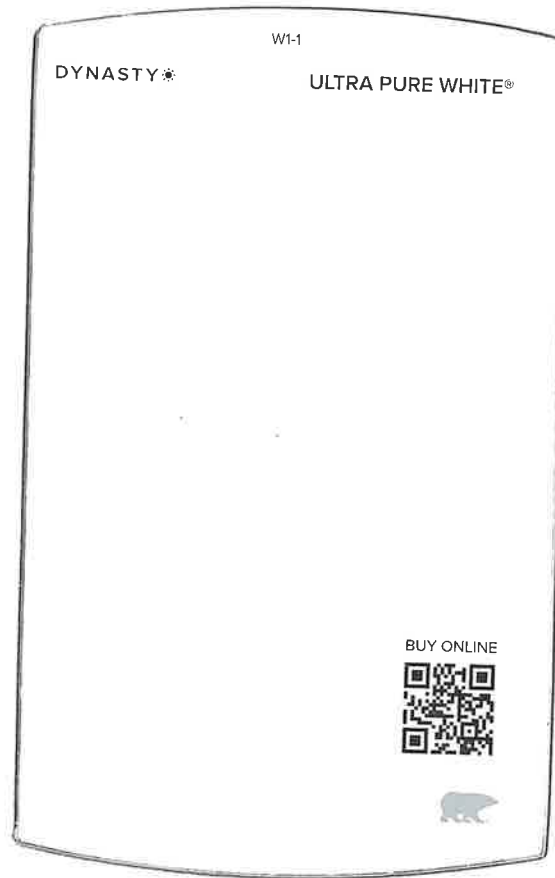
406 and 408 Scott Street (West Elevation)



Exterior walls



Window/Door Trim  
and  
Gutter





## **Attachment 10**

### **Public Comments Letter**

**From:** Bob Delp <[bdelp@live.com](mailto:bdelp@live.com)>  
**Sent:** Friday, December 29, 2023 10:03 AM  
**To:** Pam Johns <[pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us)>; Desmond Parrington <[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)>; Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>  
**Subject:** 408 Scott Street (DRDL23-00183)

**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.

Pam at al:

As documented in a Dec 22, 2023, "Approval Letter" for the subject project, the Community Development Department (CDD) has attempted to perform a staff-level design review and approval for exterior modifications to the residential structure located at 408 Scott Street the Historic District. Such approval is impermissible under the Folsom Municipal Code (FMC) and your staff/department has erred in attempting to issue a design review approval for the project.

This message is to request that you immediately rescind the approval and that CDD process the design review in accordance with the FMC. Short of your decision to rescind the approval, please consider this as my request to appeal of the staff-level decision (the approval and CEQA determination) and please provide direction regarding the appeal process. Although the Dec 22 "Approval Letter" references a 10-day appeal period, since this circumstance is not contemplated by the FMC, it is not clear to whom I would be appealing or what that appeal process would entail.

Section 17.52 of the Folsom Municipal Code specifies the design review process for projects in the Historic District, including "[a]ll exterior renovations, remodeling, modification or addition to existing structures." As you confirmed in an Aug 2022 email to me, staff has not been delegated any design review authority for projects within the Historic District and the requested modifications at 408 Scott Street require design review by the HDC. Also, without sufficient information in the design review records regarding the age and other attributes of the existing structure, there is no basis to understand whether the project may result in a substantial adverse change in the significance of a historical resource and therefore no documented basis for a determination that the project is exempt from CEQA.

Even if your staff/department did have design review authority (which you do not), the staff level review for this project is inadequate. First, both the undated Design Review Notice on the "Active Staff-Level Design Review Submittals" website and the Dec 22 "Approval Letter" note that the design review is "of the *replacement of four windows*" which is inconsistent with the project's floor plan drawings. According to the ostensibly approved floor plan, the remodel involves *nine* existing windows - one of which would be replaced with a vinyl slider, one of which would be eliminated entirely, and seven of which would be *resized* and replaced with vinyl sliders. Furthermore, the "Approval Letter" states that, "The project provides compatibility of building materials, textures, and colors with surrounding development and



consistency with the general design theme of the neighborhood" yet provides no basis for such a finding. Additionally, as noted above, staff provides no information or analysis regarding the potential historical character of the structure and therefore has no basis for determining that the project is exempt from CEQA.

