



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION AGENDA
October 21, 2020
CITY COUNCIL CHAMBERS
4:00 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: Kathleen Cole, Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Chair Daron Bracht

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 October 7, 2020 meeting will be presented for approval.

WORKSHOP

1. Informational Public Workshop Regarding Project/Design Alternatives for Mixed-Use Project at 603 Sutter Street

An Informational Public Workshop to provide feedback to the project applicant regarding two proposed design/project alternatives for development of a mixed-use building at 603 Sutter Street. Design/Project Alternative No. 1 includes development of a three-story, 13,900-square-foot building (11,300 square feet of

occupiable space) with seven on-site parking spaces (above-grade garage) which are accessible through a garage entrance located on Scott Street. Design/Project Alternative No. 2 includes development of a three-story, 14,300-square-foot building (14,300 square feet of occupiable space) with no on-site parking spaces. After public and Commission input, the applicant will formally revise their proposed project. The revised project will then be analyzed, publicly noticed and will return to the Historic District Commission for action. **(Project Planner: Principal Planner, Steve Banks / Applicant: EXIT CPP, LLC-Ziad Alaywan).**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **November 4, 2020**. 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.



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**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION MINUTES
October 7, 2020
CITY COUNCIL CHAMBERS
4:00 p.m.
50 Natoma Street
Folsom, California 95630**

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

ABSENT: Ankhelyi, Rodriguez absent for roll call and item no. 3

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of September 2, 2020 were approved as submitted.

NEW BUSINESS

1. PN 20-176, 312 Sutter Street Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Rick and Tamra Porter for approval of a Design Review application to remodel an existing residence located at 312 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: Rick and Tamra Porter)**

COMMISSIONER ASAY MOVED TO APPROVE THE APPLICATION FOR DESIGN REVIEW TO REMODEL AN EXISTING RESIDENCE LOCATED AT 312 SUTTER STREET (PN 20-176) AS ILLUSTRATED IN ATTACHMENTS 5 AND 6, 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: WEST, DUEWEL, ASAY, RODRIGUEZ, BRACHT
NOES: NONE
RECUSED: COLE
ABSENT: ANKHELYI

2. PN 20-208, 409 Sutter Street Porch Expansion and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Bill Louie for approval of a Design Review application or an expansion of an existing front porch on a residence located at 409 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: Bill Louie)**

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE APPLICATION FOR DESIGN REVIEW FOR EXPANSION OF AN EXISTING FRONT PORCH LOCATED AT 409 SUTTER STREET (PN 20-208) AS ILLUSTRATED IN ATTACHMENT 5, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER WEST SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

3. Proposal for New Historic District Zoning (Project Planner: Desmond Parrington, Principal Planner)

City staff gave a presentation to the Historic District Commission on a proposal for a new approach to zoning in the District. The new proposal was based on the Historic District subareas and simplifies the multiple layers of land use regulations that currently exist in the District, while preserving those design and development standards that are working well. The proposal would reduce the number of layers of land use regulations from four to two layers: the General Plan land use designation and the new HD-subarea zone.

The Commission felt that this was the right approach, but wanted to retain discretion when that is allowed under State law. Despite the varied distance of existing homes from the front property line, the Commission members expressed reservations about averaging the front yard setback for new residential sites based on the actual front setbacks of adjacent properties. In addition, while the Commission was supportive of allowing some staff-level minor modifications to development standards they felt that explicit findings were necessary to ensure this tool was not abused or existing non-conformities worsened. Some of the Commission members expressed a desire for more comprehensive objective design standards for commercial development similar to what was done for residential. Members expressed some reservations about how to balance housing diversity in the District with the new State requirements for objective development standards.

1. Loretta Hettinger addressed the Historic District Commission, expressing support for the new approach but was concerned about the loss of discretionary review and how objective design standards would work with the diversity of housing types in the Historic District.

Staff promised to return to the Commission with a completed draft of the zoning districts including design and development standards for additional review and discussion.

PRINCIPAL PLANNER REPORT

A workshop on the new design proposals for the 603 Sutter Street project will be held at the Special Historic District Commission Meeting on October 21st at 4PM. Commissioners are also now allowed to attend Commission meetings in-person starting at the October 21st meeting with social distancing practices in place.

