HISTORIC DISTRICT COMMISSION AGENDA
December 4, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of the October 10, 2019 Special Meeting and November 6, 2019 meeting will be presented for approval.

NEW BUSINESS

1. PN 19-400, 705 Orange Grove Way Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Steve Brandenburg and John Trott for demolition approval of a 375-square-foot garage structure located at 705 Orange Grove Way within the Central Subarea of the Historic Residential Primary Area. The underlying zone for the project is R-1-M and the General Plan Designation is SFHD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Steve Brandenburg / John Trott)

2. PN 19-349, 917 Sutter Street Chan House Restoration and Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Larry Washington for design review approval for the restoration and 86-square-foot bathroom addition to the existing building at 917 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: Larry Washington)
The next Historic District Commission meeting is scheduled for December 18, 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.
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 Commission generally expressed support for a new approach to zoning in the Historic District. Most Commissioners wanted to incorporate the current standards of the subareas in the new zoning, but did not want to have staff create too many new zoning districts for the Historic District. While several Commissioners supported the idea of including some of the standards from the Historic District Design and Development Guidelines into the standards for the new Historic District zoning districts; others wanted to ensure that there were design guidelines separate from the required standards in the new Historic District zones that would allow for design guidance but
also flexibility. Staff committed to return in the spring of 2020 with draft zoning districts for the Commission to review.

PRINCIPAL PLANNER REPORT

None

Respectfully Submitted,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR
HISTORIC DISTRICT COMMISSION MINUTES
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

ABSENT: Miller

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:
None

MINUTES: The minutes of October 2, 2019 were approved as submitted.

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)

1. Bryan Warren addressed the Historic District Commission in support of the project, recommending financial options to keep the project going.

COMMISSIONER BRACHT MOVED 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 FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H & I

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 FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H & I.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

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)

1. Mike Reynolds addressed the Historic District Commission, applauding the efforts to improve the Hacienda Building, however would like to have the backside renderings of the project and recommended choosing different paint colors.
2. Mike Brenkwiz addressed the Historic District Commission, recommending putting in a seven foot glass window surrounding the deck to block noise from coming into the residential areas.

COMMISSIONER BRACHT MOVED 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 FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G-I AND CONDITIONS OF APPROVAL NOS. 1-5 WITH ADDITION TO CONDITION NO. 1 TO STATE:

“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 and as discussed at the November 6, 2019 Historic District Commission meeting as follows:

- The northern/rear building elevation (facing Leidesdorff Street) of the Hacienda Building shall include the same design, materials, and colors as proposed for the southern/front (facing Sutter Street) and eastern (facing Riley Street) building elevations, including but not limited to the use of board and batten siding and a corrugated metal band.
- The upper portion of the elevator shaft located on the southern building elevation shall be finished with corrugated metal on three sides.
- The deck railing on the southern building elevations shall utilize spindles.
- The first floor (Pizzeria Classico) patio area on the southern building elevation shall be closed with board and batten siding instead of the spindles shown in the October 16, 2019 renderings.
- The primary building color for the Hacienda Building shall be painted Sherwin Williams Caribbean Coral or a similar color. The trim color for the Hacienda Building shall be painted Sherwin Williams Peace Yellow or a similar color. The deck spindle on the southern building elevation around the second floor (Hacienda) patio shall be painted Sherwin Williams Roycroft Copper Red or a similar color. The corbels on the southern building elevations shall be stained with
Sherwin Williams Dark Walnut or a similar color. The final color scheme shall be subject to review and approval by the Community Development Department.”

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PRINCIPAL PLANNER REPORT

None

________________________________________________________________________
Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

________________________________________________________________________
Daron Bracht, CHAIR
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 705 Orange Grove Way Garage Demolition
File #: PN 19-400
Request: Garage Demolition
Location: 705 Orange Grove Way
Parcel(s): 070-0192-010
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210 bgustafson@folsom.ca.us

Applicant
Name: Steve Brandenburg
Address: 1591 Misty Wood Drive
Roseville, CA 95747

Property Owner
Name: John Trott
Address: 705 Orange Grove Way,
Folsom, CA 95630

Recommendation: Approval of an application to demolish a 375-square-foot garage structure located at 705 Orange Grove Way (PN 19-400) 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 375-square-foot garage structure. The original house at 705 Orange Grove Way was built in 1948 and the garage was built in the 1970s, neither of which is listed on the City of Folsom’s Cultural Resources Inventory. The garage 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 Garage
5 - Vicinity Map
6 - Site Plan
Submitted,

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The applicant, Steve Brandenburg, is proposing to demolish an existing 375-square-foot detached garage at 705 Orange Grove Way.

