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 ksanabria@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 ksanabria@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: Mickey Ankhelyi, Kevin Duewel, Mark Dascallos, John Felts, Daniel West, Kathleen Cole, Daron Bracht

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of the May 5, 2021 meeting will be presented for approval.

NEW BUSINESS

1. PN 21-066, 906 Bidwell Street Detached Garage and Accessory Dwelling Unit Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Don Sherwood for approval of a Design Review application for a two-story structure with a 733-square-foot garage and a 752-square-foot Accessory Dwelling Unit above on a residential lot located at 906 Bidwell Street. The zoning classification for the site is CEN (R-1-M), while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act.
A Public Meeting to consider a request from Zach Thomas for approval of a demolition and Design Review application for demolition of an existing detached garage and construction of a two-story structure containing an 864-square-foot garage and a 974-square-foot Accessory Dwelling Unit at 413 Figueroa Street. The zoning classification for the site is FIG (R-1-M), while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Sections 15303 and 15301 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: Zach Thomas)

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for June 16, 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 kmuttlellt@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.
CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mark Dascallos, John Felts, Daniel West, Kathleen Cole, Mickey Ankhelyi, Daron Bracht

ABSENT: Bracht

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the April 7, 2021 meeting were approved as submitted.

OLD BUSINESS

1. PN 21-059, 908 Bidwell Street Design Review Modifications and Determination that the Project is Exempt from CEQA (Continued from the 4/21/21 HDC Meeting)

A Public Meeting to consider a request from AK Developers, Inc. for approval of a Design Review application for exterior modifications to a previously approved 2,837-square-foot single-family residence with attached second unit at 908 Bidwell Street. The zoning classification for the site is R-1-M/CEN, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Steve Banks/Applicant: AK Developers, Inc.)

1. Loretta Hettinger addressed the Historic District Commission citing concerns regarding the architecture and color of the property, and the importance of having a representative on staff for historic preservation.

2. Jennifer Lane addressed the Historic District Commission citing concerns regarding the ADU placement in the front of the property and the number of trees removed.

3. Bob Delp addressed the Historic District Commission citing concerns regarding variances and the valid reasons to approve one.

COMMISSIONER DUEWEL MOVED TO APPROVE DESIGN REVIEW FOR EXTERIOR MODIFICATIONS TO A PREVIOUSLY APPROVED 2,837-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH ATTACHED SECOND UNIT AS ILLUSTRATED ON ATTACHMENTS 7 AND 9 FOR THE 908 BIDWELL STREET DESIGN REVIEW MODIFICATIONS PROJECT (PN 21-059) SUBJECT TO THE FINDINGS (FINDINGS A-I) AND ATTACHED CONDITIONS OF APPROVAL NOS. 1-22.
COMMISSIONER WEST SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, DASCALLOS, FELTS, WEST, COLE
NOES: ANKHELYI
RECUSED: NONE
ABSENT: BRACHT

2. PN 21-058, 813 Natoma Street Addition and Determination that the Project is Exempt from CEQA (Continued from the 4/21/21 HDC Meeting)

A Public Meeting to consider a request from Eric Winokur for approval of a Design Review application for a 291-square-foot addition to an existing residence located at 813 Natoma Street. The zoning classification for the site is R-1-M/CEN, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines.  (Project Planner: Josh Kinkade/Applicant: Eric Winokur)

COMMISSIONER WEST MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (PN 21-058) FOR A 291-SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 813 NATOMA STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 813 NATOMA STREET ADDITION PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL NOS. 1-8.

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, DASCALLOS, FELTS, WEST, ANKHELYI, COLE
NOES: NONE
RECUSED: NONE
ABSENT: BRACHT

NEW BUSINESS

3. PN 21-055, 1009 Leidesdorff Street Detached Garage Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from AK Developers, Inc. for approval of a Design Review application for a 576-square-foot detached garage located at 1009 Leidesdorff Street. The zoning classification for the site is R-4/RIV, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines.  (Project Planner: Josh Kinkade/Applicant: Adamis DeLeon)

COMMISSIONER COLE MOVED TO APPROVE THE APPLICATION (PN 21-055) FOR DESIGN REVIEW FOR A 576-SQUARE-FOOT DETACHED GARAGE LOCATED AT 1009 LEIDESDORFF STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 1009 LEIDESDORFF STREET DETACHED GARAGE PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL NOS. 1-7.

