HISTORIC DISTRICT COMMISSION AGENDA
February 3, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom’s Executive Order N-29-20, members of the Folsom Historic District Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Historic District Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daron Bracht, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Daniel West

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

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 November 30, 2020 Special Meeting and December 2, 2020 meeting will be presented for approval.

Oath of Office Administered to Mickey Ankhelyi, Kevin Duewel, and Daniel West

Election of Chair and Vice Chair
INFORMATIONAL ITEM

1. Follow Up on 908 Bidwell Residential Design Review and Variance (Pam Johns, Community Development Director)

NEW BUSINESS

2. PN 20-266, 402 Sutter Street Addition Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Kale Elledge for approval of a Design Review application for converting 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: Kale Elledge)

3. PN 20-272, 504 Sutter Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Avalon Danz for approval of a Design Review application for converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: Avalon Danz)

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for February 17, 2021. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk’s Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.
CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duwel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, Chair Daron Bracht

ABSENT: None

PLEDGE OF ALLEGIANCE

STAFF PRESENTATION

2. General Overview of the City’s Building Permit and Inspection Process

CONTINUED WORKSHOP

1. Zoning Code Update – Workshop on Historic District Standards and Direction to Staff

Staff is seeking the Commission’s review and comment on the topics and recommendations for the new Zoning Code Update as they relate to existing standards in the Historic District and staff recommendations for changes. Specific topics include off-street parking regulations, sign standards, and regulation of entertainment and alcohol-serving uses. (Project Planner: Principal Planner, Desmond Parrington)

City staff gave an updated presentation on off-street parking, sign standards, and regulations affected entertainment and alcohol-serving uses. As part of the continued discussion from the prior workshop on November 18th, staff asked specific questions of the Commission on each of these topics and shared staff’s recommendations. With regard to off-street parking, the Commission agreed that the variance process did not work and supported the use of a new permit process for requests for parking reductions. The Commission wanted to retain its role as the hearing body for those permit requests. In addition, in order to be eligible for a permit, the Commission wanted staff to establish findings, use an in-lieu fee payment and wanted to see applicants also consider parking alternatives such as off-site parking, shared parking, and the use of City garage parking spaces. On the matter of sign regulations, the Commission generally supported the use of additional materials so long as well-crafted design standards were established for signs in the historic district. They also supported allowing wall-signs for all commercial businesses in the Natoma-Riley-Bidwell subarea and supported external illumination for those signs. On the topic of regulating entertainment and alcohol-serving uses, the Commission liked the idea of using hours of operation and distance from residences as the key criteria for determining whether a Conditional Use Permit would be required, but recommended additional consultation with local businesses before setting the hours of operation standard. Most of
the Commission was generally supportive of requiring parking for outdoor dining areas if the outdoor dining area was greater than 25 percent of the indoor seating area.

**PRINCIPAL PLANNER REPORT**

None

RESPECTFULLY SUBMITTED,

______________________________
Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**

______________________________
Daron Bracht, CHAIR
CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, Chair Daron Bracht

ABSENT: Cole

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 30, 2020 were approved as submitted.

PUBLIC HEARING

1. PN 20-222, 719 Traders Lane Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from RDI, LLC for approval of a Conditional Use Permit application to allow for a two-unit residence at 719 Traders Lane. The zoning classification for the site is HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: RDI, LLC)

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE 719 TRADERS LANE CONDITIONAL USE PERMIT (PN 20-222) SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-G) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-12).

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, ANKHELYI, WEST, BRACHT
NOES: NONE
RECUED: NONE
ABSENT: COLE
NEW BUSINESS

2. PN 20-232, 910 Figueroa Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from James Koppert for approval of a Design Review application for a 1,759-square-foot single-family residence addition and 791-square-foot garage addition to an existing 1,000-square-foot two-bedroom residence located at 910 Figueroa Street. The zoning classification for the site is R-2/FIG, while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines.  (Project Planner: Josh Kinkade / Applicant: James Koppert)

COMMISSIONER DUEWEL MOVED TO APPROVE THE APPLICATION (PN 20-232) FOR DESIGN REVIEW OF A 1,759-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ADDITION AND 791-SQUARE-FOOT GARAGE ADDITION TO AN EXISTING 1,000-SQUARE-FOOT TWO-BEDROOM RESIDENCE LOCATED AT 910 FIGUEROA STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 910 FIGUEROA STREET ADDITION PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, ANKHELYI, WEST, BRACHT
NOES: NONE
RECUSED: NONE
ABSENT: COLE