Please confirm that you will rescind the errant staff-level approval or advise of the appeal process.

Thank you,

Bob Delp  
916-812-8122  
[bdelp@live.com](mailto:bdelp@live.com)

---

**From:** Desmond Parrington <[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)>  
**Sent:** Friday, December 29, 2023 11:18 AM  
**To:** Bob Delp <[bdelp@live.com](mailto:bdelp@live.com)>  
**Cc:** Steven Banks <[sbanks@folsom.ca.us](mailto:sbanks@folsom.ca.us)>; Pam Johns <[pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us)>; Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>; Sari Dierking <[sdierking@folsom.ca.us](mailto:sdierking@folsom.ca.us)>  
**Subject:** RE: 408 Scott Street (DRDL23-00183)

Hi Bob:

Staff received an urgent window changeout request from the property owner of 408 Scott St. There had been recent termite damage and water intrusion was starting to be a problem. Based on review of the circumstances, staff divided the design review into two parts based on my direction. One part was handled as a staff-level design review and the second has been scheduled for the HDC design review at its meeting in February. The reason the first was handled at staff-level was because most of it was a like-for-like window replacement, which has been traditionally handled at staff level because of the lack of change to the exterior of the building. However, there were a couple changes – one involving a change to the size of one of the replacement windows at the rear and the second involving the removal of a window on the side which affected the exterior of the building.

While those would normally go to the HDC for approval as required by Chapter 17.52.300 *et seq.*, there was concern by the owner and staff that since the unit is unoccupied that a one to two-month delay before staff could get the item to Commission would result in further damage to the property from water intrusion. So rather than delay the approval until the HDC meeting while the unit encountered more damage from water intrusion through the windows, I made a determination that since the changes were at the side and rear of the building and not visible to the public that this could be handled at staff-level. Before doing this, staff did a review of the history of the building to ensure that the changes did not compromise the architecture or character of the duplex. The building was built in 1958 and is not on the City's Cultural Resources Inventory. Again, this was a unique situation and was only done to prevent further deterioration and water damage to the structure. Staff will be reporting this action out to the Commission at its January 10, 2024 special meeting as part of the Principal Planner report. If the Commission believes this action was in violation of Chapter 17.52.300 *et seq.* and that any further situations like this should be brought forward to the Commission regardless of the potential

damage to the structure, the Commission can provide that direction to staff. As noted earlier, the design review for the window changes to the other half of the duplex (DRCL23-00182) will be brought forward to the Commission in February for their consideration. This is an action that we don't take lightly and only did this to prevent further damage to a home in the Historic District.

If you still wish to challenge staff's decision on this, please let me know and we can handle this at the February meeting.

-Desmond

[<image002.png>](#)

[<image003.png>](#)

[<image001.png>](#)

[<image004.png>](#)

[<image005.png>](#)

**Desmond Parrington, AICP**

*Planning Manager*

**City of Folsom**

50 Natoma Street, Folsom, CA 95630

[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)

o:916-461-6233 c:916-216-2813

[www.folsom.ca.us](http://www.folsom.ca.us)

---

**From:** Bob Delp <[bdelp@live.com](mailto:bdelp@live.com)>

**Sent:** Friday, December 29, 2023 12:28 PM

**To:** Desmond Parrington <[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)>

**Cc:** Steven Banks <[sbanks@folsom.ca.us](mailto:sbanks@folsom.ca.us)>; Pam Johns <[pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us)>; Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>; Sari Dierking <[sdierking@folsom.ca.us](mailto:sdierking@folsom.ca.us)>

**Subject:** Re: 408 Scott Street (DRDL23-00183)

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Thank you for this explanation, Desmond.

