HISTORIC DISTRICT COMMISSION AGENDA
May 17, 2017
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnez, Mary Asay, Jeffrey Rempfer, Justin Raithel, Regina Konet

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 5, 2017 will be presented for approval.

Commendation to be Presented to Mark Roberts

NEW BUSINESS

1. **PN 17-076, 605 Mormon Street – Residential Addition & Garage Demolition and Determination that the Project is Exempt from CEQA**

   A Public Hearing to consider a request from Todd Dambly for approval of an application for demolition of an existing 280-square-foot detached garage, approval of a Residential Design Review application for construction of a 1,000-square-foot two-story addition and a 181-square-foot covered porch to an existing 828-square-foot residence located at 605 Mormon Street. The zoning designation for the site is CEN/R-2 (Central Subarea of the Historic Residential Primary Area/Two-Family Residence District) and the General Plan designation is MLD (Multi-Family Low Density). 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: Todd Dambly)

2. **PN 17-119, 507 Coloma Street - Residential Remodel and Determination that the Project is Exempt from CEQA**

   A Public Hearing to consider a request from AMR Construction for approval of a Design Review application for a remodel of an existing 786-square-foot residence located at 507 Coloma Street. The
zoning designation for the site is NRB/C-1 (Natoma-Riley-Bidwell Commercial Primary Area of the Historic District/Neighborhood Business District Underlying Zoning) and the General Plan designation is CC (Community Commercial). 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: AMR Construction)

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for June 7, 2017. 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 355-7222 and FAX number is 355-7274.

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.
HISTORIC DISTRICT COMMISSION MINUTES
April 5, 2017
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Konet

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 15, 2017 were approved as submitted.

NEW BUSINESS

1. PN 16-368, 727 Traders Lane, Escape Folsom - Conditional Use Permit and Determination that the Project is Exempt from CEQA – Continued from the March 15, 2017 Historic District Commission Meeting

A Public Hearing to consider a request from Off the Hook Haunted Attractions, LLC for approval of a Conditional Use Permit for an escape room with bar and food service. The zoning designation for the site is HD (Sutter Street Subarea of the Commercial Primary Area) and the General Plan designation is CA (Specialty Commercial). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines. (Project Planner: Assistant Planner, Josh Kinkade / Applicant: Off the Hook Haunted Attractions, LLC)

COMMISSIONER ARNAZ MOVED TO APPROVE A CONDITIONAL USE PERMIT (PN 16-368) FOR ESCAPE FOLSOM WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDING D; CONDITIONS OF APPROVAL 1 – 19.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, BRACHT, RAITHEL, ASAY, REMPFER, ARNAZ
NOES: NONE
ABSTAIN: NONE
ABSENT: KONET
Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 5:23pm.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

DARON BRACHT, CHAIR
HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE
605 Mormon Street Residential Addition and Detached Garage Demolition

PROPOSAL
Request for approval for demolition of an existing 280-square-foot detached garage, approval of a Residential Design Review application for construction of a 1,000-square-foot two-story addition and a 181-square-foot covered porch to an existing 828-square-foot residence located at 605 Mormon Street, and or determination that the project is exempt from CEQA.

APPLICANT/OWNER
Todd Dambly

LOCATION
605 Mormon Street

ASSESSOR’S PARCEL NUMBER
070-0161-004-0000

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

GENERAL PLAN DESIGNATION
MLD (Multi-Family Low Density)

PREVIOUS ACTION
None

RECOMMENDED ACTION
Approve, based upon findings and subject to conditions

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 17.52.480, Accessory Structures
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Section 17.52.660, Demolition Historic District Design and Development Guidelines
This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

ATTACHED REFERENCE MATERIAL:
1. Vicinity Map
2. Site Plan, Elevations, Floor Plan, Dated 3-6-17
3. Site Photographs

PROJECT PLANNER
Josh Kinkade, Assistant Planner

BACKGROUND
The project site is located within the Central Subarea of the City of Folsom’s Historic District. The Central Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. The Sacramento County Assessor’s Office records indicate that the existing single-family residence was built in 1934. The property consists of a 828-square-foot 15-foot-tall single-story residence and a 280-square-foot detached garage in the rear yard. No records were found regarding the garage, and therefore the year of construction is unknown. Exterior materials of the residence include horizontal wood lap siding (with some vertical siding in the rear) painted dark green, wood window trim painted white, asphalt composition roofing shingles colored grey and a concrete foundation. The residence has design elements of the California Bungalow style. The garage is sided to match the existing residence. Photographs of the existing residence and garage are included as Attachment 2.

