



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
January 19, 2022
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

In association with the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency and Assembly Bill 361, the Sacramento County Health Order dated January 6, 2022 has ordered that all in-person council and commission public meetings be suspended, and that those meetings be conducted virtually.

Join the meeting by Zoom online: <https://us06web.zoom.us/j/83761868500>

To make a public comment using the Zoom online platform, please use the "raise hand" feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

Join the meeting by Zoom telephone: Dial +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Meeting ID: 837 6186 8500

To make a public comment by phone, please press *9 to raise your hand. Please make sure to enable audio controls once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

Verbal comments via virtual meeting must adhere to the principles of the three-minute speaking time permitted for public comment at Commission meetings.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, Mickey Ankhelyi, Justin Raithe, John Felts, Mark Dascallos, Kathy Cole

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 December 15, 2021 meeting will be presented for approval.

Oath of Office Administered to Kathy Cole, Mark Dascallos and Justin Raithe

Election of Chair and Vice Chair

OLD BUSINESS

1. PN 21-273, 811 Sutter Street Sign Permit and Determination that the Project is Exempt from CEQA (Continued from the 12/15/21 HDC Meeting)

A Public Meeting to consider a request from United Sign Systems for approval of a Sign Permit application for a wall sign and under-canopy sign for Maribou Salon located at 811 Sutter Street. The zoning classification for the site is SUT/HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act (“CEQA”) in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: United Sign Systems)**

2. PN 21-239, 309 Figueroa Street Remodel and Determination that the Project is Exempt from CEQA (Continued from the 11/18/21 HDC Meeting)

A Public Meeting to consider a request from Belwood Investments for approval of a Residential Design Review application for a remodel of an existing single-family residence located at 309 Figueroa Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act (“CEQA”) in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Belwood Investments)**

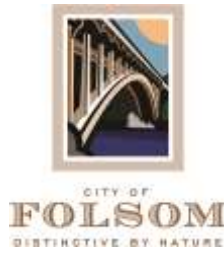
HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **February 2, 2022**. 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
December 15, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the November 18, 2021 special meeting were approved as submitted.

Commendation was Presented to Daron Bracht

OLD BUSINESS

1. PN 21-273, 811 Sutter Street Sign Permit and Determination that the Project is Exempt from CEQA (Recommending Continuation Off Calendar)

A Public Meeting to consider a request from United Sign Systems for approval of a Sign Permit application for a wall sign and under-canopy sign for Maribou Salon located at 811 Sutter Street. The zoning classification for the site is SUT/HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act ("CEQA") in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: United Sign Systems)**

COMMISSIONER COLE MOVED TO CONTINUE PN 21-273 OFF CALENDAR.

COMMISSIONER WEST SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, COLE, ANKHELYI, FELTS, BRACHT

NOES: NONE

RECUSED: DASCALLOS

ABSENT: NONE

NEW BUSINESS

2. PN 21-264, 305 Coloma Street Custom Home and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Joan Walter for approval of a Residential Design Review application for a 2,246-square-foot custom home located at 305 Coloma Street. The zoning classification for the site is R-1-M/FIG, 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: Joan Walter)**

COMMISSIONER WEST MOVED TO APPROVE DESIGN REVIEW APPLICATION (PN 21-264) FOR A 2,246-SQUARE-FOOT CUSTOM HOME AT 305 COLOMA STREET AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 305 COLOMA STREET NEW CUSTOM HOME PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THE REPORT (FINDINGS A-H) AND CONDITIONS OF APPROVAL (CONDITIONS 1-12).

COMMISSIONER FELTS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is tentatively scheduled for January 19, 2022.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, VICE CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: January 19, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 811 Sutter Street Sign Permit
File #: PN 21-273
Request: Sign Permit
Location: 811 Sutter Street
Parcel(s): 070-0103-006
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Maribou Properties, LLC
Address: 652 Glen Mady Way,
Folsom CA 95630

Applicant

Name: United Sign Systems
Address: 5201 Pentecost Drive
Modesto, CA 95356

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Sign Permit application for a hanging wall sign and under-canopy sign for Maribou Salon located at 811 Sutter Street (PN 21-273) subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes a request to place a 12-square-foot hanging wall sign and 5.25-square-foot double-sided under-canopy sign for the Maribou Salon business located at 811 Sutter Street.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Proposed Signage, Dated 12-21-21
- 6 - Photograph of the Project Site
- 7 - Previously Proposed Signage from November 18, 2021 HDC Meeting
- 8 - Photograph of Previous Sutter Street Grill Hanging Wall Sign



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: January 19, 2022

Submitted,

PAM JOHNS
Community Development Director

**ATTACHMENT 1
 DESCRIPTION/ANALYSIS**

APPLICANT’S PROPOSAL

The applicant, United Sign Systems, is requesting approval of a Sign Permit to place a 12-square-foot hanging aluminum wall sign and a 5.25-square-foot double-sided aluminum under-canopy sign on the frontage of an existing 2,040-square-foot commercial building located at 811 Sutter Street. Specifically, the 12-square-foot hanging wall sign will be located on the façade of the building facing Sutter Street, while the 5.25-square-foot double-sided under-canopy sign will be located under the eastern canopy. The signs are proposed to be non-illuminated. Proposed sign details are described in the table below:

Qty	Type	Dimensions	Sq. Ft.	Placement	Illumination
1	Building	6’ W x 2’ H	12	Hung under building canopy, above entrance	None
1	Under Canopy	4’ W x 1’ 3.75” H	5.25 per side	Under canopy	None
Materials and Color			Design		
Signs will be black aluminum with a pink border and pink vinyl lettering. Copy on both signs will read “maribou SALON”.			Signs will feature cursive and block lettering.		

POLICY/RULE

Section 17.52.380 of the Folsom Municipal Code states that the Historic District Commission shall have final authority relating to the issuance of sign permits within the boundaries of the Historic District. In acting upon applications for sign permits, the Historic District Commission shall adhere to the procedural requirements set forth in FMC Chapter 17.59.

FMC Section 17.59.050 states that the Historic District Commission shall review and approve, conditionally approve or deny sign permit applications for signs to be located within the boundaries of the historic district based on conformance with the provisions of FMC Section 17.59.050 and any applicable uniform sign program.

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

of Chapter 17.52. In this case, FMC section 17.52.510(E), the special use and design standards for signs in the Sutter Street Subarea, applies.

FMC Section 17.52.510(E)(1) states that the length of a wall sign in the Sutter Street Subarea may not exceed 75 percent of the shop's frontage. In addition, wall signs shall be designed and installed with minimal space between the planes of the wall and of the sign. Businesses with frontage on more than one street and/or public parking lot may place a wall or window sign on each frontage, with subsequent signs to be no larger than half the size specified for the first sign and subject to the other requirements of the first sign. Pursuant to FMC section 17.52.510(E)(4), neon, internally illuminated, backlit canopy, and corporate flag signs are prohibited in this subarea. FMC section 17.52.510 does not specifically address maximum wall sign area, but the Historic District Design and Development Guidelines (DDGs) Section 5.02.01(d)(3) states that buildings with between 20 and 39 lineal feet of building frontage may utilize 0.75 square feet of signage per lineal foot of building frontage.

FMC Section 17.52.510(E)(2) states that signs are permitted to be hung under a canopy, but shall not exceed 3 square feet in size with a minimum of 8 feet clearance from the sidewalk in addition to any permitted wall or window signs. Businesses without a canopy may utilize a projecting sign of the same size and clearance for this purpose. The Historic District Commission may approve an increase in the size of the under-canopy or projecting sign in exchange for a reduction in size of the wall or window sign.

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

FMC section 17.59.050 directs that applications for sign permits shall be approved unless the Commission finds in writing that:

- (a) The applicant has failed to provide sufficient or adequate plans, information or other data necessary to allow determinations respecting compliance with the provisions of FMC Chapter 17.59;

- (b) The proposed signage will violate provisions of FMC Section 17.59.050, state or federal laws, and such violation cannot be resolved by the imposition of conditions pursuant to this section.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is HF (Historic Folsom) and the zoning designation for the project site is SUT/HD (Sutter Street Subarea of the Commercial Primary Area of the Historic District with underlying Historic District zoning). Pursuant to Section 17.52.510(E) of the Folsom Municipal Code (FMC), each business located within the Sutter Street Subarea whose entry door is located in the building frontage is permitted one wall or window sign and one sign hanging under the canopy.

PROJECT ANALYSIS

At the November 18, 2021 Historic District Commission meeting, the Commission reviewed the applicant's proposal for a 5-square-foot wall sign with block letters and a 7-square-foot aluminum under-canopy hanging sign with cursive letters. The Commission continued the project and asked that the business owner attend the continued meeting to help answer their questions and consider suggestions discussed at the meeting. The Commission brought up the following issues at the November 18th meeting:

1. The two different designs of the wall and hanging sign and whether the business owner would consider using the same design on both signs.
2. The appropriateness of the aluminum material of the under-canopy sign and whether a different material or finish is feasible.
3. The method by which the under-canopy sign is being hung and whether the business owner would consider an alternate method of hanging.
4. How far the under-canopy sign would be hung under the canopy.

The applicant has since modified their proposal and is now requesting approval of a 12-square-foot aluminum hanging wall sign and 5.25-square-foot double-sided aluminum under-canopy sign, both with matching pink lettering/borders and black backgrounds painted satin black to resemble steel.

The subject building is allowed 22.5 square-feet of wall signage per the guidelines in the DDGs based on the building's 30-lineal-foot frontage. The wall sign proposed by the applicant is 6 feet in width and 12 square feet in size and is thus in compliance with the 75 percent frontage requirement of FMC 17.52.510(E)(1) and also the 0.75 square feet per lineal foot guideline in section 5.02.01(d)(3) of the DDGs. The under-canopy sign is 8 feet above the sidewalk, thereby meeting minimum clearance requirements for hanging signs.

While wall signs are typically located directly on the wall, this location has not typically utilized a classic wall sign in the recent past due to the location of a tree in the right-of-way partially blocking where such a sign would be located. As such, the previous tenant (Sutter Street Grill) utilized a hanging wall sign hung by poles similar to what the applicant is proposing (see Attachment 7). Furthermore, the proposed hanging wall sign will be facing a different direction from the proposed under-canopy hanging sign and as such will be the only sign visible from the street. Staff concludes that the location of the proposed hanging wall sign is appropriate for this specific location.

Regarding the 5.25-square feet of under-canopy signage, FMC 17.52.510(E)(2) states that under-canopy signs shall not exceed 3 square feet in size with a minimum of 8 feet clearance from the sidewalk in addition to any permitted wall or window signs. However, the Historic District Commission may approve an increase in the size of the under-canopy or projecting sign in exchange for a reduction in size of the wall or window sign. With up to 22.5 square feet of wall signage being allowed and only 12 square feet of wall signage being proposed, the applicant is therefore able to request up to an additional 10.5 square feet of under-canopy signage from the Commission. The applicant is requesting an increase of 2.25 square feet of under-canopy signage. The under-canopy sign is 8 feet above the sidewalk and appears in scale with the building frontage. Furthermore, 811 Sutter Street is a stand-alone building with only one tenant, so no other under-canopy signs are anticipated within its 30-foot frontage. Therefore, staff supports the proposed increased square footage of the under-canopy sign. Staff has also determined that the colors, design, aluminum materials and block and cursive letter styles of the proposed under-canopy sign are appropriate in the Historic District and consistent with the DDGs.

Regarding the aluminum material of the under-canopy sign, the DDGs state that signs must be constructed of wood, metal, glass, stone or synthetic materials which faithfully reproduce the appearance of permissible materials and that metals such as aluminum or stainless steel are not appropriate. As a result, the applicant has added a note to the plans that both sign backgrounds be colored satin black. Staff concludes that doing this would ensure that the signs not identifiably aluminum and instead resemble wrought iron. Staff has determined that the colors, design, materials, and letter style of the proposed wall sign are appropriate in the Historic District and consistent with the DDGs.

Regarding the method by which the signs are being hung, staff notes that both chain/wire elements and solid poles similar to what the applicant is proposing are present in the under-canopy signs of commercial buildings along Sutter Street, though the majority of these signs are hung by chains or wire. Staff also notes that several of the under-canopy signs may have not received staff or commission approval, so the presence of solid pole supports on under-canopy signs does not necessarily represent an approved precedent. However, the applicant has modified the signs to be hung by chains instead of solid poles. Staff supports this modification.

Regarding the distance the hanging signs are located below the canopy, staff notes that the FMC does not provide a condition, nor do the DDGs provide guidance for how far such a sign may hang below the canopy, only that they must be at least 8 feet from the sidewalk. However, the applicant has indicated that the signs will hang approximately 12 inches below the canopy and 8 feet above the sidewalk. Staff notes that an under-canopy sign that is located any more than 8 feet over the sidewalk would be potentially challenging to read for those traveling on the sidewalk below, which is whom the under-canopy sign is intended to be read by. Based on the amount of store frontage and single-tenant nature of the building, staff concludes that the proposed location of the hanging signs are appropriate to the structure.

Staff has concluded that the proposed project, as modified, is consistent with Chapters 17.52 and 17.59 of the FMC as well as the DDGs.

PUBLIC NOTICING

A public notice was placed on the project site facing the street frontage five days prior to the date of the original November 18, 2021 Historic District Commission meeting indicating the project description and the place and time of the meeting. A new public notice was placed on the project site five days prior to the January 19, 2022 Historic District Commission meeting date.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION

Staff recommends approval of the sign permit application, subject to the findings included in this report (Findings A-I) and the attached conditions of approval (Conditions 1-6).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the 811 Sutter Street Sign Permit (PN 21-273), 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 THE ZONING CODE OF THE CITY.

CEQA FINDINGS

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

SIGN PERMIT FINDINGS

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

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The commercial building located at 811 Sutter Street was constructed in 1931 according to Sacramento County Assessors records. It most recently operated as the Sutter Street Grill until 2020.

GENERAL PLAN DESIGNATION

HF, Historic Folsom

ZONING

SUT, Sutter Street Subarea of the Commercial Primary Area (underlying zoning of HD)

ADJACENT LAND USES/ZONING

North: Sutter Street (SUT)

South: Sutter Street-Figueroa Street Alley and residences (FIG)

East: Commercial buildings (SUT)

West: Commercial buildings (SUT)

SITE CHARACTERISTICS

The 4,830-square-foot parcel consists of a one-story 2,040-square-foot commercial/retail building with parking and trees along the alley.

