

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
July 17, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, 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 June 19, 2019 will be presented for approval.

NEW BUSINESS

1. PN 19-186 Roundhouse Uniform Sign Program and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Jerry Bernau for the adoption of the Uniform Sign Program for the Roundhouse at the Historic Folsom Station. The zoning classification for the site is SUT with an underlying zone of HD, and the General Plan land-use designation is HF. The project is categorically exempt under Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA). **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Jerry Bernau)**

2. PN 19-219, 723 Sutter Street Commercial Design Review Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Tony Smolin for a Commercial Design Review Modification of 8-feet of weathered brick veneer on the side/party walls of the second-story located at 723 Sutter Street. The zoning classification for the site is HD, and the General Plan land-use designation is HF. 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: Tony Smolin)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **August 7, 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, 2nd 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. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF
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HISTORIC DISTRICT COMMISSION MINUTES
June 19, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Ankhelyi

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 5, 2019 were approved as submitted.

NEW BUSINESS

1. PN 19-073, 904 Persifer Street Residential Remodel, Addition, Setback Variance and Shed Demolition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Jesse Borovnica for a Design Review for a remodel and 126-square-foot addition, as well as a side yard setback Variance and Shed Demolition for a residential property located at 904 Persifer Street. The zoning classification for the site is CEN with an underlying zoning of 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: Assistant Planner, Josh Kinkade / Applicant: Jesse Borovnica (BDH Construction))**

1. Leona Martin-Duff addressed the Historic District Commission citing concerns about privacy, but was in favor of the corrections made to the plans regarding the garage distance from the property line and windows facing her property.
2. Paul Keast addressed the Historic District Commission citing concerns about code inconsistencies relating to variances.

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE APPLICATION (PN 19-073) FOR DESIGN REVIEW FOR A 126-SQUARE FOOT ADDITION AND EXTERIOR REMODEL OF AN EXISTING RESIDENCE, FOR A SIDE YARD SETBACK VARIANCE AND FOR THE DEMOLITION OF AN EXISTING DETACHED GARAGE AT 904 PERSIFER STREET WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, VARIANCE FINDINGS G-I, DESIGN REVIEW FINDINGS J & K, DEMOLITION FINDING L, AND

CONDITIONS OF APPROVAL NO. 1-4 WITH AMENDMENT TO CONDITION #1 TO STATE "Issuance of a Building Permit and Demolition Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan, building elevations, and floor plans dated ~~5-29-19~~ 6-14-19. Implementation of this project shall be consistent with the above reference items as modified by these conditions of approval."

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ASAY, RODRIGUEZ, MILLER, WEST
NOES: DUEWEL
ABSTAIN: BRACHT
ABSENT: ANKHELYI

2. PN 19-156, 917 Sutter Street Shed Demolition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Larry Washington for demolition approval of a 130-square-foot shed structure located at 917 Sutter Street. The zoning classification for the site is SUT with an underlying zoning of HD, and the General Plan land-use designation is HF. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Larry Washington)**

COMMISSIONER MILLER MOVED TO APPROVE THE SHED DEMOLITION (PN 19-156) LOCATED AT 917 SUTTER STREET WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DEMOLITION FINDING G, AND CONDITIONS OF APPROVAL NO. 1-5.

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 6:00 pm.

Respectfully Submitted,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: July 17, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Roundhouse Uniform Sign Program
File #: PN-19-186
Request: Uniform Sign Program
Location: 824 Sutter Street, Suite 100 and 200
Parcel(s): 070-0052-023
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210
bgustafson@folsom.ca.us

Property Owner

Name: Folsom Railroad Block Developers
Address: 915 Sutter Street, Suite 110,
Folsom, CA 95630

Applicant

Name: Jerry Bernau
Address: 915 Sutter Street, Suite
110, Folsom, CA 95630

Recommendation: Approval of the Uniform Sign Program for the Roundhouse at Historic Folsom Station located at 824 Sutter Street as illustrated on Attachment 4 (PN19-186), based on findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-2).

Project Summary: The proposed project includes the Uniform Sign Program for 824 Sutter Street, Suite 100 and Suite 200, hereinafter referred to as the Roundhouse. Per the Folsom Municipal Code, 17.52.510.E.6, buildings with multiple tenants are required to submit a sign criteria program for Historic District Commission approval. Furthermore, the Historic District Design and Development Guidelines (DDGs) states that a Uniform Sign Program must be approved for any building on which more than three non-exempt signs are displayed or proposed.

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- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Proposed Uniform Sign Program



CITY OF
FOLSOM
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AGENDA ITEM NO. 1
Type: Public Hearing
Date: July 17, 2019

Submitted,

A handwritten signature in black ink, appearing to read 'Pam Johns', written over a horizontal line.

PAM JOHNS
Community Development Director

**ATTACHMENT 1
 DESCRIPTION/ANALYSIS**

APPLICANT’S PROPOSAL

Jeremy Bernau, on behalf of Folsom Railroad Block Developers, LLC, is proposing wall-mounted signs as part of the Uniform Sign Program for the Roundhouse at Historic Folsom Station (“Roundhouse USP”).

POLICY/RULE

Proposal for Uniform Sign Program (USP) in the Historic District is subject to review by the Historic District Commission, per Section 17.52.380 of the Folsom Municipal Code and the Historic District Design and Development Guidelines.

ANALYSIS

Per the DDGs, buildings with multiple tenants shall be required to submit a USP for Historic District Commission approval. In order to approve a request for adoption of the USP, the Commission must consider the following:

1. Whether the USP is in compliance with all applicable requirements of the FMC 17.59;
2. Whether the USP is consistent with the historical character and requirements of the Primary Area and Subarea in which the building is located;
3. Whether the USP has enough consistency and variety in the signage, in order to maintain continuity of the building as a whole while allowing for the individuality of each business.