3. PN 20-234, 310 Sutter Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Brian Bennett for approval of a Design Review application for a 1,720-square-foot addition and 288-square-foot covered porch for an existing residence located at 310 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines.  (Project Planner: Josh Kinkade / Applicant: Brian Bennett)

COMMISSIONER ASAY MOVED TO APPROVE THE APPLICATION (PN 20-234) FOR DESIGN REVIEW OF A 1,720-SQUARE-FOOT ADDITION AND 288-SQUARE FOOT COVERED PORCH FOR AN EXISTING RESIDENCE LOCATED AT 310 SUTTER STREET AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 310 SUTTER STREET ADDITION AND REMODEL PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6) WITH ADDITION TO CONDITION NO. 3 TO STATE:

"3. This approval is for a two-story addition consisting of 1,001-square-feet of habitable space, a 720-square-foot attached garage and a 288-square-foot covered porch to the rear of an existing 1,433-square-foot single-family residence located at 310 Sutter Street. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations dated May 8, 2020, with the following modifications:

1. The paneling and windows shall be removed from the garage doors on the plans submitted for a building permit and hinges and handles shall be added to the double-garage doors to resemble two smaller carriage-style doors.

2. Asphalt roof shingles shall either substantially match the color of the color of the existing roof shingles or shall be dark grey to the satisfaction of the Community Development Department."
3. The color of the residence’s siding shall either substantially match the existing siding or shall uniformly light grey throughout the residence to the satisfaction of the Community Development Department.”

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, ANKHELYI, WEST, BRACHT
NOES: NONE
RECUSED: NONE
ABSENT: COLE

PRINCIPAL PLANNER REPORT

The next tentatively scheduled Historic District Commission meeting will be held January 20, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Subject: 908 Bidwell Street Residential Addition and Remodel Follow Up

Background: On April 3, 2019 the Historic District Commission held a public hearing and approved Design Review and Variances for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence at 908 Bidwell Street. The project also included approval of the demolition of a 120-square-foot rear portion of the main building and an 81-square-foot accessory structure. See Attachment 1. That action was appealed to the City Council, and the Commission’s decision for project approval was upheld by the City Council on June 11, 2019.

As originally proposed and approved, modifications to the existing residence included demolition of a 120-square-foot section of the rear portion of the residence, a 423-square-foot addition to the main section of the residence, a 350-square-foot front porch addition, a 606-square-foot attached garage addition, and a 606-square-foot attached second unit addition on top of the garage. The existing residence was also to be remodeled to match the design, materials, and colors of the proposed residential additions.

The project approval included three separate Variances as follows:

1. The first Variance allowed the existing residence to be located six-inches from the rear property line whereas a twenty-foot setback is required. That Variance request included removal of a 120-square-foot section of the rear portion of the residence, resulting in the rear wall plane of the residence being shifted approximately two-feet, six-inches to the south (at the time of project review by the Commission, the existing residence was situated two feet over the rear property line).

2. The second Variance allowed the proposed additions to the existing residence to be located two-feet from the left-side yard (western) property line whereas a five-foot side yard setback is required (at the time of project review by the Commission, the existing residence was two-feet from the left property line).

3. The third Variance allowed for development of a second unit on the 5,500-square-foot residential lot whereas the minimum lot size required for development of a second unit on a residential lot is 6,000 square feet. Change in State law precludes minimum lot size restrictions for Accessory Dwelling Units.
The project was conditioned to submit plans consistent with the specific approvals, including limited demolition.

**Issue Identification**: A Historic District resident brought to staff’s attention that the 908 Bidwell Street remodel project was being constructed inconsistent with City approval because the demolition of the original structure was more significant than what was approved by the Historic District Commission. Staff went over the project submittal, entitlement, and the permitting process, and it became apparent that there was a mismatch of expectations between building permit processing and the entitlement approved by the Historic District Commission. The mismatch resulted in staff erroneously permitting additional structures to be demolished without Commission review and approval.

As required for a building permit, a complete plan set with structural drawings were originally submitted consistent with the approval showing exiting foundations and walls to remain.
However, during building permit plan review, City staff determined that the proposed structure could not meet current Building and Fire Code requirements as designed. One solution was that the west wall could be setback three feet from the property line, rather than the two feet approved. As such, that west wall (along with the rear wall approved for demolition) would need to be removed. As a result, the foundation needed to be modified and the roof framing above removed based on the revised design. The building permit was modified and approved by City staff for that more extensive demolition as part of the renovation.

