



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## HISTORIC DISTRICT COMMISSION AGENDA

August 21, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, 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 August 7, 2019 will be presented for approval.

### NEW BUSINESS

1. **PN 19-246 505 Coloma Street Shed Demolition and Determination that the Project is Exempt from the CEQA**

A Public Hearing to consider a request from Alan Roush for demolition approval of a 172-square-foot shed structure located at 505 Coloma Street. The zoning classification for the site is CEN with an underlying zoning of R-2, and the General Plan land-use designation is CC within the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **(Project Planner: Brianna Gustafson, Assistant Planner / Applicant: Alan Roush)**

2. **PN 19-169, 707 Natoma Street Building Addition and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Jackie and Mike Sellitti for Design Review for a 3,308-square-foot two-story addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street. The zoning classification for the site is C-1 (PD)/NRB, and the General Plan land-use designation is CC and SFHD. The project is categorically exempt under Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Jackie and Mike Sellitti)**

## **HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT**

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



CITY OF  
**FOLSOM**  
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## HISTORIC DISTRICT COMMISSION MINUTES

August 7, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

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

**ABSENT:** Bracht

### **PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of July 17, 2019 were approved as submitted.

### **NEW BUSINESS**

#### **1. PN 19-135 Abundant Living Senior Care Residence Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from LaMont Sudbury for Design Review and Conditional Use Permit Modification for a 1,608-square-foot expansion of the previously approved 4,700-square-foot Abundant Living Senior Care Residence located at 317 Natoma Street. The zoning classification for the site is C-1/NRB, 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: LaMont Sudbury)**

COMMISSIONER DUEWEL MOVED TO APPROVE A DESIGN REVIEW AND CONDITIONAL USE PERMIT MODIFICATION APPLICATION FOR A 1,608-SQUARE-FOOT EXPANSION OF THE PREVIOUSLY APPROVED 4,700-SQUARE-FOOT ABUNDANT LIVING SENIOR CARE RESIDENCE LOCATED AT 317 NATOMA STREET (PN 19-135) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G & H, CONDITIONAL USE PERMIT FINDING I, AND CONDITIONS OF APPROVAL NO. 1-37 WITH AMENDMENT TO CONDITION NO. 16, 17, AND 30 TO STATE: "16. The improvement plans for the required public and private improvements, including but not limited to frontage improvements on Coloma Street **and Natoma Street** shall be reviewed and approved by the Community Development Department prior to issuance of a Building Permit." "17. Required public and private improvements, including but not limited to frontage improvements on Coloma Street **and Natoma Street** shall be completed prior to issuance of a Certificate of Occupancy."

“30. A minimum of 13 vehicle parking spaces shall be provided for the project. In addition, a minimum of 2 bicycle parking spaces shall be provided to serve the project. The bicycle parking spaces shall be positioned near the front or rear entrance to the senior care residence building to the satisfaction of the Community Development Department. **The four parking spaces along the front of Natoma Street shall be compact parking spaces with the remaining space in front to the spaces being landscaped.**”

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**PRINCIPAL PLANNER REPORT**

None

There being no further business, the meeting was adjourned at 5:45 pm.

Respectfully Submitted,

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Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Daron Bracht, CHAIR



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 1**  
**Type: Public Meeting**  
**Date: August 21, 2019**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 505 Coloma Street Shed Demolition  
**File #:** PN 19-246  
**Request:** Shed Demolition  
**Location:** 505 Coloma Street  
**Parcel(s):** 070-0170-027  
**Staff Contact:** Brianna Gustafson, Assistant Planner, 916-461-6210  
bgustafson@folsom.ca.us

### **Property Owner**

Name: Alan Roush  
Address: 2201 Francisco Drive 140-144,  
El Dorado Hills, CA 95762

### **Applicant**

Name: Alan Roush  
Address: 2201 Francisco Drive 140-  
144, El Dorado Hills, CA 95762

**Recommendation:** Approval of an application to demolish a 172-square-foot shed structure located at 505 Coloma Street (PN 19-246) based on the findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-4).

**Project Summary:** The proposed project includes the demolition of a 172-square-foot shed structure. The original house at 505 Coloma Street was built in 1938 and the shed was built at an unknown date (likely in the 1970's or 1980's), neither of which is listed on the City of Folsom's Cultural Resources Inventory. The attached shed is not historically significant and contains no historically significant building materials. Therefore, staff supports the demolition of the structure.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Photos of Existing Shed
- 5 - Vicinity Map
- 6 - Site Plan



**AGENDA ITEM NO. 1**  
**Type: Public Meeting**  
**Date: August 21, 2019**

Submitted,

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

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PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, Alan Roush, is proposing to demolish an existing 172-square-foot detached shed at 505 Coloma Street.

### POLICY/RULE

Demolition of structures located in the Historic District is subject to review by the Historic District Commission, per Section 17.52.660 of the Folsom Municipal Code.

### ANALYSIS

In order to approve a request for demolition of a structure considered historically significant, per FMC Section 17.52.660, the 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 (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The detached shed that is the subject of this report is a simple rectangular, single-story structure with a stucco finish. It is not historically significant and contains no historically significant building materials. In addition, the structure is not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the shed.

The proposed shed demolition involves regulated activity within the tree protection zone of a protected Oak tree. Any tree removal associated with the project will require a tree permit. However, the protected Oak will be preserved.

## **PUBLIC COMMENTS**

No public comments were received for this project.

## **ENVIRONMENTAL REVIEW**

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

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

Staff recommends that the Historic District Commission approve the shed demolition (PN 19-246) located at 505 Coloma Street, with the below findings (Findings A-G) and the attached conditions of approval (Conditions 1-4).

## **GENERAL FINDINGS**

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

## **CEQA FINDINGS**

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

## **DEMOLITION FINDING**

- G. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.



## **ATTACHMENT 2 BACKGROUND**

### **BACKGROUND**

The existing single-story, 919-square-foot residence at 505 Coloma Street was built in 1938 and was approved for conversion to the Parlour Salon and Spa by the Historic District Commission on March 6, 2003 (PN 03-004). In 2005 (PN 05-114), a handicap lift station was added to the parking area for the salon located in the rear of the property. The detached, 172-square-foot shed on the property was built at an unknown date, likely the 1970's or 1980's, and has a stucco finish that matches the architectural style of the primary structure. While the property was previously used for the salon, it is currently residential. The applicant is requesting Historic District Commission's approval to remove the shed from its current location.

### **GENERAL PLAN DESIGNATION**

CC (Community Commercial) within the Historic District

### **ZONING**

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

### **ADJACENT LAND USES/ZONING**

North: Mormon Street with existing residences (R-2/CEN)

South: Mormon Street and Natoma Street Alley and residential/commercial buildings across the alley (C-1/NRB)

East: Existing residential (R-2/CEN)

West: Existing residences across Coloma Street (R-2/CEN)

### **SITE CHARACTERISTICS**

The 9,834-square-foot project site contains one residential structure and one detached shed.

### **APPLICABLE CODES**

FMC Chapter 15.52; HD, Historic District  
FMC Section 17.52.660, Demolition  
Historic District Design and Development Guidelines

## **Attachment 3**

# **Proposed Conditions of Approval**

**CONDITIONS OF APPROVAL FOR  
 505 COLOMA STREET SHED DEMOLITION  
 (PN 19-246)**

<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
1.		Issuance of demolition permit is required.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (August 21, 2021). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
4.		Issuance of a tree permit is required for any trees that need to be removed as part of the demolition. The protected Oak tree on site shall be preserved.	B	CD (B)

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

Historic District Commission  
505 Coloma Street Shed Demolition (PN 19-246)  
August 21, 2019

## **Attachment 4**

### **Photos of Existing Shed**





Historic District Commission  
505 Coloma Street Shed Demolition (PN 19-246)  
August 21, 2019

