



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

September 19, 2018

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Vice Chair Candy Miller, Justin Raitchel, John Arnaz, Mary Asay, Rosario Rodriguez, Regina Konet, 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 July 18, 2018 will be presented for approval.

NEW BUSINESS

1. **PN 18-256 Shanghai Tattoo Folsom Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Josh Thompson for approval of a Conditional Use Permit to operate a tattoo parlor within an existing 1,050-square-foot commercial space located at 718 Sutter Street, Suite 208 (Gaslight Building), and determination that the project is exempt from CEQA. The zoning classification for the site is HD and the General Plan land-use designation is HF. The project is categorically exempt from environmental review based on Section 15301 (Existing Facilities) of the guidelines for the California Environmental Quality Act (CEQA) (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Josh Thompson**)

2. **PN 18-208 1010 Leidesdorff Street Addition, Remodel Plus Shed and Gazebo Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Michael O'Brien for Design Review approval for a 586-square-foot addition, 509-square-foot deck, remodel of an existing 672-square-foot residence, plus demolition of a shed and gazebo at 1010 Leidesdorff Street, and determination that the project is exempt from CEQA. The zoning classification for the site is R-4/RIV and the General Plan land-use designation is HF. The project is categorically exempt from environmental review based on Section 15303 (New

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **October 3, 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
July 18, 2018
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Miller, Raithel, Rodriguez

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 20, 2018 were approved as submitted.

NEW BUSINESS

1. PN 18-166 413 Sutter Street Variance and Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Moe Hirani to approve a Variance to allow for the development of a second unit on an undersized lot and a garage demolition at 413 Sutter Street. The zoning designation for the site is R-1-M (Single-Family Residential- Small Lot District)/FIG (Figuroa Subarea of Residential Primary Area of the Historic District) and the General Plan designation is SF (Single Family). This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Moe Hirani**)

COMMISSIONER RODRIGUEZ MOVED TO APPROVE APPLICATION PN 18-166 FOR A VARIANCE TO ALLOW FOR THE DEVELOPMENT OF A SECOND UNIT ON AN UNDERSIZED LOT AND A GARAGE DEMOLITION AT 413 SUTTER STREET, WITH THE FOLLOWING FINDINGS: GENERAL PROJECT FINDINGS A & B, CEQA FINDINGS C-F, VARIANCE FINDING a, WHICH WAS CHANGED TO FINDING G TO READ AS FOLLOWS: "There exist special circumstances applicable to the subject property, including size, that do not apply generally to other properties in the vicinity that are under the identical zoning classification." VARIANCE FINDING b, WHICH WAS CHANGED TO FINDING H TO READ AS FOLLOWS: "Strict application of the zoning code would deprive the subject property of privileges enjoyed by other properties in the vicinity that are under the identical zoning classification." VARIANCE FINDING c WAS REMOVED, DEMOLITION FINDING H WAS CHANGED TO I, AND

CONDITIONS OF APPROVAL NO. 1-2 ARE TO READ AS FOLLOWS: "1. A complete set of plans for the garage/second unit structure shall be submitted for a building permit within one year of the date of this approval (July 18, 2019)." AND "2. Issuance of demolition permit for the existing garage is required."

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	RAITHEL, RODRIGUEZ, MILLER, BRACHT
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ARNAZ, ASAY, KONET

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:27pm.

Respectfully Submitted,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Daron Bracht, CHAIR

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE	Shanghai Tattoo Folsom Conditional Use Permit
PROPOSAL	Request for approval of a Conditional Use Permit to operate a tattoo parlor within an existing 1,050-square-foot commercial space located at 718 Sutter Street, Suite 208 (Gaslight Building)
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Visione Enterprises LLC/Josh Thompson
LOCATION	718 Sutter Street, Suite 208 (Gaslight Building)
SITE CHARACTERISTICS	The project site has a steep slope and is currently developed with a 16,000-square-foot two-story commercial building and associated improvements. An outdoor courtyard area is located in the rear of the building and a 1,200-square-foot deck is located on the front elevation facing Sutter Street
GENERAL PLAN DESIGNATION	CA, Specialty Commercial District
ZONING	HF Historic Folsom
ADJACENT LAND USES/ZONING	North: Commercial Development (HD) and Traders Lane and Public Parking Lot Beyond South: Sutter Street and Commercial Development (HD) Beyond East: Commercial Development (HD) West: Commercial Development (HD)
PREVIOUS ACTION:	Historic District Commission approval on April 4, 1990 for a building demolition, Historic District Commission approval on March 1,

1995 for a new commercial building (PN 95-005), Historic District Commission approval on November 17, 2010 for Design Review of security fencing and gates, a new exterior door, and an awning along the rear façade of the building (PN 10-285), Historic District Commission approval on September 7, 2011 of the Lockdown Brewing Company (PN 11-205).

FUTURE ACTION

Issuance of a Building Permit

APPLICABLE CODES

FMC 17.52, HD
FMC 17.60, Use Permits
FMC 17.22, Commercial Land Use Zones

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review based on Section 15301 (Existing Facilities) of the guidelines for the California Environmental Quality Act (CEQA)

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Floor Plans, received July 23, 2018
3. Business Narrative from Applicant
4. Site Photographs

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

The project site is located in the Sutter Street Subarea of the Folsom Historic District. This Subarea includes a mixture of restaurants, specialty shops, museums, and offices coordinated through a design theme representing the 1850 to 1950 timeframe. The existing 16,000-square-foot, two-story commercial building located at 718 Sutter Street was constructed in the late 1990s; however, the building utilizes colors and design elements that reflect the historic character found in the pre-1900 era and therefore, complements the historic fabric of the 700 block of Sutter Street.

The subject property was the site of commercial enterprise dating back at least to the 1860s. Since that time, the site has been occupied by a number of different establishments including: the Constable Township, several livery stables, a blacksmith shop, and a dinner theater. The Gaslight Dinner Theater building (which occupied the site from 1962 through 1990) was demolished in 1990 and several years later the existing Gaslight Building was constructed (PN 95-005). On November 17, 2010 a Commercial Design Review application was approved by the Historic District Commission for the installation of security fencing and gates, a new exterior door, and an awning over the new door along the rear façade of the building (PN 10-285).

Existing businesses in the Gaslight Building include Q' Bole Mexican Cocina and Cantina, The Gaslight Co., Capital Equity Group Real Estate Sales Office, Stanfield Systems Incorporated, Tre

Salon Spa and Luminis Photography Studio. Suite 208 is located on the second floor of the building and is currently vacant. It was most recently occupied by Newpoint Realty Services.

APPLICANT'S PROPOSAL

The applicant, Josh Thompson, is requesting approval of a Conditional Use Permit to operate a tattoo parlor and permanent makeup studio within a 1,050-square-foot commercial space located at 718 Sutter Street, Suite 208 (Gaslight Building). Based on the business narrative provided by the applicant (Attachment 3), the business will have six tattoo artists, and also provide piercings and custom-made jewelry. The business will accept customers both by appointment and drop-in. Operating hours for the proposed business are Tuesday through Sunday from 12:00 p.m. to 8:00 p.m., and Monday by appointment only. As shown in the floor plan (Attachment 2), the space consists of eight stations set up for tattoo, as well as a piercing room, a drafting room, a lobby, a kitchen, and a storage room. No exterior modifications to the building are proposed other than future installation of a wall sign.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is HF (Historic Folsom) and the zoning designation for the project site is Historic District (HD). The subject site is located within the Sutter Street Subarea of the Historic District. Pursuant to Section 17.52.510 of the Folsom Municipal Code (FMC), "uses which would require a conditional use permit from the planning commission in the modern central business district (C-2 zone) require a conditional use permit from the historic district commission" in the Sutter Street Subarea. The Folsom Municipal Code states that tattoo/body art establishments are a permitted use within a Central Business District zoning district (C-2) upon the issuance of a Conditional Use Permit by the Historic District Commission. Therefore, staff has determined that the proposed use requires a Conditional Use Permit (CUP).