COMMISSIONER FELTS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, DASCALLOS, FELTS, WEST, ANKHELYI, COLE
NOES: NONE
RECUSED: NONE
ABSENT: BRACHT

PRINCIPAL PLANNER REPORT

The next regularly scheduled meeting of the Historic District Commission will be held June 2, 2021.
RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

__________________________________________
Daron Bracht, CHAIR
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 906 Bidwell Street Garage and Accessory Dwelling Unit
File #: PN 21-061
Request: Design Review
Location: 906 Bidwell Street
Parcel(s): 070-0201-009
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant
Name: Don Sherwood
Address: 359 Hansen Circle
Folsom, CA 95630

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for a two-story structure with a 733-square-foot garage and a 752-square-foot Accessory Dwelling Unit above on a residential lot located at 906 Bidwell Street (PN 21-061) subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project consists of a two-story structure with a 733-square-foot garage and a 752-square-foot Accessory Dwelling Unit above on a lot located at 906 Bidwell Street. The property is located within the Central Subarea of the Historic Residential 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, Floor Plans and Elevations dated 3-24-21
6 - Proposed Colors and Materials
7 - Approved Elevations of Main Residence
7 - Site Photo
Submitted,

PAM JOHNS
Community Development Director
ATTACHMENT 1
DESCRIPTION/ANALYSIS

PREVIOUS APPROVALS
The Historic District Commission approved demolition of an existing shed and design review for a new custom home on the lot in question in 2019. Construction of the new home has not yet commenced, and the existing shed has not yet been demolished.

APPLICANT’S PROPOSAL
The proposed project consists of a two-story structure with a 733-square-foot garage and a 752-square-foot, one-bedroom Accessory Dwelling Unit above on a residential lot located at 906 Bidwell Street.

The two-story structure is proposed to be 24.2 feet in height. The proposed site plan, floor plan and elevations are included in Attachment 5. Exterior materials proposed are horizontal lap siding and panelized cementitious shingle siding colored to match the green color of the approved but yet-to-be-constructed main residence. Exterior grey asphalt shingle roofing and cream window trim are proposed to match those of the approved main residence. Proposed colors and materials are provided in Attachment 6.

The property at 906 Bidwell Street is not included on the City of Folsom Cultural Resources Inventory.

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 new residential structures and all exterior renovations, remodeling, modification, or addition to 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.

Section 17.52.490 of the FMC states that ADUs in the Historic District shall comply with
the standards set forth in FMC Chapter 17.105, which states that the design standards
set forth in FMC Section 17.105.150 apply to all ADUs city-wide and that, in addition,
the design standards of FMC Section 17.105.160 apply to all ADUs in the Historic
District that are larger than 800 square feet or greater than 16 feet in height.

FMC Section 17.105.070 states that in the Historic District, any proposed detached
ADU that exceeds a height of 16 feet shall be subject to review by the Historic District
Commission, in compliance with the provisions of FMC sections 17.52.300 through
17.52.350, generally governing design review in the Historic District.

**ANALYSIS**

**General Plan and Zoning Consistency**
The General Plan land use designation for the project site is SFHD (Single-Family High
Density), and the zoning designation for the project site is R-1-M (Single-Family
Residential, Small Lot), within the Central Subarea of the Historic Residential Primary
Area of the Historic District. FMC Section 17.105.060 states that one ADU is permitted
in single-unit zones with an existing or proposed single-unit dwelling. Accessory
structures are allowed in the Historic Residential Primary Area per FMC Section
17.52.520(a)(1).

Section 17.52.540 of the FMC institutes requirements for lot size, lot width, setbacks,
pervious surface, and building height in the Historic Residential Primary Area. Sections
17.105.070 and 17.105.110 of the FMC institute development standards regarding
location, size, setbacks, height, separation, lot coverage, and parking for detached
ADUs.

Because ADUs and garages are both allowed uses for the subject parcel, the proposed
use is not subject to Commission approval. However, the design of the proposed
structure is subject to Commission approval since this ADU exceeds the height
standard (16 feet) established in FMC Section 17.105.060(B).

The following table shows how the proposed project relates to the FMC zoning
requirements:

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum ADU Size</td>
<td>One bed: 850 sqft</td>
</tr>
<tr>
<td></td>
<td>Two+ beds: 1,000 sqft</td>
</tr>
<tr>
<td>Front Setback</td>
<td>Does not break front plane of primary dwelling and meets setback of primary dwelling (20 feet)</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>4 feet</td>
</tr>
<tr>
<td>--------------</td>
<td>--------</td>
</tr>
<tr>
<td>Side Setback</td>
<td>4 feet</td>
</tr>
<tr>
<td>Minimum Pervious Surface</td>
<td>45%</td>
</tr>
<tr>
<td>Parking Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>2 parking spaces (existing)</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>25 feet, or the height of the primary structure (whichever is less)</td>
</tr>
<tr>
<td>Structure Separation</td>
<td>6 feet from the primary structure or other accessory structures on-site</td>
</tr>
</tbody>
</table>

As shown in the above table (and on the site plan in Attachment 5), the proposed project meets all relevant development standards of the FMC.

Finally, FMC Section 17.105.170 states that any accessory dwelling unit proposed for construction on or within fifty feet of the property line of a parcel containing a structure listed on the California Register of Historic Resources shall have a peak height above finished grade of no more than sixteen feet. The proposed ADU is not located within fifty feet of a property line of a parcel containing a structure listed on the California Register of Historic Resources or on the City of Folsom’s Cultural Resources Inventory.

### Building Design/Architecture

Pursuant to FMC section 17.105.070(B)(1), this is a discretionary design review by the Commission. As a result, the design standards in FMC sections 17.105.150 and 17.105.160, as well as the design guidelines within the Historic District Design and Development Guidelines (DDGs) apply to this project.

