



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

April 7, 2021

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Historic District Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Historic District Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: John Felts, Daniel West, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Mark Dascallos, 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 amended minutes of the March 3, 2021 meeting and the minutes of the March 17, 2021 special meeting will be presented for approval.

OLD BUSINESS

1. PN 21-017, 502 Natoma Street Remodel and Determination that the Project is Exempt from CEQA (Continued from 3/3/21 HDC Meeting)

A Public Meeting to consider a request from Adrian Blanco for approval of a Design Review application for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street. The zoning classification for the site is BP/NRB, while the General Plan land-use designation is CC. The project is exempt

from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines.
(Project Planner: Josh Kinkade/Applicant: Adrian Blanco)

NEW BUSINESS

2. PN 21-034, 300 Reading Street Sign Permit and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from William Henderson for approval of a Sign Permit application for 20-square-foot wall sign on the frontage of the Folsom City Ink business located at 300 Reading Street. The zoning classification for the site is C-2 PD/SUT, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines.
(Project Planner: Josh Kinkade/Applicant: William Henderson)

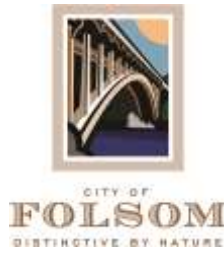
HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **April 21, 2021**. 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) 461-6200 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.



**HISTORIC DISTRICT COMMISSION MINUTES
AMENDED
March 3, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, John Felts, Mark Dascallos, Daron Bracht

ABSENT: Cole

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the February 3, 2021 meeting were approved as submitted.

Oath of Office Administered to John Felts and Mark Dascallos

NEW BUSINESS

1. PN 21-017, 502 Natoma Street Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Adrian Blanco for approval of a Design Review application for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street. The zoning classification for the site is BP/NRB, while the General Plan land-use designation is CC. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Adrian Blanco)**

1. Bob Delp addressed the Historic District Commission “noting that a site plan was not submitted with this project as required by Zoning Code section 17.52.310(E) and expressed his concern with City staff processing applications without requiring that applications contain all required materials. Mr. Delp also noted that staff-recommended conditions of approval do not appear to implement any new measures to reduce the potential for mistakes allowing modifications in excess of those approved by the Commission whereas staff had committed at the Commission’s February 17, 2021 meeting to include such new measures.”

COMMISSIONER BRACHT MOVED TO CONTINUE PN 21-017 TO A LATER MEETING DATE TO ALLOW THE APPLICANT TIME TO PROVIDE A SITE PLAN TO THE COMMISSION.

COMMISSIONER WEST SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, ANKHELYI, DASCALLOS
NOES: DUEWEL, BRACHT
RECUSED: FELTS
ABSENT: COLE

PRINCIPAL PLANNER REPORT

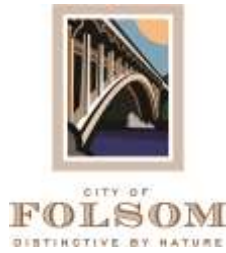
The next scheduled Historic District Commission meeting will be held March 17, 2021 at a special meeting time of 4:00 P.M.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



**HISTORIC DISTRICT COMMISSION MINUTES
SPECIAL MEETING
March 17, 2021
CITY COUNCIL CHAMBERS
4:00 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Mark Dascallos, John Felts, Daron Bracht

ABSENT: West, Duewel arrived at 5:15 PM

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

1. Mark Brenkwitz addressed the Historic District Commission regarding parking issues currently in the Historic District and parking issues that will arise from future planned developments.

MINUTES: The minutes of the March 3, 2021 meeting will be amended and brought to the Commission for approval at the next regularly scheduled meeting.

PUBLIC HEARING

1. PN 21-026, 300 Reading Street Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from William E. Henderson for approval of a Conditional Use Permit application to operate a tattoo parlor at 300 Reading Street. The zoning classification for the site is HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Associate Planner, Josh Kinkade/Applicant: William E. Henderson)**

1. Bob Relei addressed the Historic District Commission as the previous owner of the property in support of the project.
2. Jennifer Lane addressed the Historic District Commission with questions regarding zoning for tattoo parlors.
3. Bob Delp addressed the Historic District Commission in support of the modifications staff made to the conditions of the project in response to public input.

COMMISSIONER COLE MOVED TO APPROVE THE 300 READING STREET CONDITIONAL USE PERMIT (PN 21-026), SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT

(FINDINGS A-G) AND ATTACHED CONDITIONS OF APPROVAL 1-14 WITH THE FOLLOWING MODIFICATIONS:

"1. This Conditional Use Permit is approved for the establishment of the Folsom City Ink business at 300 Reading Street, which includes operation of a tattoo parlor within an 800-square-foot commercial space. Hours of operation for the business shall be not exceed the hours of 10:00 a.m. through 10:00 p.m. Monday through Sunday. The Folsom City Ink business shall substantially conform to the exhibit referenced below:

- Floor Plans, received February 11, 2021, **attached to the March 17, 2021 staff report**

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. **Any exterior building modifications, including but not limited to the building and ramp structure, shall require subsequent Design Review approval by the Historic District Commission. This shall be noted on the plans submitted for a building permit.**

2. If the Community Development Director finds evidence that conditions of approval for the 300 Reading Street Conditional Use Permit have not been **fulfilled complied with** 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 has a substantial adverse impact on public facilities or services, 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.

12. Entertainment (as defined in Section 5.90 of the Folsom Municipal Code) and outdoor activity of any kind at 300 Reading Street shall be prohibited, **with exemption of art displays on the patio. Occasional outdoor events may be requested via the Special Event Permit process, subject to staff approval.**

13. Signage for the site shall comply with the Folsom Municipal Code Chapter 17.59 as modified by Chapter 17.52 and the Historic District Design and Development Guidelines, **and will be subject to separate review and approval of a sign permit by the Historic District Commission.**"

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: COLE, ANKHELYI, DASCALLOS, FELTS, BRACHT

NOES: NONE

RECUSED: NONE

ABSENT: WEST, DUEWEL

WORKSHOP

2. PN 19-051, Zoning Code Update – Update on Progress, Schedule, and Remaining Tasks

Staff is returning to the Commission for an update on progress on the new Zoning Code. The purpose of this workshop is to review topics covered so far, remaining tasks, and to discuss the current schedule. **(Project Planner: Principal Planner, Desmond Parrington)**

City staff gave an updated presentation on the current status and remaining tasks for the Zoning Code Update, which include Development Standards and Design Guidelines, Administrative Procedures, Public Review Draft Publication and Public Comment Period, and plans for future Community and Commission workshops.

PRINCIPAL PLANNER REPORT

City staff provided a response to questions regarding murals coming to the Historic District Commission for consideration.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: April 7, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 502 Natoma Street Remodel
File #: PN 21-017
Request: Design Review
Location: 502 Natoma Street
Parcel(s): 070-0163-010
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: LDD Investments
Address: 502 Natoma St.
Folsom, CA 95630

Applicant

Name: Adrian Blanco
Address: 29 Natoma St. Ste H
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street, as illustrated on Attachment 5 for the 502 Natoma Street Remodel project (PN 21-017) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-8).

Project Summary: The proposed project consists of remodeling an existing 1,631-square-foot commercial building located at 502 Natoma Street and associated site work. The property is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan dated 3-24-21, Floor Plans, Elevations and Rendering dated 3-10-21
- 6 - Proposed Exterior Colors
- 7 - Site Photos
- 8 - Comment Letter from Heritage Preservation League of Folsom, dated 2-10-21
- 9 - PowerPoint Presentation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: April 7, 2021

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Adrian Blanco, is proposing to remodel an existing single-story 1,631-square-foot commercial building located at 502 Natoma Street. The remodel consists of removing the covered porch and shop entrance from the left elevation, removing two windows on the front elevation and replacing them with a large window and shop entrance (accessible via new concrete steps), replacing an accessible door on the front elevation with a window, and moving the accessible ramp on the front elevation to the new entrance which is also located on the front elevation. As part of the remodel, the applicant is also proposing to repaint the structure white with black accents.

At the March 3, 2021 Historic District Commission meeting, the Commission continued the project and asked the applicant to provide a site plan pursuant to Section 17.52.310 of the Folsom Municipal Code in order to determine where the accessible parking space would be relocated due to the new location of the accessible ramp and to ensure that the project site would still be meeting minimum pervious surface requirements with the updated parking space location. During the meeting, the Commission also discussed the feasibility of adding grids to the proposed square window located on the front elevation and making that window vertically-oriented, consistent with the other windows on that elevation.

The applicant has since provided a site plan showing the new location of the accessible ramp and parking space, providing a pervious surface calculation (38 percent, consistent with the Natoma-Riley-Bidwell Commercial Primary Area standard of 25 percent pervious surface on the project site), providing a parking calculation, and providing project setbacks and a modified front elevation showing a vertically-oriented window with grids. The site plan and modified elevations are shown in Attachment 5.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code (FMC) states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition or demolition of existing structures within the Historic District. Section 17.52.330 states that, in reviewing projects, the Commission shall consider the following criteria:

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and

- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is CC (Community Commercial), and the zoning designation for the project site is BP (Business Professional), within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. Jewelry stores are allowed by right in the Natoma-Riley-Bidwell Commercial Primary Area.

Section 17.52.530 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Natoma-Riley-Bidwell Commercial Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The proposed project would not expand the footprint of the building or alter the parking requirement from the previous use. However, the parking lot would be modified to accommodate the accessible parking space associated with the accessible ramp by adding new asphalt for an accessible stall and removing striping for three stalls to improve maneuverability for the accessible stall. The following table shows how the proposed project relates to the FMC zoning requirements:

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 SF	14,000 SF (existing)
Minimum Lot Width	50 Feet	100 Feet (existing)
Front Setback	20 Feet	25 Feet (existing)
Rear Setback	20 Feet	65 Feet (existing)
Side Setback	5 Feet (Interior), 10 Feet (Street Side)	30 Feet (Interior) and 6 Feet (Street Side)
Minimum Pervious Surface	25%	38% (proposed)
Parking Requirement	9 Parking Spaces	13 Parking Spaces (proposed)
Maximum Building Height	35 Feet	15 Feet (existing)
Structure Separation	10 Feet	>10 Feet

As shown in the above table (and on the site plan in Attachment 5), the existing structure currently sits 6 feet from the street-side property line, which puts the existing structure within the required 10-foot street-side setback. While this portion of the existing structure does not meet current setbacks, no expansion of the existing structure is proposed as part of the project. The existing structure is considered existing non-conforming to the street-side setback, but because the structure was legally constructed in 1960, prior to the setback standards being in-place, it is legally non-conforming and may therefore continue in its current condition per FMC Section 17.52.690(B). If this project is approved, the applicant would not be increasing the non-conformity, as the

proposed modifications will not expand the footprint of the building within the non-conforming setback area. Furthermore, the proposed use will remain office/retail, so the proposed project would not intensify the use of the nonconforming area. Finally, staff has provided Condition No. 7, which ensures that all existing walls located within current setbacks remain standing during construction activities, and that if any exterior walls not conforming to current setbacks are torn down during construction that they be replaced by walls that meet current setbacks, subject to approval by the Historic District Commission.

The realignment of the accessible parking space would lead to a decrease in pervious surface, but the 25 percent minimum pervious surface standard will continue to be met.

In order to accommodate the new location of the accessible space, three of the fifteen existing parking spaces would have to be removed to improve access to the new space. However, the site would continue to meet the parking requirement of FMC Section 17.52.530 of one space per 200 square feet of building area by providing thirteen spaces, where nine spaces are required, as shown in the above table.

Building Design/Architecture

The property is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. This subarea of the Historic District features a mixture of residences and commercial development. In order to accommodate this mixture of land uses, the design concept for the Natoma-Riley-Bidwell subarea (Folsom Municipal Code, Section 17.52.530(B)) is that all new construction or substantial remodeling or reconstruction utilize a residential architectural design theme. The FMC states that the residential architectural design theme should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses, or other uses of a residential area. Furthermore, in assessing the appropriateness of a particular use/design, the Historic District Design and Development Guidelines (DDGs) recommend that consideration be given to the physical circumstances of the project site and its surroundings in the Natoma-Riley-Bidwell Commercial Primary Area.

All future signs are required to be designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards and are subject to approval of a sign permit by the Historic District Commission.

The property at 502 Natoma Street is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project consists of removing two windows and a door and replacing them with a new large window and front entrance on the front elevation, moving the accessible ramp on the front elevation to the new entrance and adding new concrete steps to the entrance, and removing the existing front entrance

and covered patio from the left (street side) elevation. While the proposed window is square, the remaining windows will continue to be vertically-oriented, consistent with the DDGs. Removing the entrance from the left elevation will allow for wall signage, as allowed in the Natoma-Riley-Bidwell Commercial Primary Area for corner commercial parcels. If no wall signage is proposed, there is adequate articulation on the left elevation to justify removing the existing entrance from that wall. Future signage will be subject to Sections 17.52.380 and 17.52.530(I) of the Folsom Municipal Code and will be reviewed by the Commission separately, per Condition 6. The new door and floor-length window will not have frontage on either Natoma Street or Bridge Street and are consistent with the 1960's construction of the structure.

The applicant also proposes to repaint the structure white with black accents on the shutters and along the roofline fascia. The new door and window trim, as well as new posts and beams, are proposed to be painted white to match the proposed main color of the structure. The proposed colors were chosen from a list of historically-appropriate colors from Kelly Moore. If those specific colors are not available at the time of construction, staff will review the proposed alternative colors to ensure consistency with the approval colors.