LAND USE COMPATIBILITY/SITE CONSIDERATIONS

In order to approve a request for a Conditional Use Permit, the Commission must find that the "establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City" (FMC section 17.60.040).

In reviewing this request for a Conditional Use Permit, staff took into consideration the proposed use and the compatibility of the proposed land use in relation to surrounding businesses. The Shanghai Tattoo Folsom establishment is proposed to be located in Suite 208 of the Gaslight Building, located at 718 Sutter Street. This suite is located on the upper floor of the building and faces the parking lot on Traders Lane. The Gaslight Building is surrounded by commercial uses, and a public parking lot is located to the north. The nearest residential property is over 200 feet south of the building. Tenants at the Gaslight Building include restaurants, a beauty salon and offices. Proposed hours of operation (12:00 p.m. to 8:00 p.m.) are compatible with those of existing businesses, which are generally open between 10:00 a.m. and 10:00 p.m. Furthermore, there is no proposed entertainment or outdoor use associated with the business (which is also being mandated by Condition No. 11).

Based on the commercial complexion of the project area, the nature of the surrounding businesses, and the operational characteristics of Shanghai Tattoo Folsom, staff has determined that the

proposed use is compatible with the surrounding land uses and businesses. Staff notes that a separate tattoo shop was approved earlier in 2018 by the Historic District Commission in the nearby Hacienda Building. Similar conditions were imposed on this business to ensure minimum impacts to surrounding businesses. Existing and prior tattoo studios in Folsom have not generated any significant impacts to nearby properties as conditioned.

In addition, in considering the request by the applicant for a Conditional Use Permit, staff also evaluated potential health and safety-related impacts that may be associated with operation of a tattoo business at the subject commercial location in relation to existing State regulations. On October 9, 2011, Governor Brown signed AB 300, also known as the “Safe Body Art Act”, which has been amended since its passage. The intent of the law is to provide fair, safe, and enforceable standards across California for body art, including tattooing, permanent makeup, body piercing, and branding. The law requires a person performing body art work to register annually with the local enforcement agency, requires blood-borne pathogen training, establishes sanitation requirements, and requires the owner of a body art facility to obtain and annually renew a health permit. In this particular case, the Sacramento County Environmental Management Department is the local enforcement agency relative to the aforementioned requirements. Staff recommends that the owner/applicant provide evidence that they have filed a Certificate of Registration with the Sacramento County Environmental Management Department for each individual tattoo artist working at Shanghai Tattoo Folsom. In addition, staff recommends that owner/applicant comply with all requirements of the Safe Body Art Act, Health & Safety Code § 119300, et seq. Conditions No. 5 and No. 6 are included to reflect these requirements.

Planning staff consulted with the City of Folsom Police Department to determine if there are any potential issues with operation of the business as proposed. The Police Department does not have any safety-related concerns about the proposed operation of Shanghai Tattoo Folsom at the subject location.

Pursuant to FMC Sections 17.60.050 and 17.52.360, in any case where the conditions to the granting of a use permit have not been, or are not, complied with, the Historic District Commission may revoke the permit after a public hearing on the matter. Therefore, the Shanghai Tattoo Folsom Conditional Use Permit is subject to ongoing review by the Community Development Department to ensure that it does not result in adverse impacts to the community. If the Community Development Director finds evidence that conditions of approval for the Shanghai Tattoo Folsom business have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services or the general welfare of the City, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit following a hearing on the matter. Condition No. 3 is included to reflect this requirement.

SIGNAGE

Signage for the proposed use is not included in this application. Future signage for Shanghai Tattoo Folsom is subject to the Uniform Sign Criteria for the Gaslight Building, FMC Chapter 17.59 as modified by Chapter 17.52, and the Historic District Design and Development Guidelines. Condition No. 12 is included to reflect this requirement.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption(s) in this case.

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW SHANGHAI TATOO FOLSOM TO OPERATE AT THE PROPERTY LOCATED AT 718 SUTTER STREET, SUITE 208, WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-13);

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 ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 (EXISTING FACILITIES) AND 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.

CONDITIONAL USE PERMIT FINDING

- G. THE ESTABLISHMENT, MAINTENANCE, OR OPERATION OF THE USE OR BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD, OR TO THE GENERAL WELFARE OF THE CITY BECAUSE THE PROPOSED LAND USE WILL NOT HAVE A NEGATIVE IMPACT.

Submitted,



PAM JOHNS
Community Development Director

CONDITIONS

See attached tables of conditions for which the following legend applies.

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

**CONDITIONS OF APPROVAL FOR SHANGHAI TATTOO FOLSOM (PN 18-256)
CONDITIONAL USE PERMIT**

Mitigation Measure		When Required	Responsible Department
1.	<p>This Conditional Use Permit is approved for the establishment of the Shanghai Tattoo Folsom business at 718 Sutter Street, Suite 208, which includes operation of a tattoo parlor and body piercing studio within a 1,050-square-foot commercial space. Hours of operation for the business shall be from 12:00 p.m. to 8:00 p.m. Monday through Sunday. The Shanghai Tattoo Folsom business shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Floor Plan, received July 23, 2018 <p>Any expansion of the days and/or hours of operation or plans shall be subject to review and approval by the Historic District Commission through a Conditional Use Permit Modification.</p>	B	CD (P)(E)
2.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD, NS

**CONDITIONS OF APPROVAL FOR SHANGHAI TATTOO FOLSOM (PN 18-256)
CONDITIONAL USE PERMIT**

	Mitigation Measure	When Required	Responsible Department
3.	If the Community Development Director finds evidence that conditions of approval for the Shanghai Tattoo Folsom establishment have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services or the general welfare of the City, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit, following a hearing on the matter.	OG	CD (P)
4.	This Conditional Use Permit shall be deemed revoked without further action by the Historic District Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months, unless the applicant or current owner is actively engaging in work on the premises pursuant to a valid building permit and the Community Development Department Director has approved a written request from the applicant for an additional period not to exceed twelve (12) months when it is not in operation. Such an extension request shall be submitted to the Community Development Department no less than 30 days prior to the six-month deadline.	OG	CD
5.	The owner/applicant shall provide evidence that they have filed a Certificate of Registration with the Sacramento County Environmental Management Department for each individual tattoo artist working at Shanghai Tattoo Folsom.	B, OG	CD (P)
6.	The owner/applicant shall comply with all requirements of California Health & Safety Code sections 119300, et seq. ("Safe Body Art Act") including but not limited to: registering annually with the local enforcement agency, complying with vaccination, blood borne pathogen training, conforming to sanitation requirements, and obtaining and annually renewing a health permit.	OG	CD (P)
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
7.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)

