



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
November 6, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, Kevin Duewel, 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 October 2, 2019 and October 10, 2019 Special Meeting will be presented for approval.

NEW BUSINESS

1. PN 19-370, Abundant Living Senior Care Residence Design Review Modification

A Public Meeting to consider a request from Larry Ivancich for a Design Review Modification application to remove the river rock veneer from the approved design of a 6,308-square-foot senior care residence located at 317 Natoma Street, and to remove the approved trash/recycling enclosure. The zoning classification for the site is C-1/NRB, and the General Plan land-use designation is CC. The project was previously determined to be categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Larry Ivancich)**

2. PN 19-382 702 Sutter Street Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Moe Hirani for a commercial design review approval for the residing, reroofing and repainting of the existing building at 702 Sutter Street in the Sutter Street Subarea of the Historic Commercial Primary Area. The project site is zoned HD and the General Plan 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: Moe Hirani)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **November 20, 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
October 2, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Bracht

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

None

MINUTES: The minutes of September 18, 2019 were approved as submitted.

NEW BUSINESS

1. PN 19-285 906 Bidwell Street New Custom Home Design Review and Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Moe Hirani for design review approval for the construction of a 2,030-square-foot two-story 28-foot-tall residence on a 7,000 square-foot lot located at 906 Bidwell Street in the Central Subarea of the Historic Residential Primary Area. The project also includes demolition of a 480-square-foot garage structure and 394-square-foot attached carport. The zoning classification for the site is R-1-M, and the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Brianna Gustafson, Assistant Planner / Applicant: Moe Hirani)**

COMMISSIONER DUEWEL MOVED TO APPROVE DESIGN REVIEW AND DEMOLITION FOR A 2,030-SQUARE-FOOT NEW CUSTOM HOME AND DEMOLITION OF A 480-SQUARE-FOOT GRAGE STRUCTURE AND A 394-SQUARE-FOOT CARPORT STRUCTURE AS ILLUSTRATED ON ATTACHMENTS 4 THROUGH 5 FOR THE 906 BIDWELL STREET NEW CUSTOM HOME AND GARAGE DEMOLITION PROJECT (ON 19-285) BASED ON THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G-I, DEMOLITION FINDINGS J AND CONDITIONS OF APPROVAL NO. 1-21 WITH ADDITION OF BULLET NO. 5 TO CONDITION NO. 16 TO STATE:

“16. The project shall comply with the following architecture and design requirements:

1. This approval is for a 2,030-square-foot new single-family residence for the 906 Bidwell Street New Custom Home project. The applicant shall submit building plans that comply with this approval, the attached building elevations and attached floor plan, dated July 25, 2019.
2. The design, materials, and colors of the proposed 906 Bidwell Street Residential New Custom Home project shall be consistent with the submitted building elevations, material samples, and color scheme to the satisfaction of the Community Development Department.
3. The final design of the windows and doors shall be subject to review and approval by the Community Development Department.
4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.

5. Add relief to front elevation pop out and dormers to break up the horizontal siding.”

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PRINCIPAL PLANNER REPORT

We will be holding a Special Workshop for the Historic District Commission on the Zoning Code Update on Thursday, October 10th from 6:00 PM – 8:00 PM in the City Council Chambers.

There being no further business, the meeting was adjourned at 5:25 pm.

Respectfully Submitted,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION MINUTES
October 10, 2019
CITY COUNCIL CHAMBERS
6:00 p.m.
50 Natoma Street
Folsom, California 95630**

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

ABSENT: Asay, Duewel arrived at 6:05 P.M.

PLEDGE OF ALLEGIANCE

WORKSHOP

1. **PN 19-051 Zoning Code Update and Direction to Staff**

A presentation will be given regarding current zoning issues in Chapter 17.52 of the Folsom Municipal Code, which regulates development within the Historic District, and possible alternative approaches to zoning within the district. **(Project Planner, Desmond Parrington)**

1. Pat Binley addressed the Historic District Commission with questions regarding industrial zoning designations relating to the corporation yard.
2. Lisbet Gullone addressed the Historic District Commission citing concerns on accessory dwelling units and garages, and expressed preference to creating one zoning designation.
3. Loretta Hettinger addressed the Historic District Commission expressing concern on the residential zoning overlays and citing the importance of design in the Historic District.
4. Ernie Sheldon Jr. addressed the Historic District Commission citing concerns about Airbnb regulations and accessory dwelling units.
5. Laura Fisher addressed the Historic District Commission citing concerns on how public comments are obtained and expressing the need for standards over guidelines.

The Historic District Commissioners concluded that they would like to update the zoning codes in the Historic District to be more simple and enforceable.

PRINCIPAL PLANNER REPORT

None

Respectfully Submitted,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: November 6, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Abundant Living Senior Care Residence Design Review Modification
File #: PN 19-370
Request: Design Review Modification
Location: 317 Natoma Street
Parcel(s): 071-0172-001
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Larry Ivancich
Address: 317 Natoma Street
Folsom CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend denial of a Design Review Modification application (PN 19-370) to remove the river rock veneer from the approved 6,308-square-foot senior care residence located at 317 Natoma Street, and replace it with stucco painted dark grey on the building and light grey on the portico posts, as well as removing the approved trash/recycling enclosure, subject to the findings included in this report.

Project Summary: The proposed project includes modifying the elevations of the previously approved Design Review application (PN 18-135) to remove the river rock veneer from the approved 6,308-square-foot senior care residence located at 317 Natoma Street, and replace it with stucco painted dark grey on the building and light grey on the portico posts. The proposal also includes removing the approved trash/recycling enclosure along the rear alley.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Vicinity Map
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- 5 - Project Narratives
- 6 - Photographs of Building Elevations and Dumpster Renderings as Proposed
- 7 - Photographs of Buildings in the Project Vicinity



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8 - Photographs of Trash Bins with and Without Enclosures in the Project Vicinity

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Larry Ivancich, received a Design Review and Conditional Use Permit application (PN 19-135) approval for development of a 6,308-square-foot senior care facility and associated site improvements on August 7, 2019. The approved project included a building design with stucco painted light grey on the upper portion of the building with a river rock veneer on the bottom of the building and portico posts (as shown in Attachment 4). The approved project also included a trash/recycling enclosure along the rear alley to screen the care facility's required waste bins (as shown in Attachment 4). The applicant has since stated that they do not wish to include the river rock elements on the building or the trash/recycling enclosure, as funding allocated for these items was spent to accommodate the parking areas and other vital parts of the project. The applicant has included stucco on the lower portion of the building painted dark grey to match the color of the parapet cap and shaped rafter ends and stucco portico posts painted light grey to match the building (as shown in the photographs in Attachment 6). The applicant is requesting approval of these changes in building design, as well as removal of the proposed trash enclosure from the rear of the building.