The proposal for the Roundhouse USP is summarized as follows:

Proposed Signage				
Business	Location	Sign Type	Square Footage	Illumination
Scott’s Seafood Suite 100	Entry canopy, facing Sutter Street (78’ Linear Feet)	Reverse individual letters and/or logo, stud mounted on offset rail	16.00 SF	LED backlit (3000K or less)
	Plaza, west facing (84 Linear Feet)	Bottom stud mounted individual letters	34.00 SF	External, linear up lights, LED (3000K or less)
1st Floor Tenant Total: 50.00 SF				

Willamette Wineworks – Suite 200	Plaza, north and south facing on gables (2) – 84 Linear Feet	Flush mounted individual letters and/or logo	12.50 x 2 = 25.00 SF	External, 3000K or less, LED Spots, mount behind fascia
	Plaza, west facing on shade structure, below roofline (78 Linear Feet)	Bottom stud mounted individual letters and logo	17.90 SF	External, Linear up Light LED, 3000K or less
	Entry wall, Sutter Street facing (84 Linear Feet)	Offset study mounted individual letters and logo	5.92 SF	LED backlit (3000K or less)
2nd Floor Tenant Total: 48.82 SF				
Building Identification Signage	Plaza, west facing (78 Linear Feet)	Reverse individual letters, stud mounted on offset rail	7.19 SF	LED backlit (3000K or less)
	Sutter Street, east facing (84 Linear Feet)	Stud mounted offset, individual reverse letters	12.25 SF	LED backlit (3000K or less)
Building ID Total: 19.44 SF				

The DDGs provide the following sign allowances, based on frontage:

Size of Wall or Window Sign (DDG Standards)	
Linear feet (l.f.) of building frontage	Square feet of signage
Less than 9	Maximum of 9
10 – 19	1 per l.f.
20 – 39	0.75 per l.f.
40 – 59	0.5 per l.f.
Greater than 60	Maximum of 50

Additionally, businesses with frontage on more than one street and/or public parking lot may place a wall or window sign on each frontage with subsequent signs to be no larger than half the size specified for the first sign. Because of the large size of the building, staff has concluded that the amount of signage requested is appropriate.

The proposed building signage conforms with the DDGs in regards to size, materials, and lighting. Because each business frontage would be greater than 60 linear feet, each business would be allowed 50 s.f. per the business frontage breakdown. Per the DDGs, materials may be wood, metal or other historically appropriate combination of materials. No internally illuminated plastic letters or cabinet signs are allowed. The proposed Roundhouse USP adheres to these requirements, as none of the proposed signage requests any internal illumination. The DDGs state that simple contemporary fonts are appropriate for signage. While not all of the fonts proposed are simple, the letter fonts proposed are part of the existing corporate identity for the tenants.

Considering that the proposed signage and USP are both in compliance with the FMC and DDGs in regards to size, material and lighting, staff supports the proposed Roundhouse USP.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Staff recommends that the Historic District Commission approve the Uniform Sign Program for the Roundhouse at Historic Folsom Station located at 824 Sutter Street, as illustrated on Attachment 4 for the Roundhouse Uniform Sign program project (PN19-186). This would be subject to the findings included in this report (Findings A-G) and the attached conditions of approval (Conditions 1-2).

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.
- C. MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED SIGN ARE CONSISTENT WITH HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

CEQA FINDINGS

- D. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15311 (ACCESSORY STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- E. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- F. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- G. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The original railroad Roundhouse in Folsom was demolished in 1885. Since then, there has been approval and development for the Historic Folsom Station. On June 6, 2007, the Historic District Commission approved a Height Variance, Parking Variance, Conditional Use Permit and Building Design Review for Development of the Historic Folsom Station, which is a mixed-use development that includes 45,959 square feet of commercial space, 60 residential units, and a public plaza. On March 5, 2008, the Historic District Commission approved a Conditional Use Permit and Conceptual Design Review of the Railroad Block Public Plaza. On December 9, 2008, the City Council approved the Granite House Tentative Subdivision Map.

The Roundhouse building application was submitted December 1, 2016, and various tenant improvements and building permit applications have been submitted for the building.

GENERAL PLAN DESIGNATION

HF, Historic Folsom Mixed Use

ZONING

SUT, Sutter Street Subarea of the Historic Commercial Primary Area with underlying zone Historic District (HD)

ADJACENT LAND USES/ZONING

North: Leidesdorff Street with existing commercial buildings (SUT)

South: Sutter Street with existing commercial buildings (SUT)

East: Folsom Boulevard with existing residences (RIV)

West: Existing commercial (SUT)

SITE CHARACTERISTICS

The 4.41-acre project site is currently under development.

APPLICABLE CODES

FMC Chapter 15.52; HD, Historic District

FMC section 17.59, Signs

Historic District Design and Development Guidelines

ATTACHMENT 3
Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 917 SUTTER STREET SHED DEMOLITION (PN 19-156)			
GENERAL REQUIREMENTS			
Cond. No.	Mitigation Measure	When Required	Responsible Department
1.		OG	CD (P)
The project approval granted under this staff report shall remain in effect for one year from final date of approval (July 17, 2020). Approval is based on the plan and photographs of the signs for the Roundhouse at Historic Folsom Station in conjunction with the Uniform Sign Program, as illustrated in Attachment 4.			
2.		B	CD (B)
The applicant/owner shall obtain the necessary sign and building permits before installing signs.			

