

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## HISTORIC DISTRICT COMMISSION AGENDA

April 3, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, Kevin Duetel, Mary Asay, 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 March 6, 2019 will be presented for approval.

### NEW BUSINESS

#### 1. PN 18-397, 908 Bidwell Street Residential Addition, Remodel, Demolition, Variances and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Brian Martell for Design Review approval and Variances for rear and side yard setbacks and minimum lot size, for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence and demolition of a 120-square-foot rear portion of the main structure and an 81-square-foot accessory structure located at 908 Bidwell Street. The zoning classification for the site is CEN/R-1-M and the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Brian Martell)**

### HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **April 17, 2019**. 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) 461-6203 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](mailto: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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**HISTORIC DISTRICT COMMISSION MINUTES**  
**March 6, 2019**  
**CITY COUNCIL CHAMBERS**  
**5:00 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

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

**ABSENT:** West, Duewel, Asay

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of February 20, 2019 were approved as submitted.

**NEW BUSINESS**

**1. PN 18-405, 107 Natoma Street Residential Addition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Jiven Singh for Design Review approval of a 375-square-foot addition to an existing 925-square-foot residence at 107 Natoma Street. The zoning classification for the site is NRB with an underlying zoning of BP, and the General Plan land-use designation is CC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Jiven Singh)**

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE APPLICATION (PN 18-405) FOR DESIGN REVIEW OF A 375-SQUARE-FOOT ADDITION TO A 925 SQUARE-FOOT RESIDENCE LOCATED AT 107 NATOMA STREET WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDING G & H, AND CONDITIONS OF APPROVAL NO. 1-4.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	MILLER, ANKHELYI, RODRIGUEZ, BRACHT
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	WEST, DUEWEL, ASAY

**2. PN 18-386, Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Trinity Episcopal Church for approval of a Conditional Use Permit Modification and Design Review for expansion and modification of the uses associated with the Trinity Episcopal Church campus, exterior design changes to all buildings on the church campus, demolition of a garage structure, and various other site improvements. The zoning classification for the site is FIG/R-1-M and CEN/R-1-M and the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Trinity Episcopal Church)**

1. Cindy Pharis addressed the Historic District Commission in opposition of the project, citing concerns about parking and traffic.
2. Paul Keast addressed the Historic District Commission in favor of the project.

COMMISSIONER MILLER MOVED TO APPROVE THE TRINITY EPISCOPAL CHURCH CAMPUS CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW FOR EXPANSION AND MODIFICATION OF THE USES ASSOCIATED WITH THE TRINITY EPISCOPAL CHURCH CAMPUS, EXTERIOR DESIGN CHANGES TO ALL BUILDINGS ON THE CHURCH CAMPUS, DEMOLITION OF A GARAGE STRUCTURE, AND VARIOUS OTHER SITE IMPROVEMENTS AS ILLUSTRATED ON ATTACHMENT 5 THROUGH 14 FOR THE TRINITY EPISCOPAL CHURCH CAMPUS PROJECT (PN 18-386) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONDITIONAL USE PERMIT FINDING G, DEMOLITION FINDING H, DESIGN REVIEW FINDINGS I-K, AND CONDITIONS OF APPROVAL NO. 1-33 WITH AMENDMENT TO CONDITION #3 TO STATE "The project approvals granted under this staff report (Conditional Use Permit Modification and Design Review) shall remain in effect for two years from final date of approval (March 6, 2021)..."

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, ANKHELYI, RODRIGUEZ, BRACHT  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: WEST, DUEWEL, ASAY

**PRINCIPAL PLANNER REPORT**

None

There being no further business, the meeting was adjourned at 6:45pm.

Respectfully Submitted,

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Kelly Mullett, SENIOR OFFICE ASSISTANT

**APPROVED:**

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Daron Bracht, CHAIR



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**AGENDA ITEM NO. 1**  
**Type: Public Hearing**  
**Date: April 3, 2019**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 908 Bidwell Street Residential Addition and Remodel  
**File #:** PN-18-397  
**Request:** Design Review, Variances, and Demolition  
**Location:** 908 Bidwell Street  
**APN:** 070-0201-010  
**Staff Contact:** Steve Banks, Principal Planner, 916-461-6207  
sbanks@folsom.ca.us

### **Property Owner/Applicant**

Name: Brian Martell  
Address: 908 Bidwell Street  
Folsom, CA 95630

**Recommendation:** Conduct a public hearing and upon conclusion recommend approval of Design Review, Variances and Demolition for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence and demolition of a 120-square-foot rear portion of the main building and an 81-square-foot accessory structure as illustrated on Attachments 5 through 6 for the 908 Bidwell Street Residential Addition and Remodel project (PN 18-397) subject to the findings (Findings A-L) and conditions of approval (Conditions 1-23) attached to this report.

**Project Summary:** The proposed project involves a request for approval of Design Review, Variances, and Demolition for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence and demolition of an 81-square-foot accessory structure located at 908 Bidwell Street. Modifications to the existing residence include demolition of a 120-square-foot section of the rear portion of the house, a 423-square-foot addition to the main section of the house, 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 will also be remodeled to match the design, materials, and colors of the proposed residential additions.

The project also includes a request for approval of three separate Variances. The first Variance request is to allow the existing house to be located six-inches from the rear property line whereas a twenty-foot setback is required. As part of this Variance request, the project includes removal of a 120-square-foot section of the rear portion of the house, resulting in the rear wall plane of the house being shifted approximately two-feet,



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six-inches to the south (the existing residence is currently situated two feet over the rear property line). The second Variance request is to allow the proposed additions to the existing residence to be located two-feet from the left-side yard property line whereas a five-foot side yard setback is required. The third Variance request is to allow for development of a second unit on 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.

**Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Existing and Proposed Site Plan, dated September 17, 2018
- 6 - Building Elevations and Floor Plans, dated September 17, 2018
- 7 - Accessory Structure Evaluation Report, dated March 4, 2019
- 8 - Letter from Heritage Preservation League, dated February 13, 2019
- 9 - Site Photographs

Submitted,

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PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, Brian Martell, is requesting Design Review and Variances for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence and demolition of an 81-square-foot accessory structure located at 908 Bidwell Street. The proposed modifications to the existing single-family residence include elimination of a 120-square-foot section of the rear portion of the house, a 423-square-foot addition to the main section of the house, 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 will also be remodeled to match the design, materials, and colors of the proposed additions. Proposed building materials include horizontal lap siding, wood shingle siding, vinyl windows, wood doors, and architectural-grade composition roof shingles. The proposed color scheme features an earth tone primary color (Melmac Silver) supplemented with richer earth tone colors (Carbon and Hammered Pewter). Proposed site improvements include connection of underground utilities, construction of an asphalt driveway, placement of brick pavers in the breezeway, and installation of new irrigation and landscaping.

The proposed project also includes a request for approval of three Variances. The first Variance request is to permit the existing house to be located six-inches from the rear property line. The proposed project includes demolition of a 120-square-foot section of the rear portion of the house, resulting in the rear wall plane of the house being shifted approximately two-feet, six-inches to the south and off of the adjacent property. The impetus for demolishing the rear portion of the existing residence and shifting the wall plane back is that the owner of the subject property (Brian Martell) is under a court order to move the existing residence off of the adjacent property to the north. Mr. Martell has made numerous efforts to acquire the adjacent property to the north but has been unsuccessful.

The second Variance request is to permit the proposed building additions to the existing residence to be situated two-feet from the left-side yard property line. The existing residence is currently located two-feet from the left-side property line, the proposed additions would match this existing side yard setback distance. The third Variance request is to allow for development of a second unit on 5,500-square-foot residential lot. The minimum residential lot size required for development of a second units is currently 6,000 square feet.