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



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AGENDA ITEM NO. 1
Type: Public Workshop
Date: October 21, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 603 Sutter Street Mixed-Use Building
File #: PN-17-145
Request: Request for Public Comments Regarding Two Proposed Project/Design Alternatives for 603 Sutter Street Mixed-Use Project (Information Only, No Action)
Location: 603 Sutter Street
APN: 070-0111-010
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner/Applicant

Name: EXIT CPP, LLC/Ziad Alaywan
Address: 1432 Tiburon Way
El Dorado Hills, CA 95762

Recommendation: Conduct an informational public workshop and provide feedback to the project applicant regarding two proposed design/project alternatives for development of a mixed-use building at 603 Sutter Street. With public and Commission input, the applicant will formally revise their proposed project for analysis, publicly noticed hearing, and Commission decision.

Project Background: On August 19, 2020, the Historic District Commission was scheduled to review a request from Mr. Ziad Alaywan (project applicant) for approval of Variances and Design Review for development of a three-story, 14,811-square-foot mixed-use building on a 0.17-acre site located at the southwest corner of the intersection of Sutter Street and Scott Street (603 Sutter Street). Prior to that Historic District Commission Meeting, Mr. Alaywan submitted a written request to the City asking that his proposed project be continued to a future meeting date in order to provide his design team with additional time to consider the comments and feedback provided by the community.

Over the course of the past two months, the applicant and his design team have been working on two design/project alternatives that address comments and concerns raised by the public regarding the proposed project. In particular, the applicant's efforts to redesign the project were focused on reducing the height and mass of the building, minimizing the usable square footage of the building, creating a building with a more authentic historic style and appearance, utilizing more historic building materials and



colors, and creating on-site parking opportunities. On October 5, 2020, Mr. Alaywan's team completed their redesign efforts and submitted plans and details to the Community Development Department for two design/project alternatives for development of a mixed-use building at 603 Sutter Street.

Project/Design Alternatives: The project applicant, Mr. Ziad, Alaywan has submitted two design/project alternatives (Attachment 5) for development of a mixed-use building at 603 Sutter Street within the Historic District. The following is a description of the key elements of each design/project alternative:

Alternative Design/Project No. 1

Alternative No. 1 includes development of a three-story, 13,900-square-foot building (11,300 square feet of occupiable space) with seven on-site parking spaces (above-grade garage) which are accessible through a garage entrance located on Scott Street. The three-story building, which is 42 feet in height at its tallest point along Sutter Street, would require a Variance to exceed the maximum allowable building height (35 feet maximum allowable building height) by seven feet. A Variance for parking would be required as well as the project includes seven on-site parking spaces whereas 33 on-site parking spaces are required. In terms of building design, the mass of the three-story building has been broken down into smaller components and the corner of the building has been rounded, both of which are intended to create a more pedestrian-friendly scale and appearance. The design elements, building materials, and building color have also been updated to buildings better reflect the historic nature of past and present buildings on Sutter Street.

Alternative Design/Project No. 2

Alternative No. 2 includes development of a three-story, 14,300-square-foot building (14,300 square feet of occupiable space) with no on-site parking spaces. The three-story building, which is 42 feet in height at its tallest point along Sutter Street, would require a Variance to exceed the maximum allowable building height (35 feet maximum allowable building height) by seven feet. A Variance for parking would be required as well as the project includes no on-site parking spaces whereas 41 on-site parking spaces are required. With respect to on-site parking, the applicant's engineer has submitted a technical memorandum (Attachment 3) which states that construction an underground parking structure on the project site is prohibitive due to the existing bedrock and substantial blasting that would be required. In terms of building design, the mass of the three-story building has been broken down into smaller components, the third story has been recessed back away from Sutter Street, and the corner of the building has been rounded, all of which are intended to create a more pedestrian-friendly scale and appearance. The design elements, building materials, and building color have also been



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updated to better reflect the historic nature of past and present buildings Sutter Street.

Recommendation/Historic District Commission Action

City staff is not requesting that the Historic District Commission take any formal action as the two project/design alternatives are being presented in an informational public workshop format only. However, staff does encourage the Commission to provide the applicant with input and feedback regarding the two project/design alternatives. With public and Commission input, the applicant will formally revise their proposed project for analysis, publicly noticed hearing, and Commission decision.