The following table provides an analysis for how the proposed ADU meets the standards of FMC Section 17.105.150 for two-story ADUs or ADUs constructed above an accessory structure:

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>ANALYSIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>All exterior walls shall include at least two different materials, as well as either windows or projections or bays or recessed elements.</td>
<td>Exterior materials used are horizontal lap siding and panelized cementitious shingle siding</td>
</tr>
<tr>
<td>The accessory dwelling unit shall have the same roof pitch as the primary dwelling with matching eave details but</td>
<td>Main residence roof slopes are 10/12 and 5/12. Proposed roof slopes for ADU are 12/12 and 4.5/12.</td>
</tr>
<tr>
<td>Requirement</td>
<td>Details</td>
</tr>
<tr>
<td>-------------</td>
<td>---------</td>
</tr>
<tr>
<td>Roof pitch</td>
<td>May vary by up to 2/12 more or 2/12 less than the roof pitch of the primary dwelling. Roof must follow the roof pitch requirements for design style allowed in the Historic District subarea.</td>
</tr>
<tr>
<td>Second story wall facing an abutting property</td>
<td>Any second story wall facing an abutting property shall incorporate the following features: translucent glazed windows, transom windows, clerestory windows, false windows, or other similar design approach that achieves the same purpose. Second floor window glazing on west side yard elevation is obscured/translucent. Second floor window on east side yard elevation begins 3.8 feet above finished floor and floor plan provides adequate screening to retain privacy from neighbor’s back yard.</td>
</tr>
<tr>
<td>Landing area</td>
<td>The landing area of any external staircase shall be screened from the bottom of the landing to the top of the entry of the accessory dwelling unit to maintain the privacy of abutting properties. Materials used to screen the landing shall be of the same color and material as those used for the accessory dwelling unit. Exterior landing is 3 feet above grade and 9 feet from adjacent property line. Existing 6-foot fence will provide necessary screening of exterior landing.</td>
</tr>
<tr>
<td>Building massing</td>
<td>Building massing shall be modified using one of the following methods: 1. Use of at least two different building materials. 2. Use of recessed or projecting windows, doors, or parts of the wall to avoid flat monotonous facades. Recessed windows and doors shall project a minimum of six inches or shall be recessed a minimum of six inches. Any projection must be behind the parcel side or rear yard setback line. 3. Use of cantilevered areas so long as area does not extend beyond the side or rear yard setback. 4. Use of varied roof form such as a mix of different roof types (e.g., hipped, gabled, slant, etc.). Two exterior finish materials are proposed. ADU also incorporates various roof forms, slopes and dormers.</td>
</tr>
<tr>
<td>Deck or balcony</td>
<td>No decks or balconies shall be allowed, except that one balcony no larger than twenty square feet shall be allowed on the front facade. Project does not incorporate a deck or balcony.</td>
</tr>
</tbody>
</table>
If any external staircase is necessary to access the unit, that staircase shall be located at the side or rear of the unit and shall be at least five feet from the adjacent property line.

<table>
<thead>
<tr>
<th>DESIGN ELEMENT</th>
<th>ANALYSIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A roof pitch between 3/12 and 8/12.</td>
<td>Majority of roof is 4.5/12. Gable ends are 12/12 to accommodate headroom clearance in stairway and recall a single-story appearance on the side yard elevations.</td>
</tr>
<tr>
<td>Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels).</td>
<td>ADU has exposed rafter tails and knee braces at gabled ends. ADU is side-gabled with large shed dormers on each side.</td>
</tr>
<tr>
<td>Single- or double-hung sash windows with small panes above large pane (e.g., three small panes over one large pane, or six-over-one window) for all windows on the front elevation.</td>
<td>ADU utilizes single-hung windows with smaller divided panes on upper panel of windows on front (north/alley) elevation</td>
</tr>
<tr>
<td>Horizontal clapboard or shingle siding that is 2.5 to 6 inches wide or board and batten or a mix of shingles, stone, and siding for different levels or elements may be used. Fiber cement board and shingles may be used in place of wood siding or shingles.</td>
<td>Proposed exterior materials are horizontal lap siding and panelized cementitious shingle siding</td>
</tr>
<tr>
<td>Optional: Shed or gabled roof dormer.</td>
<td>Two large shed dormers are proposed, one on each side of building</td>
</tr>
<tr>
<td>Optional: Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground.</td>
<td>Not utilized</td>
</tr>
</tbody>
</table>

The applicant is also required to comply with the objective design standards of FMC Section 17.105.160, which mandate that an appropriate style (Craftsman, Queen Anne, Delta, Italianate, or Spanish Eclectic for all zones and subareas, including the subject area) is chosen and that specific design elements are met for the chosen style. In this case, the applicant has chosen the Craftsman style. The below table lists the required design elements of the Craftsman style from FMC section 17.105.160(C)(1) and provides an analysis for how the applicant is meeting these design elements.