## **Attachment 5 Vicinity Map**

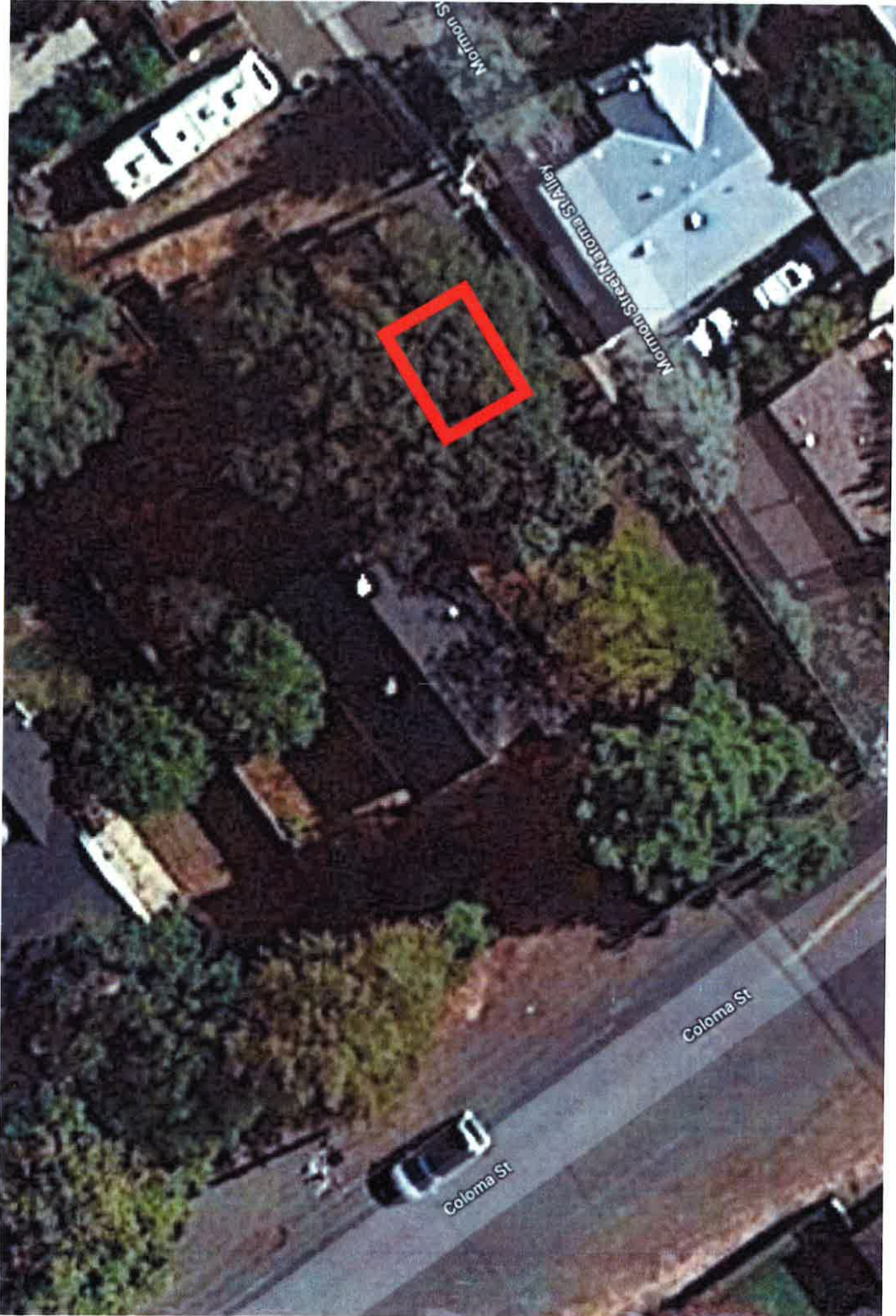




Historic District Commission  
505 Coloma Street Shed Demolition (PN 19-246)  
August 21, 2019

## **Attachment 6**

### **Site Plan**





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**AGENDA ITEM NO. 2**  
**Type: Public Meeting**  
**Date: August 21, 2019**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 707 Natoma Street Building Addition  
**File #:** PN 19-169  
**Request:** Design Review  
**Location:** 707 Natoma Street  
**Parcel(s):** 070-0156-004  
**Staff Contact:** Josh Kinkade, Assistant Planner, 916-461-6209  
jkinkade@folsom.ca.us

### **Property Owner**

Name: Jackie Sellitti  
Address: 711 Natoma Street,  
Folsom CA 95630

### **Applicant**

Name: Jackie and Mike Sellitti  
Address: 707 Natoma Street,  
Folsom CA 95630

**Recommendation:** Conduct a public meeting and upon conclusion recommend approval of a Design Review application for a 3,308-square-foot two-story addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street (PN 19-169) subject to the findings (Findings A-H) included in this report and the attached conditions (Conditions 1-35).

**Project Summary:** The applicant is proposing a 3,308-square-foot two-story addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street. The original single-story salon and associated site improvements were approved by the Planning Commission and constructed in 1996. The proposed addition consists of a 1,058-square-foot hair salon and 617-square-foot garage on the first floor and a 1,633-square-foot private single-family residence on the second floor. The parcel includes an existing driveway/gravel parking lot (addressed 709 Natoma Street but located within the same parcel) that will include 15 parking spaces to meet the parking demand of all the commercial uses on the parcel. The residential parking spaces will be located in the garage facing the alley.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan dated August 12, 2019, Floor Plans and Elevations, dated July 1, 2019



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**AGENDA ITEM NO. 2**  
**Type: Public Meeting**  
Date: August 21, 2019

- 6 - Photographs of the Project Site and Surrounding Development
- 7 - Comment Letter from the Folsom Heritage Preservation League, dated May 20, 2019

Submitted,

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PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicants, Jackie and Mike Sellitti, are proposing a 3,308-square-foot two-story addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street. The proposed addition consists of a 1,058-square-foot hair salon and 617-square-foot garage on the first floor and a 1,633-square-foot private single-family residence on the second floor. The proposed addition has been designed to match the colors, materials and architecture of the existing building. The parcel includes an existing driveway/gravel parking lot (addressed 709 Natoma Street but located within the same parcel) that will include 15 parking spaces to meet the parking demand of all the commercial uses on the parcel. The residential parking spaces will be located in the garage facing the alley. The project site is also proposed to include additional landscaping along the northwestern frontage of the property and along the rear driveway.

### POLICY/RULE

Design Review for the Historic District Commission are covered by Section 17.52.300 of the Folsom Municipal Code. Design Review applications require approval by the Historic District Commission. Special use and design standards for the Natoma-Riley-Bidwell commercial primary area are contained in FMC Section 17.52.530.

### ANALYSIS

#### General Plan and Zoning Consistency

The zoning designation for the project site is C-1 PD/NRB (Neighborhood Business-Planned Development District, with an overlay zone of Natoma-Riley-Bidwell Commercial Primary Area). The General Plan land use designation is CC (Community Commercial) on the eastern half of the property (where the building sits) and SFHD (Single-Family High Density) on the western half of the property where the parking lot is located. The project is consistent with both the General Plan land use designation and the zoning designation for the site, as hair salons and single-family residences are permitted land uses within the zoning designation for this site and are also both permitted in the Natoma-Riley-Bidwell commercial primary area.

The proposed project, which is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District, is subject to the development standards established within the Folsom Municipal Code, Section 17.52.530, which institute requirements for lot size, lot width, lot coverage, setbacks, pervious surface, front yard landscaping, and building height. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Natoma-Riley-Bidwell Commercial Primary Area:

<b>Development Standards Table</b>		
	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	14,000 SF
<b>Minimum Lot Width</b>	50 Feet	100 Feet
<b>Front Setback</b>	20 Feet	28 Feet (existing)
<b>Rear Setback</b>	20 Feet	20 Feet
<b>Side Setback</b>	5', 5'	5' and 59'
<b>Minimum Pervious Surface</b>	25%	45%
<b>Front Yard Landscaping</b>	60%	80%
<b>Maximum Building Height</b>	35 Feet	34'11"
<b>Setback To Other Structures</b>	10 Feet	>10 Feet

As shown in the table above, and/or as conditioned in Attachment 3, the proposed project meets or exceeds all applicable development standards established for the Natoma-Riley Bidwell Commercial Primary Area. See additional comments in the landscaping subsection below.

Access and Circulation

FMC Section 17.52.530 states that driveways onto Natoma should be kept to a minimum for design and safety reasons. Vehicle access to the commercial portion of the project site is currently provided by an existing 12-foot-wide driveway located on Natoma Street. Due to its limited width, this driveway will be one-way with ingress to the site from Natoma Street and egress from the alley at the rear of the property. Internal vehicle circulation is accommodated by a proposed 25-foot-wide asphalt and gravel driveway. Staff determined that a 12-foot-wide one-way access driveway is consistent with other commercial projects in the vicinity of the project site within the Natoma-Riley-Bidwell Commercial Primary Area. Furthermore, widening the driveway to allow for both an entrance and exit would reduce the amount of landscaping in the front 20 feet of the property below the required amount mandated in Section 17.52 of the FMC.