While I agree that the approach of enabling the property owner to undertake certain repairs/modifications in this circumstance may be pragmatic, I am concerned with any assertion of a staff-level design review *approval* in the Historic District where staff simply does not have that authority and where the public is not properly noticed and provided an opportunity to address City decisionmakers. For this present circumstance based on your explanation below, I think I would not dispute an approach akin to a "conditional allowance" (at a Planning Director or higher level) for certain applicant-justified *urgent* modifications to proceed as long as that conditional allowance is accompanied by the applicant's acknowledgement that the changes remain subject to a formal design review by the HDC/Council and that the design review could require something different than the conditional allowance.

The staff-level approval letter does not accomplish a conditional allowance; instead, it suggests that the staff-level approval is final unless appealed putting the burden of ensuring proper design review on others. If that continues to be your position, then I would like to know the



avenue for an appeal. Instead, if you are willing/able to rescind or nullify the staff-level *approval* and ensure that the design review ultimately goes before the appropriate City decision making body with a full explanation of the circumstances and with that body retaining the same discretion it would otherwise have, then I think an appeal at this point would be unnecessary. Please let me know.

Also, you note below that you determined that the "changes were at the side and rear of the building and not visible to the public," but this is incorrect. The changes include substantial modification to the size of one of the two windows that face Mormon Street directly within public view. For better or worse, this structure is a predominant feature of the neighborhood and design modifications will be substantially visible to neighborhood residents and visitors.

As always, I appreciate your responsive feedback.  
-Bob

Bob Delp  
916-812-8122  
[bdelp@live.com](mailto:bdelp@live.com)

---

On Dec 29, 2023, at 12:42 PM, Desmond Parrington <[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)> wrote:

Hi Bob:

I am not comfortable asking the applicant to hold off on their window replacement in the middle of the storm season given that they are already dealing with water intrusion problems. However, I have no issue making the approval conditional and including this window replacement as part of their design review hearing on their remaining replacements for the February meeting.

-Desmond

<[image002.png](#)>

<[image003.png](#)>

<[image001.png](#)>

<[image004.png](#)>

<[image005.png](#)>

**Desmond Parrington, AICP**  
*Planning Manager*  
**City of Folsom**  
50 Natoma Street, Folsom, CA 95630  
[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)  
o:916-461-6233 c:916-216-2813  
[www.folsom.ca.us](http://www.folsom.ca.us)

---

**From:** Bob Delp <[bdelp@LIVE.COM](mailto:bdelp@LIVE.COM)>  
**Sent:** Friday, December 29, 2023 1:02 PM  
**To:** Desmond Parrington <[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)>  
**Cc:** Steven Banks <[sbanks@folsom.ca.us](mailto:sbanks@folsom.ca.us)>; Pam Johns <[pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us)>; Nathan Stroud

<[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)>; Sari Dierking <[sdierking@folsom.ca.us](mailto:sdierking@folsom.ca.us)>

**Subject:** Re: 408 Scott Street (DRDL23-00183)

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Okay. That sounds like a reasonable approach for this particular situation. Thank you, Desmond. Happy new year,

-Bob

916-812-8122

[bdelp@live.com](mailto:bdelp@live.com)



# Historic District Commission Staff Report

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** Historic District Garage Door and Standing Seam Metal Roof Guides  
**File #:** SPEC23-00166 / SPEC23-00167  
**Request:** Request for Comments on Draft Guides  
**Location:** Historic District  
**Parcel(s):** N/A  
**Staff Contact:** Nathan Stroud, Assistant Planner, 916-461-6220  
nstroud@folsom.ca.us

**Project Summary:** On December 6, 2023, the Historic District Commission (HDC) approved Resolution HDC23-001 making a Design Determination on the use of standing seam metal roofs, and approved Resolution HDC23-002 making the Design Determination on the use of metal garage doors. As part of those approvals, the Historic District Commission requested that staff return with a guide showing examples of designs and colors that would be considered appropriate based on the approved resolutions. This informational item provides a final draft of the approved standing seam metal roof colors and approved garage door styles in accordance with Resolution HDC23-001 and Resolution HDC23-002, respectively. Staff intends to make these guides publicly available on the City's website under the Historic District Resources section.