**CONDITIONS OF APPROVAL FOR SHANGHAI TATTOO FOLSOM (PN 18-256)
CONDITIONAL USE PERMIT**

Mitigation Measure		When Required	Responsible Department
8.	<p>The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	B	CD (P)(E)
9.	<p>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all Citywide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</p>	B	CD (P)(E), PW, PK
10.	<p>This project approval shall remain in effect for one year until September 19, 2019. If a use permit is not vested within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for a permit extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to Chapter 17.60 of the <u>Folsom Municipal Code</u>.</p>	B	CD (P, B)
OPERATIONAL REQUIREMENTS			
11.	Entertainment and outdoor activity of any kind at the Shanghai Tattoo Folsom business shall be prohibited.	OG	CD (P)

**CONDITIONS OF APPROVAL FOR SHANGHAI TATTOO FOLSOM (PN 18-256)
CONDITIONAL USE PERMIT**

Mitigation Measure		When Required	Responsible Department
8.	<p>The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	B	CD (P)(E)
9.	<p>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all Citywide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance. ✓</p>	B	CD (P)(E), PW, PK
10.	<p>This project approval shall remain in effect for one year until September 19, 2019. If a use permit is not vested within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for a permit extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to Chapter 17.60 of the <u>Folsom Municipal Code</u>.</p>	B	CD (P, B)
OPERATIONAL REQUIREMENTS			
11.	Entertainment and outdoor activity of any kind at the Shanghai Tattoo Folsom business shall be prohibited.	OG	CD (P)

**CONDITIONS OF APPROVAL FOR SHANGHAI TATTOO FOLSOM (PN 18-256)
CONDITIONAL USE PERMIT**

	Mitigation Measure		When Required	Responsible Department
SIGN DESIGN REQUIREMENT				
12.		Future signage for the site shall comply with the Folsom Municipal Code Chapter 17.59 as modified by Chapter 17.52, the Gaslight Building Sign Criteria, and the Historic District Design and Development Guidelines.	OG	CD (P, B)
NOISE REQUIREMENTS				
13.		Compliance with the City of Folsom's Noise Control Ordinance (<u>Folsom Municipal Code Chapter 8.42</u>) and General Plan Noise Element shall be required.	OG	CD (P)

Attachment 1

Vicinity Map



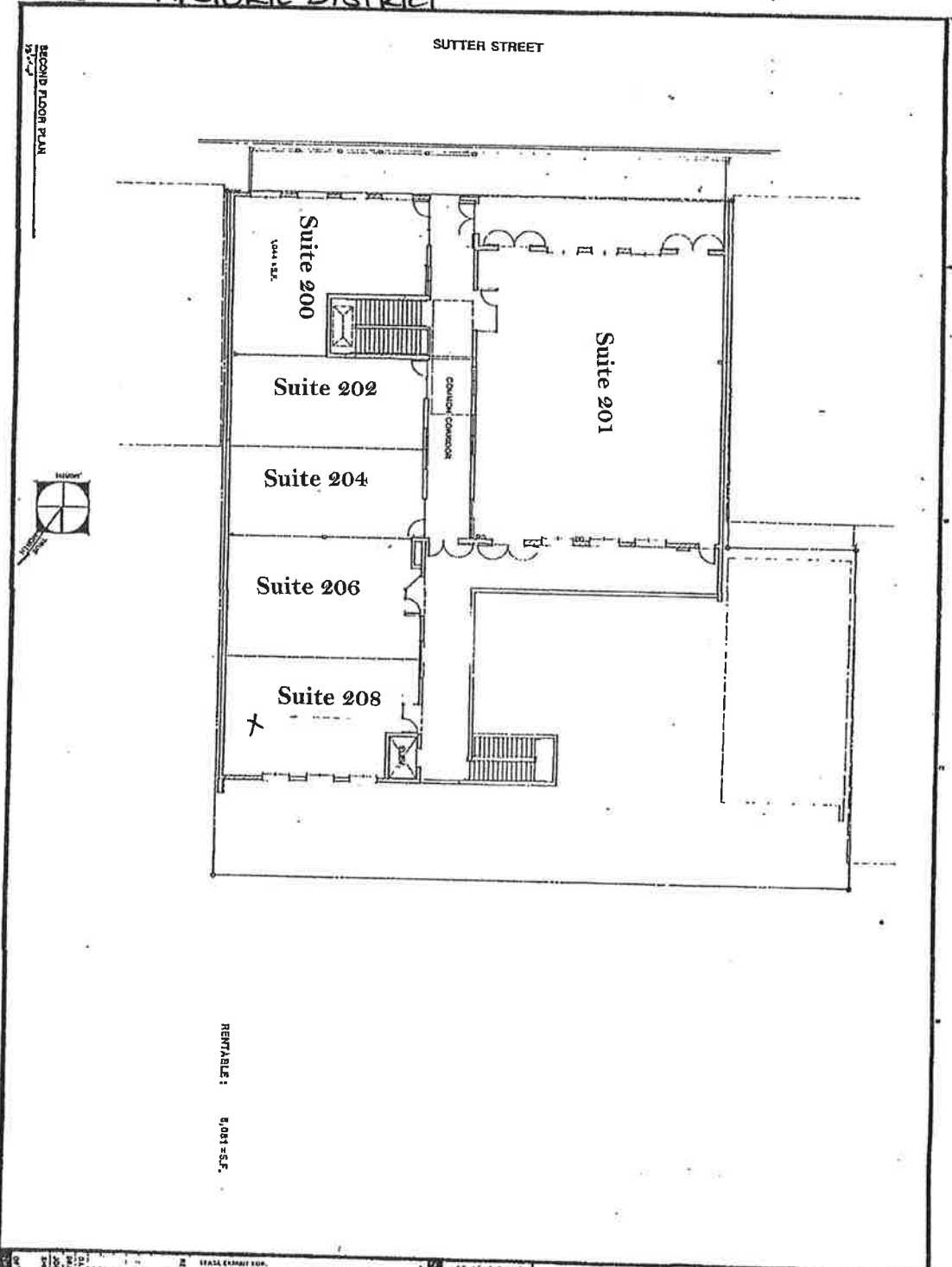
Attachment 2

Floor Plans, received July 23, 2018

718 Sutter st, STE 208 Folsom, CA 95630

070-0052-018

HD - HISTORIC DISTRICT



RENTABLE: 5,081 S.S.F.

