



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

April 18, 2018

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: John Arnaz, Mary Asay, Rosario Rodriguez, Regina Konet, Vice Chair Candy Miller, Justin Raithel, 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 April 4, 2018 will be presented for approval.

NEW BUSINESS

1. **PN 18-045, 293 Leidesdorff Street Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Jon Westphal for approval of a Residential Design Review Application to construct a 2,852-square-foot single-family residence at 293 Leidesdorff Street. The zoning designation for the site is CEN/R-1-M (PD), The Central Subarea of the Residential Primary Area of the Historic District with underlying zoning of Single-Family Dwelling Small Lot District (Planned Development District) and the General Plan designation is SFHD (Single-Family High Density). This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade/Applicant: Jon Westphal)**

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **May 2, 2018**. 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
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES

April 4, 2018

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Justin Raithel, John Arnaz, Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Chair Daron Bracht

ABSENT: Konet

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 7, 2018 were approved as submitted.

NEW BUSINESS

1. **PN 18-049, Rose Gold Tattoo Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Tanya Martin for approval of a Conditional Use Permit to operate a tattoo and permanent makeup studio within a 1,200-square-foot commercial space located at 702 Sutter Street, Suite K (Hacienda Building). The zoning designation for the site is HD (Historic District, Sutter Street Subarea) and the General Plan designation is CA (Specialty Commercial District). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade/Applicant: Tanya Martin)**

COMMISSIONER RAITHEL MOVED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW ROSE GOLD TATTOO TO OPERATE AT THE PROPERTY LOCATED AT 702 SUTTER STREET, SUITE K, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS C & D, CEQA FINDINGS E-H, CONDITIONAL USE PERMIT FINDING G, AND CONDITIONS OF APPROVAL NO. 1-13.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: RAITHEL, ARNAZ, ASAY, RODRIGUEZ, MILLER, BRACHT
NOES: NONE

ABSTAIN: NONE
ABSENT: KONET

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:15pm.

Respectfully Submitted,

Kelly Mullett, Office Assistant

APPROVED:

DARON BRACHT, CHAIR

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE: 293 Leidesdorff Street Residence

PROPOSAL: Request for approval of a Residential Design Review Application to construct a 2,852-square-foot single-family residence at 293 Leidesdorff Street and determination that the project is exempt from CEQA

RECOMMENDED ACTION: Approval, based upon findings and subject to conditions

APPLICANT/OWNER: Jon Westphal/Ernest Conant

LOCATION: 293 Leidesdorff Street

ASSESSOR'S PARCEL NO.: 070-0070-031-0000

ZONING: CEN/R-1-M (PD), The Central Subarea of the Residential Primary Area of the Historic District with underlying zoning of Single-Family Dwelling Small Lot District (Planned Development District)

GENERAL PLAN DESIGNATION: SFHD (Single-Family High Density)

PREVIOUS ACTION: Approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 7-unit single-family residential subdivision by the City Council on December 8, 2009 (PN 00-171), Historic District Commission approval of a Tentative Parcel Map to subdivide an existing 1.67-acre site into four single-family residential lots on August 19, 2015 (PN 15-141)

FUTURE ACTION: Issuance of a Building Permit and a Tree Permit

APPLICABLE CODES: FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.540, Historic Residential
FMC Section 12.17, Tree Preservation
Historic Residential Primary Area Special Use and Design Standards

Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION: This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures)

ATTACHED REFERENCE MATERIAL:

1. Vicinity Map
2. Site Plan, Floor Plans, and Color Building Elevations, dated March 18, 2018
3. Site Photographs
4. Residences with Attached Garages on Leidesdorff Street
5. Comment Letter from Folsom Heritage Preservation League

PROJECT PLANNER: Josh Kinkade, Assistant Planner

BACKGROUND

The project site is a part of a tract of 168 lots in the historic part of Folsom that was purchased by Horatio Livermore in 1856. As a part owner of the Natoma Water and Mining Company, Livermore and his sons used their land for mining, quarrying and water canals. Evidence of several mining techniques exists at the site in addition to a well that is believed to date back to the nineteenth-century. The project site also includes the foundation of a former residence that appears to have been lost in a fire approximately 50 years ago.

The overall project site slopes steeply from south to north, with an average grade of approximately fifteen percent. Vegetation on the site consists primarily of live oaks, with scattered black oaks and California buckeye. An arborist report, prepared in 1999 and verified in 2003, documents 117 protected oak trees, ranging from 6-inches to 22-inches in diameter. The undergrowth consists of dense toyon, poison oak, blackberry, and other shrubs. The project site includes a number of historical resources including a collapsed mine, a hydraulic mine or borrow pit, tailings, a well, and the foundation of a previous residential building.

On December 8, 2009, the City Council approved a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 7-unit single-family residential subdivision (Folsom Village Subdivision). Subsequently, the applicant made the determination that the approved residential subdivision was not feasible and decided not to proceed with development of the project.

On August 19, 2015, the Historic District Commission approved a Tentative Parcel Map to subdivide a 1.67-acre site consisting of three existing parcels (APN Nos: 070-0070-011, 018, 019) into four residential lots at 251 Leidesdorff Street. Three of the proposed residential lots (Lots 2, 3, and 4), which were each 14,396 square feet in size, were oriented with driveway access towards Leidesdorff Street. The fourth residential lot (Lot 1), which is 25,716 square feet in size, was positioned with driveway access towards Sutter Street. The applicant's intent with that Tentative Parcel Map application was to create four single-family residential lots that would be developed individually in the future. Lot 1 has since been developed with a single family residence.

PROJECT DESCRIPTION

The applicant, John Westphal, is requesting Historic District Design Review approval for a 2,852-square-foot single family residence located at 293 Leidesdorff Street (Parcel 3 in the Folsom Village Draft Tentative Parcel Map, as shown in Attachment 2 of this staff report). The proposed residence features a two-story floor plan with three bedrooms and three bathrooms. The lower floor is composed of a 1,050-square-foot garage (with access from Leidesdorff Street), as well as a shop workroom, and bedroom. The upper floor consists of two bedrooms, a great room, a kitchen and a dining room. A 224-square-foot second-story deck is proposed to extend beyond the garage in the front and a 736-square-foot covered screened porch is proposed in the rear. Proposed site and floor plans are shown in Attachment 2.

The proposed single-family residence incorporates elements of the bungalow architectural design. The exterior of the residence is proposed to be sided with horizontal siding colored sea green in the front and stucco siding colored beige on sides and rear. The sides of the residence also include a grey block stem wall along the bottom of the structure. The windows and doors include white wood trim, while the garage includes a large brown roll-up double-door with panels and windows. The roof will consist of asphalt composition shingles colored charcoal gray. Finally, the residence features gable trim, brackets, a staircase, decorative wood railings and decking columns, all painted white. Elevations of the proposed residence are included in Attachment 2.