Table of Contents:

- 1 - Vicinity Map
- 2 - Letter from Project Applicant, dated October 5, 2020
- 3 - Letter from Project Engineer, dated September 16, 2020
- 4 - Letter from Project Architect, dated September 15, 2020
- 5 - Applicant Presentation of Design/Project Alternatives

Submitted,

PAM JOHNS, Community Development Director

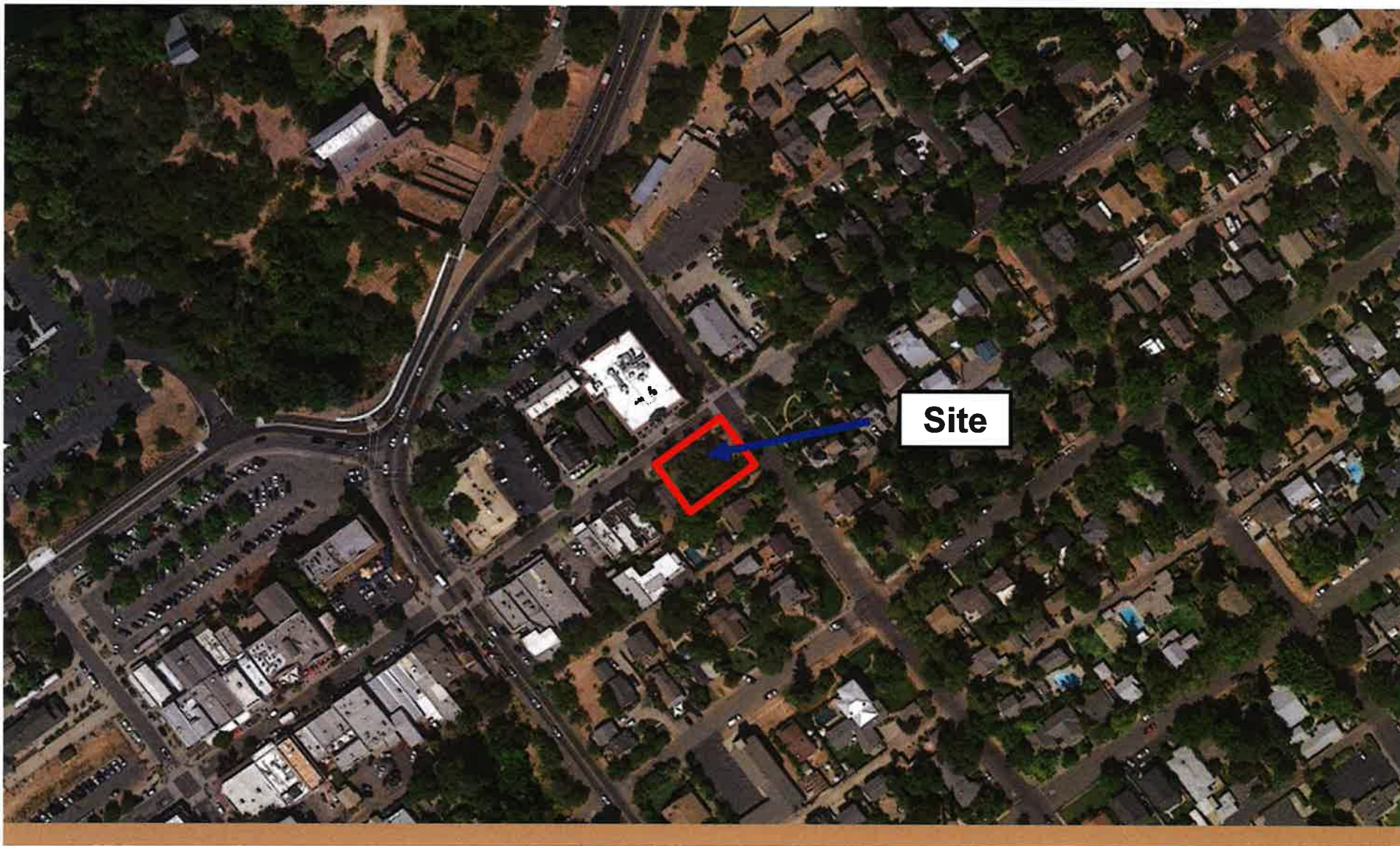
Attachment 1

Vicinity Map

Vicinity Map



CITY OF
FOLSOM



Attachment 2

Letter from Project Applicant Dated October 5, 2020

October 5, 2020

Applicants: EXIT CPP LLC / Ziad and Deborah Alaywan

604 Sutter Street, Suite 250

Folsom, CA 95630

Re: 603 Sutter Street

Dear Mr. Banks,

After much discussion with the community and two days of public outreach conducted on August 12th and 13th, we have elected to step back and re-design the proposed 603 Sutter street building and incorporate changes requested by the neighbors and the community. The re-design is aimed specifically to address comments, observations, ideas, and suggestions made by our neighbors and the community. We very much appreciate the concerns raised by our neighbors and took their comments to heart as we feel it is extremely important to work together to create a design that will benefit and please everyone for many years to come.

We have revised the proposed 603 Sutter Street project design and are hereby submitting two viable modifications to the original project (Option 1 and Option 2) that will hopefully address concerns and comments made by the public regarding the original project.

Due to the somewhat conflicting comments we heard from the community where a few did not see the need for parking on this site and others were very concerned with the lack of a City plan for parking in the Historic District, we elected to propose two options, one with 7 above surface level parking stalls (Option 1), as the site allows, and the second option with no parking (Option 2). After further analysis using geotechnical testing and data, the civil engineer for this project, Bob Eynck, P.E. of RFE Engineering, Inc., has concluded that below surface parking is NOT recommended as it presents safety and cost considerations (please refer to his letter attached). It is important to note that Bob was the civil engineer for the 607 Street building site and brings a wealth of knowledge to the project regarding the topography of Sutter Street.

Bob Eynck: “One of the options presented was to construct an underground parking garage that would enter the property from the low side of the site on Sutter Street. To provide accessibility from the main floor to the Sutter Street entrance, the garage floor subgrade elevation would need to be set at an elevation of approximately 228. This would require excavation below existing ground up to 22 feet deep at the southeast corner of the site. With the bedrock at approximately 8 feet below grade that would put the excavation up to 14 feet into bedrock. This would require substantial blasting for earth and rock removal. As the site is surrounded by existing structures blasting to these depths would present an extreme challenge from vibration and ground movement. In addition, to excavate the site at this elevation would be cost prohibitive.”

We believe there are extraordinary circumstances associated with below grade parking and feel a variance should be granted for this project.

