



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION AGENDA**  
**June 1, 2016**  
**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 Arnaz, Mary Asay, Jeffrey Rempfer, Mark Roberts, Ross Jackson

*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 20, 2016 stand approved unless there are corrections.

**NEW BUSINESS**

**1. PN 16-126, 1007 Figueroa Street - Residential Design Review and the Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from TM Redevelopment, LLC for Design Review approval for construction of a 495-square-foot addition and remodel to an existing 1,388-square-foot single-family residence located at 1007 Figueroa Street. The property is located in the Figueroa Subarea of the Residential Primary Area of the Historic District. The underlying zoning for the site is R-2 (Two-Family-Residence District), and the General Plan land use designation for the site is MLD (Multi-Family Low Density). 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. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: TM Redevelopment, LLC)**

**2. PN 16-092, 506 Canal Street - Residential Design Review and the Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from David R. Clarke Jr. for approval of a Residential Design Review application to construct a 1,990-square-foot single-family residence at 506 Canal Street. The property is located in the Central Subarea of the Historic District Residential Primary Area. The underlying zoning of the project is R-1-M (Single-Family Residence, Small Lot District) and the General Plan land-use designation for the site is SF (Single Family). 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. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: David R. Clarke Jr.)**

## **REPORTS**

### **Historic District Commission/Principal Planner:**

The next Historic District Commission meeting is scheduled for **June 15, 2016**. 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, 2<sup>nd</sup> 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.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION MINUTES**  
**April 20, 2016**  
**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 Arnaz, Susan Mehring, Jeffrey Rempfer, Mark Roberts, Tom Scott

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of February 3, 2015 were approved as submitted.

**Election of the Chair and Vice-Chair**

COMMISSIONER MILLER NOMINATED DARON BRACHT AS CHAIR OF THE HISTORIC DISTRICT COMMISSION.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, ROBERTS, BRACHT, JACKSON, ASAY, REMPFER, ARNAZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

COMMISSIONER BRACHT NOMINATED CANDY MILLER AS VICE-CHAIR OF THE HISTORIC DISTRICT COMMISSION.

COMMISSIONER ROBERTS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REMPFER, BRACHT, ASAY, ROBERTS, ARNAZ, MILLER, JACKSON  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

**NEW BUSINESS**

**1. PN 16-026, 723 Sutter Street - Commercial Design Review and Parking Variance and the Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mark Roberts for Commercial Design Review and Parking Variance Application for the development of a 1,769-square-foot second story addition to an existing building at 723 Sutter Street. The zoning designation for the site is HD (Historic District) in the Sutter Street Subarea of the Commercial Primary Area of the Historic District and the General Plan designation is CA (Specialty Commercial). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mark Roberts & Roman Oleynik)**

COMMISSIONER BRACHT MOVED TO APPROVE DESIGN REVIEW APPLICATION PN 16-026 FOR DEVELOPMENT OF A 1,769-SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING BUILDING LOCATED AT 723 SUTTER STREET, AND A PARKING VARIANCE, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PARKING VARIANCE FINDING D; DESIGN REVIEW FINDING E; CONDITIONS OF APPROVAL 1 – 6. ADDING CONDITION NO. 7 THAT READS AS FOLLOWS, "ON-SITE PARKING SPACES SHALL BE MARKED "FOR BUILDING USE ONLY"", ADDING CONDITION NO. 8 THAT READS AS FOLLOWS, "A WEATHERED BRICK VENEER SHALL BE USED FOR THE ENTIRE SECOND-STORY FAÇADE".

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BRACHT, JACKSON, MILLER, ASAY  
NOES: ARNAZ  
ABSTAIN: REMPFER, ROBERTS  
ABSENT: NONE

**Historic District Commission/Planning Manager:**

None

There being no further business, the meeting was adjourned at 6:14 p.m.

Respectfully Submitted,

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Amanda Palmer, Administrative Assistant

**APPROVED:**

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CHAIR, DARON BRACHT

## HISTORIC DISTRICT COMMISSION STAFF REPORT

<b>PROJECT TITLE</b>	1007 Figueroa Street Residential Addition and Remodel
<b>PROPOSAL</b>	Request for approval of a Residential Design Review Application for construction of a 495-square-foot addition and remodel to an existing 1,388-square-foot single-family residence located at 1007 Figueroa Street.
<b>APPLICANT/OWNER</b>	TM Redevelopment, LLC
<b>LOCATION</b>	1007 Figueroa Street
<b>ASSESSOR'S PARCEL NUMBER</b>	070-0095-014-0000
<b>ZONING</b>	FIG/R-2 (The Figueroa Subarea of the Historic Residential Primary Area/ Two-Family Residence District)
<b>GENERAL PLAN DESIGNATION</b>	MLD (Multi-Family Low Density)
<b>PREVIOUS ACTION</b>	None
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>APPLICABLE CODES</b>	<u>FMC Section 17.52 HD, Historic District Design and Development Guidelines</u>
<b>ENVIRONMENTAL DOCUMENTATION</b>	This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
<b>ATTACHED REFERENCE MATERIAL:</b>	
1. Vicinity Map	
2. Site Plan, Elevations, Floor Plan, dated April 18, 2016	
3. Proposed Colors and Materials	
4. Site Photographs	
<b>PROJECT PLANNER</b>	Josh Kinkade, Assistant Planner

## BACKGROUND

The project site is located within the Figueroa Subarea of the City of Folsom's Historic District. The Figueroa 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 1930. The property consists of a 1,388-square-foot three-bedroom/one-bath 18-foot-tall single-story residence and a 240-square-foot detached garage in the rear yard. Exterior materials of the residence include 9" cement lap siding colored white, wood window trim colored red, composition roof shingles colored red and a concrete foundation. The residence has elements of the craftsman style architecture and design. Photographs of the existing residence are included as Attachment 4.

## PROJECT DESCRIPTION

The applicant is requesting approval for construction of a 495-square foot first-floor addition to the rear of the existing 1,388-square-foot single-family residence. In addition, the applicant is proposing to remodel the existing residence, including: new 8 1/4" cement siding colored taupe, new asphalt roofing colored black, new double-hung windows and wood trim colored beige. The proposed site plan and elevations are included in Attachment 2. The proposed color and materials board is included in Attachment 3.