To help ensure one-way flow of traffic, staff has added Condition No. 28, which requires one-way signs, do-not-enter signs and striping on the paved portion of the driveway and parking lot, subject to review and approval by the Community Development Department. Condition No. 28 also proposes that the parking lot exit along the alley remain opened during business hours in order to further ensure customers exit along the alley rather than attempt to exit on Natoma Street. The proposed residence will be accessed from the Natoma Street/Coloma Street alley via a driveway into the proposed garage. Based on the submitted site plan (Attachment 5), staff has determined that, as conditioned, the design of the existing driveway, proposed drive aisle, sidewalks (existing), and pedestrian walkways continue to meet all City requirements (driveway location, driveway width, drive aisle width, etc.).

### Parking

As shown on the submitted site plan (Attachment 5), the proposed project includes 17 parking spaces, including a two-car garage and two tandem spaces in the rear of the property. The Folsom Municipal Code (Section 17.52.530(J)) requires one parking space per two hundred square feet of building area for commercial and office space and two parking spaces for each dwelling unit over 600 square feet in size. As such, the proposed 2,558-square-foot hair salon requires 13 parking spaces and the proposed 1,633-square-foot single-family residence requires two parking spaces. The applicant has provided an attached two-car garage in the rear of the building to accommodate the parking of the residence and 15 uncovered gravel spaces (including one ADA-accessible space and four compact spaces) to accommodate the expanded hair salon. The parking stalls facing the building will be paved with asphalt concrete and striped. Paving is proposed to ensure that the striping is visible long-term on the project site. Wheel stop bumpers are also proposed along the parking stalls adjacent to the proposed walkway. These wheel stops will serve to retain the minimum required width for the walkway adjacent to the building. Staff has therefore determined that the proposed project meets the minimum vehicle parking requirements.

The submitted site plan does not identify any bicycle parking spaces. Staff recommends five bicycle onsite parking spaces be provided in a location that is in close proximity to the building entrance. Condition No. 26 is included to reflect this requirement.

### Existing and Proposed Landscaping

As illustrated on the submitted site plan (Attachment 5), the proposed project includes existing landscaping located along the frontage of Natoma Street. The applicant is proposing to maintain vegetation within the existing landscape area on the project site. The applicant is also proposing to install new landscaping in the front of the parking lot area in order to meet the front landscaping requirement of 60 percent landscaping within the front 20 feet of the site. Proposed landscape improvements include trees, landscape rocks and decorative large rocks to match the existing landscaping in front of the salon.

Staff recommends that the final landscape plan be reviewed and approved by the Community Development Department to ensure that both the front yard landscaping requirement and parking lot shading requirement 40% tree shade coverage at high noon (assuming the sun is directly overhead) in the parking lot area within fifteen (15) years are being met. This requirement does not apply to the two tandem spaces included in the rear of the lot (spaces 14 and 15 on the site plan), as they are not part of the required parking for the hair salon and will be located in the rear of the proposed building. While the applicant has not yet provided a plan to show how parking lot shading requirement will be met, Condition No. 21 is included to ensure compliance. This condition further notes that if any of the required parking stalls need to be removed to meet the parking lot shading requirement, removal of any required parking stalls would be subject to a subsequent review by the Historic District Commission.

### Trash/Recycling

The City of Folsom Solid Waste Department requires that garbage, recyclable and organic waste containers be screened from Natoma Street. The applicant proposes fencing along the western side of the building to serve as screening for these containers along both the alley and the street. Staff recommends that the final location of the trash/recycling containers and screening are subject to review and approval by the Community Development Department and Solid Waste Department. Condition No. 19 is included to reflect this requirement.

### Noise

Development of the proposed addition will temporarily increase noise levels in the project vicinity during the construction period. Construction activities, including site work and building construction, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that hours of construction operation 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 with no construction permitted on Sundays or holidays. Condition No. 22 is included to reflect these requirements.

### Architecture and Design

As noted previously within this report, the project site is located in the Natoma-Riley-Bidwell Commercial Primary Area. This subarea of the Historic District features a mixture of residences and commercial development. In order to accommodate this mixture of land uses, the design concept for the Natoma-Riley-Bidwell subarea (Folsom Municipal Code, Section 17.52.530(B)) is that all new construction or substantial remodeling or reconstruction utilize a residential architectural design theme. The FMC states that the residential architectural design theme should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses, or other uses of a residential area. Furthermore, in assessing the appropriateness of a particular use/design, the Historic District Design and Development Guidelines (DDGs) recommend that consideration be given to the physical circumstances of the project site and its surroundings in the Natoma-Riley-Bidwell Commercial Primary Area.

The existing hair salon building was approved by the Folsom Planning Commission and Historic Architectural Review Committee in 1996, prior to the establishment of the Historic District Commission or the DDGs. The existing structure contains horizontal siding painted beige, columns in the front entrance, white window trim and dark grey asphalt shingle roofing. The structure generally reflects a bungalow style with classical elements in the front. The proposed addition (as shown in the elevations in Attachment 5) will match the siding, window trim, roofing and colors of the existing structure, as recommended in the DDGs. The two-car garage door in the rear includes hinges and



handles to resemble the appearance of carriage-style doors, consistent with Appendix D of the DDGs. New windows are generally vertically oriented, windows along the first floor of the side elevations include partial shutters to blend with the partial shutters of the existing building, and proposed doors are residentially scaled, consistent with the DDGs. The massing of the addition will not substantially affect the streetscape, as the second floor is proposed to be approximately 70 feet from the right-of-way. Furthermore, surrounding buildings include two-story residences both next door to the west and across the street to the north and a convenience store directly to the east (as shown in Attachment 6), which are compatible with the proposed addition in terms of both design and height.

In summary, staff has determined that the proposed addition continues to successfully blend residential and commercial design elements as recommended by the Historic District DDGs, in relation to the design concept of the Natoma-Riley-Bidwell Commercial Primary Area. In addition, staff has determined that the proposed project features a building design, materials, and colors that continue to be consistent with the requirements of the FMC and the applicable provisions of the DDGs. Lastly, staff has determined that the proposed site and building improvements are compatible with and complimentary to existing residential and commercial buildings located within the project area. As a result, Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for a 3,308-square-foot two-story addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street and associated site modifications and landscaping. The applicant shall submit building plans that comply with this approval and the attached site plan dated August 12, 2019, and floor plans and building elevations dated July 1, 2019.
2. The materials and colors for the siding, window trim and roofing of the proposed addition shall match those of the existing building, to the satisfaction of the Community Development Department.
3. 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.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final location of the trash/recycling containers and screening shall be subject to review and approval by the Community Development Department.
6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.

These recommendations are included in the conditions of approval presented for consideration by the Historic District Commission (Condition No. 19).

### **Public Comments**

Staff received a comment letter from the Folsom Heritage Preservation League (HPL) on June 7, 2019, which has been included in Attachment 7 of this staff report. This letter recommends redesigning the addition by lowering the overall height, using shingles or horizontal siding along the second floor, using similar window and door styles and placements as that of the existing building, and avoiding protruding balconies beyond the roofline. The HPL also requests that driveway access along Natoma Street be limited to one location, that a 20-foot wide landscape area with two street trees be included in front of the parking lot, and that two tandem parking spaces be eliminated along the alley to allow for alley landscaping.

The applicant has incorporated several of these elements into the final plans attached to the staff report, including the use of siding, windows and doors consistent with the existing structure, maintaining the single driveway along Natoma Street and installing new landscaping and trees in the front 20 feet of the property. Staff does not support the suggestion to lower the height of the building or avoid protruding balconies, as the proposed height of the structure is within the height limit established in the Natoma-Riley-Bidwell Commercial Primary Area, and the protruding balcony will be along the alley and will not encroach into the required setback area for decks and patios. Regarding the alley landscaping, the applicant desired to retain the two uncovered spaces along the alley, and instead provided additional landscaping and bushes along the alley. Staff supports this solution.

### **ENVIRONMENTAL REVIEW**

The project is categorically exempt under Section 15301(e)(2) (Existing Facilities) and Section 15303(c) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

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

Move to approve the Commercial Design Review application for the 707 Natoma Street addition project (PN 19-169), which includes a 3,308-square-foot two-story addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street, subject to the findings included in the report (Findings A-H) and the attached conditions of approval (Conditions 1-35).