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 garage that is the subject of this report is a simple rectangular, single-story structure with Hardie board siding. 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 garage.

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 garage demolition (PN 19-400) located at 705 Orange Grove Way, 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.
BACKGROUND
The existing single-story, 908-square-foot residence at 705 Orange Grove Way Street was built in 1948. The detached, 325-square-foot garage on the property was built in the 1970’s, and has a Hardie panel siding which does not match the primary residence. The applicant is requesting Historic District Commission’s approval to remove the garage from its current location.

GENERAL PLAN DESIGNATION
SFHD (Single Family High Density) within the Historic District

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

ADJACENT LAND USES/ZONING
North: Residential buildings and Natoma Street beyond (R-1-M/CEN)
South: Residential buildings and Bidwell Street beyond (R-1-M/CEN)
East: Residential buildings and Sibley Street beyond (R-4/CEN)
West: Residential buildings and Oakdale Mobile Home Park beyond (R-4/CEN)

SITE CHARACTERISTICS
The 6,949-square-foot project site contains one primary residential structure and a detached garage.

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
### 705 ORANGE GROVE WAY GARAGE DEMOLITION
### (PN 19-400)

<table>
<thead>
<tr>
<th>Cond. No.</th>
<th>Mitigation Measure</th>
<th>GENERAL REQUIREMENTS</th>
<th>When Required</th>
<th>Responsible Department</th>
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<tbody>
<tr>
<td>1.</td>
<td>Issuance of demolition permit is required.</td>
<td></td>
<td>B</td>
<td>CD (B)</td>
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<td>2.</td>
<td>Compliance with all local, state and federal regulations pertaining to building and demolition is required.</td>
<td></td>
<td>OG</td>
<td>CD (B)</td>
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<td>3.</td>
<td>The project approval granted under this staff report shall remain in effect for two years from final date of approval (December 4, 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.</td>
<td></td>
<td>B</td>
<td>CD (P)</td>
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<td>4.</td>
<td>Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.</td>
<td></td>
<td>I, B</td>
<td>CD (P)(E)</td>
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### RESPONSIBLE DEPARTMENT

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<th>CD (P)</th>
<th>Community Development Department</th>
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<td>Planning Division</td>
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<td>(E)</td>
<td>Engineering Division</td>
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<td>Park and Recreation Department</td>
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<td>Police Department</td>
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### WHEN REQUIRED

| CD (P) | | |
|--------| | |
| (P)    | I | Prior to approval of Improvement Plans |
| (E)    | M | Prior to approval of Final Map |
| (B)    | B | Prior to issuance of first Building Permit |
| (F)    | O | Prior to approval of Occupancy Permit |
|        | G | Prior to issuance of Grading Permit |
| PW     | DC | During construction |
| PR     | OG | On-going requirement |
| PD     | | |
Attachment 4
Photos of Existing Garage
NW SIDE
Attachment 5
Vicinity Map
Attachment 6
Site Plan
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 917 Sutter Street Chan House Restoration and Addition
File #: PN 19-349
Request: Restoration and Addition
Location: 917 Sutter Street
Parcel(s): 070-0101-007
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210
bgustafson@folsom.ca.us

Property Owner
Name: Folsom Historical Society
Address: 823 Sutter Street
Folsom, CA 95630

Applicant
Name: Larry Washington
Address: 13405 Folsom Boulevard,
Suite 300, Folsom CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of Design Review Application to restore the existing building at 917 Sutter Street and addition of 86-square-foot bathroom (PN 19-349) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-9).

Project Summary: The proposed project includes restoration of the existing 981-square-foot building to match original historic design and the addition of an ADA accessible bathroom. The original house at 917 Sutter Street was built in 1910 and is listed on the City of Folsom’s Historical Properties List and is being converted to a Chinese heritage museum.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Proposed Conditions of Approval
4 - Site Plan, Floor Plan and Building Elevation
5 - Color Board
6 – Site Photographs
7 - Heritage Preservation League Comment Letter
AGENDA ITEM NO. 2
Type: Public Meeting
Date: December 4, 2019

Submitted,

[Signature]

PAM JOHNS
Community Development Director
ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT’S PROPOSAL
The applicant, Larry Washington, is proposing restoration of the existing 981-square-foot building to match original historic design at 917 Sutter Street. The project also includes the addition of an ADA accessible bathroom, a new foundation and reinforced roof structure, and exterior renovation.