POLICY/RULE

Design Review for the Historic District Commission is covered by Section 17.52.300 of the Folsom Municipal Code. As a condition of approval of PN 19-135, the original approval stated that design, materials, and colors of the proposed Abundant Living Senior Care Residence addition shall be consistent with the color building elevations dated April 8, 2019, and the approved materials samples and color scheme submitted as part of the previous approval PN 18-170, to the satisfaction of the Community Development Department. As the applicant is proposing to modify the colors and materials of the building and remove the trash enclosure shown on the plans approved by the Commission, this proposed modification requires approval by the Historic District Commission.

ANALYSIS

Architecture and Design

As noted previously within this report, the applicant is proposing to remove the river rock veneer from the approved elevations and replace it with stucco painted dark grey on the building and light grey on the portico posts. The project site is located at the intersection of two major streets (Natoma Street and Coloma Street) within 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 Guidelines for the Natoma-Riley-Bidwell subarea (Folsom Municipal Code, Section 17.52.530) recommend that all new construction or substantial remodeling or reconstruction utilize a residential architectural design theme. The Design Guidelines state 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. However, the Design Guidelines for the Natoma-Riley-Bidwell subarea indicate that exceptions to the residential design requirement may be made at major intersections and that non-residential project designs that are approved on an exception basis should be consistent. Furthermore, in assessing the appropriateness of a particular use/design, the Design Guidelines recommend that consideration be given to the physical circumstances of the project site and its surroundings.

Appendix D of the DDGs state that in any new construction, the context for design evaluation will be the buildings along the same street adjacent to the property being developed or the predominant style for the Subarea. Regarding appropriate finish materials, the DDGs state that materials predominant in the Historic District are the most appropriate. Materials should be durable and of high quality and that bland color schemes where the values are all the same or very similar should be avoided.

The approved residential care building was designed with the intent of complying with the Design Guidelines established for the Natoma-Riley-Bidwell Commercial Primary Area, while also being cognizant of existing development within the project area. Specifically, the applicant proposed a building design that attempted to blend together commercial and residential design elements commonly found along the Natoma Street corridor. In investigating the Natoma Street commercial corridor of the Historic District, staff found a variety of designs used in commercial development. As shown in the photographs in Attachment 7, the larger commercial structures in this corridor for the most part include multiple types of siding on their exteriors, including vertical siding with stone accents, horizontal siding with brick accents, stucco siding with brick accents, and vertical siding with scalloped accents. Staff did not observe any of these buildings utilizing two shades of stucco, and believes that the building as proposed looks like it was not built in the pre-1950 era. Furthermore, due to the massing of the approved building, staff concludes that the proposal to replace the approved stone accents with different shades of stucco represents a bland color scheme where the values are very similar, and that removing the stone accents would make the building inconsistent with surrounding commercial development, as discouraged in the DDGs.

In summary, staff has determined that the proposed modifications would not continue to successfully blend residential and commercial design elements as recommended by the DDGs. In addition, staff has determined that the proposed modifications do not feature a building design, materials, and colors consistent with the recommendations of the DDGs. Lastly, staff has determined that the design modifications are not compatible with and complimentary to existing residential and commercial buildings located within the project area.

Trash/Recycling

The approved project included a trash enclosure in the rear of the building along the alley (as shown in Attachment 6). The enclosure was approved at six feet tall, with CMU split-face blocks, a CMU wall-cap, and a metal gate, painted gray to match the colors utilized on the senior care residence building. The applicant is now requesting to remove the enclosure from around the bins.

Appendix D of the DDGs state that trash enclosures shall be screened from view from adjacent properties, public streets and building entries, and shall be constructed of substantial, durable materials that are compatible with the building finishes and design. It goes on to state that wood and chain link fencing are not acceptable trash enclosure materials.

Staff recognizes that several properties along Natoma Street include large trash bins that are not appropriately screened from the street or adjacent properties (as shown in Attachment 8). However, these properties were predominately fully developed prior to the development of the DDGs and have not been subject to HDC review. Of the businesses that utilize full-size trash/recycling bins that have been developed or expanded since the inception of the HDC, staff has concluded that all of these businesses include masonry enclosures that match the colors and architecture of the building (as shown in Attachment 8). To ensure that the future single-family development adjacent to the project site is not impacted, staff has determined that the CMU enclosure is necessary. The applicant has stated that the bins would be shielded from the street by landscaping and the building addition that was approved in 2019, if that addition is built (as shown in Attachment 4). The applicant has also stated that any future development would not be oriented towards the alley and would likely be screened from the bins by their own fences.

Staff maintains that solid waste bins must be enclosed by a solid structure, so screening from the street with landscaping alone is not adequate. Furthermore, staff notes that many residential properties in the Historic District do not have fences along the alley, as they feature alley-accessible garages and accessory dwelling units. To ensure that these residential uses would not be significantly impacted by the exposed bins, staff therefore recommends denying the request to remove the CMU-split-face block wall waste/recycling enclosure.

ENVIRONMENTAL REVIEW

The City previously determined that the Abundant Living project is exempt from the requirements of CEQA pursuant to Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines and none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption(s) in this case.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to deny a Design Review Modification application to remove the river rock veneer from the approved 6,308-square-foot senior care residence located at 317 Natoma Street, and replace it with stucco painted dark grey on the building and light grey on the portico posts (PN 19-370) subject to the findings included in the report (Findings A-H).

AND

Move to deny a Design Review Modification application to remove the approved trash/recycling enclosure located at 317 Natoma Street (PN 19-370) subject to the findings included in the report (Findings A-H).

GENERAL FINDINGS

- A. NOTICE OF MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN BUT IT IS NOT CONSISTENT WITH THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE CITY PREVIOUSLY DETERMINED THAT THE ABUNDANT LIVING PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO SECTION 15301 EXISTING FACILITIES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES .
- D. THE CITY PREVIOUSLY DETERMINED THAT THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. THE CITY PREVIOUSLY DETERMINED THAT NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE CITY PREVIOUSLY DETERMINED THAT THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.
- G. NOTHING CONTAINED IN THE CURRENT PROPOSAL CHANGES THE CITY'S PREVIOUS DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.