Staff requests feedback from the Commission whether the provided examples are acceptable prior to listing on the City's website.

Submitted,



PAM JOHNS  
Community Development Director



## Historic District Guide: Approved Standing Seam Metal Roof Colors

Appropriate Metallic Finishes				
Resolution No. HDC23-001 permits Standing Seam Metal Roofs as an allowed <sup>1</sup> roofing material in the Folsom Historic District if the proposed roof is of a traditional finish or color, including natural metal finishes such as iron/steel, copper, bronze, or terne. Listed below are approved metal finishes for standing seam metal roofs, with preferred finishes marked by an *.				
Copper	Zinc	Iron/Steel	Other Alloys	
New Copper	New Zinc	New Iron/Steel	New Terne	New Galvanized Steel
2 Year Patina*	Gray Patina*	Champagne Patina*	Weathered Terne*	Galvanized Steel Patina*
4 Year Patina*	Golden Brown Patina*	Light Brown Patina*	Bronze, Brown Patina*	Brass, Dark Patina*
5 Year Patina*	Brown Patina*	Brown Patina*	Bronze, Dark Patina*	Brass, Brown Patina*
10 Year Patina*	Copper Sulfate Patina*	Dark Gray Patina*		
>25 Year Patina*	Dark Patina*	Bonderized Steel*		

1 Buildings listed on the City of Folsom's Cultural Resource Inventory are allowed to have Standing Seam Metal Roofing only if the historic use of the material has been documented for that building.

\* Historic District Preferences





## Appropriate Dark and Earth Tones

Generally, metallic finishes are preferred over colored metal roofs, however, colors in dark and earth tones, or colors that imitate metal, are permitted. Preferred colors are marked by an \*.

Black	Brown	Muted Brown	Dark Bronze*
Charcoal Black*	Dark Bronze *	Terne Brown*	Brown Bronze*
Dark Gray*	Brass Brown*	Copper Brown*	Light Brown Bronze*
Dim Gray*	Iron Brown*	Iron Light Brown*	Zinc Gray*
Gray *	Dark Brown-Gray*	Champagne*	Steel Gray*
Light Gray	Brown-Gray		

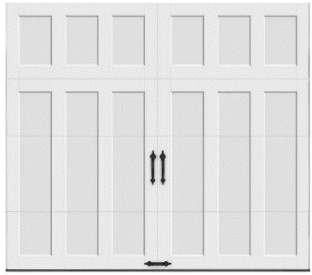




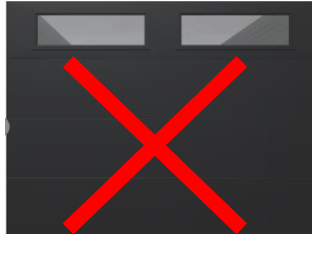
\* Historic District Preferences

## Inappropriate Colors

Bright colors, such as blues, greens, yellows, reds, and/or white, are not allowed for standing seam metal roofs in the Historic District.

Bright Red	Dark Orange	Dark Violet	Dark Blue	Forest Green
Muted Red	Red-Yellow	Violet	Blue	Dark Green
Light Yellow	Orange	Light Violet	Bright Blue	Green
Bright Yellow	Bright Orange	White	Light Blue	Bright Green