## **POLICY/RULE**

The Folsom Municipal Code (FMC Section 17.52.400) requires that all new structures and alterations to existing structures located within the Historic District obtain Design Review approval from the Historic District Commission. The Folsom Municipal Code (FMC Section 17.52.660) also states that demolition of a structure located in the Historic District is subject to review and approval by the Historic District Commission. Lastly, the Folsom Municipal Code (FMC Section 17.52.370) states that the Historic District Commission shall have final authority relating to an application for Variances from any provision of this title, within the boundaries of 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 CEN/R-1-M (Central Subarea of the Historic Residential Primary Area/Single-Family Dwelling, Small Lot District) and CEN/R-1-M (Central Subarea of the Historic Residential Primary Area/Single-Family Dwelling, Small Lot District). The Folsom Municipal Code (FMC, Section 17.52.540) indicates that single-family dwellings are a permitted use within the Central Subarea of the Historic Residential Primary Area. In addition, the Folsom Municipal Code (FMC, Section 17.52.500) states that second units are permitted within the Historic Residential Primary Area. The following table outlines the development standards that are applicable to the proposed project:

<b>Development Standards Table</b>		
	<b>Required</b>	<b>Existing/Proposed</b>
<b>Minimum Lot Size</b>	6,000 S.F.	5,500 S.F.
<b>Minimum Lot Width</b>	50 Feet	50 Feet
<b>Required Front Yard Setback</b>	20 Feet	20 Feet
<b>Required Rear Yard Setback</b>	20 Feet	6 Inches
<b>Required Side Yard Setbacks</b>	5 Feet each side	2 Feet and 7 Feet 9 Inches
<b>Minimum Distance Between Structures</b>	10 Feet	>10 Feet
<b>Maximum Building Height</b>	35 Feet	28 Feet
<b>Minimum Parking Required</b>	2 Parking Spaces	2 Parking Spaces
<b>Minimum Pervious Surface</b>	40%*	45%

\* A residential lot containing a second unit may exceed the Subarea's lot coverage requirement by 5%. In this particular case, the minimum pervious surface requirement for the Central Subarea is 45%.

As shown in the table above, the proposed project meets some of the applicable development standards including minimum lot width, required front yard setback,



required right side yard setback, distance between structures, maximum building height, minimum parking, and minimum pervious surface. However, the proposed project does not meet the applicable development standards relative to minimum lot size, required rear yard setback, and required left side yard setback. To address these non-conformities with the established development standards, the applicant is requesting approval of a series of Variances as discussed in the following section of this report.

### Variances

As noted in the project summary section of this staff report, the proposed project includes a request for three separate Variances. The following is a detailed description of each of the specific Variance requests:

- **Rear Yard Setback Variance:**  
The existing single-family residence is currently located approximately two-feet over the rear property line. The applicant is proposing to remove of a 120-square-foot section of the rear portion of the house, resulting in the rear wall plane of the house being shifted approximately two-feet, six-inches to the south. As a result, the applicant is requesting approval of a Variance to allow the existing house to be located six-inches from the rear property line whereas a twenty-foot rear yard setback is required (FMC, Section 17.52.540).
- **Side Yard Setback Variance:**  
The existing single-family residence is currently located approximately two-feet from the left-side yard property line. The applicant is proposing to construct additions to the existing single-family residence that are also located two-feet from the left side yard property line. As a result, the applicant is requesting approval of a Variance to allow the proposed building additions to be located two-feet from the left side-yard property line whereas a five-foot side yard setback is required (FMC, Section 17.52.540).
- **Minimum Lot Size Variance:**  
The existing single-family residence is located on a 5,500-square-foot lot or parcel. The applicant is proposing to construct a 1,635-square-foot addition to the existing single-family residence that includes an attached 606-square-foot second unit located above a garage. As a result, the applicant is requesting approval of a Variance to allow for development of a second unit on 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 (FMC, Section 17.52.500).

In order to approve this request for a Variance(s), the Historic District Commission must find that there are special circumstances applicable to the property, including size, shape, topography, location or surroundings whereby the strict application of the zoning code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. According to the Folsom Municipal Code (FMC,

Section 17.62.040), the Commission may apply such conditions as it deems necessary to assure that the adjustment shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. The following are the specific statements (FMC, Section 17.62.020) that the Commission must consider in granting of a Variance:

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;
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;
3. That the granting of such application will not, under the circumstances of the particular case, materially affect the health or safety of persons, residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

In reviewing the proposed application, staff determined that there are special circumstances that apply to the subject property relative to lot size, lot dimensions, site access, and location of existing structures. In addition, staff determined that the proposed attached second unit will not be detrimental to surrounding properties. With regard to lot size, the subject parcel is only 5,500 square feet in size due to the presence of smaller 1,560-square-foot parcel (owned by another party) that is located between the subject property and the Persifer Street/Bidwell Street Alley. All of the residential lots on the 900 block of Bidwell Street, on which the subject property is located, are at least 7,000 square feet in size. In addition, a majority of residential lots located within the immediate project vicinity are 7,000 square feet in size or greater.

In terms of lot dimensions, the subject property is 110 feet in depth by 50 feet in width. A typical residential lot within this portion of the Central Subarea is 140 feet in depth by 50 feet in width. As noted in the previous discussion regarding lot size, there is another parcel between the subject property and the Persifer Street/Bidwell Street Alley, which accounts for subject property's substandard lot depth compared to other properties in the immediate project area.

In relation to site access, the subject property is only accessible from Bidwell Street due to the presence of another parcel between the subject property and the Persifer Street/Bidwell Street Alley. A typical residential lot within this portion of the Central Subarea has two points of access, one access point from a standard street (e.g. Bidwell Street) and another access point off of an alley (e.g. Persifer Street/Bidwell Street Alley).

With regard to the location of structures, the existing single-family residence is located two feet over the rear property line, two feet from the left-side property line, seven feet nine inches from the right-side property line, and seventy-five feet from the front property line. The applicant is proposing to improve the existing situation by demolishing the back portion of existing residence so that the residence will now have a rear yard setback of six inches. There is an existing accessory building on the 1,560-square-foot parcel located behind the subject parcel. With demolition of the rear portion of the existing residence, there will be an eleven-foot separation between the subject residence and the accessory structure on the adjacent parcel (ten-foot separation required).

The applicant is also proposing to construct a residential addition to the existing residence that will be located two feet from the left-side property line, consistent with the left-side setback distance associated with the existing residence. It is important to note that the existing residence on the adjacent parcel to the west (910 Bidwell Street) has a right side yard setback of fourteen feet eight inches, thus there will be a sixteen-foot eight-inch separation between these two residential buildings (ten-foot separation required).

The proposed second unit was also evaluated relative to impacts on surrounding properties. As shown in the submitted plans, the proposed 606-square-foot second unit is located on top of a proposed 606-square-foot garage. The proposed second unit and garage are connected to the main residence by a fully covered breezeway, therefore, both the second unit and garage are considered part of the main residence. From an aesthetic perspective, the second unit features that same architectural design, building materials, and colors as proposed for the other portion of the single-family residence. As a result of the integrated design concept, the proposed second unit will not be easily discernible as a second dwelling unit.

Over the course of the past several years, there have been numerous second units constructed within the Historic District, most of which have been detached from the main residential structure. In fact, a detached second unit (on top of a garage) is currently under construction directly adjacent to the subject property at 910 Bidwell Street (Attachment 9). In addition to single-family residential uses (including second units), there are multi-family and commercial land uses in close proximity to the project site. In fact, a series of multi-family duplexes are located directly across Bidwell Street from the project site. Based on the existence of other second units in the immediate project area and the mixture of other intensive land uses in the project vicinity, staff has determined that the proposed attached second unit will not be detrimental to surrounding properties.

In summary, staff has determined that subject property's small lot size, substandard lot dimensions, limited site access, and location of existing structures represent a special circumstance or condition applicable to the property whereby the strict application of the zoning code deprives the property of privileges enjoyed by other properties within the

vicinity under identical zoning classification. Staff has also determined that the granting of the subject Variance application is necessary for the preservation and enjoyment of substantial property rights of the project application. Lastly, staff has determined that the granting of the subject Variance application will not, under the circumstances of this particular case, materially affect the health or safety of persons, residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of this particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

#### Architecture/Design

As described previously within this report, the proposed project includes a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence located at 908 Bidwell Street. The proposed residential addition includes a 606-square-foot attached second unit located on top of a proposed 606-foot attached garage. The Folsom Municipal Code (FMC, Section 17.105.040) states that if an application for a second dwelling unit complies with all of the requirements of Folsom Municipal Code, and the project does not present any adverse impacts on any real property that is listed in the California Register of Historic Places, such an application shall only be considered ministerially by Staff without discretionary review. In this particular case, the proposed second unit does not comply with all of the requirements of the Folsom Municipal Code (minimum lot size and side yard setback) as discussed within the Variance section of this staff report. As a result, the architecture and design of the entire project (including the attached second unit) is subject to review and approval by the Historic District Commission.

The proposed project, which is located within the Central Subarea of the Historic Residential Primary Area, is subject to the Historic District Design and Development Guidelines (Design Guidelines). The Design Guidelines provide guidance for implementation of the regulations imposed by Chapter 17.52 (Historic District) of the Folsom Municipal Code. The Design Guidelines also provide standards and procedures intended to assist in maintaining and recreating the 1850 to 1950 styles and patterns of development in the 98-block Historic District area.