Staff has determined that the overall design, colors, materials, and layout of the proposed remodel are consistent with the design and development guidelines for the Natoma-Riley-Bidwell Commercial Primary Area and the building materials, textures and colors are consistent with surrounding development and with the general design theme of the neighborhood. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

PUBLIC NOTICING COMMENTS

A notice was posted on the project site five days prior to the initial Historic District Commission meeting of March 3, 2021 that met the requirements of FMC Section 17.52.320. A notice of the continuation of the item's meeting was placed on the project site five days prior to the Historic District Commission meeting of April 7, 2021.

The Heritage Preservation League of Folsom (HPL) sent staff a letter regarding the proposed project dated February 10, 2021, and it has been included as Attachment 8 to the staff report. In the letter, the HPL states that a site plan should be included in the application package to ensure accessible parking can be met and additional trees may need to be installed to meet the parking lot shading requirement. At their March 3, 2021 meeting, the Historic District Commission concurred that a site plan would be needed to determine the new parking layout as a result of the shifted accessible parking ramp and the proposed pervious surface calculation as a result of this change. The applicant has since provided a site plan as discussed in the Applicant's Proposal section above. Regarding parking lot shading, the applicant's proposal is not for new construction of a commercial structure, or for a parcel map, subdivision map, or planned development

permit, so FMC section 12.16.200 does not apply. In addition, the proposed project will not expand the existing building and will not increase the existing parking lot or the number of parking spaces on the lot. As such, no new tree shading will be required under this proposal.

The HPL comment letter goes on to discuss architectural comments. Comments made regarding large blank wall panels, tile facing, goose neck lighting and optional signage are referencing an earlier version of the elevations and no longer apply to the elevations being presented to the Historic District Commission. As stated above, future signage will be subject to separate Commission review.

Finally, the commenter states that the proposed front entrance and window on the front elevation do not reflect historic building design and recommends that the new door and windows be compatible with the existing building. Staff has determined that the proposed front door and window are consistent with the building, which was first constructed in 1960 and are appropriate for a commercial business on a corner parcel.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 (Existing Facilities) 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.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Staff recommends approval of the proposed project, subject to the findings included in this report (Findings A-H) and the attached conditions of approval (Conditions 1-8).

Move to approve the application (PN 21-017) for Design Review for the remodeling of an existing 1,631-square-foot commercial building located at 502 Natoma Street and associated site work, as illustrated on Attachment 5 for the 502 Natoma Street Remodel project, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-8).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING 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 FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

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

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

Sacramento County records indicate that the 1,631-square-foot commercial building located at 502 Natoma Street was first constructed in 1960, and has been used primarily for business and professional offices. The building features beige stucco siding with white trim, blue window sills, brown shake siding under the roof, stone accents on the lower level and porch columns, and grey asphalt shingle roofing and two covered porches. Photographs of the existing building are included here as Attachment 7. The property does not appear on the City of Folsom’s Cultural Resources Inventory. The subject property is located in the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District, with an underlying zoning of B-P (Business and Professional Office).

GENERAL PLAN DESIGNATION

CC, Community Commercial

ZONING

NRB, Natoma-Riley-Bidwell Commercial Primary Area, with an underlying zoning of B-P (Business and Professional Office)

ADJACENT LAND USES/ZONING

North: Mormon-Natoma Street alley, single-family residences beyond (CEN)

South: Natoma Street with commercial buildings beyond (NRB)

East: Bridge Street with commercial buildings beyond (NRB)

West: Existing commercial buildings (NRB)

SITE CHARACTERISTICS

The 14,000-square-foot project site contains an existing commercial building, paved parking and landscaping.

APPLICABLE CODES

FMC Section 12.16.200, Parking Lot Shading Tree Planting

FMC Section 17.52 HD, Historic District

FMC Section 17.52.300, Design Review

FMC Section 17.52.330, Plan Evaluation

FMC Section 17.52.340, Approval Process

FMC Section 17.52.530, Natoma-Riley-Bidwell Commercial Primary Area Special Use and Design Standards

Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 502 NATOMA STREET REMODEL DESIGN REVIEW (PN 21-017)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan dated 3-24-21 and floor plans and elevations dated 3-10-21, included in Attachment 5 and proposed colors included in Attachment 6. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.	OG	CD (B)
3.		This approval is for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street and associated site work. The applicant shall submit building plans that comply with this approval and the site plan dated 3-24-21, and floor plans and building elevations dated 3-10-21 included in Attachment 5 as well as the proposed colors and materials in Attachment 6. If those specific colors are not available at the time of construction, staff will review the proposed alternative colors to ensure consistency with the approval colors.	B	CD (P)
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 recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
5.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner’s representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)

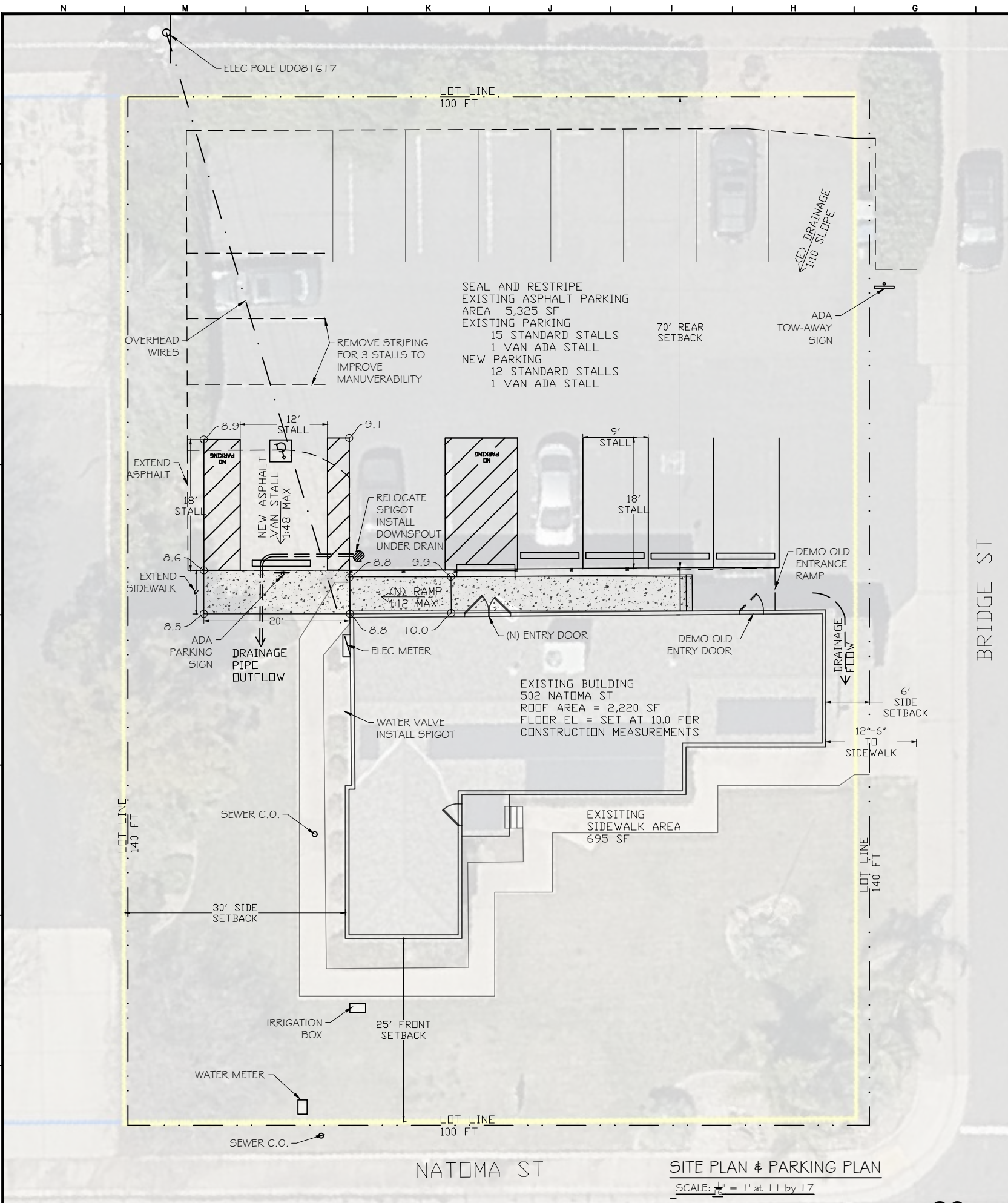
6.		Future signage for the site shall comply with the <u>Folsom Municipal Code</u> Chapter 17.59 as modified by Chapter 17.52 and the Historic District Design and Development Guidelines, and will be subject to separate review and approval of a sign permit by the Historic District Commission.	OG	CD (P, B)
7.		All exterior walls on portions of the existing structure within current setbacks shall remain standing for the duration of project construction activities. If existing exterior walls located within a current setback are removed at any point during construction, new construction of those walls shall be moved to meet current setbacks and will be subject to approval by the Historic District Commission.	DC	CD (P) (B)
8.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (May 7, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

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

Attachment 4 Vicinity Map

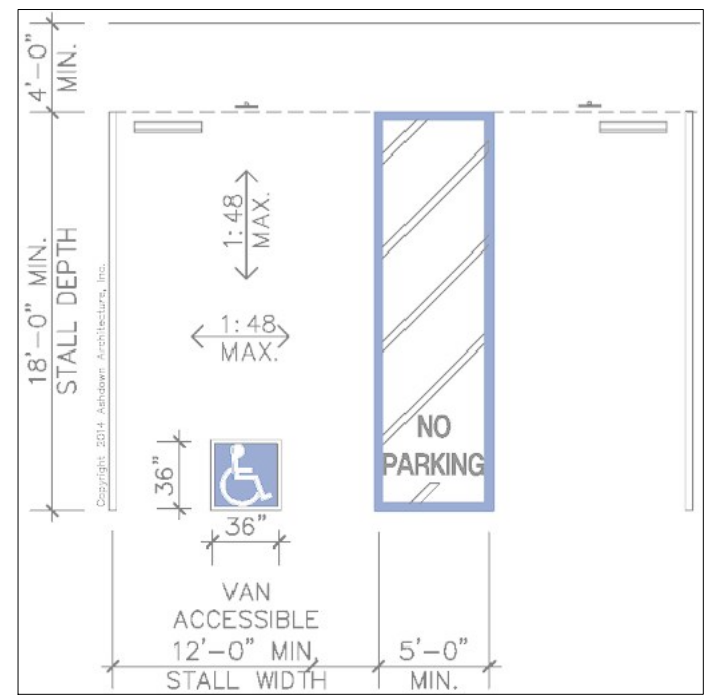


Attachment 5
Site Plan Dated 3-24-21, Floor Plans, Elevations
and Rendering dated 3-10-21



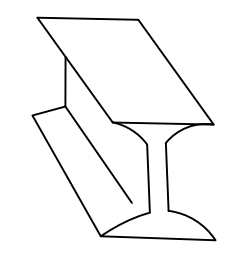
IMPERVIOUS AREA CALCULATIONS

SURFACE DESCRIPTION	AREA (SF)
Building Roof	2220
Asphalt Parking	5325
Concrete Walk	695
Existing Impervious	8240
Lot Total Area	14,000
Existing Percent	59 %
Surface Impervious	
New Pavement	475
New Total Impervious	8715
New Percent of Surface Impervious	62 %



VAN STALL DETAIL
SCALE: 1/4" = 1' at 11 by 17

SITE PLAN & PARKING PLAN
SCALE: 1/4" = 1' at 11 by 17



INFRASTRUCTURE IMPROVEMENT
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Curt.Taras@gmail.com

CLIENT:
Adrian Blanco Jewelry
502 Natoma St
Folsom, CA 95630
1-530-902-2753
adrian@adrianblancojewelry.com



Revisions

No.	Date	By	Description

Plans Approved By: _____
Title: _____

Project
Adrian Blanco Jewelry Store
Tenant Improvement

Location
502 NATOMA ST
FOLSOM, CA 95630

Designed C. Taras	Drawn C. Taras
Checked	Check Date

Sheet Title
SITE PLAN & PARKING PLAN

Date MAR 24, 2021	File Number XXX
	Sheet Scale
C-1	Sheet Number
	of

INDEX OF DRAWINGS

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A-004	AFFECTED ELEVATIONS
A-005	DEMO FLOOR PLANS
A-006	LIGHTING PLAN
S1.0	FOUNDATION PLAN
S2.0	STRUCTURAL FLOOR PLAN
M1.0	MECHANICAL PLAN
E1.0	ELECTRICAL PLAN
P1.0	PLUMBING PLAN