DATE	SCALE	BY	CHECKED	APPROVED

718 SUTTER STREET
CITY OF FOLSOM

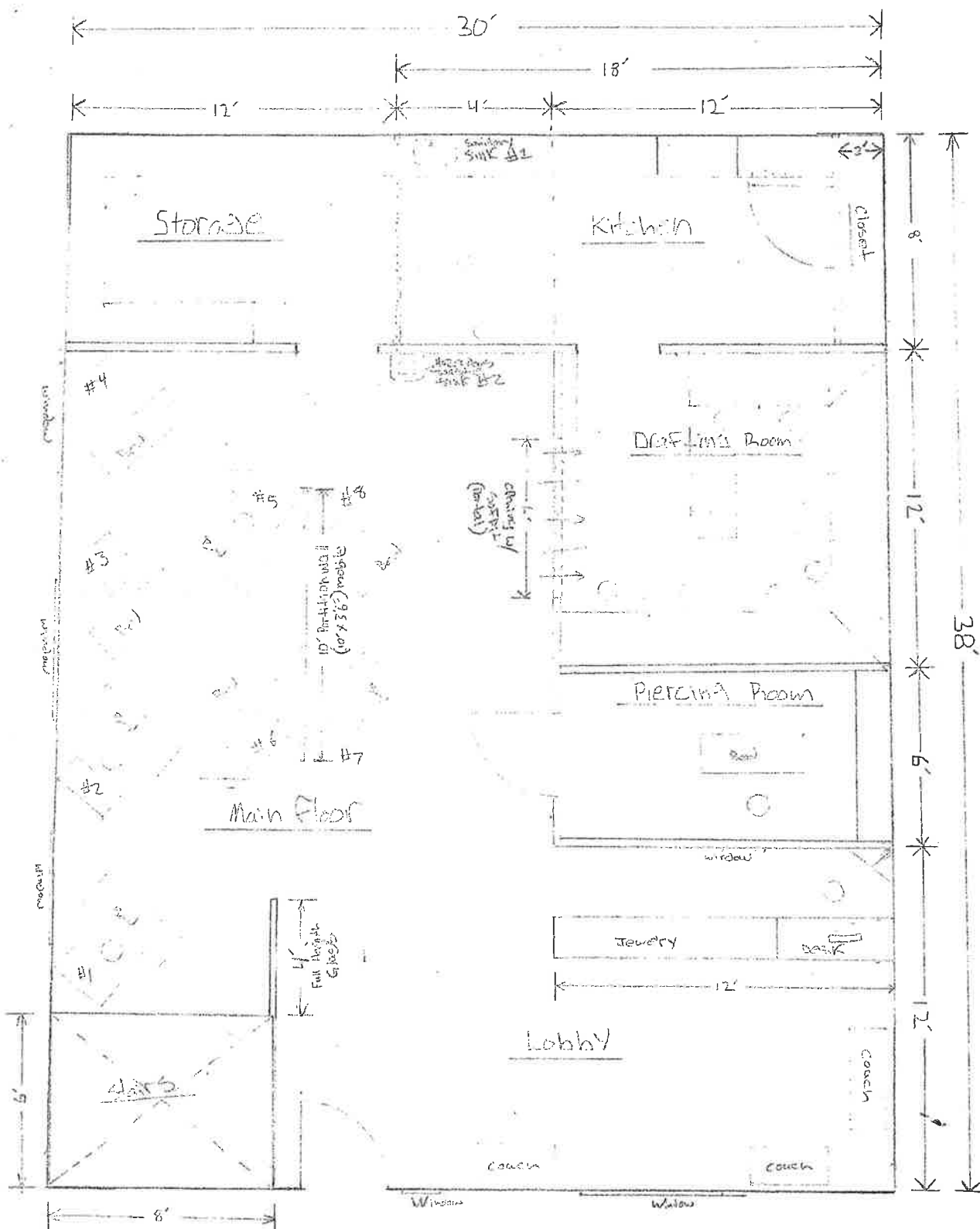
PAGE NO. 1 OF 1

THIS IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

EDWARDS & KELCEY ARCHITECTS, INC.
 2804 River Lane, Suite A
 Sacramento, CA 95827
 Tel: 916 486 5555
 Fax: 916 486 5555

Author: [Name]
 Architect: [Name]
 Designer: [Name]
 Engineer: [Name]
 Planner: [Name]

Shang'ai Tattoo Folsom



718 Sutter St, Ste 208
 Folsom, CA 95630
 070-0052-018
 Historic District

Attachment 3

Business Narrative from Applicant



Shanghai Tattoo Folsom

Project Narrative

Summary: Shanghai Tattoo is a world famous tattoo parlor established 2007 in Shanghai, China. We are looking to expand our brand internationally, opening our second location in Folsom, California with head artist Zhuo Dan Ting “China's First Lady of Tattoo”. Our concept is to bring world class tattoo art to the greater Northern California area, specializing in all styles of tattoo art and providing guest spot opportunities for artist around the globe in both locations.

I. Project Goals: Shanghai Tattoo built it's success on high quality and unique tattoos,, along with outstanding customer service. Our goal is to bring these qualities to new frontiers, while actively contributing to the fast growing tattoo culture through seminars in painting, and sculpture, and overall tattoo and art education. Having already been participating in tattoo conventions, and guest tattooing in many different countries, we plan to bring the international tattoo community to Folsom. Shanghai Tattoo's customer base spans the globe, and we will be bringing many of them along with media sources such as international magazines, documentarians, bloggers, vloggers, etc. to the community of Folsom. In addition, we will bring a unique style and influence of Asian tattoo culture and art to the historic district of Sutter St.

II. Priority: Our artists are highly skilled and have many years of experience. We will not only be providing traditional Asian-style works such as dragons, koi fish, lotus, and brushed Chinese calligraphy, but also unique designs and styles that are rare to find even in Asia. We do not simply wish to reproduce what's already been done, we want to give new and veteran customers alike a new experience. As stated before, customer service is a top priority at Shanghai Tattoo. We shun the stereotype of the indifferent, irritable tattoo artists. We strive to provide positive experiences, and a friendly welcoming atmosphere.

III. Sustained Benefits: We look forward to working with and contributing to our future neighbors of historic Folsom. Having one of Asia's most famous tattoo shops located in Folsom will add another layer of character to it's already rich culture. Out of town customers, as well as guest artists, will stay in hotels such as the Lake Natoma Inn, dine at local restaurants for breakfast, lunch, and dinner, and shop at local businesses. Guests will also have the option to experience Folsom's beautiful nature with walks along the river and Johnny Cash Trail.

Collaboration and Partnerships: We want to be part of the community, sponsoring and taking part in events within the Sacramento area as we have in Shanghai. We not only focus on tattoo related events, but are also engage in charity events. In the past we have worked together with the Concordia Welfare and Education Foundation, where we provided discounted tattoos, donating all profits towards sending poverty-stricken children to school.

Work Plan & Logistics:

I. Initial Project Team:

Joshua Thompson - Owner

- 20 years experience in management with many high profile projects such as: Shanghai Disney Resort, San Francisco Veterans Association Hospital, Lafayette Library.
- Over 25 years experience in the tattoo industry.