PROJECT ANALYSIS

The project, which is located within the Central Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-1-M (PD) (Single-Family Dwelling Small Lot District-Planned Development) and is designated SFHD (Single-Family High Density) in the General Plan. Single-family residences are an allowed use in both the Central Subarea and in the R-1-M zone. The proposed project is subject to the development standards established within the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building height, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	7,000 sq. ft.	14,410 sq. ft.
Minimum Lot Width	50'	61'
Minimum Pervious Coverage	45% of lot area	70% of lot area
Maximum Building Height	35'	33' 6"
Front Yard Setback	20'	50'
Side Yard Setback	5'	5', 10' 1"
Rear Yard Setback	20'	97'
Setback To Other Structures	10'	>10'
Minimum Parking	2 spaces	4 spaces

As shown in the table above, the proposed residence will meet all applicable development standards.

Building Design and Architecture

The Historic District Design and Development Guidelines (DDGs) Section 5.04.03 (b), which addresses the design concepts for the Central Subarea, states that the Central Subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe.

Restoration, reconstruction, and new construction of “average” homes are encouraged, rather than increase in the number of “high-style” homes.

The architectural design of the proposed residence has elements of the Bungalow style. General characteristics of the Bungalow style include low-pitched roofs, decorative knee braces, hipped or gabled roof elements, and large covered front porches. The proposed residence includes horizontal siding in the front, gable trim and brackets, a roof vent, decorative wood railings, a low-pitched roof, and both hipped and gabled roofing in the front elevation.

Attached Garage

FMC Section 17.52.540 states that in the Central subarea, attached garages identifiable as such are not permitted unless integral to the architectural time frame of the building’s existing design. With regards to attached garages in the Central Subarea, the DDGs state that the few attached garages in existence during the end of the 1850-1950 era were constructed for one car, and that, depending on the architectural style chosen, an applicant may be required to reduce the visibility of autos by such means as eliminating driveways from streets in favor of using alley access, disguising detached garages as outbuildings, or providing screen plantings for outdoor parking areas.

The applicant has proposed an attached garage in the front of the residence facing Leidesdorff Street for the following reasons:

- The lot does not have any rear/alley access
- The narrowness of the lot does not provide enough space to allow for side access to a detached garage in the rear or an attached side-load garage
- A detached garage would impact additional protected oaks in the rear of the lot
- There are two other examples of residences with attached garages facing Leidesdorff Street in the Central Subarea (as shown in Attachment 4)

Staff agrees that there are several constraints on the lot that necessitate an attached garage if any enclosed parking is to be utilized on the site. Regarding the character of the neighborhood, the two houses on the north Leidesdorff Street with attached garages in the front were built prior to formation of the Historic District Commission. However, they are in fact part of the neighborhood, and the attached garage would not be out of character for this street. Furthermore, Lot 1 of the Folsom Village Subdivision at 216 Sutter Street (in the Figueroa Subarea, which mandates pre-1910 design) was approved with an attached garage by the Commission in 2016.

In addition, the applicant has set the residence back 50 feet from the front property line (30 feet beyond what is required) and has placed a deck above the garage extending approximately 10 feet beyond the garage door. These measures help make the garage a less prominent feature of the residence.

The DDGs Appendix C.4.e states that, “... garage doors should be broken up into smaller components” and that “two single garage doors are preferred over a double door.” The DDG’s also state that wooden garage doors resembling those found during the design period of the Primary Area or Subarea are preferred, and that if a roll-up or metal door is used, it should be plain not paneled. Windows are also discouraged in garage doors. The applicant proposes a double roll-up door with panels and windows on the top. Staff has included Condition No. 4 to require that the garage door panels and windows be removed, and that hinges and handles be added to the garage door to resemble two carriage doors. These modifications would help the garage door meet the DDG’s and the neighborhood design.

Therefore, based on the above site factors and neighborhood character, staff supports the attached garage with the conditions of approval as stated previously.

Siding and Trim

The exterior of the residence is proposed to be sided with horizontal siding colored sea green in the front and stucco siding colored beige on sides and rear. The horizontal siding would wrap around the front part of the sides of each side elevation, so that only the vertical siding would be visible from the street once the two surrounding lots are developed. The doors, windows and roof gables will have white trim. The residence will also feature gable trim and brackets, a roof vent, a staircase, decorative wood railings and decking columns, all painted white. The style, colors, and materials of the proposed siding and trim are consistent with the design intent of the Central Subarea.

Windows and Doors

The DDGs state that wood frame double hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDGs state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate.

The applicant proposes vinyl windows that are primarily vertically-sliding. The front of the residence features three picture windows. The lower level of the east side elevation of the residence has three horizontally-sliding windows, but this is mainly due to those windows being located above stem walls (which are necessary for the residence to follow the steep terrain of the lot). However, the windows on the upper level on this elevation are all vertically-oriented. The front and side entrances are proposed to be wood doors and the rear entrance is proposed to be a sliding glass door.

Roofing

Pursuant to the DDGs, Appendix D, Section C.7, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence, with inappropriate materials including colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile. The proposed roof will be an asphalt composition shingle roof colored charcoal grey.

Staff has determined that the overall design, colors, materials, and layout of the proposed residence can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity and is consistent with the design and development guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Historic District Design and Development Guidelines.

Parking

The FMC Section 17.52.540 requires two parking spaces for each single-family detached dwelling unit in within the Residential Primary Area of the Historic District. Required parking spaces must be provided outside required front and street side yards. The applicant is proposing an attached four-car tandem garage in the front of the residence, accessible via Leidesdorff Street. Based on this, staff has determined that the proposal complies with the parking requirements.

Tree Preservation

The project site includes several oak trees throughout the site. The City of Folsom Tree Preservation Ordinance (FMC Chapter 12.16) regulates both the removal of protected trees and the encroachment of construction activities within their drip lines. Protected trees include native oak trees with a trunk diameter of 6 inches or greater, and multiple-trunked oak trees with an aggregate trunk diameter of 20 inches. Development on the project site will require an arborist report to identify the protected trees on the project site. Based on the site plan, six oak trees are in the footprint of the residence, and several more are in close proximity. Mitigation is required for removal or encroachment into the Tree Protection Zone of a protected oak of more than 20 percent. Condition No. 10 is included to reflect these requirements. Furthermore, if encroachment from construction activity occurs into the Tree Protection Zone of any trees on properties adjacent to the subject site, a written and signed statement of permission for the removal and/or mitigation of such trees will be needed from the adjacent property owner. Condition No. 11 is included to reflect this requirement.

Heritage Preservation League Comments

The Folsom Heritage Preservation League (HPL) wrote staff a comment letter based on the initial plans that were submitted. This letter is included in Attachment 5. The HPL recommended that grading be minimized outside of the footprint area and that the applicant should work with the City Arborist to preserve trees. Staff is requiring a Grading Permit and a Tree Permit be approved prior to the issuance of Building Permits. The HPL also recommended that the project be redesigned to include a driveway to the back yard to a detached garage. In response to this, staff notes that the residence has since been pushed back further on the lot, and that the garage will not be a prominent feature due to both the 10-foot-deep patio above the garage and the condition that removes the windows from the garage door and breaks up the massing of the door with hinges and handles. Staff further supports the attached garage due to the site-specific conditions referenced in the analysis above, including the lot width, lack of alley access and protected oak trees on site. Finally, the HPL recommends that the building design be modified to be more consistent with design used in Folsom between 1850 and 1950. In response to this, the applicant added the gable trim and brackets, roof vent, and decorative wood railings to the front elevations. Staff believes these additions add historic character that satisfy this recommendation.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review under Section 15303, New Construction or Conversion of Small Structures, of the the California Environmental Quality Act (CEQA) Guidelines. Based on staff’s analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption(s) in this case.

