



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
June 16, 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: Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Mark Dascallos, John Felts, Daniel West, 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 June 2, 2021 meeting will be presented for approval.

NEW BUSINESS

1. PN 21-102, 405 Sutter Street Detached Garage Demolition and Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Curt Taras for approval of an application for demolition of an existing 400-square-foot detached garage and Design Review for a new 862-square-foot detached garage located at 405 Sutter 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 Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Curt Taras)**

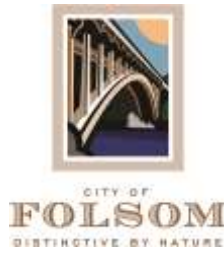
HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **July 7, 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
June 2, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Cole

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the May 5, 2021 meeting were approved as submitted.

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 in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Don Sherwood)**

1. Bob Delp submitted a public comment letter which included recommended changes to the project and conditions of approval.

COMMISSIONER WEST MOVED TO CONTINUE ITEM NO. 1 OFF CALENDAR TO ALLOW FOR DISCUSSION OF THE OBJECTIVE DESIGN STANDARDS.

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. PN 21-080, 413 Figueroa Street Detached Garage Demolition, 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 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)**

1. Bob Delp submitted a public comment letter which included recommended changes to the project and conditions of approval.

COMMISSIONER BRACHT MOVED TO CONTINUE ITEM NO. 2 OFF CALENDAR.

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PRINCIPAL PLANNER REPORT

The next regularly scheduled meeting of the Historic District Commission will be held June 16, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: June 16, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 405 Sutter Street Detached Garage
File #: PN 21-102
Request: Design Review and Demolition
Location: 405 Sutter Street
Parcel(s): 070-0115-006
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Michelle Langill
Address: 405 Sutter St.
Folsom, CA 95630

Applicant

Name: Curt Taras
Address: PO Box 746
Folsom, CA 95763

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for demolition of an existing 400-square-foot detached garage and Design Review for a new 862-square-foot detached garage located at 405 Sutter Street, as illustrated on Attachment 5 for the 405 Sutter Street Detached Garage project (PN 21-102) subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project consists of demolition of an existing 400-square-foot detached garage and Design Review for a new 862-square-foot detached garage located on a single-family zoned parcel at 405 Sutter Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

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- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan and Floor Plans dated 4-29-21, Elevations dated 5-3-21
- 6 - Site Photos



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: June 16, 2021

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Curt Taras, is proposing demolition of an existing 400-square-foot detached garage and Design Review for a new 862-square-foot detached garage located on a single-family zoned parcel at 405 Sutter Street. For the new garage, the applicant proposes white stucco siding with teal doors and trim and white composition shingle roofing, all to match the colors of the existing residence. The project also includes a new sidewalk ramp and a concrete driveway with rolling gate to accommodate RV parking. The project site is located in the Figueroa Subarea of the Historic Residential Primary Area with an underlying zoning of R-1-M.

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.

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 District), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. Single-family residences are allowed by right in the Figueroa Subarea and accessory structures such as garages and sheds are allowed by right if they are auxiliary to a primary structure.

Section 17.52.480 of the Folsom Municipal Code institutes setback and height requirements for accessory structures in the Historic District and Section 17.52.540 institutes requirements for pervious surface and building height in the Historic Residential Primary Area. The design guidelines established within the Historic District Design and Development Guidelines (DDGs) also apply to this project.

The following table shows how the proposed project relates to the FMC zoning requirements upon demolition of the existing garage:

	REQUIRED	PROPOSED
Garage Front Setback	20 feet, behind front plane of residence	99 feet, behind front plane of residence
Garage Side Setbacks	5 feet, 5 feet	5 feet, 21 feet
Garage Rear Setback	5 feet	5 feet
Minimum Pervious Surface	45%	56% (proposed)
Maximum Garage Height	No taller than main structure (16 feet)	13.3 feet
Separation from Residence	6 feet	30 feet

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.

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 proposed to be demolished (shown in the photographs in Attachment 6) consists of wood siding and a corrugated metal roof. The garage was likely built in the 1950's. The applicant has stated that it is in an unsafe condition. The garage is not considered historically significant and contains no historically significant building materials. In addition, the residence and property are not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the garage.

Building Design/Architecture

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 DDGs 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 consists of an 862-square-foot detached garage that will utilize siding and roofing to match the existing residence. The garage includes primarily vertically oriented windows and residentially scaled doors on the inner yard and side elevations, consistent with the DDGs. The garage also includes vents under the roof gables, accent lighting on three elevations and a bay windows on the interior yard elevation to add architectural interest. The proposed project's architecture is consistent with residential design through the use of the proposed building materials and architecture. The proposed garage will be 13.3 feet tall and 862 square feet in size, both of which do not exceed the square footage or height of the main residence, as mandated by Section 17.52.480 of the FMC. The DDGs state that large, uninterrupted and unarticulated monochromatic expanses of wall should be avoided and can be broken up with the use of color, texture and architectural elements such as windows and trim. The applicant proposes windows and/or doors on all elevations to avoid such large wall expanses.