APPLICABLE CODES

FMC Chapter 17.52; HD, Historic District
FMC Chapter 17.59: Signs
Historic District Design and Development Guidelines

Attachment 3

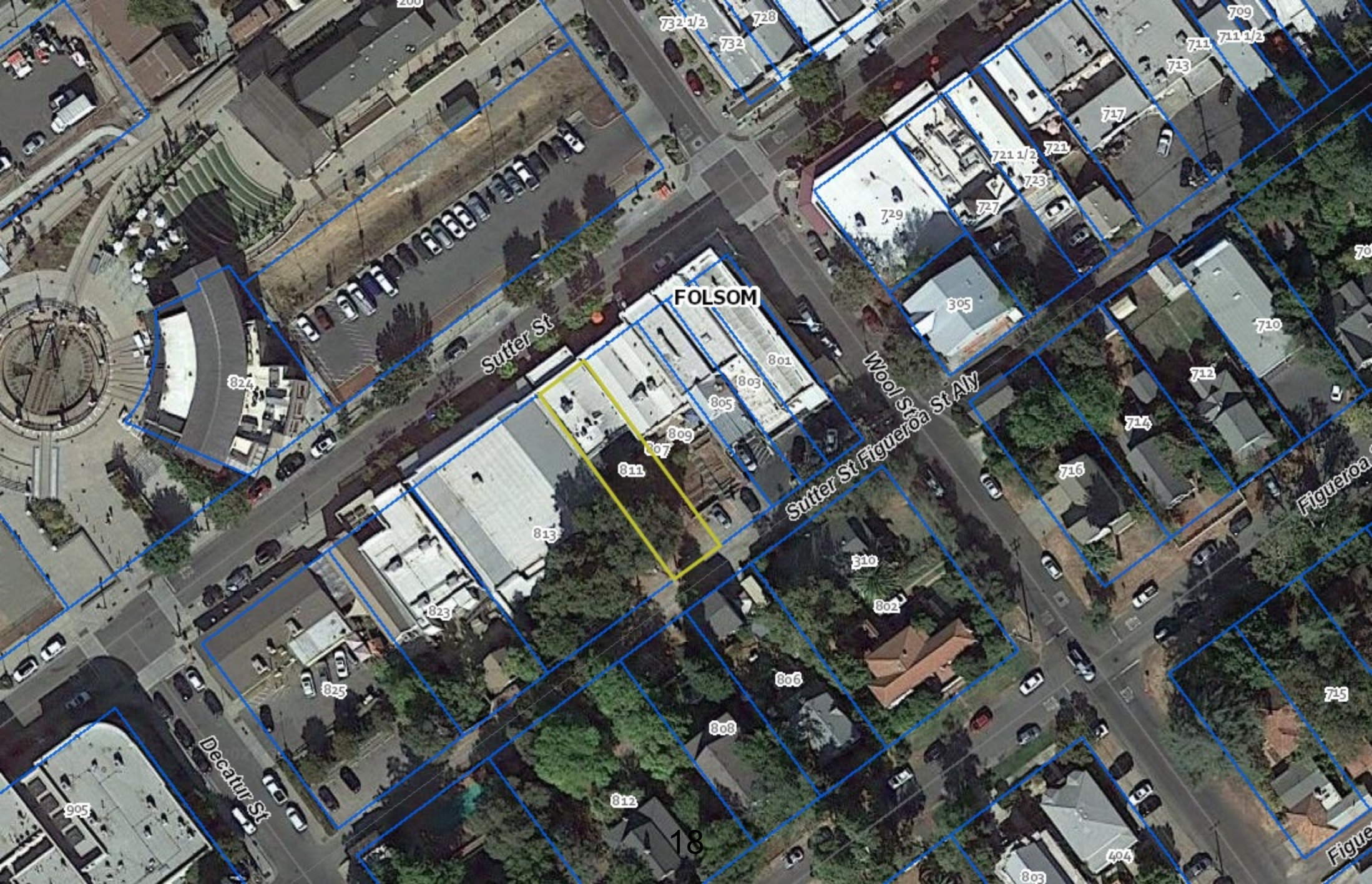
Conditions of Approval

CONDITIONS OF APPROVAL FOR 811 SUTTER STREET SIGN PERMIT (PN 21-273)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		This Sign Permit is approved for the Maribou Salon business at 811 Sutter Street, which shall substantially conform to the exhibits included in the January 19, 2022 staff report in Attachment 5.	B	CD (P)(B)
2.		Prior to installation of the signs, the applicant shall first obtain any required building permits for the signs.	B	CD (P)(B)
3.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
4.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)

5.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
6.		The sign permit shall be effective eleven days from the date of issuance, unless an appeal has been filed, and shall remain in force indefinitely unless suspended or revoked or if installation of the sign is not completed within six months from the date of issuance of such permit. The Community Development Director may grant one ninety-day extension if work has been commenced but not completed, per Section 17.59.050 of the <u>Folsom Municipal Code</u> .	B	CD (P)(B)

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

Attachment 4 Vicinity Map



FOLSOM

Sutter St

Wool St
Sutter St Figueroa St Aly

Decatur St

Figueroa St

18

824

732 1/2

732

728

709

711 1/2

713

717

721 1/2

721

723

729

727

305

710

712

714

716

824

807

809

805

803

801

811

813

823

825

310

802

806

808

812

905

718

404

803

Figueroa

Attachment 5
Proposed Signage, Dated 12-21-21


PROJECT NAME AND ADDRESS

Maribou Salon
811 Sutter Street
Folsom, CA 95630

SIGN COMPANY AND ADDRESS

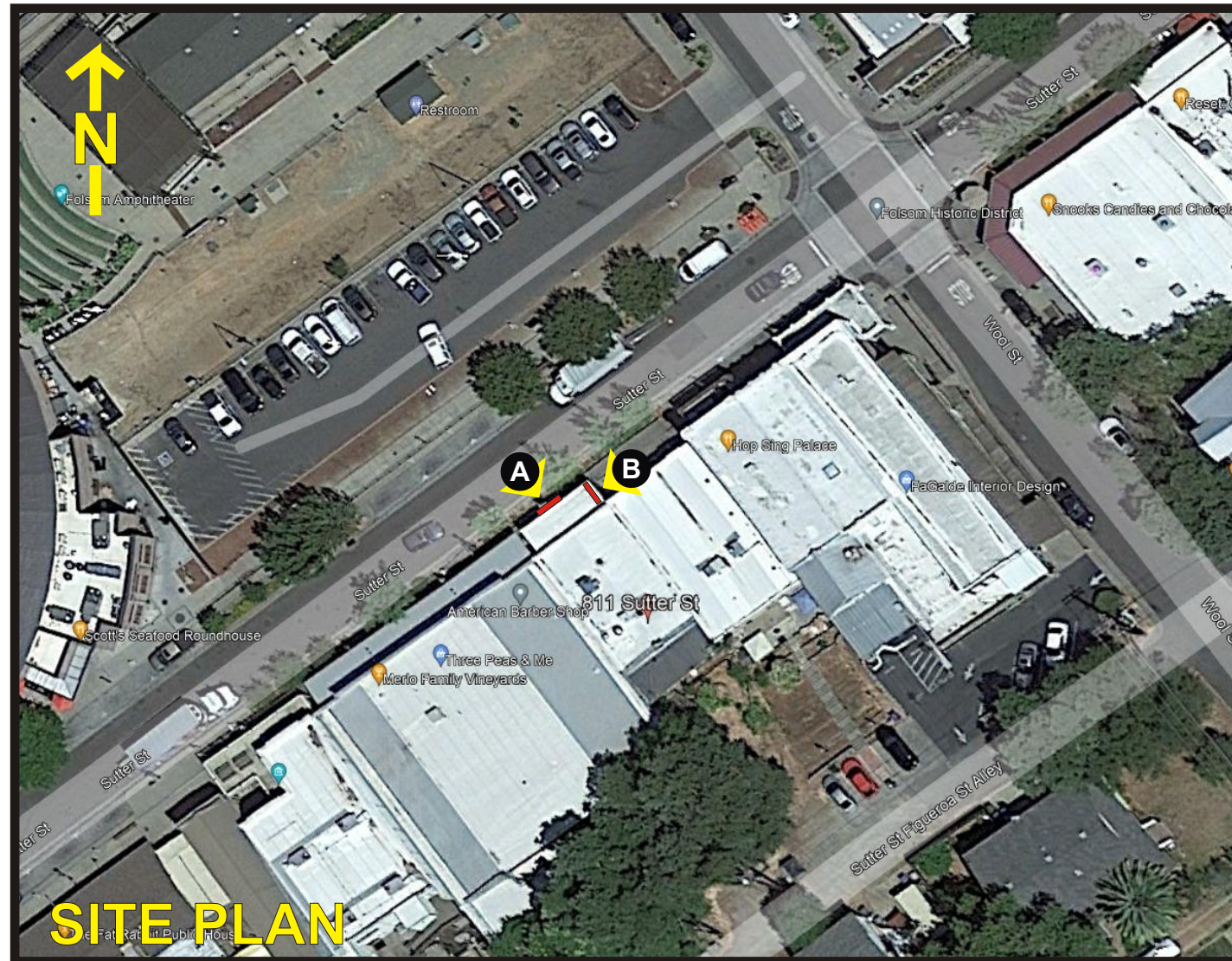
United Sign Systems
5201 Pentecost Drive
Modesto, CA 95356
(209) 543-1320
Contact: Marco Ospina
(530) 400-1094

DESIGNER

NAME: Marco A. Ospina
SIGNATURE: 
DATE: December 21 / 2021

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PAGE 1: Title Page & Site Plan
PAGE 2: Sign A Elevation
PAGE 3: Sign B Elevation



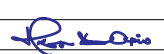
SITE PLAN

NOTES:

1) This is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, as the Building Code 2019 CBC & CEC.

INSTALLATION NOTES:

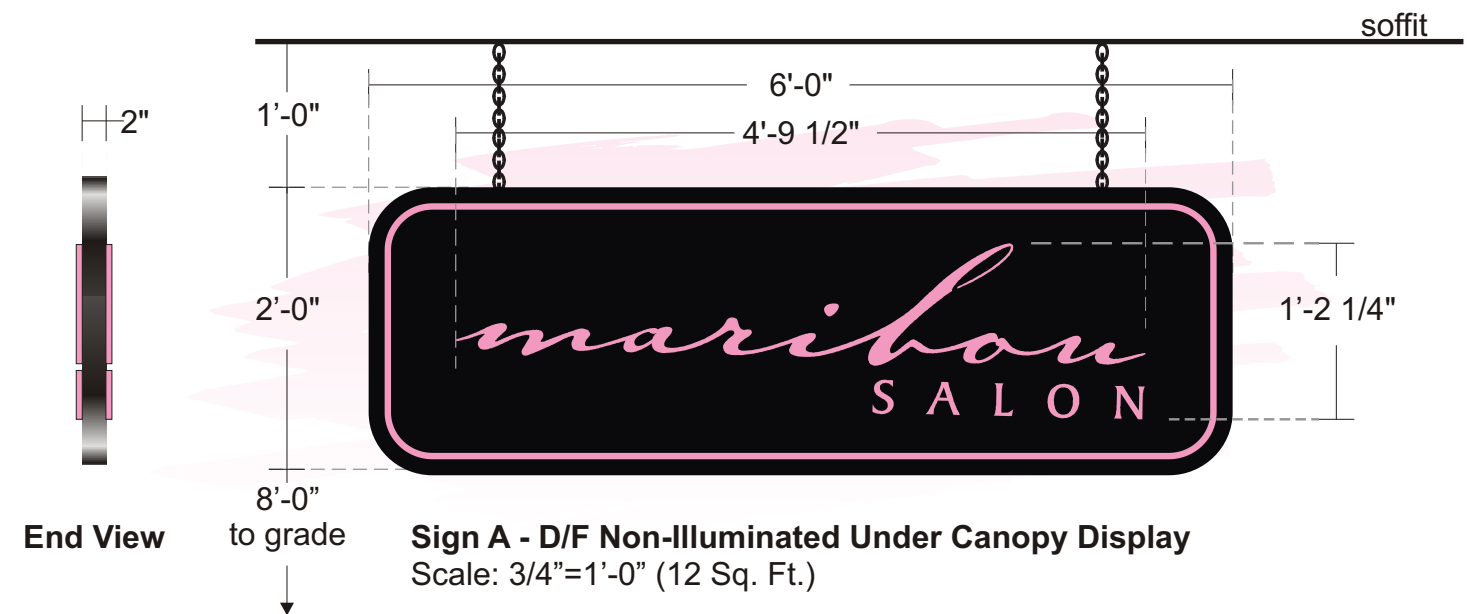
1) Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

Client Review Status	Mfg. Note	Revision Date	Project Information
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		10-6-21wb	Job#1002
		10-13-21mao	Page 1
		10-19-21mao	Client: <u>Maribou Salon</u>
		12-21-21mao	Contact: _____
		20	Address: <u>811 Sutter St, Folsom CA 95630</u>
			City/ST/Zip: <u>Folsom, CA 95630</u>
			Phone: _____
			Fax: _____
			Sales: <u>MO</u> Designer: <u></u>



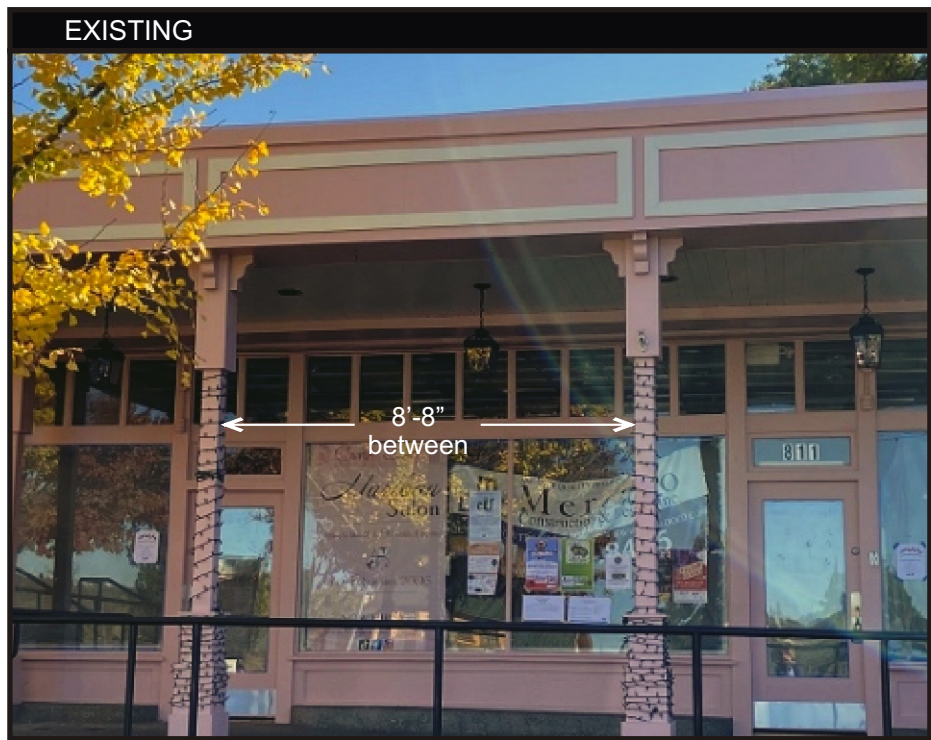
UNITED SIGN SYSTEMS

C.S.C.L. #718965
5201 Pentecost Drive Modesto, Calif. 95356
1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326



Specifications
Cabinet - 2" deep fab. Aluminum painted satin Black.
Graphics - FCO 1/2" thick acrylic painted to match Magenta #180c-103.
Border - 3M Magenta #180c-103 vinyl overlay.
Mounting - Chain hung - painted satin Black.

Sign A - D/F Non-Illuminated Under Canopy Display
 Scale: 3/4"=1'-0" (12 Sq. Ft.)