RECOMMENDATION / HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE PN 18-045, DESIGN REVIEW FOR A 2,852-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 293 LEIDESDORFF STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA, WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NOS. 1-14):

GENERAL PROJECT 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 ZONING CODE OF THE CITY OF FOLSOM.

CEQA FINDINGS

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

DESIGN REVIEW FINDINGS

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

Submitted,



PAM JOHNS

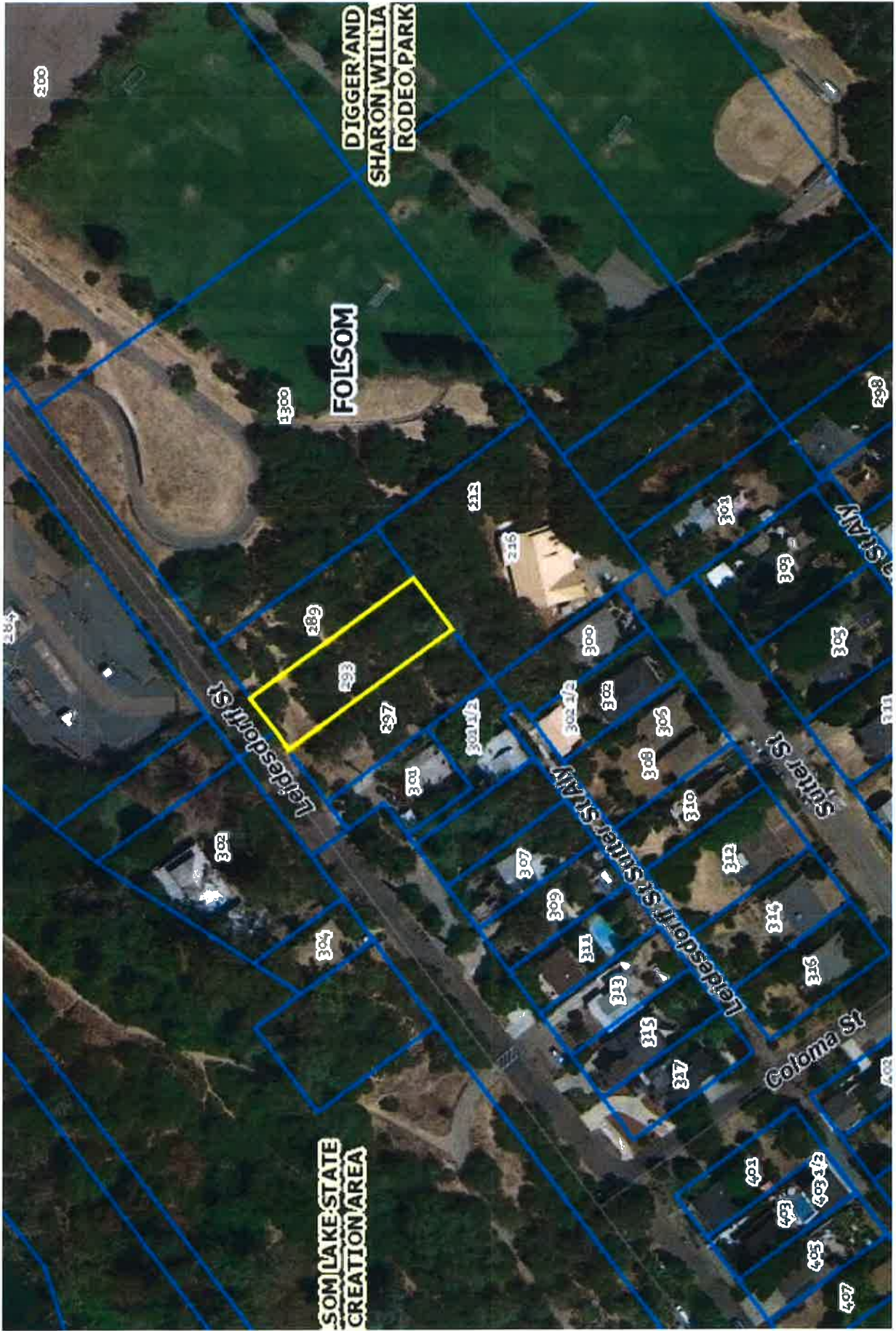
Community Development Director

CONDITIONS OF APPROVAL

1. Compliance with all local, state and federal regulations pertaining to building is required.
2. The applicant shall submit a Building Permit Application to the Community Development Department for its review and approval that shall substantially conform to the items referenced below:
 - Site Plan, Building Elevations, and Floor Plans, dated March 18, 2018
3. A Building Permit shall be issued on the project within one year of the date of this approval (April 18, 2019).
4. The garage door windows and panels shall be removed and hinges and handles shall be added to the garage door so that it resembles two carriage-style doors.

5. The proposed colors and siding, trim and roof materials of the residence shall match the proposed colors and materials shown on the elevations on file with the Community Development Department.
6. Permanent fencing shall be no greater than 3 ½ feet tall in front of the residence and 6 feet tall in the side and rear of the residence.
7. This project shall be subject to all applicable City-wide development impact fees.
8. The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.
9. A Landscape Plan (that complies with the state-mandated Model Water Efficient Landscape Ordinance - AB 1881) is required to be submitted prior to issuance of the Custom Home building permit, and landscaping of the front yard shall be completed prior to receipt of full Certificate of Occupancy. Alternately, an Irrigation & Landscape Permit shall be applied for, paid for and issued with the stipulation that landscape plans are submitted within 180 calendar days of the initial Irrigation & Landscape Permit issue date and completed within 1 year, with a possible 90-day extension if substantially in progress. Landscaping shall be consistent with the Historic District Design and Development Guidelines.
10. An arborist report is required which locates, identifies, assesses and quantifies each tree on the project site. A site plan showing existing trees, proposed tree removals and proposed structures is required as part of this arborist report. The arborist report and site plan shall be submitted to the Community Development Department prior to issuance of a building permit. A Tree Permit, protection plan and appropriate mitigation may also be required prior to issuance of a building permit to protect and/or account for the proposed development activities.
11. If encroachment from construction activity occurs into the Tree Protection Zone of any trees on properties adjacent to the subject site, a written and signed statement of permission for the removal and/or mitigation of such trees will be needed from the adjacent property owner.
12. If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Historic Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.
13. All applicable conditions from the Historic District Commission's approval of the Folsom Village Tentative Parcel Map (PN 15-141) shall apply to this project.
14. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.