## PROJECT ANALYSIS

### General Plan and Zoning Consistency

The General Plan land use designation for the project site is MLD (Multi-Family Low Density), and the zoning designation for the project site is R-2 (Two-Family Dwelling District), with the overlay zone of Figueroa 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) state that one-family dwellings are permitted in the Historic Residential Primary Area. As proposed, the modified residence will meet all the FMC zoning requirements as demonstrated in the table below:

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	7,280 SF
<b>Minimum Lot Width</b>	50 Feet	48 Feet (front of lot)/ 52 Feet (rear of lot)
<b>Front Setback</b>	20 Feet	30 Feet
<b>Rear Setback</b>	5 Feet	56 Feet
<b>Side Setback</b>	5 Feet, 5 Feet	5 Feet, 11.66 Feet
<b>Maximum Building Height</b>	35 Feet	19 Feet
<b>Minimum Pervious Surface</b>	45%	68%
<b>Setback To Other Structures</b>	10 Feet	>10 Feet

### Architecture/Design

The DDGs Chapter 5.04.03 (a), which addresses the design concepts for the Figueroa Subarea, state that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing. While the existing residence was built in 1930, the design, color, and scale of the modified residence are consistent with the



architectural styles prevalent during the pre-1910 era in the Subarea. Furthermore, the house is not included on the City of Folsom Cultural Resources Inventory.

For the remodel and addition, the applicant proposes 8 ¼" cement board siding painted taupe with wood window and door trim painted beige. The proposed roof material consists of black asphalt 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 design, materials and colors 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 17.52.540 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 lot includes an existing garage as well as additional parking accessed along the alley, which provides adequate parking for the residence. The proposed addition does not trigger any additional parking requirements. 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 THE CONSTRUCTION OF A 495-SQUARE-FOOT ADDITION AND REMODEL TO AN EXISTING 1,388-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 1007 FIGUEROA STREET (PN16-126) WITH THE FOLLOWING FINDINGS AND SUBJECT TO THE FOLLOWING CONDITIONS:

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

E. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE DESIGN STANDARDS IDENTIFIED IN THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

Submitted,



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DAVID E. MILLER, AICP  
Public Works and Community Development Director

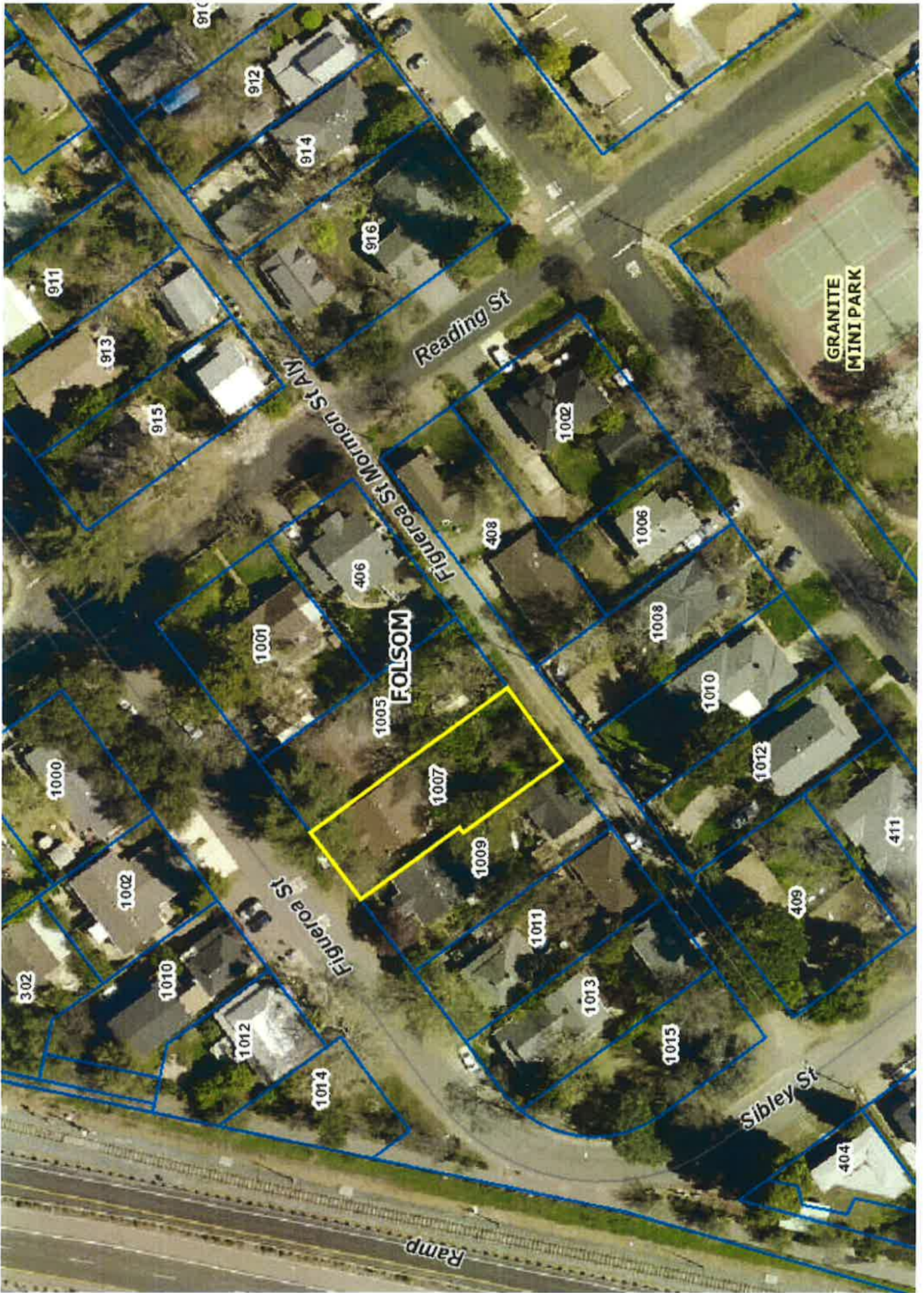


## **CONDITIONS OF APPROVAL**

1. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the plans on file with the Community Development Department dated April 18, 2016. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.
2. The proposal shall be in conformance with the submitted color/materials sample on file with the Community Development Department.
3. All exterior windows and doors are required to have trim to match the proposed front elevation.
4. A tree permit shall be applied for to protect any on-site oak trees from proposed development activities
5. This Design Review approval is valid for one year and will expire on June 1, 2017. A building permit is required and shall be applied for prior to expiration.