City section 17.62.020: Application for a variance shall be made in writing on a form prescribed by the planning commission and shall be accompanied by a fee as established by resolution of the city council no part of which shall be returnable to the applicant, and by statement, plans and other evidence showing:

1. That there are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to other land, buildings, and/or uses in the district.

We would like to request feedback from the Historic District Commission via an Informal Workshop Hearing on a preferred alternative design solution and any additional modifications they would like to see incorporated prior to a selected option being formally re-submitted to the City. Please note that elements of Option 1 and Option 2 are easily interchangeable, making for a final design that could incorporate elements from both options.

Please do not hesitate to reach out should you have any questions.

Sincerely,

Ziad Alaywan P.E.

The Table below provides a summary of the project evolution of key project elements from the initial proposal in 2017 to the current Option 1 and Option 2 proposals.

Project Components	2017 Project Proposal	2019 Project Proposal	Proposed Alternative Solution (Option 1)	Proposed Alternative Solution (Option 2)
Building Square Footage (Occupied)*	23,486	14,811	11,300	14,300
Building Square Footage (Gross)	17,436	14,811	13,900	14,300
Building Height**	57' - 6"	50' - 6"	42'-0"	42'-0"
Height Variance Request	22' - 6"	15' - 6"	7' - 0"	7' - 0"
Off Street Parking (Required)***	50 stalls	43 stalls	33 stalls	41 stalls
Off Street Parking (Provided)	15 stalls	0 stalls	7 stalls	0 stalls
Parking Variance Request	35 stalls	43 stalls	26 stalls	41 stalls
Key Design Considerations	<ul style="list-style-type: none"> parking provided represents maximum quantity of spaces achievable within site constraints utilizing an underground garage. 	<ul style="list-style-type: none"> Underground parking was removed to address concerns regarding building height and pedestrian safety. Project materials and design elements were reselected to better address historic design criteria Building footprint was modified to minimize encroachment into Scott St. right-of-way 	<ul style="list-style-type: none"> Reduce height and mass of building Evaluate project program and reduce project areas to better fit the scale of the site Engage Sutter/Scott street corner - place emphasis on the corner and step the building mass Evaluate potential of providing parking - locate entrance on Scott street Justify application of Historical style 	<ul style="list-style-type: none"> Reduce height and mass of building Evaluate project program and reduce project areas to better fit the scale of the site Engage Sutter/Scott street corner - place emphasis on the corner and step the building mass Evaluate potential of providing parking - locate entrance on Scott street Justify application of Historical style
Other Considerations			<ul style="list-style-type: none"> Underground parking solution was studied but eliminated because of heavy excavation work needed due to on-site bedrock conditions. 	<ul style="list-style-type: none"> Parking was removed in this option to balance the reduced square footage of the additional 3rd floor set back Though the total height remains the same in both options, the perceived height along Sutter street is reduced to 28'-0" with the 3rd floor setback.
<p>** Height measured to top of roof surface at mid-point of Sutter St. Elevation *** Based on FMC, Section 17.52.510 office / retail commercial uses at 1 space per 350 sf</p>				

