



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

September 21, 2022

5:00 p.m.

50 Natoma Street

Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

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

The Historic District Commission has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item may be continued to a future Commission Meeting.

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 September 7, 2022 meeting will be presented for approval.

NEW BUSINESS

1. PN 21-225, 408 Decatur Street Porch Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Joshua Thompson for approval of a Design Review Application for a 172-square-foot front porch addition to an existing single-family residence located at 408 Decatur Street. 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: Josh Kinkade/Applicant: Joshua Thompson)**

2. DRCL22-00145, 708 Figueroa Street Garage and Accessory Dwelling Unit and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Christy Moore for a two-story structure containing an 833-square-foot garage and an 848-square-foot Accessory Dwelling Unit at 708 Figueroa Street. The zoning classification for the site is FIG/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 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Christy Moore)**

PRINCIPAL PLANNER REPORT

HISTORIC DISTRICT COMMISSION COMMENTS

ADJOURNMENT

The next regularly scheduled meeting is **October 5, 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
September 7, 2022
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

The regular Historic District Commission Meeting was called to order at 5:00 pm with Chair Kathy Cole presiding.

ROLL CALL:

Commissioners Present: Mickey Ankhelyi, Vice Chair
Justin Raithel, Commissioner
John Felts, Commissioner
Daniel West, Commissioner
Kathy Cole, Chair

Commissioners Absent: John Lane, Commissioner
Mark Dascallos, Commissioner

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the August 17, 2022 meeting were approved.

NEW BUSINESS:

1. DRCL22-00205, 405 Sutter Street Window Trim Requirement Removal and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Michelle Langill for approval of a Design Review Application to remove the requirement for window trim on an 862-square-foot detached garage located at 405 Sutter Street. The zoning classification for the site is FIG/R-1-M, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Michelle Langill)**

COMMISSIONER RAITHEL MOVED TO DENY THE APPLICATION (DRCL22-00205) FOR DESIGN REVIEW TO REMOVE THE REQUIREMENT FOR WINDOW TRIM ON AN 862-SQUARE-FOOT DETACHED GARAGE LOCATED AT 405 SUTTER STREET BASED ON THE FINDINGS BELOW (FINDINGS A-D).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: Commissioner(s):	ANKHELYI, RAITHEL, FELTS, WEST
NOES: Commissioner(s):	NONE
RECUSED: Commissioner(s):	COLE
ABSENT: Commissioner(s):	LANE, DASCALLOS

MOTION PASSED

2. DRCL22-00116, 198 Persifer Street Garage Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Bart Edwards for approval of a Design Review Application to construct a 370-square-foot detached garage located at 198 Persifer Street. The zoning classification for the site is PER/R-1-M, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines.

(Project Planner: Josh Kinkade/Applicant: Bart Edwards)

COMMISSIONER RAITHEL MOVED TO CONTINUE OFF CALENDAR THE APPLICATION (DRCL22-00116) FOR DESIGN REVIEW OF A 370-SQUAREFOOT GARAGE LOCATED AT 198 PERSIFER STREET, DUE TO THE APPLICANT NOT BEING PRESENT AND ABLE TO ADDRESS QUESTIONS BROUGHT FORTH BY THE COMMISSION.

COMMISSIONER WEST SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: Commissioner(s):	ANKHELYI, RAITHEL, FELTS, WEST, COLE
NOES: Commissioner(s):	NONE
RECUSED: Commissioner(s):	NONE
ABSENT: Commissioner(s):	LANE, DASCALLOS

MOTION PASSED

3. Historic District Commission Rules of Conduct and Meeting Frequency

Folsom Municipal Code Section 17.52.100 requires the Historic District Commission to adopt rules for the transaction of its business, including rules for the election of officers. Rules of Conduct for Business before the City of Folsom Historic District Commission have been prepared for review and adoption, including a regular meeting schedule of one monthly meeting on the first Wednesday of each month starting at 5:30 p.m. **(Principal Planner: Steve Banks)**

1. A letter from Bob Delp was read into the record, requesting that the item be continued for additional public input and also expressing opposition to Rule 14.