Attachment 1 Vicinity Map



Attachment 2
Site Plan, Floor Plans, and Color Building
Elevations, dated March 18, 2018

A New Custom Home For

The Conant Family

293 Leidesdorff Street
Folsom, California 95630

PROJECT DATA

OWNER: Mr. Ernie S. Kallitson Conant Family Trust
9151 Laramie Avenue
Bakersfield, California 93314-0126
(805) 335-3835

ARCHITECT: Jon N. Westphal
5160 Old Creek Road
Folsom, California 95630
(930) 671-4440
C-18445

PROJECT ADDRESS: 293 Leidesdorff Street
Folsom, California 95630

ASSESSOR'S PARCEL NUMBER: 010-0070-031-000

ZONING: Central Sub Area / Historic District
2016 C.S.C. 65 B.C.E.C. C.H.C. C.P.C. C.E.C., Title 24

CODE REFERENCES: 2016 California Fire Code

OCCUPANCY GROUP: R3 CONST TYPE: VE

SHOW LOAD: 0 SPRINKLERS: No SPECIAL INSP.: No

PROJECT SCOPE: A new custom home on an existing parcel located in the City of Folsom, California



Jon N. Westphal - Architect
6560 Old Creek Road
Shible Springs, California 95682
(930) 671-4440 - jon@westphal.com

MISCELLANEOUS NOTES

- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.1 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 4" ABOVE FIN. FLR.
- ALL GLAZING WITHIN 19 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF MALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR A GLAZING AREA GREATER THAN 4 SQUARE FEET ARE TO HAVE SAFETY GLAZING.
- SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS FLEXTGLASS) GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2X6 CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-58 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POKER AND INTERCONNECT SMOKE DETECTORS TO HOUSE POKER AND INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIREPLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
- RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE 6 FT. OR 6 F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- INSULATE ALL ACCESS DOORS/HATCHES TO GROUND SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE UNO ON PLANS. (ATTIC R39; WALLS R21; FLOORS R30)
- PROVIDE CRANKSPACE VENTILATION TO MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE.
- PROVIDE SPECIAL INSPECTION, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2016 CALIFORNIA BUILDING CODE.

GENERAL NOTES

- THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DRAWER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
- DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ADJUSTED, USED, CLEANED AND CONDITIONS AS DIRECTED BY THE MANUFACTURER, UNLESS OTHERWISE DIRECTED OTHERWISE.
- ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED.
- THE BUILDING, BUILDING SITE AND NEIGHBORING BUILDINGS AND PROPERTIES SHALL BE PROTECTED FROM ANY DAMAGE THAT MAY OCCUR DUE TO THE PERFORMANCE OF THIS WORK. ANY DAMAGES THAT OCCUR ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL WASTE AND REFUSE CAUSED BY THIS WORK SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED PROPERLY BY THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.
- THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
- THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.
- INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
- INSTALL WATERPROOF SYSTEM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 1" ABOVE SHOWER DRAINS.
- INSULATE WASTE LINES FOR SOUND CONTROL.
- EXHAUST FAN VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 40 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND/OR SHOWER AND IN LAUNDRY ROOMS.
- ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE THE I.C. LABEL.
- PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT. PROVIDE SOLID BLOCKING AT ALL CABINET AND GRAB BAR LOCATIONS.

COVER SHEET

A New Custom Home For
The Conant Family
293 Leidesdorff Street
Folsom, California 95630
010-0070-031-0000

FILE NO:	1742RMP
DATE:	3/16/2016
SHEET NO.:	A-1

AREA ANALYSIS

PROPOSED CONDITIONED AREA:	± 442.5 F
LOWER LEVEL:	± 234.5 F
TOTAL UNCONDITIONED AREA:	± 2,094.5 F
UPPER LEVEL:	± 1,800.5 F
TOTAL UNCONDITIONED AREA:	± 0.5 F
TOTAL FLOOR AREA:	± 1,800.5 F
TOTAL FLOOR AREA:	± 4,134.5 F