The existing 1,202-square-foot single family residence (Attachment 9), which was constructed in 1952, features an architectural design is best characterized as Craftsman Style. The existing residence is not considered historically significant in terms of context, design, or building materials. The existing residence features horizontal wood siding, wood and aluminum-framed windows, wood-framed doors, a composition shingle roof, and a covered front porch. Proposed modifications to the existing residence include removing a 120-square-foot section of the back of the residence, replacing the existing horizontal lap siding with 4-inch horizontal hardiplank lap siding, eliminating three windows on the rear building elevation, adding two wood-framed windows on the north building elevation, replacing the remaining windows with wood-framed vinyl windows, replacing the existing doors with wood-framed French doors, replacing the existing composition shingle roofing with new architectural-grade

composition roof shingles, and repainting the residence with an earth tone color scheme.

The proposed project also features a 1,635-square-foot addition to the existing single-family residence including a 423-square-foot addition to the main section of the house, 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 proposed addition will include the same design, materials, and colors utilized on the remodel of the existing residence with the addition of some minor enhancements. Additional enhancements include wood shutters, decorative gable vents, wood shingle siding, and a carriage-style garage door.

The Design Guidelines state that the goal of any remodeling project is to maintain or improve a structure's value to the owner and the community by achieving good design and historic appropriateness, to the greatest extent feasible. In evaluating a request to remodel a structure, the Design Guidelines indicate that the Historic District Commission shall consider the following factors:

1. The property owner's and community's benefit.
2. The structure's architectural and historical value.
3. Resources available for historic authenticity purposes, such as historical and architectural documentation, materials availability, and financing.

As noted previously within this staff report, the existing single-family residence features a Craftsman-Style design. Craftsman-style design is typically characterized by the use of prominent front porches, gable roof elements, decorative roof vents, horizontal wood siding, and wood-framed doors and windows. As shown in the submitted building elevations (Attachment 6), the proposed project incorporates a number of significant Craftsman-style design features including horizontal lap siding, wood shingle-siding, decorative roof vents, and wood-framed windows and doors.

The Design Guidelines for the Central Subarea include a number of recommendations relative to building materials including siding, trim, windows, doors, and roofing material. In terms of siding, the proposed project includes the use of 4-inch Hardiplank lap siding and Hardiplank wood shingles, both of which are considered acceptable materials according to the Design Guidelines. With regard to trim, the proposed project includes wood trim around all windows and doors as suggested by the Design Guidelines. However, as shown on the submitted plans (Attachment 6), the wood trim around the doors and windows is not being displayed or articulated in a particularly effective manner. To address this concern, staff recommends that enhanced wood trim be added around all doors and windows to the satisfaction of the Community Development Department.

The Design Guidelines indicate that wood-framed double-hung or casement windows are the preferred window type for the Central Subarea. However, the Design Guidelines also state that vinyl-clad windows may be utilized for less historically significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and the number of window panes can vary depending on the style of the individual building. Regarding building entries, the Design Guidelines state that residentially-scaled and solid wood or glazed doors or many styles may be appropriate. The applicant is proposing to utilize a combination of vertically and horizontally-oriented vinyl-clad windows depending on the building elevations. The applicant is proposing to utilize two wood-framed French doors on the main portion of the residence and two single wood-framed doors for the second unit. Based on the fact that the existing residence is not particularly historic in appearance, staff is supportive of the proposed window and door design. However, staff recommends that the final design of the windows and doors is subject to review and approval by the Community Development Department.

The Design Guidelines state that appropriate roofing materials may include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other materials as determined by historic evidence. Inappropriate roofing materials include colored standing seam metal roofs, glazed ceramic tile, and imitation roofing materials such as concrete shingles and imitation concrete mission tile. As recommended by the Design Guidelines, the proposed project includes the use of architectural-grade composition roof shingles.

In the Central Subarea of the Historic Residential Primary Area, the Design Guidelines suggest that garages identifiable as such are not allowed unless integral to the architectural time frame of the building's existing design. The Design Guidelines also recommend that garage doors be broken into smaller components to minimize their visual impact. Given that the project site has no access to the Persifer Street/Bidwell Street Alley and that the existing residence is already located at the rear boundary of the parcel, the applicant had limited options in terms of placement of the attached garage. To minimize the visual impact of the garage, the applicant has oriented the garage to face east so that it would be less visible from Bidwell Street. In addition, the applicant, created a residential design for the portion of the garage facing Bidwell Street so that the structure would not be easily identifiable as a garage. Lastly, the applicant created a carriage-style design for the garage door to create the appearance of two single garage doors as opposed to a two-car garage door. To further enhance the appearance of the garage door, staff recommends that door hinges, door handles, or similar design features be added to the satisfaction of the Community Development Department.

In reviewing the proposed project as shown on the submitted building elevations, staff determined that the proposed project will be of substantial benefit to the property owner and the community by maintaining an appropriate style of design (Craftsman) for the existing residence and addition while ensuring that they are maintained in good

condition moving forward. In addition, staff has determined that the proposed project meets the intent of the Design Guidelines by maintaining an 1850 to 1950 appearance standard through restoration and reconstruction of the residence in an authentic manner.

Staff forwards the following design recommendations to the Commission for consideration (Condition No. 16):

1. This approval is for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence for the 908 Bidwell Street Residential Addition and Remodel project. The applicant shall submit building plans that comply with this approval, the attached building elevations and attached floor plan, dated September 17, 2018.
2. The design, materials, and colors of the proposed 908 Bidwell Street Residential Addition and Remodel project shall be consistent with the submitted building elevations, material samples, and color scheme to the satisfaction of the Community Development Department.
3. Enhanced wood trim shall be added around all doors and windows to the satisfaction of the Community Development Department.
4. Door hinges, door handles, or similar design features shall be added to the garage door to the satisfaction of the Community Development Department.
5. The final design of the windows and doors shall be subject to review and approval by the Community Development Department.
6. The project driveway and driveway apron shall be constructed of an all-weather pervious treatment to the satisfaction of the Community Development Department.
7. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
8. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.

#### Parking

The Folsom Municipal Code (FMC, Section 17.52.540) requires single-family detached dwelling units are required to provide two on-site parking spaces. The parking spaces must be provided outside of required front and street side yards. The applicant is proposing two off-street parking spaces in a two-car side-load garage located adjacent to Bidwell Street. As a result, staff has determined that the proposal complies with the parking requirements established for the Central Subarea. It is important to note that

there is no separate parking requirement for the attached second unit.

#### Project Driveway and Apron

As shown on the submitted site plan, the applicant is proposing to construct an asphalt driveway and driveway apron to provide access to the new garage. The Design Guidelines recommend that driveway improvements and other vehicular access requirements of new development be sensitive to the traditional if not historic character of the neighborhood and its existing features, and incorporate similar treatments. In general, the Design Guidelines state that accent pavements and oversized drives are not allowed within this context, although some scored concrete finishes may reflect the existing character of development. Given this guidance by the Design Guidelines, staff recommends that the project driveway and driveway apron be constructed of an all-weather pervious treatment to the satisfaction of the Community Development Department. Condition No. 16 is included to reflect this requirement.

#### Existing and Proposed Landscaping

Existing landscaping on the project site includes a combination of trees (Pine tree, Walnut tree, Fir tree, and ornamental fruit trees), shrubs, and groundcover. The applicant is proposing to remove approximately five trees for development of the proposed project, none of which is considered a protected tree according to the Folsom Municipal Code (FMC, Section 12.16). The applicant is proposing to preserve one large pine tree located adjacent to Bidwell Street. As shown on the submitted site (Attachment 5), the applicant is proposing to plant a new tree (Maple tree) and shrubs at various locations on the project site. Staff recommends that the owner/applicant submit a landscape and irrigation plan that is subject to review and approval by the Community Development Department. Condition No. 17 is included to reflect this requirement.

#### Garage/Shed Demolition

The applicant is proposing to demolish an 81-square-foot stone accessory structure located in the front yard of the subject property in order to accommodate development of the proposed residential addition and remodel project. In order to approve a request for demolition of a structure considered historically significant, the Folsom Municipal Code, (FMC Section 17.52.660) states that the Historic District Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;
2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and
4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.



Section 4.13 of the Historic District Design and Development Guidelines clarifies 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. However, Section 4.13 of the Design and Development Guidelines also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of the Folsom Municipal Code, (FMC Section 17.52) and the Design and Development Guidelines themselves.

The 81-square-foot stone accessory structure, which appears to have been constructed in 1965, features a concrete foundation, river rock cobble walls, a wooden door slat, and a wood shingle gabled roof. An evaluation of the accessory structure (Attachment 7) was completed by ECORP Consulting on March 4, 2019. The evaluation determined that the stone accessory structure appears to be a modern vernacular building constructed using modern construction techniques in 1965. In addition, the evaluation determined that the accessory structure is not associated with nearby Historic Folsom or any other historical associations related to mining or the early history of Folsom.