RESPONSIBLE DEPARTMENT	WHEN REQUIRED
CD	I
(P)	M
(E)	B
(B)	O
(F)	G
PW	DC
PR	OG
PD	
Community Development Department	Prior to approval of Improvement Plans
Planning Division	Prior to approval of Final Map
Engineering Division	Prior to issuance of first Building Permit
Building Division	Prior to approval of Occupancy Permit
Fire Division	Prior to issuance of Grading Permit
Public Works Department	During construction
Park and Recreation Department	On-going requirement
Police Department	

Historic District Commission
Roundhouse Uniform Sign Program (PN 19-186)
July 17, 2019

Attachment 4

Proposed Uniform Sign Program



The Roundhouse Uniform Sign Criteria

May 16, 2019



The Roundhouse at Historic Folsom Station Uniform Sign Criteria

Sign regulations.

A. Permitted signage criteria per tenant:

1. **824 Sutter Street, Suite 100** (two signs permitted, total maximum 50 SF):

a. Plaza, West

1. Location: facing turntable, centered above the locomotive doors & below pre-cast column cap and brick stepped trim
2. Type: reverse individual letters and/or logo, stud mounted on offset rail
3. Material: painted or coated aluminum or stainless
4. Color: white or corporate color, no silver or silver metal finish
5. Illumination: LED backlit (3000K or less)
6. Letter Height: 20"
7. Overall Height: 20"
8. Maximum SF: 35 SF
9. % of Frontage: 20.5%

b. Entry, South

1. Location: above entry door on canopy, below roofline facing on Sutter St.
2. Type: bottom stud mounted individual letters and/or logo
3. Material: cast aluminum letters
4. Color: corporate color(s), no silver or silver metal finish
5. Illumination: external, linear up lights, LED 3000K or less
6. Letter Height: 12"-14"
7. Logo Height: 14"
8. Overall Height: 14"
9. Maximum SF: 17 SF
10. % of Frontage: 36%

2. **824 Sutter Street, Suite 200** (four signs permitted, maximum 50 SF):

a. Clerestory gables, North and South

1. Location: (2) matching clerestory gable ends, facing north and south plaza
2. Type: flush mounted individual letters and/or logo
3. Material: flush vinyl or painted on black building sign area
4. Color: corporate color(s), no silver or silver metal finish
5. Illumination: external, 3000K or less, LED spots, mount behind fascia
6. Letter Height: 5"-15"
7. Logo Height: 40"

- 8. Overall Height: 40"
- 9. Maximum SF: 25 SF
- 10. % of Frontage: 14%

b. Shade structure, West

- 1. Location: top of two center beams, below roofline
- 2. Type: bottom stud mounted individual letters and/or logo
- 3. Material: cast aluminum
- 4. Color: corporate color(s), no silver or silver metal finish
- 5. Illumination: external, linear up light LED, 3000K or less
- 6. Letter Height: 12"-15"
- 7. Logo Height: 15"
- 8. Overall Height: 15"
- 9. Maximum SF: 30 SF
- 10. % of Frontage: 30%

c. Entry, Sutter Street, South

- 1. Location: wall to right of entry door
- 2. Type: offset stud mounted individual letters and logo
- 3. Material: painted, anodized or coated metal
- 4. Color: corporate color(s), no silver or silver metal finish
- 5. Illumination: external, recessed lights in canopy above
- 6. Letter Height: 4"-15"
- 7. Logo Height: 30"
- 8. Overall Height: 50"
- 9. Maximum SF: 25 SF
- 10. % of Frontage: 10%

3. **824 Sutter Street, Building Identification** (two signs permitted, maximum 24 SF):

a. Plaza, West

- 1. Location: facing turntable, centered above the locomotive doors & below first floor tenant signage
- 2. Type: reverse individual letters, stud mounted on offset rail
- 3. Material: painted, powder coated or anodized metal
- 4. Color: match first floor tenant signage
- 5. Illumination: LED backlit (3000K or less)
- 6. Letter Height: 9"
- 7. Overall Height: 9"
- 8. Maximum SF: 7.19 SF
- 9. % of Frontage: 12.18%

b. Sutter Street, East Facing

- 1. Location: centered above feature windows, below parapet trim
- 2. Type: stud mounted offset, individual reverse letters
- 3. Material: aluminum or stainless
- 4. Color: black painted or coated

5. Illumination: backlit, 3000K or less
6. Letter Height: 12"
7. Overall Height: 12"
8. Maximum SF: 12.25 SF
9. % of Frontage: 8.8%

See attached exhibit for exact locations.

- B. Freestanding signs are not permitted, unless the Folsom Railroad Block, LLC determines that the exclusive use of wall signage at a location is ineffective. A reduction in the amount of wall signage may be required to compensate for the use of a freestanding sign.
- C. In addition to those signs prohibited in Chapter 17.59 of the Folsom Municipal Code, the following signs are also prohibited:
 1. Neon;
 2. Internally illuminated;
 3. Backlit canopies; and
 4. Corporate flags.
- D. General Sign Regulations:
 1. Sign permit(s) and building permit(s) are required from the City of Folsom prior to placement, construction, erection, or modification of any sign.
 2. Temporary promotional signs attached to the building, fence or wall are allowed for a total of eight weeks per year and require temporary sign permits from the City of Folsom.
 3. Signs shall be constructed in accordance with the City of Folsom's building code, Folsom Railroad Block Developers LLC's uniform sign criteria and must bear City issued sticker with sign permit number.
 4. Signs shall be maintained in good condition in accordance with the City sign ordinance and specifications listed herein.
 5. Upon vacancy, tenant shall remove sign and restore facade to original condition within 90 days after such space has been vacated (or sooner if specified by the Folsom Railroad Block Developers, LLC).
- E. City of Folsom sign ordinance, (for reference only)
 1. Definitions

- a. **Frontage, Building.** "Building frontage" means the length of an outside building wall facing a street, public parking lot or mall.
- b. **Frontage, Primary Building.** "Primary building frontage" means the building frontage which faces the street. In cases where a building has more than 1 street frontage, the longest of the street frontages shall be considered the primary building frontage.