COMMISSIONER WEST MOVED TO ADOPT THE RULES OF CONDUCT FOR BUSINESS BEFORE THE CITY OF FOLSOM HISTORIC DISTRICT COMMISSION WITH A ONCE MONTHLY SCHEDULE AS SHOWN IN ATTACHMENT 1, WITH A CHANGE TO RULE 1 PROPOSING THE MEETINGS COMMENCING AT 6:00 P.M. AND WITH THE ELIMINATION OF RULE 4 AND OTHER CHANGES AS NOTED IN THE GREEN SHEET.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: Commissioner(s):	ANKHELYI, RAITHEL, FELTS, WEST, COLE
NOES: Commissioner(s):	NONE
RECUSED: Commissioner(s):	NONE
ABSENT: Commissioner(s):	LANE, DASCALLOS

MOTION PASSED

PRINCIPAL PLANNER REPORT

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for September 21, 2022.

ADJOURNMENT

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 6:25 p.m.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: September 21, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 408 Decatur Street Porch Addition
File #: PN 21-225
Request: Design Review
Location: 408 Decatur Street
Parcel(s): 070-0102-020
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Joshua Thompson
Address: 408 Decatur St.
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of a Design Review application for a 172-square-foot front porch addition to an existing single-family residence located at 408 Decatur Street, as illustrated on Attachment 5 for the 408 Decatur Street Porch Addition project (PN 21-225) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-15).

Project Summary: The proposed project consists of a 172-square-foot front porch addition to an existing 1,217-square-foot single-family residence located at 408 Decatur 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. Project Plans, dated 7-22-22
6. Site Photos
7. Letter from Folsom Heritage Preservation League



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: September 21, 2022

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Joshua Thompson, is proposing a 172-square-foot front porch addition to an existing 1,217-square-foot single-family residence located at 408 Decatur Street. The posts, railings and headers are proposed to be white to match the trim of the residence. The porch includes a roof covered in grey asphalt shingles to match the existing residence as well.

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 MLD (Multi-Family Low Density), 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.

Section 17.52.540 of the Folsom Municipal Code 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 relates to the FMC zoning requirements:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	6,016 SF (existing)
Minimum Lot Width	50 Feet	64 Feet (existing)
Front Setback	20 Feet	20 Feet (existing for house and proposed for porch posts)
Rear Setback	20 Feet	20 Feet (existing)
Side Setback	5 Feet (Interior)	7.8 Feet (proposed)
Minimum Pervious Surface	45%	75% (proposed)
Parking Requirement	2 Parking Spaces Outside of Front Setback	0 Parking Spaces Outside of Front Setback (existing)
Maximum Building Height	35 Feet	22 Feet (existing)
Structure Separation	6 Feet	10 Feet (existing)

As shown in the above table (and on the site plan in Attachment 5), the existing structure and proposed deck addition meet all setback, height, and pervious surface requirements. The porch deck extends approximately 1 foot beyond the house’s 20-foot front setback but is not subject to setbacks since it is less than 30 inches above grade, per FMC Section 17.52.430. The posts and roof of the porch both meet the 20-foot front setback of the residence, and the roof eaves extend less than two feet into the front setback, three feet to a property line and six feet to any portion of another structure in accordance with FMC Section 17.52.410. As such, the proposed front porch meets all setbacks as required in the FMC.

The project site currently does not meet the minimum lot size or parking requirements for the Central Subarea. Because the lot was created prior to current lot size standards being in place, it is legally non-conforming and may therefore continue per FMC Section 17.52.670. Regarding parking, the property owner currently has off-street parking spaces in the front of the residence that they utilize. However, because these spaces are not located to the side or rear of the residence, they cannot be counted towards the lot’s parking requirement. In addition, the applicant is not proposing to add any habitable space into the residence, and therefore would not increase the intensity of the lot’s parking non-conformity with the proposed project.