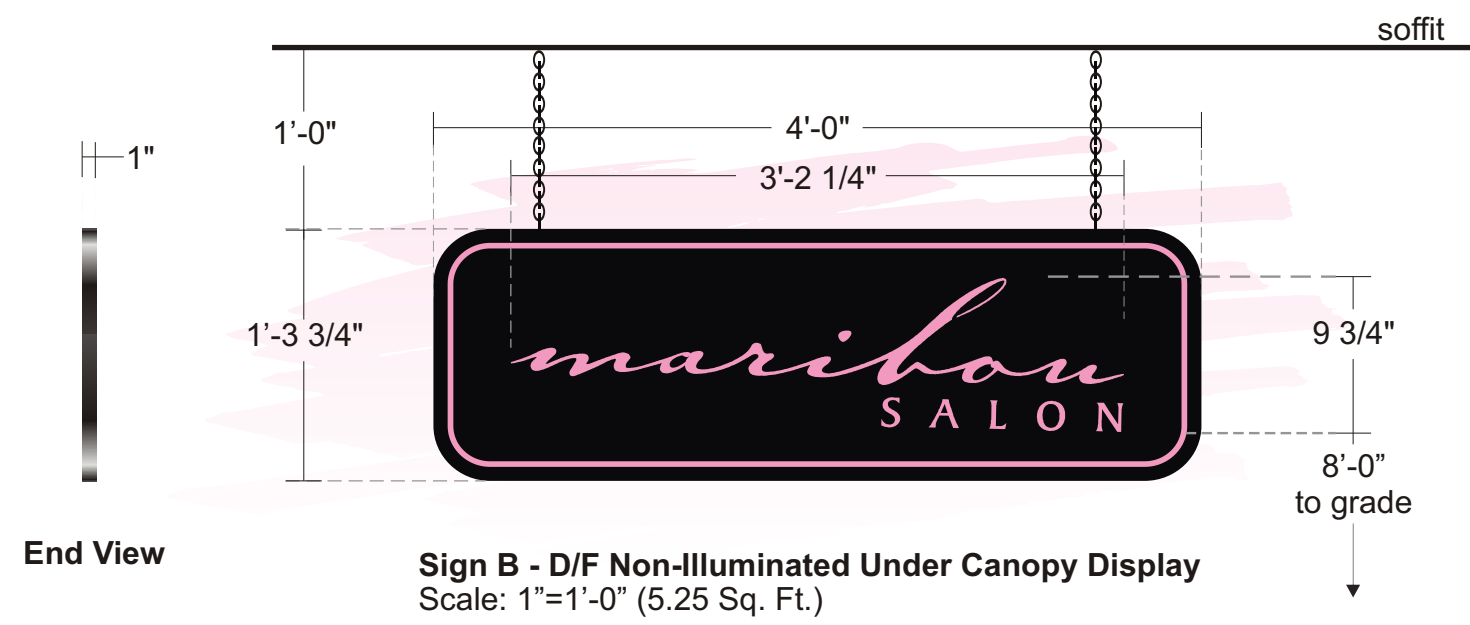


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Client Review Status	Mfg. Note	Revision Date	Project Information
United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision	One (1) box below <i>MUST</i> be checked prior to mfg.	5-4-21wb	Date: 4-26-21 Job#1002 Page 2
	120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/>	10-6-21wb	Client: Maribou Salon
CLIENT APPROVAL _____ DATE _____	Other <input type="checkbox"/>	10-15-21wb	Contact: _____
LANDLORD APPROVAL _____ DATE _____		10-19-21wb	Address: 811 Sutter St, Folsom CA 95630
		11-29-21wb	City/ST/Zip: Folsom, CA 95630
		11-30-21wb	Phone: _____
		12-21-21ma	Fax: _____
			Sales: MO Designer: WB

C.S.C.L. #718965
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326



Specifications
Cabinet - 1" deep fab. Aluminum painted satin Black.
Graphics - 3M Magenta #180c-103 vinyl.
Border - 3M Magenta #180c-103 vinyl.
Mounting - Chain hung - painted satin Black.



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CLIENT APPROVAL _____ DATE _____	120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/>	10-6-21wb	Client: Maribou Salon
LANDLORD APPROVAL _____ DATE _____	Other <input type="checkbox"/>	10-15-21wb	Contact: _____
		10-19-21wb	Address: 811 Sutter St, Folsom CA 95630
		11-29-21wb	City/ST/Zip: Folsom, CA 95630
		11-30-21wb	Phone: _____
			Fax: _____
			Sales: MO Designer: WB

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 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326

Attachment 6

Photograph of the Project Site



Attachment 7
Previously Proposed Signage from November
18, 2021 HDC Meeting


PROJECT NAME AND ADDRESS

Maribou Salon
811 Sutter Street
Folsom, CA 95630

SIGN COMPANY AND ADDRESS

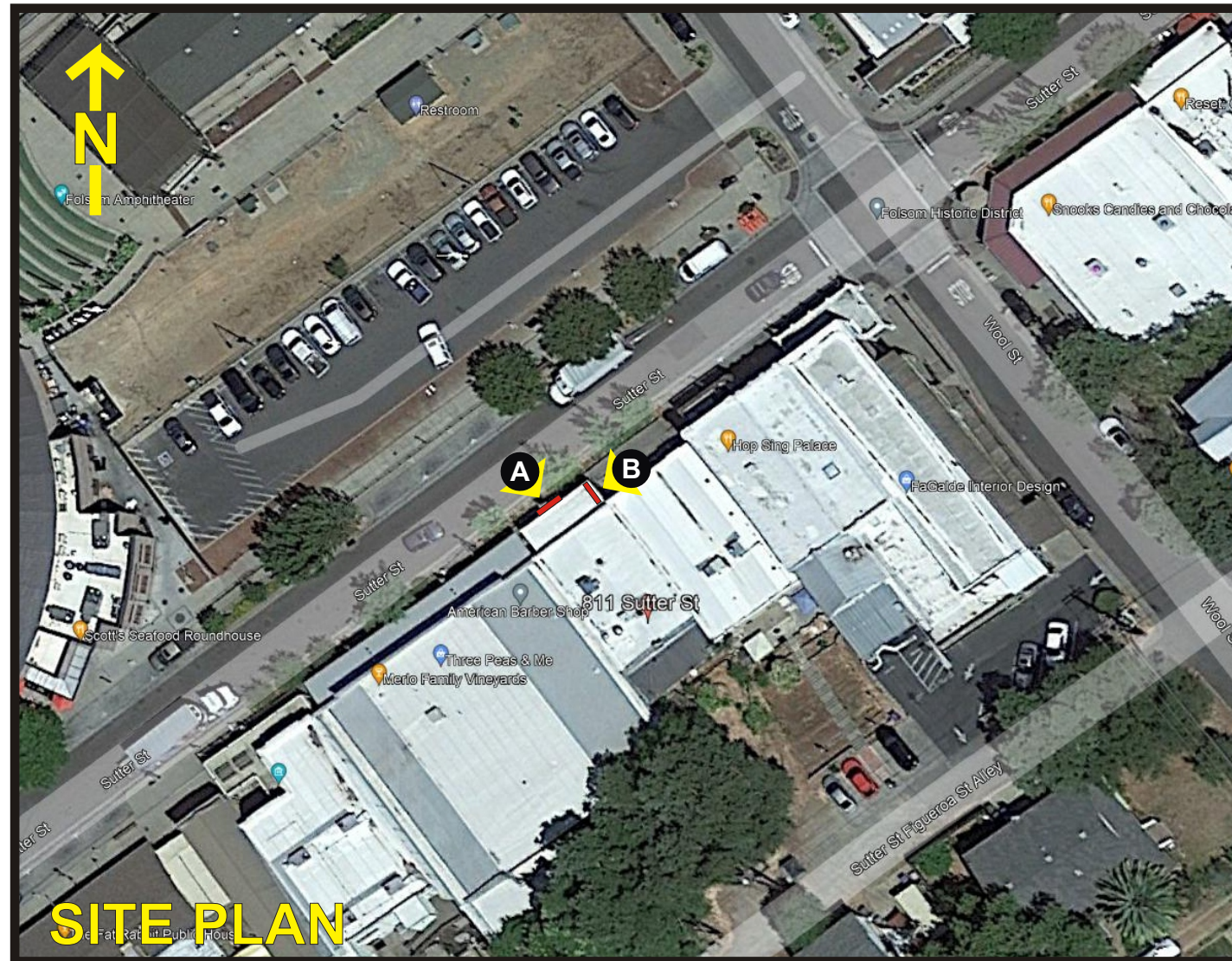
United Sign Systems
5201 Pentecost Drive
Modesto, CA 95356
(209) 543-1320
Contact: Marco Ospina
(530) 400-1094

DESIGNER

NAME: Marco A. Ospina
SIGNATURE: 
DATE: October 19 / 2021

INDEX

PAGE 1: Title Page & Site Plan
PAGE 2: Sign A Elevation
PAGE 3: Sign B Elevation




SITE PLAN

NOTES:

1) This is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, as the Building Code 2019 CBC & CEC.

INSTALLATION NOTES:

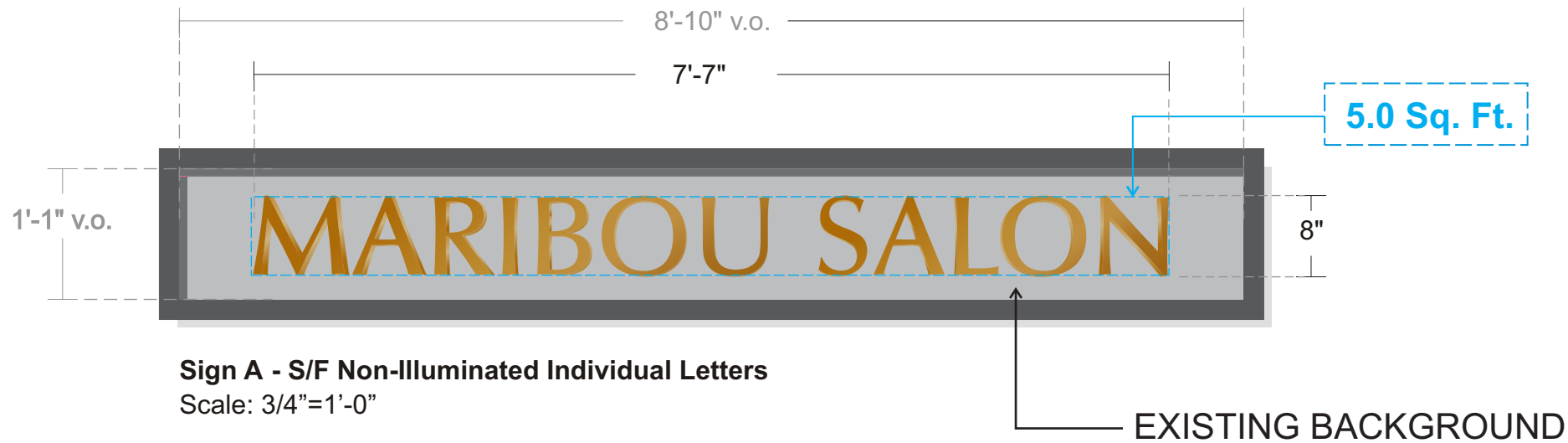
1) Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

Client Review Status	Mfg. Note	Revision Date	Project Information
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		10-6-21wb	Job#1002
		10-13-21mao	Page 1
		10-19-21mao	
			<p>Client: <u>Maribou Salon</u></p> <p>Contact: _____</p> <p>Address: <u>811 Sutter St, Folsom CA 95630</u></p> <p>City/ST/Zip: <u>Folsom, CA 95630</u></p> <p>Phone: _____</p> <p>Fax: _____</p> <p>Sales: <u>MO</u> Designer: <u></u></p>



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1-800-481-SIGN
Phone: 209-543-1320 Fax: 209-543-1326



Sign A - S/F Non-Illuminated Individual Letters

Scale: 3/4"=1'-0"

Specifications

Substrate - 1/2" thick acrylic w/ painted surfaces.

Color - Matthews Paints MP26659 "Sparkle Gold Metallic".

Mounting - Pin mounted - 1/4" spacers.

Note: fascia painting by others*



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CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

Mfg. Note

One (1) box below MUST be checked prior to mfg.

120 Volt 277 Volt

Other

Revision Date

- 5-4-21wb
- 10-6-21wb
- 10-7-21mao
- 10-13-21mao
- 10-19-21mao

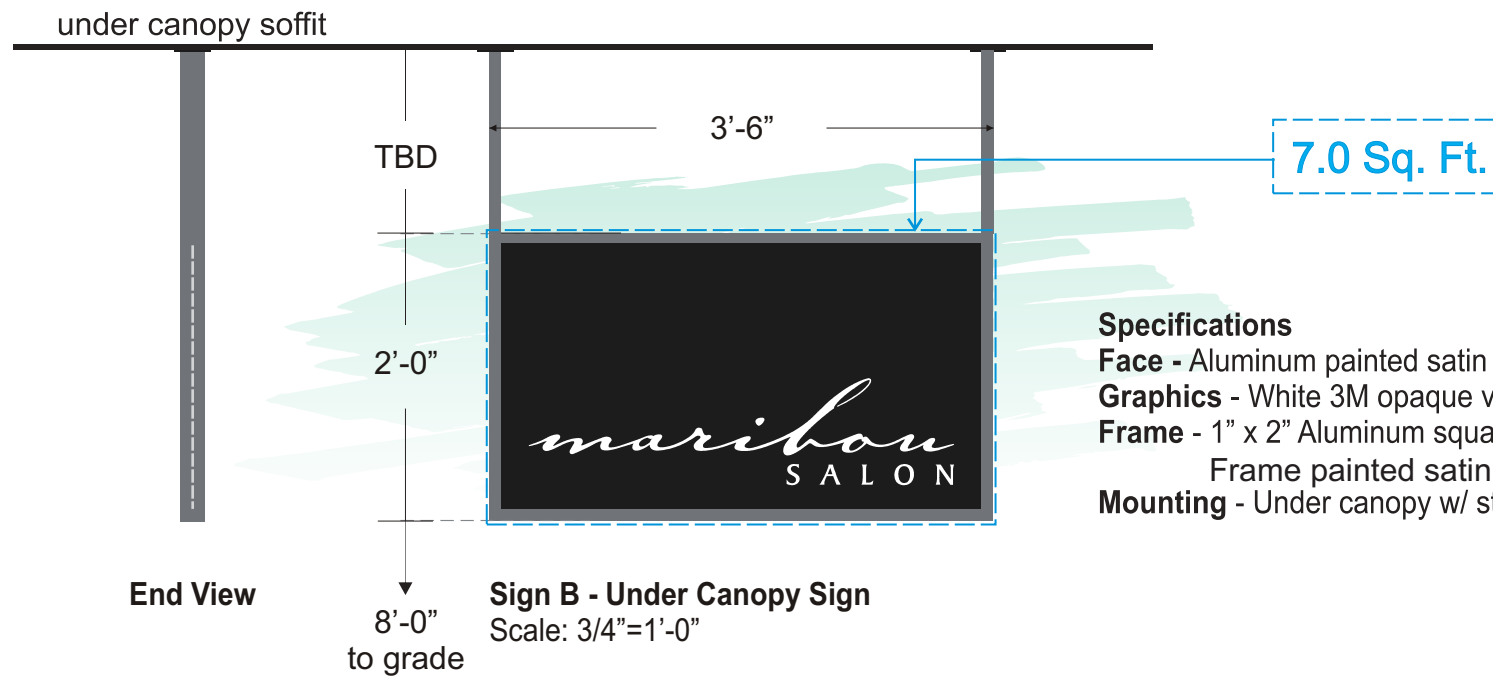
27

Project Information

Date: 4-26-21 Job#1002 Page 2

Client: Maribou Salon
 Contact: _____
 Address: 811 Sutter St, Folsom CA 95630
 City/ST/Zip: Folsom, CA 95630
 Phone: _____
 Fax: _____
 Sales: MO Designer: *R. K. Davis*

C.S.C.L. #718965
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326



Specifications
Face - Aluminum painted satin Black.
Graphics - White 3M opaque vinyl #7725-20.
Frame - 1" x 2" Aluminum square tube w/ mounting bracket.
 Frame painted satin PMS Cool Gray 9C.
Mounting - Under canopy w/ standard mechanical attachment.