DESIGN REVIEW FINDINGS

- H. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE NOT COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE NOT CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

- I. THE PROPOSED PROJECT IS NOT IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE 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, 21,000-square-foot project site, includes an existing 3,307-square-foot commercial building and associated site improvements including two driveways (Natoma Street and Coloma Street), one drive aisle, parking, sidewalks, aboveground utilities, underground utilities, and site landscaping. The existing single-story commercial building was originally constructed in 1965 as a pharmacy, and was most recently utilized as a retail confectionary store. On May 3, 2018, the Community Development Department approved a Lot-Line Adjustment application to merge two existing parcels (APN Nos. 071-0172-001 and 002) together, resulting in the creation of a new 21,000-square-foot lot. On October 3, 2018, the Historic District Commission approved a Conditional Use Permit and Commercial Design Review for development and operation of a 10-unit, 4,700-square-foot senior care residence within the existing building. On August 7, 2019, the Historic District Commission approved a Conditional Use Permit and Commercial Design Review Modification request for a 1,608-square-foot expansion of the approved building, as well as moving the approved trash enclosure from the front of the building to the rear of the building along the alley and remove four of the 17 approved parking spaces. The senior care residence is currently under construction.

GENERAL PLAN DESIGNATION	CC (Community Commercial)
ZONING	C-1/NRB (Neighborhood Business District/ Natoma-Riley-Bidwell Commercial Primary Area)
ADJACENT LAND USES/ZONING	North: Natoma Street with Commercial Development (C-1/NRB) Beyond South: Natoma Street/Persifer Street Alley with Undeveloped Residential Property (R-1-M/PER) Beyond East: Commercial Development (C-1/NRB) with Commercial Development Beyond West: Coloma Street with Undeveloped Commercial Property (C-1/NRB) Beyond
SITE CHARACTERISTICS	The 21,000-square-foot site is currently under construction for a 3,001-square-foot addition

to an existing 3,307-square-foot structure and associated site improvements including two driveways, a drive aisle, parking, sidewalks, above-ground utilities, 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 Chapter 17.60; Use Permits
Historic District Design and Development Guidelines

Historic District Commission
Abundant Living Senior Care Residence Design Review Modification (PN 19-370)
November 6, 2019

Attachment 3

Vicinity Map



Historic District Commission
Abundant Living Senior Care Residence Design Review Modification (PN 19-370)
November 6, 2019

Attachment 4
Approved Elevations, Site Plan and Trash
Enclosure Detail



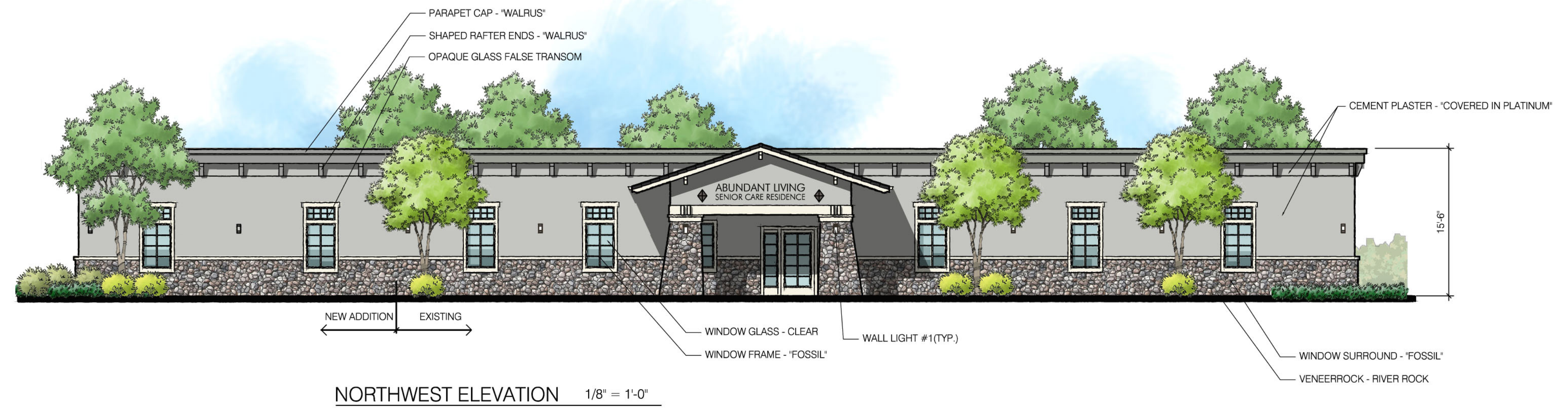
- 12" high x 6 3/4" wide. Extends 6" from the wall. Weighs 5.324 lbs.
- Takes one 60 watt bulb (incandescent, LED, or CFL). Bulb not included.
- From Franklin Iron Works™ outdoor lighting collection.
- Oil-rubbed bronze finish.
- Opal etched amber glass.
- Wet location outdoor rated.