### **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(E)(2) (EXISTING FACILITIES) AND SECTION 15303(C) (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

### **DESIGN REVIEW FINDINGS**

- G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

## **ATTACHMENT 2 BACKGROUND**

### **BACKGROUND**

The project site is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. This area includes a mixture of residences and commercial development, coordinated through residential design representing the 1850 to 1950 timeframe. The relatively level, 14,000-square-foot project site, includes an existing 1,498-square-foot hair salon building and associated site improvements including a driveway on Natoma Street, gravel parking, underground utilities, and site landscaping. In 1996, the Planning Commission approved an unmerger of 707 and 709 Natoma Street (PC 96-017) and a Planned Development Permit for the construction of a 1,492-square foot hair salon building (PC 96-020). The hair salon itself was also approved by the Historic Area Architectural Review Commission. The Planned Development Permit required that a minimum of 11 parking spaces be required on the project site.

Staff did not find any evidence of the approved unmerger being recorded. However, the salon was constructed in 1996 on the east side of the parcel, with parking being located on the west side of the parcel. The existing single-story hair salon building was then constructed in 1996. In 2000, the Historic District Commission approved a 1,472-square-foot addition to the salon. However, this addition was not constructed.

### **GENERAL PLAN DESIGNATION**

CC (Community Commercial) and SFHD (Single-Family High Density)

### **ZONING**

C-1 (PD)/NRB (Neighborhood Business District- Planned Development/Natoma-Riley-Bidwell Commercial Primary Area)

### **ADJACENT LAND USES/ZONING**

North: Natoma Street with Residential and Commercial Development (BP/NRB) Beyond

South: Natoma Street/Persifer Street Alley with Residential Property (R-1-M/PER) Beyond

East: Commercial Development (C-1 (PD)/NRB) with Riley Street Beyond

West: Single-Family Residences (R-1-M/NRB)

### **SITE CHARACTERISTICS**

The 14,000-square-foot double-lot contains the 1,498-square-foot hair salon and associated site improvements including a

driveway, gravel parking, underground utilities, site lighting, and site landscaping.

**APPLICABLE CODES**

FMC Chapter 17.22, C-1, Neighborhood Business District  
FMC Chapter 15.52; HD, Historic District  
FMC Section 17.52.530; Natoma-Riley-Bidwell Commercial Primary Area Special Use and Design Standards  
Historic District Design and Development Guidelines

# **ATTACHMENT 3**

## **Proposed Conditions of Approval**

**CONDITIONS OF APPROVAL FOR  
 707 NATOMA STREET BUILDING ADDITION  
 (PN19-169)**

<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> <li>• Site Plan, dated August 12, 2019</li> <li>• Floor Plan, dated July 1, 2019</li> <li>• Building Elevations, dated July 1, 2019</li> </ul> <p>This project approval is for a Design Review of a 3,308-square-foot two-story mixed-use addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street, as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CDD (P)(E)
2.		<p>Building plans and any required civil engineering plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (August 21, 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)

4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney’s fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
5.		The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, 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.	I	CD (P)(E)
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.	I, M, B	CD (P)(E)
9.		This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable 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 (August 21, 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.		The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)
<b>SITE DEVELOPMENT REQUIREMENTS</b>				
12.		Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> , the <u>Design and Procedures Manual and Improvement Standards</u> , and the Historic District Design and Development Guidelines.	I, B	CD (P)(E)
13.		The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)
14.		The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
15.		Required public and private improvements shall be completed prior to issuance of a Certificate of Occupancy.	O	CD (E)
16.		Any reimbursement for public improvements constructed by the owner/applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
17.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)

<b>STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS</b>				
18.		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>				
19.		<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 3,308-square-foot two-story addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street and associated site modifications and landscaping. The applicant shall submit building plans that comply with this approval and the attached site plan dated August 12, 2019 and floor plans and building elevations dated July 1, 2019.</li> <li>2. The materials and colors for the siding, window trim and roofing of the proposed addition shall match those of the existing building, to the satisfaction of the Community Development Department.</li> <li>3. 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>4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.</li> <li>5. The final location of the trash/recycling containers and screening shall be subject to review and approval by the Community Development Department.</li> <li>6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</li> </ol>	B	CD (P)

**LANDSCAPE/TREE PRESERVATION REQUIREMENTS**

20.		<p>Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all landscape specifications and details. Landscaping of the parking lot shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u>. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.</p>	I	CD(P)(E)
21.		<p>The final landscape plan shall meet the City shade requirement by providing 40% tree shade coverage at high noon (assuming the sun is directly overhead) in the parking lot area within fifteen (15) years. This requirement does not apply to the two tandem spaces included in the rear of the lot (spaces 14 and 15 on the site plan). If any of the required parking stalls have to be removed to meet the parking lot shading requirement, removal of those stalls is be subject to subsequent review by the Historic District Commission</p>	I, B, OG	CD (P)(E)

<b>NOISE REQUIREMENT</b>				
22.		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.	I, B	CD (P)(E)
<b>CULTURAL RESOURCE REQUIREMENTS</b>				
23.		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.	G, I, B	CD (P)(E)(B)
24.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)

**HAZARDOUS MATERIALS REQUIREMENTS**

25.		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.	G, I, B	CD (P)(E)(B)
<b>TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS</b>				
26.		A minimum of 13 vehicle parking spaces shall be provided for the commercial portion of the project, and a minimum of 2 vehicle parking spaces shall be provided for the residential portion of the project. In addition, a minimum of 5 bicycle parking spaces shall be provided to serve the project. The bicycle parking spaces shall be positioned near the entrances of the commercial businesses to the satisfaction of the Community Development Department.	I, O	CD (P)(E)
27.		Wheel stop bumpers or similar features shall be installed at the front end of each uncovered parking space adjacent to the proposed interior walkway to the satisfaction of the Community Development Department. In addition, the 11 parking spaces facing the proposed building shall be paved with asphalt concrete and striped to the satisfaction of the Community Development Department. The final location, design, and construction of all off-street parking spaces shall be subject to review and approval by the Community Development Department.	I	CD (E)(PW)
28.		To help ensure one-way flow of traffic, one-way signs, do-not-enter signs and striping on the paved portion of the driveway and parking lot shall be added to the project site. The final number, location, design, and construction of these signs and striping shall be subject to review and approval by the Community Development Department. Furthermore, the parking lot exit along the alley shall remain opened during business hours in order to further ensure customers exit along the alley rather than attempt to exit on Natoma Street.	I, OG	CD (E)(PW)

<b>SIGNAGE REQUIREMENT</b>				
29.		All future signs shall be designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards to the satisfaction of the Community Development Department. In addition, the owner/applicant shall obtain approval of a sign permit for any future signs.	B	CD (P)
<b>FIRE DEPARTMENT REQUIREMENTS</b>				
30.		The building shall have an illuminated address visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Department.	I	FD
31.		Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD
<b>POLICE/SECURITY REQUIREMENT</b>				
32.		<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> <li>• A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas (This requirement shall be included on the approved construction drawings).</li> <li>• Security measures for the safety of all construction equipment and unit appliances shall be employed.</li> <li>• Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</li> </ul>	G, I, B	PD
<b>OTHER AGENCY REQUIREMENTS</b>				
33.		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.	I, G	CD (P) (E)
34.		The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)

35.		The proposed project shall comply with all State and local rules, regulations, Governor’s Declarations, and restrictions including but not limited to requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Chapter 13.26 Water Conservation)</u> , or amended from time to time.	I, B, OG	CD (P) (E)
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RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		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  
707 Natoma St. Building Addition (PN 19-169)  
August 21, 2019