Vehicular access to the detached garage will be via the Sutter/Figueroa Street alley in the rear of the parcel. According to the DDGs, Appendix D, Section C.4 (e), two single garage doors are preferred over a double door. The proposed garage an overhead roll-up door with hinges and handles 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 detached garage 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.

PUBLIC NOTICING COMMENTS

A notice was posted on the project site five days prior to the initial Historic District Commission meeting of June 16, 2021 that met the requirements of FMC Section 17.52.320. Staff did not receive any public comments relative to the proposed project as of the publication of this staff report.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 (New Construction or Conversion 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 1-6).

Move to approve the application (PN 21-102) for demolition of an existing 400-square-foot detached garage and Design Review for a new 862-square-foot detached garage located on a single-family parcel at 405 Sutter Street, as illustrated on Attachment 5 for the 405 Sutter Street Detached Garage project, subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-6).

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 OR CONVERSION 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.

DEMOLITION FINDING

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

DESIGN REVIEW FINDINGS

- H. 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.
- I. 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 existing 912-square-foot residence located at 405 Sutter Street was first constructed in 1937. The building features white stucco siding with teal doors and trim and white composition shingle roofing. Photographs of the existing residence and detached garage are included here as Attachment 6. 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 District)

ADJACENT LAND USES/ZONING

North: Sutter Street with residences beyond (FIG)

South: Sutter/Figueroa Street Alley with residences beyond (FIG)

East: Existing residences (FIG) with Coloma Street beyond

West: Existing residences (FIG)

SITE CHARACTERISTICS

The 7,000-square-foot project site contains an existing residence, detached garage, paving and landscaping.

APPLICABLE CODES

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 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Section 17.52.660, Demolition
Historic District Design and Development Guidelines

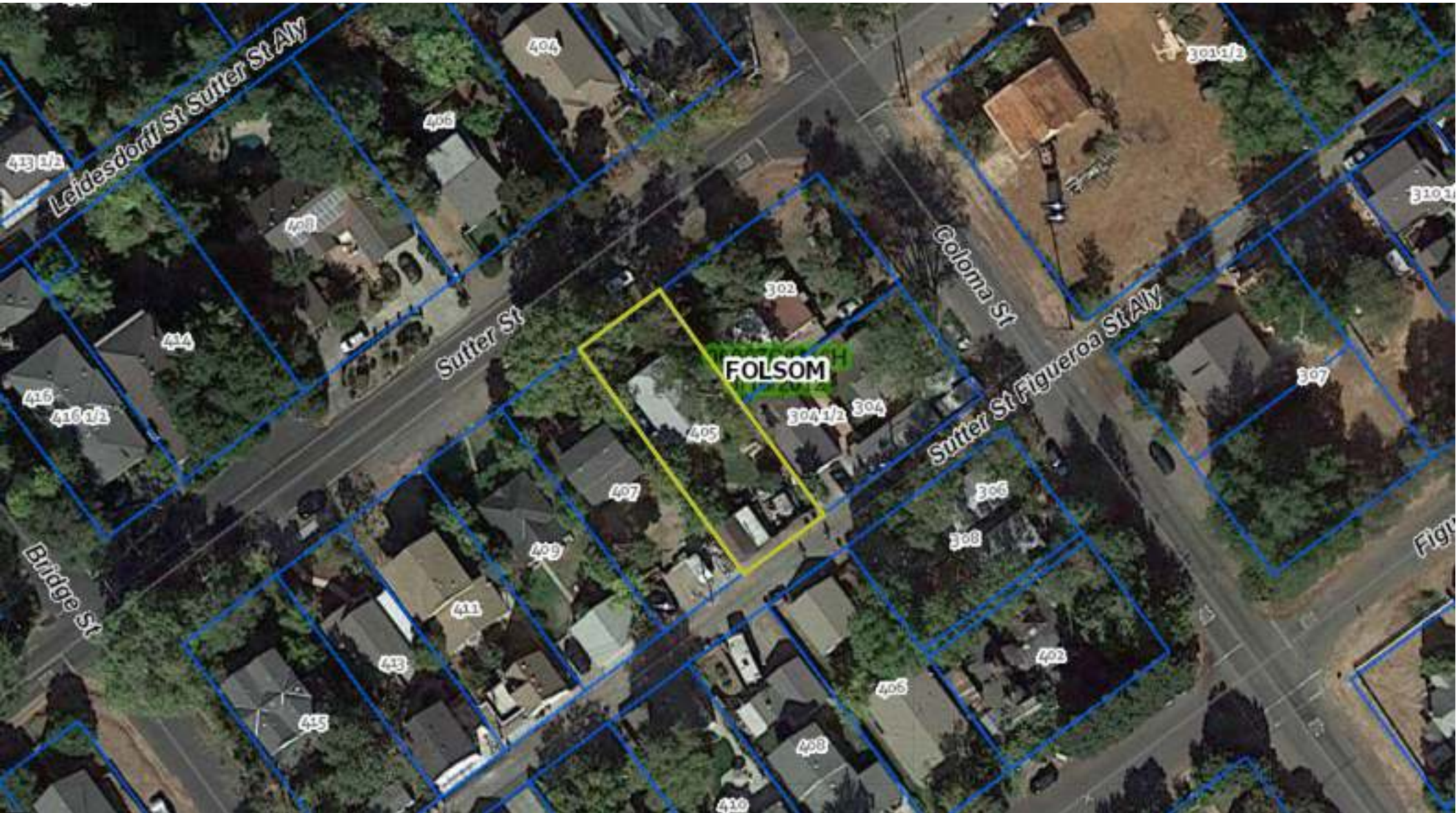
ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 405 SUTTER STREET DETACHED GARAGE DESIGN REVIEW (PN 21-102)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit and Demolition Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the Site Plan and Floor Plans dated 4-29-21, and Elevations dated 5-3-21, included in Attachment 5. 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.		The project shall comply with the following architecture and design requirements: a. This approval is for a 862-square-foot detached garage located at 405 Sutter Street. The applicant shall submit building plans that comply with this approval and the Site Plan and Floor Plans dated 4-29-21, and Elevations dated 5-3-21, included in Attachment 5.	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.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (June 16, 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)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department (P) Planning Division (E) Engineering Division (B) Building Division (F) Fire Division	I	Prior to approval of Improvement Plans
(P)		M	Prior to approval of Final Map
(E)		B	Prior to issuance of first Building Permit
(B)		O	Prior to approval of Occupancy Permit
(F)		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
Site Plan and Floor Plans dated 4-29-21,
Elevations dated 5-3-21