Specific elements proposed by the community during the Public Outreach meetings conducted on August 12th and 13th that were incorporated

Key Project Concerns – 2019 Design	Proposed Alternative Solution (Option 1)	Proposed Alternative Solution (Option 2)
The overall building height is an issue along with the massing, too tall and too bulky.	Reduced height from 50’ – 6” to 42’-0”. Pushed back balconies and curved corner at Scott and Sutter reduces massing issues. The occupied sq footage was reduced from 14,800 sq ft to 11,300 sq ft	Reduced height from 50’-6” to 42’-0.” Pushed back balconies and curved corner at Scott and Sutter reduces massing issues. The occupied sq footage was reduced from 14,800 sq ft to 14,300 sq ft
The project does not provide any on-site or offsite parking per code. The overall building height is an issue along with the massing, too tall and too bulky.	7 parking stalls - Applicant is willing to participate in a “Parking Assessment District” once established.	No on-site parking- Applicant is willing to participate in a “Parking Assessment District” once established.
The trash enclosure on the south side bordering the neighbor house on Scott Street should be removed and relocated.	Relocated to Scott Street and enclosed	Relocated to Scott Street and enclosed
The windows on the south side of the building need to be designed to provide privacy to the neighbor.	Privacy windows will be utilized	Privacy windows will be utilized
The fire escape (brick or other material) should not be expose to Scott street.	Modified and enclosed	Modified and enclosed
The roof top deck may bring noise and cause concerns regarding parties, noise, and privacy.	Eliminated	Eliminated
The small rear balcony on the west elevation will be eliminated to preserve neighbor’s privacy.	Eliminated	Eliminated
Include more architectural details from the 1850 – 1900 era.	The project now clearly depicts the California Gold Rush era.	The project now clearly depicts the California Gold Rush era.

Attachment 3

Letter from Project Engineer Dated September 16, 2020



RFE ENGINEERING, INC

Civil Engineers • Planners • Surveyors
2260 Douglas Blvd., Suite 160
Roseville, CA 95661
P 916-772-7800 F 916-772-7804
www.RFEengineering.com

September 16, 2020

Steve Banks
City of Folsom Planning
50 Natoma Street
Folsom, CA 95630

Re. 603 Sutter Street Ground Conditions (RFE Project No. 19018)
Planning Application Number: PN 17-145 603 Sutter Street Mixed-Use Building

Dear Steve,

As previously discussed, this project sits on a hillside at the corner of Sutter Street and Scott Street. The existing topography rises from Sutter Street at an approximate elevation of 230 to the opposite corner of the site at Scott Street to elevation 250.

One of the options presented was to construct an underground parking garage that would enter the property from the low side of the site on Sutter Street. To provide accessibility from the main floor to the Sutter Street entrance, the garage floor subgrade elevation would need to be set at an elevation of approximately 228. This would require excavation below existing ground up to 22 feet deep at the southeast corner of the site. With the bedrock at approximately 8 feet below grade that would put the excavation up to 14 feet into bedrock. This would require substantial blasting for earth and rock removal. As the site is surrounded by existing structures blasting to these depths would present an extreme challenge from vibration and ground movement. In addition, to excavate the site at this elevation would be cost prohibitive.