Client Review Status	Mfg. Note	Revision Date	Project Information
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		10-6-21wb	Contact: _____
		10-15-21wb	Address: 811 Sutter St, Folsom CA 95630
		10-19-21mao	City/ST/Zip: Folsom, CA 95630
			Phone: _____
			Fax: _____
			Sales: MO Designer: <i>R. K. Davis</i>

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 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326

Attachment 8
Photograph of Previous Sutter Street Grill
Hanging Wall Sign

SUTTER STREET
GRILL

SUTTER STREET

8
1
1



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: January 19, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 309 Figueroa Street Remodel
File #: PN 21-239
Request: Design Review
Location: 309 Figueora Street
Parcel(s): 070-0120-032
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Belwood Investments
Address: 2330 E. Bidwell St. #170
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of a Design Review application for remodeling of an existing single-family residence located at 309 Figueroa Street, as illustrated on Attachment 5 for the 309 Figueora Street Remodel project (PN 21-239) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-12).

Project Summary: The proposed project consists of remodeling of an existing single-family residence located at 309 Figueroa Street, including converting an existing attached garage into habitable space and provision of replacement parking accessible via 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 dated, Floor Plans and Elevations
- 6 - Color and Materials Board
- 7 - 2020 Site Photographs
- 8 - Current Site Photographs
- 9 - Driveways Accessed Via Figueroa Street



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: January 19, 2022

10 - Originally Proposed Plans from 11/18/2021 Meeting

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Belwood Investments, is proposing to remodel an existing single-family residence located at 309 Figueroa Street. The project consists of converting an existing attached garage into habitable space and the addition of windows and a French door in the rear of the residence. The applicant proposes to paint the residence white with dark grey trim. Because the garage is proposed to be converted, the applicant is also proposing to provide uncovered paved parking accessible via Figueroa Street. The property at 309 Figueroa Street is not included on the City of Folsom Cultural Resources Inventory.

At the November 18, 2021 Historic District Commission meeting, the Commission continued the item and suggested that the applicant consider modifying the house design per staff's recommendation to make all windows double-hung, wood-framed, and containing interior grids to better resemble the removed windows, and that the rear French door be made of wood and include interior window grids to show compatibility with the windows. The applicant has since modified the building elevations to incorporate these architectural comments (as shown in Attachment 5). Staff supports the proposed architectural modifications.

The Commission also wanted staff to further explore the viability of obtaining access agreements to the alley from neighbors in the rear to avoid the need for a new driveway in the front on the property. Regarding rear access, staff further evaluated the process by which the applicant would be able to obtain access easements and determined that the applicant would need to have six separate property owners agree to allow 10 feet of access into the rear of their properties to gain legal access to 309 Figueroa Street. In the event that any of the other property owners did not want to give this access, the 309 Figueroa Street property would not have legal access in the rear. Directly after the meeting, the applicant knocked on doors and sent letters to the property owners of the six properties in question. All but one of the people who answered the doors were renters and most did not answer the door. The letter sent to these homeowners have not resulted in any responses. Due to the difficulty of obtaining sign-off from all six of the property owners who have little personal benefit of allowing others to access the rear of their lot, staff has determined that the rear access easement solution is not feasible at this time.

Based on some concerns raised at the November 18th meeting regarding a new paved driveway in the front of the property, staff researched the feasibility of another option, specifically, whether a gravel driveway would be allowable. Several properties along Figueroa Street (612, 711, 806, 1003, 1007 and 1009 Figueroa Street), two of which were nominated for the City's Cultural Resources Inventory, have gravel driveways in the front. However, based on FMC Section 17.57.040, parking for single-family dwellings must be directly accessible along a paved surface or similar hardscape. As such, while a gravel

driveway would not be out of character with the Figueora Subarea, it could not be used to meet the required parking. Staff therefore determined that the only feasible options to meet the required parking are:

- a. Provision of two parking spaces outside of the front and street side yards and screened from public view, directly accessible along a paved surface or similar hardscape;

Or

- b. Returning the converted garage to a one-car garage, which would return the use to its original, legal non-conforming parking situation of one space inaccessible from a paved surface, thereby not triggering the current parking requirements of the FMC.

Staff analyzed the appropriateness of a paved driveway and parking spaces with access from Figueroa Street, through the front yard. The 301, 303 and 307 Figueroa Street residences surrounding the subject property all have paved driveways from Figueroa Street, running through the front yard. Looking further down Figueroa Street, staff found that 405, 407, 408, 513, 610, 614, 809, 908 and 1011 Figueroa Street, one of which was nominated for the City's Cultural Resources Inventory, all had paved driveways accessible via the street. As such, staff concluded that a paved driveway would not be out of character for a single-family residence in the Figueroa Subarea, especially on the block on which the subject property is located.

The applicant modified the large parking pad originally proposed to a smaller pad that would accommodate two tandem spaces (as shown in Attachment 5), both located outside of the front yard and screened from public view by location. The driveway and parking spaces are also located further from the trunk of the tree to lessen impacts to the tree's critical root zone. Staff agreed that this proposal would have less visual impact and be more in-line with the driveways in the subarea. As such, staff supports the proposed modified paved driveway and parking.

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 17.52.540(l) of the FMC states that, in the Historic Residential Primary Area, all parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, landscaping or other means appropriate to the neighborhood. Available on-street parking may be utilized by residents and visitors but may not be counted toward required parking ratios.

Section 17.57.040 of the FMC contains off-street parking requirements and states that single family dwellings must provide two off-street parking spaces that are directly accessible along a paved surface or similar hardscape.

When there is a conflict between the provisions of Chapter 17.52 and other standards in the FMC, the provisions of Chapter 17.52 control. (FMC Section 17.52.400(C).)

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 Figueora Subarea of the Historic Residential Primary Area of the Historic District. Single-family residences are allowed by right in the Figueroa Subarea.

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. The following table shows how the proposed project meets all FMC zoning requirements:

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 SF	13,725 SF
Minimum Lot Width	50 Feet	70 Feet
Front Setback	20 Feet	26 Feet
Rear Setback	20 Feet	82 Feet
Side Setback	5 Feet (Interior)	31 Feet and 10 Feet
Minimum Pervious Surface	45%	80%
Parking Requirement	2 Parking Spaces	2 Parking Spaces
Maximum Building Height	35 Feet	18.4 Feet (existing)
Structure Separation	10 Feet	>10 Feet

Building Design/Architecture

The project site is located within the Figueroa Subarea of the City of Folsom's Historic District. The Figueroa Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. Many of the oldest and most significant homes in Folsom, both architecturally and historically, are concentrated in the Subarea. Given that this Subarea is readily accessible by tourists, the intent of this Subarea is to maintain pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City's early residential lifestyle. Adherence to historic authenticity is of great importance in this Subarea.

The design, color, and scale of the proposed residence are consistent with the architectural styles prevalent during the pre-1910 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 Figueroa Subarea. The property at 309 Figueroa Street is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project consists of converting an existing attached garage into habitable space and the addition of windows and a French door in the rear of the residence. The applicant had recently installed a French door in the front of the residence prior to the stop-work order (see photographs in Attachment 7 and background section for more detail), but staff was not able to find any examples of small single-family residences in the era the residence was constructed or the pre-1910 era that had both French doors and a typical entry in the front. The applicant therefore modified the plans to include a window in the front where the French door was installed, as shown in the elevations in Attachment 5.

In analyzing the architectural design of the proposed project, staff determined that the remodel includes the use of building materials that are natural in appearance, as encouraged by the Historic District Design and Development Guidelines (DDGs). In addition, the proposed project utilizes colors (light white siding with dark grey trim) which are consistent with colors typically utilized on historic residential structures.

The DDG's state that wood frame double-hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDG's state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate. All new windows on the building are vertically-oriented, consistent with the DDGs. The proposed French door in the rear is residentially-scaled, also consistent with the DDGs. The proposed project's architecture is consistent with residential appearance through the use of the proposed building

materials and design.

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 FMC Code and the guidelines contained in the DDG's.

Parking

FMC 17.52.540(I) requires that all parking spaces in the Historic Residential Primary Area must be provided on site, outside of front and street side yards, and screened from public view by location, fence, landscaping or other means appropriate to the neighborhood. The applicant is therefore providing a concrete driveway leading to the side of the residence with a parking pad that can accommodate the required two parking spaces. While new driveways accessed from the main street are often discouraged in the Historic District, the south side of this particular block of Figueroa Street has several properties with attached garages and/or driveways leading to the street, potentially due to the lack of legal alley access. As such, staff supports the proposed new driveway.

A large London Plane tree sits on the front of the project site that would be potentially impacted by the proposed driveway, as the driveway would be partially located under the tree's canopy. The City Arborist has investigated the tree and found that based on the trunk diameter, it is classified as a heritage tree in the FMC. To minimize the impacts to the tree's roots, staff has provided Condition No. 4, which states that a tree permit is required to install the driveway and pad. The condition also requires that the driveway and pad be constructed on-grade to minimize grading and compaction that could further impact the tree roots. Staff discussed an alternative to use paving strips rather than a solid concrete driveway to help decrease the impacts to the tree roots, but pavers require deeper footings to adequately support the weight of a vehicle. Therefore, staff concluded that a solid on-grade driveway would be preferred over paver strips to better protect the tree.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of November 18, 2021, that meets the requirements of FMC Section 17.52.320. A new public notice was placed on the project site five days prior to the January 19, 2022 Historic District Commission meeting date.

ENVIRONMENTAL REVIEW

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

California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the findings included in this report (Findings A-H) and the attached conditions of approval (Conditions 1-12).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Design Review application (PN 21-239) for a remodel of an existing single-family residence located at 309 Figueroa Street, as illustrated on Attachment 5 for the 309 Figueroa Street Remodel project, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-12).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

CEQA FINDINGS

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

DESIGN REVIEW FINDINGS

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

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

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

Sacramento County records indicate that the existing 789-square-foot single-family residence located at 309 Figueroa Street was first constructed in 1926. The building features white horizontal lap siding, white window trim and beige asphalt shingle roofing. In late September 2021, staff became aware that work had begun on the project site without a building permit. The applicant was given a stop-work notice and subsequently applied for design review. Photographs of the existing residence before and after the recent work began are included here as Attachment 7. 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: Figueroa Street with residences beyond (FIG)

South: Existing residences (FIG)

East: Existing residences (FIG)

West: Existing residences (FIG)

SITE CHARACTERISTICS

The 13,725-square-foot project site contains an existing single-family residence, shed, paving and 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 17.57.040, Off-street parking requirements
Historic District Design and Development Guidelines

ATTACHMENT 3

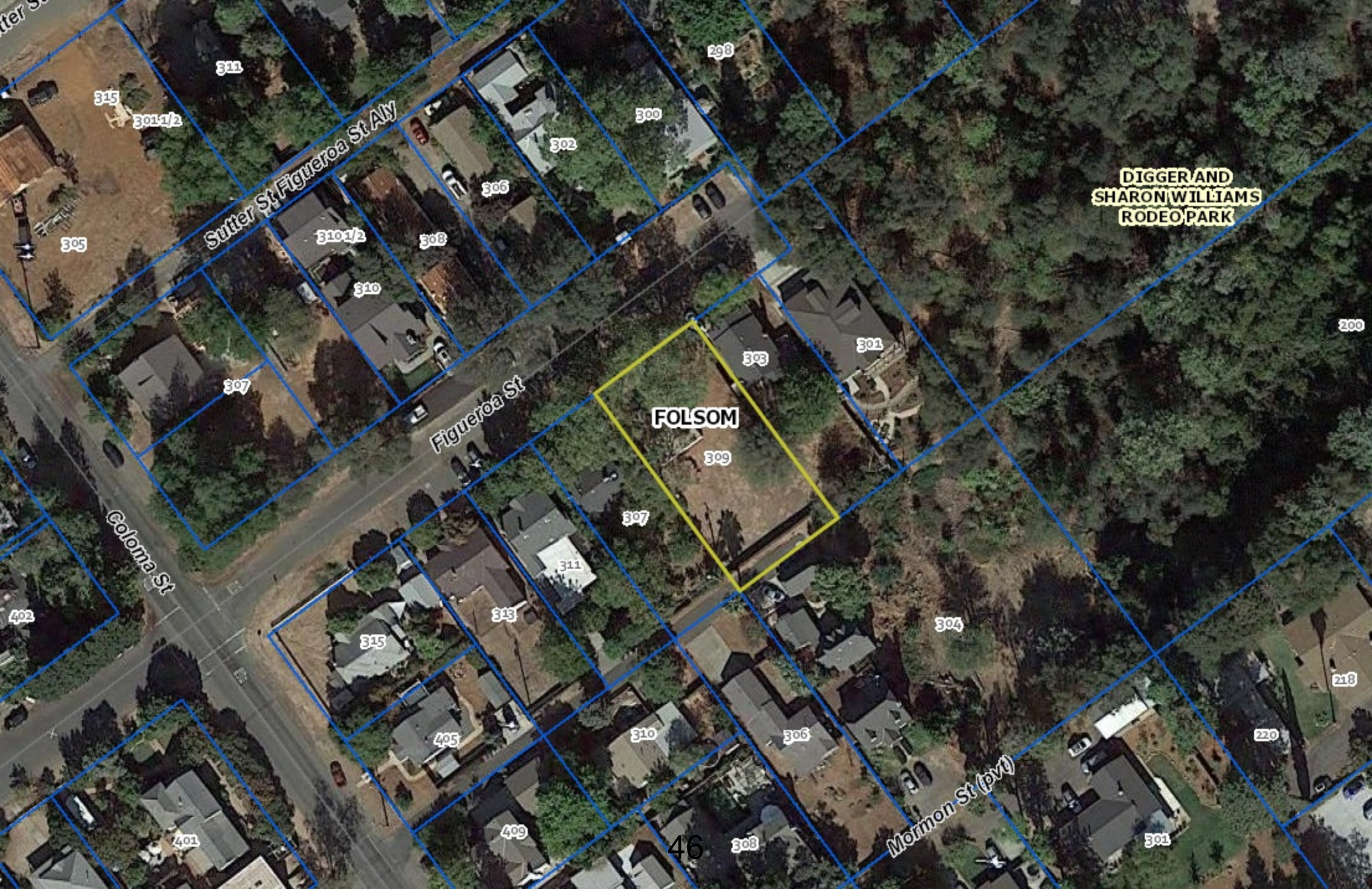
Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 309 FIGUEROA STREET REMODEL (PN 21-239)				
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 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.		This approval is for a remodel of an existing single-family residence located at 309 Figueroa Street. The applicant shall submit building plans that comply with this approval and the site plan, floor plans and elevations included in Attachment 5 and the colors and materials board included in Attachment 6.	B	CD (P)
4.		A Tree Work Permit is required to install the proposed driveway and parking pad within the critical root zone of the heritage plane tree. The driveway and pad shall be constructed on-grade with minimal subgrade disturbance in order to minimize impacts to tree roots. The final specifications of the proposed driveway shall be subject to review and approval by the City Arborist as part of the Tree Permit process.	B	CD (P) (E)
5.		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)
6.		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)