#### Heritage Preservation League Letter

The Heritage Preservation League (HPL) submitted a comment letter regarding the proposed project to City staff on February 13, 2010. In the letter, the HPL suggests that the project be entirely redesigned to meet all of the development standards established for the Central Subarea. In addition, the HPL recommends that a professional report regarding the potential significance of the stone accessory structure be prepared. As discussed within this staff report, staff determined that there are multiple special circumstances applicable to the subject property that support approval of Variances for development of the project as proposed. In addition, a professional evaluation indicating that the stone accessory structure is not historically significant has been provided with this report.

#### **ENVIRONMENTAL REVIEW**

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines.

#### **RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION**

Move to Approve Design Review, Variances, and Demolition for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence and demolition of a 120-square-foot rear portion of the main building and an 81-square-foot accessory structure as illustrated on Attachments 5 through 6 for the 908 Bidwell Street Residential Addition and Remodel project (PN 18-397) subject to the findings (Findings A-L) and conditions of approval (Conditions 1-23) included as Attachment 3.

**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 HISTORIC RESOURCE

**DEMOLITION FINDING**

- G. THE EXISTING SINGLE-FAMILY RESIDENCE (120-SQUARE-FOOT SECTION) AND STONE ACCESSORY STRUCTURE PROPOSED TO BE DEMOLISHED ARE NOT CONSIDERED HISTORICALLY SIGNIFICANT.

**DESIGN REVIEW FINDINGS**

- H. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND ZONING ORDINANCES OF THE CITY.
- I. 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.
- J. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

**VARIANCE FINDINGS**

- K. THERE EXIST SPECIAL CIRCUMSTANCES APPLICABLE TO THE SUBJECT PROPERTY, INCLUDING SIZE AND SHAPE, THAT DO NOT APPLY GENERALLY TO OTHER PROPERTIES IN THE VICINITY THAT ARE UNDER THE IDENTICAL ZONING CLASSIFICATION.
  
- L. STRICT APPLICATION OF THE ZONING CODE WOULD DEPRIVE THE SUBJECT PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY THAT ARE UNDER THE IDENTICAL ZONING CLASSIFICATION.

## ATTACHMENT 2 BACKGROUND

### BACKGROUND

The 1,202-square-foot single-family residence located on the subject property at 908 Bidwell Street was constructed in 1952. The existing residence, which features a concrete foundation, horizontal lap siding, wood/metal-framed doors and windows, and a composition shingle roof, is not considered historically significant in terms of building design and materials. The back portion (120 square feet) of the existing single-family residence is located approximately two-feet over the rear property line. The subject property owner (Brian Martell) is under a court order to move or remove the portion of the residence that is located on the adjacent parcel to the north. The project site also includes an 81-square-foot detached accessory structure (stone pumphouse) that was built around 1965 according to a report prepared for the project by ECORP Consulting (Attachment 7).

### GENERAL PLAN DESIGNATION

SFHD (Single Family High Density)

### ZONING

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

### ADJACENT LAND USES/ZONING

North: Single Family Residential Parcel (CEN/R-1-M) with the Persifer Street/Bidwell Street Alley Beyond

South: Bidwell Street with Multi-Family Residential Development (CEN/R-4) Beyond

East: Single-Family Residential Development (CEN/R-1-M) with Decatur Street Beyond

West: Single Family Residential Development (CEN/R-1-M) with Reading Street Beyond

### SITE CHARACTERISTICS

The 0.13-acre project site is developed with a 1,202-square-foot single-family residence and an 81-square-foot accessory structure. Existing landscaping includes a combination of trees, shrubs, and grass.

**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  
FMC Section 17.52.660, Demolition  
FMC Chapter 17.62 Variances  
Historic District Design and Development  
Guidelines (DDG's)

## **Attachment 3**

# **Conditions of Approval**

<b>CONDITIONS OF APPROVAL FOR 908 BIDWELL STREET RESIDENTIAL ADDITION AND REMODEL PROJECT (PN 18-397)</b>			
<b>908 BIDWELL STREET DESIGN REVIEW AND VARIANCES</b>			
<b>Mitigation Measure</b>	<b>Condition/Mitigation Measure</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:</p> <ul style="list-style-type: none"> <li>Existing and Proposed Site Plan, dated September 17, 2018</li> <li>Building Elevations and Floor Plans, dated September 17, 2018</li> </ul> <p>This project approval is for the 908 Bidwell Street Residential Addition and Remodel project, which includes a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence, demolition of a 120-square-foot rear portion of the existing single-family residence, and demolition of an 81-square-foot accessory structure located at 908 Bidwell Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.	<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.	<p>The project approvals granted under this staff report (Design Review and Variances) shall remain in effect for two years from final date of approval (April 3, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

<b>CONDITIONS OF APPROVAL FOR 908 BIDWELL STREET RESIDENTIAL ADDITION AND REMODEL PROJECT (PN 18-397)</b> <b>908 BIDWELL STREET</b> <b>DESIGN REVIEW AND VARIANCES</b>				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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, NS
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)



<b>CONDITIONS OF APPROVAL FOR 908 BIDWELL STREET RESIDENTIAL ADDITION AND REMODEL PROJECT (PN 18-397)</b>			
<b>908 BIDWELL STREET</b>			
<b>DESIGN REVIEW AND VARIANCES</b>			
<b>Mitigation Measure</b>	<b>Condition/Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
8.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.	This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, 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 will begin on the date of final approval (April 3, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.	The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
11.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
<b>SITE DEVELOPMENT REQUIREMENTS</b>			
12.	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)

<b>CONDITIONS OF APPROVAL FOR 908 BIDWELL STREET RESIDENTIAL ADDITION AND REMODEL PROJECT (PN 18-397)</b>			
<b>908 BIDWELL STREET DESIGN REVIEW AND VARIANCES</b>			
<b>Mitigation Measure</b>	<b>Condition/Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
13.	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)
14.	The owner/applicant shall obtain a Demolition Permit prior to demolition of the 120-square-foot rear portion of the existing single-family residence and 81-square-foot stone accessory structure located in front of the single-family residence. In addition, compliance with all local, state and federal regulations pertaining to demolition of the garage/shed structure is required.	I, B	CD (E), B
<b>STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS</b>			
15.	During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)

<b>ARCHITECTURE/SITE DESIGN REQUIREMENTS</b>		
16.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This approval is for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence for the 908 Bidwell Street Residential Addition and Remodel project. The applicant shall submit building plans that comply with this approval, the attached building elevations and attached floor plan, dated September 17, 2018.</li> <li>2. The design, materials, and colors of the proposed 908 Bidwell Street Residential Addition and Remodel project shall be consistent with the submitted building elevations, material samples, and color scheme to the satisfaction of the Community Development Department.</li> <li>3. Enhanced wood trim shall be added around all doors and windows to the satisfaction of the Community Development Department.</li> <li>4. Door hinges, door handles, or similar design features shall be added to the garage door to the satisfaction of the Community Development Department.</li> <li>5. The final design of the windows and doors shall be subject to review and approval by the Community Development Department.</li> <li>6. The project driveway and driveway apron shall be constructed of an all-weather pervious treatment to the satisfaction of the Community Development Department.</li> <li>7. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.</li> <li>8. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</li> </ol>	<p>B</p> <p>CD (P) (B)</p>

<b>LANDSCAPE/TREE PRESERVATION REQUIREMENTS</b>		
17.	<p>Pursuant to the state's Model Water Efficient Landscape Ordinance (MWELO), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit.</p> <p>Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may either:</p> <ul style="list-style-type: none"> <li>a) Comply with the performance requirements of the MWELO and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD; or</li> <li>b) Comply with the simpler Prescriptive Compliance Option contained in Appendix D to the MWELO and, by the time of final inspection for a Building Permit for the custom home, shall install the City-approved landscape and submit a Certificate of Completion to the CDD.</li> </ul> <p>Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the performance requirements of the MWELO and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD.</p>	I  CD (P)(E)

<p>17. Cont.</p>		<p>Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein. The City-approved landscaping shall be installed within 24 months of the date of building permit issuance.</p> <p>Any significant modification to the City-approved landscaping shall comply with the State's Model Water Efficient Landscape Ordinance.</p> <p>For purposes of this condition of approval, "landscape area" means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).</p>	<p>I</p>	<p>CD (P)(E)</p>
<p>18.</p>		<p><b>NOISE REQUIREMENT</b></p> <p>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.</p>	<p>I, B</p>	<p>CD (P)(E)</p>

<b>CULTURAL RESOURCE REQUIREMENTS</b>			
19.		<p>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 consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.</p>	G, I, B  CD (P)(E)(B)
20.		<p>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.</p>	G, I, B  CD (P)(E)(B)
21.		<p>Discovery of unknown contaminated soils during construction. 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 SCEMD, 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.</p>	G, I, B  CD (P)(E)(B)
<b>OTHER AGENCY REQUIREMENTS</b>			
22.		<p>The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.</p>	I, G  CD (P)(E)
23.		<p>The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&amp;E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.</p>	I  CD (P)

**CONDITIONS**

See attached tables of conditions for which the following legend applies.