While the Community Development team worked together to discuss and ensure that the changes were necessary and would comply with all of the setback Variances granted by the Commission (and Council), staff lost sight of the special demolition requirements in the Historic District and the limited demolition approval. Ultimately, a permit was issued to the project applicant in error that allowed demolition of additional structures; instead, staff should have stopped the permitting process and required the applicant to return to the Commission for further review on the additional demolition needed for the project.

In the end, the project will be built consistent with the design approved by the Commission and Council; however, the permitting process did not meet expectations and did not comply with the unique demolition requirements in the Historic District. As a result, the Community Development team is implementing several changes to our process and procedures so that this does not happen again.

**Solution:** Staff is implementing the following changes to the permitting process relative to remodels and demolitions in the Historic District:

1. **Early Technical Review:** Planning entitlement review by Building Plan Check staff for structural remodels and additions to flag potential Code compliance issues.
2. **Modified Project Conditions of Approval:** Expand conditions of approval relative to preservation of existing structures or portions thereof during renovation, particularly if the structure is non-conforming (e.g., located within a required setback area).
3. **Demolition Notes on Building Plans/Permit:** Within the Historic District, add notes to building plans and permits regarding demolition limitations and conditions consistent with City Code and project conditions of approval. This will serve to alert Planning and Building Inspection staff to discuss with applicant/contractors and monitor during construction.
Attachments:
1 – Site Plan and Elevations Approved in 2019

Submitted,

PAM JOHNS
Community Development Director
Attachment 1
Site Plan and Elevations Approved in 2019
908 Bidwell HDC Approval 4-3-19
Building Elevations
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 402 Sutter Street Addition
File #: PN 20-266
Request: Design Review
Location: 402 Sutter Street
Parcel(s): 070-0063-012
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant
Name: Kale Elledge
Address: 402 Sutter Street
Folsom, CA 95630

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review of converting 469 square feet of a basement and 160 square feet of an existing rear yard covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street as illustrated on Attachment 5 for the 402 Sutter Street Addition project (PN 20-266) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project includes converting 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Proposed Conditions of Approval
4 - Vicinity Map
5 - Site Plan, Floor Plans and Elevations dated November 15, 2020
6 - Site Photos
7 - Staff PowerPoint Presentation
Submitted,

PAM JOHNS
Community Development Director
ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT’S PROPOSAL
The applicant, Kale Elledge, is proposing to convert 469 square feet of a basement and 160 square feet of an existing rear yard covered porch into habitable space on an existing 1,905-square-foot single-family residence located at 402 Sutter Street. The addition consists of a master suite within the existing floor area and a bathroom extended beyond the existing residence’s footprint under the existing main level. The applicant proposed to add windows and doors to the lower level and remove a window and door on the rear elevation. Exterior colors and materials are proposed to match those of the existing residence. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

POLICY/RULE
Section 17.52.300 of the Folsom Municipal Code 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.

ANALYSIS
General Plan and Zoning Consistency
The General Plan land use designation for the project site is SFHD (Single-Family, High Density), and the zoning designation for the project site is R-1-M (Single-Family Dwelling, Small Lot District), within the Figueroa Subarea of the Historic Residential Primary Area. Single-family residences are allowed by right in this zone and subarea.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The following table shows how the existing residence and the proposed addition relates to the FMC zoning requirements:
As shown in the above table (and on the site plan in Attachment 5), the existing residence currently sits 14 feet from the front property line, which puts the existing residence within the required 20-foot front setback. While this portion of the existing residence does not meet current setbacks, no expansion of the existing residence within the non-conforming area is proposed as part of the project. The existing residence is considered existing non-conforming to the front setback, but because the structure was legally constructed in 1935 prior to those setback standards being in-place, it may therefore continue in its current condition per FMC Section 17.62.690(B). The applicant would not be increasing the non-conformity, as the proposed modifications are meeting all current setbacks. Finally, staff has provided Condition No. 6, which ensures that all existing walls located within current setbacks remain standing during construction activities, and that if any walls not conforming to current setbacks are torn down during construction that they be replaced by walls that meet current setbacks, subject to approval by the Historic District Commission.

**Building Design/Architecture**

The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The Historic District Design and Development Guidelines (DDGs) Chapter 5.04.03a, which addresses the design concepts for the Figueroa Subarea, state that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing. The existing residence was built in 1935, and has white horizontal siding with brown shake siding under the roof eaves and on the basement walls, with grey asphalt shingle roofing. It is not included on the City of Folsom Cultural Resources Inventory.