Zhuo Dan Ting - Artist

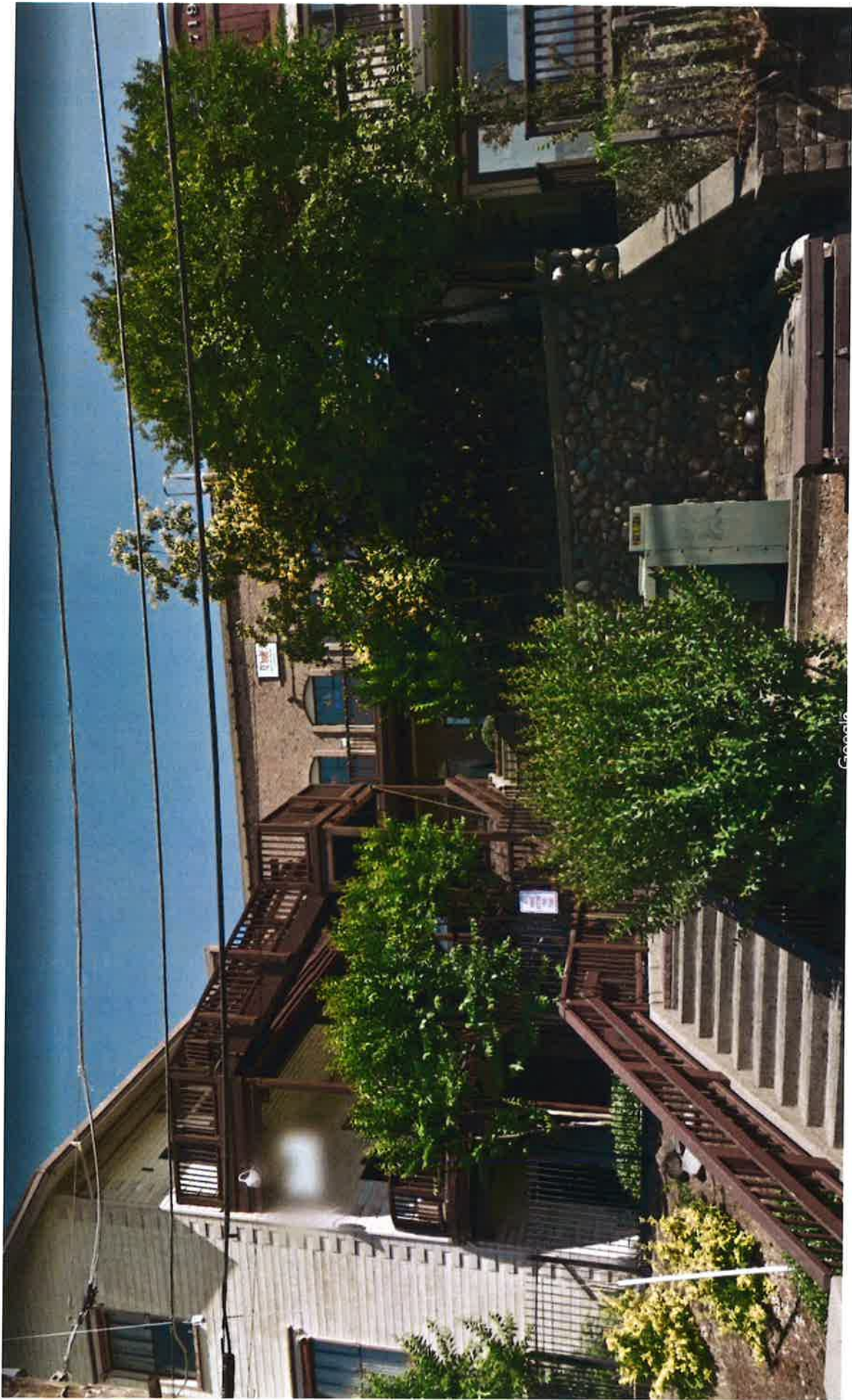
- 20 years of experience tattooing.
- Internationally recognized as China's "Queen of Tattoos" being the first woman to open a tattoo shop and tattoo professionally on record in China. Having been featured in ads for companies such as: A.D.I.D.A.S, HTC Corporation (T-Mobile), Trio Eye Wear, Nuhanzi Life, and many more.
- An accomplished Chinese calligraphist, having been featured in top calligraphy publications.

II . Work Plan: Once the shop is established with steady business, we plan to eventually have a staff consisting of 6 artists, and also provide piercings, complemented by unique custom made jewelry. We will accept walk-ins (non-appointment) but will mainly be appointment based.

III . Proposed Hours of Operation: 12PM-8PM Tuesday-Sunday (Mondays Appointment Only).



Attachment 4
Site Photographs



HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE	1010 Leidesdorff Street Addition, Remodel plus Shed and Gazebo Demolition
PROPOSAL	Request for Design Review approval for a 586-square-foot addition, 509-square-foot deck, remodel of an existing 672-square-foot residence, and demolition of a shed and gazebo at 1010 Leidesdorff Street
APPLICANT/OWNER	Michael O'Brien/John & Carrie Lane
LOCATION	1010 Leidesdorff Street
ASSESSOR'S PARCEL NUMBER	070-0045-017
GENERAL PLAN DESIGNATION	HF – Historic Folsom Mixed Use
ZONING	R-4/RIV, General Apartment District/The River Way Subarea of the Historic Commercial Primary Area overlay zone
ADJACENT LAND USE & ZONING	North: Single-family residences, with River Way and duplexes beyond (R-4) South: Leidesdorff Street with single-family residences beyond (R-4) East: Single-family residences (R-4) West: Single-family residences (R-4)
PREVIOUS ACTION	None
FUTURE ACTION	Issuance of Building and Demolition Permits
APPLICABLE CODES	<u>FMC</u> Section 17.52 HD, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.330, Plan Evaluation <u>FMC</u> Section 17.52.340, Approval Process <u>FMC</u> Section 17.52.520, River Way Subarea Special Use and Design Standards <u>FMC</u> Section 12.17, Tree Preservation 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 Photographs
3. Site Plan, Existing and Proposed Floor Plans, and Color Elevations, dated 4-4-18
4. Proposed Colors and Materials
5. Letter from Heritage Preservation League

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

Built in 1955, the existing 672-square-foot residence at 1010 Leidesdorff Street contains elements of the Bungalow architectural style. The residence contains both horizontal and stucco siding, and is painted light blue with white trim and brown roof shingles. Images of the existing residence are shown in Attachment 2. The subject property is located in the River Way Subarea of the Historic Commercial Primary Area, with an underlying zoning of R-4 (General Apartment District).

PROJECT DESCRIPTION

The applicant is requesting Design Review approval for the construction of a 586-square-foot addition, a 509-square-foot deck along the south (front) and east side, and an exterior remodel of the existing 672-square-foot residence at 1010 Leidesdorff Street. The proposed site plan, floor plan and elevations are shown in Attachment 3. Through the proposed construction, the applicant intends the home to reflect the Craftsman Bungalow style of architecture. The remodel will consist of adding new vertical siding painted light blue, white window trim, small cobblestone columns around the deck, gray asphalt roof shingles, and brown roof shingles in the roof dormers. Proposed colors and materials are shown in Attachment 4 and color elevations are shown in Attachment 3. The applicant is also requesting approval for the demolition of a shed in the rear of the property and a gazebo in the front of the property, as shown in the attached site plan.

PROJECT ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is HF (Historic Folsom Mixed Use), and the zoning designation for the project site is R-4 (General Apartment District), with within the River Way Subarea of the Historic Commercial Primary Area. Despite the R-4 zone, the Folsom Municipal Code Section 17.52.540 (which institutes requirements for lot size, lot width, setbacks, pervious surface, and building height) and the design standards established within the Historic District Design and Development Guidelines (DDGs) state that single-family residences are permitted in the River Way Subarea. As proposed, the modified structure meets all the FMC zoning requirements, as demonstrated in the following table. While the lot itself is under the minimum lot size requirement, it is an existing non-conformity that was in effect prior to the 7,000-square-foot minimum lot size requirement, and therefore may continue in its current condition.

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	5,250 SF (existing)
Minimum Lot Width	50 Feet	75 Feet (existing)
Front Setback	5 Feet	10.1 Feet
Rear Setback	5 Feet	13.1 Feet
Side Setback	5 Feet, 5 Feet	13.6 Feet and 14.4 Feet
Minimum Pervious Surface	45%	76%
Parking Requirement	2 Parking Spaces	2 Parking Spaces
Maximum Building Height	35 Feet	19.9 Feet
Setback To Other Structures	10 Feet	>10 Feet

Building Design/Architecture

The applicant intends the remodeled residence to reflect a Craftsman-style California bungalow through the addition of horizontal siding, a covered front deck with tapered columns, a low-gabled roof, multi-pane windows, and stone accents. The applicant intends to retain the light blue primary and white trim colors of the existing residence. Parking will be provided via proposed driveway wheel strip pavers for two cars, located on the west side of the residence, with access off of Leidesdorff Street. Staff has concluded that the applicant has met the design standards identified in the Historic District Design and Development Guidelines.

