

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION AGENDA
June 22, 2022
5:00 p.m.
50 Natoma Street
Folsom, California 95630**

Members of the public wishing to participate in this meeting via teleconference may participate either online or by telephone via WebEx.

**Meeting Number: 2553 351 6458
Meeting Password: 06 22 2022**

Join the meeting by WebEx online:

<https://cityoffolsom.my.webex.com/cityoffolsom.my/j.php?MTID=m46aa4e6093c41f77a4bec03dc5854735>

To make a public comment using the WebEx 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 WebEx telephone: Dial 1-415-655-0001

To make a public comment by phone, please press *3 to raise your hand. Please make sure to enable audio controls by pressing *6 once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, John Lane, 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 May 18, 2022 meeting will be presented for approval.

NEW BUSINESS

1. PN 22-052, 505 Coloma Street Accessory Structure Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Robert Coyle for approval of a Design Review application for a 740-square-foot, two-story garage/office structure located at 505 Coloma Street. The zoning classification for the site is CEN/R-2, while the General Plan land-use designation is CC. This project is exempt from the California Environmental Quality Act in accordance with Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Robert Coyle)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting for **July 6, 2022** has been canceled for lack of quorum. The next regularly scheduled meeting is **July 20, 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) 461-6203, (916) 355-7274 (fax) or ksanabria@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.



CITY OF
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HISTORIC DISTRICT COMMISSION MINUTES
May 18, 2022
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: NONE

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: NONE

MINUTES: The minutes of the February 16, 2022 meeting were approved.

NEW BUSINESS

1. DRCL22-00105, 506 1/2 Mormon Street Residential Structure Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Tom Moore for approval of an application for demolition of an existing residential structure located at 506 1/2 Mormon Street. The proposed project was previously approved by the Historic District Commission on February 20, 2019 (PN18-415) but the approval expired. The zoning classification for the site is CEN (R-2), while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Brianna Gustafson/Applicant: Tom Moore)

COMMISSIONER DASCALLOS MOVED TO APPROVE THE DEMOLITION OF A 1,663-SQUARE-FOOT STRUCTURE LOCATED AT 506 1/2 MORMON STREET (DRCL22-00105), BASED ON THE FINDINGS BELOW (FINDINGS A-G) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6) WITH MODIFICATION TO ATTACHMENT 5

Amendment to Attachment 5 (Existing Site Plan) The staff report included the incorrect site plan for the project. The correct site plan was provided to the Commission.

COMMISSIONER WEST SECONDED THE MOTION.

AYES: WEST, LANE, ANKHELYI, RAITHEL, DASCALLOS, COLE

NOES: NONE

RECUSED: FELTS

ABSENT: NONE

MOTION PASSED.

2. PN 19-051, Zoning Code Update - Home Occupations Ordinance Revisions and Determination that the Project is Exempt from CEQA

A Public Hearing to consider changes to the City's Home Occupations Ordinance (Chapter 17.61 of the Folsom Municipal Code), which regulates home-based businesses in Folsom. On March 8, 2022, the City Council reviewed the ordinance and directed staff to present it to the Historic District Commission in order to determine whether any changes were needed to the regulations to address any unique issues that might be present in the Historic District. Staff is seeking input on those issues in the Historic District that may warrant changes to the draft ordinance. Staff also requests that the Commission recommend to the Council the repeal and replacement of Chapter 17.61 of the FMC with the new Home Occupations Ordinance along with any changes proposed by the Commission. Under Section 15061(b)(3) of the California Public Resources Code, this activity will not have a significant effect on the environment and as such the project is exempt from environmental review under CEQA.

1. Tim McMahon addressed the Historic District Commission, stating that issues related to firearms and ammunition should not be on the table at this time and urged the Commission to focus its discussion on issues unique to the Historic District.

2. Terry Sorensen addressed the Historic District Commission in opposition to the firearms and ammunition provisions in the proposed ordinance. 3. James O'Brien addressed the Historic District Commission in support of the existing home based firearms and ammunition businesses in Folsom.

4. Nick Goray addressed the Historic District Commission regarding existing State of California firearms regulations.

5. Deborah Grassl addressed the Historic District Commission in opposition to home based fire arm and ammunition sales. She also voiced concerns about parking.

6. Leah Schering addressed the Historic District Commission, stating that firearms and ammunition sales should be moved to the prohibited list and voicing concerns about parking.

COMMISSIONER RAITHEL MOVED TO CONTINUE THE DISCUSSION ON THE REPEAL AND REPLACEMENT OF CHAPTER 17.61 OF THE FMC WITH THE NEW HOME OCCUPATIONS ORDINANCE ALONG WITH ANY CHANGES PROPOSED BY THE COMMISSION

COMMISSIONER FELTS SECONDED THE MOTION.

AYES: WEST, LANE, ANKHELYI, RAITHEL, FELTS, DASCALLOS, COLE

NOES: NONE

RECUSED: NONE

ABSENT: NONE

MOTION PASSED.

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is tentatively scheduled for June 1, 2022.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: June 22, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 505 Coloma Street Accessory Structure
File #: PN 22-052
Request: Design Review
Location: 505 Coloma Street
Parcel(s): 070-0171-027
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Robert Coyle
Address: 505 Coloma St.
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for a 740-square-foot, two-story garage/office structure located at 505 Coloma Street, as illustrated on Attachment 5 for the 505 Coloma Street Accessory Structure project (PN 22-052) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11).

Project Summary: The proposed project consists of a 740-square-foot, two-story garage/office structure built in the rear of the existing single-family parcel located at 505 Coloma Street. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Site Plan, Floor Plans and Elevations dated 2-6-22
6. Site Photos



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: June 22, 2022

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Robert Coyle, is proposing a 380-square-foot garage with a 380-square-foot home office above, built in the rear of the existing single-family parcel located at 505 Coloma Street. The structure is proposed to be 18.25 feet in height. The primary residence consists of light grey stucco, white window trim, and dark grey asphalt shingle roofing with eaves painted blue. The applicant has proposed that all exterior colors and materials of the accessory structure match those of the existing primary residence. The project site currently contains a 1,519-square-foot single-story main residence and a 560-square foot detached single-story accessory dwelling unit (ADU). The project site is located in the Central Subarea of the Historic Residential Primary Area with an underlying zoning of R-2.