7.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
8.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)
10.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
11.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
12.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 19, 2023). 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



Sutter St Figueroa St Aly

Figueroa St

Coloma St

Mormon St (priv)

DIGGER AND SHARON WILLIAMS RODEO PARK

FOLSOM

315
301-1/2

311

305

310 1/2

308

310

307

298

300

302

306

308

301

FOLSOM

309

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311

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315

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405

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401

409

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308

220

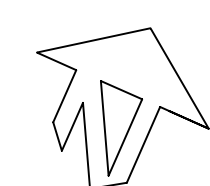
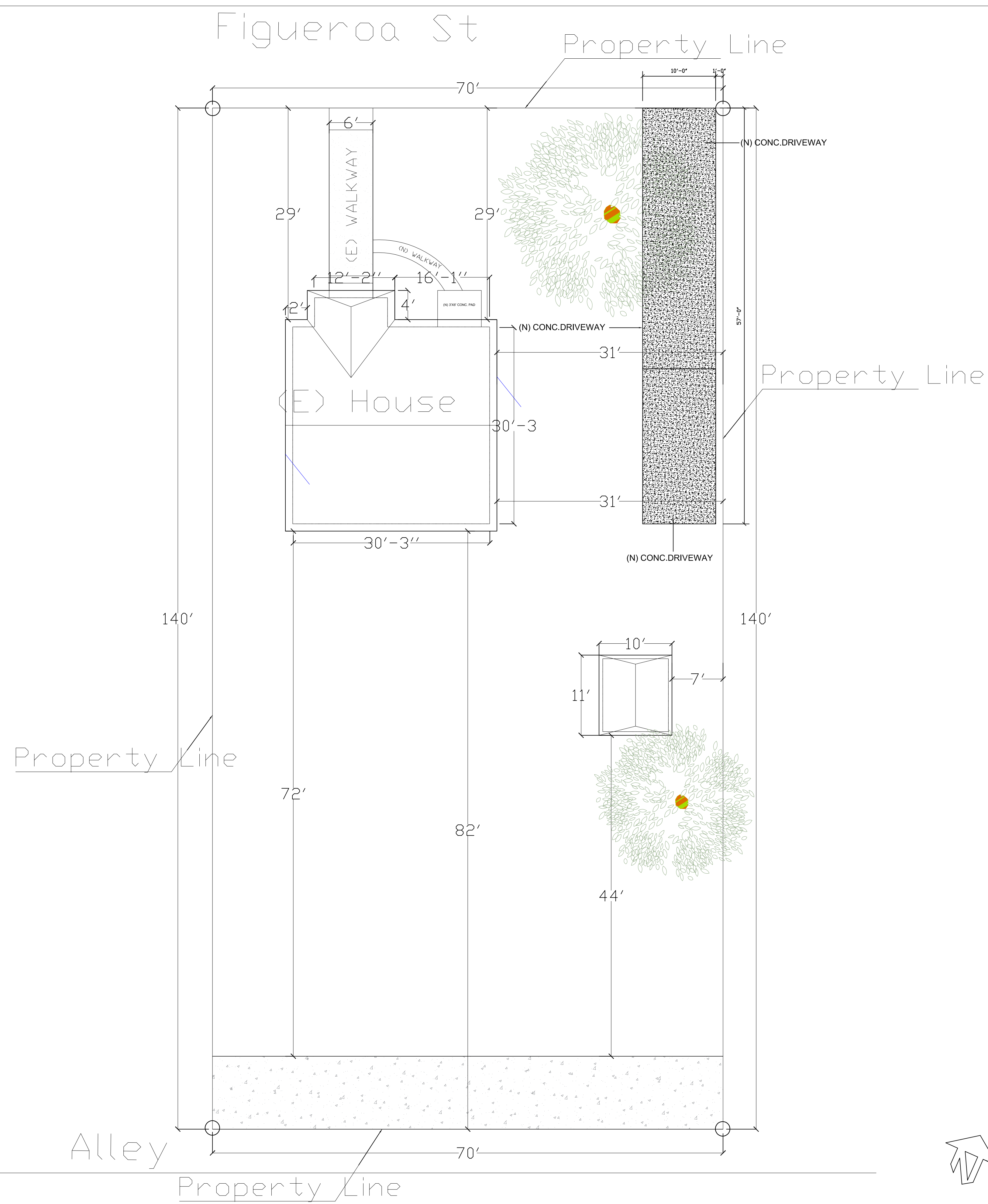
301

218

200

Attachment 5

Site Plan, Floor Plans and Elevations



SITE PLAN

SCALE : 1/8" = 1'- 0"

BO BELMONT
 3962 44TH ST. SACRAMENTO CA
 PHONE# (916) 900-3010

REVISION
1

checked by:

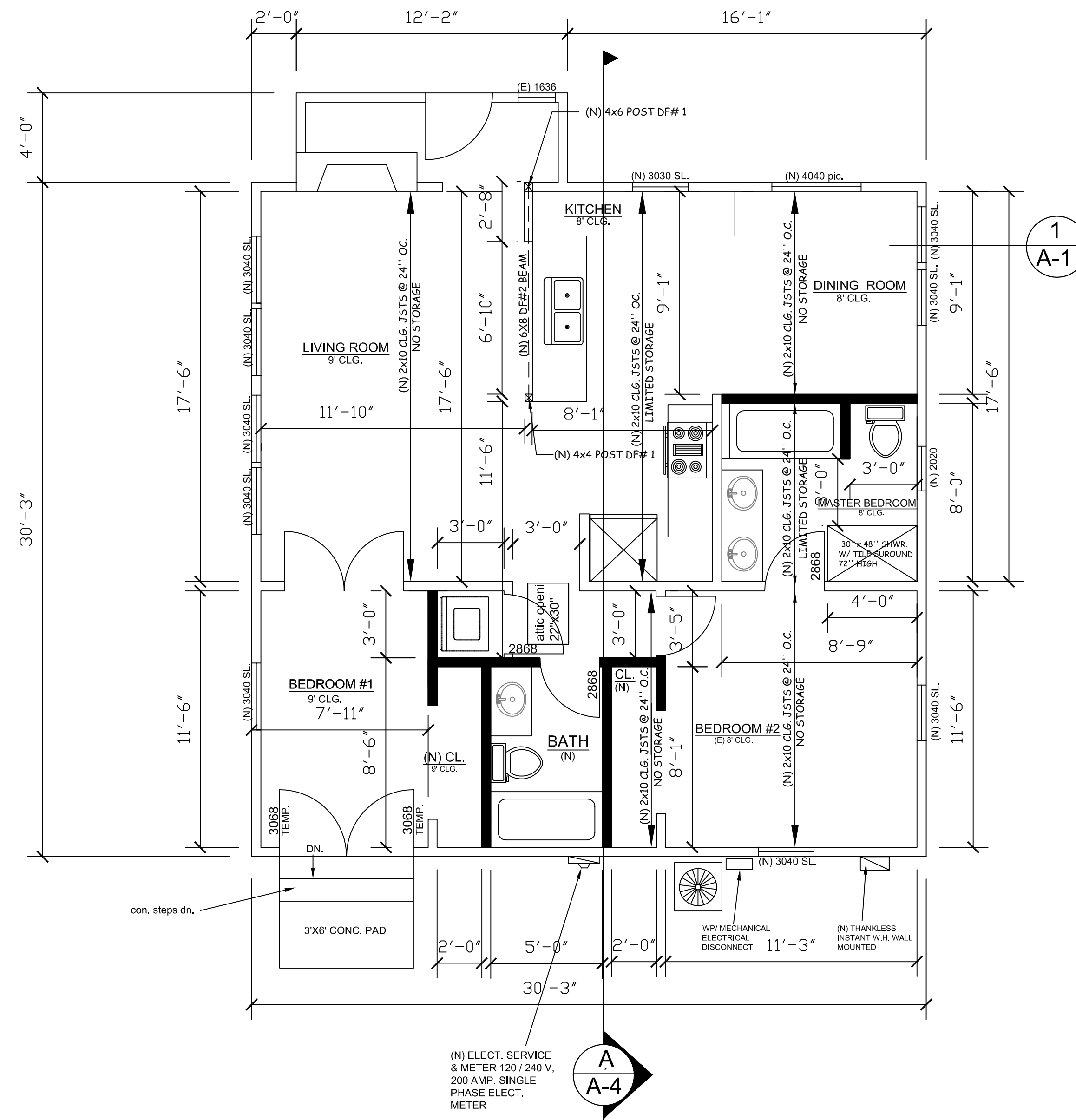
date: 7/14/18

drawn by: BJ

content:

drawing no:

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(N) FLOOR PLAN

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

(N) 2X4 WALLS @ 16" O.C.
UNLESS NOTED -

REMOVE (E) CLG. JSTS. ADD. (N)
CLG. JSTS. SEE FLOOR PLAN

NOTE - FOR EGRESS WINDOWS

- SILL HEIGHT TO BE NO MORE THAN 44" ABOVE THE FINISH FLOOR
- OPERATION SHALL BE FROM INSIDE THE ROOM WITHOUT THE USE OF SPECIAL KEYS, TOOLS OR KNOWLEDGE

NOTE :

- NOTE THAT THE INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) OF THE PROPOSED AC CONDENSER SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DETERIORATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE. ENERGY 150.0 (M) 9
- REFRIGERANT CIRCUIT ACCESS PORT FOR THE AC CONDENSER SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING - TYPE TAMPER RESISTANT CAP

BO BELMONT
309 FIGUEROA DR. FOLSOM CA
PHONE# (916) 900-3010

project name:

REVISION	PURPOSE	DATE
1		

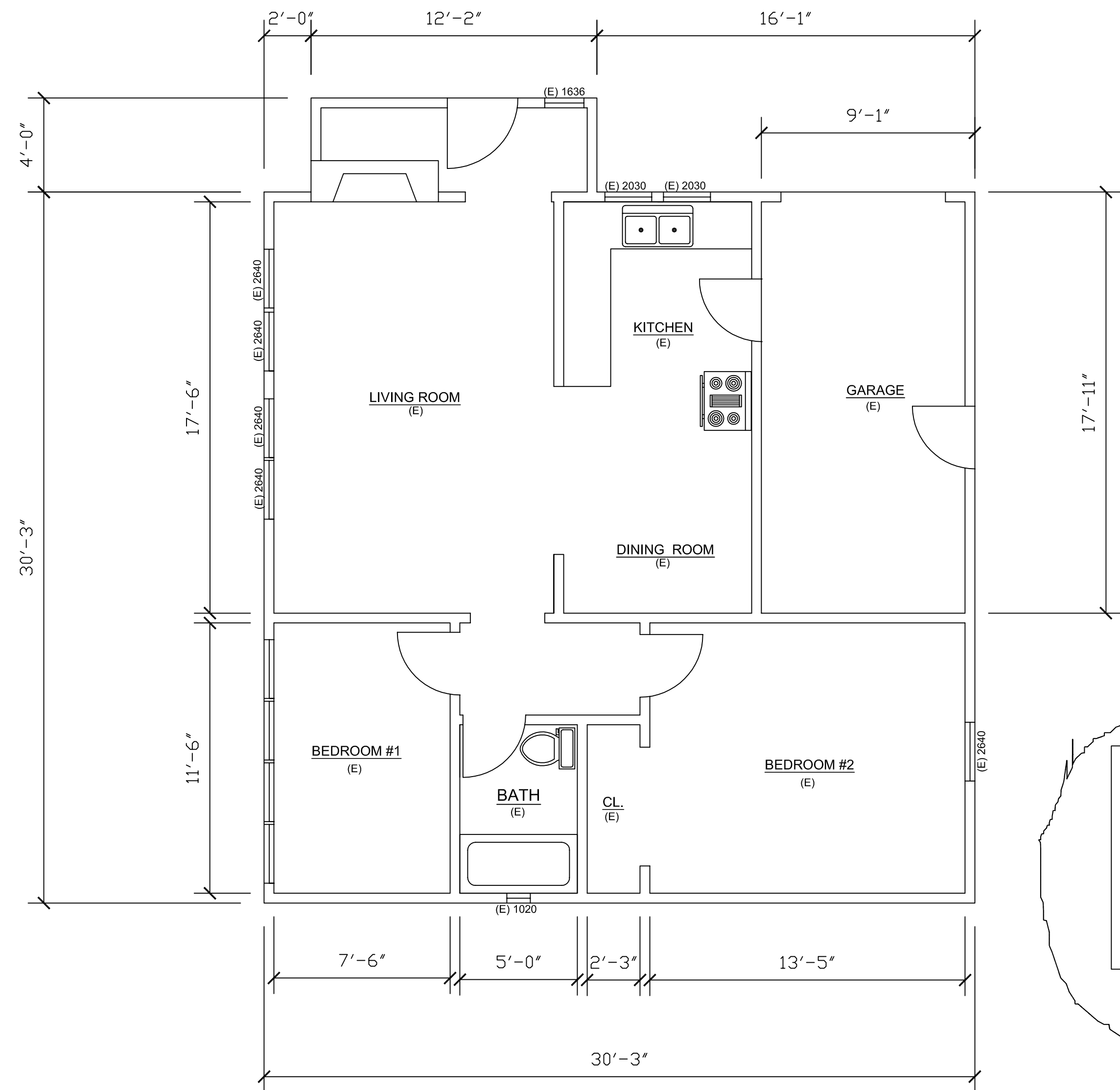
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date:9/15/17

drawn by:

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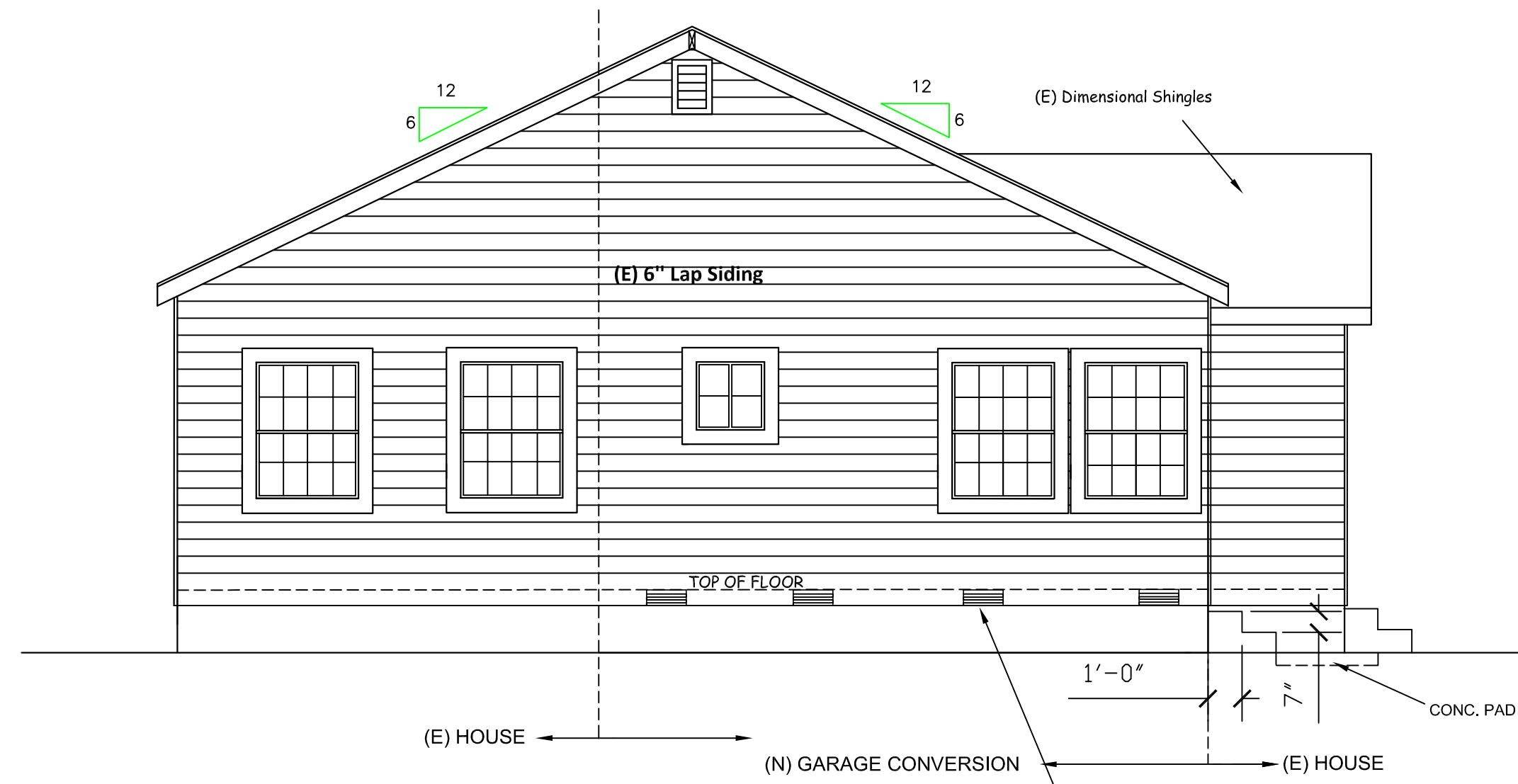
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(E) FLOOR PLAN

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

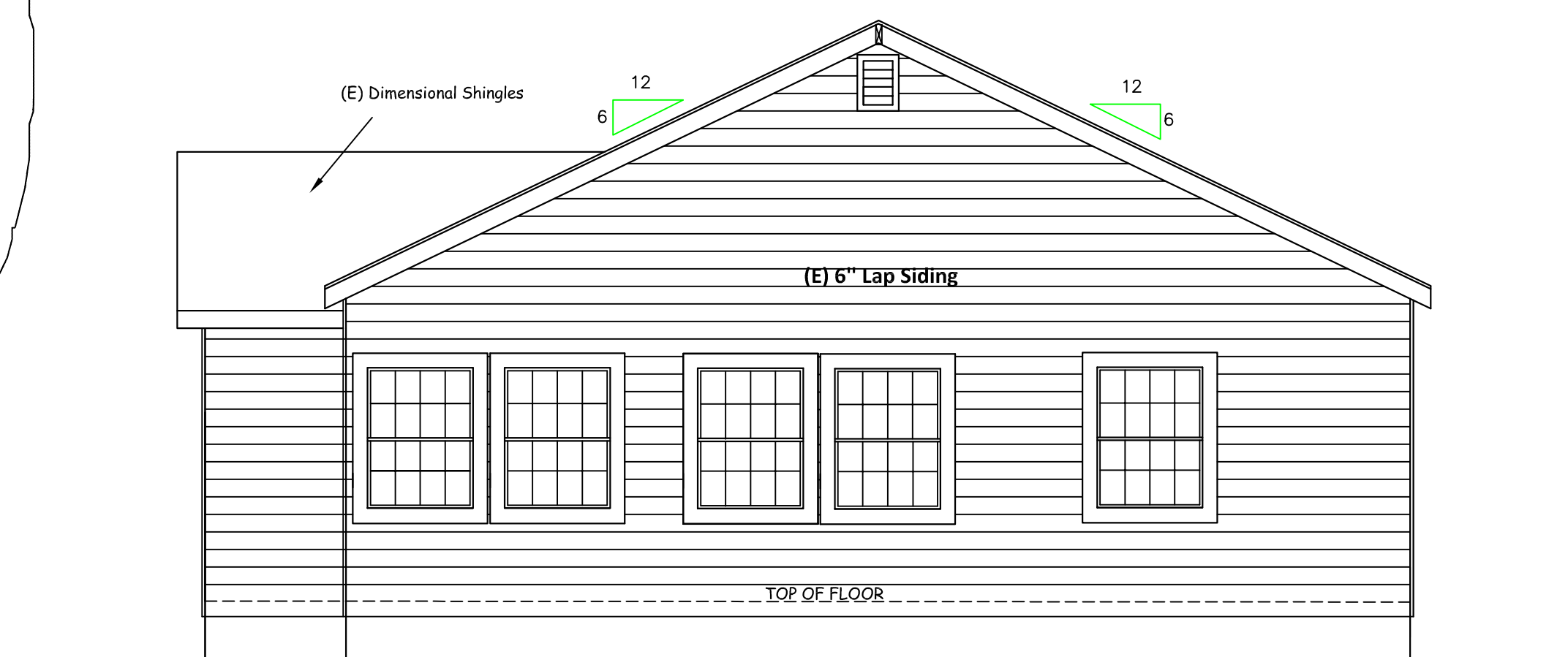
NOTE
ALL WINDOWS TO BE DOUBLE-HUNG WOOD WINDOWS W/ GRID PATTERN SEE ELEVATIONS



EAST ELEVATION

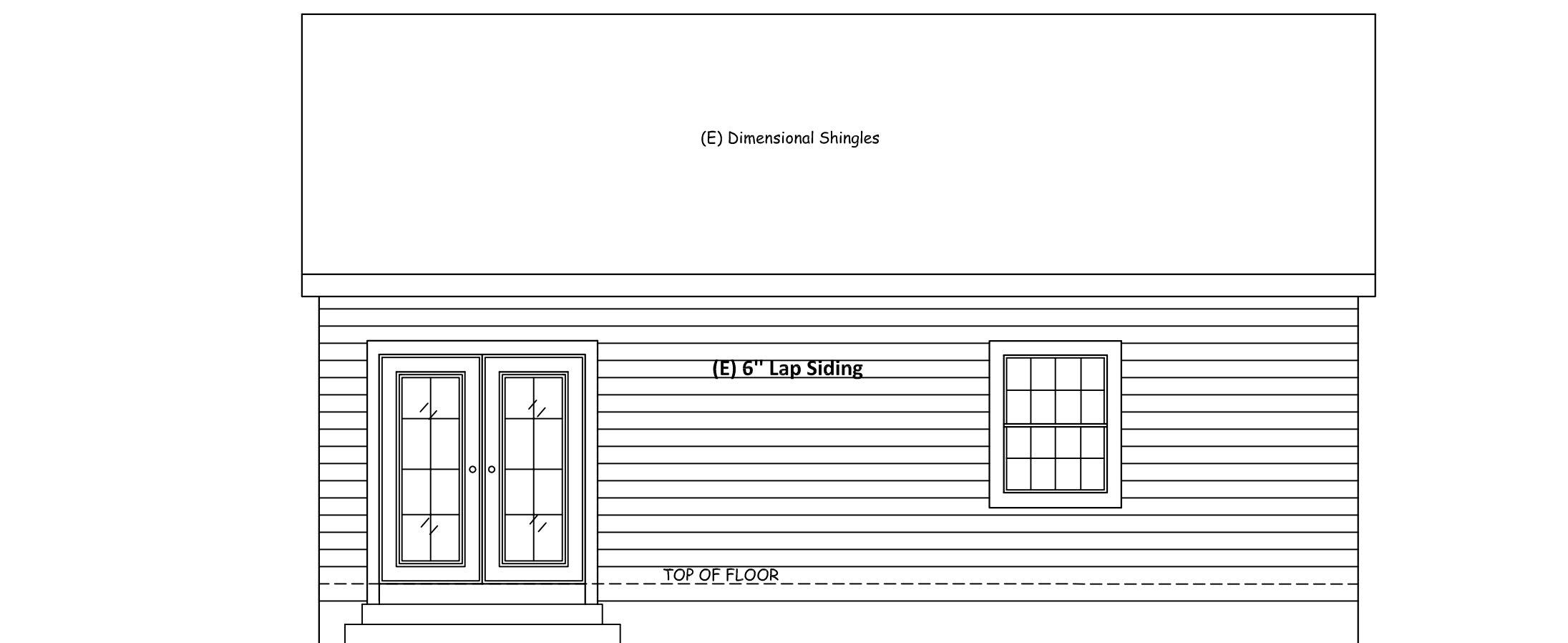
SCALE: 1/4" = 1'-0"

PROVIDE 2 SQ. FT. FOUNDATION VENTILATION FOR EACH 25 LINEAL FT. OF EXTERIOR WALL-PLACE ONE VENT WITH-N 3 FT. OF EACH CORNER (6"x14" vents = 6)



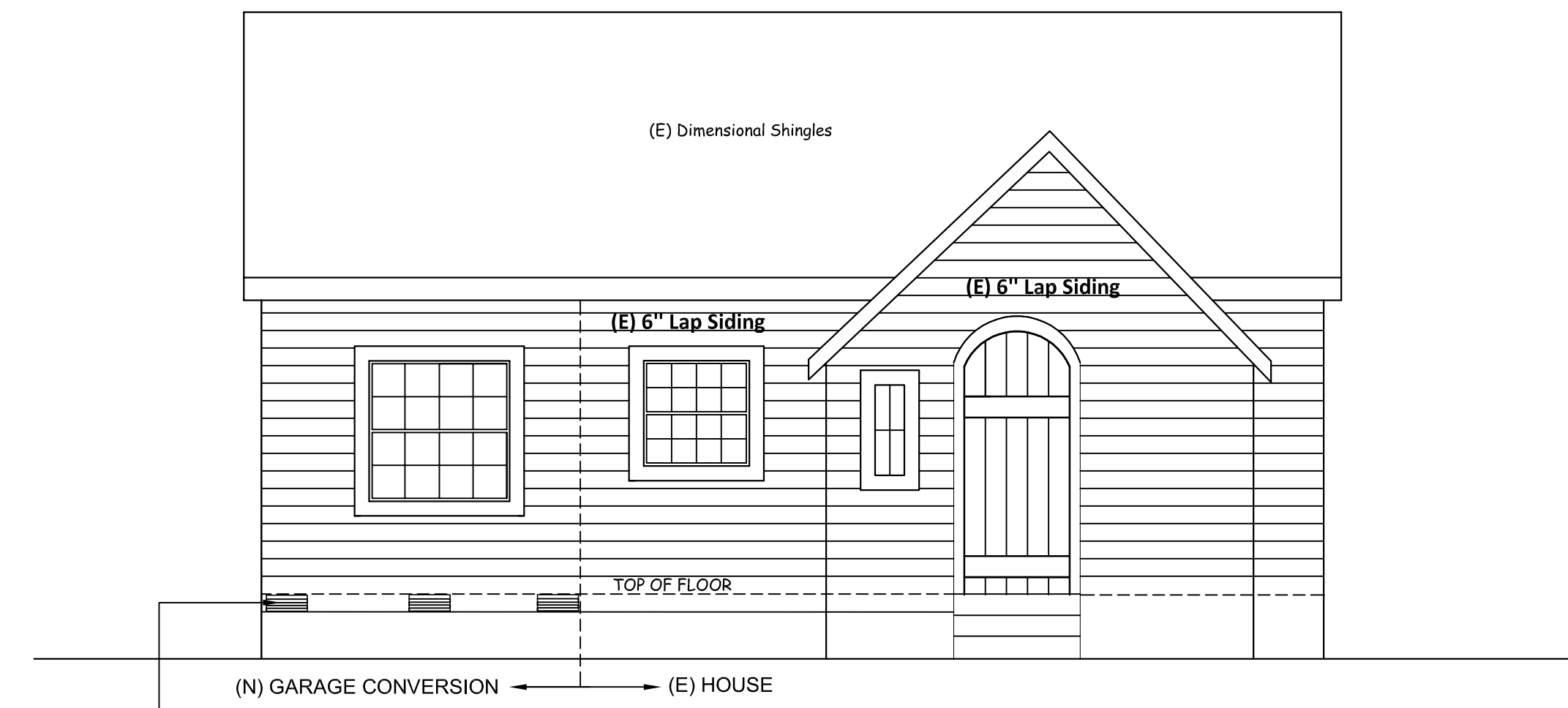
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

PROVIDE 2 SQ. FT. FOUNDATION VENTILATION FOR EACH 25 LINEAL FT. OF EXTERIOR WALL-PLACE ONE VENT WITH-N 3 FT. OF EACH CORNER (6"x14" vents = 6)

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

BO BELMONT
309 FIGUEROA DR. FOLSOM CA
PHONE# (916) 900-3010

project name:

REVISION	DATE	PURPOSE
1		

checked by:

date: 9/15/17

drawn by:

drawing no:


A-5

Attachment 6

Color and Materials Board

Exterior body paint


Internet #302017529 Model #PPG73-110-01 UPC Code #056198720824 Store SKU #1002584318 [Save to List](#)



Hover Image to Zoom

1 gal. Pure White/Base 1 Flat Exterior Paint with Primer
by **PPG TIMELESS** >



★★★★☆ (10470) [Write a Review](#) [Questions & Answers \(433\)](#)

 **Free Delivery** on 8oz. paint samples every day!




\$35.98 /gallon ~~\$44.98~~
Save \$9.00 (20%)

20% off Gold Pro Paint Rewards




Paint Type: **Exterior Paint** [Help Me Choose](#)

 Interior Paint	 Exterior Paint
--	---

Brand Name: **PPG TIMELESS** [Help Me Choose](#)


 PPG TIMELESS	 Glidden Premium	 Glidden Essentials
--	--	---

Sheen: **Flat/Matte** [Help Me Choose](#)

 Flat/Matte	 Satin	 Semi-Gloss
--	--	---

Exterior trim paint


Internet #308684713 Model #PPG1001-7TX-1SA UPC Code #193000201994 Store SKU #1002584339 [Save to List](#)



Hover Image to Zoom

1 gal. #PPG1001-7 Black Magic Satin Exterior One-Coat Paint with Primer
by **PPG TIMELESS** >



★★★★☆ (45) [Write a Review](#) [Questions & Answers \(9\)](#)

 **Free Delivery** on 8oz. paint samples every day!




\$37.58 /gallon ~~\$46.98~~
Save \$9.40 (20%)

20% off Gold Pro Paint Rewards




Paint Type: **Exterior Paint** [Help Me Choose](#)