The applicant is meeting all required design elements of the FMC for two-story ADUs as well as ADUs in the Historic District.
The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03(b) of the DDGs, which addresses the design concepts for the Central Subarea, states that the Central Subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe. Restoration, reconstruction, and new construction of “average” homes are encouraged, rather than increase in the number of “high-style” homes. The design, color, and scale of the proposed residence are consistent with the architectural styles prevalent during the 1850-1950 timeframe in the Subarea. Furthermore, in assessing the appropriateness of a particular use/design, the DDGs recommend that consideration be given to the physical circumstances of the project site and its surroundings in the Central Subarea.

The DDG’s state that exterior materials and finishes for residential properties 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 utilizes green horizontal and shingle siding, cream window trim and grey shingle roofing to match the approved residence. The building includes vertically-oriented windows and residentially-scaled doors, consistent with the DDGs. The proposed project’s architecture is consistent with residential appearance through the use of the proposed building materials and design.

According to the DDGs, Appendix D, Section C.4 (e), two single garage doors are preferred over a double door. The proposed garage features two overhead roll-up doors. Staff has provided Condition No. 3, which states that hinges and handles shall be added to the garage doors to resemble a carriage style, thereby meeting the intent of the DDGs.

Staff has determined that the overall design, colors, materials, and layout of the proposed project are consistent with the design and development guidelines for the Central Subarea 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 Historic District Commission meeting of June 2, 2021, in compliance with the requirements of FMC Section 17.52.320. No public comments were received at the time this staff report was published.

ENVIRONMENTAL REVIEW
The project is categorically exempt under Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. Based on
staff’s analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption 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-I) and the attached conditions of approval (Conditions 1-7).

Move to approve the Design Review application (PN 21-061) for a two-story structure with a 733-square-foot garage and a 752-square-foot Accessory Dwelling Unit above at 906 Bidwell Street as illustrated on Attachment 5 for the 906 Bidwell Street Garage and Accessory Dwelling Unit project, subject to the findings included in this report (Findings A-I) 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 ZONING CODE OF THE CITY.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OF SMALL STRUCTURES) 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


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

I. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
BACKGROUND
A 1,202-square-foot single-family residence was located on the neighboring property at 908 Bidwell Street and was constructed in 1952. This is also when a 480 square-foot garage structure and 394 square-foot attached carport on the project site are believed to have been constructed. In 2019, the Historic District Commission approved a Residential Design Review and Demolition Application to construct a 2,030-square-foot single-family residence and demolish a 480-square-foot garage structure and 394-square-foot attached carport at 906 Bidwell Street (PN19-285). The applicant has since submitted for a building permit to demolish the accessory structure and construct the residence, though neither action has yet occurred. The property does not appear on the City of Folsom’s Cultural Resources Inventory.

GENERAL PLAN DESIGNATION
SFHD, Single-Family High Density

ZONING
CEN, Central Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single-Family Residential-Small Lot)

ADJACENT LAND USES/ZONING
North: Persifer-Bidwell Street alley with residences beyond (CEN)
South: Bidwell Street with apartments beyond (R-4)
East: Existing residences (CEN)
West: Existing residences (CEN)

SITE CHARACTERISTICS
The 7,000-square-foot project site currently contains a garage and carport structure.

APPLICABLE CODES
FMC Chapter 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 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Chapter 17.105, Accessory Dwelling Units
Historic District Design and Development Guidelines
ATTACHMENT 3
Proposed Conditions of Approval
## CONDITIONS OF APPROVAL FOR
906 BIDWELL STREET GARAGE AND ACCESSORY DWELLING UNIT DESIGN REVIEW
(PN 21-061)

| 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, floor plans and elevations dated 3-24-21, included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval. A building permit will not be issued for the garage/ADU structure until a permit for the main residence has been issued. | B                                                                                                           | CD (B)                   |
| 2.        | Compliance with all local, state and federal regulations pertaining to building construction is required.                                                                                                                                                                     | OG                                                                                                         | CD (B)                   |
| 3.        | This approval is for a two-story structure with a 733-square-foot garage and a 752-square-foot Accessory Dwelling Unit above at a lot located at 906 Bidwell Street. The applicant shall submit building plans that comply with this approval and the site plan, floor plans and building elevations dated 3-24-21 included in Attachment 5, with the following modifications: | B                                                                                                           | CD (P)                  |
|           | 1. Hinges and handles shall be added to the garage doors to resemble a carriage style                                                                                                                                                                                     |                                                                                                             |                        |
| 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. Per FMC Section 17.105.140(J), all ADUs approved under this chapter may be rented separate from the primary residence; however, the rental must be for a term longer than thirty days. Per FMC Section 17.58.050(1), a maximum of three paying guests are permitted to rent rooms in a dwelling. Per FMC Chapters 17.11, 17.12, 17.13 and 17.14, boarding houses, defined as a residences wherein three or more rooms are rented to individuals under separate rental agreements or leases, are not allowed in single-family or two-family zones.

7. The project approval granted under this staff report shall remain in effect for one year from final date of approval (June 2, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the timely extension of this approval, shall result in the termination of this approval.