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ARTISTIC ILLUSTRATION

ABBREVIATIONS

AMP	Ampere	MFR	Manufacturer
AB	Aggregate Base	MIN	Minimum
A/C	Air Conditioning	MISC	Miscellaneous
AFF	Above Finish Floor		
		N	North
BLDG	Building	OC	On Center
BM	Beam	OD	Outside Diameter
		OX	Right Sliding
CC	Center to Center		
CLG	Ceiling	PD	Pocket Door
C/W	Cold Water	POC	Point of Connection
		PSI	Pounds per Square Inch
DBL	Double	PSF	Pounds per Square Foot
DEPT	Department	PLY	Plywood
DH	Double Hung	PVC	Polyvinyl Chloride
DIA	Diameter		
DIM	Dimension	REF	Reference
DR	Door	REFR	Refrigerator
DS	Down Spout	REINF	Reinforced
D/W	Dishwasher	REQ	Required
D/WY	Doorway	RO	Rough Opening
		RWD	Redwood
E	East		
(E)	Existing	S	South
EA	Each	SC	Single Casement
EW	Each Way	SCHED	Schedule
		SGD	Sliding Glass Door
FD	French Door	SF	Square Feet
FLR	Floor	SH	Single Hung
FOC	Face of Concrete	SHT	Sheet
FOF	Face of Finish	SQ	Square
FOS	Face of Stud	SST	Stainless Steel
FT	Foot or Feet	STL	Steel
FTG	Footing	STD	Standard
FX	Fixed		
		T & B	Top and Bottom
GALV	Galvanized	T & G	Tongue and Groove
GYP	Gypsum	TBD	To Be Determined
		TOJ	Top of Joist
HB	Hose Bib	TV	Television
HDR	Header	TYP	Typical
HP	Horse Power		
HT	Height	UNFIN	Unfinished
HTR	Heater	UON	Unless Otherwise Noted
HW	Hot Domestic Water		
		W	West
ID	Inside Diameter	w	With
IN	Inch	w/o	With Out
INT	Interior	WC	Water Closet
		WH	Water Heater
LB	Pound	WP	Water Proof
LP	Low Pressure	WT	Weight
LPG	Liquid Propane Gas	XO	Left Sliding
LV	Low Voltage	XOX	Double Vent - Left & Right Sliding
M	Meter		
MAX	Maximum		
MECH	Mechanical		

GENERAL NOTES

- All work done on this project shall comply with the applicable codes. In addition, all work on this project shall comply with all applicable state and local fire, safety, and energy codes.
- The Contractor shall field verify that all plans, dimensions, details, specifications and construction features are consistent and are coordinated with the design of the project, and that the design is coordinated with the structural design.
- In the case of existing work, the Contractor shall further verify that the as-built conditions conform to the requirements of the project. The Contractor shall verify that all architectural and structural designs are buildable. If any discrepancies or inconsistencies are found, the Contractor shall notify the architect/designer and engineer immediately. The Contractor shall not proceed with any work or order or fabricate any materials until all information is verified and any discrepancies or inconsistencies are resolved by the architect/designer and engineer.
- The Contractor shall verify conditions and framing members within existing construction as necessary to accommodate addition and alteration. The Contractor shall bring all unforeseen concealed conditions and conflicts to the attention of the Owner as soon as they become apparent.
- The Contractor shall provide the necessary management, labor, equipment, materials and transportation to fully execute the work as indicated, reasonably inferred and required for a complete and properly finished job.
- The Contractor shall accurately construct the work to the required lines, levels and alignment; report to the Owner any apparent discrepancies for resolution and direction before proceeding with the portion of the work affected.
- Electrical work within existing portions of the building to remain unaltered except as necessary for the execution of the addition and remodeling work or as specifically noted.

DESIGN CRITERIA

Seismic Design Category D
Site Class D
Basic Wind Speed 85MPH, exposure C
Roof Live Load 20psf W300# concentrated, no snow load
Maximum Rainfall 3"/hr
Climate Zone 12

APPLICABLE CODES

- 2019 California Building Code (CBC)
- 2019 California Residential Code (CRC)
- 2019 California Plumbing Code (GPC)
- 2019 California Mechanical Code (CMC)
- 2019 California Electrical Code (CEC)
- 2019 California Energy Code (Title 24)
- 2019 Green Building Standards Code

PROJECT DATA

Shoorum LF:60 11.3
Office/Breakroom LF:100 9.53
Occupancy Total 22

Jurisdiction City of Folsom
Occupancy Group M
Type of Construction V-B
Fire Sprinklers No

Zoning BP - Business & Professional Office
Lot Area 14000 sq ft / .32 Acres
Building Setbacks No Change to Existing Footprint
Water Service Public
Sewer Public
Year Built 1960

SCOPE OF WORK

- The following is a high-level overview of the work to be performed. All work shall be constructed per plans. The work includes:
- Relocating storefront to parking lot side
 - Building new ADA ramp to new storefront
 - Alteration to existing interior layout to create showroom area and ADA compliant water closet
 - Cosmetic changes to exterior (paint)
 - Modifying electrical and plumbing to accommodate new interior layout

SQUARE FOOTAGE SUMMARY (SF)

CLASSIFICATION	EXISTING	±	TOTAL
Building Square	1631	0	1631
Tenant Space	1631	0	1631
Covered Exterior Areas	340	-54	286

VICINITY MAP



COVER PAGE

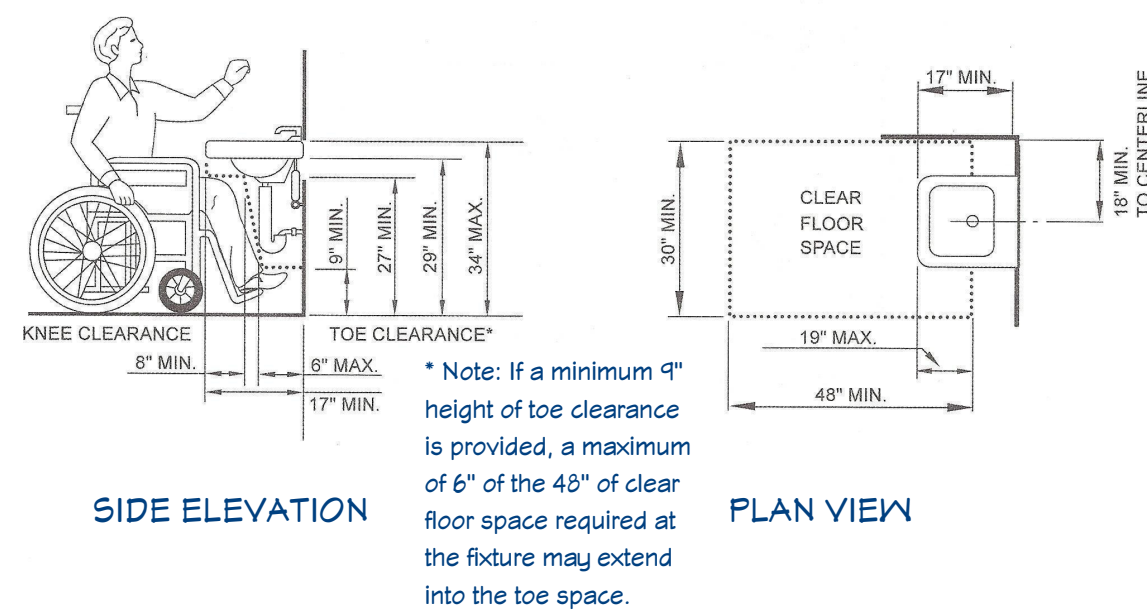
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Drawn by:
Suzy Holtrichter

EOR:

Sheet No.:

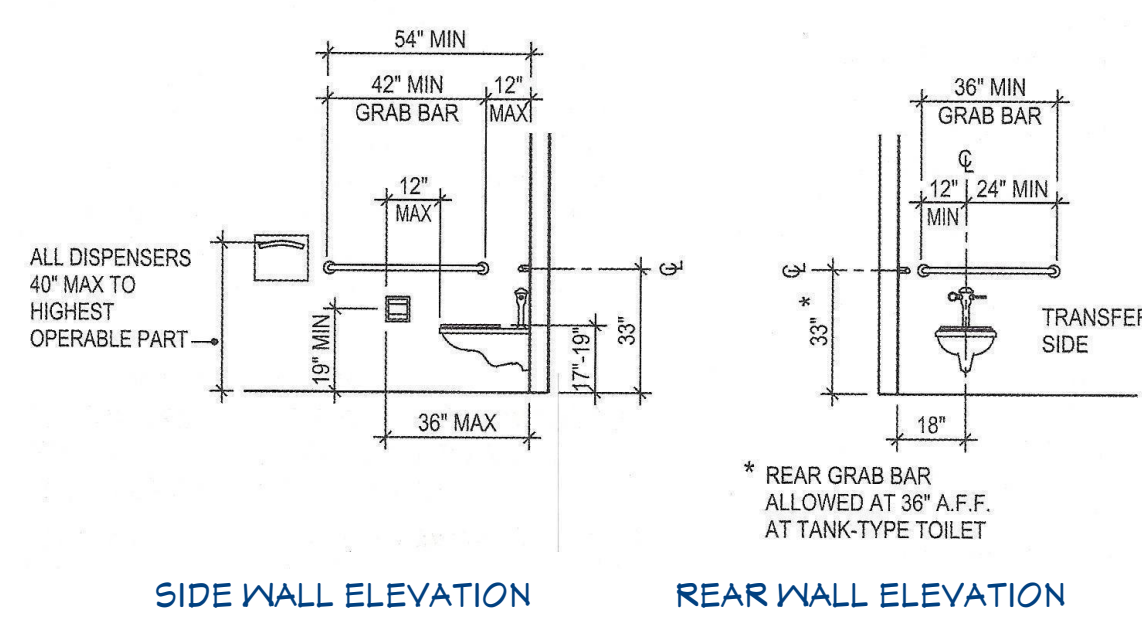
A- 000



SIDE ELEVATION

PLAN VIEW

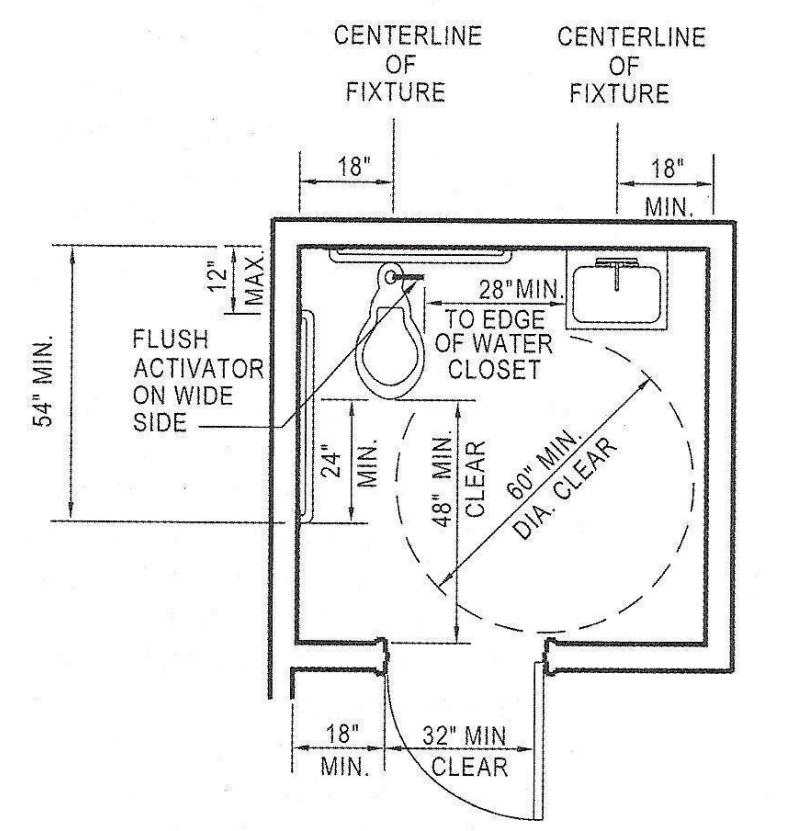
* Note: If a minimum 4" height of toe clearance is provided, a maximum of 6" of the 48" of clear floor space required at the fixture may extend into the toe space.