1 WALL LIGHTS AT ENTRY NO SCALE

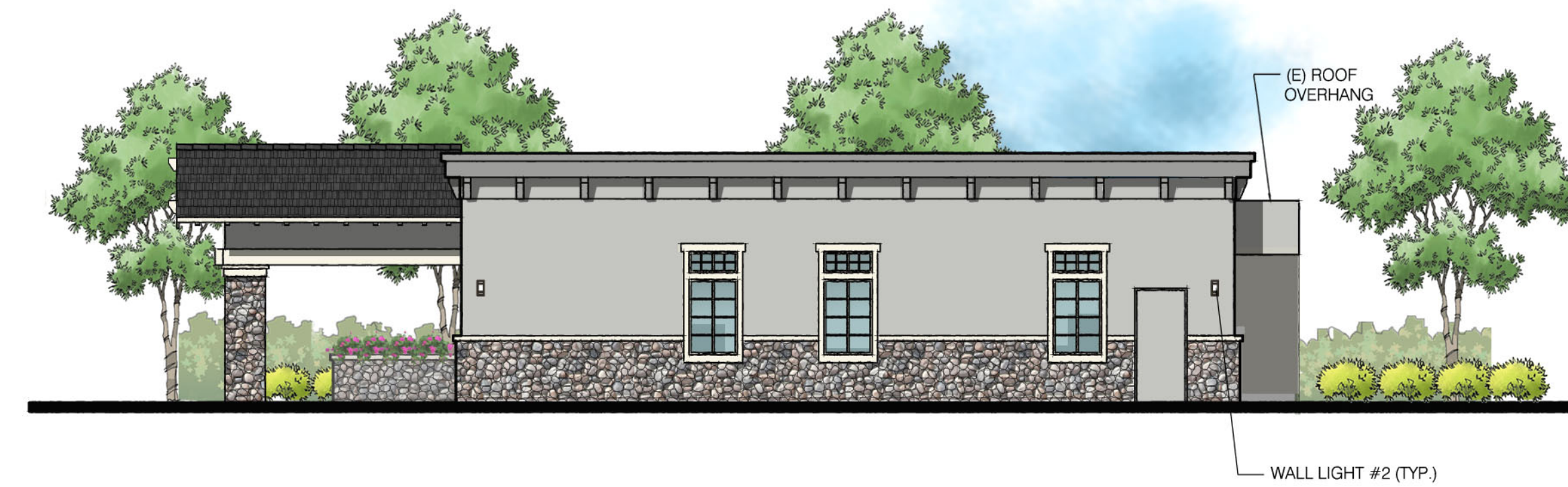


- Construction:** BZ finish - Aluminum, SS finish - 316 marine grade Stainless Steel. Mitered white silk screened glass.
- Power:** Integral transformer in canopy. 120V input.
- Light Source:** High output LED.
- Dimming:** Dims to 10% with an electronic low voltage (ELV) dimmer.
- Mounting:** Mounts directly to junction box.
- Finish:** Bronze (BZ), Graphite (GH), Natural Stainless Steel (SS).
- Standards:** ETL, cETL, ADA, Wet location, IP65

2 WALL LIGHTS NO SCALE



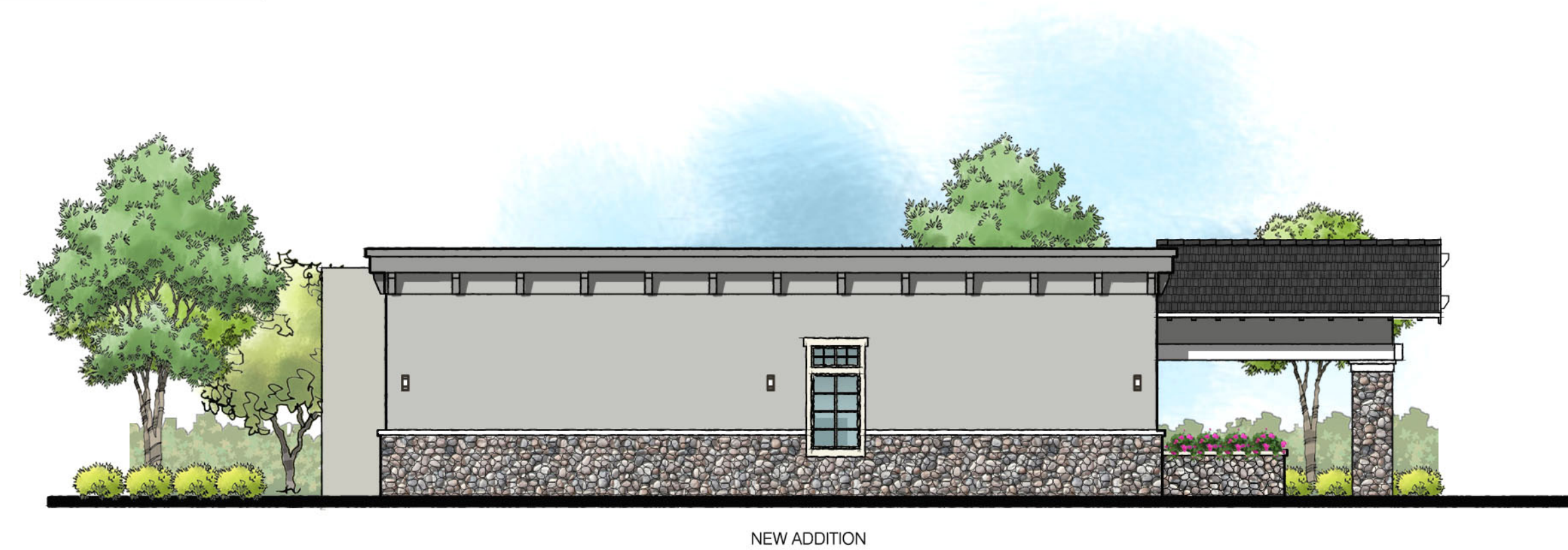
NORTHWEST ELEVATION 1/8" = 1'-0"



SOUTHWEST ELEVATION 1/8" = 1'-0"



SOUTHEAST ELEVATION 1/8" = 1'-0"



NORTHEAST ELEVATION 1/8" = 1'-0"

D STREET STUDIO INC.

DAN ROBERTS ARCHITECT
PO Box 163111, Sacramento CA, 95816
916 442-4245
ROBARCH1@COMCAST.NET