RFE was the civil engineer and surveyor on the nearby 607 Sutter Street project. This project had similar topography as the subject development. We observed that there was some blasting on that property and that was a concern when that was constructed. Fortunately, that project did not have a lower level below the main floor. Thus, the blasting was minimized.

It is my recommendation to not pursue a below grade parking garage due to safety (protection of existing improvements) and cost considerations.

If you should have any questions, please do not hesitate to call this office.

Sincerely,

RFE Engineering, Inc.

Robert F. Eynck, P.E.
President

Providing Quality and Value with Integrity Since 2003

Attachment 4

Letter from Project Architect, dated September 15, 2020

September 15, 2020

City of Folsom
50 Natoma Street
Folsom, CA 95630

Attn: Steven Banks, Principal Planner

RE: Follow-Up to Staff Presentation 09/11/2020
Planning Application Number: PN 17-145 603 Sutter Street Mixed-Use Building

Good Afternoon Steve,

Thank you for your time last week in viewing the updated design proposal. Please find the attached presentation for your use.

We have enclosed two options for discussion at the upcoming Workshop Hearing with the Historic District Commission. Option 1 proposes a 11,300 sf building with 7 parking stalls. Option 2 proposes to eliminate the parking in favor of more setback and massing reduction along the Sutter Street elevation. Option 2 has a proposed project area of 14,300 sf.

To give context to the proposed options our redesign efforts have largely focused on the feedback from the Community Outreach sessions hosted last month by the applicant. The redesign goals and associated solutions are listed below.

Reduce Height and Mass of Building

We lowered the proposed building height from 50'-6" to 42'-0" by compressing the floor to floor heights and lowering the entrance level at Sutter street. We have broken the mass of the building in to two chunks along the width but we have also stepped the building back at the upper levels. We feel that this massing approach better matches the scale of neighboring buildings along Sutter St.

Evaluate Program and Project Areas

With the proposed addition of parking in Option 1 the rentable area has been reduced from previous proposal from 14,800 to 11,300 sf. Option 2 is similar in size to the previous proposal but has been redistributed on the site.

There is a minimal office footprint on the 2nd floor of Option 1, with a larger office plate on the 3rd floor which is ideally suited for the applicant which intends to occupy the space. Option 2 proposes to eliminate parking to allow for greater setback on the third floor.

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2237 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CALIFORNIA 95661

1713 R STREET, SUITE 200
SACRAMENTO, CALIFORNIA 95811

T 916.786.8178 F 916.786.2175
www.wp-architects.com

Both options have the same amount of retail area. The retail depth has been reduced from the previous proposal but reconfigured to allow for greater flexibility to divide in to multiple tenants spaces. We feel this solution addresses comments about the changing nature of retail market as well the site constraints, (see parking section below).

Engage Sutter-Scott Street Corner

As noted during the community meeting, this is gem of a corner site at the end of the commercial street before it transitions to residential. We have placed emphasis on the corner by rounding the building edge and stepping back the 3rd floor. In doing so we created an opportunity of a corner building entry with access to a corner patio, while reducing the perceived building mass.

Parking

Parking was a major concern with the previous proposal. Option 1 proposes 7 parking stalls with a parking entrance off of Scott Street. After evaluating several options, we felt that this solution while still requiring a variance is the most appropriate for the site. An entrance on Scott street is more sensitive to the pedestrian circulation flow, allowing Sutter Street to be fully activated with retail frontage. Placing the parking in this location also allows the opportunity to mitigate the excavation work of an alternative sub-grade parking solution.

Per the latest Geotechnical reports, bedrock was encountered at roughly 8ft below the surface. Refer to the site sections on page A-005; the proposed solutions engage with the site in a way the minimizes the need to remove bedrock from the site.

Application of Historical Style

We are classifying the Style of architecture "California Gold Rush Commercial." We were interested in and took a deeper look at the historic Sutter St buildings characterized mostly by brick masonry. We also drew reference from adjacent regional architecture built during the same period. The resulting architectural solution incorporates characteristic brick detailing, cornice work, storefronts and window design.

Should you have any questions regarding any of the above, please do not hesitate to call. Thanks again for your continued attention to this project.