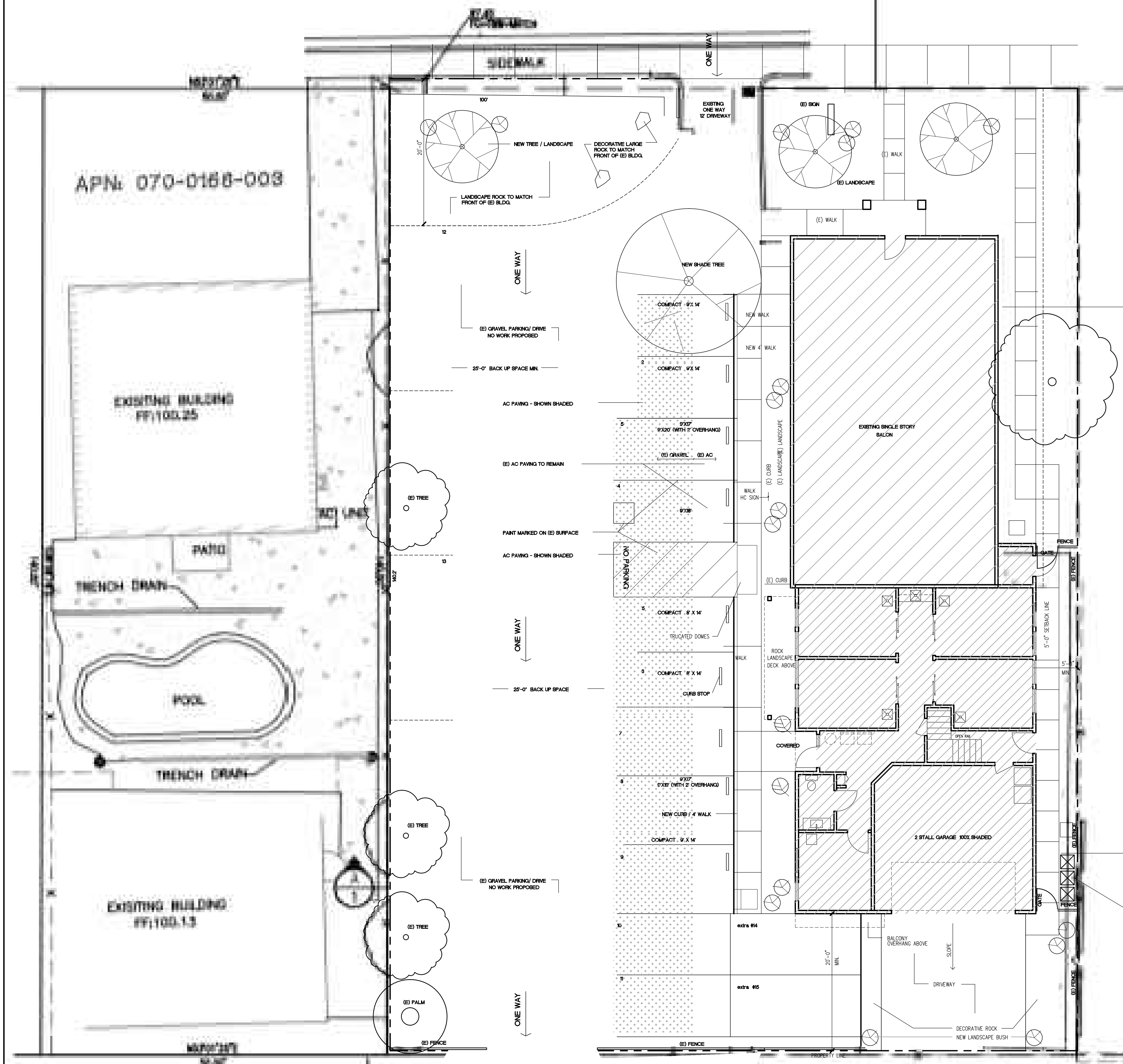
## **Attachment 4 Vicinity Map**



Historic District Commission  
707 Natoma St. Building Addition (PN 19-169)  
August 21, 2019

**ATTACHMENT 5**  
**Site Plan dated August 12, 2019, Floor Plans and**  
**Elevations, dated July 1, 2019**

# NATOMA STREET



APN: 070-0166-003

### SITE NOTES

- 1) GRAVEL PARKING (TO REMAIN)
- 2) NO GRADING REQUIRED
- 3) NO CHANGE TO EXISTING SITE LIGHTING PROPOSED ACCENT LIGHTING AT PROPOSED BUILDING SHOWN ON ELEVATIONS
- 4) LANDSCAPE AT NEW BUILDING EDGE AS SHOWN

EXISTING SALON  
1 STORY  
-NO WORK-

### PARKING SUMMARY

EXISTING SALON 1500 S.F. / 200 = 7.5 STALLS  
NEW SALON 1,058 S.F. / 200 = 5.3 STALLS

13 STALLS REQUIRED/ PROVIDED  
2 extra TANDEM STALLS PROVIDED  
2 STALLS FOR RESIDENCE AT GARAGE

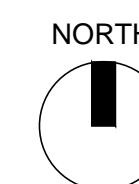
### PROPOSED BLDG.

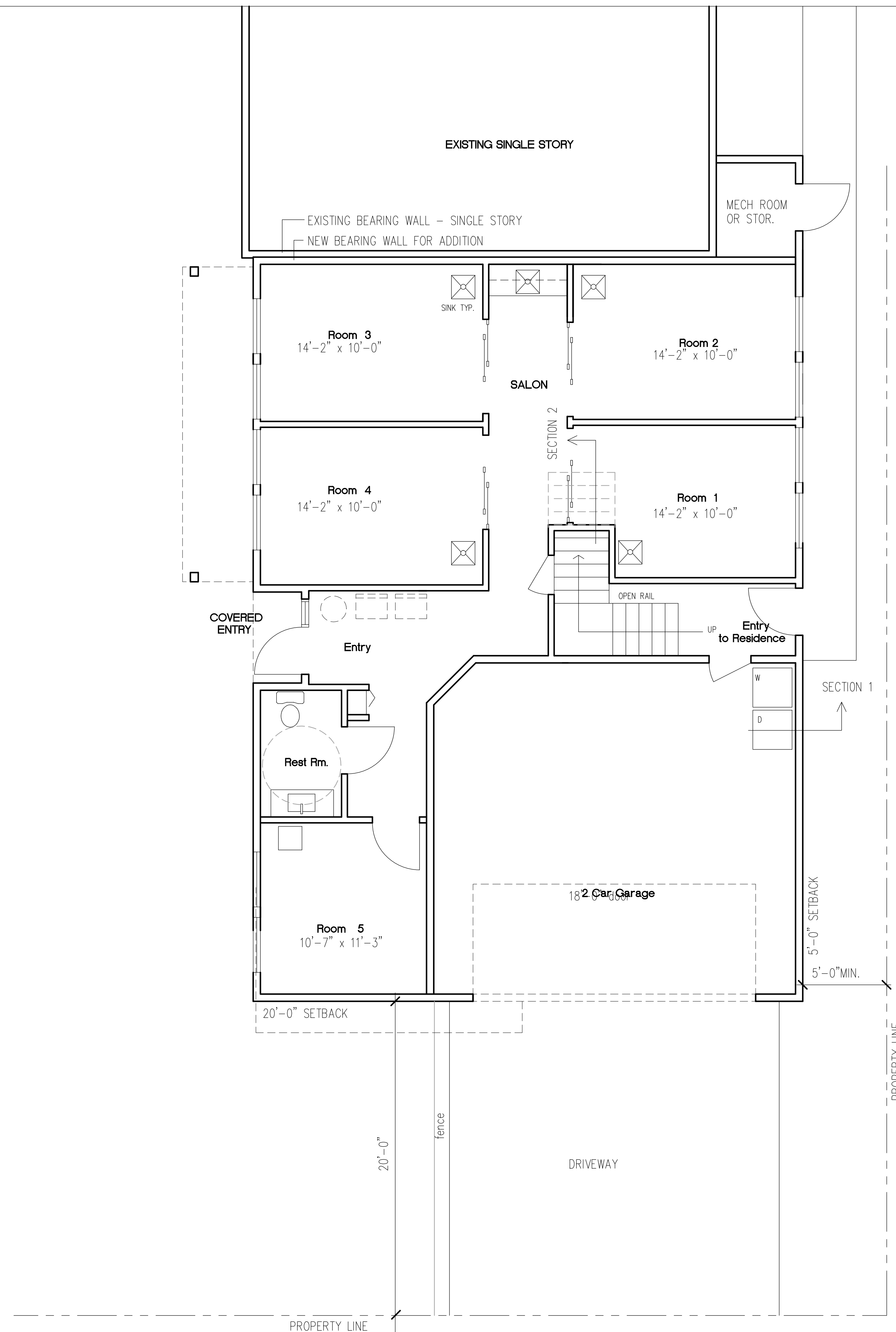
TYPE V-B WITH SPRINKLERS  
"B" USE AT GROUND FLOOR, SEE FLR. PLAN  
"U" AT GARAGE AT GROUND FLOOR, SEE FLR. PLAN  
R3 AT 2ND FLOOR -SEE FLR. PLAN