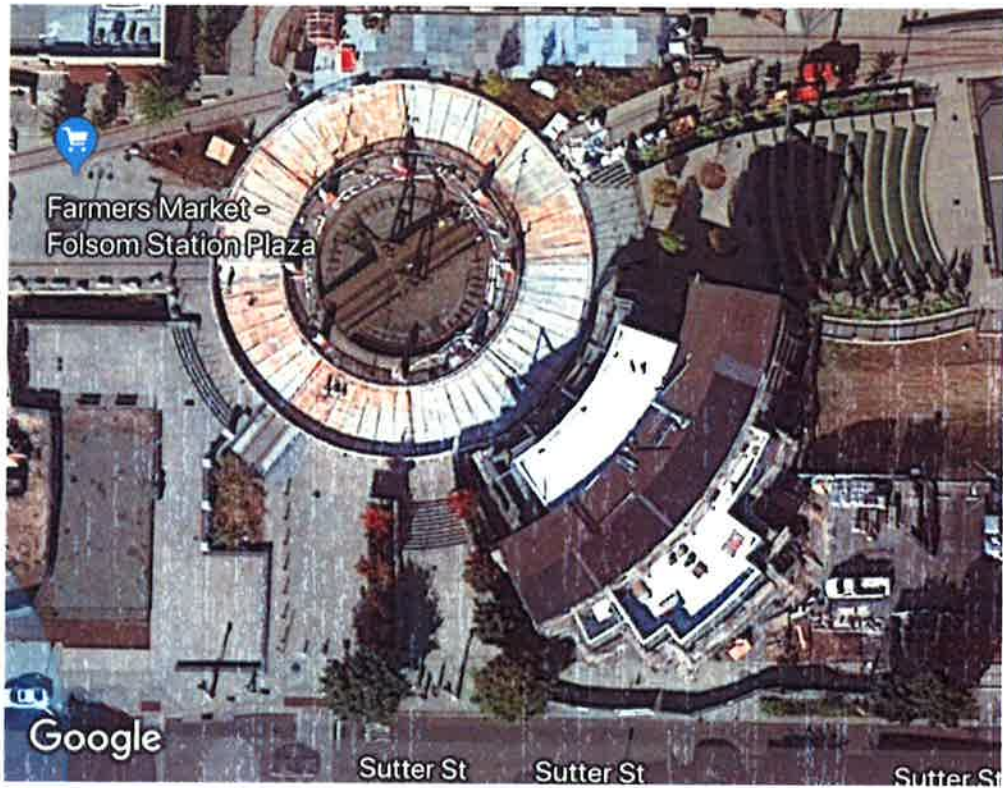
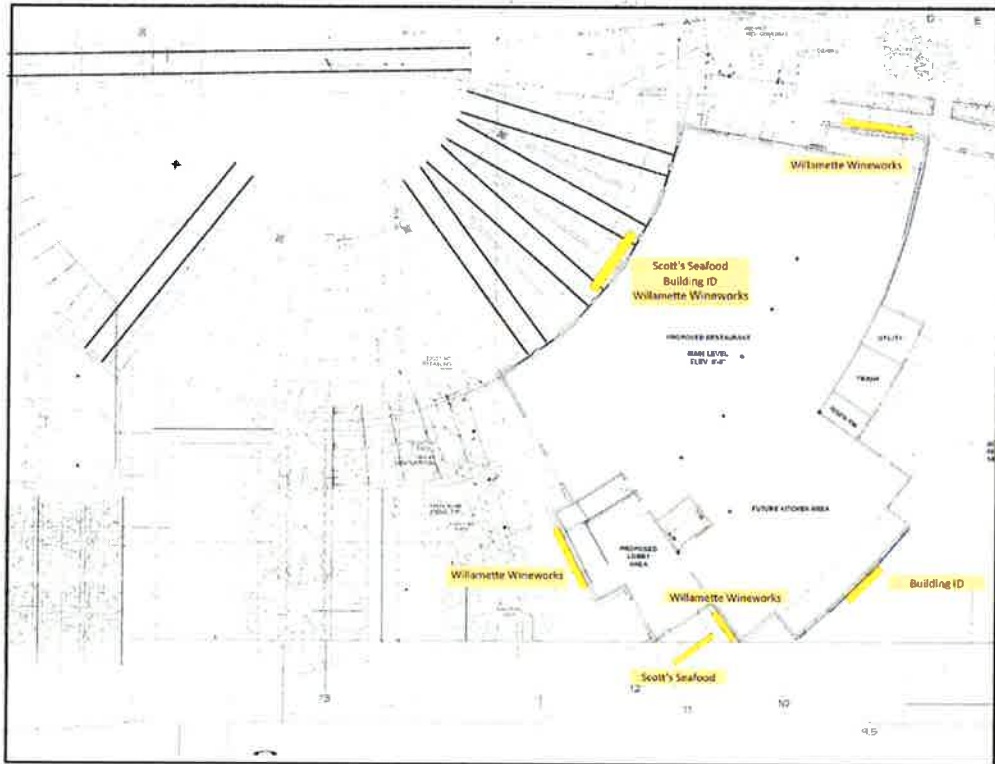
2. **Roundhouse Building Frontages**

- a. West, facing plaza turntable: 78 LF
- b. South, facing Sutter Street: 84 LF
- c. East, facing public parking lot: 139 LF
- d. North, facing plaza amphitheater: 84 LF

3. **Formula for calculating maximum allowable sign area, (for reference only)**

Size of wall or window sign	
Linear feet (LF) of building frontage	Square feet of Signage
Less than 9	Maximum of 9
10 – 19	1 per LF
20 – 39	0.75 per LF
40 – 59	0.5 per LF
Greater than 60	Maximum of 50