The DDG’s state that exterior materials and finishes 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 addition consists of converting 469
square feet of a basement and 160 square feet of an existing covered porch into habitable space on the existing residence. The addition will match the colors, materials and architecture of the existing residence, including wood shake siding colored brown and window and door trim to match the existing level of detail. The new windows proposed on the addition/converted area are primarily vertically-oriented with one horizontally-oriented window on the rear elevation. Under the proposed design, the residence’s windows will continue to be primarily vertically oriented, consistent with DDG guidelines.

Staff has determined that the overall design, colors, materials, and layout of the proposed project are consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG’s.

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(s) in this case.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
Move to approve the application (PN 20-266) for Design Review of converting 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street, as illustrated on Attachment 5 for the 402 Sutter Street Addition project, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-7).

GENERAL FINDINGS

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
BACKGROUND
Sacramento County records indicate that the 1,905 square-foot, two-story residence located at 402 Sutter Street was first constructed in 1935. The residence features white horizontal siding with brown shake siding under the roof eaves and on the basement walls. Photographs of the existing residence are included here as Attachment 5. The property does not appear on the City of Folsom’s Cultural Resources Inventory. The subject property is located in the Figueroa Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District).

GENERAL PLAN DESIGNATION
SFHD, Single-Family, High Density

ZONING
FIG, Figueroa Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District)

ADJACENT LAND USES/ZONING
North: Leidesdorff Street/Sutter Street alley with single-family residences beyond (CEN)
South: Sutter Street with single-family residences beyond (FIG)
East: Coloma Street with existing single-family reg residences (FIG)
West: Existing single-family residences (FIG)

SITE CHARACTERISTICS
The 7,021-square-foot project site contains an existing residence, a detached garage and landscaping.

APPLICABLE CODES
FMC Section 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 17.52.540, Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines
ATTACHMENT 3
Proposed Conditions of Approval
## CONDITIONS OF APPROVAL FOR
402 SUTTER STREET ADDITION DESIGN REVIEW  
(PN 20-266)

<table>
<thead>
<tr>
<th>Cond. No.</th>
<th>Mitigation Measure</th>
<th>GENERAL REQUIREMENTS</th>
<th>When Required</th>
<th>Responsible Department</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan, building elevations, and floor plans dated November 15, 2020, included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.</td>
<td></td>
<td>B</td>
<td>CD (B)</td>
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<td>2.</td>
<td>Compliance with all local, state and federal regulations pertaining to building construction is required.</td>
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<td>OG</td>
<td>CD (B)</td>
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<td>3.</td>
<td>This approval is for the conversion of 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot single-family residence located at 402 Sutter Street. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations dated November 15, 2020.</td>
<td></td>
<td>B</td>
<td>CD (P)</td>
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<td>4.</td>
<td>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.</td>
<td></td>
<td>G, I, B</td>
<td>CD (P)(E)(B)</td>
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<td>5.</td>
<td>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.</td>
<td></td>
<td>G, I, B</td>
<td>CD (P)(E)(B)</td>
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6. All walls on portions of the existing structure within current setbacks shall remain standing for the duration of project construction activities. If existing walls located within a current setback are removed at any point during construction, new construction of those walls shall be moved to meet current setbacks and will be subject to approval by the Historic District Commission.

7. The project approval granted under this staff report shall remain in effect for one year from final date of approval (February 3, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.

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<th>RESPONSIBLE DEPARTMENT</th>
<th>WHEN REQUIRED</th>
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<td>CD (P)</td>
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<td>CD (F)</td>
<td>Prior to approval of Occupancy Permit</td>
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<td>During construction</td>
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<td>PD</td>
<td>On-going requirement</td>
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<td>CD</td>
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</tbody>
</table>
Attachment 4
Vicinity Map
Attachment 5
Site Plan, Floor Plans and Elevations, dated November 11, 2020
Attachment 7
Staff PowerPoint Presentation
PN 20-266: 402 Sutter Street Addition Design Review
Elevations
Staff recommends approval of PN 20-266 for Design Review to convert 469 square feet of a basement and 160 square feet of an existing rear yard covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street.
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 504 Sutter Street Addition
File #: PN 20-272
Request: Design Review
Location: 504 Sutter Street
Parcel(s): 070-0062-011
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner
Name: Robert J. Bates
Address: 1164 Elderberry Cir.
Folsom, CA 95630

Applicant
Name: Avalon Danz
Address: 504 Sutter St.
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for an addition consisting of converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street, as illustrated on Attachment 5 for the 504 Sutter Street Addition project (PN 20-272) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project consists of converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Proposed Conditions of Approval
4 - Vicinity Map
5 - Site Plan dated 12-4-20, Floor Plans and Elevations dated 12-14-20
6 - Site Photos
7 - Staff PowerPoint Presentation
Submitted,

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The applicant, Avalon Danz, is proposing a first-story addition consisting of converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street. Colors and materials of the proposed addition, including siding, window trim and roofing, are proposed to match those of the existing residence. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

POLICY/RULE
Section 17.52.300 of the Folsom Municipal Code 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.