NEW DETACHED GARAGE

405 Sutter St
Folsom, CA 95630

PARCEL INFORMATION

Jurisdiction: City of Folsom
Parcel: APN 070011500600000
Zoning: R-1-M - Single Family Residential - Small Lot
1-Story with Raised Floor
Wood Framing
Year Built: 1937
Existing Building Living Area: 912 SF

PROJECT INFORMATION

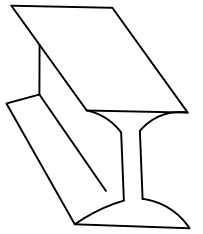
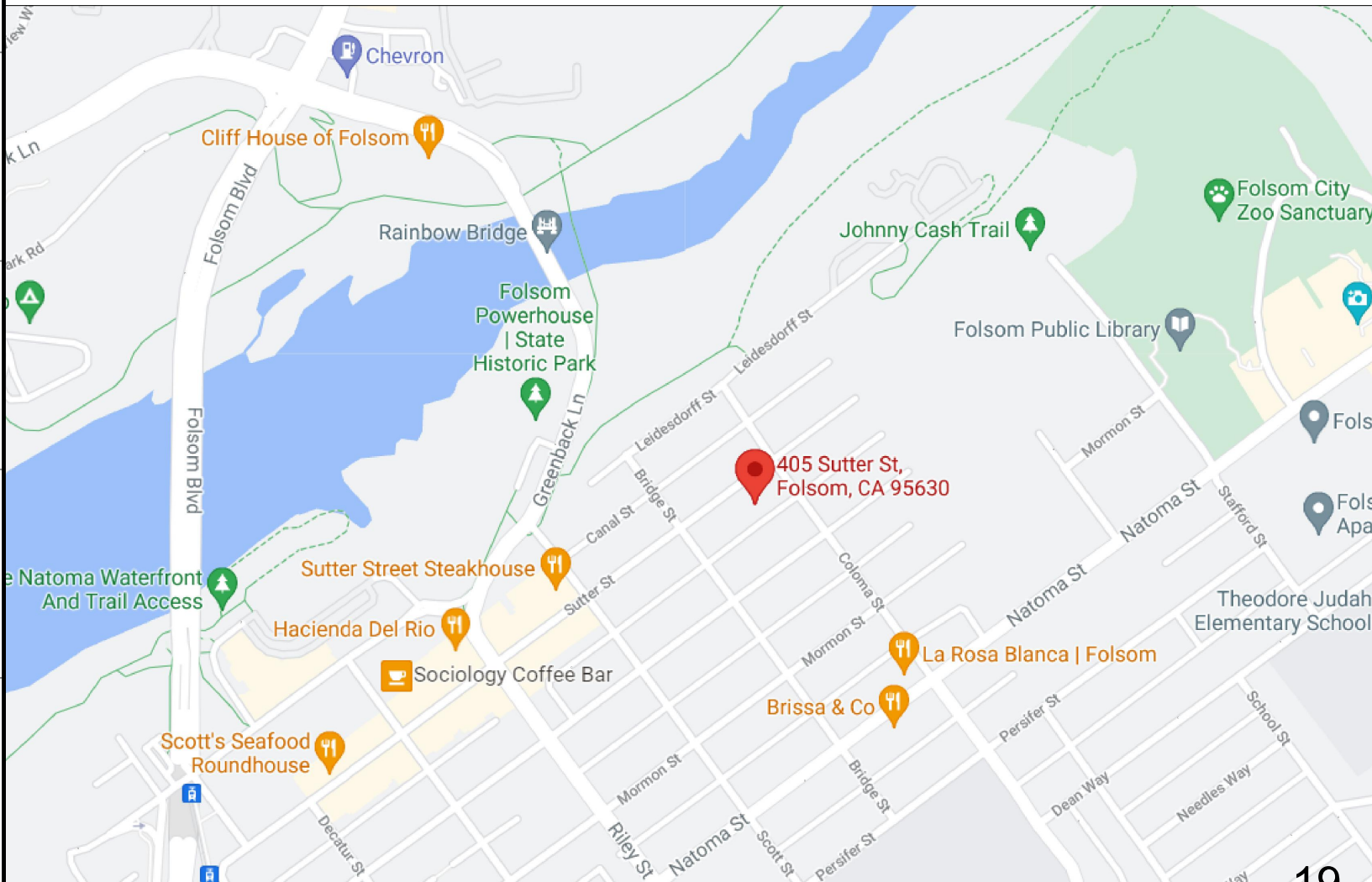
- Scope of Work
1. Demolish Old Shed and Foundation
 2. Install Water, Sewer and Electric Utility Lines
 3. Cast Concrete Parking Driveway and New Garage Slab Foundation
 4. Frame New Garage Walls and Roof
 5. Finish Garage Interior
 6. Install New Sidewalk and Fences
 7. Plumb Irrigation and Plant Sod.