The Roundhouse Site Plan and Signage Locations



A. First level tenant: 50 SF Maximum, 2 signs



1. Plaza, west facing

SCOTT'S SEAFOOD

- a. Scott's Seafood: 34.00 SF



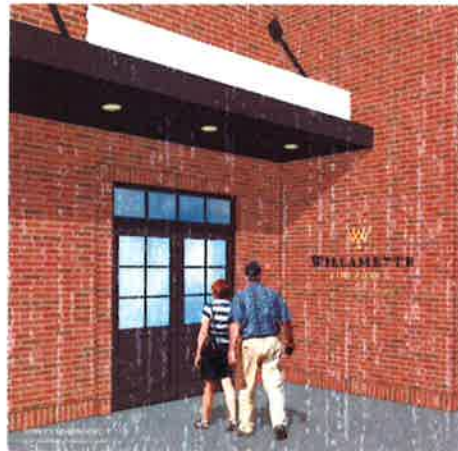


2. Entry canopy, facing Sutter Street

SCOTT'S SEAFOOD

a. Scott's Seafood 16.00 SF

1ST FLOOR TENANT TOTAL 50 SF



B. Second level tenant: 50 SF maximum, 4 signs



1. Plaza, west facing on shade structure, below roofline

WILLAMETTE WINeworks

a.	Willamette:	9.24	SF
b.	<u>Wineworks</u>	<u>8.66</u>	<u>SF</u>
	Subtotal	17.9	SF



2. Plaza, north and south facing on gables



a.	Logo:	2.75	SF
b.	Willamette:	7.28	SF
c.	<u>Wineworks</u>	<u>2.47</u>	<u>SF</u>
	Subtotal	12.50	SF x 2 = 25 SF

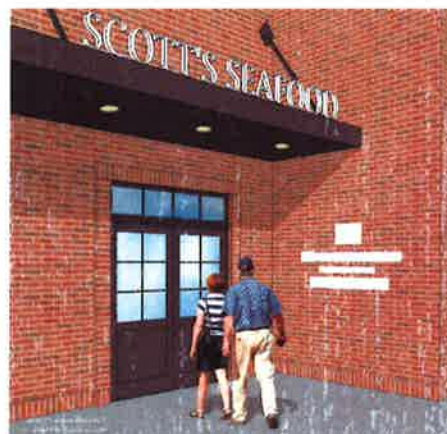


3. Entry wall, Sutter Street facing



a.	Logo:	1.00	SF
b.	Willamette:	2.35	SF
c.	Wineworks:	0.82	SF
d.	food wine blend:	1.75	SF
	Subtotal	5.92	SF