<b>RESPONSIBLE DEPARTMENT</b>		<b>WHEN REQUIRED</b>
CD	Community Development Department	I Prior to approval of Improvement Plans
(P)	Planning Division	M Prior to approval of Final Map
(E)	Engineering Division	B Prior to issuance of first Building Permit
(B)	Building Division	O Prior to approval of Occupancy Permit
(F)	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	

Historic District Commission  
908 Bidwell Street Residential Addition and Remodel (PN 18-386)  
April 3, 2019

**Attachment 4**  
**Vicinity Map**





2014  
CITY OF  
FOLSOM

# Vicinity Map





Historic District Commission  
908 Bidwell Street Residential Addition and Remodel (PN 18-386)  
April 3, 2019

**Attachment 5**  
**Existing and Proposed Site Plan**  
**Dated September 17, 2018**

REVISIONS	BY

**SCOPE OF WORK**  
 PREPARE ARCHITECTURAL PLANS TO DEMO AND EXISTING HOUSE FROM 1202 SF TO 1555 SF AND 1800 SF CARTRIDGE HOUSE STYLE APARTMENT WITH 575 SF GARAGE

**SHEET INDEX**  
 A1 COVER DEMO PLAN, PROPOSED SITE PLAN  
 A2 FLOOR PLANS AND LANDSCAPE ELEVATIONS  
 A3 COLOR AND MATERIAL ELEVATIONS

**DEMO SCHEDULE**  
 [---] AREAS FOR REMOVAL

**PROJECT DATA**  
 ADDRESS 908 BIDWELL ST, FOLSOM CA  
 JURISDICTION SACRAMENTO COUNTY, CA  
 APN 075-0201-010-0000  
 LOT & BLOCK LOT 13 - BLOCK 93  
 APPROX PARCEL AREA 5500 SF / 0.13 ACRES  
 PROPOSED LOT COVERAGE 38%  
 CURRENT ZONING R-1-M SINGLE FAMILY  
 PROPOSED USE R-1-M SINGLE FAMILY

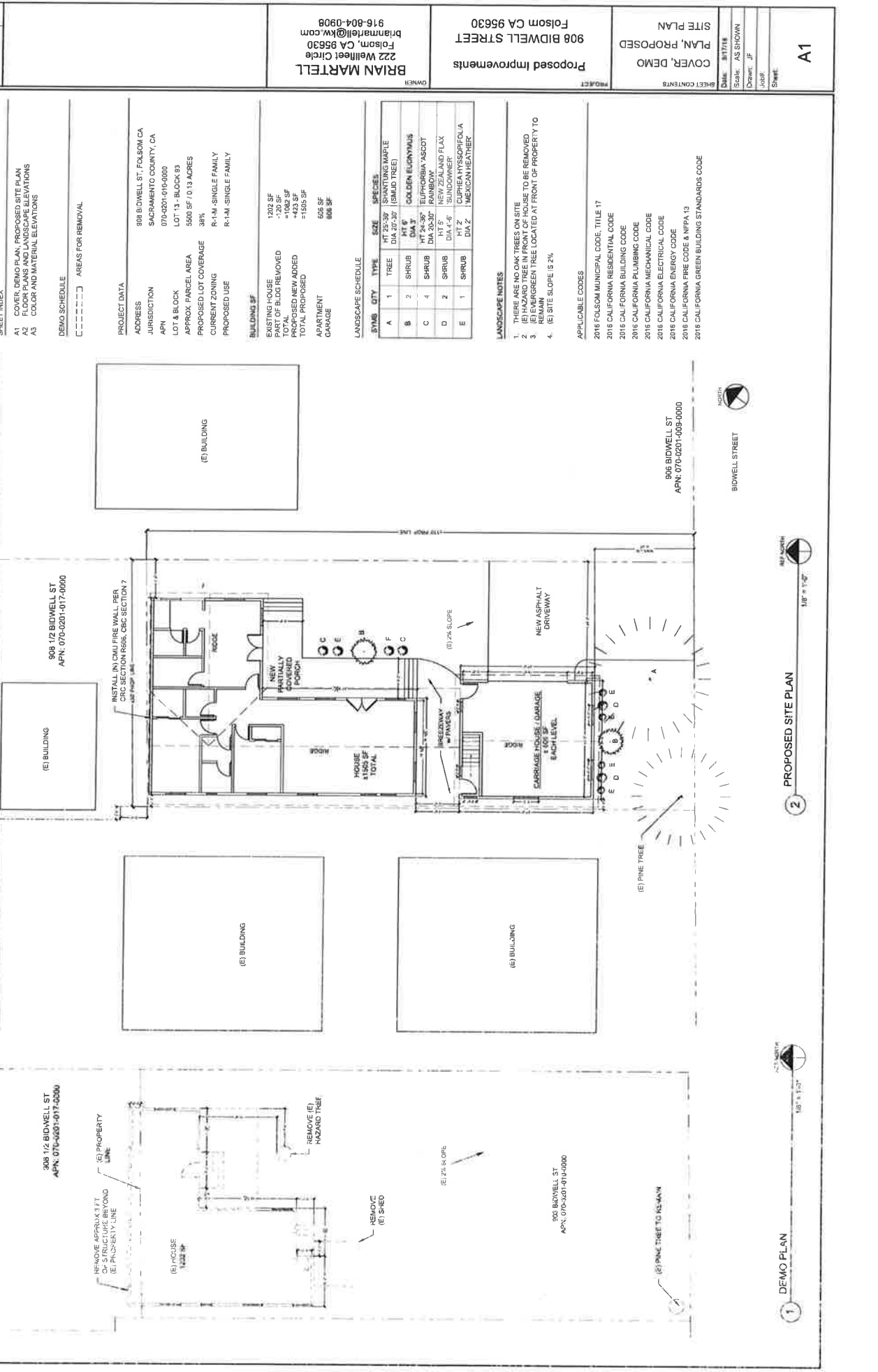
**BUILDING SF**  
 EXISTING HOUSE 1202 SF  
 PARTIALLY DEMOED 120 SF  
 TOTAL 1322 SF  
 PROPOSED NEW ADDED 423 SF  
 TOTAL PROPOSED 1545 SF  
 APARTMENT 605 SF  
 GARAGE 908 SF

**LANDSCAPE SCHEDULE**

SYMB	QTY	TYPE	SIZE	SPECIES
A	1	TREE	HT 25-30' DIA 20-30'	SHANTUNG MAPLE (SMUD TREE)
B	2	SHRUB	HT 6' DIA 3"	GOLDEN EUCYALPTUS
C	4	SHRUB	HT 3-5' DIA 20-30"	FLORIDA ASCOT BANISTER
D	2	SHRUB	HT 5' DIA 4-8"	NEW ZEALAND FLAX 'SLINDOWNER'
E	1	SHRUB	HT 2' DIA 2"	CUPHEA HYSSORIFOLIA 'MEXICAN HEATHER'

**LANDSCAPE NOTES**  
 1. THERE ARE NO OAK TREES ON SITE  
 2. (E) HAZARD TREE IN FRONT OF HOUSE TO BE REMOVED  
 3. REMAINING HAZARD TREE LOCATED AT FRONT OF PROPERTY TO BE REMOVED  
 4. (E) SITE SLOPE IS 2%

**APPLICABLE CODES**  
 2016 FOLSOM MUNICIPAL CODE, TITLE 17  
 2016 CALIFORNIA RESIDENTIAL CODE  
 2016 CALIFORNIA BUILDING CODE  
 2016 CALIFORNIA PLUMBING CODE  
 2016 CALIFORNIA MECHANICAL CODE  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA FIRE CODE & NFPA 13  
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE



**PROJECT**  
 Proposed Improvements  
 908 BIDWELL STREET  
 Folsom CA 95630  
 Brian Martell  
 brianmartell@kwm.com  
 916-804-0908

