HISTORIC DISTRICT COMMISSION AGENDA
July 6, 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 June 1, 2016 stand approved unless there are corrections.

NEW BUSINESS

1. PN 16-109, 409 Natoma Street – Remodel and Enclosure Commercial Design Review, Determination that the Project is Exempt from CEQA

Request for Commercial Design Review Approval for an enclosure of a 712-square-foot covered patio area and remodel of an existing 4,296-square-foot restaurant at 409 Natoma Street. Zoning for this project is Neighborhood Business District/ Natoma-Riley-Bidwell Commercial Primary Area of the Historic District (C-1/NRB). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). (Project Planner: Assistant Planner, Josh Kinkade / Applicant: Robert Lin & Brissa A. Galvanleon

REPORTS

Historic District Commission/Principal Planner:

The next Historic District Commission meeting is scheduled for July 20, 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, 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
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, Susan Mehring, Jeffrey Rempfer, Mark Roberts, Tom Scott

ABSENT: Jackson

CITIZEN COMMUNICATION: None

MINUTES: The minutes of April 20, 2015 were approved as submitted.

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)

COMMISSIONER ARNAZ MOVED 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 CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL 1-5.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

COMMISSIONER MILLER MOVED 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 & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL 1 – 3; ADDING CONDITION NO. 4 THAT READS AS FOLLOWS "THE OPTION OF BLUE ROOFING WILL BE ELIMINATED."; MODIFICATION TO THE STAFF REPORT THAT READS AS FOLLOWS "...PAINTED WHITE IN "EAGLET-BEIGE.""

COMMISSIONER BRACHT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**Historic District Commission/Planning Manager:**

None

There being no further business, the meeting was adjourned at 5:25 p.m.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

**APPROVED:**

CHAIR, DARON BRACHT
HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE: 409 Natoma Street Remodel and Enclosure Commercial Design Review

PROPOSAL: Request for Commercial Design Review Approval for an enclosure of a 712-square-foot covered patio area and remodel of an existing 4,296-square-foot restaurant at 409 Natoma Street

RECOMMENDATION: Approve, based upon findings and subject to conditions of approval

OWNER/APPLICANT: Robert Lin/Brissa A. Galvanleon

LOCATION: 409 Natoma Street

ASSESSOR'S PARCEL NO.: 070-0166-009

ZONING: C-1/NRB (Neighborhood Business District/Natoma-Riley-Bidwell Commercial Primary Area of the Historic District)

GENERAL PLAN DESIGNATION: CC (Community Commercial)

ADJACENT LAND USES AND ZONING: North: Natoma Street with office and preschool in residential type buildings; BP South: Public alley with mortuary and residential development; C-1 and R-2 East: Vacant land; C-1; and Coloma Street West: Commercial salon/spa buildings; C-1

SITE CHARACTERISTICS: The 25,274-square-foot site is fully developed with a 4,296-square-foot single-story restaurant building and associated site improvements including parking

PREVIOUS ACTION: Approval of a Conditional Use Permit to expand an existing restaurant business (building addition and site improvements) (PN 98-577), Approval of a Design Review Application to replace two windows along
the front elevation, to add site lights and a monument sign (PN 01-554)

APPLICABLE CODES: FMC Section 17.52, Historic District
Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION: The project is categorically exempt under
Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA)

ATTACHED REFERENCE MATERIAL: 1. Vicinity Map
2. Site Photographs
3. Site Plan and Building Elevations, dated April 8, 2016
4. Colors and Materials

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 existing restaurant represents many non-residential
architectural styles that have been merged over the years. Restaurants that have been operated
from this property include the original ‘A&W Root Beer’, ‘Under Dog’s Café USA’, ‘Tio Pepe
Mexican Restaurant’ and the ‘Sol Azteca Mexican Restaurant’.

In 1999, the Historic District Commission approved the remodel and expansion of the Sol Azteca
restaurant building to an overall size of 4,290 square feet, with an approximately 700-square-foot
covered outdoor seating area. In 2001, the Historic District Commission approved a decrease in
the size of two windows along the north elevation, the installation of 8 parking lot light poles and
a 12-square-foot monument sign accented by spotlights. Sol Azteca closed in 2011, and the
building has been vacant since that time.

PROJECT DESCRIPTION
The applicant is requesting approval of a Commercial Design Review Application to enclose the
712-square foot covered outdoor seating area and remodel the existing restaurant building
located on a 0.58-acre site at 409 Natoma Street. The proposed remodel includes new rectangular
casement windows (replacing existing half-circular windows), a new sliding glass door (on the
north elevation), and a new glass door (replacing an existing wooden door on the west elevation).
All existing and proposed lower-level windows and doors are proposed to be trimmed with blue
and white tiles with a bird design. The semi-circular wood double-door on the east elevation is
proposed to be modified to replace the upper panels with glass. The roof remodel includes new
skylights along the north and south elevations and a flue for a proposed pizza oven. The small
openings of the existing tower are proposed to be widened. The proposed enclosure of the
existing patio area would include stucco siding colored “omega white”, a new tile roof colored
“burnt terracotta” and decorative wood soffit brackets, all to match the existing building’s colors
and materials.