2ND FLOOR TENANT TOTAL 48.82 SF



C. Building Identification signage, 20 SF maximum, 2 signs

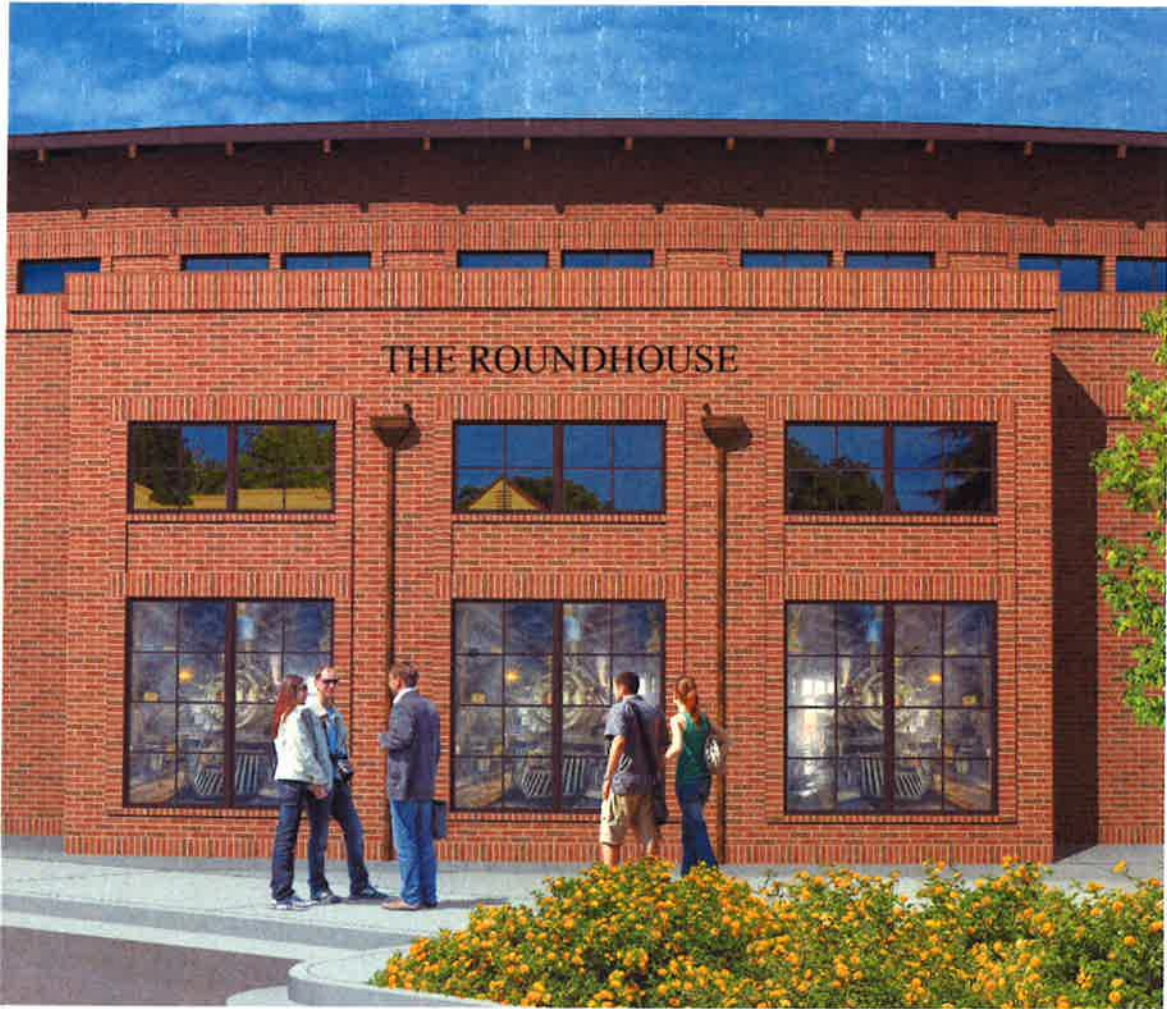


1. Plaza, west facing

THE ROUNDHOUSE

- a. The Roundhouse 7.19 SF





2. Sutter Street, east facing

THE ROUNDHOUSE

a. The Roundhouse: 12.25 SF

BUILDING ID TOTAL 19.44 SF





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AGENDA ITEM NO. 2
Type: Public Meeting
Date: July 17, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 723 Sutter Street Commercial Design Review Modification
File #: PN 19-219
Request: Design Review Approval
Location: 723 Sutter Street
Parcel(s): 070-0105-003
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Roman Oleynik
Address: 723 Sutter Street
Folsom, CA 95630

Applicant

Name: Tony Smolin
Address: 3651 Annabelle Avenue
Roseville, CA 95661

Recommendation: Approve an application for a Commercial Design Review Modification application (PN 19-219) to use weathered brick veneer for 8 feet of the north and west elevations of the second story of an existing building located at 723 Sutter Street as illustrated on Attachment 5, subject to the findings included in this report (Findings A-G) and attached conditions of approval (Conditions 1-5).

Project Summary: The proposed project includes modifying the existing Commercial Design Review approval from April 20, 2016, which was for the development of a 1,769-square-foot second-story addition to an existing building at 723 Sutter Street. Condition No. 8 of the approved Commercial Design Review required that a weathered brick veneer be used for the entire second-story façade. The applicant is proposing that this condition be modified to allow the weathered brick veneer to be used for 8 feet on the side/party walls of the second-story façade, based on the rationale that this will cover the area that is visible to most Sutter Street pedestrians and passengers and that nearly all of the buildings built or modified on Sutter Street in the last 15-20 years do not include brick on the entire side/party walls. No other conditions are proposed to be modified under this request.

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- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map



CITY OF
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AGENDA ITEM NO. 2
Type: Public Meeting
Date: July 17, 2019

- 5 - Elevations, dated 1/22/18
- 6 - Project Narrative and Justification
- 7 - Photographs of Project Site and Surrounding Vicinity

Submitted,

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

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Tony Smolin, is proposing to modify the existing Commercial Design Review (approved as PN 16-026) for the development of a 1,769-square-foot second-story addition to an existing building at 723 Sutter Street. Condition No. 8 of the approved Commercial Design Review required that a weathered brick veneer be used for the entire second-story façade. The applicant is proposing that this condition be modified to allow the weathered brick veneer to be used for 8 feet on the side/party walls of the second-story façade. According to the applicant, this modification will provide the greatest impact to most Sutter Street pedestrians and passengers, and that nearly all of the buildings built or modified on Sutter Street in the last 15-20 years do not include brick on the entire side/party walls. No other conditions are proposed to be modified under this request.

POLICY/RULE

Section 17.52 of the Folsom Municipal Code states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification or addition to existing structures within the Historic District. The Historic District Design and Development Guidelines (DDGs) also apply to this project.

ANALYSIS

General Plan and Zoning Consistency

The project site is located in the Sutter Street subarea of the Historic District with an underlying zoning designation of HD (Historic District). The General Plan land use designation for the project site is HF (Historic Folsom Mixed Use). The proposed use of office space is consistent with both the General Plan land use and zoning designations for the site. Because of the site location in the Historic District, the project is subject to the Historic District Design and Development Guidelines.

Building Design/Architecture

The project site is located in the Sutter Street subarea of the Historic District Commercial Primary Area. The Sutter Street subarea encompasses Folsom's original central business district, the area first zoned for historic preservation. Retail shops and restaurants have been the predominant uses in recent history, and it is hoped that a more "complete" downtown can be achieved, serving convenience shopping, service, and community needs of Folsom residents and visitors. Overall, the Sutter Street subarea represents a mixture of development that is representative of the 1850 to early 1950s timeframe. The 723 Sutter Street building was built in the 1880's. The proposed exterior modifications are subject to the DDGs.

Materials and Colors

The DDGs state that appropriate finish materials include board and batten, brick and mortar, stone and mortar, and plywood, amongst others. The DDGs also state that design concept for the Sutter Street subarea is to provide a continuous façade of shops along the sidewalk; the DDGs do not provide further guidance on commercial additions in the Sutter Street subarea. The building is currently composed of exposed masonry brick with construction of the second-story underway as shown in the images in Attachment 7.

The applicant is proposing to use a weathered brick veneer on 8 feet of both the north and west elevation to match the existing building, as opposed to 6-feet on just the north elevation as originally proposed. The remainder of the second floor is proposed to be beige stucco plaster. As shown in the images presented in Attachment 7, there are several two-story buildings on Sutter Street with brick facades that do not extend fully down the side of the building. Staff supports the proposed material and color schemes proposed by the applicant.