PROPOSED MIXED USE BLDG.  
2 STORY

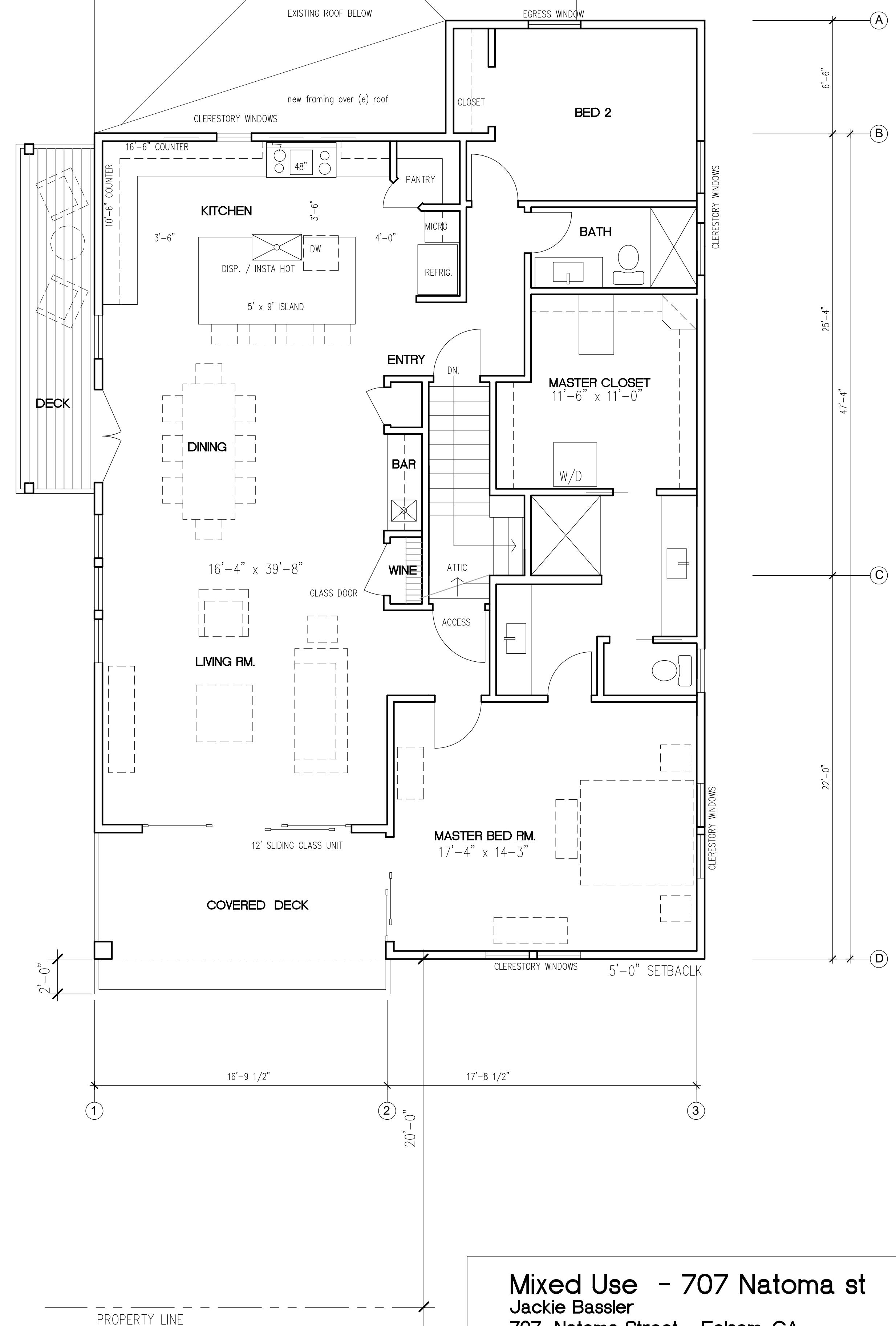
BRIAN WICKERT  
ARCHITECT  
P.O. BOX 2106  
SHINGLE SPRINGS CA 95682  
530-401-3390

**Mixed Use - 707 Natoma st**  
Jackie Bassler  
707 Natoma Street, Folsom, CA  
SCALE 1/8" = 1'-0"  
DATE 8-12-19  
DRAWING SITE PLAN,  
SHEET LANDSCAPE PLAN





**GROUND FLOOR PLAN**  
 SALON 1,058 S.F.  
 GARAGE/ST/ ENTRY 617 S.F.

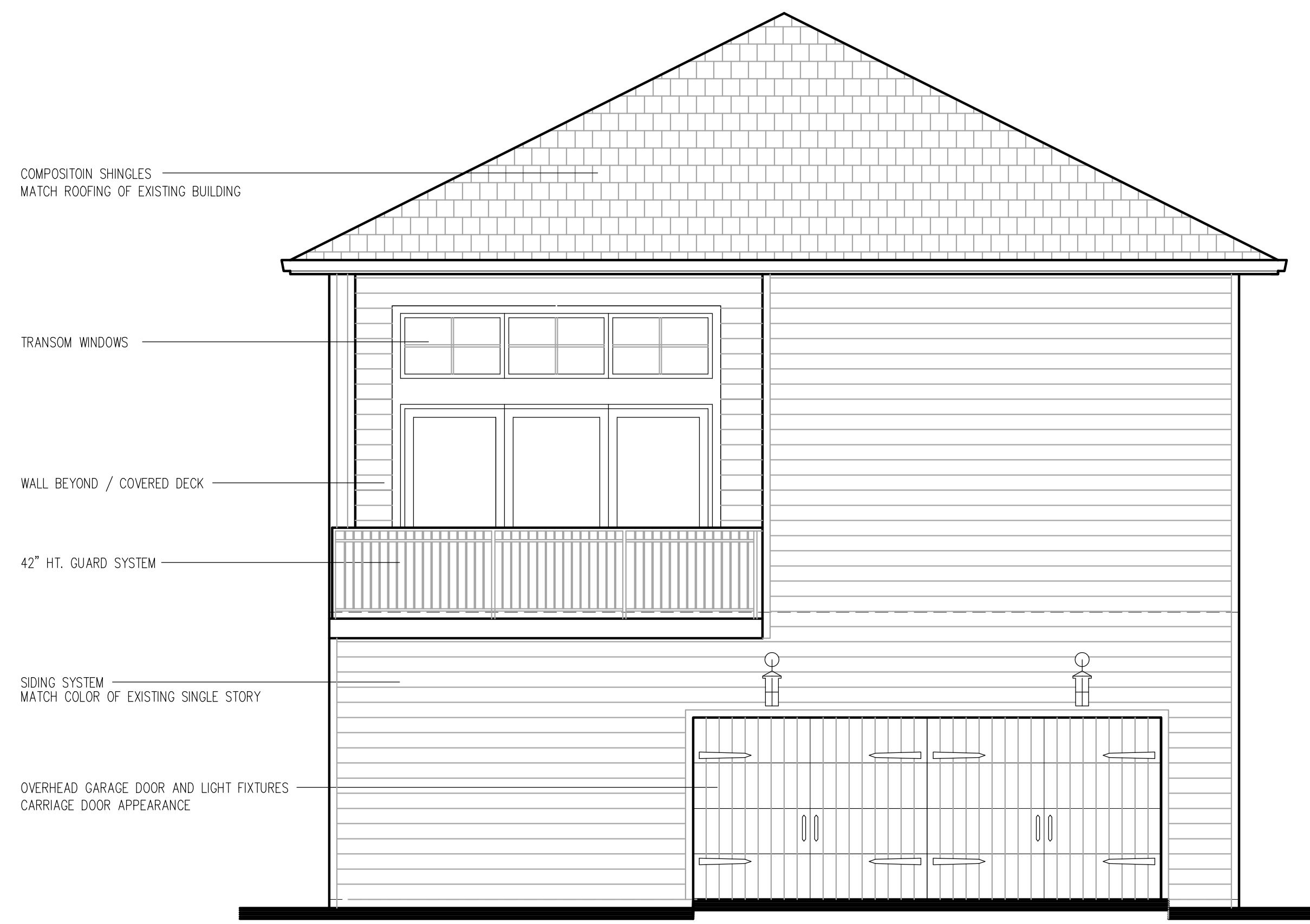


**SECOND FLOOR PLAN**  
 1,633 S.F. (W/O DECKS, GARAGE/LOWER LEVEL)

**Mixed Use - 707 Natoma st**  
 Jackie Bassler  
 707 Natoma Street, Folsom, CA  
 SCALE 1/4" = 1'-0"  
 DATE 7-1-19  
 DRAWING SHEET GROUND FLOOR PLAN  
 SECOND FLOOR PLAN