POLICY/RULE
All exterior renovations, remodeling, or addition to existing structures located in the Historic District are subject to review by the Historic District Commission, per Section 17.52.300 of the Folsom Municipal Code.

ANALYSIS
In order to approve a request for design review of a structure considered historically significant, per FMC 17.52.330, the Commission must consider the following:

1. Project compliance with the General Plan and any applicable zoning ordinances;

2. Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;

3. Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and

4. Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

Appendix D, Section A.1 of the Historic District Design and Development Guidelines (DDGs) explains that restoration is the most appropriate when the building’s design is appropriate for the area in which it is located. It further goes on to state in Section A.2, that deteriorated features of existing buildings should be replaced by new materials that match the material being replaced in composition, design, color, texture, and other visual qualities. The project conforms to the DDGs as the redwood lap siding, wood columns, trim, windows and doors are proposed to be repaired, restored, or replaced to the original design of the building. Furthermore, the repainting that would occur would be replaced to match the existing historic design.

The project also includes a reroof of the building with two different roofing materials proposed. First, grey asphalt shingle roofing is proposed on the lower east elevation of the building. The top portion is proposed to be corrugated metal roofing. The DDGs state in Appendix D, Section B.14, that roofs should be composed of traditional materials,
including fireproof wood shingles and shakes, corrugated metal, composition fiberglass shingles, clay tiles, or others as determined by historic evidence. The roof is encouraged to be dark or neutral tones. Corrugated metal is not considered a historic material in regard to siding but is for roofing material. Since the roof would be both grey asphalt shingle and corrugated metal, staff has concluded that the proposal conforms to the DDGs.

The proposal also includes the installation of a trash enclosure. The DDGs say that trash enclosures shall be screened from view from adjacent properties, public streets and building entries. They also have to be constructed of substantial, durable materials that are compatible with the primary building. The project is proposing a six-foot-tall concrete masonry enclosure that will match the primary building colors. It will be located behind the primary building in the rear yard area, away from public view.

As stated before, since the building is being converted to a public museum, a new 86-square-foot ADA-accessible restroom addition is required in order to comply with the building code requirements. The bathroom is proposed to match the rest of the building in terms of building materials, colors and roof. The bathroom door will be painted the same golden yellow with some architectural paneling that the rest of the building is proposed to be except that it will have the required ADA compliant signage.

Part of the restoration does include the installation of gutters and downspouts for the building. The proposed gutters will be copper, which is considered an appropriate building material for gutters and downspouts per the Building Materials Palette in the DDGs.

There are existing native oak trees on site that will need to be protected with exclusionary fencing to prevent construction encroachment into the Tree Protection Zone. A tree permit may be necessary depending on the extent of necessary grading for the addition. This has been conditioned in the staff report as Condition 7.

In 2012 the Chan House was added to the City of Folsom Cultural Resources Inventory based on the request submitted by the Heritage Preservation league of Folsom (PN12-035). It was determined that the residence met all four of the following criteria for listing as established by the City’s Historic Preservation Master Plan.

1. Property is associated with events that have made a significant contribution to the broad patterns of our history.

2. Property is associated with the lives of persons significant in our past.

3. Property embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual.

4. Property has yielded, or is likely to yield, information important in Folsom’s prehistory or history.
Given the historical significance and integrity of the building, it is considered eligible to be listed at the State and Federal listing of Historic Resources. Whenever changes or modifications are proposed to an eligible historic resource (including those on the City of Folsom’s Cultural Resources Inventory) for the Secretary of the Interior’s List of Historic Places, the applicant is required to follow the Secretary of the Interior's Standards for Treatment of Historic Places (Standards). The intent of the Standards is to assist the long-term preservation of a property’s significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The following is a list of some of the Standards that were considered with the proposed project:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

To ensure that the proposed project is in compliance with the abovementioned Standards, the applicant retained an architectural firm, Two Rivers Architects. It has been conditioned in this report to ensure compliance with these standards, as seen in Condition 9.

In summary, staff has determined that the proposed project successfully meets the architectural and design recommendations for preserving and rehabilitating the existing building at 917 Sutter Street as suggested by the Historic District Design and Development Guidelines.