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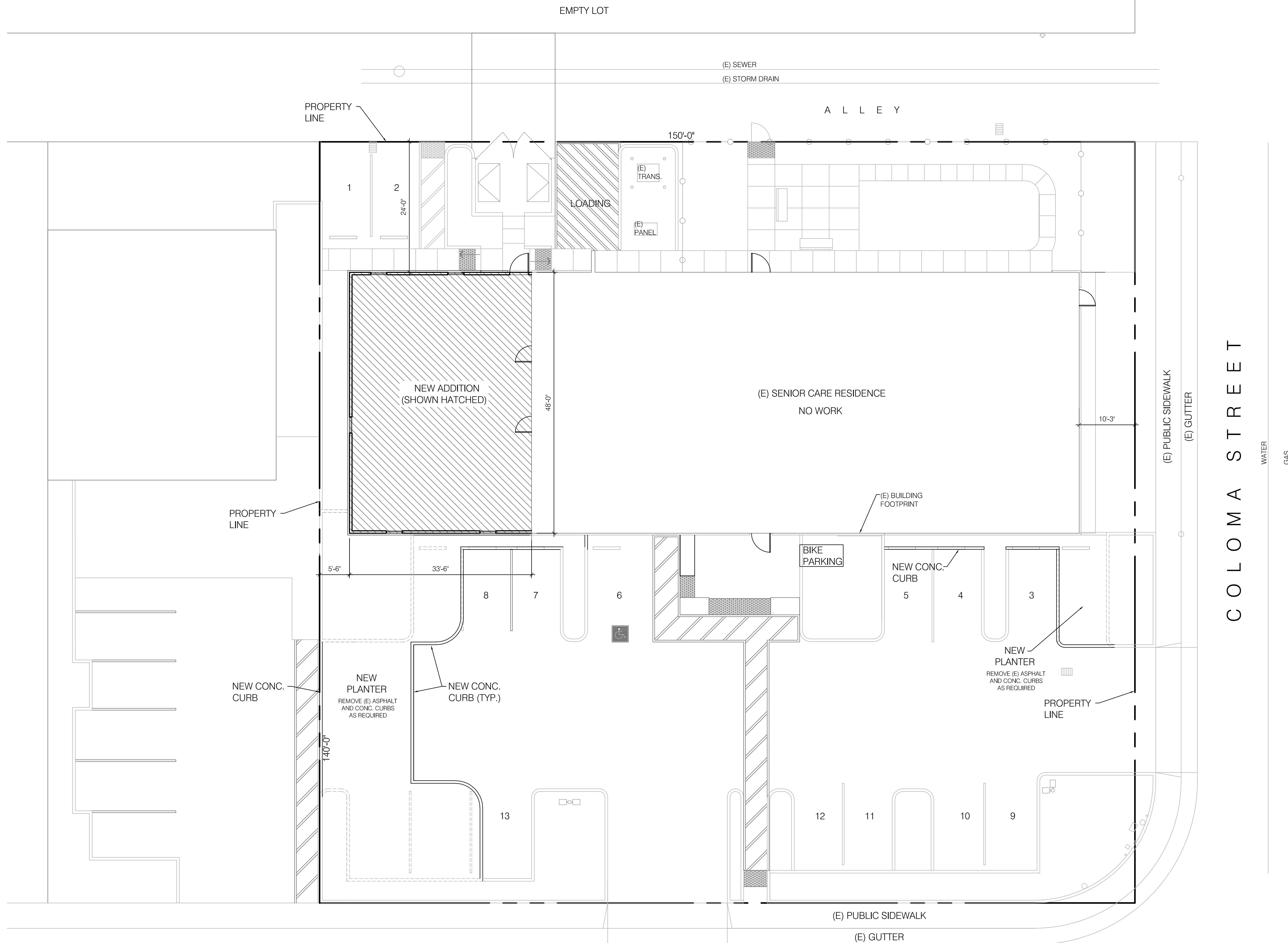
PROJ. NAME: ABUNDANT LIVING SENIOR CARE RESIDENCE ADDITION
317 NATOMA STREET FOLSOM, CALIFORNIA 95630

SHEET TITLE: EXTERIOR ELEVATIONS

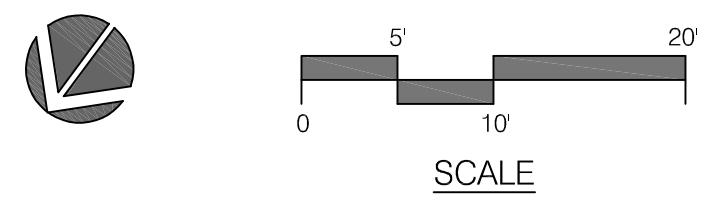
REVISIONS :

PROJ. NO.: 01904
DATE: APRIL 8, 2019
SCALE: AS NOTED
FILE: COLOR ELEVATIONS TITLE DWG
SHEET NO.:

A5.1



NOTE:
SEE SHT. RA1.1 FOR CURRENT SITE IMPROVEMENTS



PROJECT SUMMARY	
JURISDICTION	: CITY OF FOLSOM
APN	: 071 - 0172 - 001 & 002
ZONING:	: C1 - NEIGHBORHOOD BUSINESS
CONSTRUCTION TYPE	: V-B
OCCUPANCY GROUP	: R2.1
FIRE SPRINKLED	: YES, NFPA 13
NO. OF STORIES, HEIGHT	: ONE, APPROX. 16'
(E) TOTAL BUILDING FLOOR AREA	: 4700 SQ. FT.
(N) ADDITION FLOOR AREA	: 1608 SQ. FT.

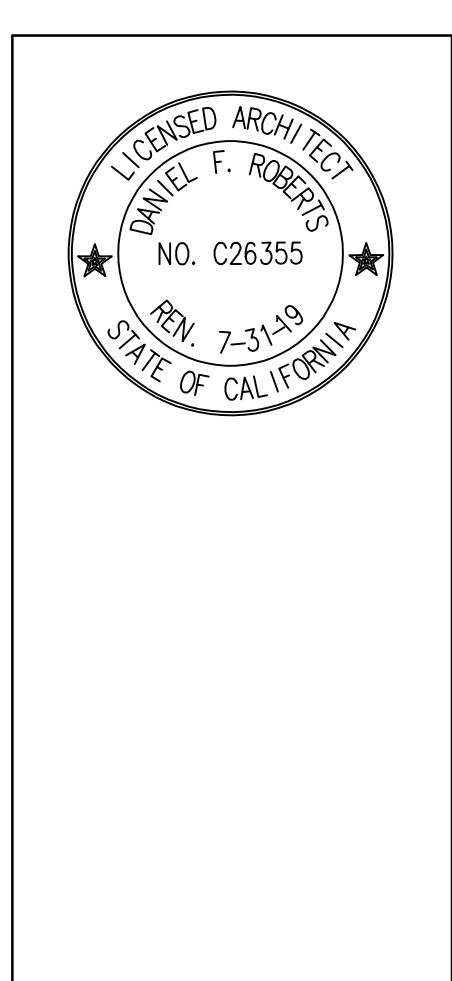
SITE IMPROVEMENTS	
1. NO SITE IMPROVEMENTS AS PART OF THIS PROPOSED BUILDING ADDITION.	

SHEET INDEX	
A1.1	COVER SHEET, SITE PLAN
RA1.1	REFERENCE SITE PLAN
A2.1	PROPOSED FLOOR PLAN
A5.1	EXTERIOR ELEVATIONS, COLOR / MATERIAL

SCOPE OF WORK	
THIS PROJECT CONSISTS OF:	
1. CONSTRUCT NEW 1608 SF ADDITION WITH 5 RESIDENT SLEEPING ROOMS, LOUNGE AND SHOWER ROOM.	
2. ADD 1314 SF OF PLANTERS / PERVIOUS SURFACE.	