**CLIENT**  
 BIAN MARTELL  
 222 Wellfleet Circle  
 Folsom, CA 95630  
 brianmartell@kwm.com  
 916-804-0908

**DATE** 11/17/18  
**SCALE** AS SHOWN  
**DRAWN** JF  
**CHECKED** JF  
**SHEET** A1

**COVER, DEMO PLAN, PROPOSED SITE PLAN**

**1 DEMO PLAN**      **2 PROPOSED SITE PLAN**

1/8" = 1'-0"      1/8" = 1'-0"

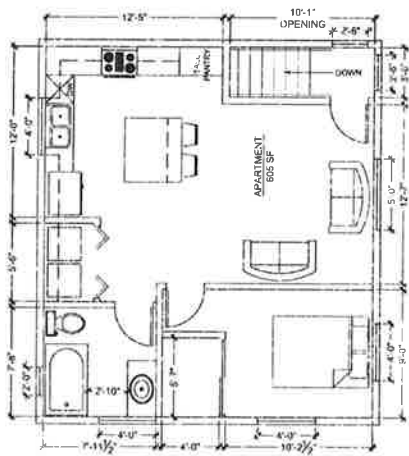
Historic District Commission  
908 Bidwell Street Residential Addition and Remodel (PN 18-386)  
April 3, 2019

**Attachment 6**  
**Building Elevations and Floor Plans**  
**Dated September 17, 2018**

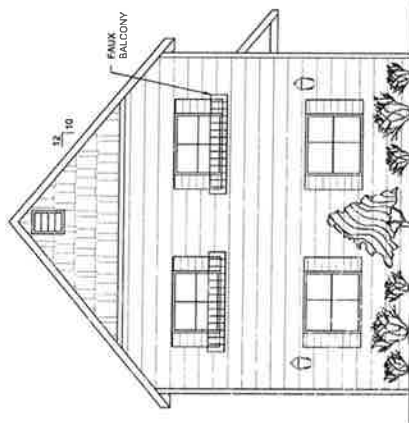
REVISIONS	BY

PROJECT  
 PROPOSED IMPROVEMENTS  
 908 BIDWELL STREET  
 FOLSOM CA 95630  
 BRIAN MARTELL  
 brianmartell@kw.com  
 916-804-0908

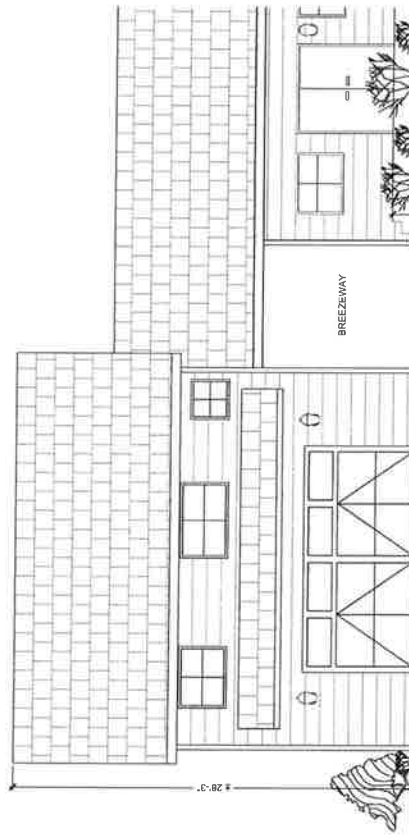
SHEET CONTENTS  
 FLOOR PLANS & LANDSCAPE ELEVATIONS  
 DATE: 8/17/18  
 SCALE: 1/4" = 1'-0"  
 DRAWN: JF  
 CHECK: JMM  
 SHEET: A2



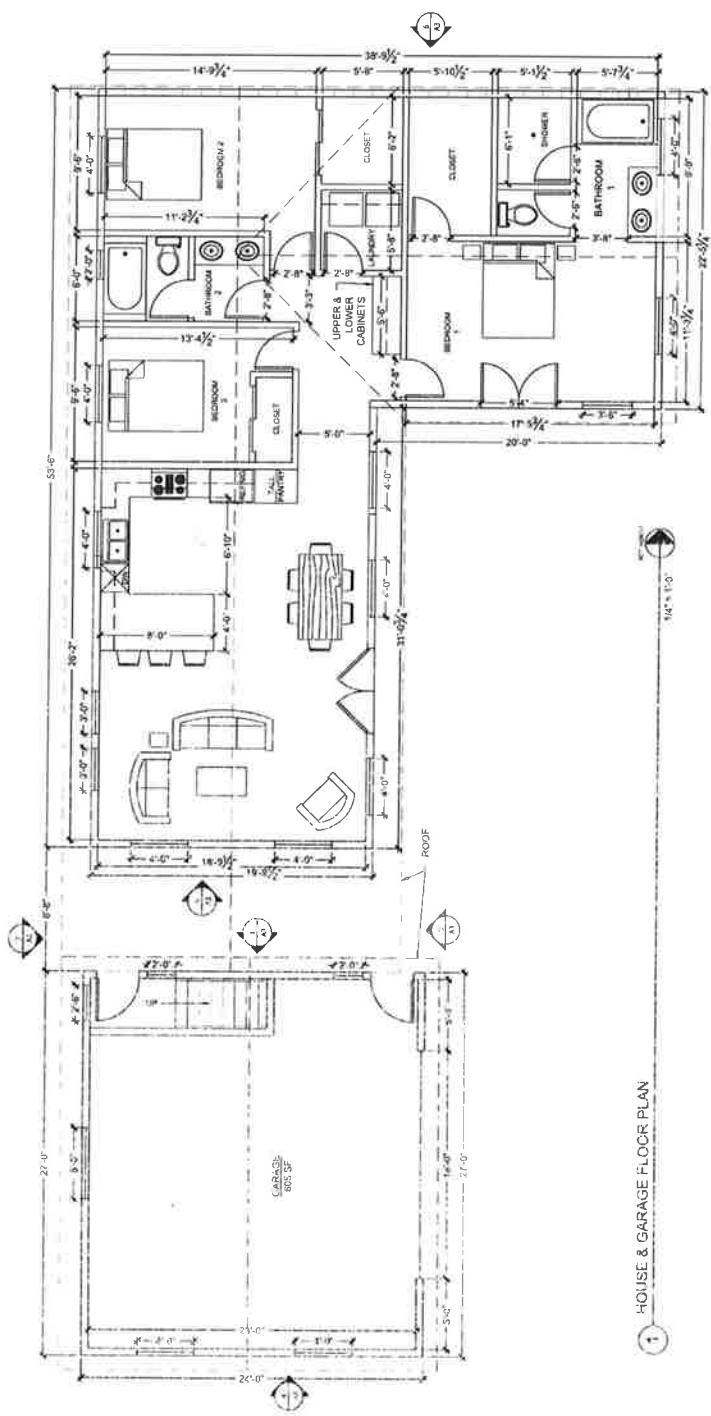
2 CARRIAGE HOUSE FLOOR PLAN 2ND LEVEL  
 1/4" = 1'-0"



3 LANDSCAPING (OR SIMILAR) CARRIAGE HOUSE - STREET VIEW  
 1/4" = 1'-0"



4 LANDSCAPING (OR SIMILAR) CARRIAGE GARAGE & PARTIAL MAIN HOUSE  
 1/4" = 1'-0"



1 HOUSE & GARAGE FLOOR PLAN  
 1/4" = 1'-0"

REVISIONS	BY

**COLOR LEGEND**

	P11 - PAINT KELLY MOORE HLS4284-2 (MEL/MAC SILVER) BODY
	P12 - PAINT KELLY MOORE HLS4284-2 (MEL/MAC SILVER) SHUTTERS, TASHIAS, DOORS
	P13 - PAINT KELLY MOORE HLS4283-3 (HAMMERED PEWTER) TRIM