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<td>DC During construction</td>
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<tr>
<td>PR Park and Recreation Department</td>
<td>OG On-going requirement</td>
</tr>
<tr>
<td>PD Police Department</td>
<td></td>
</tr>
</tbody>
</table>
Attachment 4
Vicinity Map
Attachment 5
Site Plan, Floor Plans and Elevations dated 3-24-21
GARAGE & ACCESSORY DWELLING UNIT
906 BIDWELL STREET
FOLSOM, CA  95630

1ST FLOOR GARAGE PLAN - 1/4"=1'-0"

2ND FLOOR DWELLING PLAN - 1/4"=1'-0"

SECTION A-A - 1/4"

SECTION B-B - 1/4"

WEST / SIDEYARD ELEV - 1/4"

NORTH / ALLEY ELEV - 1/4"

EAST / SIDEYARD ELEV - 1/4"

SOUTH / INTERIOR YARD ELEV - 1/4"

MUNICIPAL CODE / DESIGN GUIDELINES COMPLIANCE

17.105.150
17.105.160
Attachment 6
Proposed Colors and Materials
Colors and Materials

Materials – Hardie Lap Siding

Materials – Shingle Siding
Main Body Color (Pine Green)

Trim Color (Swiss Coffee)

Roofing Color (Estate Grey)
AGENDA ITEM NO. 2
Type: Public Meeting
Date: June 2, 2021

Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 413 Figueroa Street Garage and Accessory Dwelling Unit
File #: PN 21-080
Request: Design Review
Location: 413 Figueroa Street
Parcel(s): 070-0116-002
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant
Name: Zach Thomas
Address: 413 Figueroa Street
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for demolition of an existing detached garage and Design Review to construct a two-story structure containing an 864-square-foot garage and a 974-square-foot Accessory Dwelling Unit at 413 Figueroa Street (PN 21-080) subject to the findings included in this report (Findings A-J) and the attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project consists of demolition of an existing detached garage and construction of a two-story structure containing an 864-square-foot garage and a 974-square-foot Accessory Dwelling Unit at 413 Figueroa Street. The property is located within the Figueroa Subarea of the Historic Residential 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, Floor Plans and Building Elevations dated 1-18-21
6 - Site Photos
7 - Comment Letter from Heritage Preservation League of Folsom, Dated May 20, 2021
AGENDA ITEM NO. 2
Type: Public Meeting
Date: June 2, 2021

Submitted,

[Signature]

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The proposed project consists of demolition of an existing 658-square-foot detached garage and 191-square-foot carport structure and construction of a two-story structure containing an 864-square-foot garage and a 974-square-foot Accessory Dwelling Unit at 413 Figueroa Street.

The two-story structure is proposed to be 24.5 feet in height. Exterior materials proposed are horizontal lap siding on the first floor and board-and-batten siding on the second floor, both colored green to match the main residence. Exterior asphalt shingle roofing and white window trim are proposed to match the colors of the existing main residence.

The property at 413 Figueroa Street is not included on the City of Folsom Cultural Resources Inventory.

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 new residential structures and all exterior renovations, remodeling, modification, or addition to 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.

Section 17.52.490 of the FMC states that ADUs in the Historic District shall comply with the standards set forth in FMC Chapter 17.105, which states that the design standards set forth in FMC Section 17.105.150 apply to all attached and detached ADUs city-wide and, in addition, the design standards of FMC Section 17.105.160 apply to all ADUs in the Historic District that are larger than 800 square feet or greater than 16 feet in height.

FMC Section 17.105.070 states that in the Historic District, any proposed detached
ADU that exceeds a height of 16 feet shall be subject to review by the Historic District Commission, in compliance with the provisions of FMC sections 17.52.300 through 17.52.350, generally governing design review in the Historic District.

Section 17.52.660 of the FMC states that the demolition of a structure located in the Historic District is subject to the review and approval of the Historic District Commission. Before demolition is authorized, the applicant must provide documentation of the structure for the historical record, to the extent that the history of the structure is known to, or reasonably obtainable by, the applicant. If the structure is considered historically significant, the Historic District Commission shall consider several factors before authorizing the demolition. Section 4.13 of the Historic District Design and Development Guidelines (DDGs) makes clear that demolition may be more readily approved for structures that do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

ANALYSIS

General Plan and Zoning Consistency
The General Plan land use designation for the project site is SFHD (Single-Family High Density), and the zoning designation for the project site is R-1-M (Single-Family Residential, Small Lot), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. FMC Section 17.105.060 states that one ADU is permitted in single-unit zones with an existing or proposed single-unit dwelling. Accessory structures are allowed in the Historic Residential Primary Area per FMC Section 17.52.520(a)(1).

Section 17.52.540 of the FMC institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. Sections 17.105.070 and 17.105.110 of the FMC institute development standards regarding location, size, setbacks, height, separation, lot coverage, and parking for detached ADUs.