POLICY/RULE

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

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and
- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is CC (Community Commercial), and the zoning designation for the project site is R-2 (Two-Family Residence), within the Central Subarea of the Historic Residential Primary Area of the Historic District. Single-family residences are allowed by right in the Central 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 Central Subarea. 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:

	REQUIRED	PROPOSED
Accessory Structure Front Setback	20 feet, behind front plane of residence	118 feet, behind front plane of residence
Accessory Structure Side Setbacks	5 feet, 5 feet	16.7 feet, 28.4 feet
Accessory Structure Rear Setback	5 feet	6 feet
Minimum Pervious Surface	45%	75% (proposed)
Maximum Accessory Structure Height	18.3 feet (height of the main structure)	18.25 feet
Separation from Other Structures on Property	6 feet	6 feet

As shown in the above table, the proposed project will meet all development standards.

Building Design/Architecture

The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03(b) of the DDG's, which addresses the design concepts for the Central Subarea, states that the subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 time frame, guided by the overall principles and any designation of significance of the building or site. No structures on the 505 Coloma Street property are included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes for residential properties should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project consists of a 380-square-foot garage on the lower level a 380-square-foot home office and bathroom on the upper level. The primary residence consists of light grey stucco, white window trim, and dark grey asphalt shingle roofing with eaves painted blue. The applicant has proposed that all exterior colors and materials of the accessory structure match those of the existing primary residence. The structure includes primarily vertically oriented, horizontal-sliding windows and a residentially scaled door, consistent with the DDGs. The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design. The proposed structure will be 18.25 feet tall and 740 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.

Vehicular access to the proposed garage will be via the Mormon Street/Natoma 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 features a door with hinges and handles to resemble a carriage style, thereby meeting the intent of the DDGs.

While the structure is not an ADU, it is a two-story accessory structure in the rear of the property. As such, staff worked with the applicant to incorporate some of the elements required for two-story ADUs, including decreasing the deck size to not exceed 20 feet, locating the exterior staircase on the side and rear of the unit, shielding the staircase landing area and including translucent glazed windows on the wall facing the neighboring property to the northeast. With these design features in place, staff concludes that the privacy concerns regarding two-story units in the rear of the property have been adequately addressed. To ensure that the proposed office space is not converted into an ADU without Commission approval, staff has provided Condition No. 4, which states that proposed structure shall not be utilized as an ADU unless the site and structure are modified to meet the standards of FMC Chapter 17.105, subject to review and approval by the Historic District Commission.

Staff has determined that the overall design, colors, materials, and layout of the proposed accessory structure are consistent with the design and development guidelines for the Central Subarea and the building materials, textures and colors are consistent with surrounding development and with the general design theme of the neighborhood. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the initial Historic District Commission meeting of June 22, 2022 that met the requirements of FMC Section 17.52.320.

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

Staff recommends approval of the proposed project, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (PN 22-052) for Design Review for a 740-square-foot, two-story garage/office structure located at 505 Coloma Street, as illustrated on Attachment 5 for the 505 Coloma Street Accessory Structure project, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11).

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.

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 residence located at 505 Coloma Street was first constructed in 1938. The residence was approved for conversion to the Parlour Salon and Spa by the Historic District Commission on March 6, 2003 (PN 03-004). While the property was previously used for the salon, it is currently residential. A single-story Accessory Dwelling Unit (ADU) was constructed on the project site in 2019. Photographs of the existing residence and ADU are included here in Attachment 6. The property does not appear on the City of Folsom's Cultural Resources Inventory.

GENERAL PLAN DESIGNATION

CC, Community Commercial

ZONING

CEN, Central Subarea of the Historic Residential Primary Area, with an underlying zoning of R-2 (Two-Family Residence)

ADJACENT LAND USES/ZONING

North: Mormon Street with existing residences (R-2/CEN)

South: Mormon Street and Natoma Street Alley and residential/commercial buildings across the alley (C-1/NRB)

East: Existing residential (R-2/CEN)

West: Existing residences across Coloma Street (R-2/CEN)

SITE CHARACTERISTICS

The 9,834-square-foot project site consists of a single-family residence, a detached accessory dwelling unit, 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 17.52.480, Accessory Structures
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