**MATERIAL LEGEND**

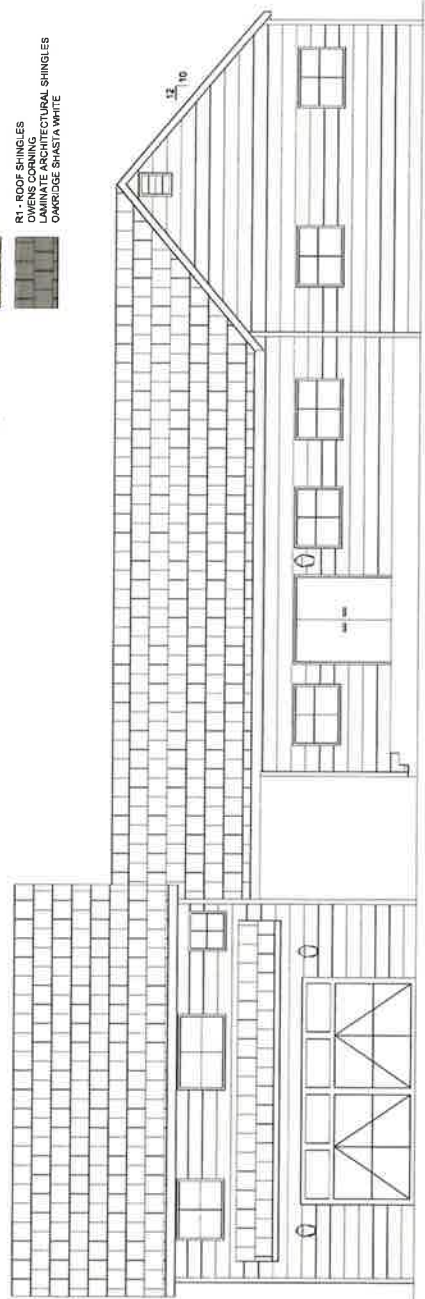
	S1 - SIDING HARDYPLANK LAP SMOOTH
	S2 - SIDING HARDY-ANGLE STAGGERED EDGE PANEL
	R1 - ROOF SHINGLES LAMINATE ARCHITECTURAL SHINGLES CARRIDGE SHASTIA WHITE



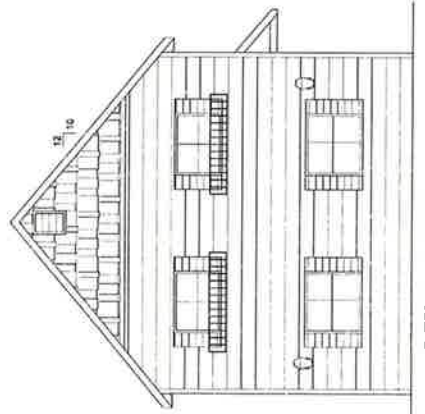
5 EXTERIOR ELEVATION



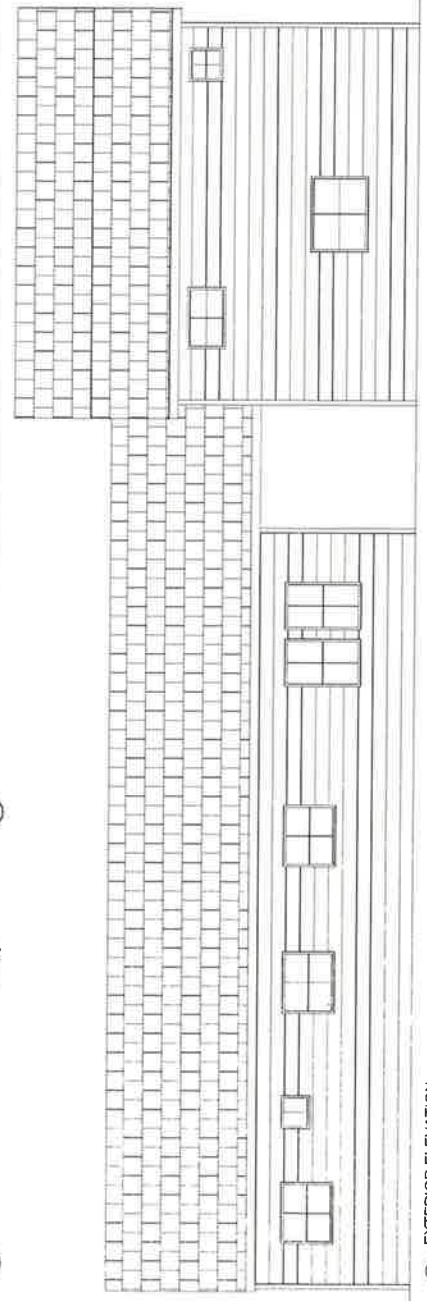
6 EXTERIOR ELEVATION



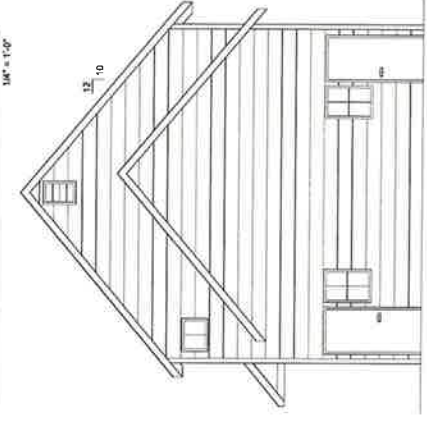
3 EXTERIOR ELEVATION



4 EXTERIOR ELEVATION



2 EXTERIOR ELEVATION



1 EXTERIOR ELEVATION

**BRIAN MARTELL**  
OWNER  
222 Wellfleet Circle  
Folsom, CA 95630  
briannmartell@kw.com  
916-804-0908

**Proposed Improvements**  
908 BIDWELL STREET  
Folsom CA 95630

**COLOR AND MATERIAL ELEVATIONS**

**SHEET CONTENTS**  
DATE: 8/17/18  
Scale: 1/4" = 1'-0"  
Drawn: JF  
Job#: SHINE

Historic District Commission  
908 Bidwell Street Residential Addition and Remodel (PN 18-386)  
April 3, 2019

**Attachment 7**  
**Accessory Structure Evaluation Report**  
**Dated March 4, 2019**

March 4, 2019

Scott Johnson  
City of Folsom  
50 Natoma Street  
Folsom, CA 95630

**RE: Stone Structure at 908 Bidwell Street, City of Folsom**

Dear Mr. Johnson,

In response to your request for information, ECORP Consulting, Inc. conducted a property visit and assessment of a stone pumphouse structure located at 908 Bidwell Street in Folsom, California. ECORP conducted a property visit to document the existing condition of the stone pumphouse and assess the age and potential historical associations of the structure.

## **METHODS**

### **Personnel Qualifications**

The property visit and assessment were conducted by ECORP's Senior Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and history. Mr. Adams reviewed available historical information, conducted a property visit, and prepared this letter memorandum.

### **Research Methods**

ECORP conducted a brief historical aerial review of the property at 908 Bidwell Street to help determine the age of the stone pumphouse including potential historical associations. Historic aerial photos taken in 1952, 1957, 1964, 1966, and 1993 to present were reviewed. ECORP also conducted a RealQuest Professional assessor property record search of the Assessor Parcel Number (APN) 070-0201-010-0000.

### **Field Methods**

Mr. Adams conducted a property visit on March 4, 2019 to document the stone pumphouse and assess any potential historical associations. The stone pumphouse was photographed on the interior and exterior. Construction materials and techniques were analyzed and assessed in the field. Integrity considerations for the stone pumphouse were also assessed in the field.



## **RESULTS**

### **Research Results**

According to historical aerial photographs, the parcel is in a neighborhood that is on the edge of historic Folsom. Residences in this part of Folsom are present on the 1952 historical aerial. On the 1952 to 1978 aerials, dredge tailings are visible across Bidwell Street from the parcel. By the 1990s, the dredge tailings have been reclaimed and the land developed into commercial and residential properties. Due to the tree canopy, the stone pumphouse is not visible on the parcel on any of the historical aerial images.

The RealQuest Professional assessor property search for APN # 070-0201-010-0000 revealed that the residence on the 0.13-parcel was built in 1954. The assessor property information does not mention the stone pumphouse. No other information about the stone pumphouse was on the assessor record for the APN.

### **Field Results**

The structure is composed of large river rock stone cobbles mortared together to form a square frame. The stones are fixed to a thick poured concrete foundation. A wood shingle gabled roof is attached to the frame with cement screws. A modern water spigot is located at the eastern corner of the structure. The entrance includes a wooden slat door with a dual-pane viewing window. Two wood-framed dual-paned windows with screens are located at the apex of both gabled ends. The mortared stones are supported by a metal cable wrapped around the structure and held in place by iron reinforcement elbows at each corner and a metal anchor above the doorway. Electrical wiring exists inlaid with the concrete mortar and supports modern lighting on the interior ceiling. The poured concrete foundation contains inscription "Laid for J. W. Mosely 28 May 1965." The inscription also includes the name of the concrete pourer but is unreadable.

The vernacular structure contains no unique architectural design or construction features and represents a simple build using modern materials. The mortar appears to be modern Portland cement mixture, which was more popular in the late nineteenth century especially after World War I as compared to older lime-based mortars used often during the Gold Rush era. Within the mortar are modern and inlaid electrical wires. Hardware also includes the presence of cement screws, attaching the original wooden roof to the mortared frame. Cement screws became more heavily in-use also after World War I, after the increase in use of Portland cement, which confirms the construction techniques for the stone pumphouse are modern. In addition, the date marked on the poured concrete foundation indicates a construction date of 1965 for the foundation. The stone pumphouse appears to have been constructed on, or more recent than, 1965.