**PUBLIC COMMENTS**
The Heritage Preservation League (HPL) submitted a comment letter for the project that was received September 25, 2019 and has been attached to this report as Attachment 6. Revised plans and a color board have been submitted by the applicant in response to the comment letter that was received.

One of the concerns was in regard to the trash enclosure that was originally proposed.
HPL recommended that that design of the trash enclosure should be associated with historic building styles. The comment recommended installing iron rod fencing design on the trash enclosure wall. The applicant revised the trash enclosure to reflect the style of the primary building, which follows the DDGs.

The HPL had an additional comment pertaining to the proposed doors. The comment was that the new restroom door is not coordinated with the historic building design. HPL recommended that the hollow-core metal door to this structure should have the profile of a paneled door. The applicant revised the proposed door to include the paneling and architectural features to the door and the door will match the golden color of the primary building.

As mentioned above, the proposed roof is constructed using grey asphalt shingle roofing that would be on the lower east elevation of the building. The top portion would be corrugated metal roofing. A color and materials sheet have been provided by the applicant to further clarify the proposed materials for the building.

As stated before, revised plans have been submitted since HPL had reviewed and commented on the project. Since then, the applicant has provided the proposed materials for the gutters and downspouts for the building. The applicant is proposing copper gutters, which are in compliance with the DDGs.

The next comment was in regard to exterior light fixtures. An example of the light fixture was submitted alongside the color board/materials document, which shows a green goose neck light fixture that will be hung along the exterior of the building. Per Appendix D, Section B.16.b, under canopy and entry lighting shall be placed to illuminate the pedestrian walkway and building entrances should be accentuated by brighter lighting. Any lighting would be minimal, as there are no signs proposed as part of the building.

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 restoration and remodel (PN19-349) located at 917 Sutter Street, with the below findings (Findings A-H) and the attached conditions of approval (Conditions 1-9).

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.

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 ITSELF IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
BACKGROUND
When the Historic Preservation Master Plan was approved in 1998, 'The Chan House' at 917 Sutter Street was included with the Preliminary Resources Inventory. In 2008, the property was added to the City’s Cultural Resources Inventory of locally important historic buildings and sites. Based on the historic Sanford Maps, the original building at 917 Sutter Street was constructed in 1910. A 130-square foot shed that was attached along the rear elevation was approved for demolition by the Historic District Commission on June 19, 2019 (PN19-156).

GENERAL PLAN DESIGNATION
HF, Historic Folsom Mixed Use

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

ADJACENT LAND USES/ZONING
North: Leidesdorff Street and Wool Street with existing commercial buildings beyond (SUT)  
South: Sutter Street and Figueroa Street Alley with existing residences beyond (FIG)  
East: Existing commercial uses (SUT)  
West: Existing commercial (SUT)

SITE CHARACTERISTICS
The 4,060-square-foot project site contains one residential structure, a detached garage, an attached shed.

APPLICABLE CODES
FMC Chapter 15.52; HD, Historic District  
FMC Section 17.52.300, Design Review  
Historic District Design and Development Guidelines
ATTACHMENT 3
Proposed Conditions of Approval
### CONDITIONS OF APPROVAL FOR
917 SUTTER STREET RESTORATION AND ADDITION DESIGN REVIEW
(PN 19-349)

<table>
<thead>
<tr>
<th>Cond. No.</th>
<th>Mitigation Measure</th>
<th>GENERAL REQUIREMENTS</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</td>
<td>B</td>
<td>CD (P)(E)</td>
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<tr>
<td></td>
<td></td>
<td>• Building Elevations and Floor Plans, dated August 21, 2019</td>
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<td>This project approval is for the 917 Sutter Street, which includes the restoration of the existing building and addition of an 86-square-foot restroom located at 917 Sutter Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</td>
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<td>2.</td>
<td></td>
<td>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</td>
<td>B</td>
<td>CD (P)(E)(B)</td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td>The project approval granted under this staff report (Design Review) shall remain in effect for two years from final date of approval (December 4, 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.</td>
<td>B</td>
<td>CD (P)</td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td>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:</td>
<td>OG</td>
<td>CD (P)(E)(B) PW, PR, FD, PD</td>
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<td></td>
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<td>• The City bears its own attorney’s fees and costs; and</td>
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<td>• The City defends the claim, action or proceeding in good faith</td>
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<tr>
<td></td>
<td></td>
<td>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.</td>
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</tbody>
</table>
The project shall comply with the following architecture and design requirements:

1. This approval is for the restoration, including foundation, reroofing, residing, gutter installation, painting, installation of the trash enclosure and the bathroom addition for the 917 Sutter Street Design Review project. The applicant shall submit building plans that comply with this approval, the attached building elevations and attached floor plan, dated August 21, 2019.