# Attachment 1

## Vicinity Map



Attachment 2  
Site Plan, Building Floor Plans, and  
Elevations





**M & N**  
 Drafting  
 TEL: 916.866.9731  
 3054 FOLSOM RD CT  
 SACRAMENTO CA 95827  
 Lic # 38895

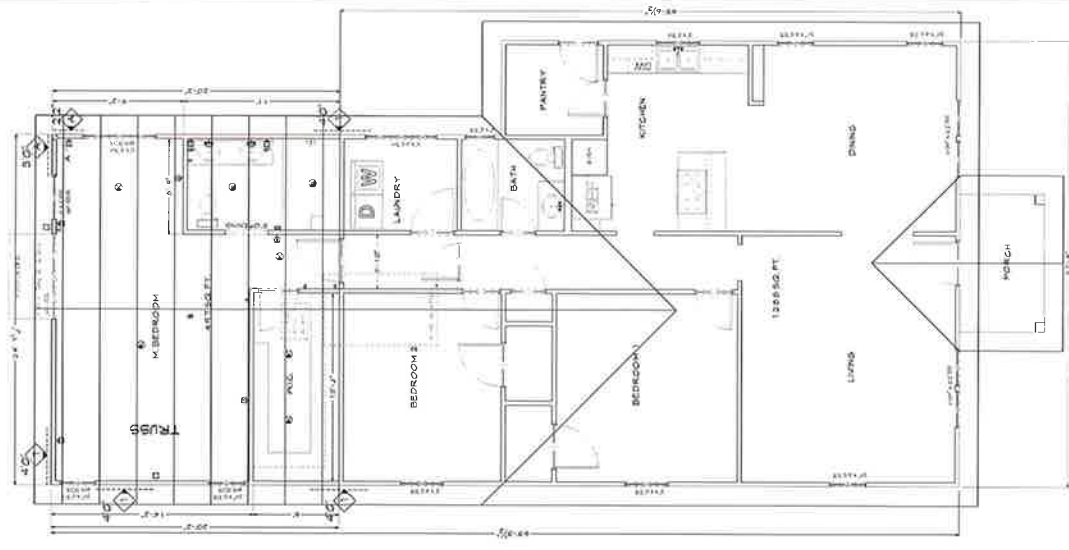
REV	DATE	NAME

1007 FIGUEROA ST.  
 FOLSOM, CA 95630  
 APN # 070-0095-014-0000

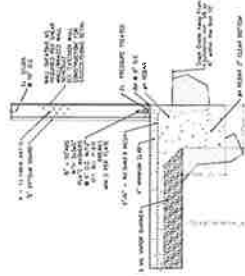
**FLOOR PLAN**

PLAN # 0604  
 DATE: 4/18/2016  
 SCALE: AS SHOWN  
 BY: MIKE  
 SHEET: A2

SYMBOL	DESCRIPTION
○	FOUNDATION
□	FLOOR
▭	FOUNDATION WALL
▭	FOUNDATION FOOTING
▭	FOUNDATION SLAB



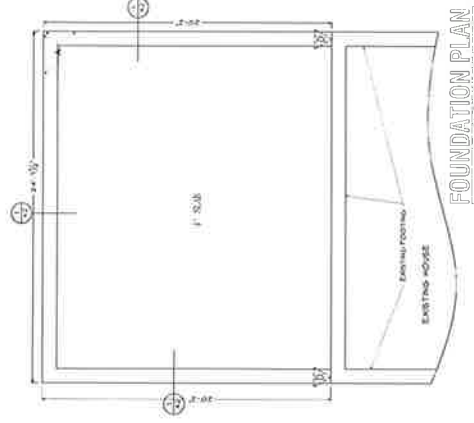
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



F1 Foundation Detail

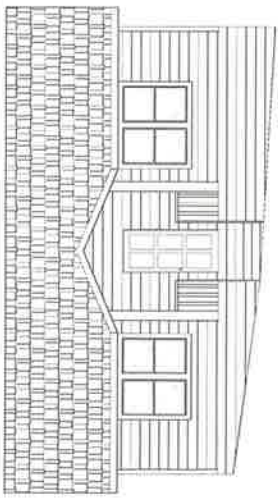
SYMBOL	DESCRIPTION
○	FOUNDATION
□	FLOOR
▭	FOUNDATION WALL
▭	FOUNDATION FOOTING
▭	FOUNDATION SLAB

SYMBOL	DESCRIPTION
○	FOUNDATION
□	FLOOR
▭	FOUNDATION WALL
▭	FOUNDATION FOOTING
▭	FOUNDATION SLAB

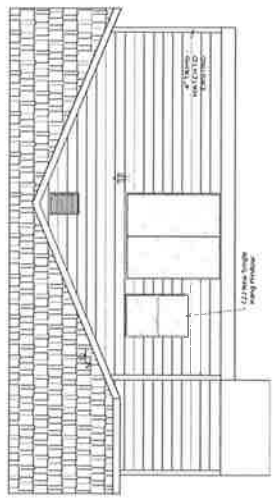


**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"

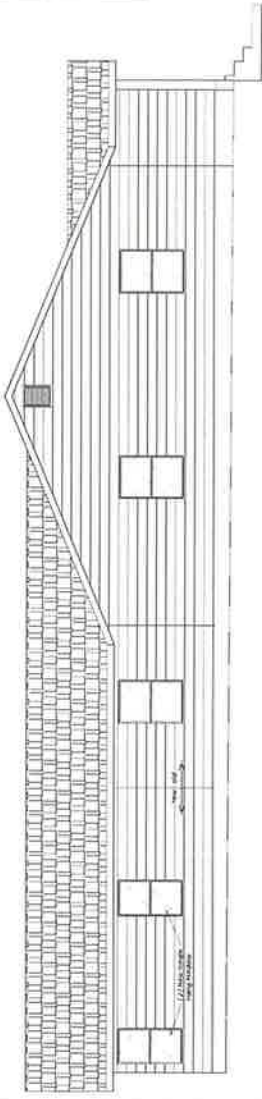


**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

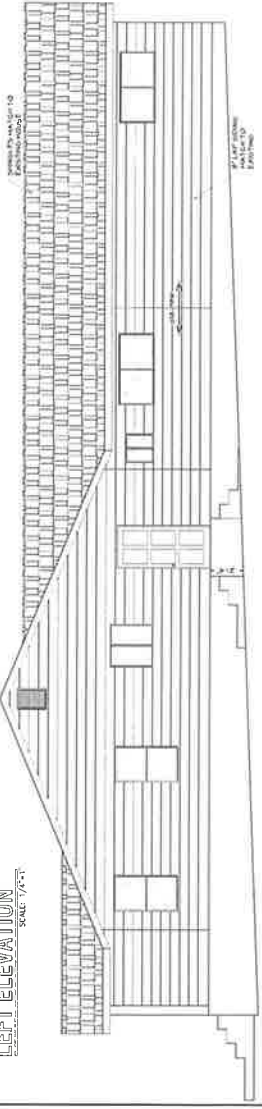


**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

NOTE:  
 All exterior materials must be high quality  
 and should match existing building