APPLICABLE CODES:

2019 California Building Code

SHEET INDEX

- T-1 Title Sheet
- C-1 Site Plan
- A-1 Floor Plan
- A-2 Elevations



INFRASTRUCTURE IMPROVEMENT

P.O. BOX 746
FOLSOM, CA 95763
1-916-747-6694
www.InfrastructureImprovement.com
Curt.Taras@gmail.com

CLIENT:
Michelle Langill
405 Sutter St.
Folsom, CA 95630
1-916-261-3315
Sheil007M87@MSN.COM



Revisions

No.	Date	By	Description

Plans Approved By:

Title:

Project
NEW DETACHED GARAGE

Location
405 SUTTER ST
FOLSOM, CA 95630

Designed
C. Taras

Drawn
C. Taras

Checked

Check Date

Sheet Title

TITLE SHEET

Date
4-28-2021

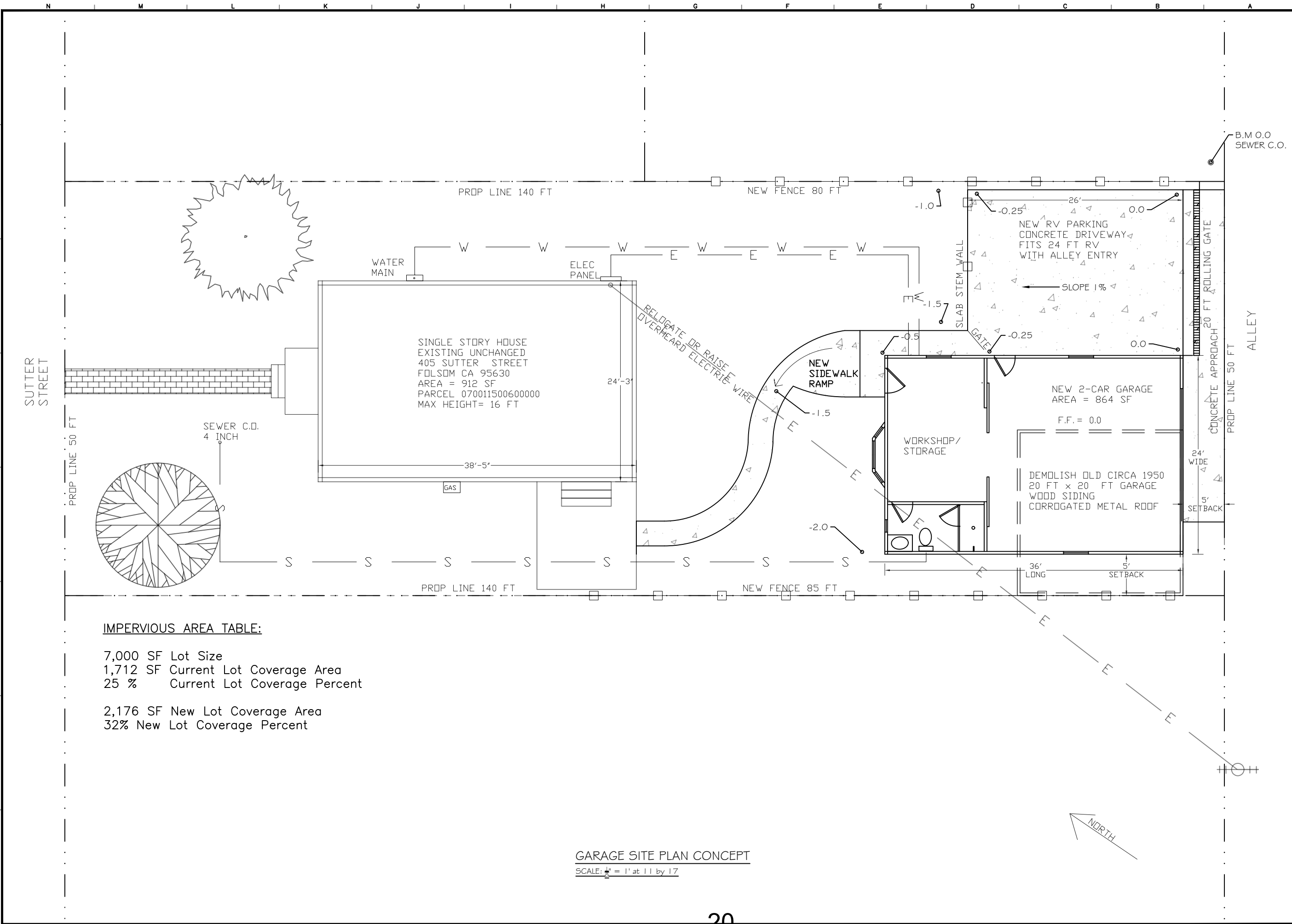
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Sheet Scale