LOT COVERAGE / LANDSCAPING	
<u>PERVIOUS SURFACE AREA CALCULATION</u>	
TOTAL PERVIOUS SURFACE AREA:	5,250 SF
SITE TOTAL AREA:	21000 SF
	25% PERVIOUS AREA
<u>FRONT 20' LANDSCAPE AREA CALCULATION</u>	
LANDSCAPED AREA:	1591 SF
TOTAL AREA:	3000 SF
	53% LANDSCAPED AREA

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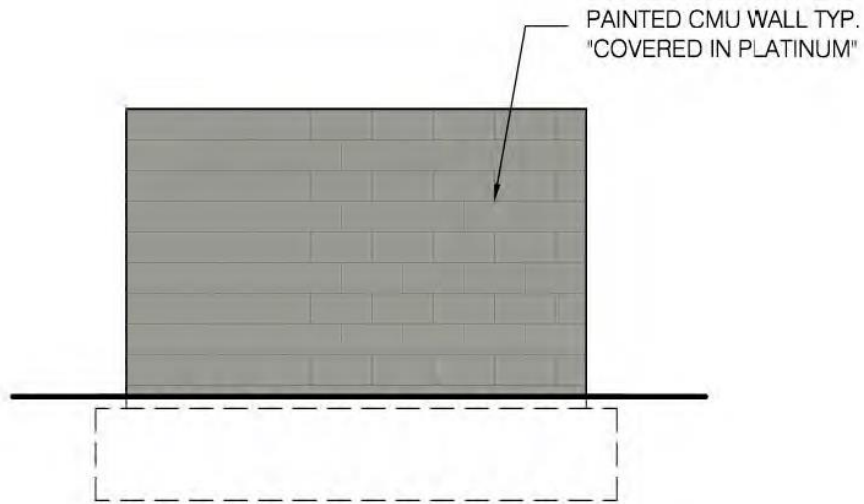
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PROJ. NAME: ABUNDANT LIVING SENIOR CARE RESIDENCE ADDITION
 317 NATOMA STREET
 FOLSOM, CALIFORNIA 95630

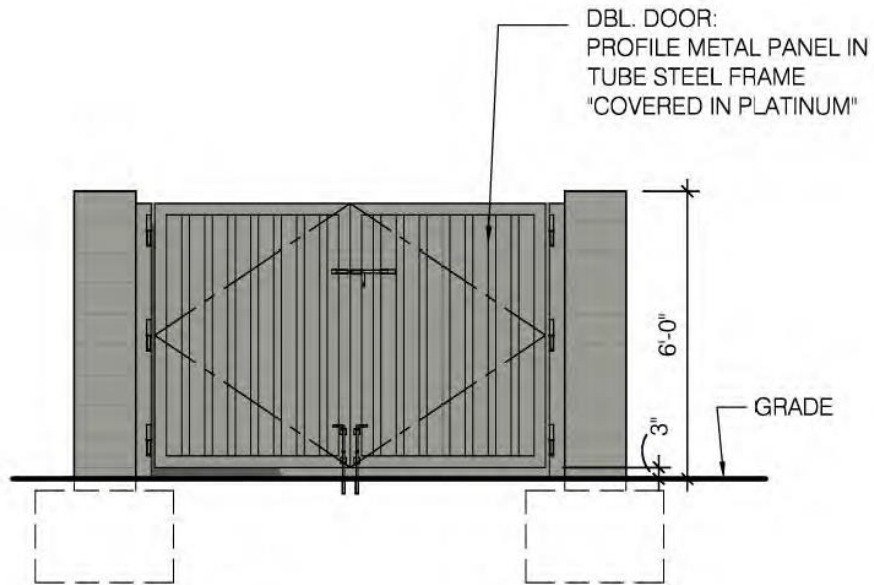
SHEET TITLE: COVER / SITE PLAN

REVISIONS :

PROJ. NO.: 01801
 DATE: APRIL 8, 2019
 SCALE: AS NOTED
 FILE: A1.0 PLANNING SITE_DC_15.DWG
 SHEET NO.:



SIDE ELEVATION



FRONT ELEVATION

4

TRASH ENCLOSURE

1/4" = 1'-0"

Historic District Commission
Abundant Living Senior Care Residence Design Review Modification (PN 19-370)
November 6, 2019

Attachment 5

Project Narratives



Montyne Construction
PO Box 1712
Orangevale, California 95662
916-730-6179

City of Folsom
Design Review Committee
50 Natoma Street
Folsom, CA 95630
916-461-6202

RE: 317 Natoma Street / exterior final

To whom it concerns,

Due to the unexpected cost involved in performing this project, it is with regret that we are unable to complete the exterior as approved. We are asking that a change be approved to the project, as shown in the photos presented. Money that was allocated for this line item has been moved to accommodate the parking areas and other vital parts of the project.

We thank you for your understanding,

L. Sudbury

D STREET STUDIO INC.

October 10, 2019

Mr. Steven Banks
City of Folsom
Planning Division
50 Natoma Street
Folsom, CA 95630

RE:

Abundant Living - Trash Enclosure
Job Address: **317 Natoma Street**
Plan Check Number: **18 - 5394**

Dear Steven,

The building owner requests the Trash Enclosure for this Project not be constructed. He is short of funds to finish this project and requires the enclosure money to complete the building as a functioning business.

The trash and recycle containers will be located in the planned enclosure space as shown on the site plan, located on the alley. The containers will be hidden from street traffic by landscaping and the building.

It can be assumed the adjacent future residential development will be oriented to look toward the streets and visually shielded from the alley and trash containers by a wall or fence.

Sincerely,

Dan Roberts
(916) 442-4245.

Historic District Commission
Abundant Living Senior Care Residence Design Review Modification (PN 19-370)
November 6, 2019

Attachment 6

Photographs of Building Elevations and Dumpster Renderings as Proposed







10/15/2019 14:33



10/15/2019 14:32

Historic District Commission
Abundant Living Senior Care Residence Design Review Modification (PN 19-370)
November 6, 2019

Attachment 7

Photographs of Buildings in the Project Vicinity













Historic District Commission
Abundant Living Senior Care Residence Design Review Modification (PN 19-370)
November 6, 2019

Attachment 8
Photographs of Trash Bins With and Without
Enclosures in the Project Vicinity







CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: November 6, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 702 Sutter Street Commercial Design Review
File #: PN 19-382
Request: Commercial Design Review
Location: 702 Sutter Street
Parcel(s): 070-0105-003
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210
bgustafson@folsom.ca.us

Property Owner

Name: Moe Hirani / Visione Enterprises LLC
Address: P.O. Box 6493
Folsom, CA 95630

Applicant

Name: Moe Hirani
Address: P.O. Box 6493
Folsom, CA 95630

Recommendation: Approve an application for Commercial Design Review (PN 19-382) to incorporate stone veneer, corrugated metal accents, repaint and reroof of an existing commercial building at 702 Sutter Street as illustrated on Attachment 5, subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-5).