SIDE WALL ELEVATION

REAR WALL ELEVATION

* REAR GRAB BAR ALLOWED AT 36" A.F.F. AT TANK-TYPE TOILET



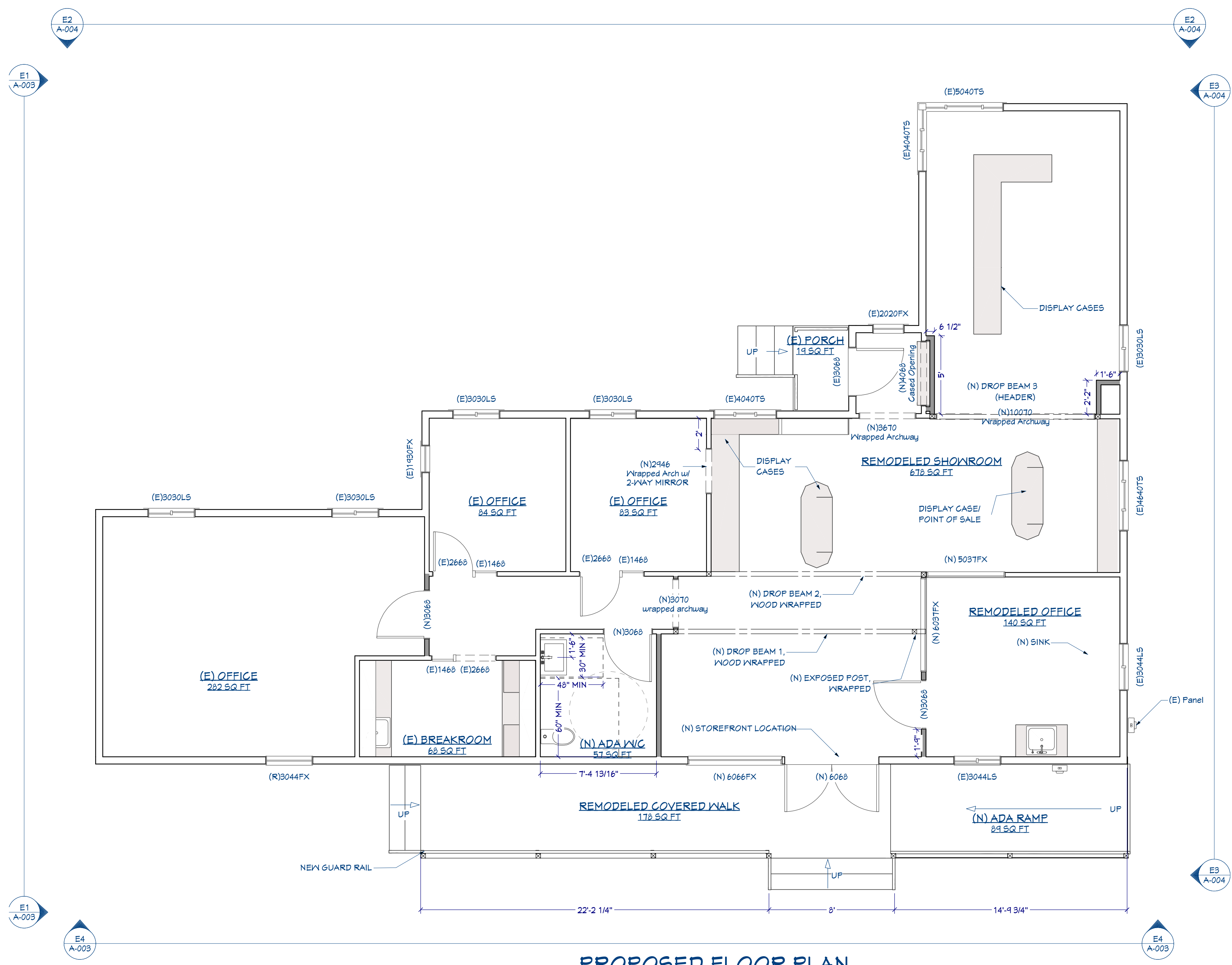
SINGLE ACCOMMODATION TOILET FACILITY

WALL, WINDOW & DOOR LEGEND

- SEE SHEET G-0 FOR WINDOW & DOOR ABBREVIATIONS
- NEW 2x WALL
 - EXISTING 2x WALL TO REMAIN
 - DEMOLITION WALL
 - (E) 6040 DW EXISTING WINDOW/DOOR TO REMAIN
 - (D) 5040 SH EXISTING WINDOW/DOOR TO BE REMOVED
 - (R) 5040 SH REPLACEMENT WINDOW/DOOR
 - (no new header required)
 - (N) 5068 SGD NEW WINDOW/DOOR

GRADE LEVEL FLOOR PLAN NOTES

- 1 SLOPE FINISH GRADE FOR PROPER DRAINAGE 6" WITHIN 10' FROM THE FOUNDATION WALL. IMPERVIOUS SURFACES TO BE SLOPED 2 PERCENT FOR 10' FROM STRUCTURE TO APPROVED DRAINAGE WAY.
- 2 MAINTAIN 8" CLEAR FROM TOP OF FINISH GRADE TO ALL WOOD NOT PRESSURE-TREATED.



PROPOSED FLOOR PLAN

1/4" = 1'



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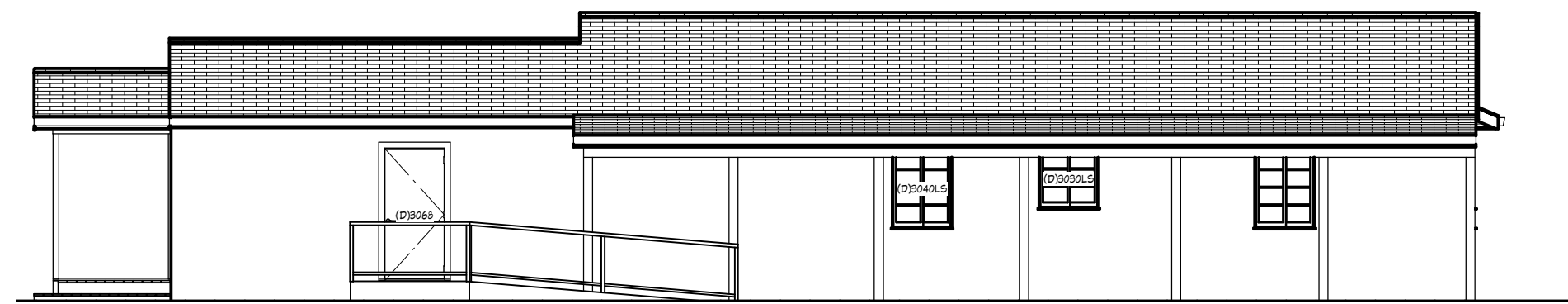
FLOOR PLAN

Date: 3/10/2021

Drawn by:
Suzy Holtrichter

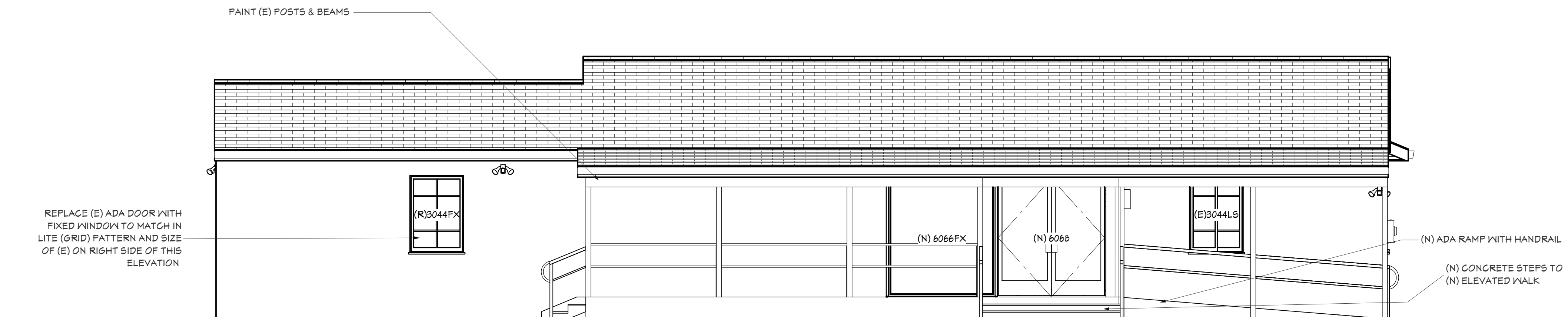
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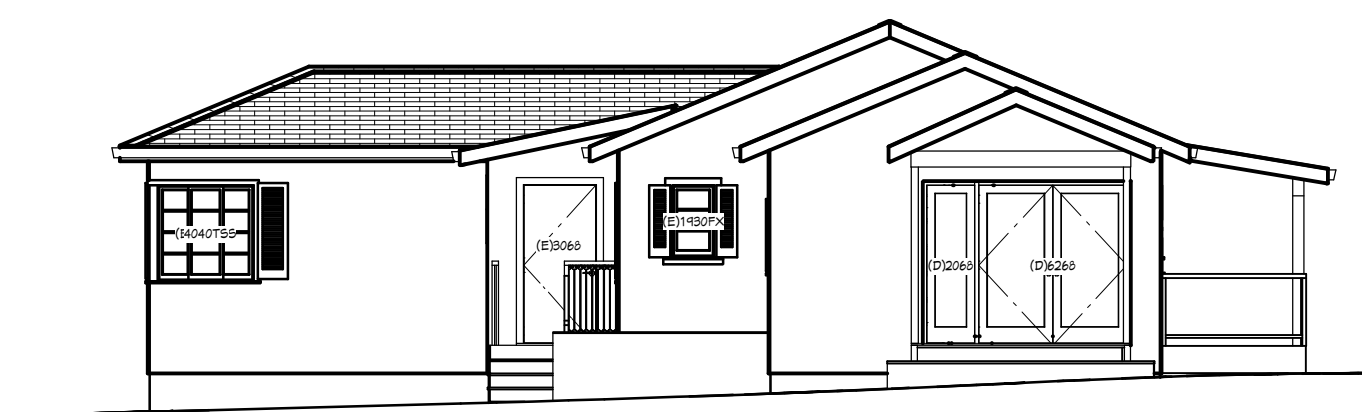
EXISTING FRONT ELEVATION

1/8" = 1'



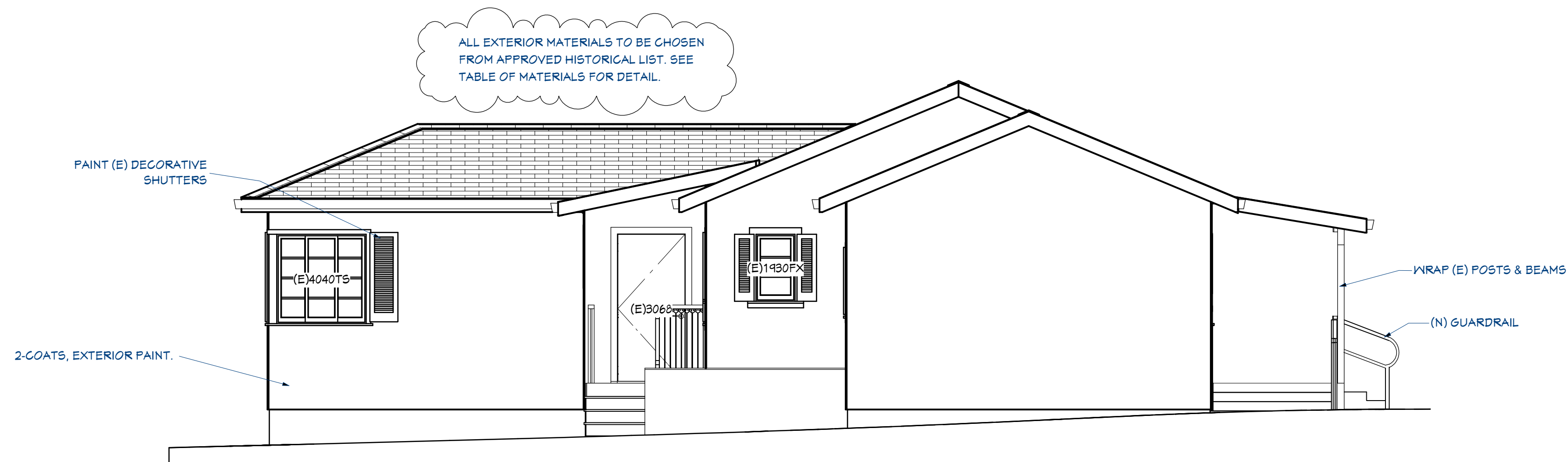
PROPOSED FRONT ELEVATION

1/4" = 1'



EXISTING LEFT ELEVATION

1/8" = 1'



PROPOSED LEFT ELEVATION

1/4" = 1'

GUARDS

Guards shall be located along open-sided walking surfaces, including ramps, stairs, and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.

Required guards at open-sided walking surfaces, including stairs, porches, balconies, or landings, shall be not less than 42 inches in height measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:
Guards on the open sides of the stairs shall have a height of not less than 34 inches measured vertically from a line connecting the leading edges of the treads.

Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.

required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

Exceptions:
The triangular openings at the open side of a stair formed by the riser, tread and bottom rail of a guard shall not allow passage of a sphere 6 inches in diameter.

Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches in diameter.

HANDRAILS

Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

Riser height and tread depth shall be uniform within each flight of stairs, including any foundation structure used as one or more treads of the stairs. Variations in riser height or tread depth shall not be over 1/4-inch (0.6 cm) on any stairway.

Unprotected sides and edges of stairway landings shall be provided with railings.

Stair rails and handrails. The following requirements apply to all stairways as indicated:

The height of stair rails shall be not less than 34 inches nor more than 38 inches from the upper surface of the stair rail to the surface of the tread, in line with the face of the riser at the forward edge of the tread.

Handrails and the top rails of stair rails shall be capable of withstanding, without failure, a force of at least 200 pounds (90 n) applied within 2 inches (5 cm) of the top edge, in any downward or outward direction, at any point along the top edge.

The height of handrails shall be not less than 34 inches nor more than 38 inches from the upper surface of the handrail to the surface of the tread, in line with the face of the riser at the forward edge of the tread.

When the top edge of a stair rail also serves as a handrail, the height of the top edge shall be not less than 34 inches nor more than 38 inches from the upper surface of the stair rail to the surface of the tread, in line with the face of the riser at the forward edge of the tread.