PUBLIC COMMENTS

No public comments were received for the project.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review requirements pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Commercial Design Review Modification application (PN 19-219) to use weathered brick veneer for 8 feet of the north and west elevations of the second story of an existing building located at 723 Sutter Street with the following findings and conditions of approval (No. 1-5):

GENERAL FINDINGS

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

- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY AS WELL AS THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

CEQA FINDINGS

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

DESIGN REVIEW FINDINGS

- G. THE DESIGN OF THE PROJECT MEETS THE DESIGN REVIEW EVALUATION CRITERIA SET FORTH IN FMC 17.52.330 IN THAT THE BUILDING IS IN COMPLIANCE WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES, THE BUILDING SUBSTANTIALLY CONFORMS TO THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES, AND THE BUILDING MATERIALS, TEXTURES, AND COLORS ARE SUBSTANTIALLY COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

ATTACHMENT 2 BACKGROUND

BACKGROUND

The 1,625-square-foot single-story commercial building on the project site located at 723 Street was built in the 1880's. Records show that the building was operated as a pharmacy until approximately 1962. The Precious Gems Jewelers business opened at the project site in 1979. The building consists of unpainted brick masonry materials. A corrugated metal shed roof with wood support posts has since been added to the front of the building along Sutter Street as part of the Sutter Street façade renovations of 2011.

At its April 20, 2016 meeting, the Historic District Commission approved an application for a Commercial Design Review and Parking Variance to construct a second-story for office space at 723 Sutter Street (PN 16-026). The Design Review approval conditioned that weathered brick veneer be used for the entire second-story façade. This condition was added due to concerns by Commissioners that a building built in the 1880's, as 723 Sutter Street was, would have been constructed entirely from brick so the second story would not have been made partially out of a different material. Additionally, Commissioners stated that the beige stucco would be visible to visitors to Sutter Street and would be inconsistent with surrounding structures. At this meeting, a property owner south of 723 Sutter Street stated that the beige stucco would be visible from their property and the owner of 721 Sutter Street stated that the beige stucco would not be visible from their location or inconsistent with surrounding building materials.

Since then, construction of the new floor as been framed. The applicant has obtained prices for the additional 1,950 square feet of weathered brick veneer that would be needed to extend the weathered brick to the rear of the structure and has found this additional work to be cost-prohibitive.

GENERAL PLAN DESIGNATION	HF, Historic Folsom Mixed Use
ZONING	HD, Sutter Street Subarea of the Historic District
ADJACENT LAND USES/ZONING	North: Sutter Street with existing commercial, retail, and restaurant buildings (HD) South: Sutter Street Figueroa Street Alley with existing single-family residential beyond (R-2) East: Sutter Street with existing commercial, retail, and restaurant buildings (HD)

West: Sutter Street with existing commercial, retail, and restaurant buildings (HD)

SITE CHARACTERISTICS

The 3,500-square-foot project site is currently occupied by a 1,625-square-foot commercial building and slopes upward from the north (Sutter Street) to the south (alley). Construction is underway for the 1,769-square-foot second-story addition.

APPLICABLE CODES

FMC Section 17.52 HD, Historic District
FMC Section 1752.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.510, Sutter Street subarea special use and design standards

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 723 SUTTER STREET PRECIOUS GEMS JEWELERS DESIGN REVIEW MODIFICATION (PN 19-219)			
GENERAL REQUIREMENTS			
Cond. No.	Mitigation Measure	When Required	Responsible Department
1.	The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the building elevations dated 1/22/18.	B	CD (B)
2.	A building permit reflecting the approved modifications to the building fascia shall be issued on the project within one year of the date of this approval (July 17, 2020).	B	CD (B)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED
CD	Community Development Department	I
(P)	Planning Division	M
(E)	Engineering Division	B
(B)	Building Division	O
(F)	Fire Division	G
PW	Public Works Department	DC
PR	Park and Recreation Department	OG
PD	Police Department	
		I
		M
		B
		O
		G
		DC
		OG

Historic District Commission
723 Sutter Street Precious Gems Jewelers Design Review Modification (PN 19-219)
July 17, 2019

Attachment 4 Vicinity Map



Historic District Commission
723 Sutter Street Precious Gems Jewelers Design Review Modification (PN 19-219)
July 17, 2019