Because ADUs and garages are both allowed uses for the subject parcel, the proposed use is not subject to Commission approval. However, the design of the proposed structure is subject to Commission approval since this ADU exceeds the size (800 square feet) and height (16 feet) standards established in FMC Section 17.105.060(B).

The following table shows how the proposed project relates to the FMC zoning requirements upon demolition of the existing garage:
<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>n/a</td>
</tr>
</tbody>
</table>
| Maximum ADU Size | One bed: 850 sqft  
Two+ beds: 1,000 sqft | 974 sf (two beds) |
| Front Setback | Does not break front plane of primary dwelling and meets setback of primary dwelling (20 feet) | 106 feet, in back of primary dwelling |
| Rear Setback | 4 feet | 5 feet |
| Side Setback | 4 feet | 10.3 feet and 5.6 feet |
| Minimum Pervious Surface | n/a | 51% |
| Parking Requirement | n/a | 2 parking spaces (existing)  
0 parking spaces (as proposed) | 4 parking spaces (proposed) |
| Maximum Building Height | 25 feet, or the height of the primary structure (whichever is less) | 24.5 feet (primary structure is 24.5 feet tall) |
| Structure Separation | 6 feet from the primary structure or other accessory structures on-site | 24 feet from primary structure (no other structures on-site) |

As shown in the above table (and on the site plan in Attachment 5), the proposed project meets all relevant development standards of the FMC upon demolition of the existing garage.

Finally, FMC Section 17.105.170(D) states that any accessory dwelling unit proposed for construction on or within fifty feet of the property line of a parcel containing a structure listed on the California Register of Historical Resources shall have a peak height above finished grade of no more than sixteen feet. The proposed ADU is not located within fifty feet of a property line of a parcel containing a structure listed on the California Register of Historical Resources or the City of Folsom’s Cultural Resources Inventory.

**Building Design/Architecture**
Pursuant to FMC section 17.105.070(B)(1), this is a discretionary design review by the Commission. As a result, the design standards in FMC sections 17.105.150 and 17.105.160, as well as the design guidance established within the Historic District Design and Development Guidelines (DDGs) apply to this project.
The following table provides an analysis for how the proposed ADU meets the standards of FMC Section 17.105.150 for two-story ADUs or ADUs constructed above an accessory structure:

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>ANALYSIS</th>
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<tbody>
<tr>
<td>All exterior walls shall include at least two different materials, as well as either windows or projections or bays or recessed elements.</td>
<td>All exterior walls utilize two different materials (6-inch horizontal lap siding with board and batten) along with windows.</td>
</tr>
<tr>
<td>The accessory dwelling unit shall have the same roof pitch as the primary dwelling with matching eave details but may vary by up to 2/12 more or 2/12 less than the roof pitch of the primary dwelling. Roof must follow the roof pitch requirements for design style allowed in the Historic District subarea.</td>
<td>Roof pitch of existing is 5/12. Roof pitch of ADU is 5/12.</td>
</tr>
<tr>
<td>Any second story wall facing an abutting property shall incorporate the following features: translucent glazed windows, transom windows, clerestory windows, false windows, or other similar design approach that achieves the same purpose.</td>
<td>Side windows to be translucent glazed</td>
</tr>
<tr>
<td>The landing area of any external staircase shall be screened from the bottom of the landing to the top of the entry of the accessory dwelling unit to maintain the privacy of abutting properties. Materials used to screen the landing shall be of the same color and material as those used for the accessory dwelling unit.</td>
<td>No exterior staircase is proposed</td>
</tr>
<tr>
<td>Building massing shall be modified using one of the following methods: 1. Use of at least two different building materials. 2. Use of recessed or projecting windows, doors, or parts of the wall to avoid flat monotonous facades. Recessed windows and</td>
<td>All exterior walls utilize two different materials (6-inch horizontal lap siding with board and batten)</td>
</tr>
</tbody>
</table>
doors shall project a minimum of six inches or shall be recessed a minimum of six inches. Any projection must be behind the parcel side or rear yard setback line.

3. Use of cantilevered areas so long as area does not extend beyond the side or rear yard setback.

4. Use of varied roof form such as a mix of different roof types (e.g., hipped, gabled, slant, etc.).

No decks or balconies shall be allowed, except that one balcony no larger than twenty square feet shall be allowed on the front facade.

If any external staircase is necessary to access the unit, that staircase shall be located at the side or rear of the unit and shall be at least five feet from the adjacent property line.

The applicant is also required to comply with the objective design standards of FMC Section 17.105.160, which mandate that an appropriate style (Craftsman, Queen Anne, Delta, Italianate, or Spanish Eclectic for all zones including the subject area) is chosen and that specific design elements are met for the chosen style. In this case, the applicant has chosen the Craftsman style. The below table lists the required design elements of the Craftsman style from FMC Section 17.105.160(C)(1) and provides an analysis for how the applicant is meeting these design elements.