VICINITY MAP



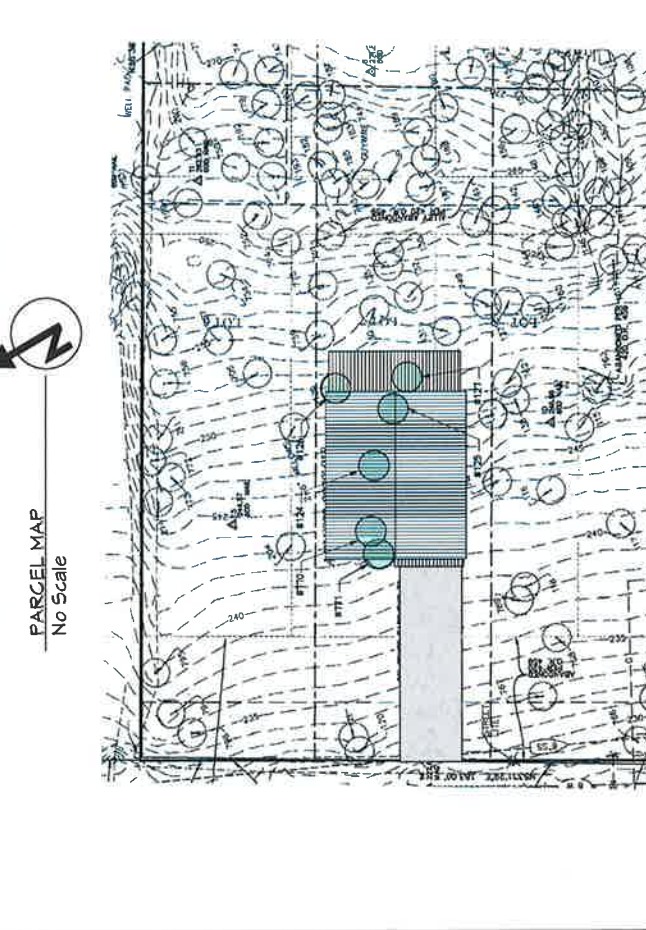
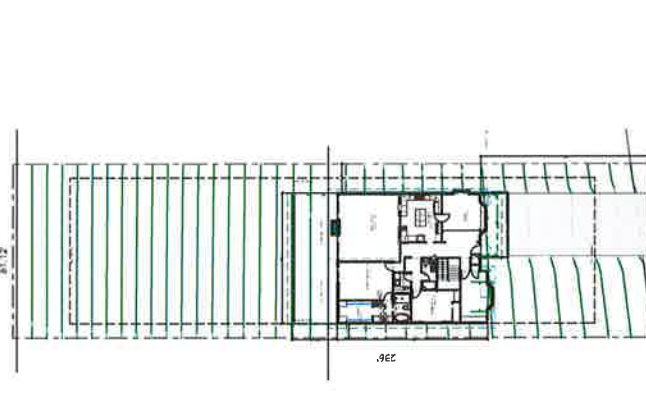
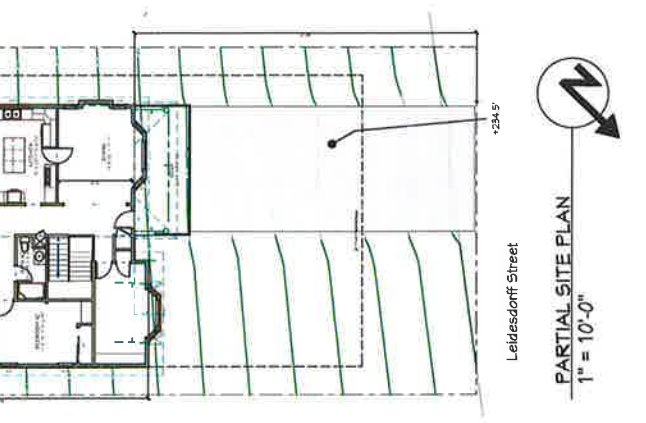
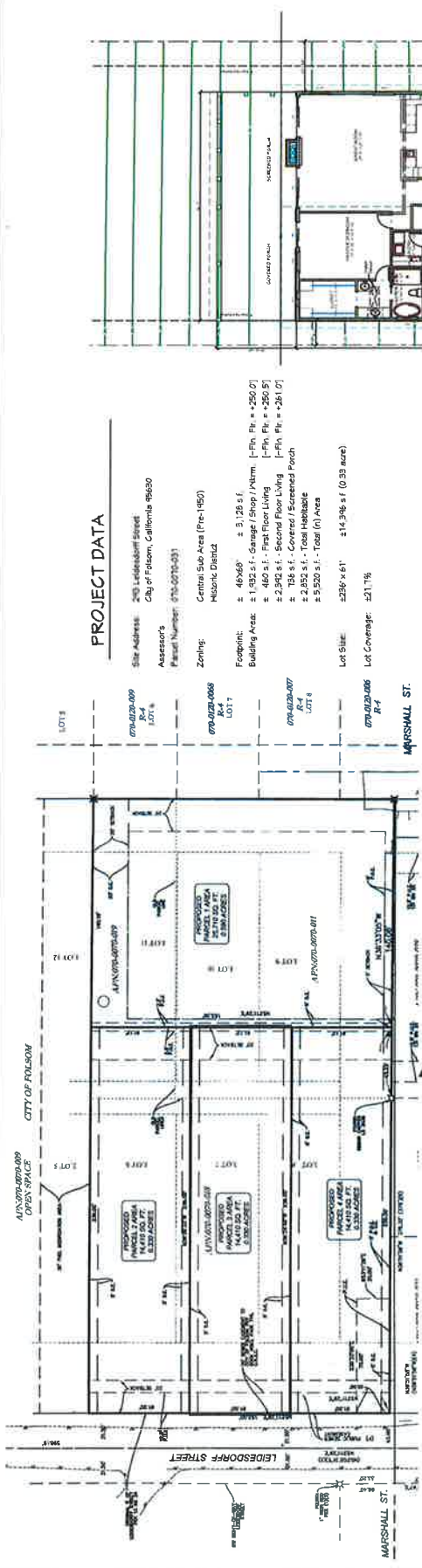
FILE NO:	1422006
DATE:	3/10/2016
SHEET NO:	A-2



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SITE PLAN

A New Custom Home For
 The Conant Family
 293 Leidesdorff Street
 Folsom, California 95630
 070-0070-031-0000



NO. 1000	DATE
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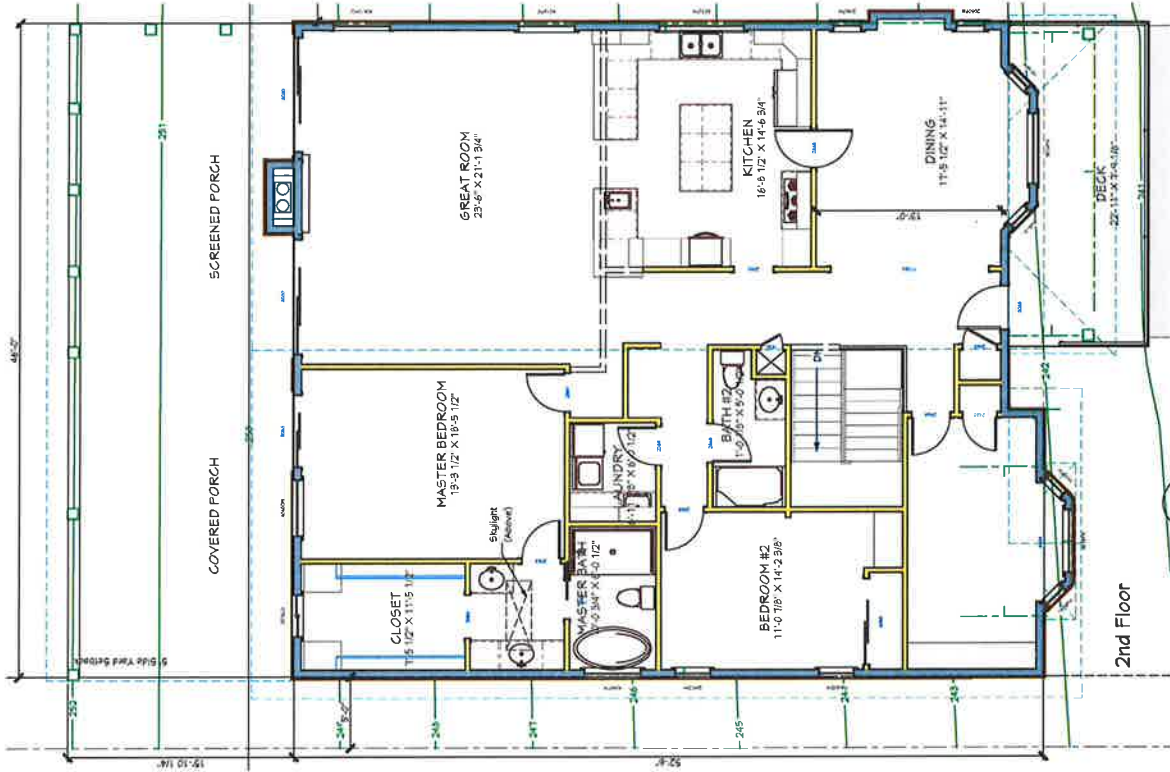