Shed and Gazebo Demolition

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 applicant believes that the shed and gazebo were built in the mid-2000's, and are therefore not considered historically significant and do not contain any historically significant building materials. Images of the shed and gazebo are provided in Attachment 2. The structures are not listed on the City of Folsom's Historical Properties Inventory list. Therefore, staff supports the demolition of the shed and gazebo.

Encroachment into Public Right-of-Way

As shown on the site plan, a prior owner of the property placed a fence, landscaping, and gazebo in front of the residence that encroach up to 25'9" into the public right-of-way. An image of this work is shown in Attachment 2. The applicant is also proposing wheel strip pavers that extend beyond the property onto Leidesdorff Street. While the gazebo is proposed to be demolished, the existing landscaping and proposed wheel strips would remain in the right-of-way. None of these elements would encroach into Leidesdorff Street itself, and no sidewalk exists on the south side of Leidesdorff Street. Furthermore, the lot does not currently have paved access to a street, and would need such access for this purpose. The properties on either side of the residence also both have driveways connected directly to Leidesdorff Street. As such, the City will require the project applicant to execute a maintenance and encroachment agreement with respect to the existing landscaping and proposed wheel strip pavers, both of which will encroach into the right-of-way. No building permit will be issued for the residential addition until the agreement is executed and the gazebo is demolished. This requirement is reflected in Condition 5.

HERITAGE PRESERVATION LEAGUE REVIEW

The Folsom Heritage Preservation League (HPL) sent a letter to staff regarding this project. The letter has been included as Attachment 5. In the letter, the HPL expresses concerns that the proposed remodeled residence encroaches into the front and rear setbacks, may not meet the minimum distance from buildings on adjacent properties, and does not meet the minimum landscaping requirements. The HPL recommended that a Variance should be obtained due to these issues.

Staff notes that Section 17.52.520 of the Folsom Municipal Code requires five-foot setbacks in the River Way Subarea. The proposed project would not place any part of the residence closer than 10 feet from a property line or any other structure. The DDG's state that front yard setbacks are "as established in design review process, but generally 5-20 feet". The front of the residence is proposed to be 10'1" from the front of the property line. Given the additional 25'9" to the front gate and 8' to the street, staff concludes that the proposed 10'1" setback is appropriate for this property. Similarly, the DDG's state that rear yard setbacks are "as established in design review process, but generally 20 feet". The rear of the existing structure is currently 13'1" from the rear property line, and the attached floor plans show that the applicant is not extending the rear of the structure beyond this point. Regarding landscaping, the maintenance and encroachment agreement required in Condition 5 will allow the existing 1,900-square-foot landscaped area within the existing front fence line to act as landscaping for the property, thereby meeting the requirement that 60 percent of the front yard be maintained as landscaped area. As such, staff concludes that a Variance is not required for this proposed project.

Finally, the HPL recommends that a grading plan be included to demonstrate that drainage can be directed away from adjacent properties. While staff determined that a grading plan would not be required on this property, a condition has been added that states that no cross-lot drainage shall occur on this lot. During the building permit process, the Engineering Construction Inspector will ensure that this condition is being met on-site.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review requirements pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). 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 in this case.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE APPLICATION PN18-208 FOR DESIGN REVIEW OF A 586-SQUARE-FOOT ADDITION, 509-SQUARE-FOOT DECK, REMODEL OF AN EXISTING 672-SQUARE-FOOT RESIDENCE, AND DEMOLITION OF A SHED AND GAZEBO AT 1010 LEIDESDORFF STREET, WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-8):

GENERAL FINDINGS

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

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.

DEMOLITION FINDING

- G. THE STRUCTURES PROPOSED TO BE DEMOLISHED ARE NOT CONSIDERED HISTORICALLY SIGNIFICANT.

DESIGN REVIEW FINDINGS

- H. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND ZONING ORDINANCES OF THE CITY.
- I. 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.
- J. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

Submitted,



Pam Johns

Community Development Director

CONDITIONS OF APPROVAL

1. Issuance of Demolition and Building Permits is required.
2. Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.
3. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan, building elevations, and floor plans dated 4-4-18. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.
4. If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.
5. No building permit for the residential addition shall be issued until the gazebo in the right-of-way has been demolished and a maintenance and encroachment agreement has been executed with the City of Folsom, in a form acceptable to the City Attorney, for existing and proposed encroachments within the right-of-way.
6. No cross-lot drainage shall occur on the project site.
7. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
8. This Design Review approval is valid for two years and will expire on September 19, 2019. A Building Permit shall be applied for prior to expiration.

Attachment 1

Vicinity Map



Attachment 2

Site Photographs





2015 H ST., THIRD FLOOR
SACRAMENTO, CA 95811
TEL 916-346-4280

NO.	DESCRIPTION	DATE

REVISION HISTORY



LANE RESIDENCE REMODEL
1010 LEIDSDORFF STREET
FOLSOM, CA, 95630

PICTURES

PROJECT NO.	17786
SCALE	
DATE	
DRAWN	

A5.2



REAR (NORTH) ELEVATION VIEW



SIDE (EAST) ELEVATION VIEW



FRONT (SOUTH) ELEVATION VIEW



SIDE (WEST) ELEVATION VIEW

















Attachment 3

Site Plan, Existing and Proposed Floor
Plans, and Color Elevations, dated 4-4-18



2015 H ST, THIRD FLOOR
SACRAMENTO, CA 95811
TEL 916-346-4280

NO.	DATE	DESCRIPTION

REVISION HISTORY



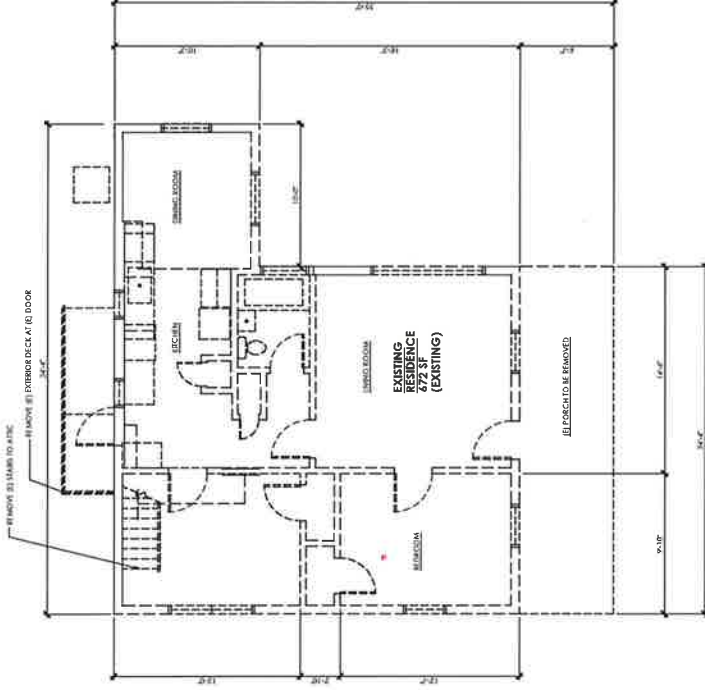
LANE RESIDENCE DESIGN
1010 LEIDESDORFF STREET
FOLSOM, CA, 95630

DEMOLITION PLAN

PROJECT NO.	17108
DATE	
SCALE	

AD1.0

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WALL LEGEND





2015 H ST. THIRD FLOOR
SACRAMENTO, CA 95811
TEL 916-346-4280

NO.	DATE	DESCRIPTION

REVISION HISTORY



1010 LEIDSDORFF STREET
FOLSOM, CA, 95630

LANE RESIDENCE REMODEL

FLOOR PLAN

PROJECT NO.	17114
SCALE	AS SHOWN
DATE	04-04-18
DRAWN	Author

A1.1

© PRESSEY ASSOCIATES

GENERAL NOTES:

- SEE SPEC FOR ADDITIONAL FINISH INFORMATION.
- STANDARD MANUFACTURER'S SCHEDULES TO BE USED UNLESS OTHERWISE NOTED.
- SEE FINISH SCHEDULE FOR EXTENT OF FINISHES.