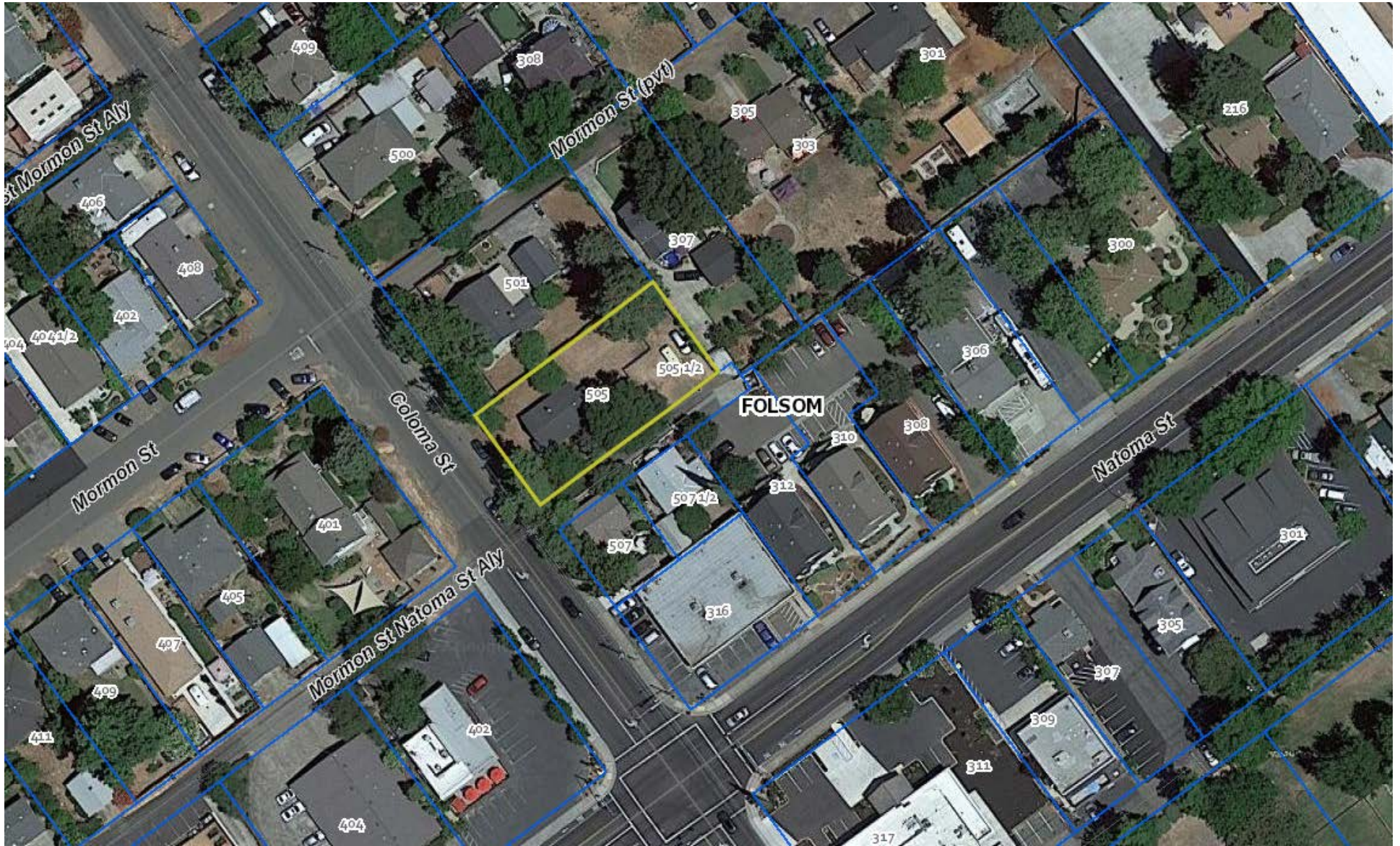
CONDITIONS OF APPROVAL FOR 505 COLOMA STREET ACCESSORY STRUCTURE DESIGN REVIEW (PN 22-052)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the Site Plan, Floor Plans and Elevations dated 2-6-22, 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.		<p>The project shall comply with the following architecture and design requirements:</p> <ul style="list-style-type: none"> a. This approval is for a 740-square-foot, two-story garage/office structure located at 505 Coloma Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans and Elevations dated 2-6-22 included in Attachment 5. b. The materials, and colors of the accessory structure shall match those of the primary structure, as shown in the building elevations provided in Attachment 5, to the satisfaction of the Community Development Department. 	B	CD (P)
4.		The proposed structure shall not be utilized as an Accessory Dwelling Unit unless the site and structure are modified to meet the standards of <u>FMC</u> Chapter 17.105, subject to review and approval by the Historic District Commission.	B, OG	CD (P,B)

5.		<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
6.		<p>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.</p>	B	CD (P)(E)
7.		<p>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.</p>	B	CD (P)(E)
8.		<p>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 Final Map, improvement plans, or beginning inspection, whichever is applicable.</p>	B	CD (P)(E)

9.		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)
10.		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)
11.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (June 22, 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)

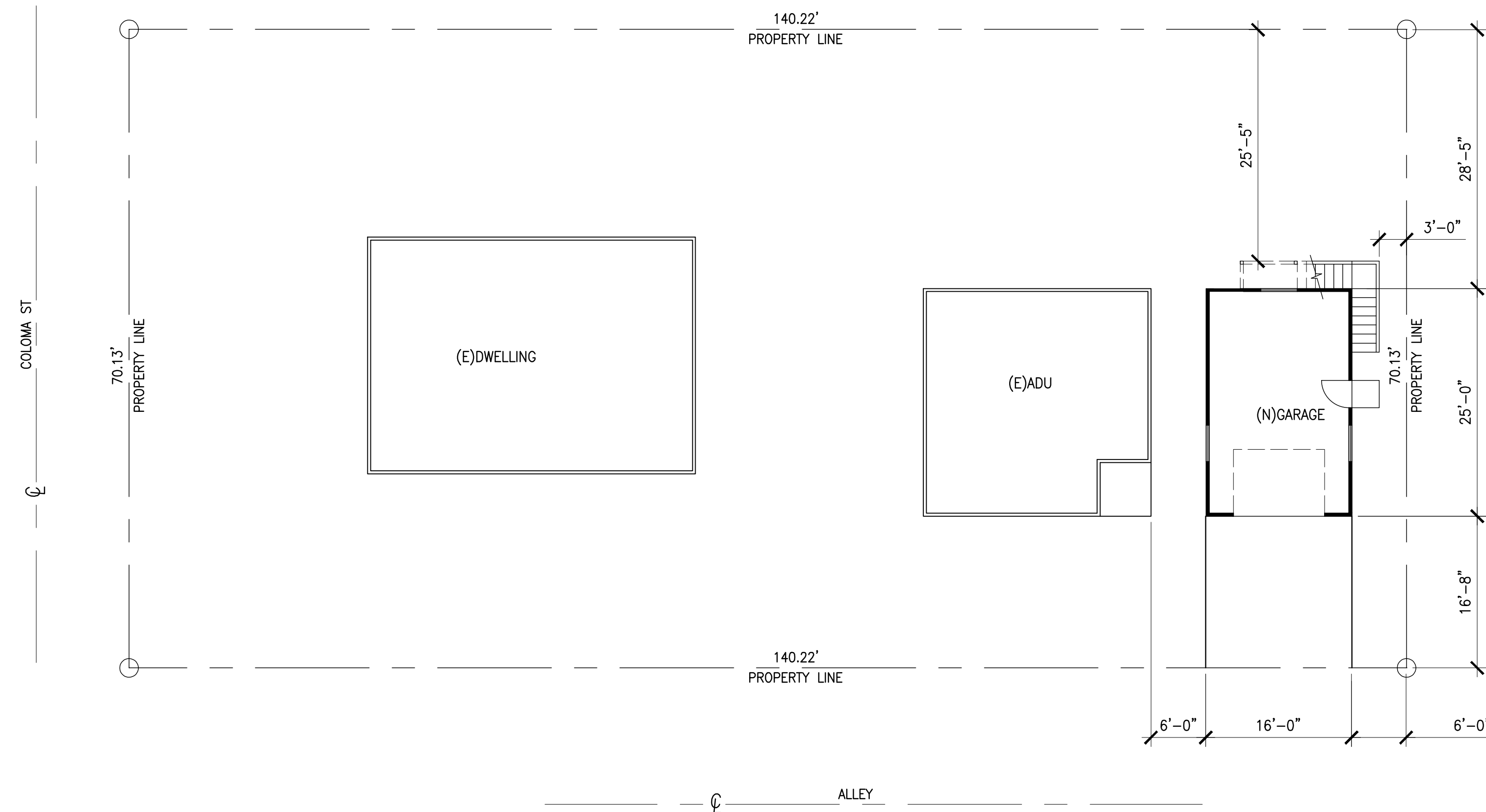
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
(P)		M	Prior to approval of Final Map
(E)		B	Prior to issuance of first Building Permit
(B)		O	Prior to approval of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