EXTERIOR MATERIALS

AREA	PAINT COLOR	SHEEN
Exterior Walls	KM231-L, PICKET WHITE	EGGSHELL
Shutters	KM240-N, UMBRELLA BLACK	SEMI-GLOSS
Barge & Facia	KM240-N, UMBRELLA BLACK	SEMI-GLOSS
Door & Window Trim	KM231-L, PICKET WHITE	SEMI-GLOSS
Posts and Beams	KM231-L, PICKET WHITE	SEMI-GLOSS



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AFFECTED ELEVATIONS

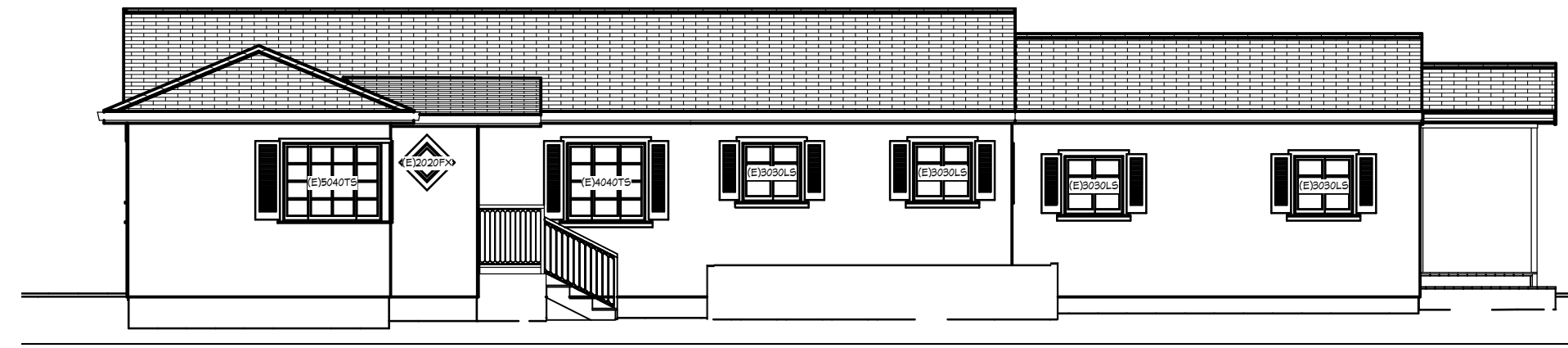
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Suzy Holtrichter

EOR:

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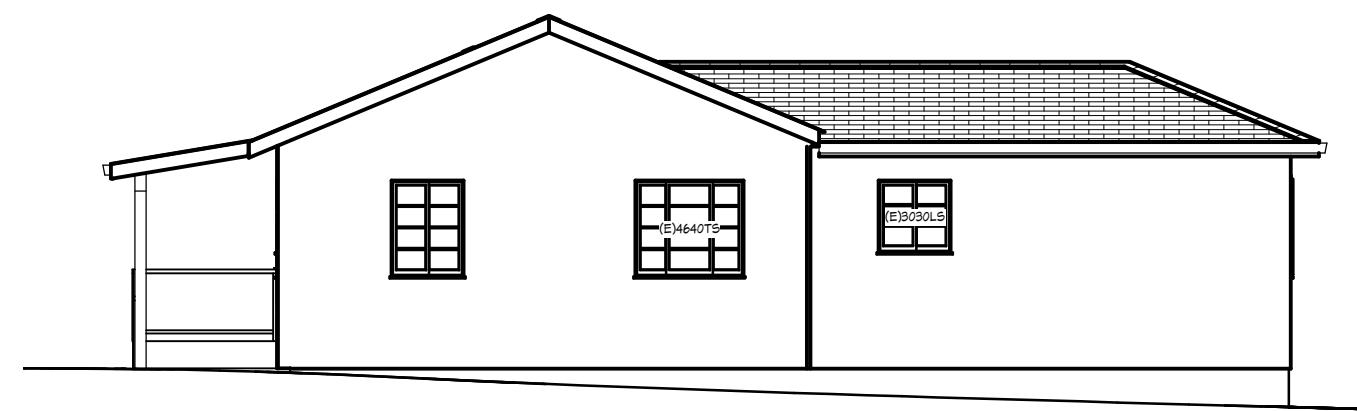
EXISTING REAR ELEVATION

1/8" = 1'



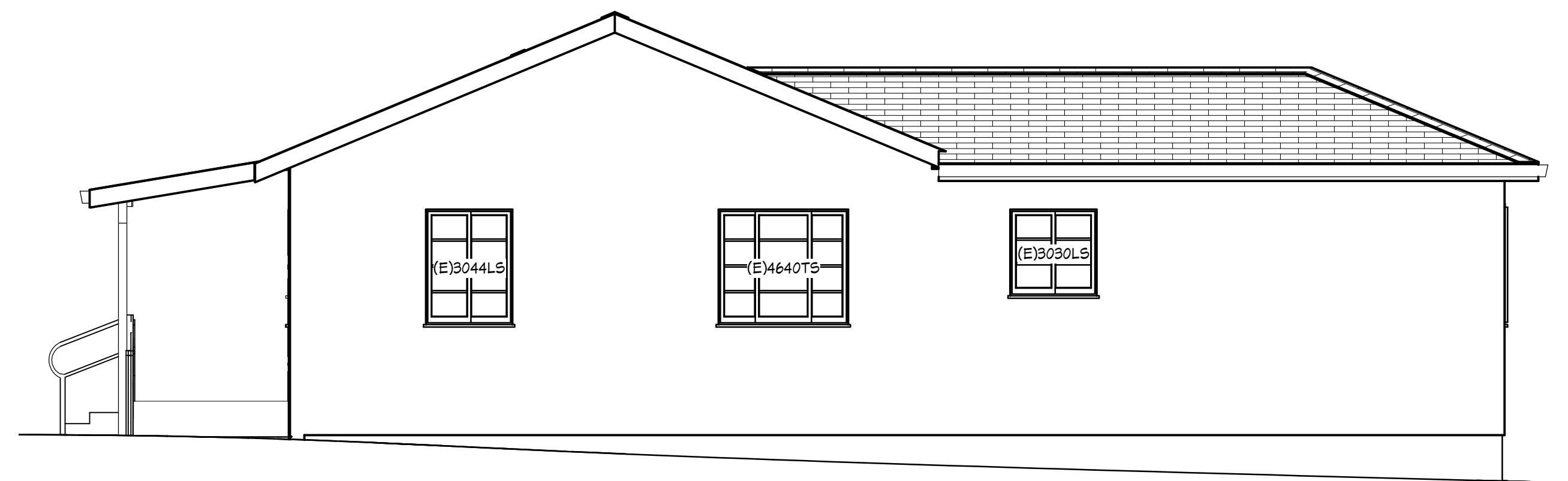
PROPOSED REAR ELEVATION

1/4" = 1'



EXISTING RIGHT ELEVATION

1/8" = 1'



PROPOSED RIGHT ELEVATION

1/4" = 1'



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AFFECTED ELEVATIONS

Date: 3/10/2021

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EOR:

Sheet No.:

A-004



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DEMO FLOOR PLANS

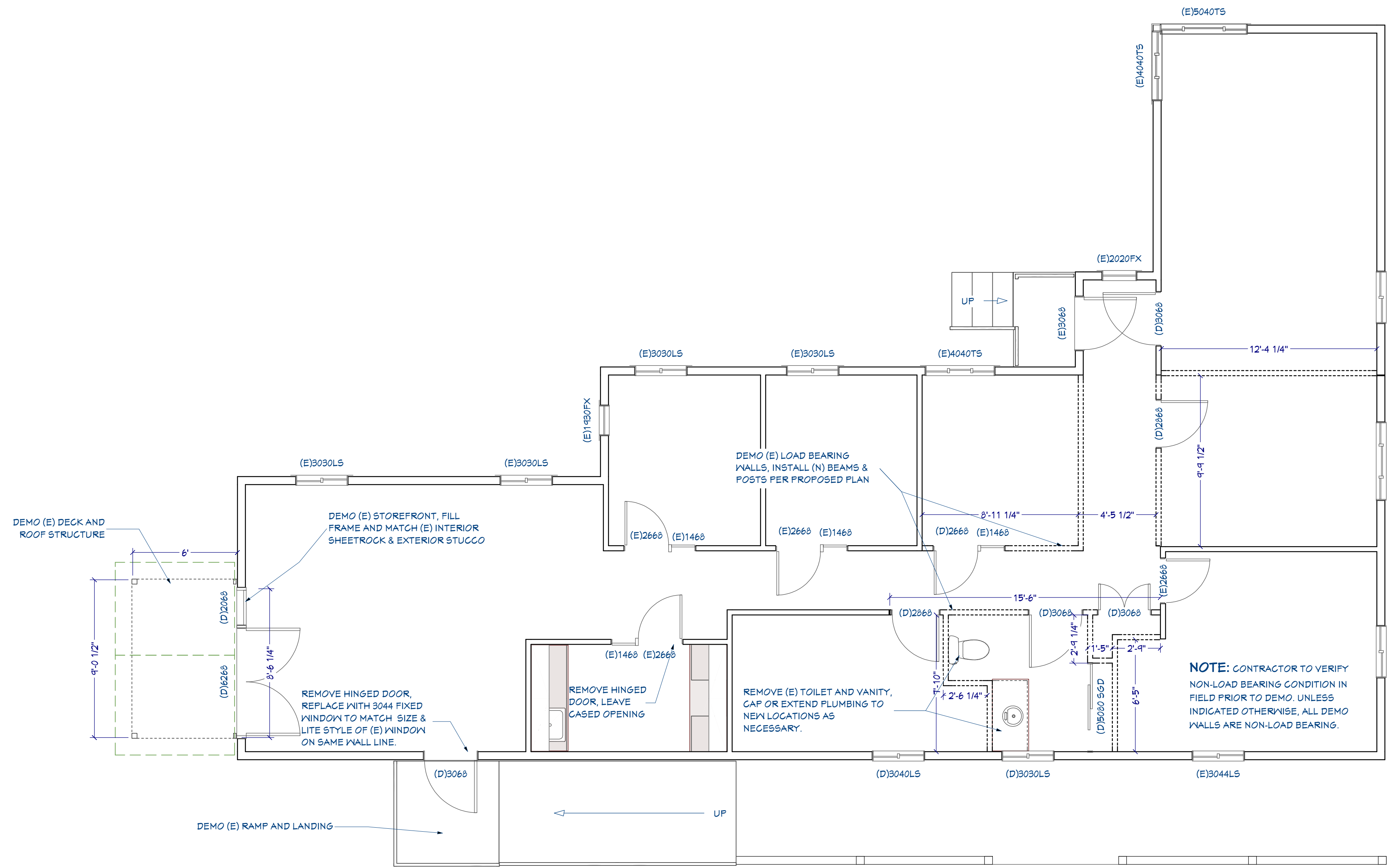
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Drawn by:
Suzy Holtrichter

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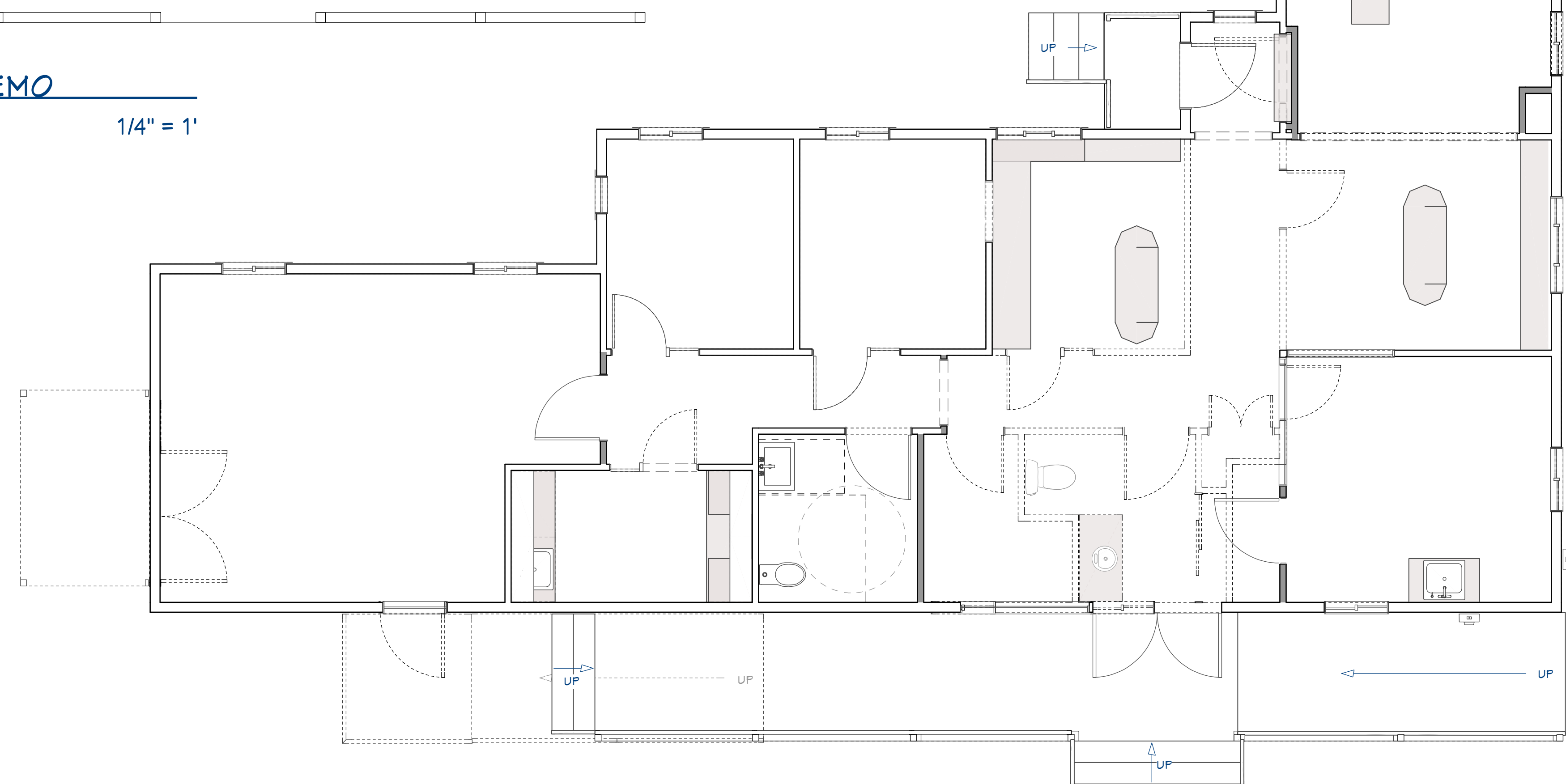
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A-005