PROJECT DESCRIPTION
The applicant is requesting approval for demolition of an existing 280-square-foot detached garage, for approval of a Residential Design Review application for construction of a 1,000-square-foot two-story addition (503 square feet on the first floor and 497 square feet on the second floor) and a 181-square-foot covered rear porch to an existing single-story 828-square-foot residence located at 605 Mormon Street. The applicant proposes horizontal Hardie board cement lap siding and window and door trim painted to match the siding and trim of the existing residence. The existing vertical siding in the rear would be replaced with horizontal siding to be consistent with the rest of the residence. The proposed roof material consists of grey composition shingles to match the existing roofing. The proposed site plan and elevations are included in Attachment 3.

PROJECT ANALYSIS
Garage 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.

This garage is not historically significant and contains no historically significant building materials. The structure is not listed on the City of Folsom’s Historical Properties Inventory list. The detached garage is a simple rectangular, single-story structure with lap siding, reflecting no particular architectural theme. Therefore, staff supports the demolition of the existing garage.

**General Plan and Zoning Consistency**

The General Plan land use designation for the project site is SF (Single Family), and the zoning designation for the project site is R-1-M (Single-Family Dwelling Small Lot District), with the overlay zone of Central Subarea. The Folsom Municipal Code (FMC) Section 17.52.540 (which institute requirements for lot size, lot width, lot coverage, setbacks, pervious surface, and building height) and the design standards established within the Historic District Design and Development Guidelines (DDGs) states that one-family dwellings are permitted in the Historic Residential Primary Area. As proposed, the new residence will meet all the FMC zoning requirements as demonstrated in the table below:

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>7,000 SF</td>
<td>7,000 SF</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50 Feet</td>
<td>50 Feet</td>
</tr>
<tr>
<td>Front Setback</td>
<td>20 Feet</td>
<td>28 Feet</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>5 Feet</td>
<td>39 Feet</td>
</tr>
<tr>
<td>Side Setback</td>
<td>5 Feet, 5 Feet</td>
<td>5.5 Feet, 11.5 Feet</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35 Feet</td>
<td>24 Feet</td>
</tr>
<tr>
<td>Minimum Pervious Surface</td>
<td>45%</td>
<td>77%</td>
</tr>
<tr>
<td>Setback To Other Structures</td>
<td>10 Feet</td>
<td>&gt;10 Feet</td>
</tr>
</tbody>
</table>

**Architecture/Design**

The DDGs Chapter 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 design, color, and scale of the proposed residence are consistent with the architectural styles prevalent during the 1850-1950 timeframe in the Subarea.

The applicant proposes horizontal Hardie board cement lap siding and window and door trim painted to match the siding and trim of the existing residence. The proposed Hardie board siding closely resembles the appearance and maintains the width of the existing wood siding and will be painted to match. The proposed roof material consists of grey composition shingles to match the existing shingles. Staff has determined that these proposed materials and colors can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity.
Overall, staff has determined that the proposed materials, colors and design for the project are appropriate for use within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDGs.

Parking
The FMC Section 17.14.100 requires two parking spaces for each single-family detached dwelling unit in R-2 zone. Required parking spaces must be provided outside required front and street side yards. The applicant has provided two uncovered parking spaces in the location of the garage to be demolished, accessible via the Mormon Street-Natoma Street alley. Based on this, staff has determined that the proposal complies with the parking requirements.

ENVIRONMENTAL REVIEW
The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
MOVE TO APPROVE DEMOLITION OF AN EXISTING 280-SQUARE-FOOT DETACHED GARAGE, A RESIDENTIAL DESIGN REVIEW APPLICATION FOR CONSTRUCTION OF A 1,000-SQUARE-FOOT TWO-STORY ADDITION AND A 181-SQUARE-FOOT COVERED PORCH TO AN EXISTING 828-SQUARE-FOOT RESIDENCE LOCATED AT 605 MORMON STREET (PN17-076), WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NO. 1-7):

GENERAL FINDINGS

A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES).

DEMOLITION FINDING

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

DESIGN REVIEW FINDINGS

E. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES.

F. THE PROPOSED PROJECT COMPLIES WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.
G. THE BUILDING MATERIALS, TEXTURES, AND COLORS USED IN THE PROPOSED PROJECT ARE CONSISTENT WITH SURROUNDING DEVELOPMENT AND THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Submitted,

[Signature]
DAVID E. MILLER, AICP
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 and building elevations dated March 6, 2017. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.