ANALYSIS
General Plan and Zoning Consistency
The General Plan land use designation for the project site is SFHD (Single-Family, High Density), and the zoning designation for the project site is R-1-M (Single-Family Dwelling, Small Lot District), within the Figueroa Subarea of the Historic Residential Primary Area. Single-family residences are allowed by right in this zone and subarea.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The following table shows how the existing residence and the proposed addition relates to the FMC zoning requirements. The existing residence meets all setback, height and lot coverage requirements and the proposed addition will not expand the building footprint:

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>7,000 SF</td>
<td>7,000 SF (existing)</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50 Feet</td>
<td>50 Feet (existing)</td>
</tr>
<tr>
<td>Front Setback</td>
<td>20 Feet</td>
<td>37 Feet (existing)</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>20 Feet</td>
<td>72 Feet (existing)</td>
</tr>
<tr>
<td>Side Setback</td>
<td>5 Feet</td>
<td>5 Feet, 13 Feet (existing)</td>
</tr>
<tr>
<td>Minimum Pervious Surface</td>
<td>45%</td>
<td>60% (existing)</td>
</tr>
<tr>
<td>Parking Requirement</td>
<td>2 Parking Spaces</td>
<td>2 Parking Spaces</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35 Feet</td>
<td>27 Feet (existing)</td>
</tr>
<tr>
<td>Structure Separation</td>
<td>10 Feet</td>
<td>n/a</td>
</tr>
</tbody>
</table>
Building Design/Architecture
The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The Historic District Design and Development Guidelines (DDGs) Chapter 5.04.03a, which addresses the design concepts for the Figueroa Subarea, state that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing. The existing residence was built in 1950, and has light green horizontal siding with brown shake siding under the roof, stone accents on the lower level and porch columns, and grey asphalt shingle roofing. It is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes 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 converting an existing 148-square foot covered porch into enclosed habitable space. The addition will match the colors, materials and architecture of the existing residence, including light green horizontal siding and door trim to match the existing level of detail. A single sliding glass door is proposed on the rear elevation. While no architectural elements are being added to the right elevation, that elevation already has existing windows, wood shake siding on the upper level and stone siding on the basement level to add adequate architectural interest to the wall. The new double-window proposed on the rear of the residence is vertically-oriented double window, consistent with the DDGs and matches the footprint of the existing window. The new windows proposed on the front of the residence consist of a horizontally-oriented bathroom window and a vertically-oriented double-window. Under the proposed design, the residence’s windows will continue to be primarily vertically oriented, consistent with DDG guidelines.

Staff has determined that the overall design, colors, materials, and layout of the proposed addition is consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG’s.

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(s) in this case.
RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
Move to approve the application (PN 20-272) for Design Review to convert an existing 148-square foot covered porch into enclosed habitable space and replace windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street, as illustrated on Attachment 5 for the 504 Sutter Street Addition project, subject to the findings included in this report (Findings A-H) and 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 ZONING CODE OF THE CITY.

CEQA FINDINGS
C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS
G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
BACKGROUND
Sacramento County records indicate that the 993 square-foot residence located at 504 Sutter Street was first constructed in 1950. The residence features light green horizontal siding with brown shake siding under the roof, stone accents on the lower level and porch columns, and grey asphalt shingle roofing. Photographs of the existing residence are included here as Attachment 5. The property does not appear on the City of Folsom’s Cultural Resources Inventory. The subject property is located in the Figueroa Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District).

GENERAL PLAN DESIGNATION
SFHD, Single-Family, High Density

ZONING
FIG, Figueroa Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single Family Residential-Small Lot District)

ADJACENT LAND USES/ZONING
North: Canal Street with single-family residences beyond (CEN)
South: Sutter Street with single-family residences beyond (FIG)
East: Existing single-family residences (FIG)
West: Existing single-family residences (FIG)

SITE CHARACTERISTICS
The 7,000-square-foot project site contains an existing residence, a gravel driveway and landscaping.