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

Attachment 3  
Proposed Colors and Materials



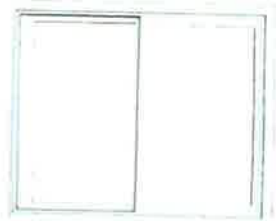
# 1007 Figueroa St. Folsom, CA 95630



James Hardie HardiePlank  
Primed CedarMill Lap Fiber Cement Siding Panel  
(Actual: 0.312-in x 8.25-in x 144-in)



GAF Timberline Natural Shadow 33-sq ft Charcoal  
Laminated Architectural Roof Shingles



JELD-WEN V2500 Vinyl Double Pane  
Double Strength Replacement Double Hung Window

Kelly Moore™ KM3974-3 Highland Grass



Body  
Color

Kelly Moore™ KM3971-1 Bleached Burl



Trim  
Color

Attachment 4  
Site Photographs





1007





## HISTORIC DISTRICT COMMISSION STAFF REPORT

**PROJECT TITLE:** 506 Canal Street new custom home

**PROPOSAL:** Request for approval of a Residential Design Review application to construct a 1,990-square-foot single-family residence at 506 Canal Street

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

**APPLICANT/OWNER:** David R. Clarke Jr.

**LOCATION:** 506 Canal Street

**ASSESSOR'S PARCEL NO.:** 070-0062-004

**ZONING:** CEN/R-1-M, The Central Subarea of the Historic District with underlying zoning of Single-Family Dwelling/Small Lot District

**GENERAL PLAN DESIGNATION:** SF (Single-Family)

**PREVIOUS ACTION:** None

**FUTURE ACTION:** Issuance of a Building Permit

**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 Elevations, dated March 20, 2016
3. Building Colors and Materials
4. Site Photograph

**PROJECT PLANNER:** Josh Kinkade, Assistant Planner



## BACKGROUND

The parcel at 506 Canal Street is located on a 7,000-square-foot, flat Theodore Judah lot. Canal Street borders the property to the south, and Leidesdorff Street borders the property to the north. The project site is surrounded by single-family residences to the south, east and north. The parking lot for the Moose Lodge lies to the west of the project site.

## PROJECT DESCRIPTION

The applicant is requesting design review approval to build a 1,990-square-foot, two-story residence at 506 Canal Street. The proposed residence also includes a 160-square-foot covered front porch and a 350-square-foot covered rear porch. While the lot has frontages on both Canal Street and Leidesdorff Street, the proposed residence would be oriented towards Canal Street, similar to other residences along this street. Proposed plans are shown in Attachment 2.

## PROJECT ANALYSIS

The property is zoned CEN/R-1-M, the Central Subarea of the Historic District Residential Primary Area, with underlying zoning of R-1-M, Single-Family Dwelling Small Lot District. According to Section 17.52.540 of the Folsom Municipal Code (FMC), single-family dwellings and second units are permitted uses in the Central Subarea of the Historic Residential Primary Area. As proposed, the placement of the residence on the parcel conforms to the FMC setback requirements, as demonstrated in the table below.

	<b><u>REQUIRED</u></b>	<b><u>ACTUAL</u></b>
<b>Minimum Lot Size</b>	6,000 SF	7,000 SF
<b>Minimum Lot Width</b>	50 Feet	50 Feet
<b>Req. Front Setback</b>	20 Feet	20 Feet
<b>Req. Rear Setback</b>	20 Feet	63'
<b>Req. Side Setback</b>	5 Feet each side	5 Feet, 10 Feet
<b>Min. Distance Between Structures</b>	10 Feet	>10 Feet
<b>Max. Building Height</b>	35 Feet	27 Feet
<b>Minimum Parking Req.</b>	2 Parking Spaces	2 Parking Spaces
<b>Minimum Pervious Surface</b>	45%	73.2%

### Building Design and Architecture

The architectural design of the proposed residence is best described as Craftsman Style. As expressed in the proposed design, Craftsman Style is characterized by prominent porches, typically with street-side gables and square columns, gabled roofs, roof vents, horizontal shingle wood siding and asymmetric distributions of front openings. Both the front (south) and rear (north) elevations of the primary residence feature covered porches with wood posts covered in ornamental iron. Furthermore, the residence features a gabled roof, gabled roof dormers, Hardie lap siding and an offset front door.

### Siding and Trim

Siding material to be used throughout the proposed project is Hardie board lap siding with 4-inch exposures, painted grey. The windows will have Hardie board trim and sills, painted in "Eaglet Beige". The porches will feature composite decking. 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 double-hung vertically-sliding windows with composite trim painted white. The front entrance is proposed to be a wood door painted white.

**Roofing**

Pursuant to the DDGs Appendix D Section C.7.c, 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 architectural asphalt composition shingle roof. The applicant has provided four options for roof color: quarry gray, estate gray, harbor blue and shasta white. Staff supports all four of these roof color options.

Staff has determined that the overall design, colors, materials, and layout of the proposed residence 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 two off-street parking spaces in the rear of the lot, accessible from Leidesdorff Street. Based on this, staff has determined that the proposal complies with the parking requirements.

**ENVIRONMENTAL REVIEW**

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

**STAFF RECOMMENDATION**

Staff recommends that the Historic District Commission approve PN 16-092, Residential Design Review for construction of a 1,990-square-foot single-family residence at 506 Canal Street, subject to the conditions listed below.

**HISTORIC DISTRICT COMMISSION ACTION**

MOVE TO APPROVE PN16-092, DESIGN REVIEW FOR CONSTRUCTION OF A 1,990-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT 506 CANAL STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS:

**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.



**CEQA FINDING**

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

**DESIGN REVIEW FINDINGS**

D. 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.

E. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

Submitted,



DAVID E. MILLER, AICP

Director of Public Works and Community Development

## **CONDITIONS OF APPROVAL**

1. Compliance with all local, state and federal regulations pertaining to building is required.
2. This approval is based on site, building plans and elevations submitted for Design Review, dated March 20, 2016.
3. A building permit shall be issued on the project within one year of the date of this approval (June 1, 2017).

Attachment 1  
Vicinity Map



Attachment 2  
Site Plan, Building Floor Plans, and  
Elevations





**CONSTRUCTION NOTES**

**GENERAL NOTES**

DRAWINGS REPRESENT THE DESIRED RESULT OF CONSTRUCTION METHODS OF CONSTRUCTION. THE RISKS INVOLVED DURING THE CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE BUILDING'S STRUCTURAL INTEGRITY AT ALL STAGES OF CONSTRUCTION.

BEFORE BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS / APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR SHALL FOLLOW SIZES IN THE CONSTRUCTION DOCUMENTS OR CURSORS ON THE DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS. FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS.

WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR A NUMBER OF ITEMS, THE REFINISHES SHALL BE DEFINED REPETITIVE AND SO CONSTRUCTED.

ALL CONTRACTOR PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING ANY PERMANENT WORK.

TRADES INCLUDING THOSE ITEMS SUPPLIED BY THE OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF STUDS OR CURSORS TO CENTERLINE OF COLUMNS, U.O.N.

**PROJECT INFO**

**CODES:** ALL CONSTRUCTION PERFORMED SHALL COMPLY WITH THE 2013 C.B.C., C.R.C., C.P.C., C.E.C., N.E.C., THE CALIFORNIA ENERGY CODE 4.1ETS NOT FORGET THE CGBC, AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION

**PROJECT:** SINGLE FAMILY DETACHED HOUSE

**OWNER:** DAVID CLARKE 916.337.1421  
506 CANAL STREET, FOLSOM, CA 95630

**APN:** 070-0062-004-0000

**LOT SIZE:** 7,200 SQ.FT.

**OCC / CONSTRUCTION:** R-3 4.1-B

**PROPOSED HOUSE:** 1,990 SQ.FT.

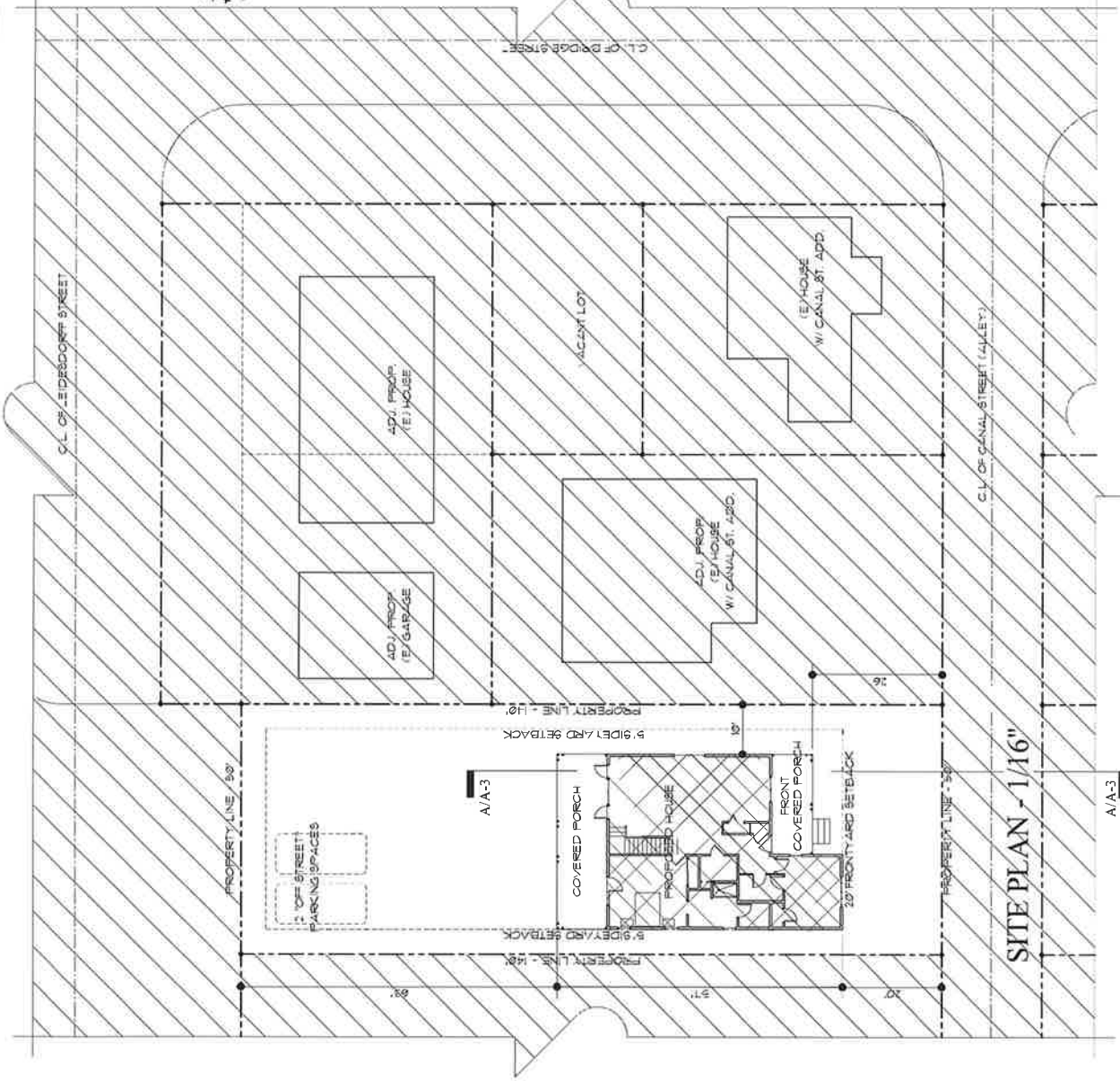
**FIRST FLOOR:** 1,365 SQ.FT.

**SECOND FLOOR:** 625 SQ.FT.

**COVERED PORCHES:** 510 SQ.FT.

**BLDG. DEPT. NOTES**

WORK SHALL BE INSTALLED PER APPROVED CONSTRUCTION DOCUMENTS. ANY SUBSTITUTIONS SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FOLSOM BLDG. OFFICIAL OR HIS/HER DESIGNATED REPRESENTATIVE. CONSTRUCTION SHALL REMAIN ACCESSIBLE & EXPOSED FOR INSPECTION UNTIL ALL WORK IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