 Interior Paint	 Exterior Paint
--	---

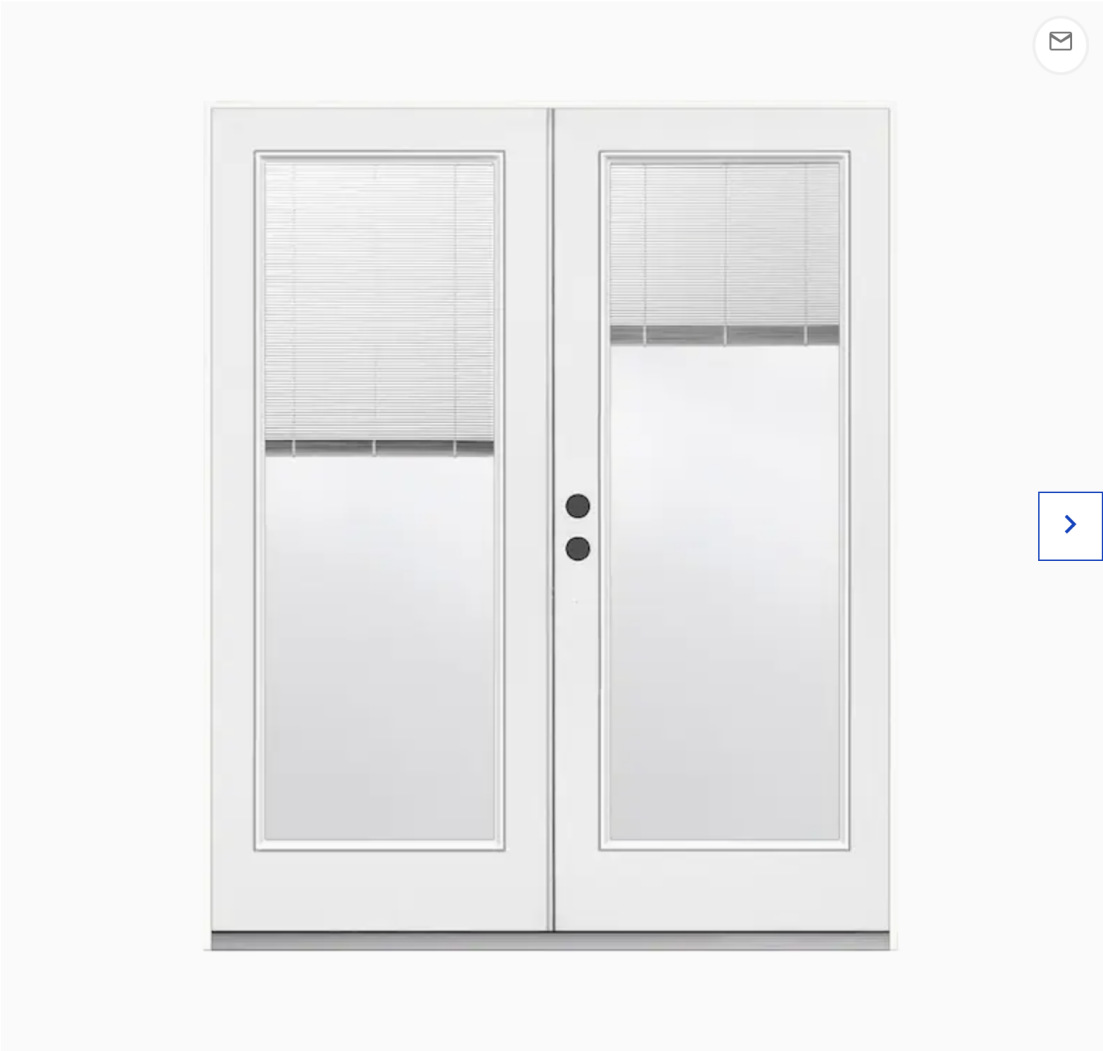
Brand Name: **PPG TIMELESS** [Help Me Choose](#)

 PPG TIMELESS	 Glidden Premium	 Glidden Essentials
--	--	---

Sheen: **Satin** [Help Me Choose](#)

 Flat/Matte	 Satin	 Semi-Gloss
--	--	---

Exterior doors front and back



+2 more

Attachment 7 2020 Site Photographs







Attachment 8

Current Site Photographs





60



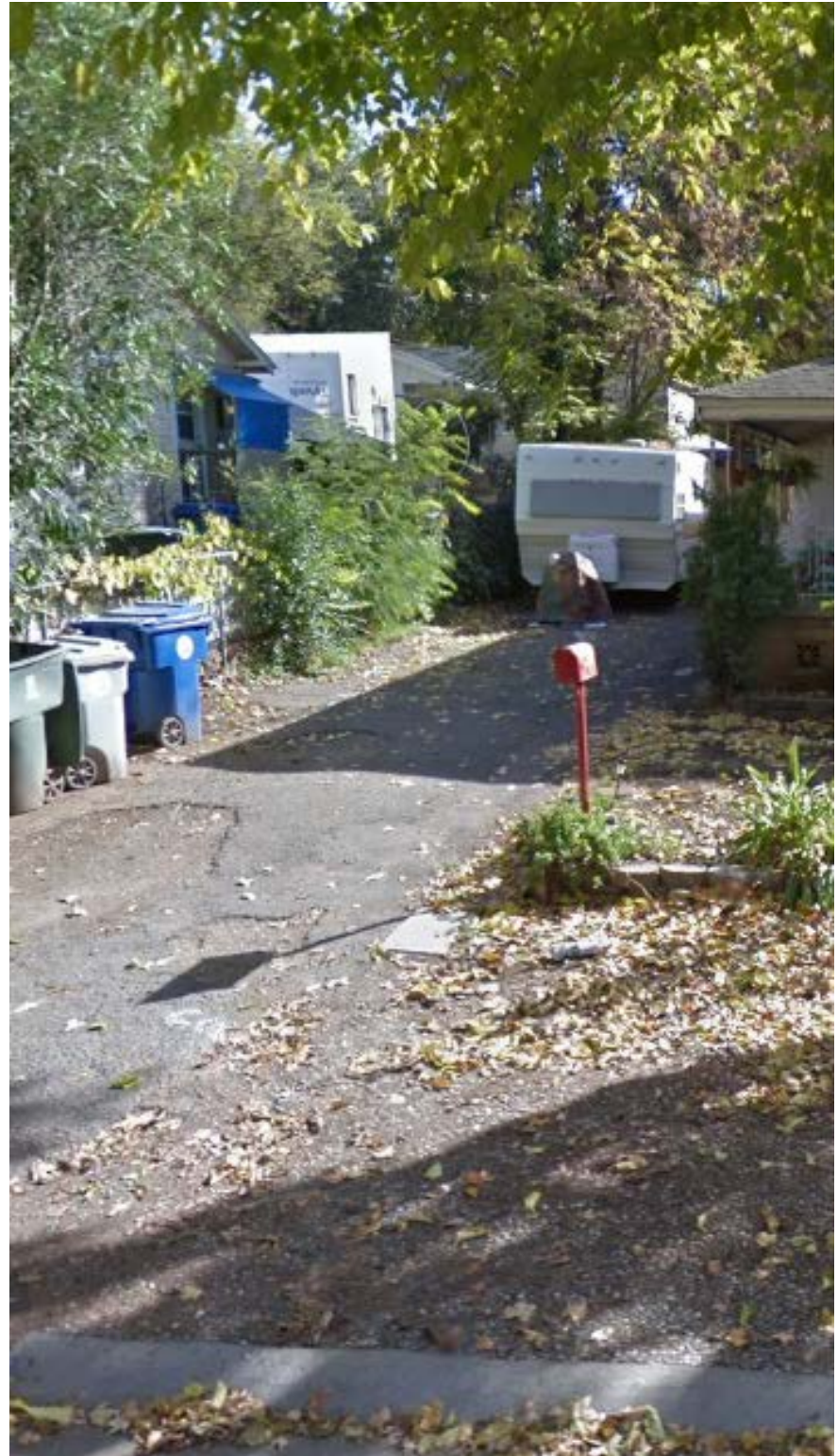
Attachment 9

Driveways Accessed Via Figueroa Street



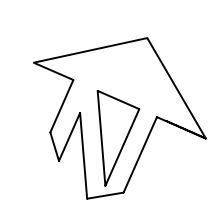
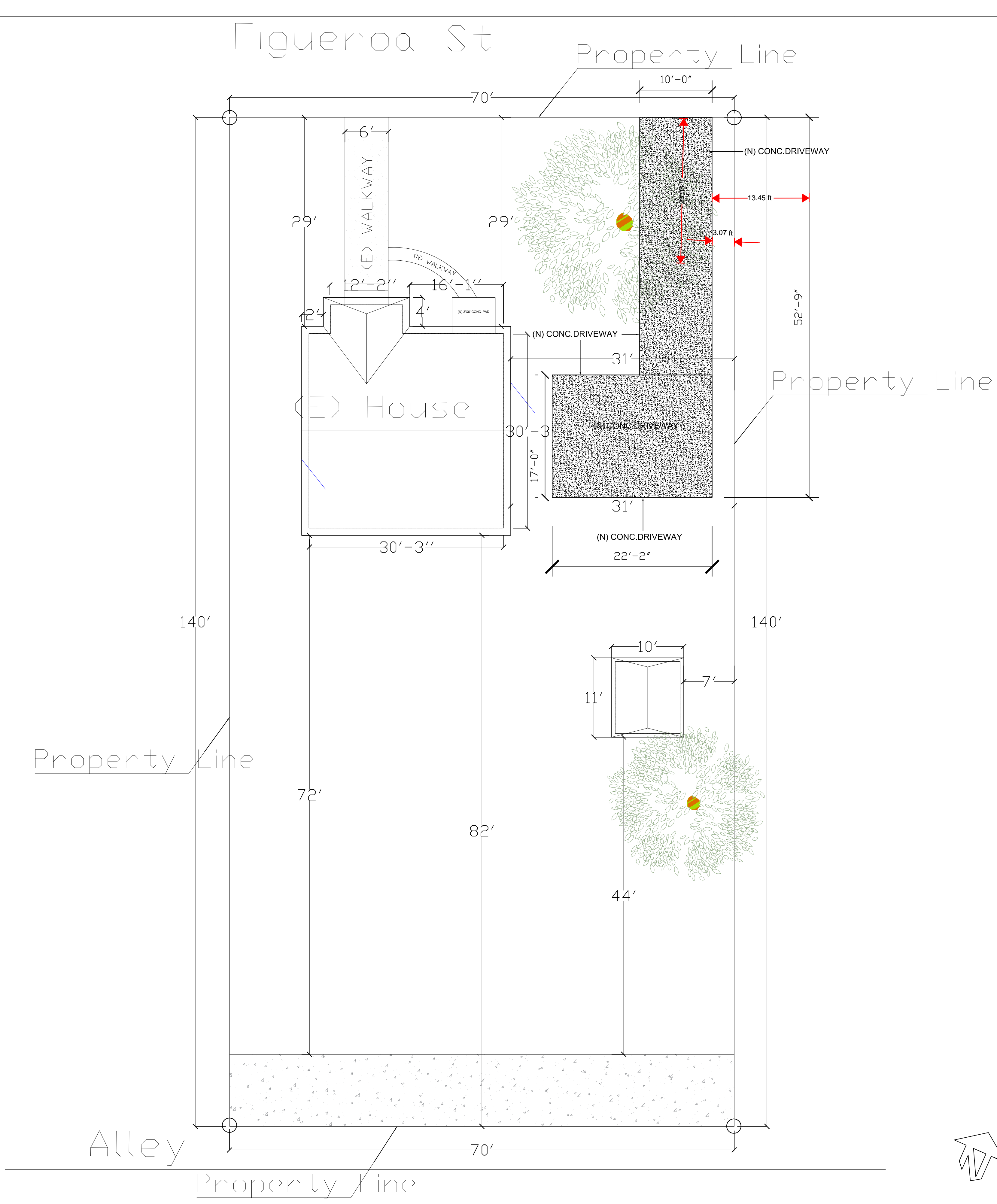


64





Attachment 10
Originally Proposed Plans from 11/18/2021
Meeting



SITE PLAN

SCALE: 1/8" = 1'-0"