EXISTING FLOOR PLAN W/DEMO

1/4" = 1'



PROPOSED FLOOR PLAN W/DEMO

1/4" = 1'



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LIGHTING PLAN

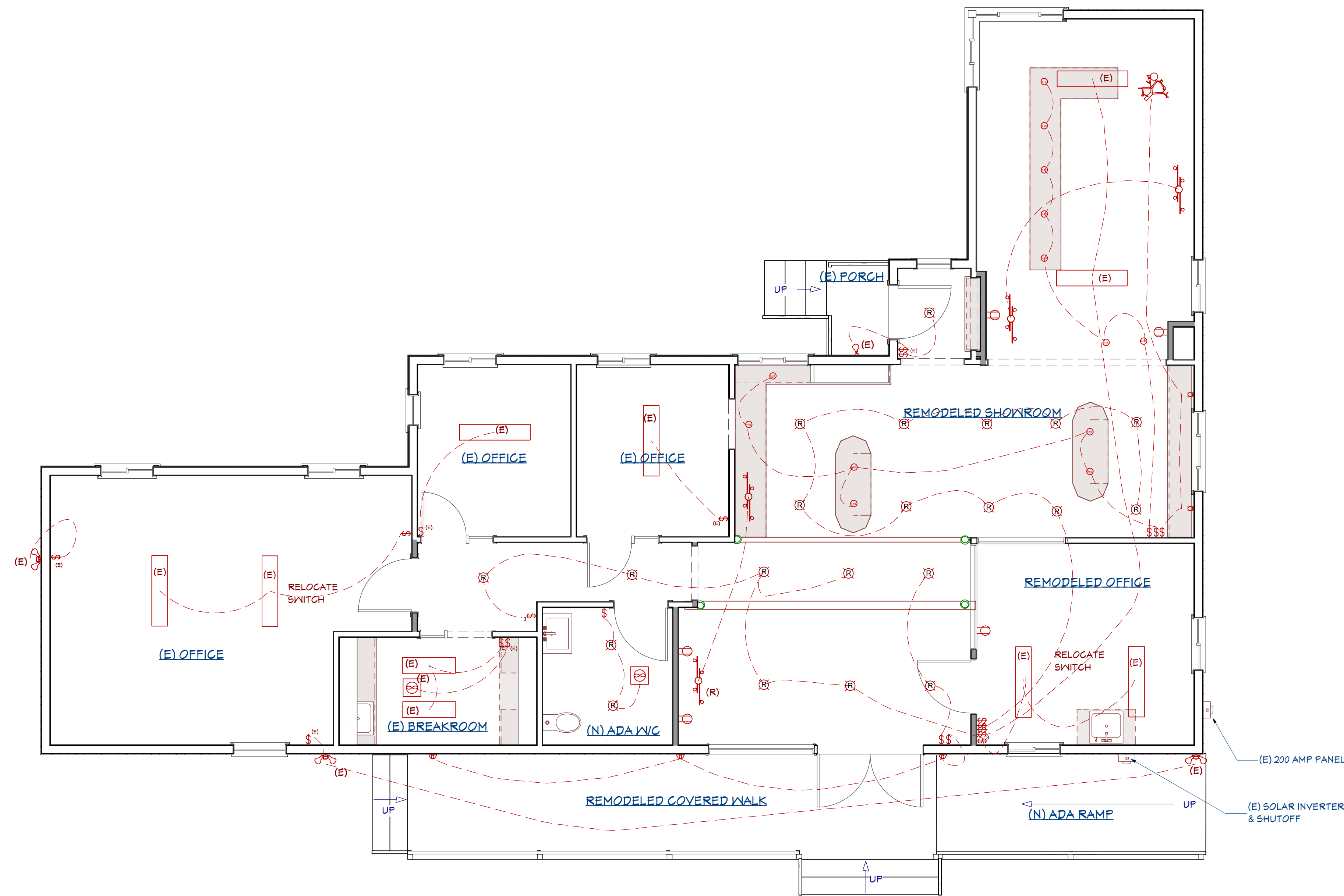
Date: 3/10/2021

Drawn by:
 Suzy Holtrichter

EOR:

Sheet No.:
A-006

ELECTRICAL SCHEDULE						
SYMBOL	LABEL	MANUFACTURER	QTY	DIMENSIONS	DESCRIPTION	COMMENTS
	AMBIANCE DIAGONAL RECTANGLE OPEN T&B WALL SCONCE - MATTE WHITE FINISH	JUSTICE	2	6 1/4x4x16 1/4"	WALL MOUNTED	24
	ARTYDOME 600 LUMEN 14" CHANDELIER	ARTYDOME, BRONZE, 14"	1	20 3/16x19 3/4x95"	SURFACE MOUNTED	4
	KICHLER 574 LUMENS UP & DOWN LED OUTDOOR WALL LIGHT	KICHLER: LU596600	3	9x6 1/2x12 1/4"	WALL SCONCE	4 70
	HAMPTON BAY 822 LUMENS TRACK LIGHT	MODEL #50466T	4	33 1/16x1 1/4x4 5/8"	SURFACE MOUNTED TRACK LIGHTING FIXTURE	105
	HALO 915 LUMEN HT50 HOUSING W/RL SERIES TRIM	TRIM: MODEL #RL5609R51EWHR-CA	21	7 3/8x1 3/8x5 1/16"	RECESSED FIXTURE	10 5
	HALO 570 LUMEN HR9 HOUSING W/RL SERIES TRIM	TRIM: MODEL #RL406R51EWHR-CA	13	4x4x1 9/16"	RECESSED FIXTURE	7 6
	48" FIXTURE WITH NO 40 WATT FLOURESCENT TUBES	EXISTING	6	48x12x2 1/2"	SURFACE MOUNTED	60 (2-40WATT TUBES)
	36" FIXTURE WITH NO 32 WATT FLOURESCENT TUBES	EXISTING	2	36x12x2 1/2"	SURFACE MOUNTED	64 (2-32 WATT TUBES)
	SPOTLIGHT 2 MOTION SENSOR	(E) PHOTOCONTROLLED HIGH EFFICACY EXTERIOR FIXTURE	3	14 7/16x6 3/16x1 1/16"	DUAL HEAD SPOTLIGHT	240 (2-120 WATT BULBS)
	SPOTLIGHT 1	(E) PHOTOCONTROLLED HIGH EFFICACY EXTERIOR FIXTURE	1	4 3/8x1 5/16x0 5/8"	SINGLE HEAD SPOTLIGHT	120



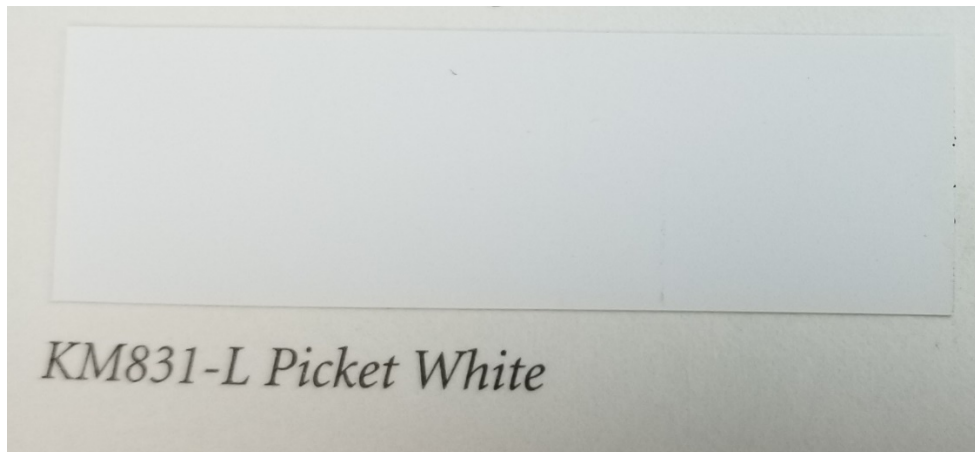
Attachment 6

Proposed Exterior Colors

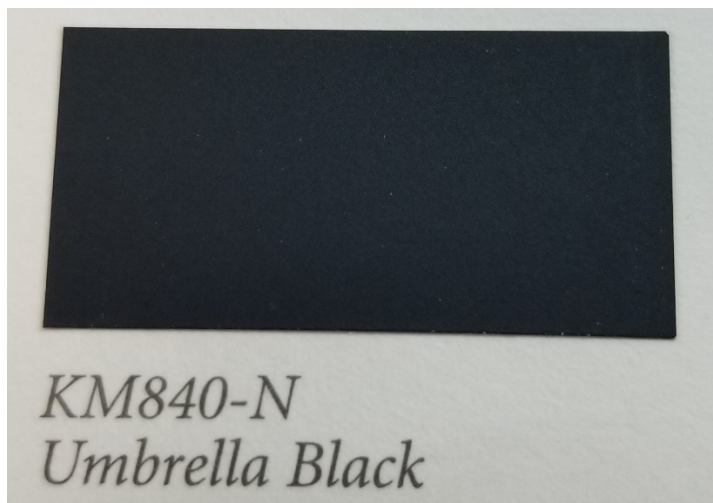
502 Natoma Street – Adrian Blanco Jewelry

Proposed Exterior Paint Colors:

Base: KM831 -L, Picket White



Trim: KM840-N, Umbrella Black



Attachment 7

Site Photos











Attachment 8
Comment Letter from Heritage Preservation
League of Folsom, dated 2-10-21

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

February 10, 2021

PROJECT: Remodel of an existing 1,631 square feet office building at 502 Natoma Street in the Natoma-Riley-Bidwell Commercial District (File: 21-017)

REQUEST: Design Review

PROJECT

HISTORY: Application Circulated by City on February 2, 2021 and feedback requested by February 16.

PROJECT REVIEW:

General Observation

Zoning Code requirements for the Natoma-Riley-Bidwell Commercial District have not been applied to the proposed project.

Site Design

A Site Plan needs to be added to the application package. As a part of the relocation of an access ramp to the rear entrance, a safe path needs to be added from a handicap accessible parking space to the west end of the porch (as required by Building Code)..

Additional trees may also need to be installed behind the commercial building, in order to meet the City's shade requirements for parking lots.

Architecture

The existing building meets the Design Criteria for the Natoma-Riley Bidwell Commercial District (*Residential design used in Folsom from 1850 to 1950*). However, the proposed new door and window (facing the rear parking lot) does not reflect historic building design. Because the parking lot opens the view of the rear façade to Bridge Street and the alley, HPL recommends that the new window and door should be compatible with the existing building.

Large blank wall panels (as proposed along the south, east and north elevations) cannot be considered historic residential design. In lieu of these panels, the existing two windows along the front façade should remain and a new windows with a similar design could be installed along the east and north façade.

At the front entrance (facing Natoma Street) the applicant has proposed to add tile facing. This material would also not be compatible with historic residential building design. HPL recommends that the small screen wall at the front entrance should be covered with a similar material as the rest of the building or removed

The existing six windows along the front façade all have shutters. In addition, two of the windows are proposed to have awnings. This could create an uncoordinated impression. More information will need to be provided to the Historic District Commission regarding the design, material and color of the awnings.

Signs

The building elevations along three sides of the building (facing Natoma Street, Bridge Street and the rear parking lot), include large blank panels labeled ‘optional signage’. The panels range between 57-67 square feet in size and the front panel (facing Natoma Street) covers two of the existing windows. Each panel exceeds the sign allowance for the District (by 28-38 square feet). The content of the sign panels have not been clearly specified. Before the Historic District Commission can approve signs, a detailed sign application will need to be prepared, in compliance with the sign standards for the Natoma-Riley-Bidwell District

Two goose-neck lights are proposed to illuminate the sign panel along the east side of the building (facing Bridge Street). It is not clear if some other type of lighting is proposed for the other wall panels. HPL recommends that the applicant should submit a design detail for the goose-neck lights.

SUMMARY OF HPL’S PROJECT RECOMMENDATIONS:

Prepare a new application package in compliance with City Codes and Guidelines:

- a) Include a Site Plan that shows how the new porch ramp can be accessed from the parking lot and where trees can be added.
- b) Select a new door and window for the rear entrance area that is compatible with the existing building design’
- c) Remove the small screen wall at the front entrance or cover it with a similar façade material as the rest of the building.
- d) Eliminate the proposed wall panels and keep the existing windows (or add new windows) in the same areas of the building facades.
- e) Prepare a sign proposal for building signs (per FMC 17.530.I) with a combined area of 29 square feet (avoiding neon, internal illumination or back lighting).
- f) Prepare a design detail for a freestanding sign (per FMC 17.52.530.I), if more advertisement is needed.
- g) Submit design details of the proposed awnings and goose-neck wall lights.