LEGEND:

- EXISTING EXTERIOR - SHOWING FINISH MATERIALS
- EXISTING INTERIOR - SHOWING FINISH MATERIALS
- NEW EXTERIOR - SHOWING FINISH MATERIALS
- NEW INTERIOR - SHOWING FINISH MATERIALS

WALLS:

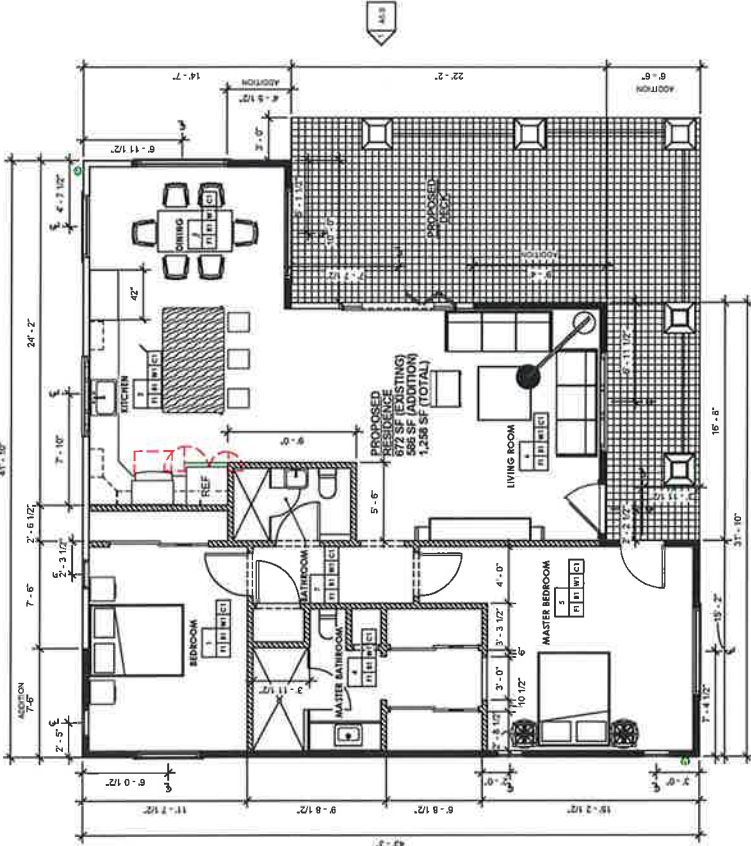
- 1. 4" WOOD FRAMING
- 2. 5/8" GYP. BOARD FINISH PAINT
- 3. CEILING, DRY BR. FINISH PAINT

FLOORING:

- 1. WOOD FLOORING
- 2. CARPET

CEILING:

- 1. 4" WOOD FRAMING
- 2. 5/8" GYP. BOARD FINISH PAINT
- 3. CEILING, DRY BR. FINISH PAINT



WALL LEGEND

[Symbol]	EXISTING EXTERIOR - SHOWING FINISH MATERIALS
[Symbol]	EXISTING INTERIOR - SHOWING FINISH MATERIALS
[Symbol]	NEW EXTERIOR - SHOWING FINISH MATERIALS
[Symbol]	NEW INTERIOR - SHOWING FINISH MATERIALS



REVISION HISTORY

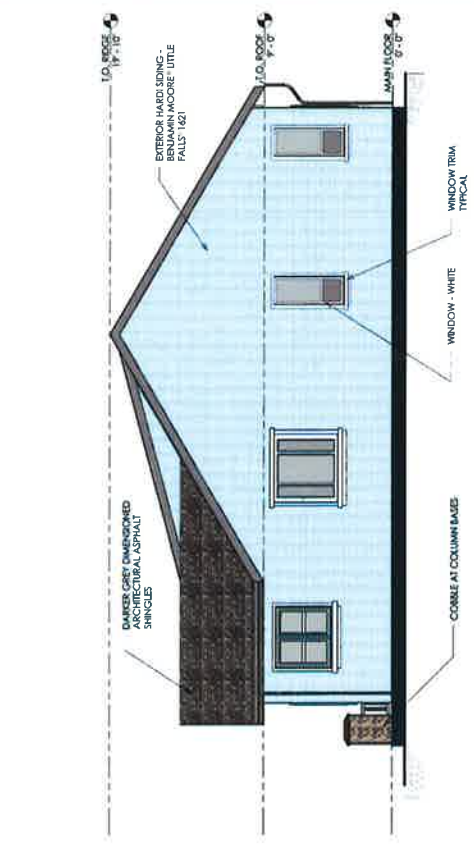


LANE RESIDENCE REMODEL
1010 LEIDSDORFF STREET
FOLSOM, CA, 95630

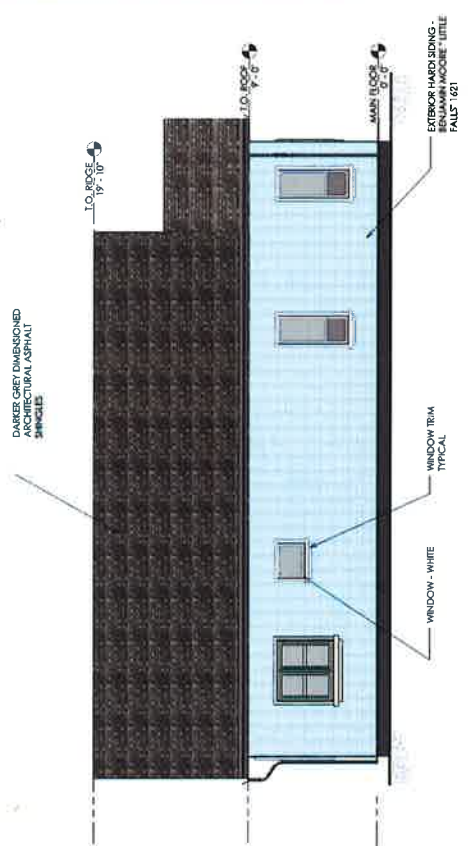
EXTERIOR ELEVATIONS

PROJECT NO.	171M
SCALE	
DATE	04-04-18
DRAWN	ALB
APPROVED	

A5.0



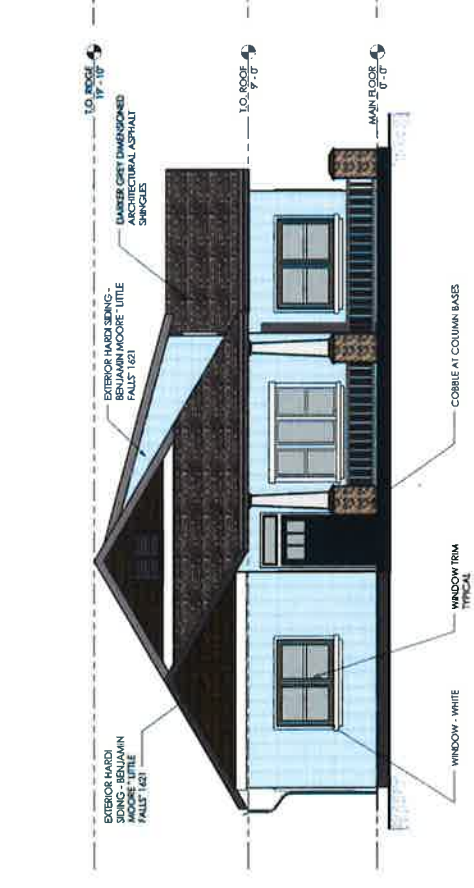
2 NORTH ELEVATION
1/4" = 1'-0"