<table>
<thead>
<tr>
<th>DESIGN ELEMENT</th>
<th>ANALYSIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A roof pitch between 3/12 and 8/12.</td>
<td>Roof pitch is 5/12</td>
</tr>
<tr>
<td>Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels).</td>
<td>ADU is side-gabled with wood corbels on the gable ends.</td>
</tr>
<tr>
<td>Single- or double-hung sash windows with small panes above large pane (e.g., three small panes over one large pane, or six-over-one window) for all windows on the front elevation.</td>
<td>ADU utilizes single-hung windows with 3 and 6 panes over one large pane.</td>
</tr>
</tbody>
</table>
Historic District Commission  
413 Figueroa Street Garage and Accessory Dwelling Unit Design Review (PN 21-080)  
June 2, 2021

Horizontal clapboard or shingle siding 
that is 2.5 to 6 inches wide or board and 
batten or a mix of shingles, stone, and 
siding for different levels or elements 
may be used. Fiber cement board and 
shingles may be used in place of wood 
siding or shingles. | Proposed exterior materials are six-inch 
horizontal lap siding and board and batten 
siding

| Optional: Shed or gabled roof dormer. | Not utilized  
| Optional: Entry porch under roofline 
with roof supported by tapered or square 
columns with square bases that extend 
to the ground. | Not utilized

As shown in the tables above, the applicant is meeting all required design elements of 
the FMC for two-story ADUs as well as ADUs in the Historic District.

The property is located within the Figueroa Subarea of the Historic Residential Primary 
Area of the Historic District. Chapter 5.04.03a of the DDGs, which addresses the design 
concepts for the Figueroa Subarea, states that the design concept for the Figueroa 
Subarea is to maintain existing pre-1910 structures and encourage restoration, 
reconstruction and new construction of pre-1910 styles, especially those previously 
existing in Folsom. Property owners are encouraged to maintain historic authenticity 
within the private areas of their property but are not required to do so except as may be 
necessary to maintain a National Register or similar listing.

The DDG’s state that exterior materials and finishes for residential properties 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 utilizes 
horizontal siding, window trim and asphalt shingle roofing with a belly band and board-
and-batten siding on the second floor, all to match the colors of the existing residence. 
The building includes both vertically- and horizontally-oriented windows, but windows 
are primarily vertically-oriented, consistent with the DDGs. The applicant also included a 
hip under the roof gables to resemble the hipped roof of the main residence and existing 
garage. Proposed doors are residentially-scaled, consistent with the DDGs. The 
proposed project’s architecture is consistent with residential appearance through the 
use of the proposed building materials and design.

According to the DDGs, Appendix D, Section C.4 (e), two single garage doors are 
preferred over a double door. The proposed garage features two overhead roll-up 
doors, one of which is a two-car garage door. The doors incorporate hinges and 
handles and vertically-oriented paneling to resemble a carriage style, thereby meeting 
the intent of the DDGs.

Staff has determined that the overall design, colors, materials, and layout of the
proposed project are consistent with the design and development guidelines for the Figueroa Subarea 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.

Demolition
Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The existing garage to be demolished (shown in the photographs in Attachment 6) consists of wood siding, wood studs, composition shingles, glass windows, wood doors, and an aluminum garage door. The garage was likely built around the same time as the main residence, which was constructed in 1983. The garage is not considered historically significant and contains no historically significant building materials. In addition, the residence is not listed on the City of Folsom’s Cultural Resources Inventory list. Therefore, staff supports the demolition of the garage.

PUBLIC NOTICING COMMENTS
A notice was posted on the project site five days prior to the Historic District Commission meeting of June 2, 2021, in compliance with the requirements of FMC Section 17.52.320.

Staff received a comment letter regarding the proposed project from the Heritage Preservation League on May 21, 2021 (see Attachment 7). The letter asks that the proposed structure be moved further from the alley to improve access to the garage. Staff notes that the applicant is proposing off-street parking both inside the proposed garage spaces and on a pad next to the proposed structure. Therefore, staff does not believe it is necessary to provide additional space in front of the structure in this instance.

The letter asks that documentation is provided regarding the existing garage and that existing materials that can be saved are recycled. Staff notes that given the fact that the structure was built after the historic era, these measures would not be required.

Finally, the letter states that the proposed roof should include the same hipped roof detail that was incorporated with the existing residence and garage and to select garage doors that resemble barn doors or carriage house doors. Staff discussed this comment with the applicant and the applicant modified the plans to include hipped roofing details and garage doors with a carriage style appearance.
ENVIRONMENTAL REVIEW
The project is categorically exempt under Sections 15303 (New Construction of Small Structures for the new construction) and 15301 (Existing Facilities for the demolition) 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 exemptions 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-J) and the attached conditions of approval (Conditions 1-7).

Move to approve the demolition and Design Review application (PN 21-080) to demolish an existing detached garage and construct a two-story structure containing an 864-square-foot garage and a 974-square-foot Accessory Dwelling Unit on a lot located at 413 Figueroa Street, 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 ZONING CODE OF THE CITY.