4. The new siding and window trim of the proposed addition shall match the color of the existing residence and window trim. Siding shall be Hardie board of the same width as the existing siding. The proposed roofing shall match the color and materials of the existing residence.

5. Any and all proposed construction that may affect an existing tree shall be reviewed by the City’s arborist to determine if a tree permit is required.

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

7. This Design Review approval is valid for one year and will expire on May 17, 2018. A Building Permit shall be applied for prior to expiration.
Attachment 1

Vicinity Map
Attachment 2

Site Plan, Elevations, Floor Plan, Dated 3-6-17
Attachment 3

Site Photographs
HISTORIC DISTRICT COMMISSION STAFF REPORT

<table>
<thead>
<tr>
<th>PROJECT TITLE</th>
<th>507 Coloma Street Residential Remodel</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPOSAL</td>
<td>Request for approval of a Residential Design Review application for a remodel of an existing 786-square-foot residence located at 507 Coloma Street and determination that the project is exempt from CEQA.</td>
</tr>
<tr>
<td>APPLICANT/OWNER</td>
<td>AMR Construction/Tom &amp; Maureen Picarella</td>
</tr>
<tr>
<td>LOCATION</td>
<td>507 Coloma Street</td>
</tr>
<tr>
<td>ASSESSOR’S PARCEL NUMBER</td>
<td>070-0171-016-0000</td>
</tr>
<tr>
<td>ZONING</td>
<td>NRB/C-1 (Natoma-Riley-Bidwell Commercial Primary Area of the Historic District/Neighborhood Business District Underlying Zoning)</td>
</tr>
<tr>
<td>GENERAL PLAN DESIGNATION</td>
<td>CC (Community Commercial)</td>
</tr>
<tr>
<td>PREVIOUS ACTION</td>
<td>None</td>
</tr>
<tr>
<td>RECOMMENDED ACTION</td>
<td>Approve, based upon findings and subject to conditions</td>
</tr>
<tr>
<td>APPLICABLE CODES</td>
<td>FMC Section 17.52.300, Design Review</td>
</tr>
<tr>
<td></td>
<td>FMC Section 17.52.330, Plan Evaluation</td>
</tr>
<tr>
<td></td>
<td>FMC Section 17.52.340, Approval Process</td>
</tr>
<tr>
<td></td>
<td>FMC Section 17.52.480, Accessory Structures</td>
</tr>
<tr>
<td></td>
<td>FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards</td>
</tr>
<tr>
<td></td>
<td>FMC Section 17.52.660, Demolition</td>
</tr>
<tr>
<td></td>
<td>FMC Section 17.52.690, Nonconforming Structures</td>
</tr>
<tr>
<td></td>
<td>Historic District Design and Development Guidelines</td>
</tr>
<tr>
<td>ENVIRONMENTAL DOCUMENTATION</td>
<td>This project is categorically exempt from environmental review under Section 15303</td>
</tr>
</tbody>
</table>
ATTACHED REFERENCE MATERIAL:
1. Vicinity Map
2. Site Plan, Elevations Floor Plan, Dated 1-13-17
3. Proposed Colors and Materials
4. Site Photographs

PROJECT PLANNER
Josh Kinkade, Assistant Planner

BACKGROUND
The project site is located in the Natoma-Riley-Bidwell Commercial Primary Area. This area represents a mixture of residences and commercial development coordinated through residential design in the 1850 to 1950 timeframe. The Sacramento County Assessor’s Office records indicate that the existing single-family residence was built in 1935. The property consists of a 786-square-foot 19-foot-tall single-story residence and a 408-square-foot detached garage in the side yard. Exterior materials of the residence include horizontal aluminum lap siding painted white, wood window trim painted white, and asphalt composition roofing shingles colored grey. The residence reflects no particular architectural style but has some elements resembling the California Bungalow style. The residence originally included a covered front porch, but the porch has since been enclosed to be used as additional living space. Photographs of the existing residence are included as Attachment 2.

PROJECT DESCRIPTION
The applicant is requesting approval of a Residential Design Review application for the residence at 507 Coloma Street to remove the walls from the enclosed front porch, replace all existing windows with energy-efficient windows, put white wood trim around the windows and paint the house dark blue. The proposed site plan and elevations are included in Attachment 3.

PROJECT ANALYSIS
General Plan and Zoning Consistency
The General Plan land use designation for the project site is CC (Community Commercial). The zoning designation for the project site is C-1 (Neighborhood Business District) and is located within the overlay zone of Natoma-Riley-Bidwell Commercial Primary Area. The zoning district corresponds with the General Plan land use designation. Pursuant to the Folsom Municipal Code (FMC) Section 17.52.530.A.4, residences are permitted uses in the Primary Area. As a result, the proposed project is consistent with the General Plan and overlay zoning uses.