**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.1, restaurants are permitted uses in the Primary Area. As a result, the proposed project is consistent with the General Plan and overlay zoning.

**LAND USE COMPATIBILITY**
The proposed enclosure of the 712-square-foot covered patio area will not increase the footprint of the existing restaurant. Enclosing this patio area will not substantially change the physical characteristics of the site, nor will it have negative impacts on the project vicinity. Based on this, staff has determined that the proposed enclosure is consistent with the City of Folsom Historic District Design and Development Guidelines and appropriate in the Natoma Riley Bidwell Commercial Primary Area.

**ARCHITECTURE AND 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. As described in the Project Description above, the proposed remodel of the existing building includes new rectangular casement windows, two new glass doors, adding glass panels to an existing door, new window and door tile trim, new skylights and a flue on the roof, widening the openings of the existing tower, and enclosing the existing patio area.

With regards to remodeling projects, Section 4.11 of the Historic District Design and Development Guidelines (DDGs) states that in evaluating a remodeling request, the Historic District Commission shall consider:

1. The property owner’s and community’s benefit;
2. The structure’s architectural and historical value; and
3. Resources available for historic authenticity purposes, such as historical and architectural documentation, materials availability, and financing.

The DDGs express a preference for returning a building to its original, pre-1950 appearance. As a second preference, or when the previous section is not applicable, the DDGs recommend remodeling a building to a good design of the “right” era for the Subarea where the building is located. The DDGs also allow a remodel that is a good design of a building’s existing style.

In this case, the restaurant building was designed to reflect the Spanish Eclectic residential building style that is represented in historic Folsom. The proposed modifications generally adhere to the elements of the existing style. The structure itself does not have any historic value, as it was built after the 1850-1950 Historic era. The redesign and enclosure would not have a negative effect on the property owner’s or the community’s benefit, as the elements of the project, as discussed below, consist of good design of the 1850-1950 era.
The DDGs state that the use of same or like materials is preferred for remodels and that materials predominant in the Historic District are the most appropriate. The proposed enclosure of the existing patio includes stucco siding colored “omega white”, a new tile roof colored “burnt terracotta” and decorative wood soffit brackets. The enclosure has been designed to match the design, color, material and scale of the existing restaurant building.

For openings, the DDGs state that the original proportions of wall openings should be retained. Regarding doors, the DDGs state that doors are to have glass to increase transparency, with wood-frame, commercial-grade glazed doors being acceptable. The proposed revisions include new rectangular casement windows (replacing existing half-circular windows), a new sliding glass door (on the north elevation), and a new glass door (replacing an existing wooden door on the west elevation). All existing and proposed windows and doors are proposed to be trimmed with blue and white tiles with a bird design. The semi-circular wood double-door on the east elevation is proposed to be modified to replace the upper panels with glass. Finally, the small openings on the existing tower are proposed to be widened. Staff concludes that these modified openings are complimentary to the existing building’s architecture.

The applicant also proposes adding new skylights along the north and south elevations and a flue for a proposed pizza oven. It is important to note that the DDGs do not provide guidelines regarding existing roofs on buildings built after the 1850-1950 Historic Era (the structure was built in 1959). However, staff has determined that the proposed skylights and flue complement the existing building’s architecture.

The applicant is not proposing any signage with this particular Commercial Design Review application. All future signs for the project comply with the FMC Section 17.52.530.I, FMC Section 17.59 (City Sign Standards), and City of Folsom Historic District Design and Development Guidelines. Condition No. 4 is included to reflect this requirement.

**ROOFTOP EQUIPMENT**
All existing rooftop equipment is screened from public view with an existing parapet. The applicant is not requesting to modify this design, and the equipment will continue to be screened from public view under the proposed redesign. Condition No. 3 is included to reflect this requirement.

**PARKING**
There are 27 existing parking stalls, including two ADA stalls, on the site. Parking requirements in the Natoma-Riley-Bidwell Commercial Primary Area are governed by FMC Section 17.52.530. FMC Section 17.52.530.J(2) requires 1 parking space for every 200 square feet of commercial building area. In this case, the restaurant has 4,888 square feet of net floor area, so 24 parking stalls are required. Therefore, the project exceeds the minimum parking requirement.

**ENVIRONMENTAL REVIEW**
The project is categorically exempt under Section 15301 (Existing Facilities) of the Guidelines for California Environmental Quality Act (CEQA).
RECOMMENDATION / HISTORIC DISTRICT COMMISSION ACTION:
MOVE TO APPROVE COMMERCIAL DESIGN REVIEW FOR THE ENCLOSURE OF A 712-
SQUARE-FOOT COVERED PATIO AREA AND REMODEL OF AN EXISTING 4,296-
SQUARE-FOOT RESTAURANT AT 409 NATOMA STREET AS ILLUSTRATED ON
ATTACHMENT 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL
(NOS. 1-7).