T-1

Sheet Number

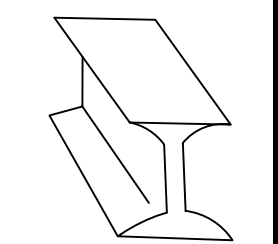
of



IMPERVIOUS AREA TABLE:

7,000 SF	Lot Size
1,712 SF	Current Lot Coverage Area
25 %	Current Lot Coverage Percent
2,176 SF	New Lot Coverage Area
32% New	Lot Coverage Percent

GARAGE SITE PLAN CONCEPT
 SCALE: 1/4" = 1' at 11 by 17



INFRASTRUCTURE IMPROVEMENT
 P.O. BOX 746
 FOLSOM, CA 95763
 1-916-747-6694
 www.InfrastructureImprovement.com
 Curt.Taras@gmail.com

CLIENT:
 Michelle Langill
 405 Sutter St.
 Folsom, CA 95630
 1-916-261-3315
 Shell007M87@MSN.COM



Revisions

No.	Date	By	Description

Plans Approved By:

 Title:

Project
 NEW DETACHED GARAGE

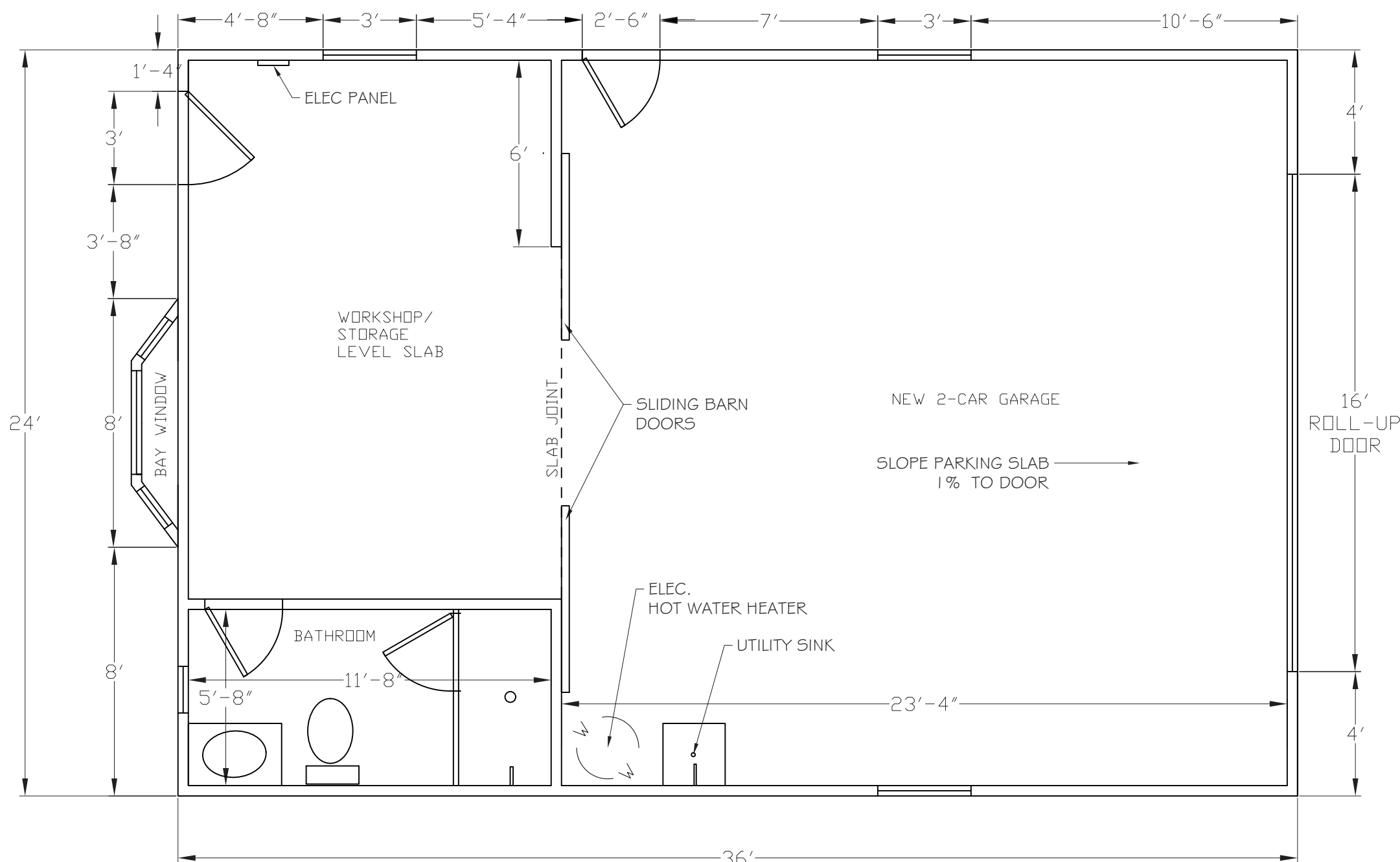
Location
 405 SUTTER ST
 FOLSOM, CA 95630