Project Summary: The proposed project includes modifying the exterior of the existing building at 702 Sutter Street. The modifications include residing the building with stone veneer around the east elevation and around the elevator shaft on the west elevation. Corrugated metal siding is proposed around the balcony of the building. The shingled roof on the very top level will remain as is, but the lower roof on Riley Street that transitions around the back of the lower level will be reroofed but with similar colors and materials to match the existing upper level roof. The project also includes the repainting of the entire building.

Table of Contents:

- 1 – Description/Analysis
- 2 – Background
- 3 – Proposed Conditions of Approval
- 4 – Vicinity Map
- 5 – Building Elevation
- 6 – Proposed Materials
- 7 – Heritage Preservation League Comment Letter



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: November 6, 2019

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, Moe Hirani, is applying for Commercial Design Review (PN 19-382) for the residing, reroofing, and repainting of the commercial building at 702 Sutter Street. The applicant proposes to add stone veneer along the lower level of the building and the elevator shaft, reroof the bottom level roof to similar color and materials as the second story balcony, and a paint change for the siding and trim. The project also proposes the addition of corrugated metal between the two building floors.

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). There will be no change in use associated with this project and the existing use is consistent with the General Plan land use designation and the zoning designation. However, the building is currently bisecting two different parcels: 070-0052-010-0000 and 070-0052-011-0000. This is not in compliance with the building code and as such, staff has provided Condition 5, which states that no building permit will be issued until an application for a Merger/Lot Line Adjustment has been submitted to the Community Development Department.

Building Design/Architecture

Since the site location in the Historic District, the project is subject to the Historic District Design and Development Guidelines. When considering a Design Review remodel, the DDGs explain that the Historic District Commission can determine that buildings may be restored to conform with the historic period of that area and not necessarily to the original design. It further states that where earlier remodeling or original design efforts detract from the historic character of the Historic District, as determined by the Commission, the building should be restored to its original character or a design style that reflects the period established for the area. If the building is not restorable to the original design style, then the Commission should make a decision on an individual project basis.

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. Overall, the Sutter Street subarea represents a mixture of development that is representative of the 1850 to early 1950s timeframe. The 702 Sutter Street building was built in the 1980's and the proposed exterior modifications are subject to the DDGs.

Materials and Colors

Siding

The proposed project includes the installation of stone veneer along the east elevation of the building. It will tuck around a bit on the backside of the building so that it looks like a footing, as to avoid looking like there is an abrupt end to the stone siding. The stone veneer is also proposed around the elevator tower but only the south elevation will have the stone veneer. The DDGs explain that appropriate finish materials include board and batten, brick and mortar, stone and mortar, and plywood, amongst others. Therefore, the proposed stone veneer is appropriate for the Sutter Street Subarea.

Accent Trim

Around the balcony portion of the building, corrugated metal is proposed as an accent trim. The DDGs state that corrugated metal siding is difficult to successfully incorporate into a quality design and is discouraged and is considered an inappropriate material for building siding. However, as the applicant is proposing trim around the balcony portion of the building, not an entire residing of corrugated metal due. Due to the limited use of the corrugated metal siding, staff has concluded that it does not conflict with the DDGs.

Roof

The applicant is proposing a re-roof on the lower roof on the Riley Street side that transitions around the back on the lower level. The upper roof is still in good condition and was recently replaced only a few years ago and the proposed tan asphalt shingles will match the existing materials and colors. The DDGs state that roofs shall be of traditional materials including fireproof wood shingles and shakes, corrugated metal, composition fiberglass shingles, clay tiles, or others as determined by historic evidence. It further explains that dark or neutral tones are preferred. The proposed roof will be compliant in regard to the colors and materials as per the DDGs.

Paint

The project includes a repaint of the entire building. The proposed colors would be Sherwin-Williams "Outgoing Orange" for the main building and then "Butterfield" for the trim around the building, which can be seen in Attachment 5. The DDGs do not have specific regulations about paint colors. However, Sherwin-Williams has a "Heritage Color" collection, in which they promote historic colors. The subject colors are not included in the "Heritage Color collection", but orange and yellow tones are included.

PUBLIC COMMENTS

The Folsom Heritage Preservation League (HPL) submitted a comment letter based on the initial plans that were submitted. This letter is included in the report at Attachment 7. The HPL recommended that to avoid an abrupt end of the proposed stone veneer that is along the lower level of the building and the elevator shaft, it should continue along the north façade up to the raised deck area and along the east and west sides of the elevator shaft. The applicant proposes to tuck the stone around the north elevation of the building, so that it would look more natural as footing and not present an abrupt end to the stone siding.

The HPL also had a comment about the reroof component of the project and that the red color that was originally proposed should not be too dominate. The applicant has since revised the project to match the existing colors so the building would not have varying roof colors and materials and no longer proposes the previous red color roof.

Another comment was in regard to the proposed bands of corrugated metal between the two building floors. HPL was concerned as they did not find any evidence that the design was used during the designated time frame, nor does it appear to be historic. As stated before, the DDGs say that corrugated metal is not an appropriate material for siding, however, the use of corrugated metal for roofs is considered traditional according to Appendix D, Section B.14 of the DDGs. This would mean that corrugated metal does have some historic evidence and as the proposed project includes the use only as trim, and not the entire siding, staff supports the use of the corrugated metal.

The last two comments that HPL submitted were regarding exterior lighting and signage. The applicant has submitted revised renderings than what was originally provided for comment review. In the updated renderings, the revised signage and exterior lighting has been removed and is not proposed to change at this time. If the applicant does consider modifying the existing signage, they would have to conform with the existing Sign Criteria or be approved by the Historic District Commission. This has been conditioned (Condition 3) in the staff report.

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 application (PN 19-382) for the residing, reroof, and repaint of existing commercial building located at 702 Sutter Street subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 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 PROPOSED PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES.
- H. THE PROPOSED PROJECT SUBSTANTIALLY CONFORMS TO THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.
- I. THE BUILDING MATERIALS, TEXTURES, AND COLORS ARE SUBSTANTIALLY COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The Hacienda Building was built in the early 1980's. The building design reflects the Spanish Colonial and Mission Revival styles of architecture and was designed to represent the historic styles of the western frontier. The structure was built into the sloping lot and has three levels. Current tenants at the Hacienda Building include restaurants, financial companies, salons, and retail.