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 John H. Weighal - Architect
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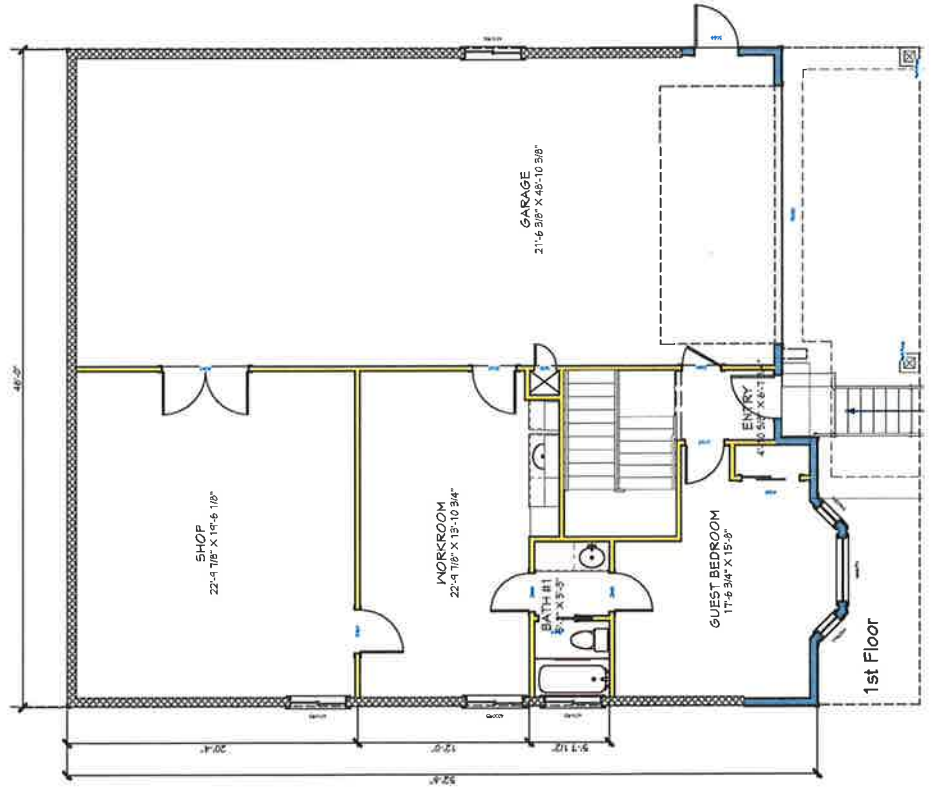
FLOOR PLAN

A New Custom Home For
 The Conant Family
 293 Leidesdorf Street
 Folsom, California 95630
 070-0070-031-0000

FILE NO.	1142848
DATE	9/12/2019
SHEET NO.	A-3



2nd Floor



1st Floor

FLOOR PLAN
 1/4" = 1'-0"



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NO.	DATE	REVISION



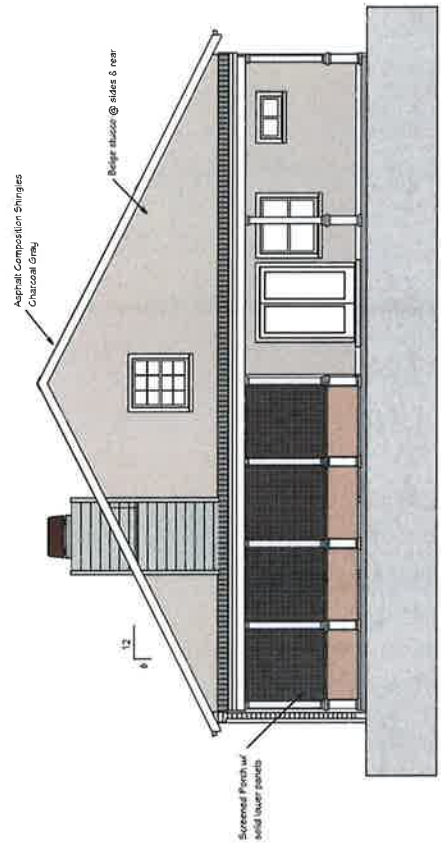
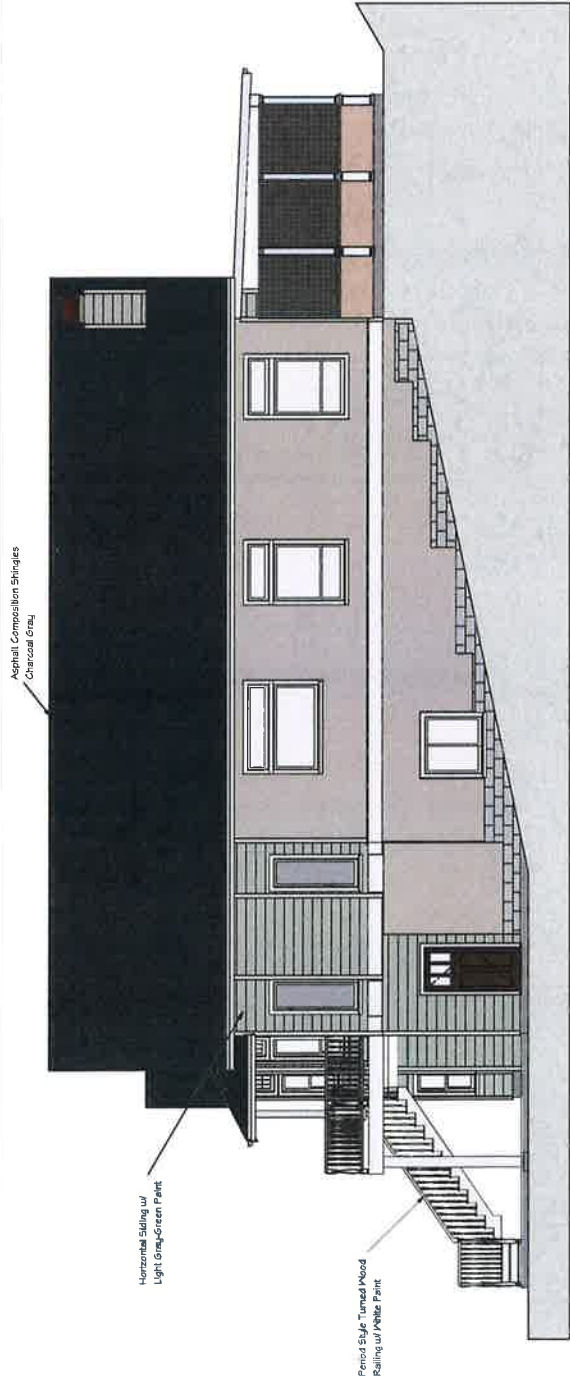
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EXTERIOR ELEVATIONS

A New Custom Home for
 The Conant Family
 293 Leidesdorff Street
 Folsom, California 95630
 070-0070-031-0000

FILE NO:	1742988
DATE:	01/02/2018
SHEET NO:	A-4



SOUTH ELEVATION
 1/4" = 1'-0"