Designed C.Taras	Drawn C. Taras
Checked	Check Date

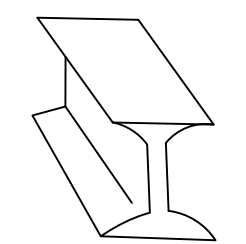
Sheet Title
 SITE PLAN

Date 4-29-2021	File Number XXX
Sheet Scale	
Sheet Number C-1	
of	

N M L K J I H G F E D C B A



GARAGE FLOOR PLAN
SCALE: 1/4" = 1' at 11 by 17



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Revisions

No.	Date	By	Description

Plans Approved By: _____
Title: _____

Project
NEW DETACHED GARAGE

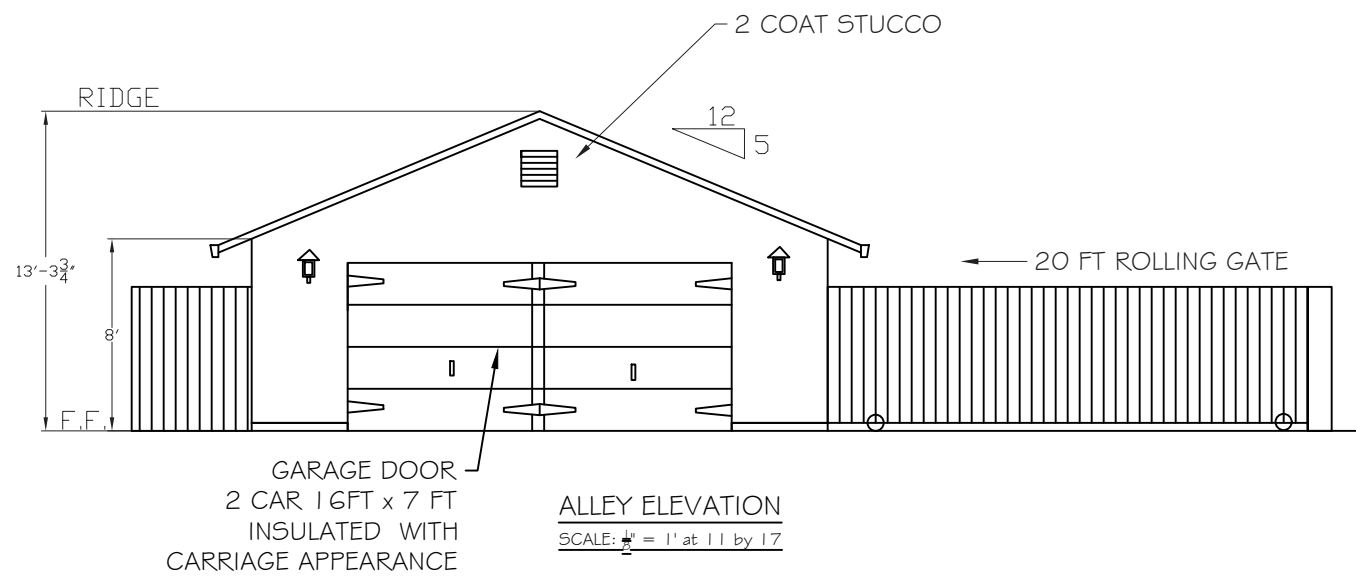
Location
405 SUTTER ST
FOLSOM, CA 95630

Designed C. Taras	Drawn C. Taras
Checked	Check Date

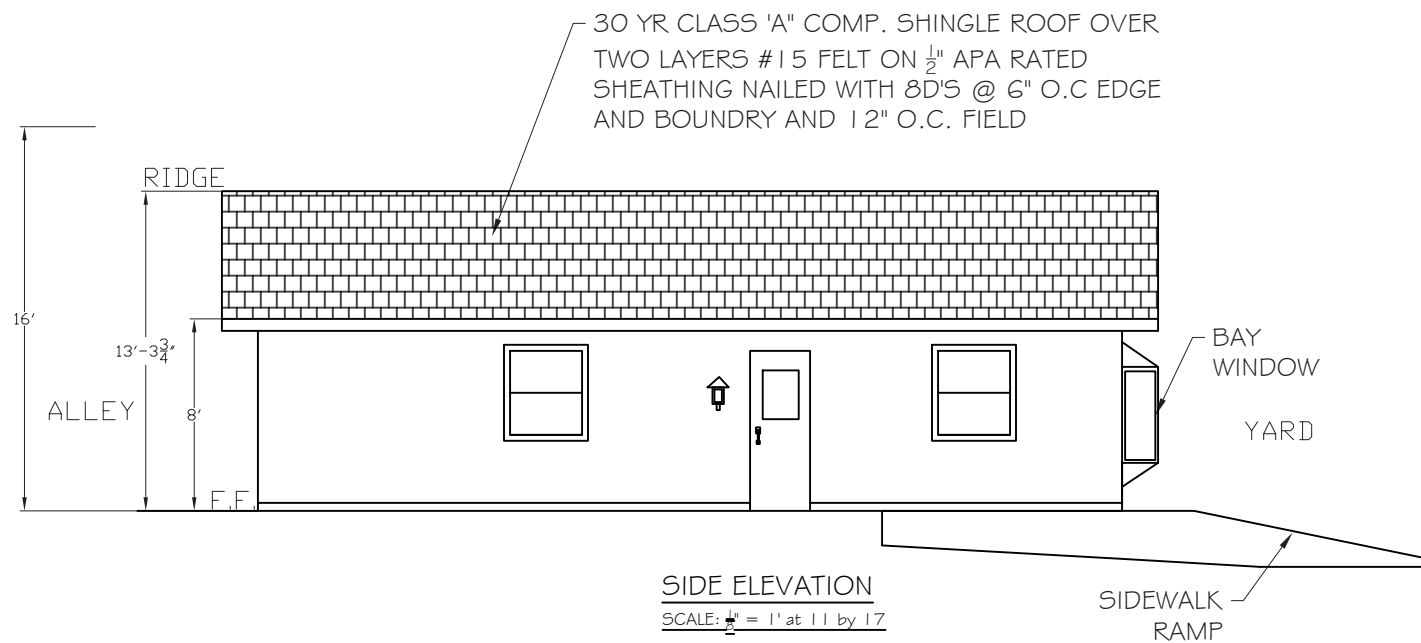
Sheet Title
FLOOR PLAN

Date 4-29-2021	File Number XXX
Sheet Scale	
Sheet Number C-1	
of	

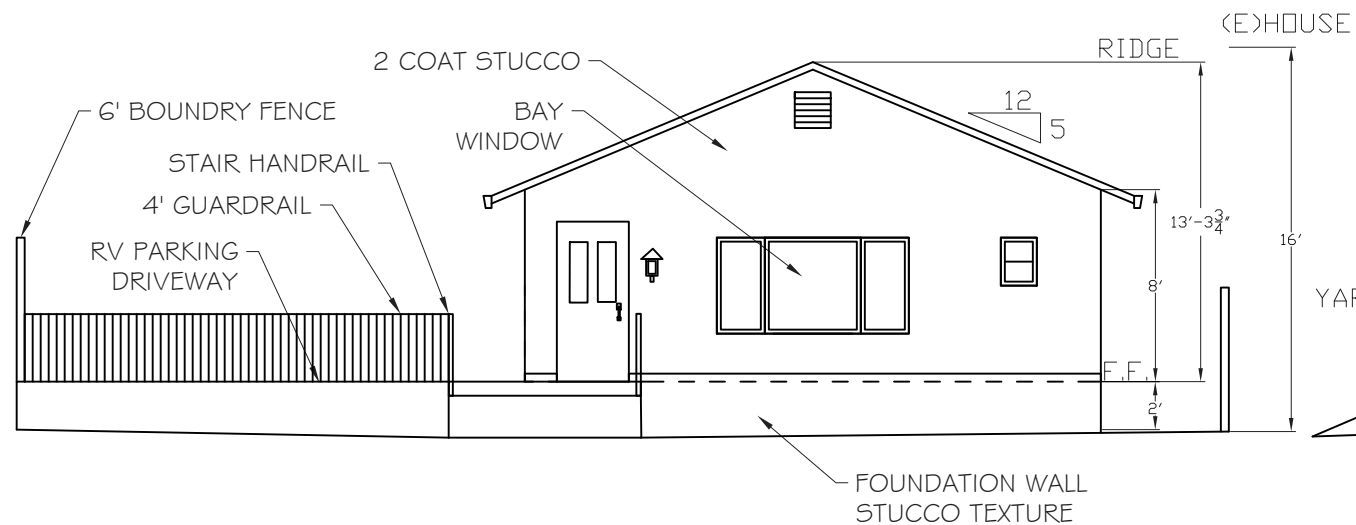
COLOR CHART
 GARAGE WALLS WHITE STUCCO TO MATCH HOUSE
 DOORS & TRIM TEAL BLUE TO MATCH HOUSE
 ROOF SHINGLES WHITE GRANULAR TO MATCH HOUSE