The existing lot and residence does not meet lot size, lot width, front setback and rear setback standards, as shown in the table below. FMC Section 17.52.690, states that a structure or part thereof is determined to be legally nonconforming if it was legally in place prior to the effective date of the ordinance. In this case, the house was built legally in 1934, and the ordinance came into effect in 1998. Therefore, the placement of the structure 16.5 from the front property line and 6.7 feet from the rear property line is considered a legal nonconformity. FMC further states that any structure with legal nonconforming status may continue as long as it is maintained in good repair and that the nonconformity is not increased (including increasing the footprint of the structure within a setback or intensifies the use of such area). The conversion of an enclosed porch area within the front setback (which was originally unenclosed) back to an unenclosed porch, as well as replacing the windows and trim and painting the house would not increase the footprint or intensify the use of the nonconforming area. Therefore, staff concludes that the
proposed project is allowed under the FMC.

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
<th>REQUIRED</th>
<th>EXISTING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7,000 SF</td>
<td>3,000 SF</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50 Feet</td>
<td>60 Feet</td>
</tr>
<tr>
<td>Front Setback</td>
<td>20 Feet</td>
<td>16.5 Feet</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>20 Feet</td>
<td>6.7 Feet</td>
</tr>
<tr>
<td>Side Setback</td>
<td>5 Feet, 5 Feet</td>
<td>5.5 Feet, 31 Feet</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35 Feet</td>
<td>19 Feet</td>
</tr>
<tr>
<td>Minimum Pervious Surface</td>
<td>25%</td>
<td>59%</td>
</tr>
<tr>
<td>Setback To Other Structures</td>
<td>10 Feet</td>
<td>&gt;10 Feet</td>
</tr>
</tbody>
</table>

Architecture/Design
Pursuant to the FMC Section 17.52.530.B, the Natoma-Riley-Bidwell Commercial Primary Area is intended to include a mixture of residential and commercial development and utilize "residential architectural design," which should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses or other uses of a residential area. The design, color, and scale of the proposed remodel is consistent with the architectural styles prevalent during the 1850-1950 timeframe in the area.

The applicant proposes to paint the residence dark blue, replace all windows with energy-efficient windows, add wood window trim painted white to all windows, remove the existing walls from the enclosed front porch of the residence and add a railing and posts to the porch. Staff has conditioned that the porch railing and posts shall be painted to match the proposed color scheme of the house. Staff has determined that these proposed materials and colors can be successfully incorporated into quality residential design and are compatible with the existing character in the project vicinity.

Overall, staff has determined that the proposed materials, colors and design for the project are appropriate for use within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDGs.

ENVIRONMENTAL REVIEW
The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
MOVE TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION FOR A REMODEL OF AN EXISTING 786-SQUARE-FOOT RESIDENCE LOCATED AT 507 COLOMA STREET (PN17-119), WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-6):

GENERAL FINDINGS
A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES
CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

DESIGN REVIEW FINDINGS

D. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES

E. THE PROPOSED PROJECT COMPLIES WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES

F. THE BUILDING MATERIALS, TEXTURES, AND COLORS USED IN THE PROPOSED PROJECT ARE CONSISTENT WITH SURROUNDING DEVELOPMENT AND THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD

Submitted,

[Signature]

DAVID E. MILLER, AICP
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 and building elevations dated January 13, 2017. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.

4. The new residence shall be painted dark blue and the new wood window trim, shall be painted white. The porch railing and posts shall be painted either white or blue to match the proposed house and window trim colors.

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

6. This Design Review approval is valid for one year and will expire on May 17, 2018. A Building Permit shall be applied for prior to expiration.
Attachment 1

Vicinity Map
Attachment 2

Site Plan, Elevations, Floor Plan,
Dated 1-13-17
Attachment 3

Proposed Colors and Materials
DOUBLE-HUNG POCKET REPLACEMENT WINDOWS

Replacing drafty, old windows with new, JELD-WEN pocket replacement double-hung windows is an easy way to make a big impact in your home. You’ll retain the beauty of natural wood, plus save money on heating and cooling bills while giving your home added security. These windows will give any renovation project years of reliability and beauty.

Add style and efficiency to your home in no time with our easy-to-install pocket replacement windows.

* Featuring Tradition Plus profile; new Sidelite profile coming soon.
Concealed Jamb Liner provides a clean uniform appearance

TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.
Attachment 4

Site Photographs