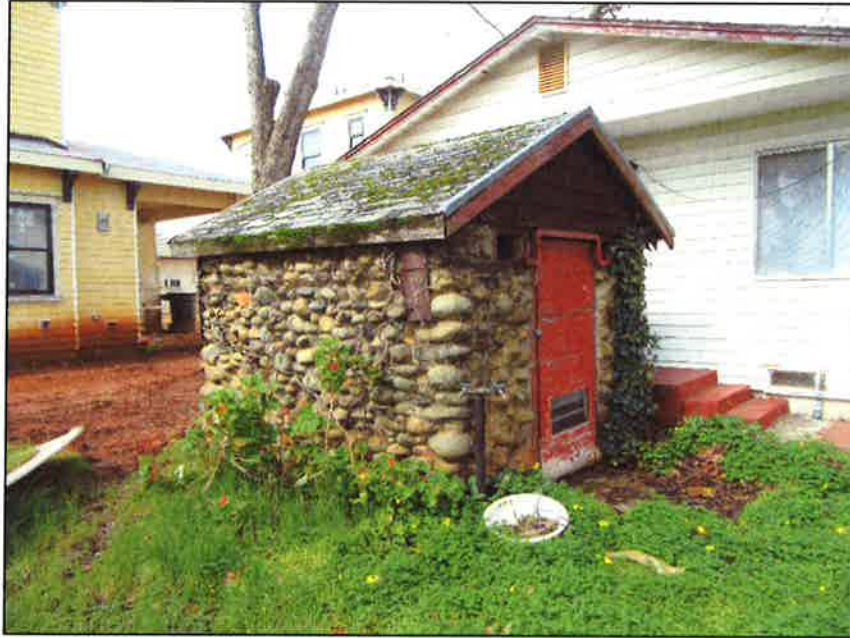


Figure 1. Stone Pumphouse overview. View northwest.

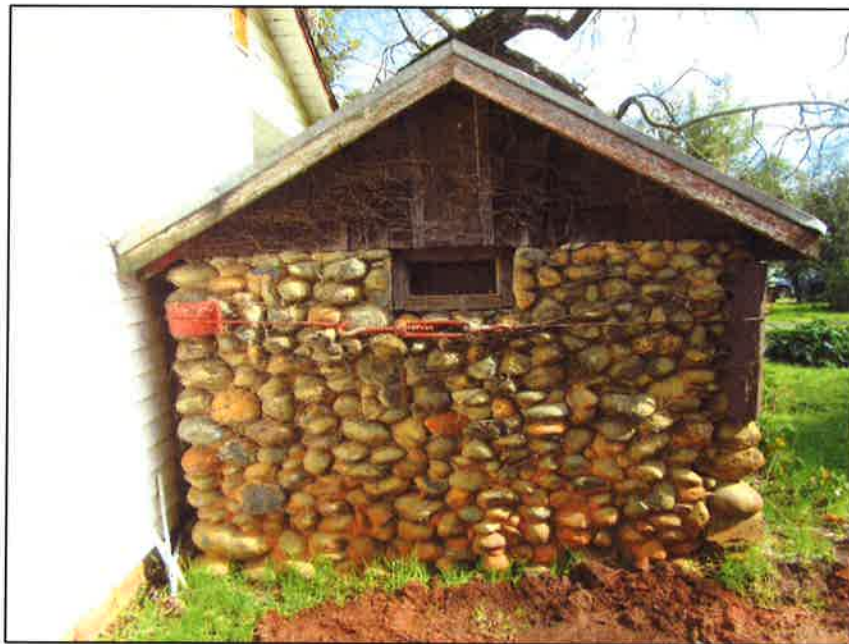


Figure 2. Stone Pumphouse overview, northwestern facade. View southeast.



Figure 3. Concrete inscription date of May 1965.



Figure 4. Interior of the stone pumphouse.

## CONCLUSION

The stone pumphouse appears to be a modern vernacular ancillary building constructed using modern construction techniques in 1965. The stone pumphouse does not appear to be associated with nearby Historic Folsom or other historical associations related to mining or early history of Folsom.

If you have any questions, you may reach me by telephone at (916) 782-9100 or by email at [JAdams@ecorpconsulting.com](mailto:JAdams@ecorpconsulting.com).

Sincerely,

A handwritten signature in cursive script that reads "Jeremy Adams".

Jeremy Adams  
Senior Architectural Historian

## **ATTACHMENT A**

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Photographs



























Historic District Commission  
908 Bidwell Street Residential Addition and Remodel (PN 18-386)  
April 3, 2019

**Attachment 8**  
**Letter from Heritage Preservation League**  
**Dated February 13, 2019**

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

February 13, 2019

**PROJECT:** Reconstruction of a residential building at 908 Bidwell Street, including the addition of a two-car garage and an Accessory Dwelling Unit at 908 Bidwell Street in the Central Subarea (File: 18-397)

**REQUEST:** Design Review, Variance from Rear and Side Setback Requirements and the Demolition of an Accessory Structure

**PROJECT**

**HISTORY:** Application Circulated by City on February 7, 2019 and feedback requested by February 18.

**PROJECT REVIEW:**

**Proposed Project**

The applicant is proposing to expand the existing one-story residence at 908 Bidwell Street from 1,202 square feet to 1,505 square feet. As a part of the project, a two story mixed-use building would be located in front of the expanded home. The new building includes a 606 square foot Accessory Dwelling Unit on top of a 606 square foot garage. Because the two buildings are connected by a roof, the overall building complex can be considered one primary residential unit with an attached accessory unit and an attached garage. The footprint of this building (including the covered breezeway) is 2,897 square feet.

HDC has noted that per City Code, the 5,500 s.f. lot would not qualify for a Second Unit. However, State Law requires that all properties shall be permitted to develop one Accessory Dwelling Unit with a size that ranges between 105 square feet and 1,200 square feet.

**Alternative Project**

Most of the existing residence is located outside the buildable area for main units in the Residential Primary Area. In addition, it is built across the side setback line and the rear property line. As a general rule, this type of non-conforming buildings cannot be reconstructed or enlarged. However, the main part of the existing building is located in the buildable area for an Accessory Dwelling Unit (ADU). The property owner could therefore redesign the project to include a new main unit in the front part of the lot and an ADU in a portion of the existing residence. This project would be in compliance with the city's design standards for the Historic District.

**Accessory Dwelling Unit Conversion**

Normally, Accessory Dwelling Units (ADU's) are required to be located 5 feet from the rear and side property boundaries. Special consideration regarding setbacks can be given if the ADU is installed in an existing structure. In order to maintain the design standards for the Residential Primary Area, HPL recommends that the converted ADU should not be built up to the property lines or include any blind walls. At a minimum, the smaller residential unit should be located 3 feet from the side and rear boundary to allow for the installation of windows and doors along all facades.

**New Main Unit**

If plans are developed for a new main unit, this building should be designed to meet all setback requirements for the Central Subarea. The building should also be designed to reflect the pre-1950 design



theme of the Central Subarea. In order to maintain a coordinated design for the property, the facades of the converted Accessory Dwelling Unit may need to be upgraded to a more historic look.

### **New Garage**

The proposed project includes an attached, side loaded garage that is visible from Bidwell Street. Because attached garages are generally not permitted in the Central Subarea, a more appropriate design solution would be to construct a recessed garage at the end of a narrow driveway.

### **Existing Accessory Building**

As a part of the proposed project, the applicant is requesting to demolish an 80 square foot stone building. This building appears to be a historic pump house. HPL believes that it could provide information regarding Folsom's past. Further study may therefore be necessary before a demolition permit can be considered.

### **PROJECT RECOMMENDATIONS:**

The Heritage Preservation League does not find that a substantial variance from setback requirements is appropriate for the property at 908 Bidwell Street. HPL also recommends that the existing accessory structure on this property needs to be evaluated and documented by an environmental consultant prior to the issuance of a demolition permit.

Should the applicant decide to redesign the project, HPL has the following recommendations:

1. Maintain enough setbacks for all residential buildings to avoid the need for blind walls.
2. Design a new main unit in compliance with residential design and setback requirements.
3. Upgrade the facades of the Accessory Dwelling Unit to be coordinated with the new Primary Unit.
4. If a garage or carport is added, it should be located behind the main unit.
5. The driveway in the front setback area should be narrow, but a turn-around area could be located in front of the new garage.
6. Submit a professional report regarding the significance of the existing small outbuilding as a part of the development application.

Historic District Commission  
908 Bidwell Street Residential Addition and Remodel (PN 18-386)  
April 3, 2019

## **Attachment 9 Site Photographs**



