Attachment 4 Vicinity Map



Attachment 5
Site Plan, Floor Plans and Elevations
dated 2-6-22

505 COLOMA ST FOLSOM, CA



REF. 2019 CBC, CRC, CMC, CPC, CEC
AND 2019 ENERGY CODE

PROJECT ANALYSIS

- * APN # 070-0171-027
- * TYPE OF CONSTRUCTION: VB
- * OCCUPANCY GROUP: U
- * SPRINKLERS: NO

ACTUAL AREA

GARAGE FLOOR AREA = 380 SQ.FT.
2ND FLOOR AREA = 380 SQ.FT.

SHEET INDEX

- A1- TITLE SHEET/SITE PLAN
- A2- EXISTING/DEMO FLOOR PLANS
- A3- PROPOSED FLOOR PLANS
- A4- ELEVATIONS
- A5- NOTES
- S2.1- FOUNDATION & ROOF FRAMING PLAN

DESIGN LOADS
ROOF LIVE LOAD: 20 PSF
BASIC WIND SPEED: 110 MPH
WIND EXPOSURE: 3 SECOND GUST
SEISMIC DESIGN CATEGORY: D
SITE CLASS: D

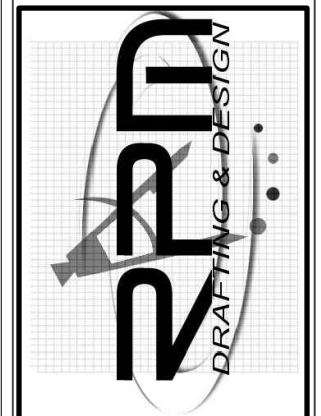
SITE WORK:
SLOPE DRAINAGE 5% FOR A DISTANCE OF 10FT FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 5% SLOPED SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION

SCOPE OF WORK:
COMPLETE INTERIOR REMODEL FOOT PRINT TO REMAIN THE SAME.
1. TO BUILD A DETACHED GARAGE WITH OFFICE AND BATHROOM ON SECOND FLOOR

DRAIN DETENTION VOLUME CALCULATION
TOTAL IMPERVIOUS AREA = 2036 SQ FT
VOLUME OF RETENTION REQUIRED = 2036/43,560x7,600=355 CU FT



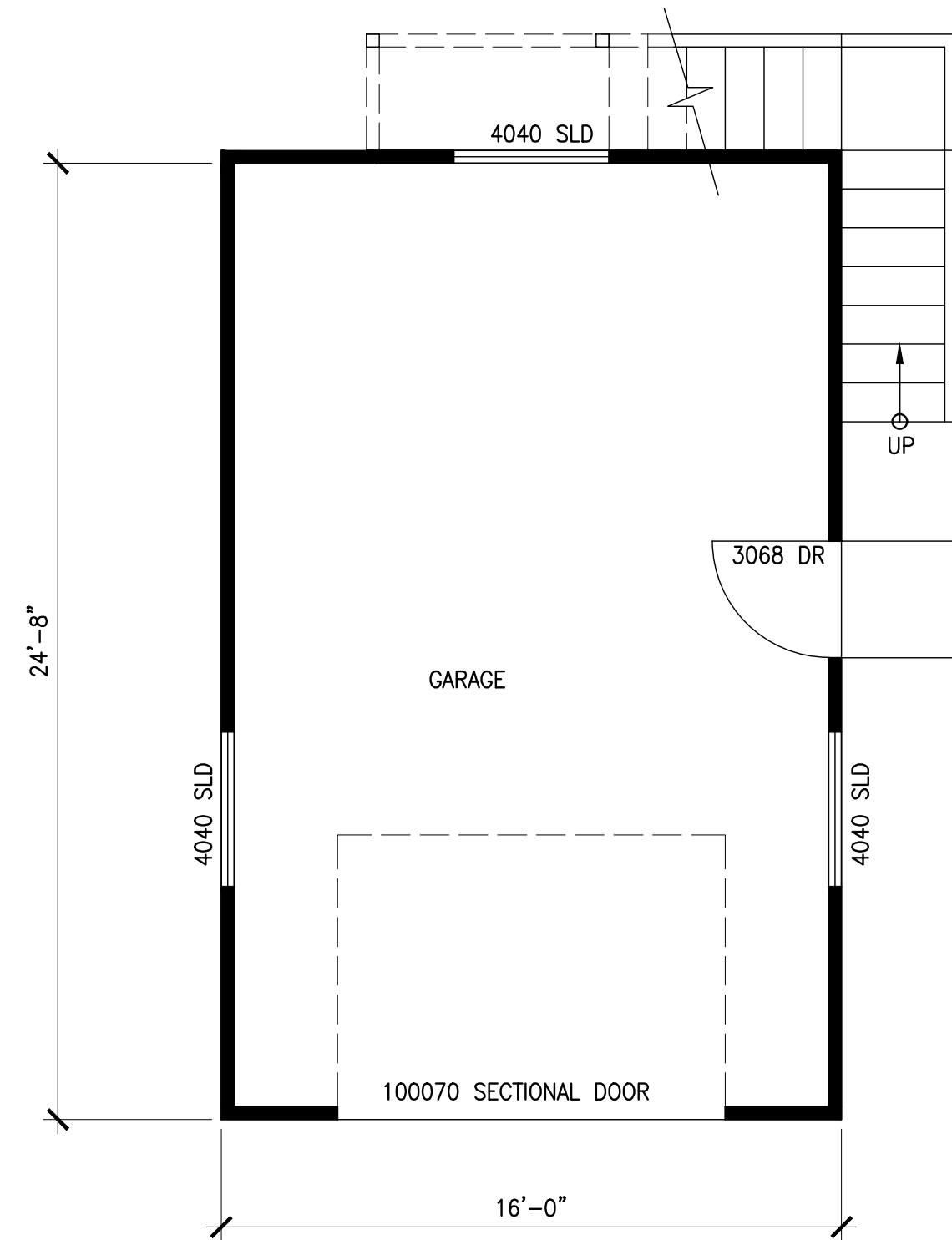
SITE PLAN 1" = 20'-0"