Sincerely,



Terence, Green
Principal

Attachment 5

Applicant Presentation of Design/Project Alternatives

BASED ON FEEDBACK FROM COMMUNITY OUTREACH SESSIONS OUR REDESIGN GOALS ARE AS FOLLOWS:

- REDUCE THE MASSING AND BULK OF THE BUILDING
- EVALUATE PROGRAM AND PROJECT AREAS - CREATE A RIGHT SIZED PROJECT FOR THE SITE
- LOWER THE OVERALL BUILDING HEIGHT
- BETTER ENGAGE THE SUTTER / SCOTT STREET CORNER
- PARKING - STUDY THE ADDITION OF PARKING SPACES
- RESPECT NEIGHBORING BUILDINGS, STEP THE BUILDING WHERE POSSIBLE TO PRESERVE VIEWS
- HISTORICALLY JUSTIFY THE BUILDING DESIGN WITHIN THE SELECTED ARCHITECTURAL STYLE

CALIFORNIA GOLD RUSH
COMMERCIAL ARCHITECTURE (circa 1850-1900)



REFERENCE - CORNICE DETAILS



- PARAPET
- FRIEZE OR BRACKETS
- CORNICE
- TRANSOM WINDOWS, CURVED OR RECTANGULAR

DEEP SET AWNING OR COVERED WALKWAY

HISTORIC SUTTER STREET (700 BLOCK) - 1914



- BRICK DENTILS @ CORNICE
- DENTILS OR BRACKETS

UPPER STORY WINDOWS WITH SOLDIER COURSE LINTEL

SUTTER STREET STOREFRONT - 1860

ENTERPRISE HOTEL (SUTTER ST) - 1893

SUTTER ST. COMMERCIAL ARCHITECTURE - HISTORICAL PHOTOS



REFERENCE - CORNER EMPHASIS



REFERENCE - 3 STORY BLDG. - OLD SACRAMENTO

williams + paddon

ARCHITECTS + PLANNERS
 2021 Graham Blvd. Ste. 100
 Berkeley, CA 94704
 925.862.8175

715 S. Blvd. Ste. 202
 Sacramento, CA 95811
 916.442.0000



BRACKETS AT CORNICE

PLASTER - BRICK OR WOOD



- HANGING BLADE SIGN
- TRANSOM
- WINDOW W/ SIGN PAINTING
- BASE PANEL

GOOSE-NECK DOWN LIGHT

EXPRESSED SCUPPER BOX AND DOWN SPOUT

SUTTER ST. COMMERCIAL ARCHITECTURE - CURRENT REFERENCE

603 SUTTER STREET

EXIT CPP LLC.
 603 SUTTER ST. FOLSOM, CA



REFERENCE - UPPER WINDOWS

A-002
HISTORICAL REFERENCES

DATE OF REVISION: 10.01.20



2 AERIAL PERSPECTIVE - OPTION 1



1 CORNER OF SCOTT AND SUTTER PERSPECTIVE - OPTION 1



4 SUTTER STREET PERSPECTIVE - OPTION 1



3 SUTTER ST ELEVATION - OPTION 1

williams + paddon

ARCHITECTS + PLANNERS
 2077 Douglas Blvd., Ste. 100
 Menlo Park, CA 94025
 774.968.8776
 710 S. Hwy. 101, Ste. 300
 Berkeley, CA 94710
 w+parch.com

603 SUTTER STREET

EXIT CPP LLC,
 603 SUTTER ST. FOLSOM, CA

A-003
OPTION 1 - PERSPECTIVE VIEWS

DATE OF REVISION: 10/01/20

PROJECT DATA - OPTION 1

PARKING PROVIDED: 7 STALLS

PROJECT AREA (GROSS BLDG):

1ST FLOOR:

RETAIL: 3,000 SF +/-
OFFICE LOBBY: 300 SF +/-

2ND FLOOR:

OFFICE: 2,500 SF +/-
PARKING AREA: 2,600 +/-

3RD FLOOR:

OFFICE: 5,500 SF +/-

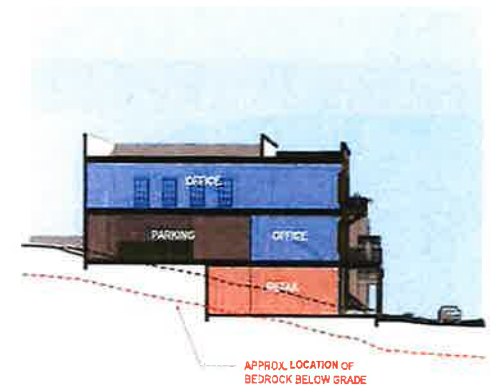
OCCUPIED AREA: 11,300 SF +/-
TOTAL BLDG: 13,900 SF +/-