GENERAL PLAN DESIGNATION

HF, Historic Folsom Mixed Use

ZONING

HD, Sutter Street Subarea of the Historic District

ADJACENT LAND USES/ZONING

North: Public Parking Lot (HD)
South: Sutter Street with existing commercial, retail, and restaurant buildings (HD)
East: Riley Street with commercial properties beyond (HD)
West: Sutter Street with existing commercial, retail, and restaurant buildings (HD)

SITE CHARACTERISTICS

Existing three-story commercial building on a 7,942-square-foot lot, built on a moderately steep lot sloping downhill towards the north.

APPLICABLE CODES

FMC Section 17.52 HD, Historic District
FMC Section 1752.300, Design Review
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 702 SUTTER STREET DESIGN REVIEW (PN 19-382)			
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 renderings received October 16, 2019.	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 (November 6, 2020).	B	CD (B)
3.	Future signage for the site shall comply with the Folsom Municipal Code Chapter 17.59 as modified by Chapter 17.52, the Hacienda Building Sign Criteria, and the Historic District Design and Development Guidelines.	OG	CD (P, B)
4.	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. Construction equipment shall be muffled and shrouded to minimize noise levels.	OG	CD (P)
5.	No building permit for the reroof or residing will be issued until an application for a Merger/Lot Line Adjustment has been submitted to merge the two lots at 702 Sutter Street, to the satisfaction of the Community Development Department.	B	CD (P,E,B)

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

Historic District Commission
702 Sutter Street Commercial Design Review (PN 19-382)
November 6, 2019

Attachment 4 Vicinity Map



Historic District Commission
702 Sutter Street Commercial Design Review (PN 19-382)
November 6, 2019

Attachment 5 Building Elevation

**PRELIMINARY STRUCTURE
FOR REVIEW**

**DESIGN
CONCEPT
TWO**

PHASE	SUBMITTED	APPROVED
COMPUTER-MODEL	X	
PRELIMINARY STRUCTURE	X	
LANDSCAPE FINISH		

SW 6676
BUTTERFIELD

SW 6641
OUTGOING
ORANGE



Historic District Commission
702 Sutter Street Commercial Design Review (PN 19-382)
November 6, 2019

Attachment 6 Proposed Materials

MISZONING & COMBINING DESIGNATIONS

AGRICULTURAL RESERVE DISTRICT

AGRICULTURE COMBINING DISTRICT

SPECIFIC PLAN DISTRICT

PD

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ON DISTRICT

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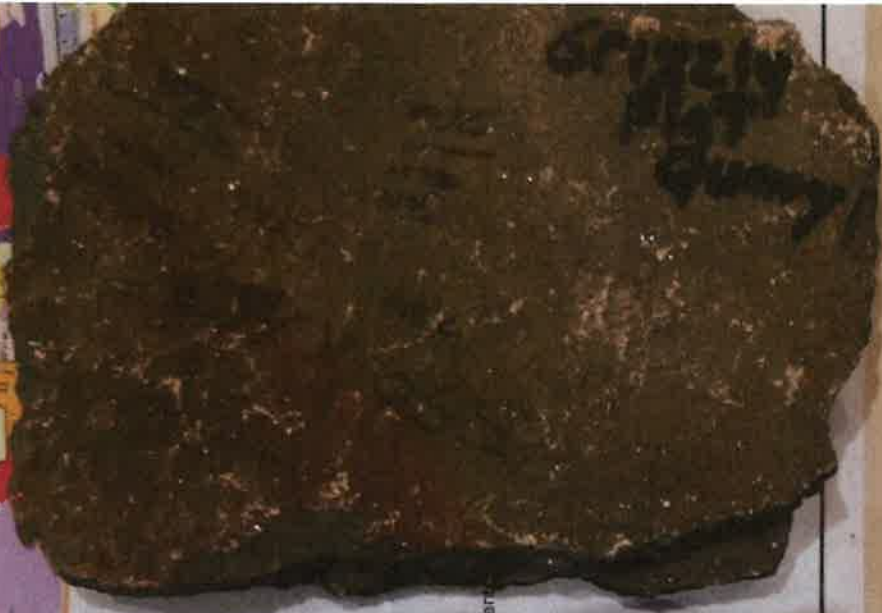
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Historic District Commission
702 Sutter Street Commercial Design Review (PN 19-382)
November 6, 2019

Attachment 7
Comment Letter from the Heritage Preservation
League

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

October 20, 2019

PROJECT: Exterior Remodel (including new siding and a new roof cover) at 702 Sutter Street in the Sutter Street Commercial Subarea (PN19-382).

REQUEST: Design Review

PROJECT

HISTORY: Application was Circulated by the City on October 8, 2019 and feedback was requested by October 21.

PROJECT REVIEW:

HPL has compared the proposed remodel to the design concept for the Sutter Street Subarea (FMC 17.52.510 B) and the sign requirements for buildings with multiple tenants (FMC 17.52.510 E6).

Design Standard

The main design requirement for the Sutter Street Subarea is that all structures should have a pre-1900 design style. If an existing building was constructed later, it could reflect a design style that was used between 1850 and 1950.

Siding

The proposed stone veneer along the lower level of the building and the elevator shaft is an appropriate material for the Subarea.

- To avoid an abrupt end of the stone veneer at the northeast and southwest corner of the building complex, HPL recommends that the veneer should continue along the north façade up to the raised deck area and along the east and west sides of the elevator shaft.

Re-roof

The dimensional (multi-layer) composition shingles that are proposed for the shed roof over the second story balcony, also meet the design standards of the Subarea.

- In order for the proposed shingles to resemble the look of aged wood shakes, the red color incorporated with the roof material should not be too dominant.

Miscellaneous Details

Regarding the proposed band of corrugated metal between the two building floors, and the corrugated metal proposed to cover the 'crate' element at the top of the elevator shaft, HPL has not found any evidence that this design was used during the designated time frame. In addition, the profile and color of the proposed sheet metal does not appear to be historic.

- HPL recommends that the horizontal band through the building should be a wide wood board and that the 'crate' at the top of the elevator shaft should be covered by wood (in addition to the proposed decorative trim work).

New exterior light fixtures are shown along the building elevations, but the fixtures have not been included with the enlarged materials samples.

- Provide details of the proposed new exterior light fixtures and specify that lamps with a warm tone of light will be used.

The building elevations show that the overhang along the second story deck (and outdoor seating area) has been widened, but it is not clear how this change is designed. HPL suggests that the new design detail should be described to the Historic District Commission prior to the Design Review hearing.

Signs

Because the building has many tenants, a Uniform Sign Criteria has previously been approved for the overall building complex. The proposed elevations include two new signs on the raised parapet facing Sutter Street and Riley Street.

- Include an update of the Uniform Sign Criteria with the current design application.