2. The design, materials, and colors of the proposed 917 Sutter Street Restoration and Addition Design Review project shall be consistent with the submitted building elevations, material samples, and color scheme to the satisfaction of the Community Development Department.

3. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.

6. Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.

7. Issuance of a tree permit is required for any trees that need to be removed as part of the rehabilitation work. The protected Oak tree on site shall be preserved and the applicant shall obtain a tree work permit if necessary, as determined by the Community Development Department.

8. The 86-square-foot bathroom addition shall be attached to the primary building to the satisfaction of the Community Development Department.

9. The project’s applicant’s qualified professional architect shall demonstrate compliance with all local, state and federal regulations, including the Secretary of the Interior’s Standards for Treatment of Historic Places.

<table>
<thead>
<tr>
<th>RESPONSIBLE DEPARTMENT</th>
<th>WHEN REQUIRED</th>
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<tbody>
<tr>
<td>CD (P)</td>
<td>I Prior to approval of Improvement Plans</td>
</tr>
<tr>
<td>(E)</td>
<td>M Prior to approval of Final Map</td>
</tr>
<tr>
<td>(B)</td>
<td>B Prior to issuance of first Building Permit</td>
</tr>
<tr>
<td>Community Development Department Planning Division</td>
<td>O Prior to approval of Occupancy Permit</td>
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<tr>
<td>Engineering Division</td>
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<td>Building Division</td>
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<td>(F)</td>
<td>Fire Division</td>
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<tr>
<td>PW</td>
<td>Public Works Department</td>
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<td>PR</td>
<td>Park and Recreation Department</td>
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<tr>
<td>PD</td>
<td>Police Department</td>
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</tbody>
</table>
Attachment 4
Site Plan, Floor Plan, and Building Elevations
GENERAL INFORMATION

1. THIS IS A DESIGN DEVELOPMENT SET AND SHOWS DESIGN INTENT AND ITEMS REQUIRED TO CONSTRUCT THE WORK FOR GENERAL CONSTRUCTION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE OWNER, BUILDER OR CONTRACTOR TO SELECT, VERIFY, INSTALL AND RESOLVE ANY PROBLEMS WITH MATERIALS AND EQUIPMENT AND TO PROVIDE A COMPLETE, FUNCTIONAL AND UNDISTURBED STRUCTURE MATCHING THE INFORMATION SHOWN ON THIS SET. ANY ADDITIONAL ITEMS SHOWN ON THIS SET ARE FOR INFORMATION AND REFERENCE ONLY.

2. THE OWNER, BUILDER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL GAS, ELECTRIQUE, WATER, SEWER AND SEPTIC PERMITS AND APPROVALS. THE OWNER, BUILDER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BUILDING CODES, WATER, SEWER, SEPTIC AND OTHER REGULATORY REQUIREMENTS."
ELECTRICAL, MECHANICAL, AND PLUMBING NOTES:

1. PROVIDE THREE OUTLET RECEPTACLES PER COCKTAIL, COUNTER, HALL, BATHS, KITCHEN, ETC. FURNACE, WATER HEATER, OR OTHER LARGE APPLIANCES SHALL HAVE A GFI PROTECTED OUTLET.

2. ALL RECEPTACLES SERVING THE KITCHEN COUNTER SHALL BE GFI PROTECTED PER NEC 210-8-B.

3. FIXTURES, LIGHTING, AND RECEPTACLE SHALL BE SECURELY SUPPORTED, A Fixture that weighs more than 50 POUNDS OR DEVICES SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A CEILING MOUNT.

4. THE REQUIRED SMALL APPLIANCE OUTLET SHALL BE SUPPLIED BY A SEPARATE 20 AMP DEDICATED CIRCUIT OR OTHER OUTLET ON 20 AMP CIRCUIT DEDICATED.