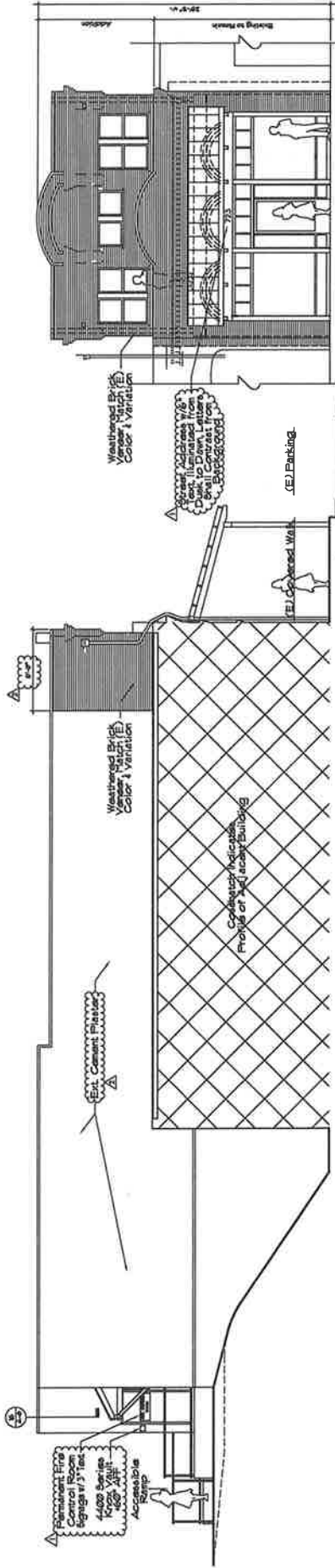
Attachment 5
Elevations, dated 1/22/18



MARK N. ROBERTS
ARCHITECT
711 Orange Grove Way
Folsom, CA 95630
916.608.0833

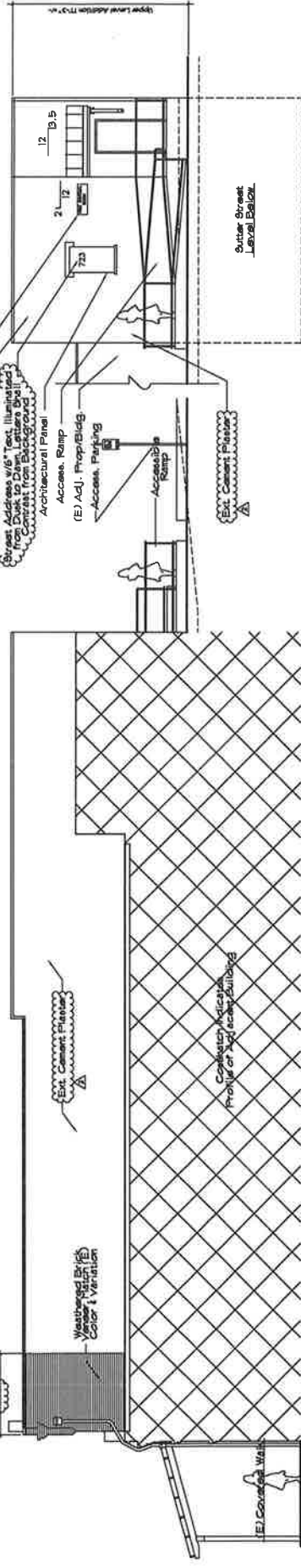


PRECIOUS GEMS REMODEL & ADDITION
723 SUTTER STREET
FOLSOM, CA 95630



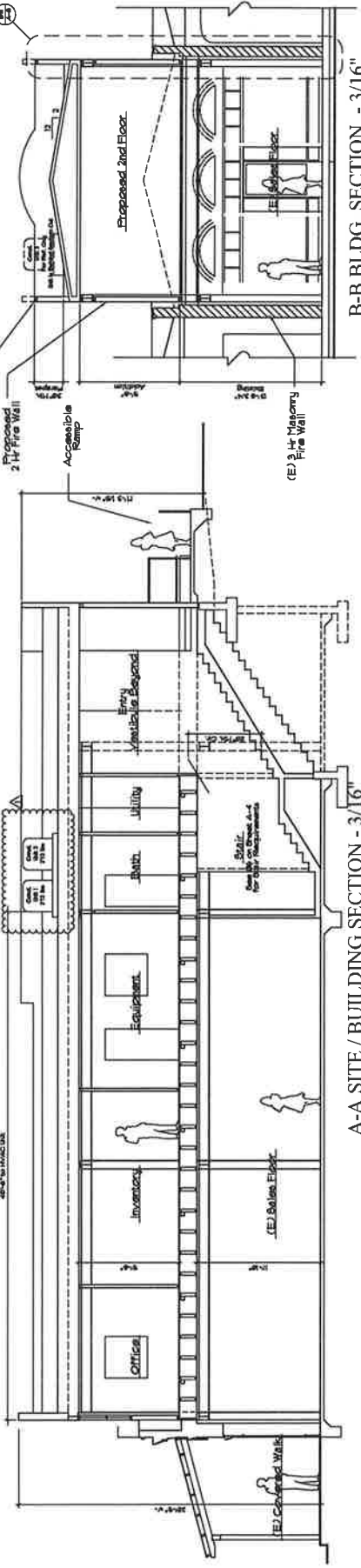
NORTH ELEVATION - 3/16"

EAST ELEVATION - 3/16"



SOUTH ELEVATION - 3/16"

WEST ELEVATION - 3/16"



A-A SITE / BUILDING SECTION - 3/16"

B-B BLDG. SECTION - 3/16"

Historic District Commission
723 Sutter Street Precious Gems Jewelers Design Review Modification (PN 19-219)
July 17, 2019

Attachment 6

Project Narrative and Justification



MARK N. ROBERTS
ARCHITECT

10 June 2019

Scott Johnson, Planning Manager
City of Folsom Planning Department
50 Natoma Street
Folsom, CA 95630

Re.: "Weathered Brick Veneer" at 723 Sutter Street Addition, PN 17-2013 (Precious Gems)

Scott,

We are submitting for consideration and review, Revised Exterior Elevations for the above referenced project.

The Initial Design Review Submittal of the Project included brick Veneer that turned the corner of the Front Facade of the Building and extended 4 feet on the Side/Party Walls. The Historic District Commission requested that the Brick Veneer on those East and West Elevations be extended the full length of the walls – which the owner agreed to do, and is reflected in the Permitted Documents.

As you are likely aware, the Project is now in construction. After obtaining prices for the additional 1,950 sq.ft. of Exterior Weathered Brick Veneer, the owner would like to request the Planning Department and the Historic District Commission to consider an alternate solution. We propose to run the Brick Work 8 feet on the Side / Party Walls, which we "argue" will provide for the greatest impact for most Sutter Street pedestrians and passengers.

Our reasoning for the request follows: The overwhelming majority of the additional Brick Work will not be seen by people on Sutter Street, and nearly all of the buildings built or modified on Sutter Street in the last 15-20 years do not include Brick on the entire Side/Party Walls.

Thank you for your consideration in this matter. As I mentioned above, the project is in construction, please let us know if there is anything we can do to help expedite the review process.

Sincerely,

Mark N. Roberts, Architect

Attachments:

Revised Sheet A7
Reference Photographs

Historic District Commission
723 Sutter Street Precious Gems Jewelers Design Review Modification (PN 19-219)
July 17, 2019

Attachment 7
Photographs of Project Site and Surrounding
Vicinity



PRECIOUS GEMS
Will Soon Be
ROMANS
JEWELRY



HAS MOVED ACROSS STREET FOR RING 722 SUTHERLAND ST.

CLOSED





111 Second St
ROMANS
RESTAURANT

CLOSED