Attachment 9

Staff PowerPoint Presentation



PN 21-017: 502 Natoma Street Remodel Design Review (Continuation)



CITY OF
FOLSOM



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Project Vicinity

Site Photos



CITY OF
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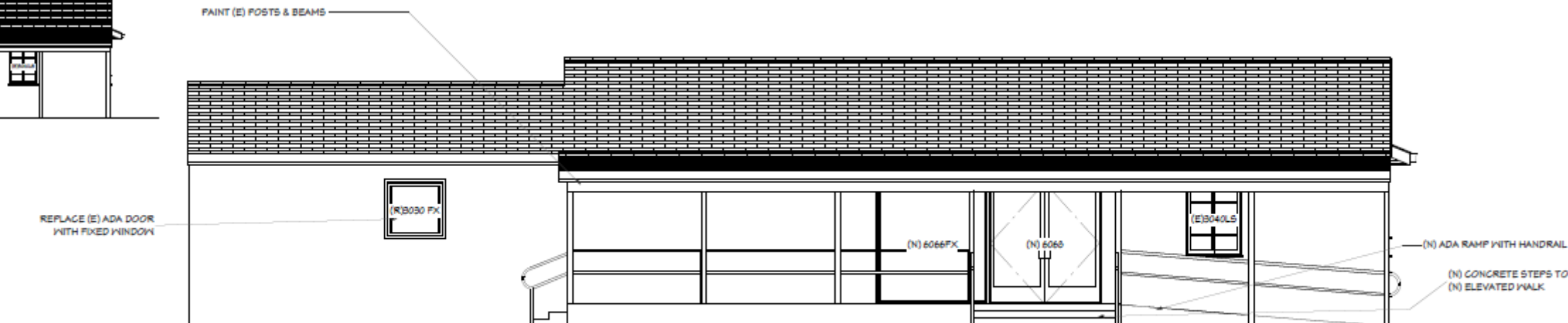
Original Elevations



CITY OF
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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

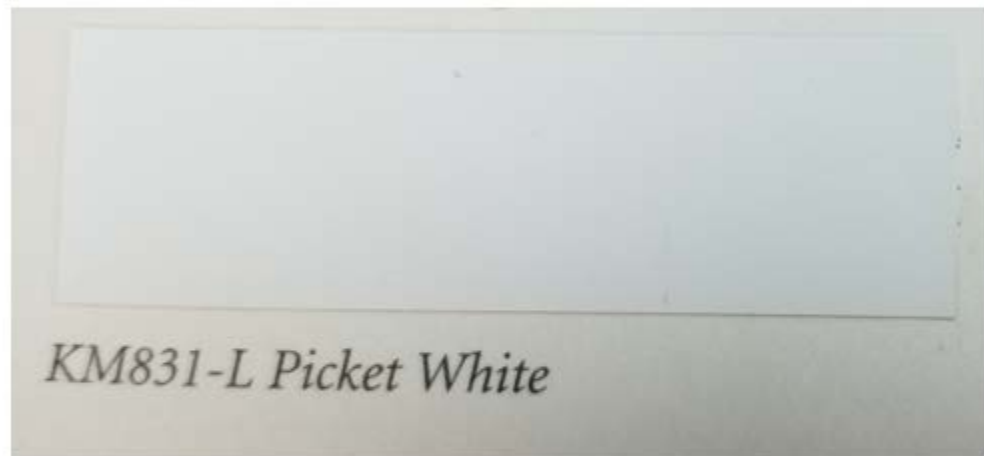
Proposed Colors and Rendering



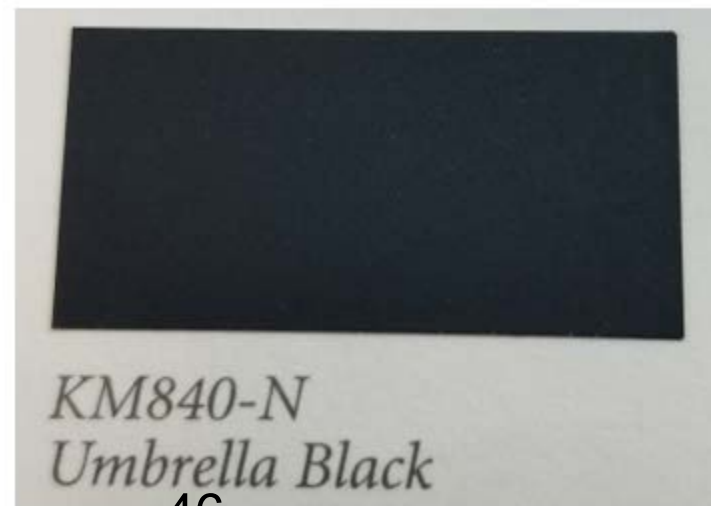
CITY OF
FOLSOM



Base: KM831 -L, Picket White



Trim: KM840-N, Umbrella Black

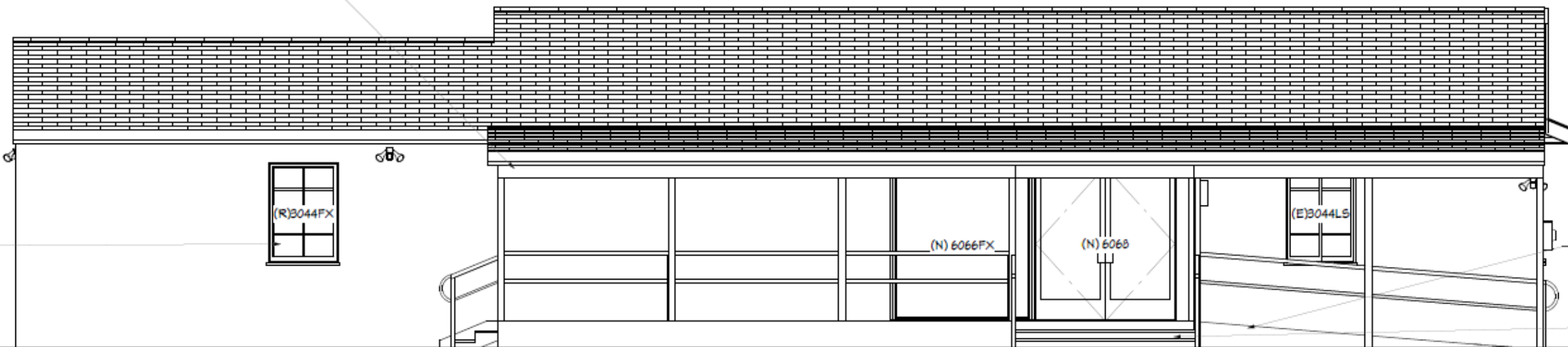


Updated Front Elevation



CITY OF
FOLSOM

PAINT (E) POSTS & BEAMS



REPLACE (E) ADA DOOR WITH
FIXED WINDOW TO MATCH IN
LITE (GRID) PATTERN AND SIZE
OF (E) ON RIGHT SIDE OF THIS
ELEVATION

(N) ADA RAMP WITH HANDRAIL

(N) CONCRETE STEPS TO
(N) ELEVATED WALK

PROPOSED FRONT ELEVATION

Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of PN 21-017 for Design Review for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: April 7, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 300 Reading Street Sign Permit
File #: PN 21-034
Request: Sign Permit
Location: 300 Reading Street
Parcel(s): 070-0094-012
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: William Henderson
Address: 111 Mesquite Court,
Folsom, CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Sign Permit application for a wall sign for Folsom City Ink located at 300 Reading Street (PN 21-034) subject to the findings included in this report (Findings A-J) and attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project includes a request to place a 20-square-foot wall sign on the front building elevation of the Folsom City Ink business located at 300 Reading Street.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Proposed Signage and Lighting
- 6 - Photograph of the Project Site
- 7 - Staff PowerPoint Presentation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: April 7, 2021

Submitted,

PAM JOHNS
Community Development Director

**ATTACHMENT 1
 DESCRIPTION/ANALYSIS**

APPLICANT’S PROPOSAL

The applicant, William Henderson, is requesting approval of a Sign Permit (PN 21-034) to place a 20-square-foot wood wall sign on the front building elevation of an existing 800-square foot commercial building located at 300 Reading Street. The sign is not proposed to be internally illuminated, but two external lamps are proposed to illuminate the sign. Proposed sign details are described in the table below:

Qty	Type	Dimensions	Sq. Ft.	Placement	Illumination
1	Building	8’ W x 2.5’ H	20	On north façade of building, above entrance	External downlighting
Materials and Color			Design		
Sign will be made of wood. Copy will read “FOLSOM CITY INK TATTOOS: THE FIRST & THE BEST IN TOWN, EST. 2000”. Lettering and accents will be black, with a yellow background.			The sign will feature block lettering with the copy surrounded by a decorative storefront canopy motif.		

POLICY/RULE

Section 17.52.380 of the Folsom Municipal Code states that the Historic District Commission shall have final authority relating to the issuance of sign permits within the boundaries of the Historic District. In acting upon applications for sign permits, the Historic District Commission shall adhere to the procedural requirements set forth in FMC Chapter 17.59 (except for matters of appeal which are governed by FMC Section 17.52.700 through 720). FMC Section 17.59.050 states that the Historic District Commission shall review and approve, conditionally approve or deny sign permit applications for signs to be located within the boundaries of the historic district based on conformance with the provisions of FMC Section 17.59.050 and any applicable uniform sign program. Applications shall be approved unless the Commission finds in writing that:

- a) The applicant has failed to provide sufficient or adequate plans, information or other data necessary to allow determinations respecting compliance with the provisions of FMC Section 17.59.050; and
- b) The proposed signage will violate provisions of FMC Section 17.59.050, state or federal laws, and such violation cannot be resolved by the imposition of conditions pursuant to this section.

FMC section 17.59.040(A) contains the sign regulations that apply to retail and service commercial uses located in nonresidential zones, including regulations governing the maximum allowable sign area for building signs. These rules do not generally apply in the Historic District, where most of the subareas have their own special use and design standards that govern signs. FMC section 17.52.380(B) makes clear that the provisions of Chapter 17.59 apply in the Historic District, unless they are modified by the provisions of Chapter 17.52. In this case, FMC section 17.52.510(E), the special use and design standards for signs in the Sutter Street Subarea, applies.

FMC Section 17.52.510(E)(1) states that the length of a wall sign in the Sutter Street Subarea may not exceed 75 percent of the shop's frontage. In addition, wall signs shall be designed and installed with minimal space between the planes of the wall and of the sign. Businesses with frontage on more than one street and/or public parking lot may place a wall or window sign on each frontage, with subsequent signs to be no larger than half the size specified for the first sign and subject to the other requirements of the first sign. Pursuant to FMC section 17.52.510(E)(4), neon, internally illuminated, backlit canopy, and corporate flag signs are prohibited in this subarea.

FMC Chapter 17.52.510 does not specifically address maximum sign area, but the Historic District Design and Development Guidelines (DDGs) Section 5.02.01(d)(3) state that buildings with between 40 and 59 lineal feet of building frontage may utilize 0.5 square feet of signage per lineal foot of building frontage.

Appendix D of the DDGs states that sign materials may be wood, metal, or other historically appropriate combinations of materials (wood being the most appropriate materials for signs in the Sutter Street Subarea) and that the sign may be externally lighted. Graphic imagery (i.e., logos, lettering style, colors, product illustrations or cartoons, etc.) shall be compatible with the period in which the building was built. Simple, contemporary graphic styles may also be appropriate as well as period revival styles of text. Simple graphic imagery and minimal text is encouraged. Contemporary type styles as well as historic lettering may be appropriate for sign lettering. If historic lettering styles are to be used, they must be appropriate to the history of Folsom and the historic era. Sign lighting must be subdued and indirect and may not create excessive glare. Flood lamps, if used to illuminate sign surfaces, must be concealed.

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 SUT/C-2 (PD) (Sutter Street Subarea of the Commercial Primary Area of the Historic District with underlying Central Business/Planned Development zoning). Pursuant to Section 17.52.510(E)(1) of the

Folsom Municipal Code (FMC), each business located within the Sutter Street Subarea whose entry door is located in the building frontage is permitted one wall or window sign.

PROJECT ANALYSIS

The subject building is allowed 20 square-feet of signage per the guidelines in the DDGs based on the building's 40-lineal-foot frontage. The sign proposed by the applicant is 20 square feet in size and is thus in compliance with the 75 percent frontage requirement of FMC 17.52.510(E)(1) and also the 0.5 square feet per lineal foot guideline in section 5.02.01(d)(3) of the DDGs.

Staff has determined that the colors, design, wood materials and block letter style of the proposed sign are appropriate in the Historic District and consistent with the DDGs.

The proposed indirect downlit illumination is consistent with the DDGs and does not violate FMC section 17.52.510(E)(4). The light bulbs will be covered by the proposed lampshades. To ensure the lighting is subdued, staff has provided Condition No. 3, which states that the sign lights shall be concealed by a lampshade and shall be directed towards the building. Condition No. 3 also states that sign lighting shall be turned off when the business is not open.

With implementation of these conditions, staff has concluded that the proposed project is consistent with Chapters 17.52 and 17.59 of the FMC as well as the DDGs.

PUBLIC NOTICING

A public notice was placed on the project site facing the street frontage five days prior to the date of the Historic District Commission meeting indicating the project description and the place and time of the meeting.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities 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 in this case.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Staff recommends approval of the sign permit application, subject to the findings included in this report (Findings A-J) and the attached conditions of approval (Conditions 1-7).

Move to approve the 300 Reading Street Sign Permit (PN 21-034), subject to the findings included in this report (Findings A-J) and attached conditions of approval (Conditions 1-7).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING 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 OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 EXISTING FACILITIES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (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.