1 NORTH ELEVATION - OPTION 1



3 NORTH ELEVATION - OPTION 1



2 SITE SECTION - OPTION 1

williams + paddon

ARCHITECTS + PLANNERS
227 Clayton Blvd. Ste. 100
Berkeley, CA 94701
925.862.7200

1100 9th St. Ste. 200
Northridge, CA 91321
818.707.2400

603 SUTTER STREET

EXIT CPP LLC.
603 SUTTER ST. FOLSOM, CA

A-004
OPTION 1 - ELEVATIONS / SECTIONS

DATE OF REVISION: 10.01.20



2 AERIAL PERSPECTIVE - OPTION 2



1 CORNER OF SCOTT AND SUTTER PERSPECTIVE - OPTION 2



4 SUTTER STREET PERSPECTIVE - OPTION 2



3 SUTTER ST ELEVATION - OPTION 2

williams + paddon

ARCHITECTURE ANALYSIS
 217 Dodge Blvd Ste 118
 Redwood City, CA 94063
 Tel: 650 970 1100
 1718 9th Ave, Ste 202
 Menlo Park, CA 94025
 wp@williams.com

603 SUTTER STREET

EXIT CPP LLC,
 603 SUTTER ST. FOLSOM, CA

A-005
OPTION 2 - PERSPECTIVE VIEWS

DATE OF REVISION: 10/01/20

PROJECT DATA - OPTION 2

PARKING PROVIDED: 0 STALLS

PROJECT AREA (GROSS BLDG):

1ST FLOOR:

RETAIL: 3,000 SF +/-
OFFICE LOBBY: 300 SF +/-

2ND FLOOR:

OFFICE: 5,700 SF +/-

3RD FLOOR:

OFFICE: 5,300 SF +/-

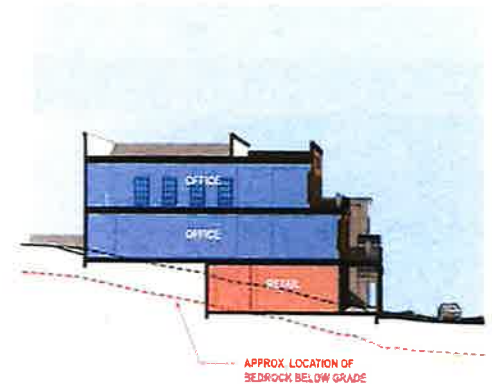
TOTAL BLDG: 14,300 SF +/-



1 NORTH ELEVATION - OPTION 2



3 NORTH ELEVATION - OPTION 2



2 SITE SECTION - OPTION 2

williams + paddon

ARCHITECTS + PLANNERS
2270 Lytle Ave. Ste 100
Berkeley, CA 94709
PH 415.874.1100

1700 Broadway, Ste 200
San Francisco, CA 94103
PH 415.774.1100

603 SUTTER STREET

EXIT CPP LLC.
603 SUTTER ST. FOLSOM, CA

A-006
OPTION 2 - ELEVATIONS / SECTIONS

DATE OF REVISION: 10.01.20



2017 PROJECT PROPOSAL



2019 PROJECT PROPOSAL



CURRENT PROPOSED - OPTION 1



CURRENT PROPOSED - OPTION 2

Project Components	2017 Project Proposal	2019 Project Proposal	Proposed Alternative Solution (Option 1)	Proposed Alternative Solution (Option 2)
Building Square Footage (Occupied)*	23,486	14,811	11,300	14,300
Building Square Footage (Gross)	17,436	14,811	13,900	14,300
Building Height**	57' - 6"	50' - 6"	42' - 0"	42' - 0"
Height Variance Request	22' - 6"	15' - 6"	7' - 0"	7' - 0"
Off Street Parking (Required)***	50 stalls	43 stalls	33 stalls	41 stalls
Off Street Parking (Provided)	15 stalls	0 stalls	7 stalls	0 stalls
Parking Variance Request	35 stalls	43 stalls	26 stalls	41 stalls