**DRAWING INDEX**

AI	NOTES, VICINITY MAP, PROJECT INFO & SITE PLAN
A2	FLOOR PLANS
A3	SITE / BUILDING SECTION & ELEVATIONS



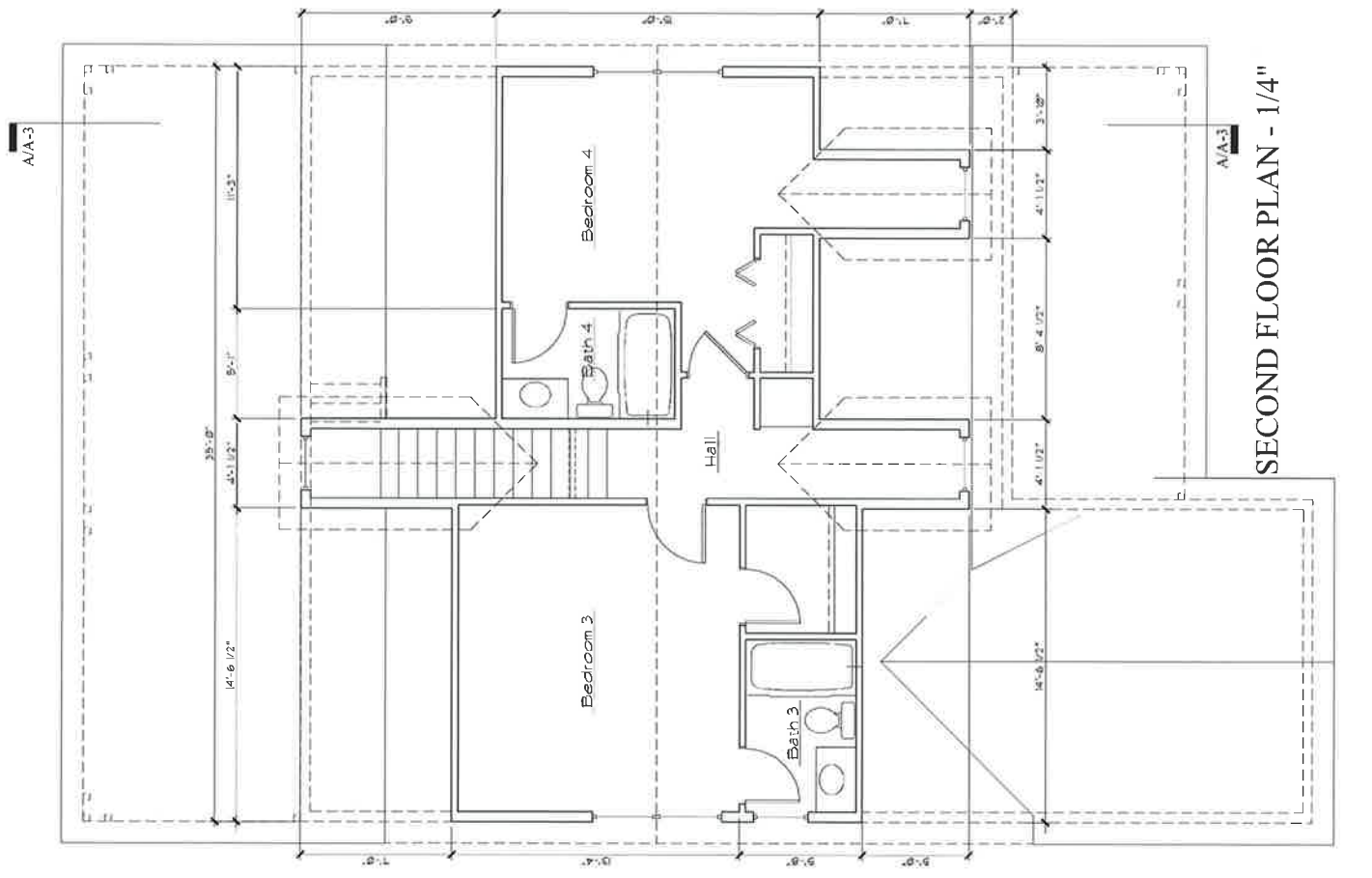
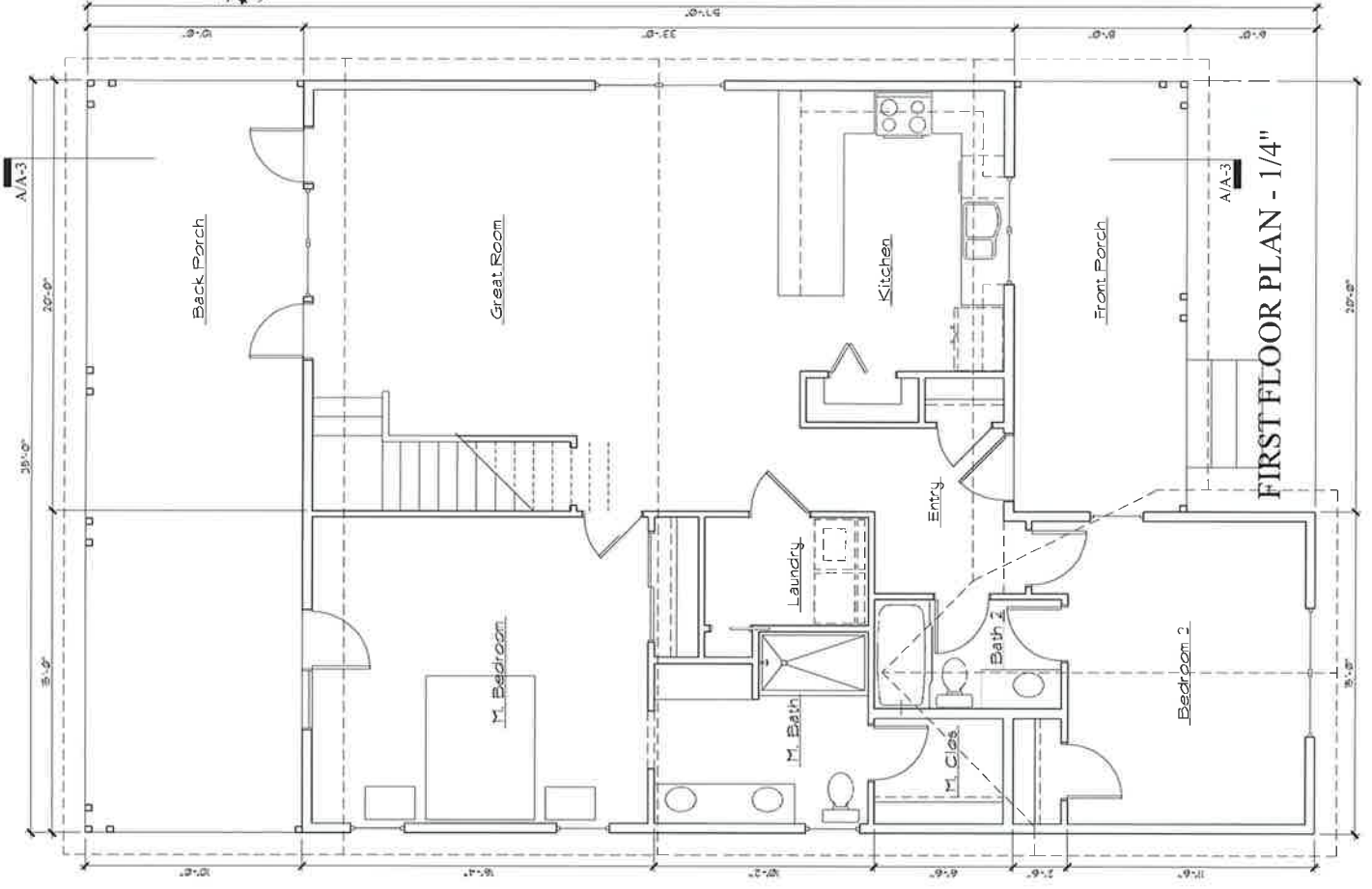
MARK N. ROBERTS  
 ARCHITECT  
 807 Sutter Street  
 San Francisco, CA 94109  
 Phone: 415.774.9537  
 Fax: 415.774.9537  
 Email: info@marknroberts.com