## Historic District Guide: Approved Metal Garage Door Styles

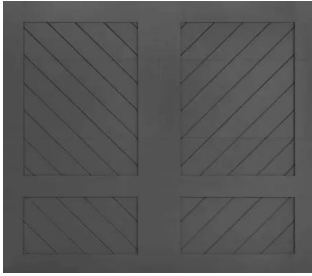


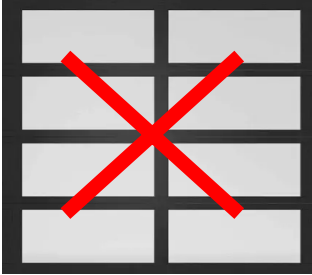




District-Wide Styles	
<p>Resolution No. HDC23-002 permits Metal Garage Doors as an allowed garage door type in the Folsom Historic District if the proposed metal garage door is similar in appearance to traditional wooden garage door styles. This may be achieved through the addition of metal hinges and door handles like that of traditional carriage door styles, having paneling that imitates wood boards, and/or having a finish that imitates a wood appearance. The style of garage door must be compatible with the architectural style of the primary residence.</p>	
Appropriate	Inappropriate
<ul style="list-style-type: none"> <li>✓ Carriage-House Style</li> <li>✓ Wood or Wood Imitation</li> <li>✓ Traditional Hardware (Door Handles)</li> </ul> 	 <ul style="list-style-type: none"> <li>✗ Contemporary Style</li> <li>✗ Plain Metal Appearance</li> <li>✗ Single-Pane Windows</li> </ul>
<ul style="list-style-type: none"> <li>✓ Barn Style</li> <li>✓ Wood or Wood Imitation</li> <li>✓ Traditional Hardware (Door Handles)</li> </ul> 	 <ul style="list-style-type: none"> <li>✗ Contemporary Style</li> <li>✓ Wood Appearance</li> <li>✗ Single-Pane Windows</li> </ul>
<ul style="list-style-type: none"> <li>✓ Carriage-House Style</li> <li>✓ Wood or Wood Imitation</li> <li>✓ Gridded Windows</li> </ul> 	 <ul style="list-style-type: none"> <li>✗ Contemporary Style</li> <li>✗ Plain Metal Appearance</li> <li>✗ Single-Pane Windows</li> </ul>





## District-Wide Styles

Resolution No. HDC23-002 permits Metal Garage Doors as an allowed garage door type in the Folsom Historic District if the proposed metal garage door is similar in appearance to traditional wooden garage door styles. This may be achieved through the addition of metal hinges and door handles like that of traditional carriage door styles, having paneling that imitates wood boards, and/or having a finish that imitates a wood appearance. The style of garage door must be compatible with the architectural style of the primary residence.

Appropriate	Inappropriate
<ul style="list-style-type: none"> <li>✓ Carriage-House Style</li> <li>✓ Wood or Wood Imitation</li> </ul> 	 <ul style="list-style-type: none"> <li>✗ Contemporary Style</li> <li>✓ Wood Appearance</li> <li>✗ Single-Pane Windows</li> </ul>
<ul style="list-style-type: none"> <li>• Raised Panel Style</li> <li>✓ Wood or Wood Imitation</li> <li>✓ Traditional Hardware (Door Handles)</li> </ul> 	 <ul style="list-style-type: none"> <li>✗ Contemporary Style</li> <li>✗ Glass/Metal Appearance</li> <li>✗ Single-Pane Windows</li> </ul>
<ul style="list-style-type: none"> <li>• Raised Panel Style</li> <li>✓ Wood or Wood Imitation</li> <li>✓ Traditional Hardware (Door Handles)</li> </ul> 	 <ul style="list-style-type: none"> <li>• Raised Panel Style</li> <li>✗ Plain Metal Appearance</li> <li>✗ Single-Pane Windows</li> </ul>
<ul style="list-style-type: none"> <li>✓ Carriage-House Style</li> <li>✓ Wood or Wood Imitation</li> <li>✓ Gridded Windows</li> </ul> 	 <ul style="list-style-type: none"> <li>• Raised Panel Style</li> <li>✗ Plain Metal Appearance</li> <li>✗ Modern-style Window</li> </ul>



## Persifer-Dean Subarea Only Styles

The Persifer-Dean Subarea of the Historic District, being an area developed in the 1950s and 1960s, is allowed additional garage door styles suitable for that time period. This include the use of plain garage doors, paneled garage doors, and garage doors with single-pane glass windows. The garage door must be compatible with the architectural style of the primary residence.