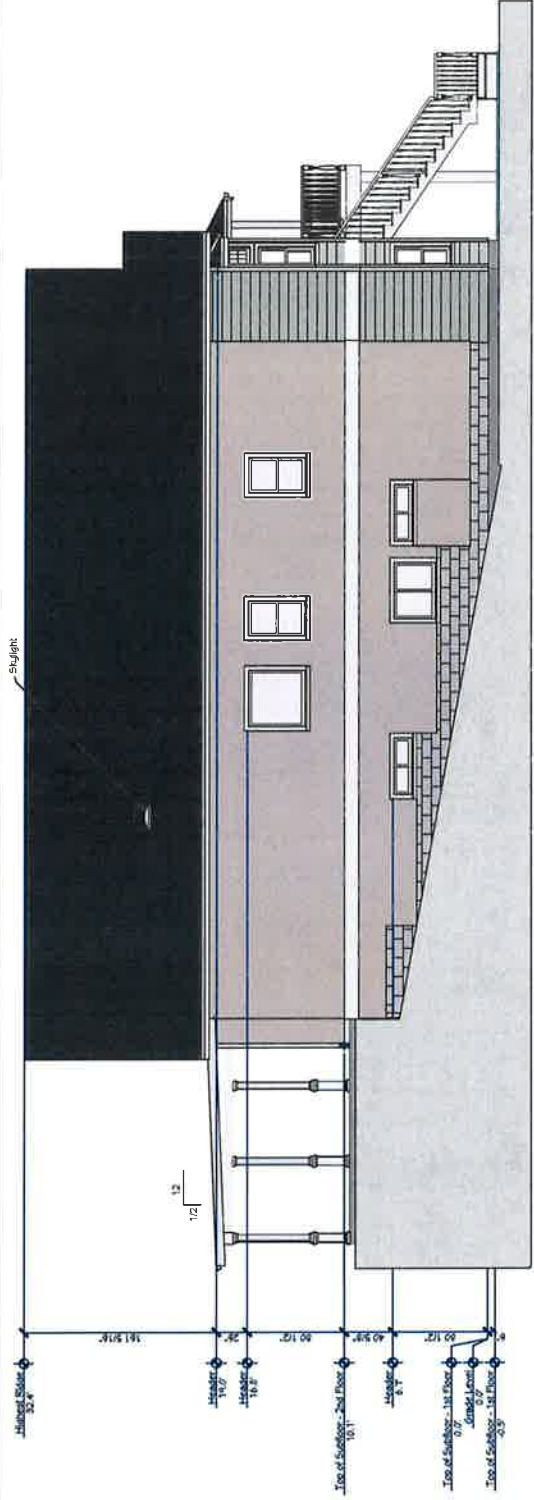
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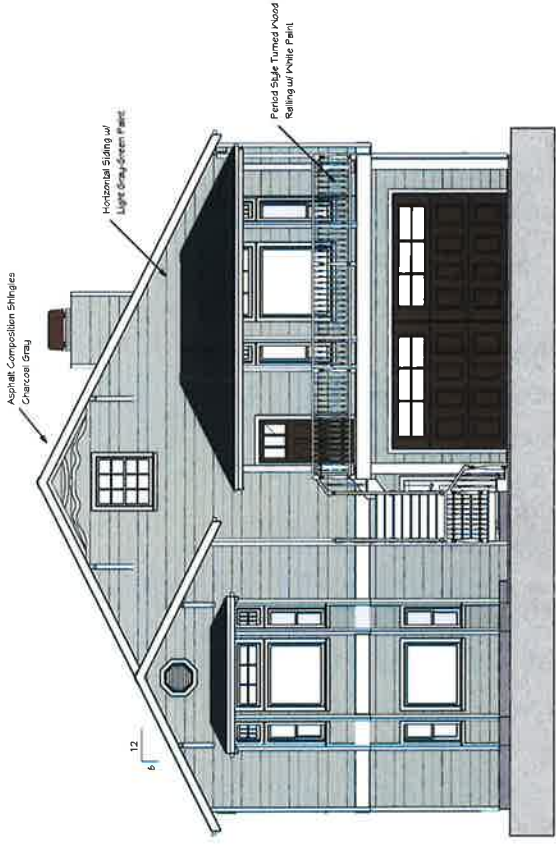
EXTERIOR ELEVATIONS

A New Custom Home For
 The Conant Family
 293 Leidesdorff Street
 Folsom, California 95630
 070-0070-031-0000

FILE NO:	1742988
DATE:	5/18/2018
SHEET NO:	A-5



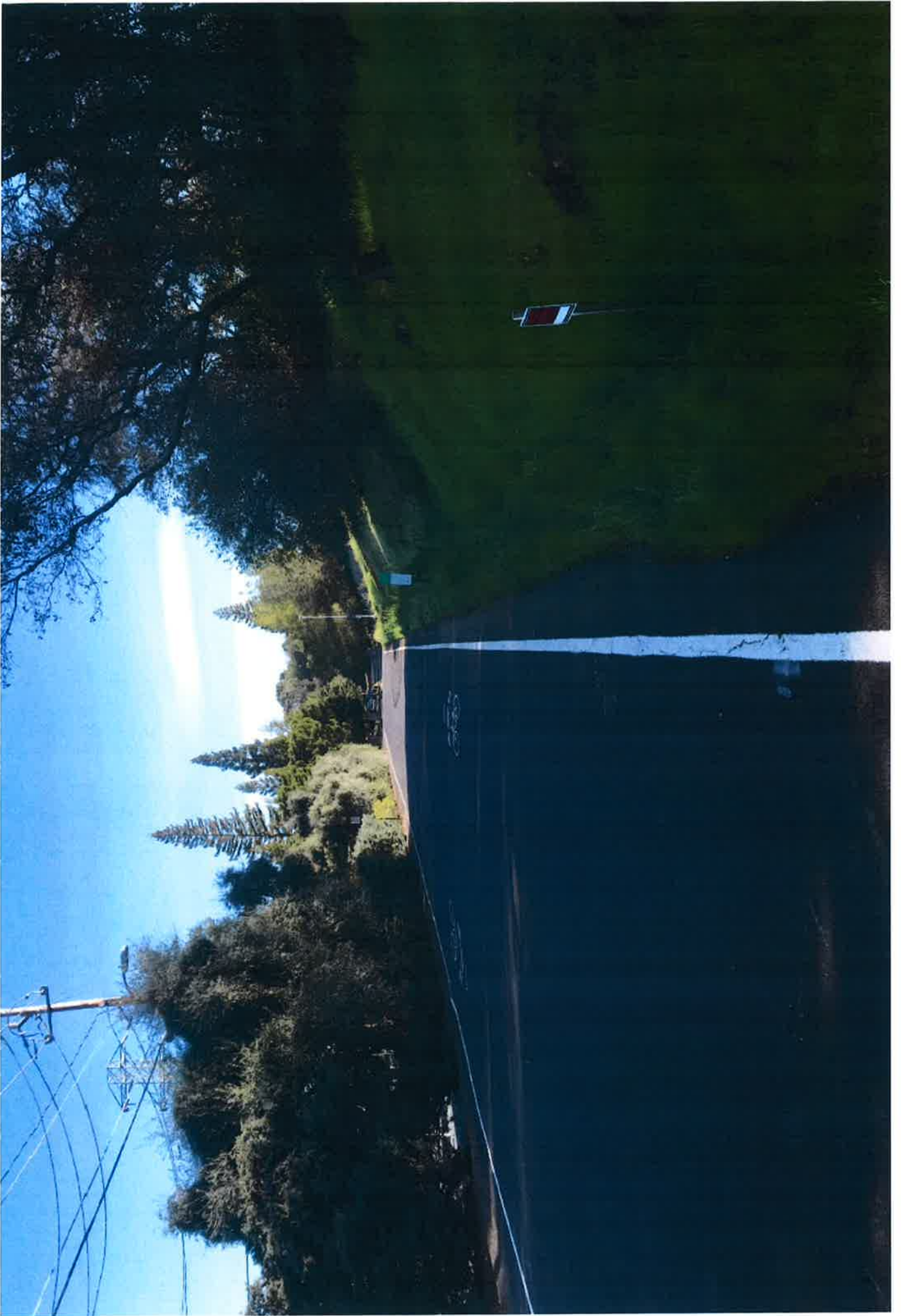
EAST ELEVATION
 1/4" = 1'-0"