RPM DRAFTING & DESIGN
RAFAEL PLASCENCIA (530) 867-3464
P.O. BOX 161572 Sac. CA 95816
rafplascencia198@hotmail.com

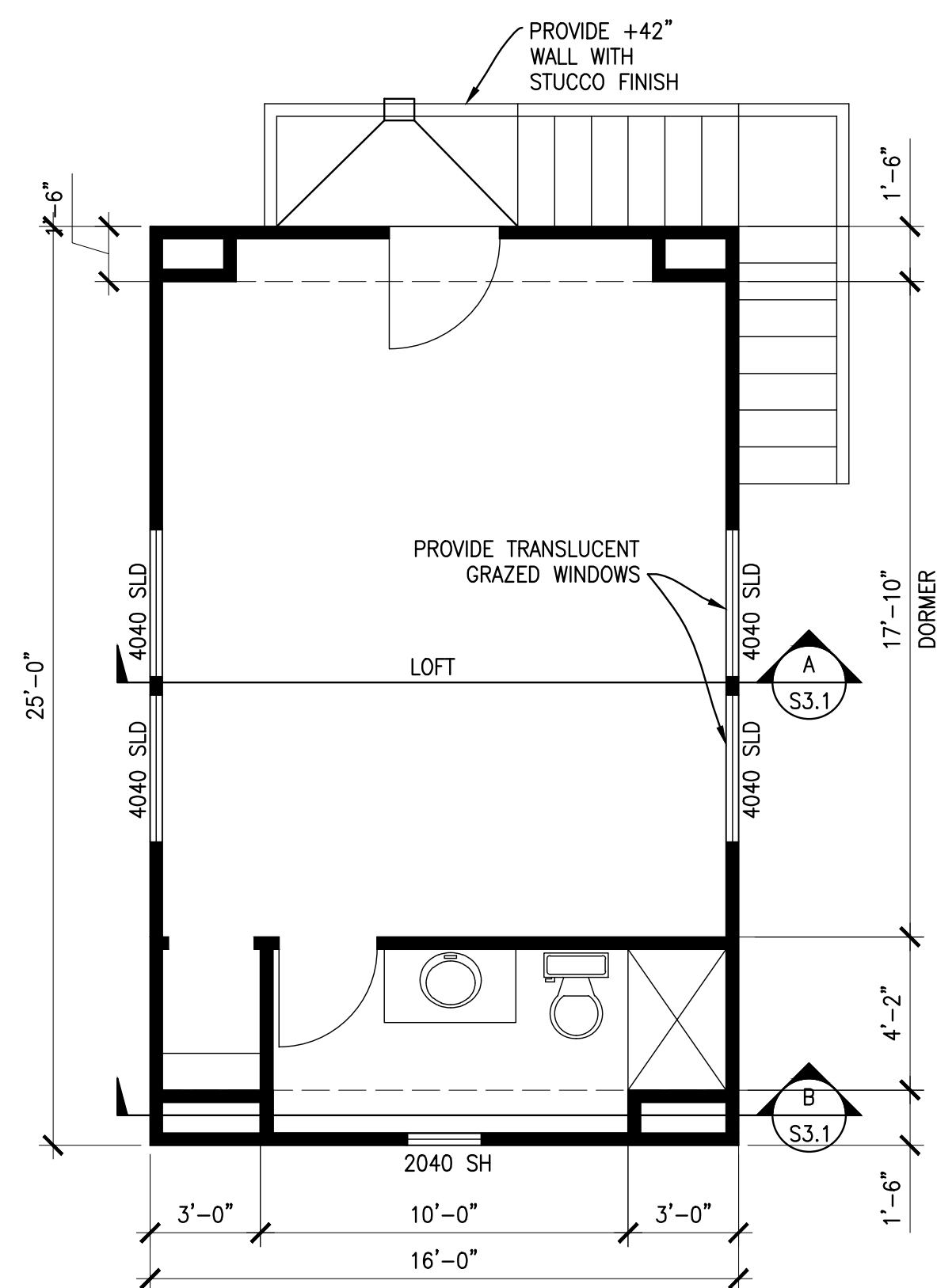
NEW GARAGE FOR:
BOBBY COYLE
505 COLOMA DR
FOLSOM, CA
SITE PLAN

DATE 02-06-2022
SCALE NOTED