project name:
BO BELMONT
 3962 44TH ST. SACRAMENTO CA
 PHONE# (916) 900-3010

REVISION
1

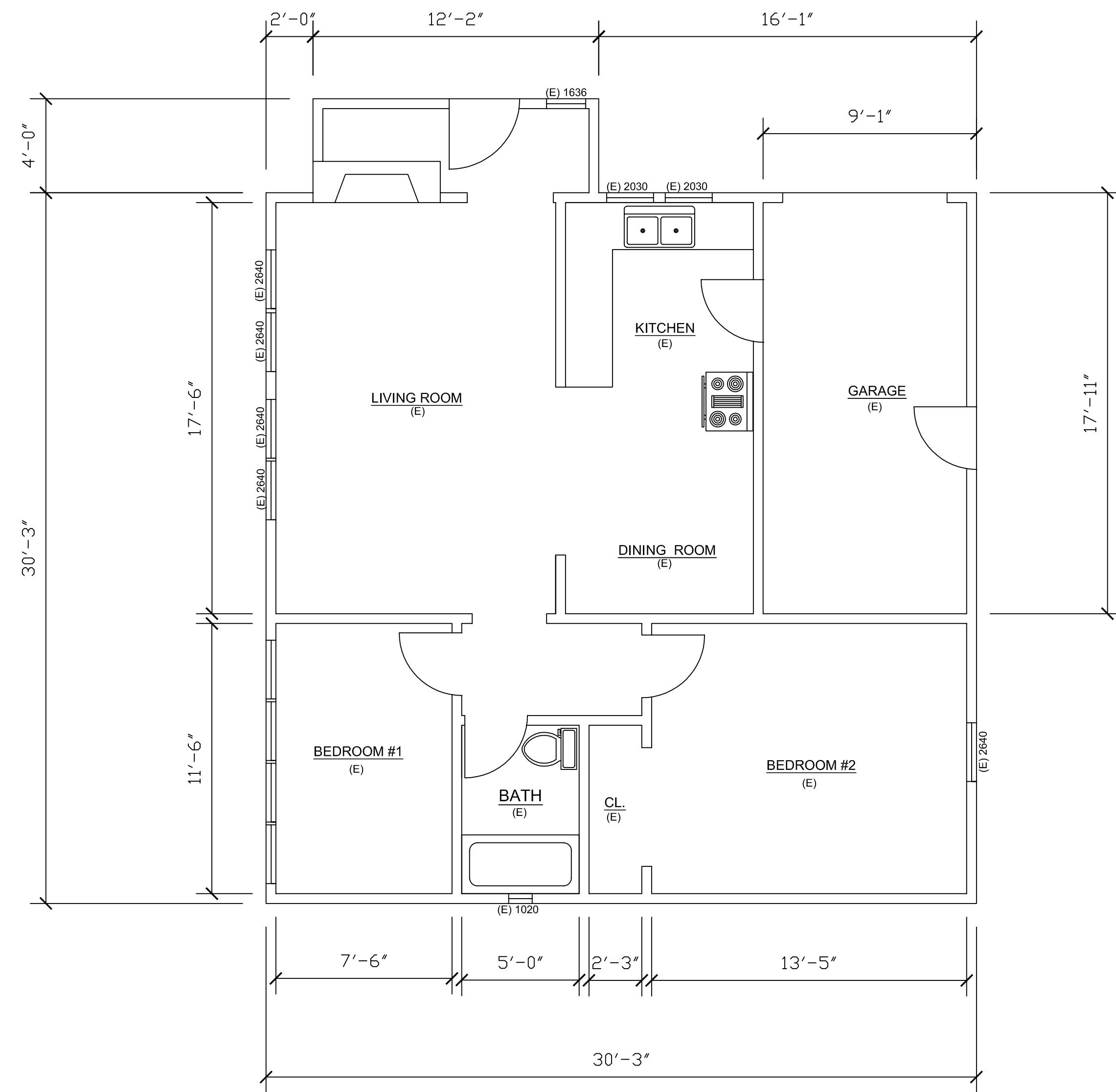
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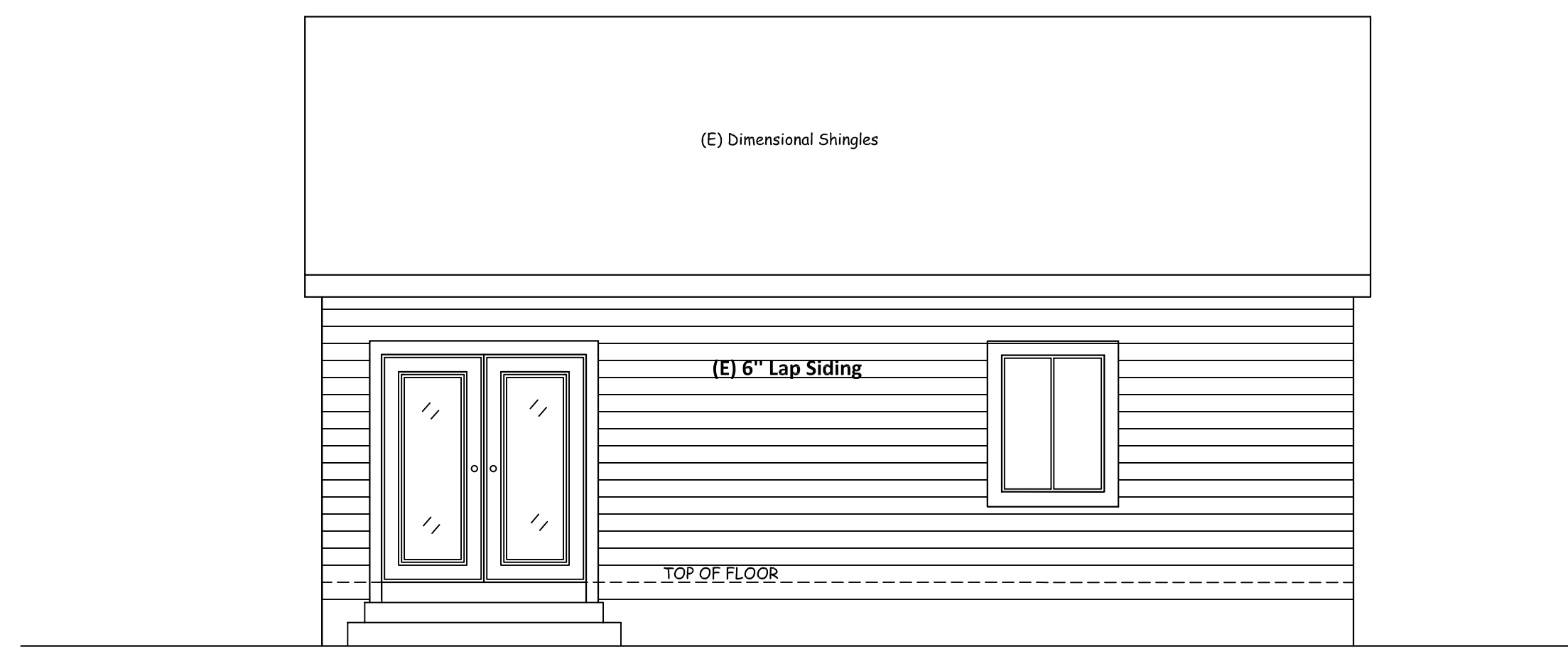
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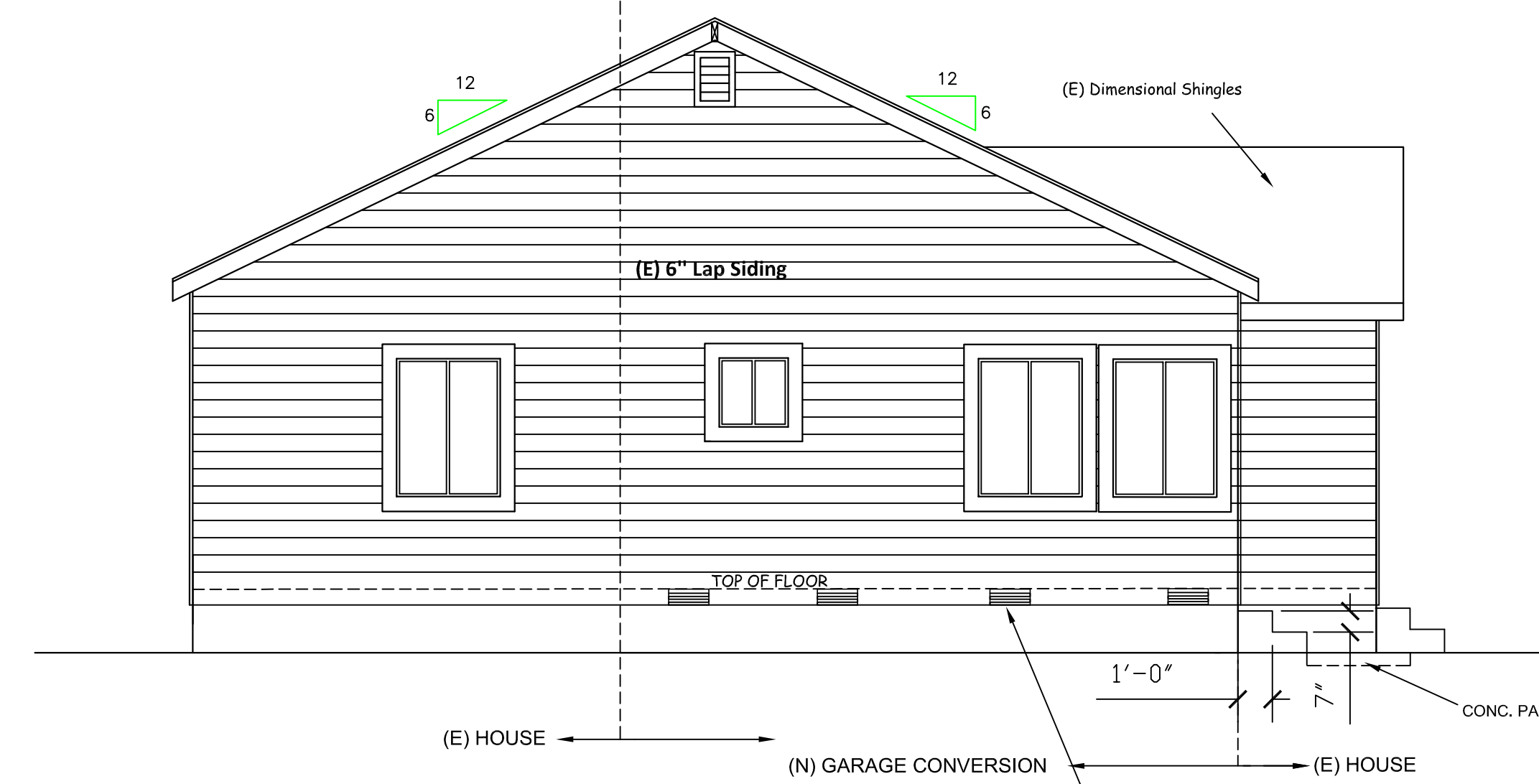
(E) FLOOR PLAN

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



SOUTH ELEVATION

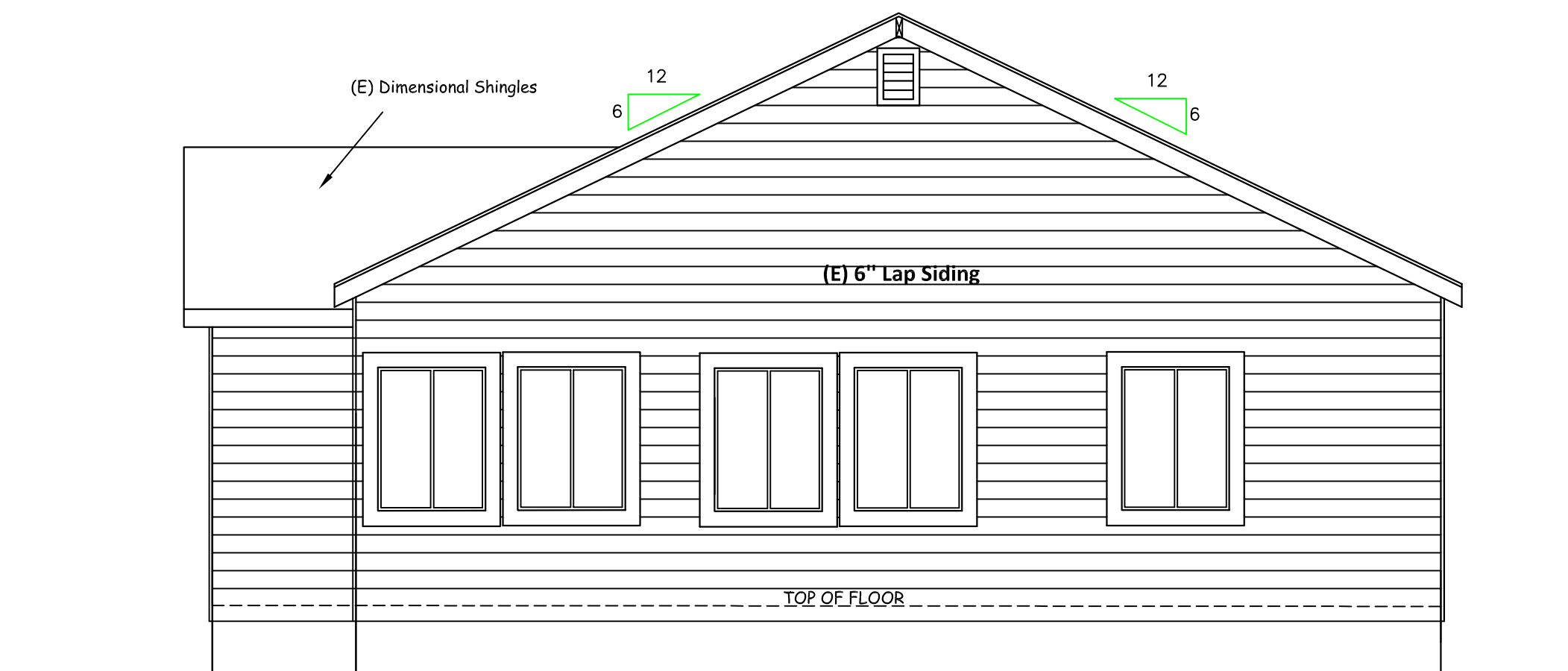
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EAST ELEVATION

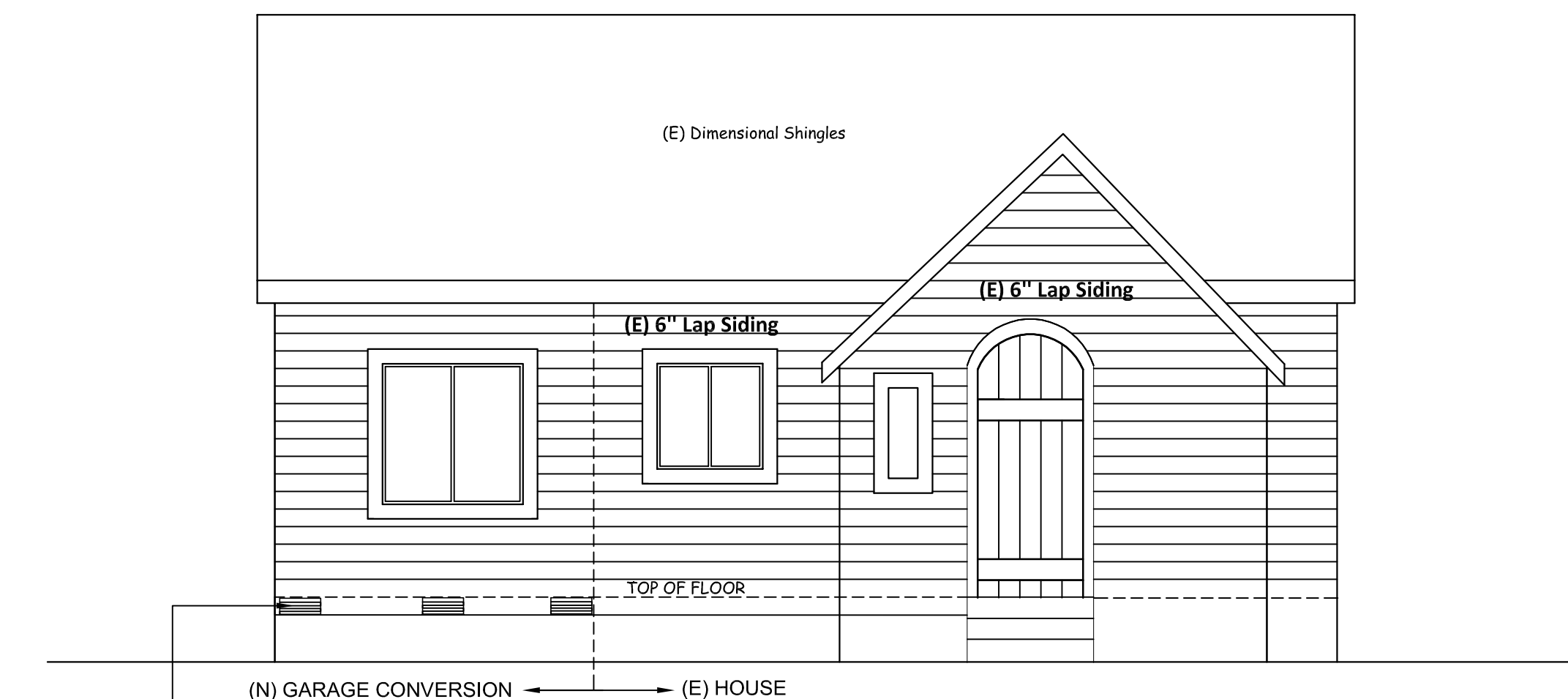
SCALE: 1/4 " = 1'-0"

PROVIDE 2 SQ. FT. FOUNDATION VENTILATION FOR EACH 25 LINEAL FT. OF EXTERIOR WALL-PLACE ONE VENT WITH-N 3 FT. OF EACH CORNER (6"x14" vents = 6)



WEST ELEVATION

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



NORTH ELEVATION

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

PROVIDE 2 SQ. FT. FOUNDATION VENTILATION FOR EACH 25 LINEAL FT. OF EXTERIOR WALL-PLACE ONE VENT WITH-N 3 FT. OF EACH CORNER (6"x14" vents = 6)

project name:
BO BELMONT
 309 FIGUEROA DR. FOLSOM CA
 PHONE# (916) 900-3010

DATE

PURPOSE

REVISION
 1

checked by:

date:9/15/17

drawn by:

drawing no:

A-5

Originally Proposed Site Plan and Elevations



CITY OF
FOLSOM