CLARKE HOUSE  
 APN: 070-0062-004-0000 - 506 CANAL STREET  
 FOLSOM, CA 95630

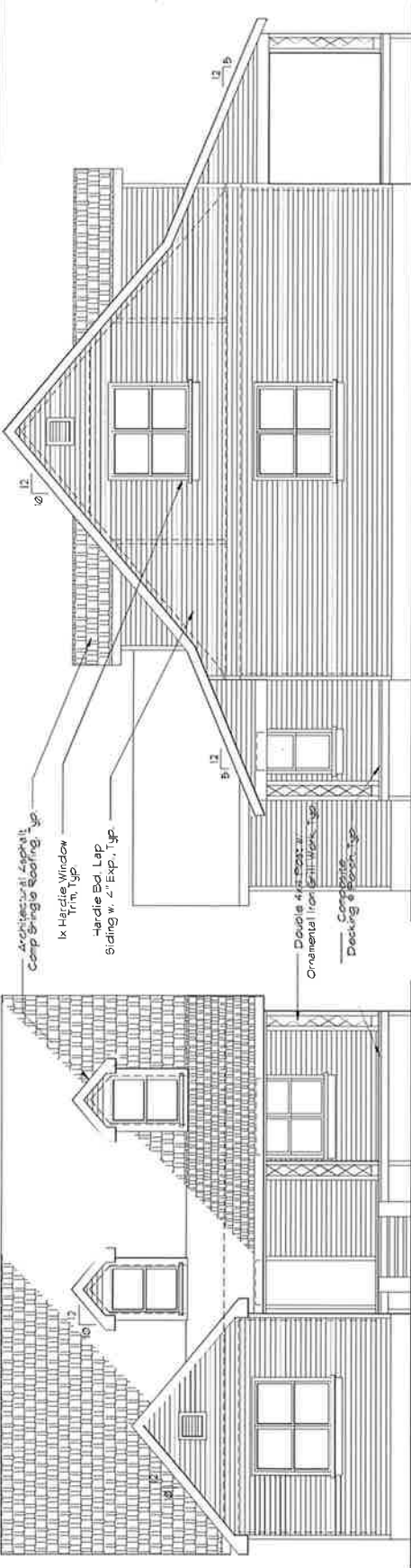
A2

JOB: 1512  
 DATE: 03.20.16

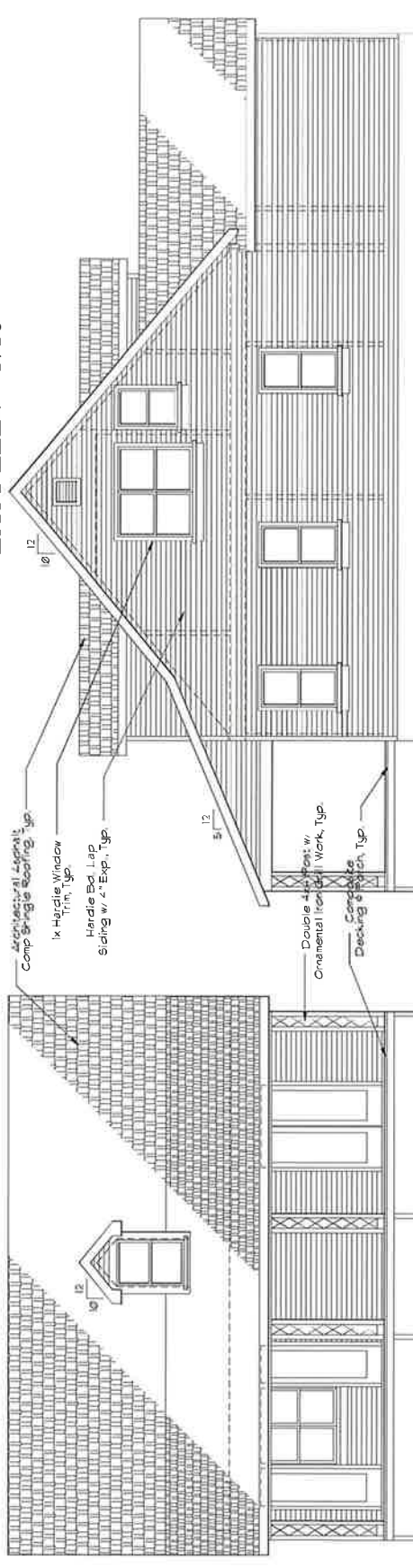


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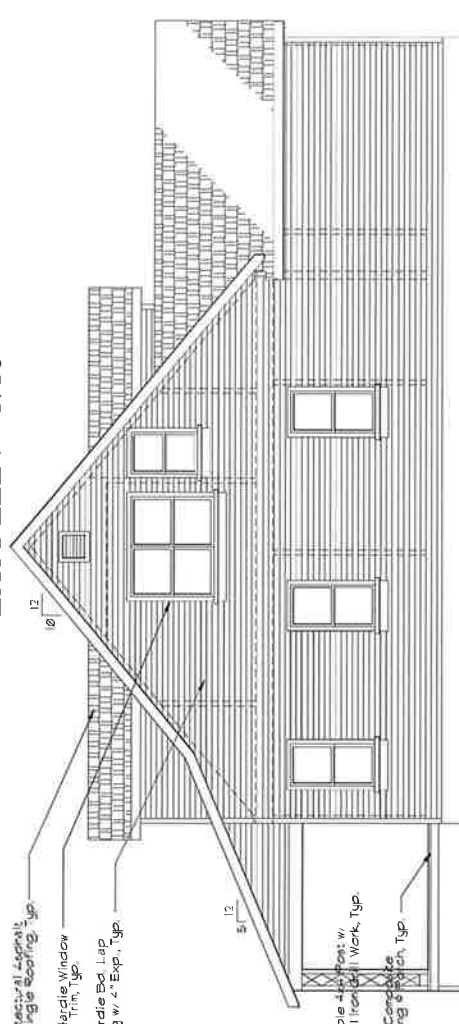


SOUTH ELEV - 3/16"