### Additional Appropriate Styles









<ul style="list-style-type: none"> <li>✓ Raised Panel Style</li> <li>✓ Allowed with/without Single-Pane Windows</li> <li>✓ Plain Metal Appearance</li> </ul>			<ul style="list-style-type: none"> <li>✓ Flush-Panel Style</li> <li>✓ Plain Appearance</li> </ul>
<ul style="list-style-type: none"> <li>✓ Horizontal Panel Style</li> </ul>			<ul style="list-style-type: none"> <li>✓ Roll-Up Style</li> <li>✓ Plain Metal Appearance</li> </ul>
<ul style="list-style-type: none"> <li>✓ Paneled Style</li> <li>✓ Gridded Windows</li> </ul>			<ul style="list-style-type: none"> <li>✓ Plain Style</li> <li>✓ One-Piece Door</li> </ul>
<ul style="list-style-type: none"> <li>✓ Wood-Board Style</li> <li>✓ One-Piece Door</li> </ul>			<ul style="list-style-type: none"> <li>✓ Mid-Century Modern Decoration Allowed</li> <li>✓ One-Piece Door</li> </ul>





## Garage Windows

Clear glass windows may be used on the top portion of the garage door, but may not exceed two rows of glass panes and must be of a style similar to a traditional gridded window. However, garages in the Persifer-Dean Subarea may have single pane glass.

Appropriate	Inappropriate
	 <p data-bbox="1151 638 1341 705">✗ Single-Pane Window</p> <p data-bbox="1151 737 1414 800"><i>*Allowed In Persifer-Dean Subarea Only*</i></p>
	 <p data-bbox="1151 970 1341 1037">✗ Single-Pane Window</p> <p data-bbox="1151 1068 1414 1131"><i>*Allowed In Persifer-Dean Subarea Only*</i></p>
	 <p data-bbox="1151 1302 1360 1369">✗ Modern-style Window</p> <p data-bbox="1151 1400 1414 1463"><i>*Allowed In Persifer-Dean Subarea Only*</i></p>
	 <p data-bbox="1151 1633 1341 1701">✗ Single-Pane Window</p> <p data-bbox="1151 1732 1414 1795"><i>*Allowed In Persifer-Dean Subarea Only*</i></p>



## Two-Car Garage Door

Two-car wide garage doors must be broken up to appear similar to two single-car garage doors through features such as the use of two sets of traditional style hardware (e.g., door handles and hinges) and/or a center divide. Two-car garage doors may or may not have windows. Garage doors with a single two-car garage door appearance are allowed in the Persifer-Dean Subarea only.

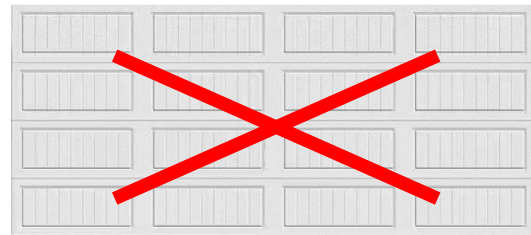
### Appropriate

### Inappropriate



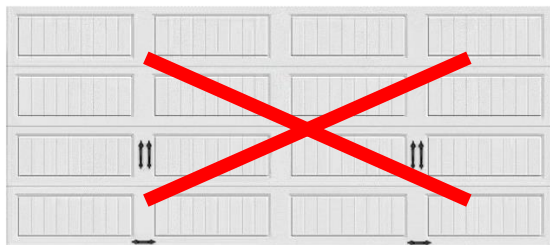
- ✓ Two Sets of Hardware
- ✓ Two door appearance (Center Divide)

- ✗ Only one set of hardware



- ✓ Two Sets of Hardware
- ✓ Two door appearance (Center Divide)
- ✓ Gridded Windows

- ✗ No features to break up space
- ✗ Plain Appearance
- \*Allowed In Persifer-Dean Subarea Only\**



- ✓ Two Sets of Hardware
- ✓ Two door appearance (Center Divide)

- ✓ Two Sets of Hardware
- ✗ Does not look like two doors (No center divide)