BRIAN WICKERT  
 ARCHITECT  
 P.O. BOX 2106  
 SHINGLE SPRINGS CA 95682  
 530-401-3390





COMPOSITON SHINGLES  
MATCH ROOFING OF EXISTING BUILDING

TRANSOM WINDOWS

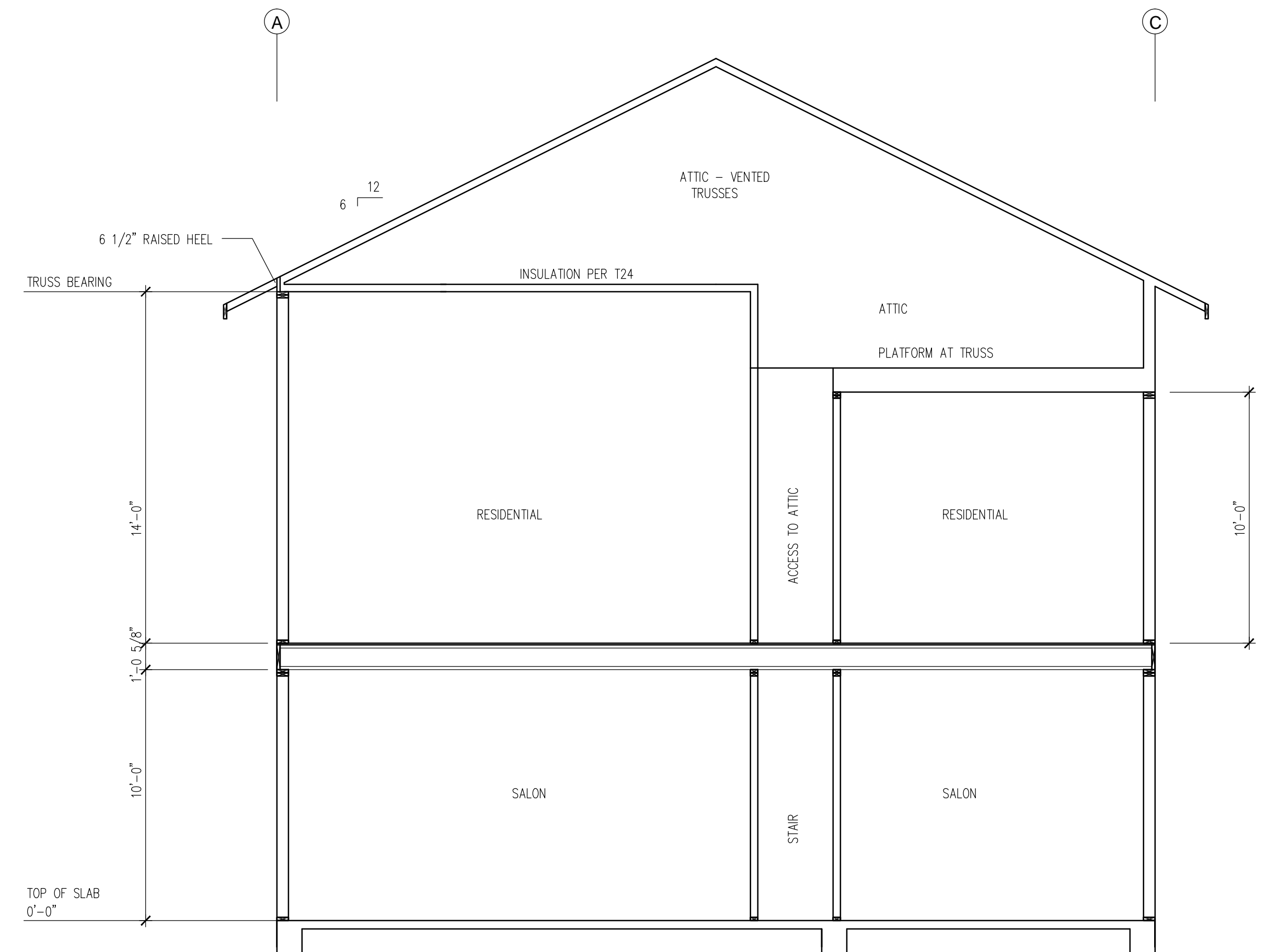
WALL BEYOND / COVERED DECK

42" HT. GUARD SYSTEM

SIDING SYSTEM  
MATCH COLOR OF EXISTING SINGLE STORY

OVERHEAD GARAGE DOOR AND LIGHT FIXTURES  
CARRIAGE DOOR APPEARANCE

SOUTH ELEVATION



6 1/2" RAISED HEEL

6 12

ATTIC - VENTED TRUSSES

INSULATION PER T24

ATTIC

PLATFORM AT TRUSS

RESIDENTIAL

RESIDENTIAL

ACCESS TO ATTIC

SALON

SALON

STAIR

TOP OF SLAB  
0'-0"