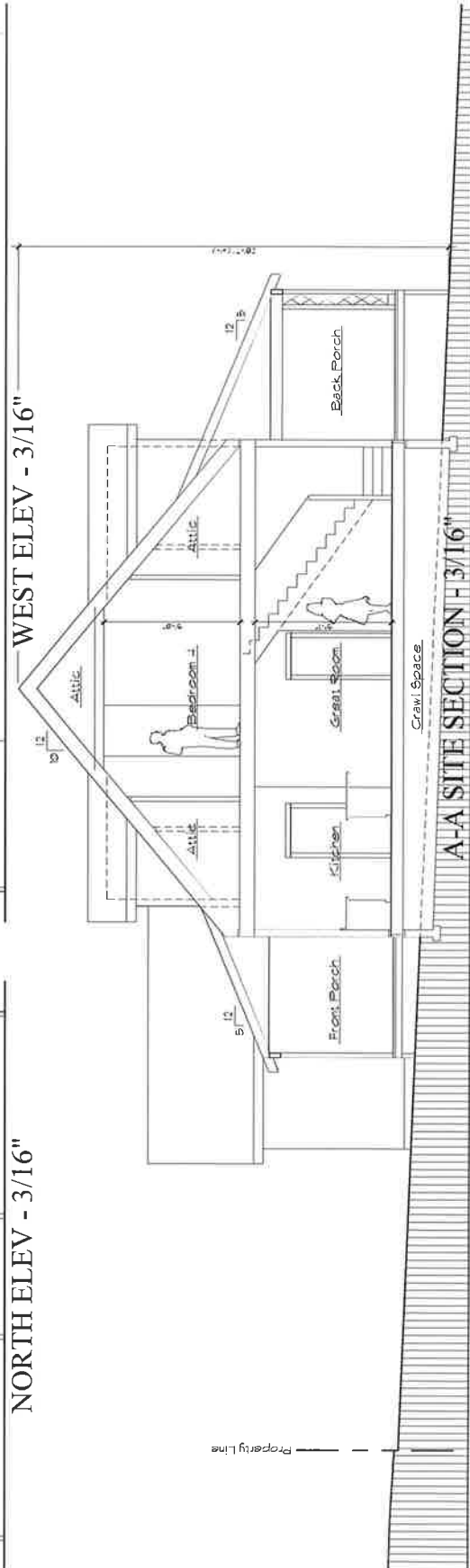


NORTH ELEV - 3/16"

EAST ELEV - 3/16"



WEST ELEV - 3/16"

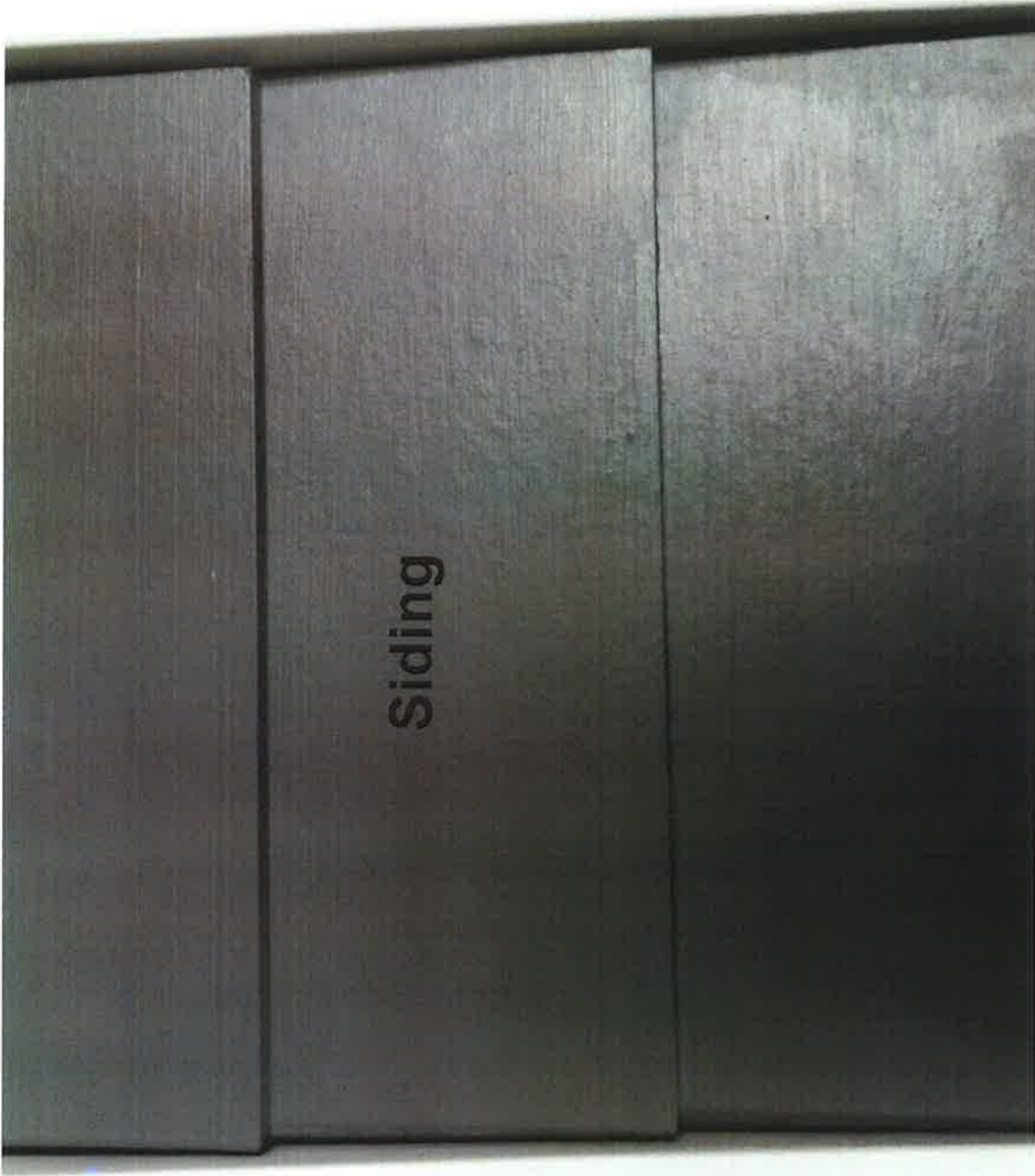


A-A SITE SECTION - 3/16"

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Attachment 3  
Building Colors and Materials

**Trim**





ESTATE GRAY

5000 067610

HARBOR BLUE

QUARRY GRAY

5000 067610

SHASTA WHITE

Attachment 4  
Site Photographs