5. RANGE pomiędzy RECEPTACLES SHALL BE SUPPLIED BY A SEPARATE 20 AMP DEDICATED CIRCUIT OR OTHER OUTLET ON 20 AMP CIRCUIT DEDICATED.

6. RANGE, OVEN, AND DRYER SHALL BE ON A DEDICATED CIRCUIT FOR NEC 210-40.

7. SMOKE DETECTORS SHALL BE ADJUSTED IN ALL SLEEPING AREAS AND ARE THE PRIMARY POWER WITH BATTERY BACKUP.

8. MAXIMUM 24' CLEARANCE IN THE FRONT OF THE TOILETS, VANITY, OR DRYER VENT OF SMOOTH METAL TO TERMINATE OUTSIDE THE BUILDING.

9. GAS FURNACE LOCATED IN THE ATTIC HALL VENT OUT AND A LIGHT AND A 24' HOSE CART WILL BE PROVIDED WITH A 20 AMP DEDICATED CIRCUIT DEDICATED CONNECTED TO THE EXTERIOR.

10. A DRAIN & DRAIN PAVE WILL BE PROVIDED AT THE HOT WATER TANK.

11. HOT WATER TANK AND SPRINKLER SYSTEM SHALL BE APPROVED AND INSTALLED IN A SAFE AREA.

12. STRIPS THROUGH FIRE HOSES ARE TO BE METALLIC AND EXTEND 12' IN ALL HALL AND ARE TO BE SEALED.

13. THE SHOWER AND TUB ENCLOSURES ARE TO BE TILED WITH FULLY MEASURED AND APPROVED TILES.

14. FIXTURES ARE TO BE TILED WITH MANUFACTURER'S SPECIFICATIONS.

15. ELECTRICAL FIXTURES LOCATED IN A SHOWER OR TUB AREAS SHALL BE APPROVED FOR WET LOCATIONS.

16. A THERMOSTATIC MIXING VALVE IS REQUIRED FOR THE SHOWER AND TUB FIXTURES.

17. ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO CONTROL.

18. NOT USED.

19. ALL INTERIOR HALLS TO HAVE SOUND ISOLATION.


21. BATHROOM EXHAUST FANS SHALL BE INSTALLED AND CIRCUIT IS CAPABLE OF PROVIDING A DEHUMIDIFIER OR AC UNIT AND MOUNTING.

22. ALL 24-VOLT SINGLE PHASE 20 AMP RECEPTACLES SHALL BE SHOWER-ADJUSTABLE RECEPTACLES.

23. ALL 24-VOLT SINGLE PHASE 20 AMP DEDICATED CIRCUIT TO SUPPLY OUTLETS SHALL HAVE A 20 AMP CIRCUIT RUNNER FOR PROTECTION INSTALLED IN SHEDDAGES.

24. AUTO-DOOR OPENER OPENS SHALL BE INSTALLED IN ACCORDANCE WITH 2.5.3.

25. RECEPTACLES SHALL BE INSTALLED SO THAT NO PART PROJECTS HORIZONTALLY INTO A BATHROOM FROM ANY ELECTRICAL FIXTURE, CEILING OR EXTERIOR BUILDING ELY. THE FLOOR MUST PROJECT HORIZONTALLY TO ALL ENTRANCE AND EXIT DOORS.

26. THE SHEDS SHALL BE RATED TO MEET REQUIREMENTS OF NFPA 720 A 14.10 2019 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY.
Attachment 5
Color Board
Attachment 6
Site Photographs
Attachment 7
Heritage Preservation League Comment Letter
HERITAGE PRESERVATION LEAGUE OF FOLSOM
PROJECT APPLICATION REVIEW

September 25, 2019

PROJECT: Restoration of the former Chan House for the purpose of installing a museum and the addition of a new restroom structure at 917 Sutter Street in the Sutter Street Commercial Subarea (PN19-349).

REQUEST: Land Use Change and Design Review

PROJECT HISTORY: Application Circulated by City on September 16, 2019 and feedback requested by September 27.

BACKGROUND:
When the Historic Preservation Master Plan was approved in 1998, ‘The Chan House’ at 917 Sutter Street was included with the Preliminary Cultural Resources Inventory. In 2008 the property was added to the City’s Cultural Resources Inventory of locally important historic buildings and sites.

The Chan House is now owned by Folsom Historical Society and fundraising is underway to finance the restoration of the building together with the adjacent garden. It is the goal of the Historical Society to convert the building to a museum that will document how Chinese immigrants have impacted the history of Folsom and California.