DRAWN RPM
JOB NO. 27-0021
SHEET NO.
A1
OF SHEETS



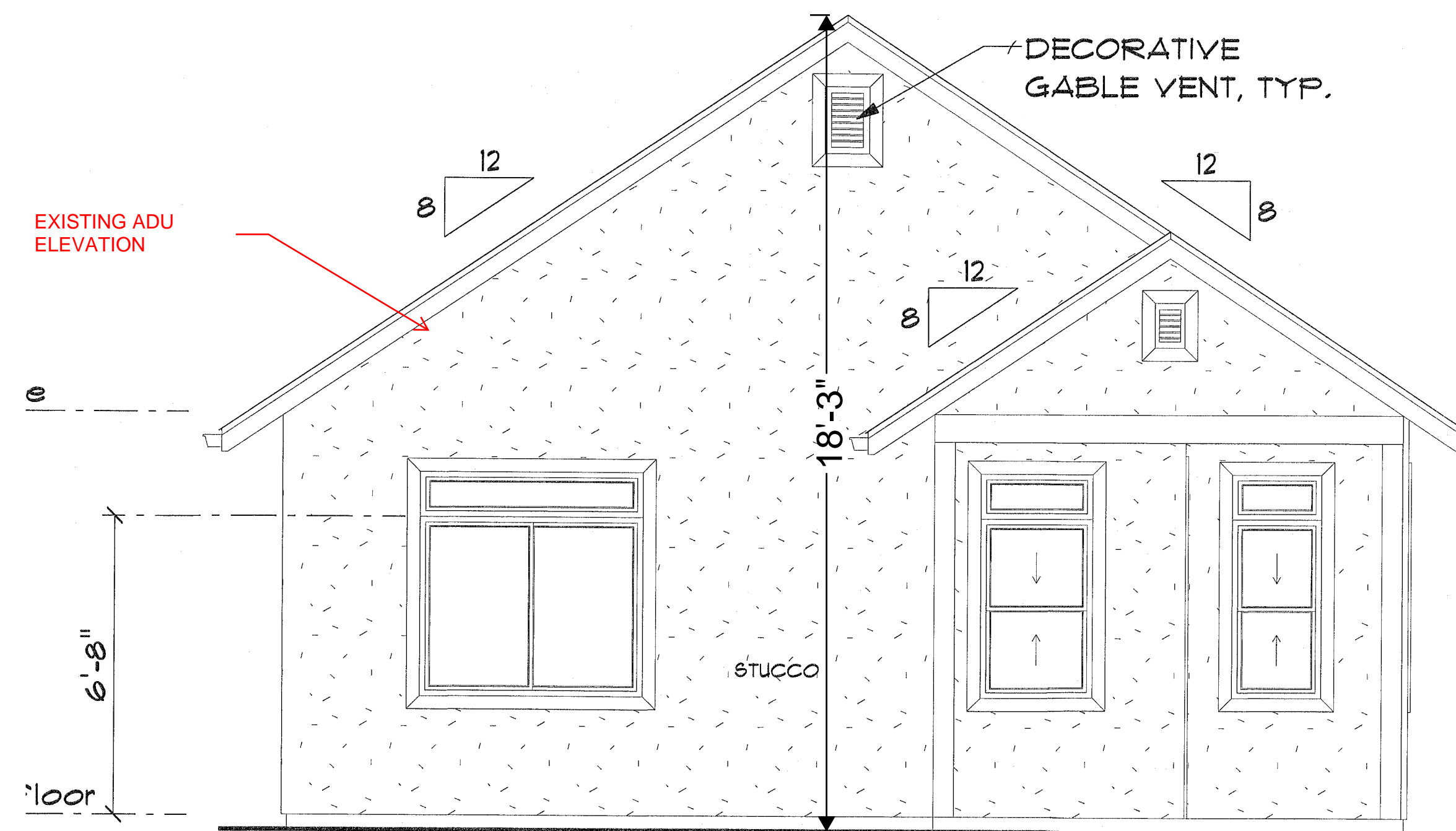
1ST FLOOR PLAN 1/4" = 1'-0"

.....INDICATES NEW 2x4 EXTERIOR STUD WALLS @ 16"OC



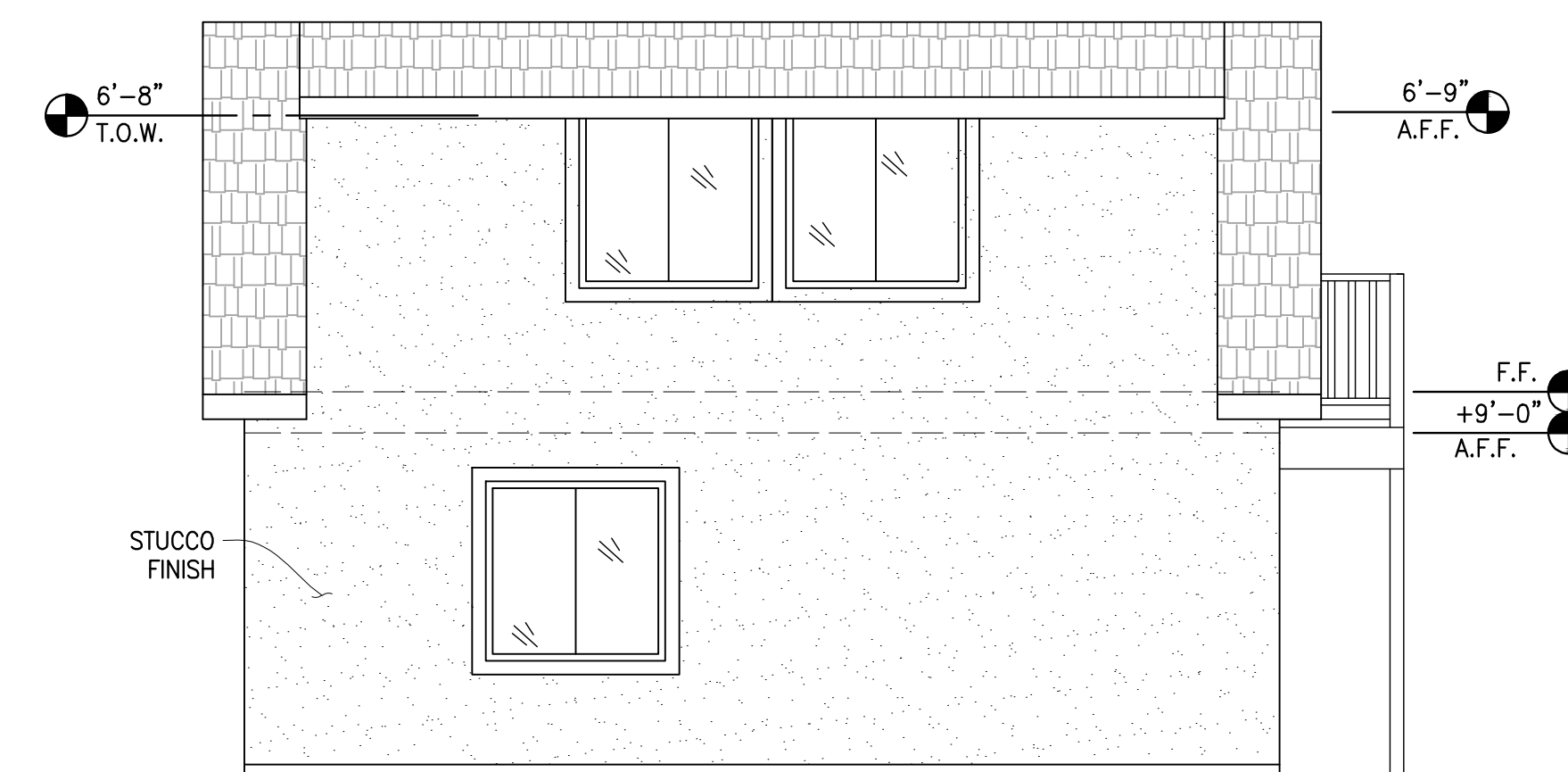
2ND FLOOR PLAN 1/4" = 1'-0"