SIGN PERMIT FINDINGS

- G. THE APPLICANT HAS PROVIDED SUFFICIENT PLANS, INFORMATION OR OTHER DATA NECESSARY TO ALLOW DETERMINATIONS RESPECTING COMPLIANCE WITH THE PROVISIONS OF FMC SECTION 17.52.380 AND CHAPTER 17.59.
- H. THE PROPOSED SIGNAGE WILL NOT VIOLATE PROVISIONS OF FMC SECTION 17.52.380, CHAPTER 17.59, OR STATE OR FEDERAL LAWS REGARDING SIGNAGE
- I. THE PROPOSED SIGNAGE COMPLIES WITH THE APPLICABLE HISTORIC DISTRICT SUBAREA SPECIAL USE AND DESIGN STANDARDS.
- J. THE PROPOSED SIGNAGE IS CONSISTENT WITH APPLICABLE PROVISIONS OF THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The commercial building located at 300 Reading Street was constructed in 1960 according to Sacramento County Assessors records. In addition to development of the commercial building, the project site was improved with seven parking spaces and site landscaping. The commercial building has been operated as an inn, wine and delicatessen shop, café and garden store in recent years. A Conditional Use Permit was approved by the Historic District Commission to operate a tattoo parlor at 300 Reading Street on March 17, 2021 (PN 21-026).

GENERAL PLAN DESIGNATION	HF, Historic Folsom
ZONING	SUT, Sutter Street Subarea of the Commercial Primary Area (underlying zoning of C-2 PD)
ADJACENT LAND USES/ZONING	North: Sutter Street (SUT) South: Sutter Street-Figueroa Street Alley and two-family residences (FIG) East: Reading Street with Sutter Street commercial area (SUT) beyond West: Regional Transit railroad tracks with Folsom Boulevard beyond
SITE CHARACTERISTICS	The 5,473-square-foot parcel consists of a one-story 800-square-foot commercial/retail building with a parking lot and associated landscaping.
APPLICABLE CODES	<u>FMC</u> Chapter 17.52; HD, Historic District <u>FMC</u> Chapter 17.59: Signs Historic District Design and Development Guidelines

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR 300 READING STREET SIGN PERMIT (PN 21-034)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		This Sign Permit is approved for the Folsom City Ink business at 300 Reading Street, which shall substantially conform to the exhibits included in the April 14, 2021 staff report in Attachment 5.	B	CD (P)(B)
2.		Prior to installation of the sign, the applicant shall first obtain any required building permits for the sign.	B	CD (P)(B)
3.		The exterior lighting for the sign shall be concealed by a lampshade and remain directed towards the building. Sign lighting shall be turned off upon close of business. This condition shall be noted on the plans submitted for a building permit.	B, OG	CD (P)
4.		<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
5.		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)

6.		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.	B	CD (P)(E)
7.		The sign permit shall be effective eleven days from the date of issuance, unless an appeal has been filed, and shall remain in force indefinitely unless suspended or revoked or if installation of the sign is not completed within six months from the date of issuance of such permit. The Community Development Director may grant one ninety-day extension if work has been commenced but not completed, per Section 17.59.050 of the <u>Folsom Municipal Code</u> .	B	CD (P)(B)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		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		

Attachment 4 Vicinity Map



Attachment 5 Proposed Signage and Lighting

FOLSOM CITY INK 8' X 2'.5" LAMP LIGHTED SIGN

MATERIALS - TRADITION STORE FRONT QUALITY MOUNTABLE WOOD

WEATHER AND SEASON ACCOUNTABLE OUTDOOR PAINT

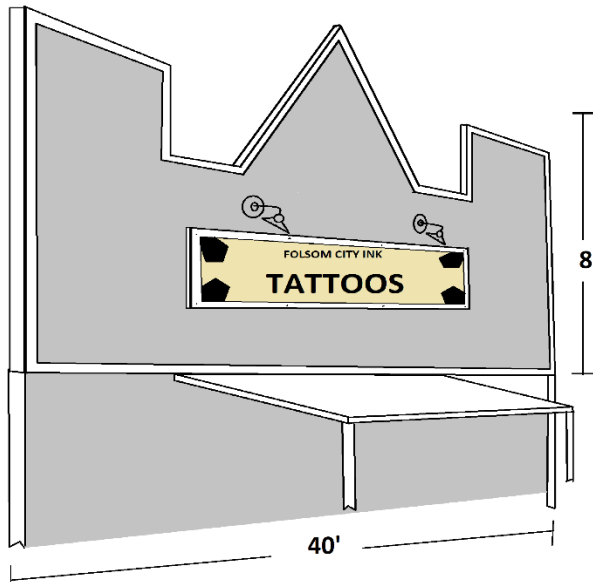
Designed by William E Henderson



2'.5"

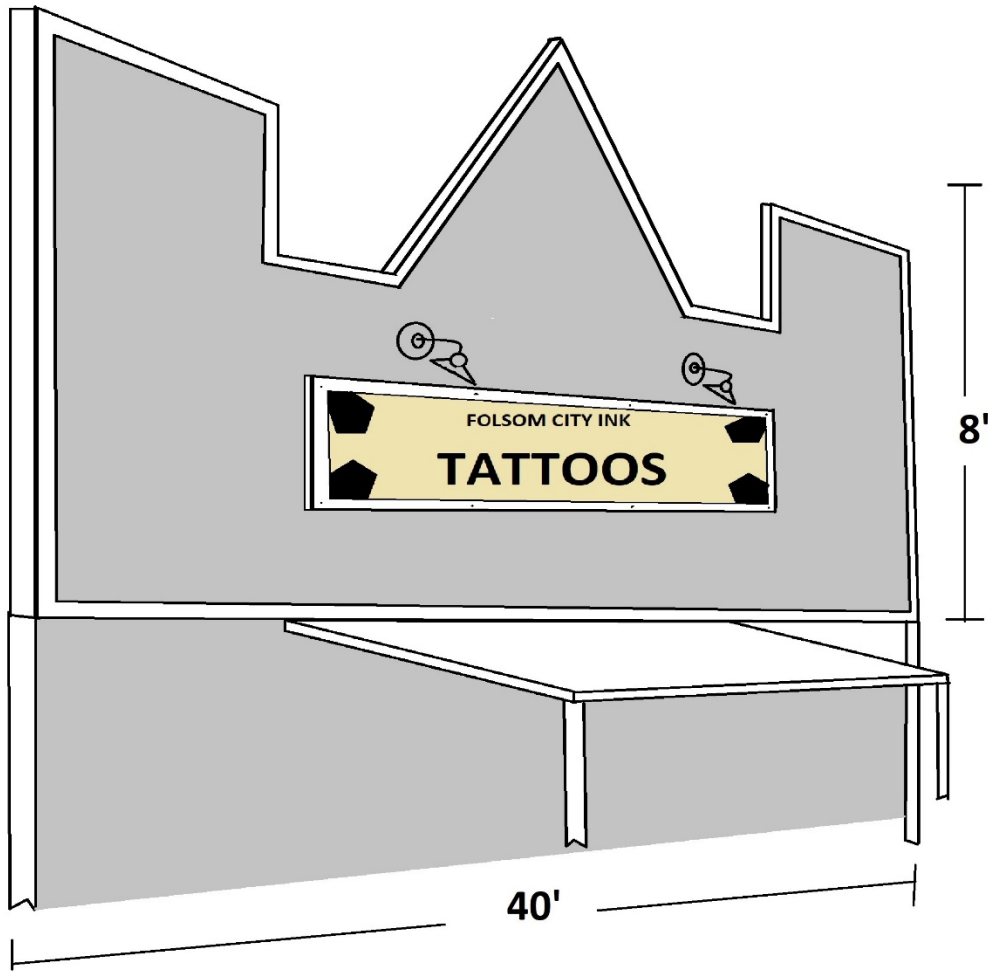
8'

Building Front



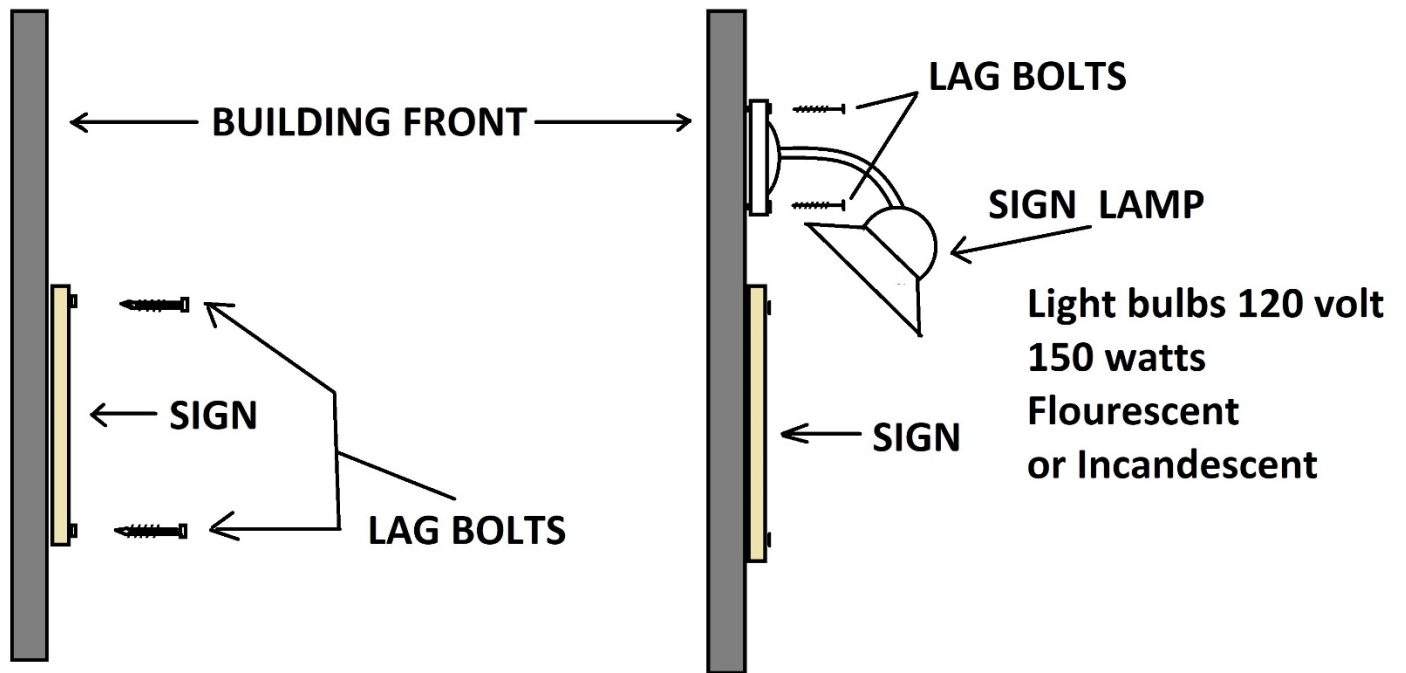
Built and hung by,
The Signery (408)259-6677
1515 Clayton Rd, san Jose CA 95127

300
Reading street
Building Front



Sign and Lamps

Fastened to the building front with 3" Galvanized Lag Bolts





Attachment 6

Photograph of the Project Site



Sutter Station
Sweets & Cafe

Welcome

RESIDENTIAL
NEIGHBORHOOD

COMPACT

6NVD207

Attachment 7

Staff PowerPoint Presentation



PN 21-034: 300 Reading Street Sign Permit



CITY OF
FOLSOM



FOLSOM

Project Vicinity

Site Photo



CITY OF
FOLSOM



Site Plan



CITY OF
FOLSOM

FOLSOM CITY INK 8' X 2'.5" LAMP LIGHTED SIGN

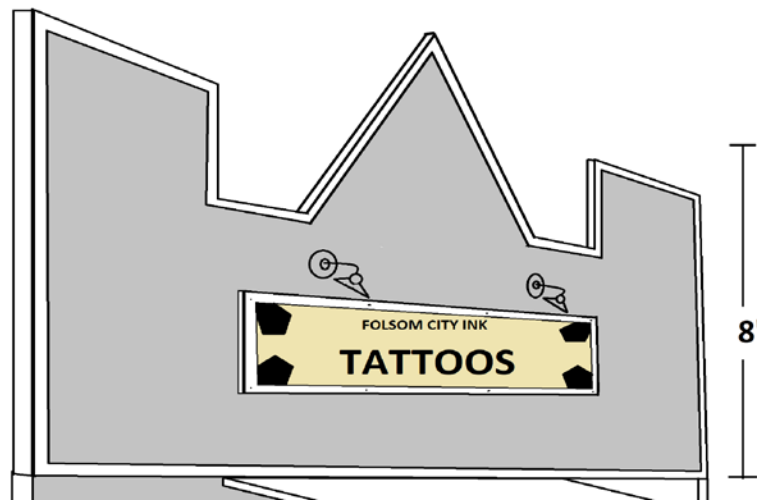
MATERIALS - TRADITION STORE FRONT QUALITY MOUNTABLE WOOD

WEATHER AND SEASON ACCOUNTABLE OUTDOOR PAINT

Designed by William E Henderson



Building Front



Built and hung by,
The Signery (408)259-6677
1515 Clayton Rd, san Jose CA 95127

Floor Plan



CITY OF
FOLSOM



Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of PN 21-034 for a Sign Permit for a 20-square-foot sign for Folsom City Ink, located at 300 Reading Street.