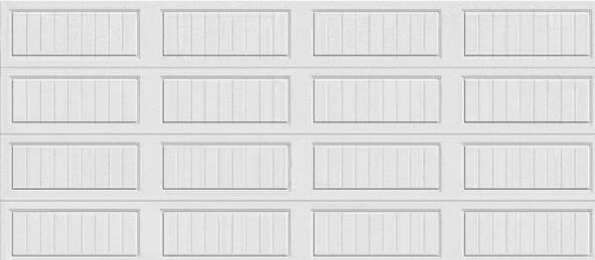




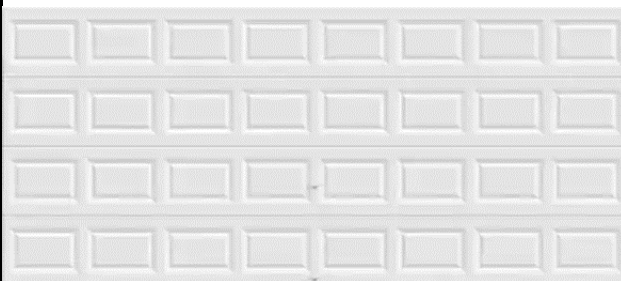
## Two-Car Garage Door

Two-car wide garage doors must be broken up to appear similar to two single-car garage doors through features such as the use of two sets of traditional style hardware (e.g., door handles and hinges) and/or a center divide. Two-car garage doors may or may not have windows. Garage doors with a single two-car garage door appearance are allowed in the Persifer-Dean Subarea only.

### Persifer-Dean Subarea Only Styles



- ✓ Plain Appearance Allowed
- ✓ One Door Appearance Allowed



- ✓ Plain Metal Appearance Allowed
- ✓ One Door Appearance Allowed



- ✓ Plain Metal Appearance Allowed
- ✓ One Door Appearance Allowed
- ✓ Single Pane Windows Allowed



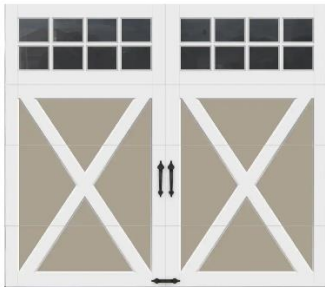


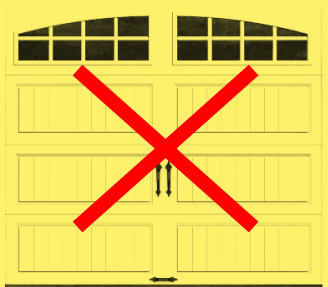

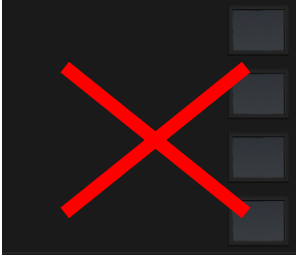


- ✓ Plain Metal Appearance Allowed
- ✓ One Door Appearance Allowed
- ✓ Modern-Style Windows Allowed



- ✓ Flush-Panel Door Allowed
- ✓ One Door Appearance Allowed
- ✓ Mid-Century Modern Decoration Allowed



<h2>Garage Colors and Finishes</h2>	
Garage doors may be of a variety of different colors and wood finishes, as long as the finish is of a traditional color palette.	
Appropriate	Inappropriate
<ul style="list-style-type: none"> <li>✓ Wood Material or Woodgrain Imitation Finish on Metal</li> </ul> 	 <ul style="list-style-type: none"> <li>✗ Metal and Glass Finish</li> </ul>
<ul style="list-style-type: none"> <li>✓ Traditional Contrasting Trim, typically of a lighter color</li> </ul> 	 <ul style="list-style-type: none"> <li>✗ Modern High Contrast Trim</li> </ul>
<ul style="list-style-type: none"> <li>✓ Muted and Earthtone Colors</li> </ul> 	 <ul style="list-style-type: none"> <li>✗ Bright Colors</li> </ul>
<ul style="list-style-type: none"> <li>✓ Traditional Colors</li> </ul>  <p style="text-align: center;">Colonial Revival Blue</p>	 <p style="text-align: center;">Midnight Black</p> <ul style="list-style-type: none"> <li>✗ Modern Colors</li> </ul>