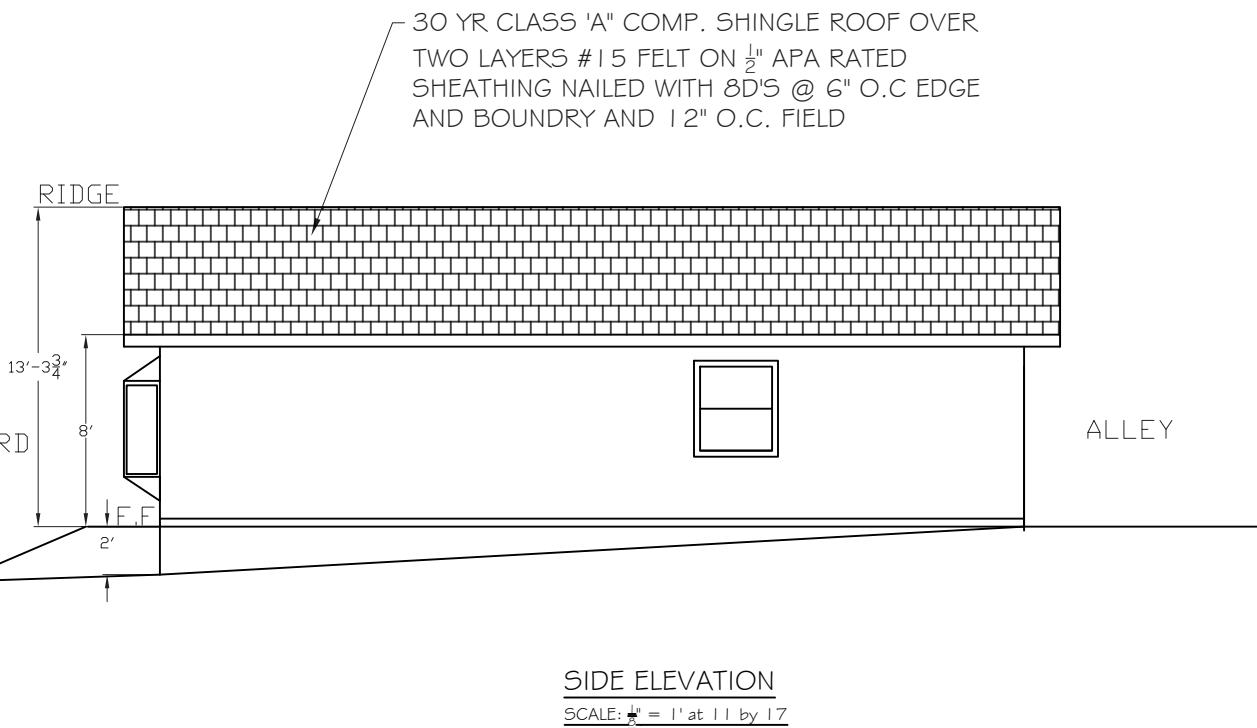
ALLEY ELEVATION
 SCALE: 1/8" = 1' at 11 by 17



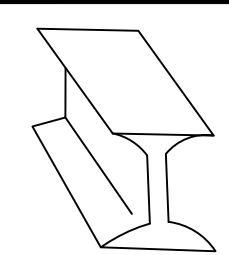
SIDE ELEVATION
 SCALE: 1/8" = 1' at 11 by 17



YARD ELEVATION
 SCALE: 1/8" = 1' at 11 by 17



SIDE ELEVATION
 SCALE: 1/8" = 1' at 11 by 17



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Revisions			
No.	Date	By	Description

Plans Approved By: _____
 Title: _____

Project
ACCESSORY GARAGE BUILDING
 Location
 405 SUTTER ST
 FOLSOM, CA 95630

Designed C. Taras	Drawn C. Taras
Checked	Check Date

Sheet Title
GARAGE ELEVATIONS

Date 5-3-2021	File Number XXX
	Sheet Scale
A-1	Sheet Number
	of

Attachment 6

Site Photos