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



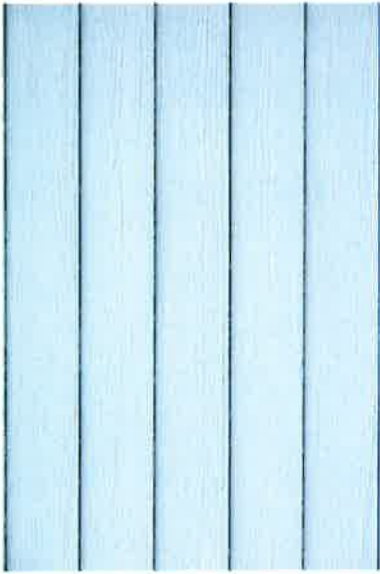
1 EAST ELEVATION
1/4" = 1'-0"



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

Attachment 4

Proposed Colors and Materials



EXTERIOR HARDI SIDING - BENJAMIN MOORE "LITTLE FALLS" 1621



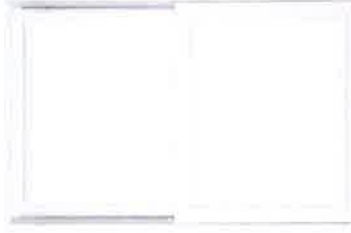
EXTERIOR HARDI PLANK SHINGLES - STAINED



COBBLE AT COLUMN BASES



DARKER GREY DIMENSIONED ARCHITECTURAL ASPHALT SHINGLES



WINDOWS - WHITE



WHITE TRIM TYPICAL



PRISSEY ASSOCIATES
AN ARCHITECTURAL CORPORATION

2015 H ST. THIRD FLOOR
SACRAMENTO, CA 95811
TEL 916-346-4280

REVISION HISTORY



LANE RESIDENCE REMODEL
1010 LEIDESDORFF STREET
FOLSOM, CA, 95630

MATERIALS BOARD

PROJECT NO.	19704
SCALE	
TITLE	
DATE	04-08-19
DRAWN	Author

A5.1

Attachment 5

Letter from Heritage Preservation League

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

July 18, 2018

PROJECT: Remodel and Expansion of a residence and the removal of an accessory structure at 1010 Leidesdorff Street in the River Way Subarea (PN18-208)

REQUEST: Consideration of Existing Non-Conforming Conditions, Design Review, Variance from Setback Requirements and Variance from Landscape Requirements.

PROJECT

HISTORY: Application Circulated by City on July 11, 2018 (feedback requested by July25).
Pre-existing conditions include a non-conforming lot size and a non-conforming rear setback.

GENERAL DISCUSSION:

Existing Conditions

The River Way Subarea is a part of Historic Folsom's Central Business District. As a result, a residence in this area can be combined with an office or small workshop in addition to a retail space. Many of the properties along Leidesdorff Street and the River Way Alley are not consistent with the Theodore Judah lot pattern and when the area was developed commercial standards were applied.

The lot at 1010 Leidesdorff Street has only half the depth of a standard historic lot and the size of the property does not meet the current minimum lot size requirements for the area. When a residence was built on this property, it was also built closer to the rear boundary than currently permitted.

Proposed Improvements

Only a minor portion of the existing exterior walls will remain after the residence at 1010 Leidesdorff Street has been remodeled. It is therefore the understanding of HPL that the proposed project would be considered 'New Construction' rather than 'Remodel'. While legal nonconforming structures can be maintained, without triggering zoning code review, a building expansion that increases an existing non-conformity needs to be processed as a variance (FMC 17.52.190).

SITE DESIGN:

Because most of the lots in the River Way Subarea were created and developed before the Historic District was expanded, HPL has concluded that the existing lot size (5,250 square-feet) and rear setback (13 feet) are legal but non-conforming conditions. However, the applicant is also proposing to create a non-conforming front setback and to increase the rear non-conformity (by widening the building). As proposed, development also does not meet the requirement for landscaping outside the front setback area.

The buildable area for living space in the River Way Subarea is 20 feet from the front and rear boundary, 5 feet from the side lot lines and 10 feet from structures on adjacent lots. Because the adjacent home (at 1012 Leidesdorff Street) is located closer than five feet from the west boundary of the project site, the setback along this side will need to be increased (to approximately 7-8 feet). All adjacent buildings that may impact the development of the project site need to be shown on the Site Plan.

In the River Way Subarea, Zoning Code permits a residence to be connected with a commercial space. The commercial portion of the building may encroach up to 15-feet into the front setback area (provided that the pervious surface and landscape requirements can be met). Regarding the proposed project, HPL has

determined that if the master bedroom is moved to the rear of the residence and the front room (that can be accessed from the covered porch area) is labeled office or den, this room may be allowed to encroach into the front setback area (without triggering a variance).

Because the lot-depth is only 70 feet, HPL would also not be opposed to the granting of a rear setback variance, up to the existing building location (13 feet from the rear boundary). If the project cannot meet the overall landscape requirements, HPL recommends that the uncovered patio area should be pervious.

The small lot sizes around the project site makes site drainage challenging. As a part of the application package, the property owner may therefore need to submit a grading plan. Drainage from the project site should be directed towards Leidesdorff Street and away from adjacent properties.

The proposed tandem parking spaces in the west side yard is an appropriate parking solution for the River Way Subarea.

BUILDING DESIGN:

The applicant is proposing to rebuild a one story residence with a Craftsman design that is similar to the existing home. This design fits in the 1850-1950 timeframe and is appropriate for the area.

The existing rear shed is not historic and HPL has no concerns about the proposed removal.

PROJECT RECOMMENDATIONS:

HPL recommends that the project is redesigned to minimize the non-conforming aspects of the property, as outlined below:

1. Because the property was developed before the expansion of the Historic District, the non-conforming lot size (5,250 sf) can be considered legal.
2. The living space of the proposed larger residence should be located 20 feet from the front property boundary, 5 feet from the side lot lines and 10 feet from buildings on adjacent properties.
3. One room of the residence may be considered an office or a den. This room should be located in front of the living space. The office space may encroach up to 15 feet into the front setback area (provided that landscape requirements can be met).
4. HPL supports the requested Variance from Rear Setback Requirements, up to the existing location (13 feet from the rear project boundary).
5. HPL supports the requested Variance from Landscape Requirements provided that the uncovered patio is installed with a pervious surface.
6. The application package shall include a grading plan to demonstrate that drainage can be directed away from adjacent properties.
7. The existing shed in the northwest part of the property may be demolished.