APPLICABLE CODES
FMC Section 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 17.52.540, Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines
ATTACHMENT 3
Proposed Conditions of Approval
<table>
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<tr>
<th>Cond. No.</th>
<th>Mitigation Measure</th>
<th>GENERAL REQUIREMENTS</th>
<th>When Required</th>
<th>Responsible Department</th>
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<tr>
<td>1.</td>
<td>Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan dated 12/4/20 and building elevations and floor plans dated 12/14/20, included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.</td>
<td>B</td>
<td>CD (B)</td>
<td></td>
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<tr>
<td>2.</td>
<td>Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.</td>
<td>OG</td>
<td>CD (B)</td>
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<tr>
<td>3.</td>
<td>This approval is for the conversion of an existing 148-square foot covered porch into enclosed habitable space and replacement of windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street. The applicant shall submit building plans that comply with this approval and the attached site plan dated 12/4/20 and floor plans and building elevations dated 12/14/20.</td>
<td>B</td>
<td>CD (P)</td>
<td></td>
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<tr>
<td>4.</td>
<td>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.</td>
<td>G, I, B</td>
<td>CD (P)(E)(B)</td>
<td></td>
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<td>5.</td>
<td>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.</td>
<td>G, I, B</td>
<td>CD (P)(E)(B)</td>
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<tr>
<td>6.</td>
<td>The project approval granted under this staff report shall remain in effect for one year from final date of approval (February 3, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</td>
<td>B</td>
<td>CD (P)</td>
<td></td>
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<td>RESPONSIBLE DEPARTMENT</td>
<td>WHEN REQUIRED</td>
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<td>I Prior to approval of Improvement Plans</td>
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<td>G Prior to issuance of Grading Permit</td>
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<td>Park and Recreation Department</td>
<td>OG On-going requirement</td>
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<td>Police Department</td>
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City of Folsom   Page 9

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Attachment 4
Vicinity Map
Attachment 5
Site Plan dated 12/4/20, Floor Plans and Elevations, dated 12/14/20
BOB BATES RESIDENCE
REMODEL / ADDITION PLANS

PROJECT DATA
OWNER: BOB BATES
504 SUTTER ST.
FOLSOM, CA 95630

CONSULTANTS: LORI BURNE
BURNE ENGINEERING SERVICES, INC.
5137 GOLDEN FOOTHILL PKWY.
SUITE 100
EL DORADO HILLS, CA 95762
(930) 672-1600
lori@burnengineering.com

SITE DATA
LOCATION: 504 SUTTER ST., FOLSOM, CA 95630
JURISDICTION: CITY OF FOLSOM, CA
LOT SIZE: 0.16 ACRES
ASSessor PARCEL NUMBER: 070-0062-011

BUILDING DATA
CONDITIONED FLOOR: 580 S.F. MAIN + 413 S.F. UPPER + 493 TOTAL S.F.
GARAGE OR SHOP: 418 S.F. BASEMENT
CONCRETE PATIO: N/A
DECK: 135 S.F.

SCOPE OF WORK
KITCHEN AREA REMODEL.
FILL IN EXISTING PATIO TO CREATE A NEW BEDROOM.
ADD STAIRS FOR ENTRY FROM ALLEY SIDE OF HOUSE.

APPLICABLE CODES
308 CALIFORNIA APPRAISALS CODE
309 CALIFORNIA BUILDING CODE
308 CALIFORNIA RESIDENTIAL CODE
308 CALIFORNIA MECHANICAL CODE
309 CALIFORNIA PLUMBING CODE
308 CALIFORNIA FIRE CODE
309 CALIFORNIA REFERENCED STANDARDS CODE

NOTE
DRAWING OUTLINE

SCALE 1" = 1'-0"
MATCH THE VES TREAT WITH THE TREAT ON THE EXISTING RESIDENCE.
MATCH THE VES EXTERIOR WITH THE EXTERIOR ON THE EXISTING RESIDENCE.
MATCH THE VES MENDING AND DOCK SPOTS ON THE EXISTING RESIDENCE.
MATCH THE VES CORRUGATED ROOF STYLE AND CROSSVEL WITH THE EXISTING CORRUGATED ROOF."
Attachment 6
Site Photos
Attachment 7

Staff PowerPoint Presentation
PN 20-272: 504 Sutter Street
Addition Design Review
Site Plan
Staff recommends approval of PN 20-272 for Design Review to convert an existing 148-square foot covered porch into enclosed habitable space and to replace windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street.