.....INDICATES NEW 2x4 EXTERIOR STUD WALLS @ 16"OC

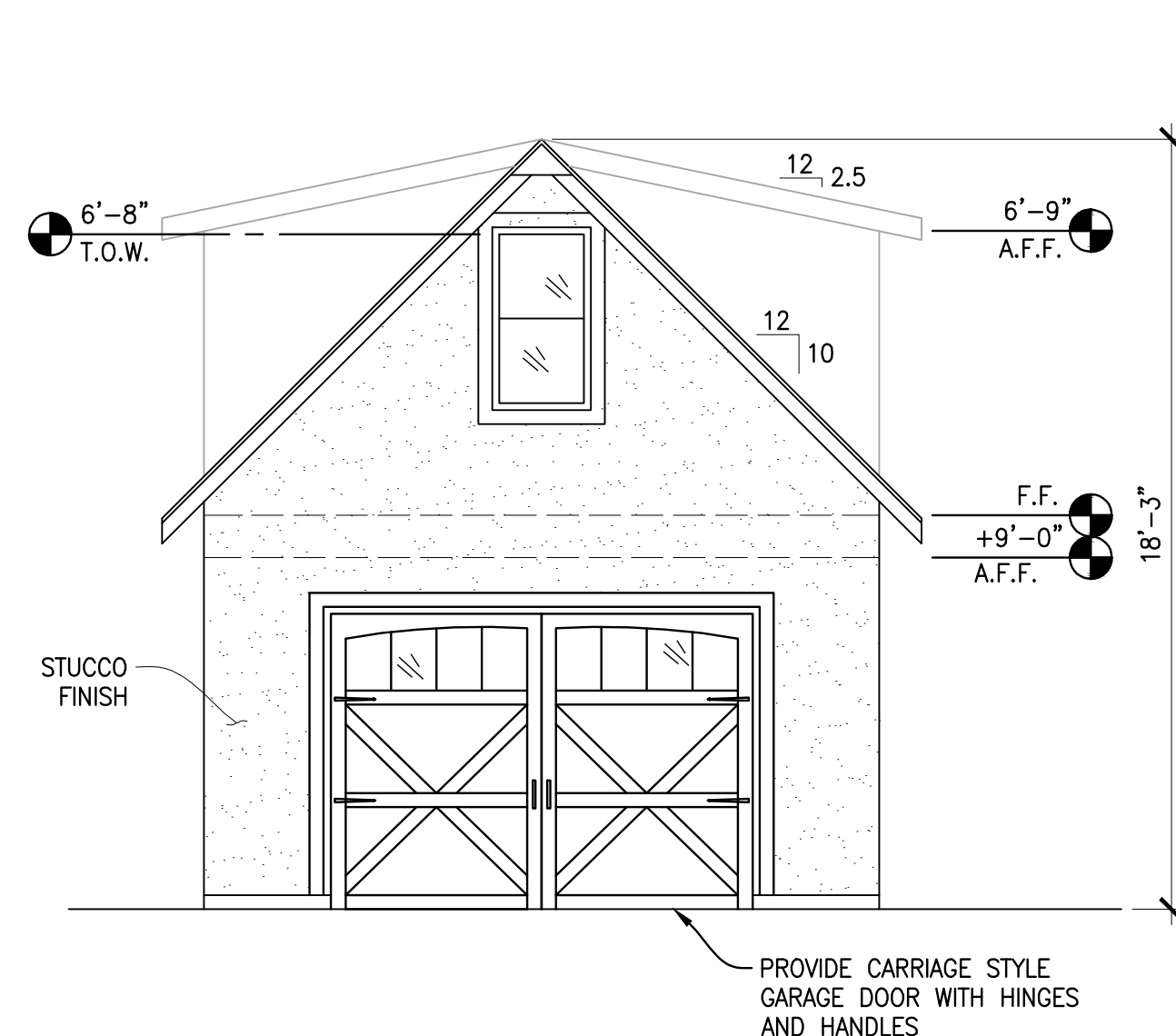


FRONT ELEVATION

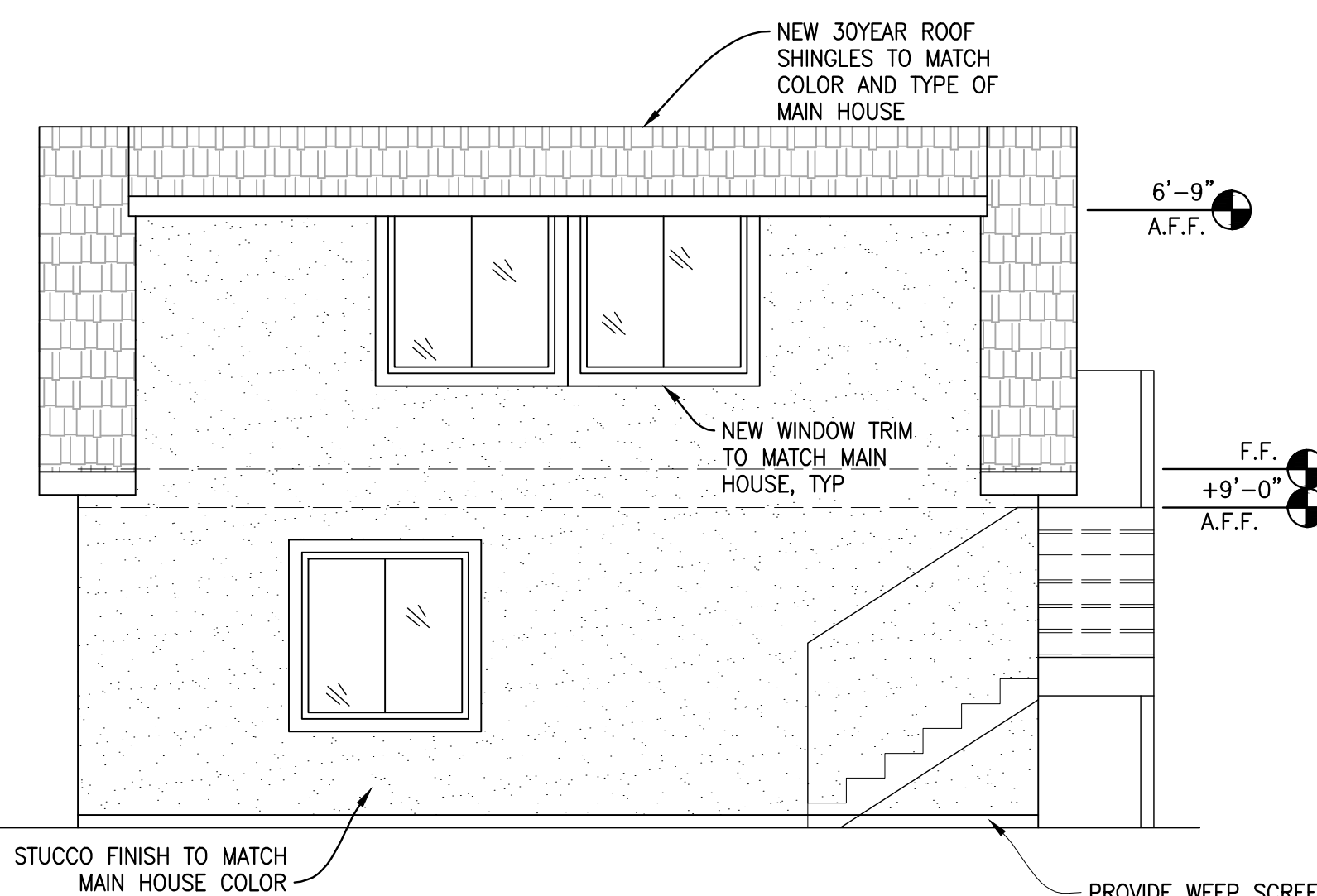
SCALE: 3/8" = 1'-0"