Previous City permits include a Tree Permit, and a Demolition Permit. The Tree Permit was issued in February, 2019 for the removal of two trees and the pruning of two trees designated to remain. In August a Demolition Permit was issues for the removal of an attached shed, located along the south side of the former residence. Before the removal, this shed extended across the east project boundary.

LAND USE:
The Heritage Preservation League supports the efforts by the Historical Society and the Chan Family to restore the residence at 917 Sutter Street and convert the use of the property to a Chinese Heritage Museum.

SITE REVIEW:
As shown on the Site Plan, Building Elevations and the Site Details, the finished grade below the building will be lowered to make room for a crawl space. In addition, the finished grade along the building perimeter will be lowered to create separation between the wood frame and any soil materials. These changes will make it harder to direct drainage away from the building area. In order to prevent future drainage problems, HPL recommends that a grading and drainage study should be added to the current application.
The proposed trash enclosure appears to be a standard detail. HPL recommends that the design of the trash enclosure should be associated with historic building styles. As an example, the upper part of the walls could be replaced by decorative iron work and the remaining walls could be covered by a stone or brick veneer.

The valley oak shown on the site plan close to the rear alley has been removed due to poor condition. A protected oak located north of this tree has not been included with the site plan.

**BUILDING REVIEW:**

**Windows**
The windows shown along the elevations do not match the existing window design. However, these windows are labeled ‘existing windows to be restored’. To avoid future confusion regarding the original building design, HPL recommends that all windows should be redrawn to reflect the historic single and double windows that currently exist at the Chan House.

**Doors**
The new restroom structure will be covered with a similar siding as the existing residence but the restroom door is not coordinated with the historic building design. HPL recommends that the hollow-core metal door to this structure should have the profile of a paneled door.

A new access door has been added along the west elevation. The two existing doors along the north and east elevation are labeled ‘non-accessible’ (see Sht. A2.1). While the historic doors will not be used for public access, HPL believes that the option to open these doors should be preserved.

**Roof**
Of the proposed façade materials, the ‘mineral fiber cap sheet’ on the low pitch roof area stands out as a non-historic material. Because this roof area is visible from the front sidewalk and the south half of the property, HPL recommends that samples of this roof material (in addition to the adjacent corrugated metal) should be provided to the Historic District Commission for review. The building elevations (or a construction detail) should also specify how the soffit area below the new roof overhang will be finished (both along the Chan House and the new restroom).

New gutters and downspouts have been proposed for the west and east elevation but a specific design has not been requested. A gutter also appears to be needed along the roof of the front porch. HPL recommends that samples (or photos) of gutters and downspouts with a historic design should be provided to the Historic District Commission for review.

**Exterior Light Fixtures**
New light fixtures with LED lamps are proposed along each building elevation but a specific model has not been selected. In addition, HPL suggests that simple hanging light fixtures would be appropriate below the front porch. Samples or photos of all proposed light fixtures should be presented to the Historic District Commission. The building plans also need to specify that all lamps should have a warm tone of light.

**Color and Materials**
Materials Samples was not included with the Request for Comments that was circulated by the City. HPL recommends that samples or photos of all proposed materials and building colors should be provided to the Historic District Commission, before the public hearing.
Interior Work
While the current review does not address interior work, HPL has noted that the floor plan includes a new bathroom sink and a note specifies that the water closet will have a low flush volume. The electrical plan also refers to a ‘shower and tub enclosure’.

For historic accuracy, HPL suggests that the option to restore the existing bathroom fixtures should be explored. If a sink is required before the bathroom can be used by employees, it would be appropriate to select a ‘salvaged’ fixture or a new fixture with a ‘retro’ design.

SUMMARY OF PROJECT RECOMMENDATIONS:
1. Provide a grading study (of the front half of the property) to demonstrate that drainage will not collect below or around the building.

2. Redesign the trash enclosure to reflect historic building design.

3. Revise the building elevations to show the design of the existing windows that will remain.

4. Select a hollow-metal door with a profile of wood panels for the new restroom.

5. Consider adding gutters, downspouts and hanging lights to the front shed roof.

6. Prepare a color and materials board that includes all proposed exterior materials (two roof materials, gutters, downspouts, exterior light fixtures and building colors). The information regarding a mineral fiber roof, needs to specify how the soffit area below the roof overhang will be finished.