CEQA FINDINGS
C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OF SMALL STRUCTURES) AND 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.
DEMOLITION FINDING

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

DESIGN REVIEW FINDINGS


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

J. 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.
ATTACHMENT 2
BACKGROUND

BACKGROUND
A 1,440-square-foot two-story residence and detached garage were first constructed on the property in 1983. The residence features horizontal and vertical siding with shingle accents on the front porch, all painted green, and white trim around the windows, vents and doors. The property does not appear on the City of Folsom’s Cultural Resources Inventory.

GENERAL PLAN DESIGNATION
SFHD, Single-Family High Density

ZONING
FIG, Figueroa Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single-Family Residential-Small Lot)

ADJACENT LAND USES/ZONING
North: Figueroa Street with residences beyond (FIG)
South: Figueroa-Mormon Street alley with residences beyond (CEN)
East: Existing residences (FIG)
West: Existing residences (FIG)

SITE CHARACTERISTICS
The 7,000-square-foot project site contains a single-family residence, a detached garage and associated landscaping.

APPLICABLE CODES
FMC Chapter 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 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Section 17.52.660, Demolition
FMC Chapter 17.105, Accessory Dwelling Units
Historic District Design and Development Guidelines
ATTACHMENT 3
Proposed Conditions of Approval
### CONDITIONS OF APPROVAL FOR
### 413 FIGUEROA STREET GARAGE AND ACCESSORY DWELLING UNIT DESIGN REVIEW
### (PN 21-080)

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<td>B</td>
</tr>
<tr>
<td>2.</td>
<td>Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.</td>
<td>OG</td>
</tr>
<tr>
<td>3.</td>
<td>This approval is for demolition of an existing detached garage and construction of a two-story structure containing a 864-square-foot garage and a 974-square-foot Accessory Dwelling Unit at a lot located at 413 Figueroa Street. The applicant shall submit building plans that comply with this approval and the site plan, floor plans and building elevations dated 1-18-21 included in Attachment 5.</td>
<td>B</td>
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<td>4.</td>
<td>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.</td>
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<td>5.</td>
<td>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.</td>
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6. Per FMC Section 17.105.140(J), all ADUs approved under this chapter may be rented separate from the primary residence; however, the rental must be for a term longer than thirty days. Per FMC Section 17.58.050(1), a maximum of three paying guests are permitted to rent rooms in a dwelling. Per FMC Chapters 17.11, 17.12, 17.13 and 17.14, boarding houses, defined as a residence wherein three or more rooms are rented to individuals under separate rental agreements or leases, are not allowed in single-family or two-family zones. O  CD (P)

7. The project approval granted under this staff report shall remain in effect for one year from final date of approval (June 2, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the timely extension of this approval, shall result in the termination of this approval. B  CD (P)

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<td>DC During construction</td>
</tr>
<tr>
<td>PR Park and Recreation Department</td>
<td>OG On-going requirement</td>
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<td>PD Police Department</td>
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</tbody>
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City of Folsom

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Attachment 4
Vicinity Map
Attachment 5
Site Plan, Floor Plans and Elevations dated
1-18-21
Attachment 6
Site Photos
Attachment 7
Comment Letter from Heritage Preservation
League of Folsom, Dated May 20, 2021
HERITAGE PRESERVATION LEAGUE OF FOLSOM  
PROJECT APPLICATION REVIEW  
May 20, 2021  

PROJECT: Detached Garage and Accessory Dwelling Unit at 413 Figueroa Street in the Figueroa Subarea (File: 21-080)  

REQUEST: The demolition of an existing garage and the construction of a new garage with a second story Accessory Dwelling Unit.  

PROJECT HISTORY: Application Circulated by City on May 7, 2021 (feedback requested by May 21).  

PROJECT REVIEW:  
Site Conditions:  
Many large garages with ADU’s are facing the alley between the 400-block of Coloma Street and Bridge Street. The public alleyway is often congested by parked cars and larger vehicles have a hard time to get through. Three car garages have already been built across from the project site and west of the project site.  

In the current proposal a 10-foot setback has been maintained along the east side of the new structure. This area can provide an additional parking area  

- To reduce the visual massing of two story structures along the alley and improve access to the new garage, the proposed building should have a larger setback from the alley (more than 5-feet).  

Demolition  
The existing garage building appears to have been constructed at the same time as the main structure. Should this building include salvageable lumber or hardware, these materials could be preserved at a location that is approved by the Community Development Department.  

- Provide the Historic District Commission with photo’s and documentation regarding the existing garage.  

- Save existing materials that can be recycled.  

- Document the small hipped roof area at the end of the ridgeline of the existing garage and incorporate this feature with the new building.  

Building Design  
The proposed new structure is larger than 800 sq. ft. and is therefore subject to design review. Because the new garage/residence does not resemble the existing home on the same property, HPL is recommending that the existing hipped roof detail (included with both the main structure and the garage) should also be included with the new detached accessory structure.
• Connect the new building to the existing home by using the same hipped roof detail that has been incorporated with the original structures at 413 Figueroa Street.

Because few personal cars existed in Folsom before year 1910, garages in the Figueroa Street Subarea should generally be disguised as storage barns or carriage houses. The proposed garage doors do not meet these recommendations.

• Select garage doors that resemble barn doors or carriage house doors,