LEFT ELEVATION 1/4" = 1'-0"

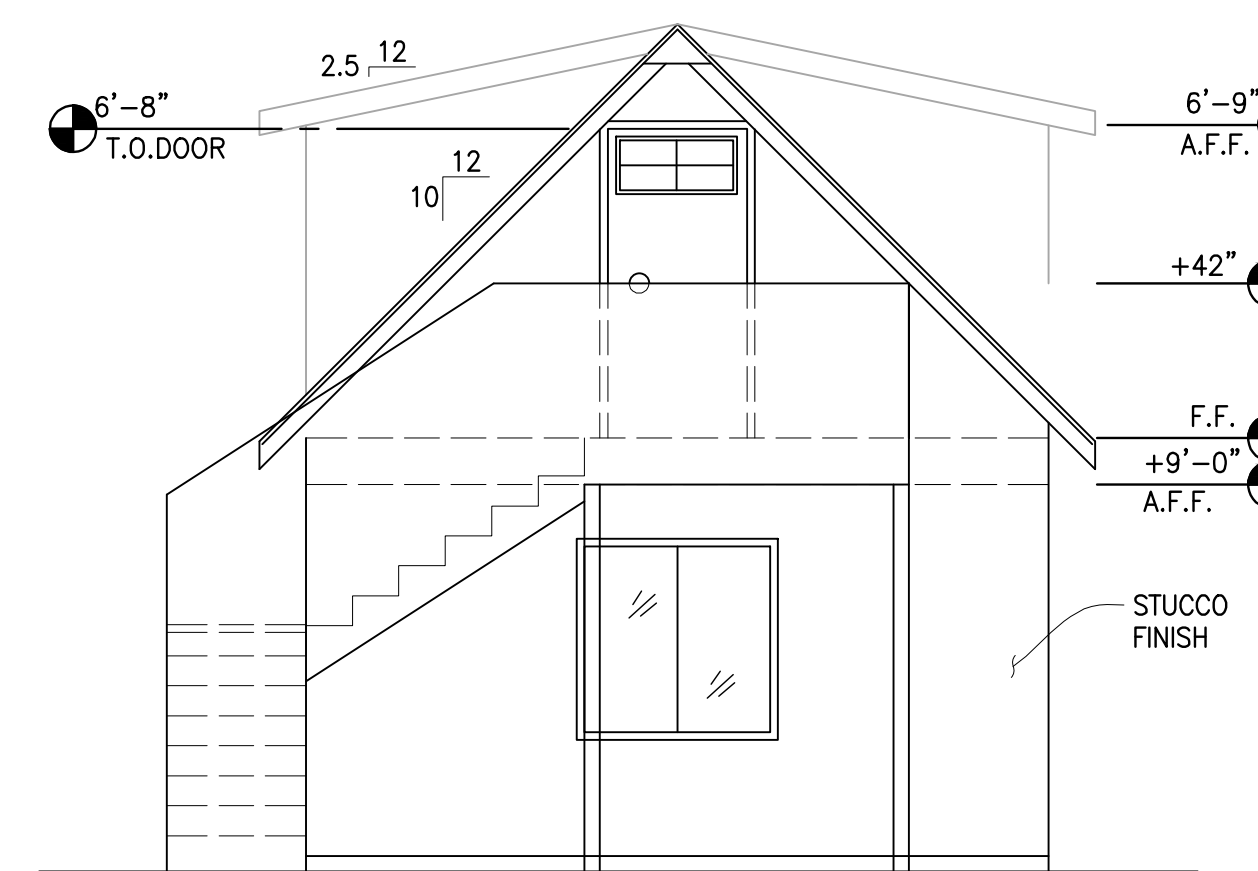


FRONT ELEVATION 1/4" = 1'-0"



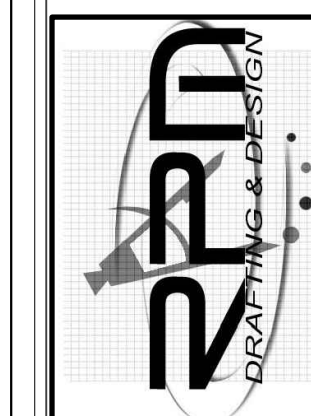
RIGHT ELEVATION 1/4" = 1'-0"

PROVIDE WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE, OR 2" ABOVE CONCRETE OR PAVING. SEE DETAIL 3/A4



REAR ELEVATION 1/4" = 1'-0"

Handwritten signature



RPM DRAFTING & DESIGN
 RAFAEL PLASCENCIA (530) 867-3464
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 rafaplascencia198@hotmail.com

NEW GARAGE FOR:
 BOBBY COYLE
 505 COLOMA DR
 FOLSOM, CA
 FLOOR PLAN AND ELECTRICAL

DATE 02-06-2022
 SCALE NOTED
 DRAWN RPM
 JOB NO. 27-0021
 SHEET NO.

A2

OF SHEETS

Attachment 6 Site Photos



MAIN HOUSE



EXISTING ADU

PROPOSED LOCATION OF
NEW GARAGE