GENERAL PROJECT FINDINGS

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

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE
OF THE CITY.

DESIGN REVIEW FINDINGS

C. THE PROJECT COMPLIES WITH THE DESIGN STANDARDS IDENTIFIED IN THE
HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY
CITY COUNCIL.

D. THE PROJECT’S BUILDING MATERIALS, TEXTURES, AND COLORS ARE
COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH
THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

REMODELING FINDING

E. IN EVALUATING THIS REMODELING REQUEST, THE HISTORIC DISTRICT
COMMISSION CONSIDERED THE PROPERTY OWNER’S AND COMMUNITY’S
BENEFIT; THE STRUCTURE’S ARCHITECTURAL AND HISTORICAL VALUE; AND
THE RESOURCES AVAILABLE FOR HISTORIC AUTHENTICITY PURPOSES, SUCH
AS HISTORICAL AND ARCHITECTURAL DOCUMENTATION, MATERIALS
AVAILABILITY, AND FINANCING.

CEQA FINDING

F. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 EXISTING
FACILITIES OF THE GUIDELINES FOR CALIFORNIA ENVIRONMENTAL QUALITY
ACT (CEQA).

Submitted,

David E. Miller
DAVID E. MILLER, AICP
Community Development and Public Works Director
CONDITIONS OF APPROVAL:

1. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site and building elevations dated April 8, 2016.

2. A building permit shall be issued on the project within one year of the date of this approval (July 6, 2017).

3. All roof-mounted mechanical equipment and devices shall be screened from public view with an appropriately designed parapet or other methods of screening that are compatible with the existing building color, materials, and scale.

4. All future signage associated with the project shall comply with the FMC Section 17.52.530.1, FMC Section 17.59 (City Sign Standards), and City of Folsom Historic District Design and Development Guidelines to the satisfaction of the Community Development Director.

5. The existing exterior automatic fire sprinkler system (AFSS) riser located on the west side of the building is not shown on the exterior drawings submitted. The AFSS shall be accessible from the exterior at its current location or shall be located within an approved fire control room per the City Fire Code. The existing AFSS shall be inspected, serviced and certified in accordance with California Code of Regulations Title 19 prior to occupancy permit approval.

6. The existing fire alarm system shall be inspected, serviced and certified in accordance with California Code of Regulations Title 19 prior to occupancy permit approval.

7. All existing fire lanes on the property shall be maintained and repainted red with 3” or larger stenciled markings that read “NO PARKING – FIRE LANE” every 25’ along the curb.
Attachment 1

Vicinity Map
Attachment 2

Site Photographs
MAIN ENTRANCE

Parking lot view
Existing Windows

Existing Natoma St. Side Windows
Existing Sidewalk View

Existing Windows
Kitchen Exit

side Entrance
Kitchen Exit
Attachment 3

Site Plan and Elevations, dated April 8, 2016
Attachment 4

Colors and Materials
<table>
<thead>
<tr>
<th>Color</th>
<th>Base</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 OMEGA WHITE</td>
<td>10</td>
</tr>
<tr>
<td>12 CHENILLE</td>
<td>10</td>
</tr>
<tr>
<td>420 FLORAL WHITE</td>
<td>10</td>
</tr>
<tr>
<td>412 BISON BEIGE</td>
<td>2</td>
</tr>
<tr>
<td>405 SURREY BEIGE</td>
<td>2</td>
</tr>
<tr>
<td>434 VANILLA CREAM</td>
<td>2</td>
</tr>
<tr>
<td>438 MOJAVE SUNSET</td>
<td>2</td>
</tr>
<tr>
<td>413 MORNING MOON</td>
<td>10</td>
</tr>
<tr>
<td>414 CLOUD COVER</td>
<td>2</td>
</tr>
<tr>
<td>69 TRUE GREY</td>
<td>2</td>
</tr>
<tr>
<td>404 BARN SWALLOW</td>
<td>2</td>
</tr>
<tr>
<td>403 BAKED POTATO</td>
<td>2</td>
</tr>
<tr>
<td>407 CORNICO BEIGE</td>
<td>2</td>
</tr>
<tr>
<td>411 OAK FLATS</td>
<td>2</td>
</tr>
<tr>
<td>416 SAFARI TAN</td>
<td>2</td>
</tr>
</tbody>
</table>

www.omega-products.com
Milgard® Essence Series® casement windows combine unobstructed views with great function. The fold down handle and slim line sash lock give the window's interior a clean, elegant look. Casement windows are hinged on the left or right edge and swing out which gives you maximum ventilation.

Casement windows are ideal in just about any situation, and they are available in a fixed model, giving you the option to use them in combinations with casements and other operating styles.
Create a vibrant mural of the outdoors on your wall.

Large sliding glass panels offer sweeping outdoor views, flooding the room with natural light and fresh air.

Choose from warm, rich wood interior to paint or stain to match your vision with tough, durable aluminum exteriors in designer colors. Your wood-framed glass wall can also be accessorized with grids. The all-aluminum option is a sleek, modern design in colors to match any decor.
* Tile around windows