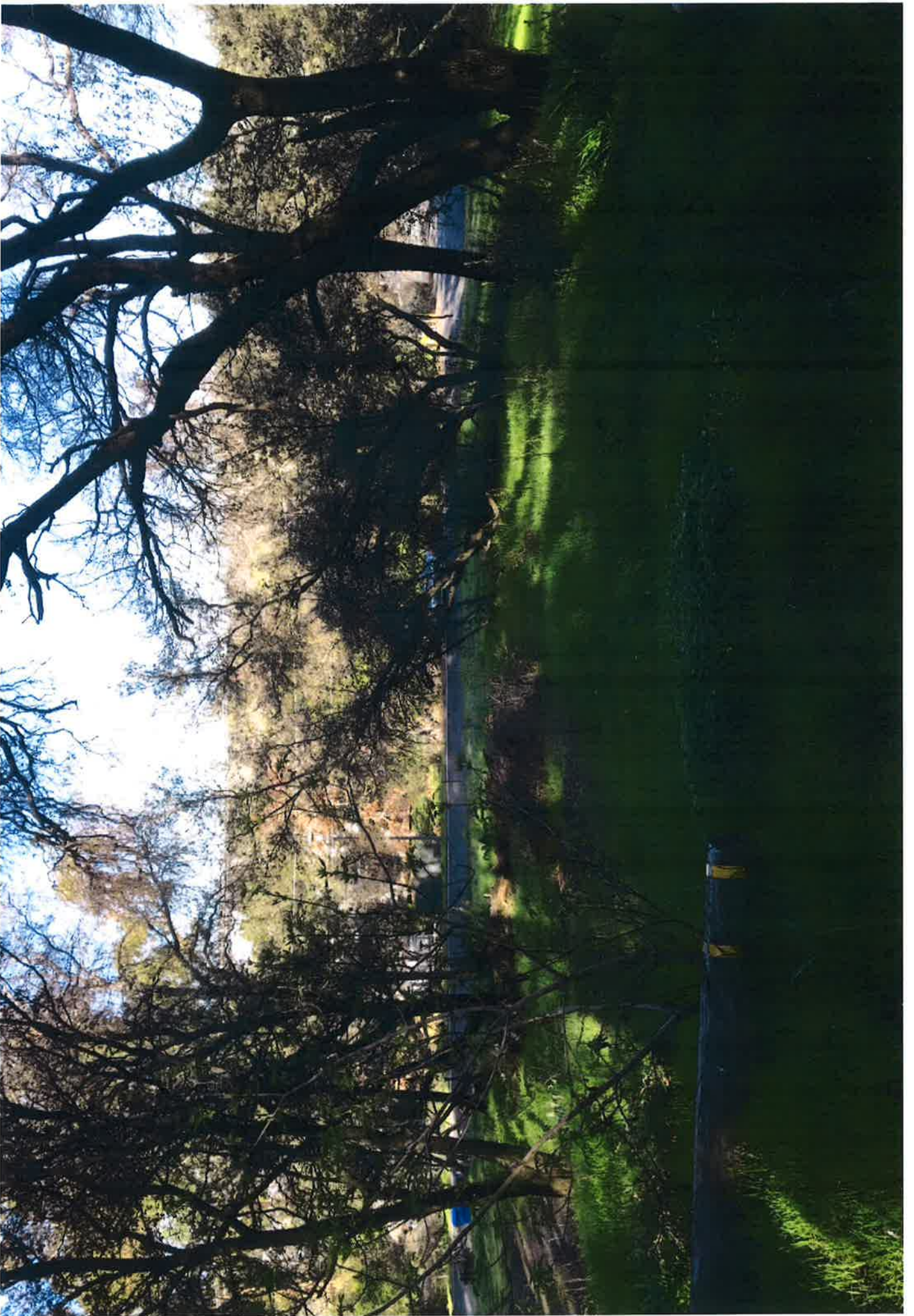


NORTH ELEVATION
 1/4" = 1'-0"

Attachment 3
Site Photographs







Attachment 4
Residences with Attached Garages on
Leidesdorff Street





Attachment 5
Comment Letter from Folsom Heritage
Preservation League

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

January 30, 2018

PROJECT: 293 Leidesdorff Street

REQUEST: New Residence

PROJECT

HISTORY: Application Circulated by City on March 2, 2018 and feedback requested by March 12.

PROJECT REVIEW:

General Comments

The design standard for the Central Subarea is residential building styles used between 1850 and 1950. Folsom's zoning code does not permit attached garages for new homes in this area and the Design Guidelines specifies that in the Central Subarea, applicants may be required to 'disguise detached garages' and 'reduce the visibility of autos'.

As a result of the design requirements the developed properties in the 300-block of Leidesdorff Street have detached garages along the rear alley. To provide front parking along this narrow portion of Leidesdorff Street, the homes have been set back from the street and small parking areas have been incorporated with the front driveways.

Similar site conditions exist at 239 Leidesdorff Street, with the exception that the lots in the 200-block do not have the benefit of alley access. HPL has noted that the site conditions are similar to the residential lot at 1105 Mormon Street (processed late last year).

Site Design

As shown on the building elevations, the proposed home appears to be built into the existing slope, but the specified finished floor elevations indicate that the building may be raised well above the site.

When possible, HPL supports a historic design concept that allows the slope to dictate the building design. By avoiding mass grading and extensive retaining walls (outside the footprint area), it is also likely that more trees can be saved.

Architecture

The proposed residence does not represent any specific design style and the building design also does not include many historic design details. As a result, the building does not appear to be designed for the Historic District.

The following aspects of the proposed building design, contributes to the overall impression that the style of this residence is outside the design theme for the Central Subarea:

- a) The attached four-six car garage with a double door.
- b) The three proposed picture windows along the front façade, in addition to the overall wide range of window styles and sizes along all sides of the building.

- c) The lack of corner trim, or trim to break up the longer building facades.
- d) The minimal roof overhang shown along the front and rear gables.

PROJECT RECOMMENDATIONS:

1. Minimize grading outside the footprint area and work with the City Arborist to preserve trees.
2. Redesign the project to include a driveway to the back yard and a detached garage (as an option the second floor may overhang the driveway).
3. Modify the building design to be more consistent with residential design used in Folsom between 1850 to 1950.