BUILDING SECTION 1



COMPOSITON SHINGLES  
MATCH ROOFING OF EXISTING BUILDING

GUTTER AND DOWN SPOUTS

TRANSOM WINDOW, FRAMES TO MATCH  
EXISTING BUILDING, CLEAR GLASS

SIDING SYSTEM  
MATCH COLOR OF EXISTING SINGLE STORY

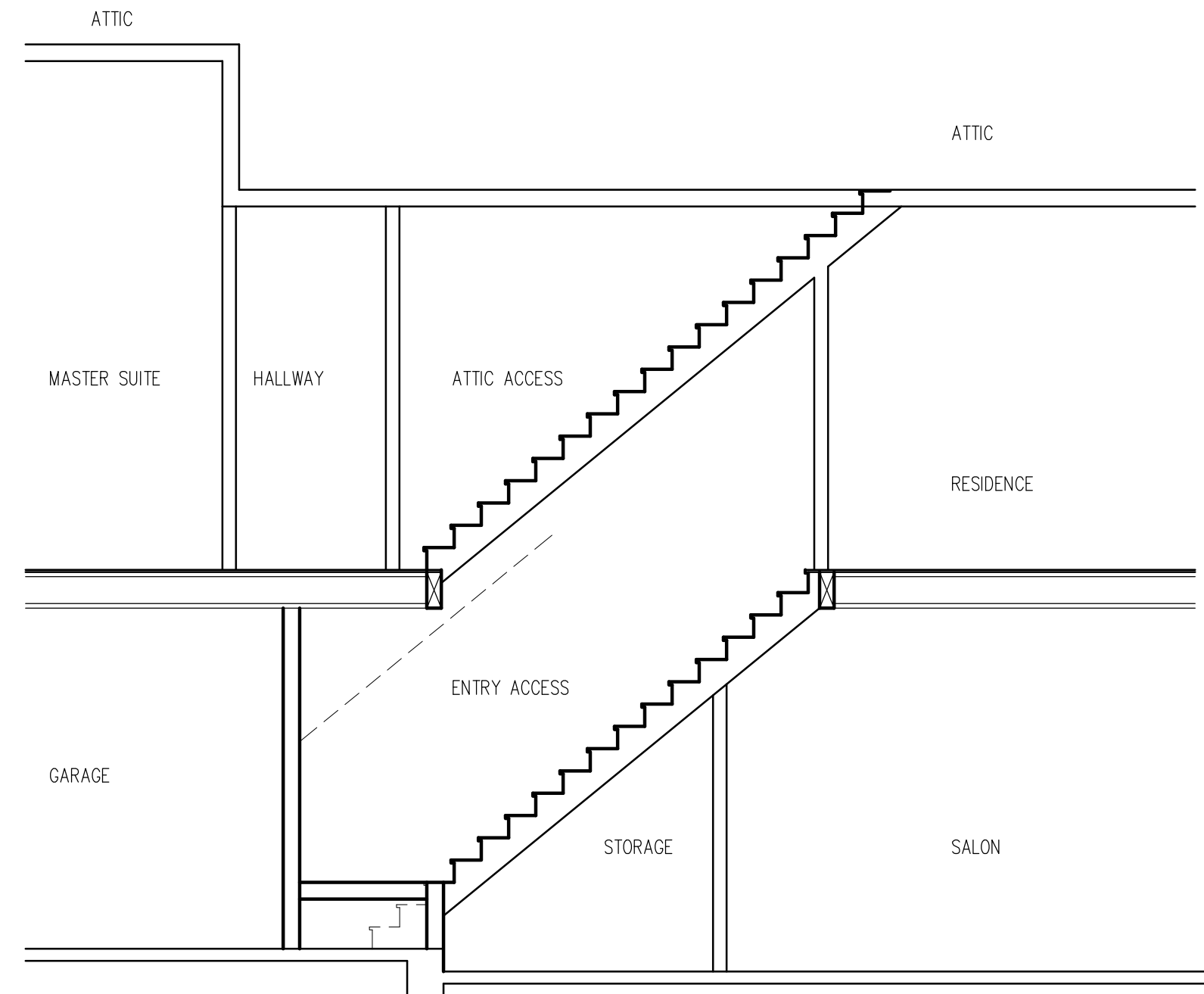
EXISTING BUILDING IN FRONT

BRACKET AND OFFSET ROOF  
CLEAR GLASS AND WINDOW  
FRAME TO MATCH (E) BLDG

TRANSOM WINDOWS

EXISTING ADDRESS #

NORTH ELEVATION



ATTIC

ATTIC

MASTER SUITE

HALLWAY

ATTIC ACCESS

RESIDENCE

GARAGE

ENTRY ACCESS

STORAGE

SALON

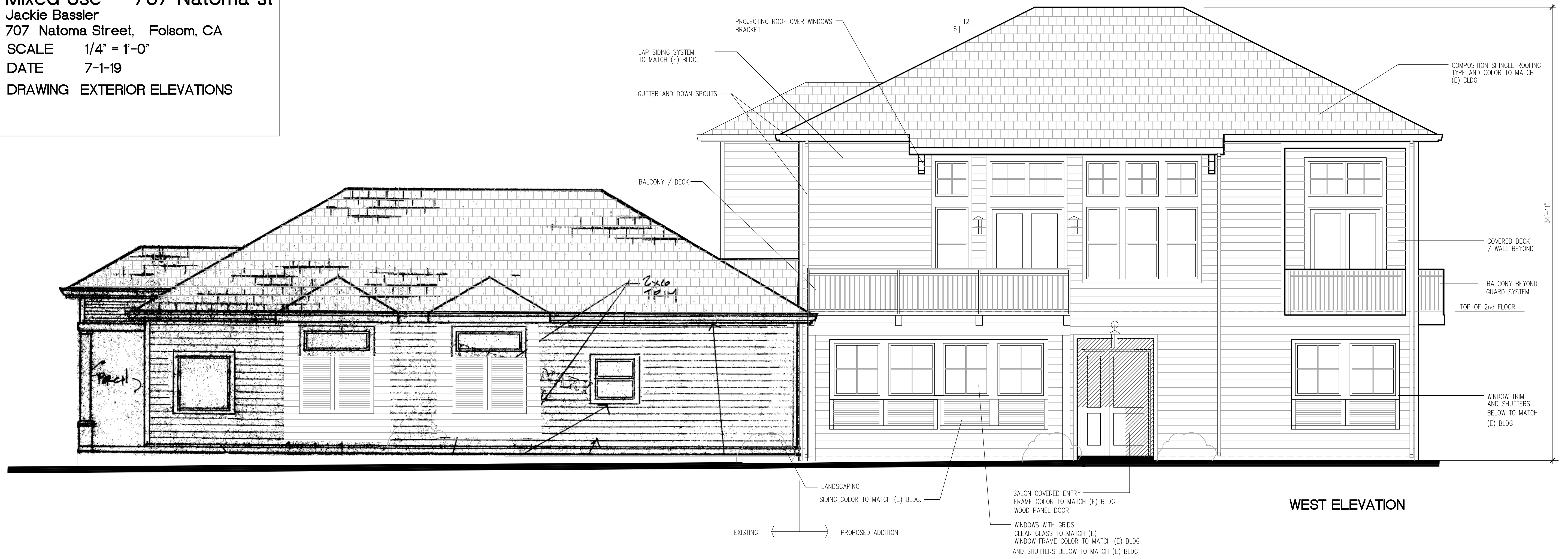
STAIR SECTION

BRIAN WICKERT  
ARCHITECT  
P.O. BOX 2106  
SHINGLE SPRINGS CA 95682  
530-401-3390

Mixed Use - 707 Natoma st  
Jackie Bassler  
707 Natoma Street, Folsom, CA  
SCALE 1/4" = 1'-0"  
DATE 7-1-19  
DRAWING BUILDING SECTION AND  
SHEET EXTERIOR ELEVATIONS

A4

Mixed Use - 707 Natoma st  
 Jackie Bassler  
 707 Natoma Street, Folsom, CA  
 SCALE 1/4" = 1'-0"  
 DATE 7-1-19  
 DRAWING EXTERIOR ELEVATIONS



WEST ELEVATION



EAST ELEVATION

BRIAN WICKERT  
 ARCHITECT  
 P.O. BOX 2106  
 SHINGLE SPRINGS CA 95682  
 530-401-3390

Historic District Commission  
707 Natoma St. Building Addition (PN 19-169)  
August 21, 2019

## **Attachment 6**

# **Photographs of the Project Site and Surrounding Development**















Historic District Commission  
707 Natoma St. Building Addition (PN 19-169)  
August 21, 2019

**Attachment 7**  
**Comment Letter from the Folsom Heritage**  
**Preservation League, dated May 20, 2019**

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

May 20, 2019

**PROJECT:** Salon Expansion and Residential Addition at 707 Natoma Street in the Natoma-Riley-Bidwell Commercial Primary Area (PN 19-169)

**REQUEST:** Commercial/Residential Design Review

**PROJECT**

**HISTORY:** Application Circulated by City on May 15, 2019.  
Feedback requested by June 6.

**PROJECT REVIEW:**

Both the Municipal Code and the Design and Development Guidelines for the Historic District, specifies that buildings and landscaped areas in the Natoma, Riley Bidwell Commercial Primary Area should reflect residential design used in Folsom between 1850 and 1950. Regarding commercial buildings, the desired impression is a residential building that has been converted to a different use.

The general site requirement for commercial properties is that parking areas should be located behind buildings and whenever possible driveways should be combined. A 20 foot wide landscaped setback area is required along public roads.

Architecture

The existing Monroe Salon building at 707 Natoma Street is not consistent with one of the residential building styles that have been identified in the Historic District. However, the façade design includes elements of both classical and modernistic styles, and could be classified as ‘eclectic style’. The existing building also provides the impression of a converted residence.

The proposed building addition has a more contemporary look. Because the addition is twice the size of the existing salon and the roof line has been raised by 5 feet (to accommodate high ceilings on the second floor), the new part of the building appears out of scale with the existing one-story building. Some of the proposed façade materials also appear uncoordinated with the existing building design (including windows that does not resemble the style or placement of the existing windows, exterior doors with large glass panels, board & batten siding and protruding balconies).

HPL supports the applicant’s efforts to keep the existing one-story building unchanged. However, the board also believes that the rear addition could be more compatible with the existing building. It is HPL’s recommendation, that the height of the building addition should be reduced (by providing a standard ceiling height for the residence on the second floor). HPL also believes that the facades of the added structure should be coordinated with the existing building. As an example, the new front façade area could reflect a classic inspired design and the new side elevations (especially the west side facing the parking lot) could reflect a more modern design.



### Site Design and Landscaping

The project site includes 2 historic lots, with the building located on the east side (Lot 4) and the parking area on the west side of the property (Lot 5). A 20-foot front landscape area is provided in front of the salon, but the adjacent gravel parking area extends out to Natoma Street. In order to meet the front landscape requirement (and the front parking restriction), HPL recommends that landscaping should be installed in the front 20 feet of the parking area. As a part of this addition, access from Natoma Street should be limited to one driveway (the applicant could have the option to use the existing driveway between the historic lots or to install a new driveway in alignment with the center of the parking lot).

As a part of the building expansion, the applicant will provide 13 parking spaces. All the required spaces are located outside the front setback area. In addition, the applicant is proposing to add two tandem spaces between the parking lot and the driveway to the new garage. As a result, only a narrow landscape strip will remain along a portion of the alley. Because the Design and Development Guidelines for the Historic District specifies that trees and landscaping are an important part of the view along public alley's, HPL recommends that the proposed two tandem parking spaces are eliminated in order to provide space for a shade tree and landscaping close to the alley.

### **PROJECT RECOMMENDATIONS:**

1. Redesign the building addition to reflect residential design between 1850 and 1950 and to be compatible with the existing building. The following modifications are suggested:
  - a) Lower the overall height of the proposed building addition (by eliminating a raised ceilings on the second floor).
  - b) Use shingles or horizontal siding along the second floor of the building addition (in lieu of board & batten).
  - c) Use similar window styles and window placements for the addition that have been used for the existing building.
  - d) Use similar door styles for the addition that have been used for the existing building.
  - e) Avoid protruding balconies and incorporate deck areas under the principal roof.
2. Limit the driveway access along Natoma Street to one location (either the existing driveway between the two historic lots or a new driveway aligned with the center of the parking lot).
3. Install a 20 foot wide landscape area with two street trees in front of the parking lot.
4. Eliminate the two tandem parking spaces close to the alley (between the parking lot and the driveway to the new garage) and use this area for a shade tree and additional landscaping.