Building Design/Architecture

The design guidelines established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03(b) of the DDGs, which addresses the design concepts for the Central Subarea, states that the Central Subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe. Restoration, reconstruction, and new construction of “average” homes are encouraged, rather than increase in the number of “high-style” homes. The design, color, and scale of the proposed residence are

consistent with the architectural styles prevalent during the 1850-1950 timeframe in the Subarea. Furthermore, in assessing the appropriateness of a particular use/design, the DDGs recommend that consideration be given to the physical circumstances of the project site and its surroundings in the Central Subarea.

The DDG's state that exterior materials and finishes 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 172-square-foot front porch addition. The roof of the deck complements that of the existing residence and the decking, railing and posts are consistent with the residence's architecture.

Staff has also determined that the proposed structure include the use of building materials that are natural in appearance, as encouraged by the Historic District Design and Development Guidelines (DDGs). Staff has confirmed with the applicant that they plan on using porch posts, railings and headers that match the white window trim color of the existing residence and roofing that matches the grey asphalt shingle roofing of the primary residence. Staff has provided Condition No. 3 to ensure that these colors are matched.

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

PUBLIC NOTICING COMMENTS

A notice was posted on the project site five days prior to the Historic District Commission meeting of September 21, 2022 that meets the requirements of FMC Section 17.52.320. The Folsom Heritage Preservation League submitted a comment letter that has been provided in Attachment 7. The letter makes several comments regarding general parking concerns in the Historic District and proposes some possible solutions to those issues. These comments have been provided to City staff preparing the Zoning Code update for consideration. The comment letter also provides a project-specific comment regarding the project site's parking situation and recommends that the applicant be advised to relocate the required on-site parking spaces to the back yard accessible via the alley. As stated in the General Plan and Zoning Consistency section above, staff did not require the project site to meet the current parking standards because the applicant is not proposing any additional habitable space to the building. However, staff did discuss the potential to move the parking spaces to the rear of the lot with the applicant. The applicant stated that while they would not prefer to do that currently, they were aware that they would need to provide the required parking if they were to add habitable space to the residence under the current version of the FMC.

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.

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (PN 21-225) for Design Review of a 172-square-foot front porch addition located at 408 Decatur Street, as illustrated on Attachment 5 for the 408 Decatur Street Porch Addition project, based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-15).

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 1,348-square-foot single-family residence located at 408 Decatur Street was first constructed in 1918. The building features light green horizontal lap siding, white window trim and grey asphalt shingle roofing. Photographs of the existing residence are included here as Attachment 6. The property does not appear on the City of Folsom’s Cultural Resources Inventory.

GENERAL PLAN DESIGNATION

MLD, Multi-Family Low-Density

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: Figueroa/Mormon Street alley with residences beyond (FIG)

South: Single-family residence (CEN)

East: Decatur Street with existing residences (CEN) beyond

West: Existing residences (CEN)

SITE CHARACTERISTICS

The 6,016-square-foot project site contains an existing single-family residence, gazebo, 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
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 408 DECATUR STREET DECK ADDITION
 (PN 21-225)**

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 Project Plans, dated 7-22-22, 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.		This approval is for Design Review of a 172-square-foot covered deck located at 408 Decatur Street. The applicant shall submit building plans that comply with this approval and the site plan, floor plans and building elevations dated 7-22-22 included in Attachment 5, with the following modifications: a) The porch posts, railings and headers shall be white to match the trim color of the existing primary residence. b) The porch roof shall be covered in grey asphalt shingles to match the existing primary residence.	B	CD (P)
4.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (September 21, 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)

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.		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)
7.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (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 Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)

10.		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)
11.		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)
12.		If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.	G, I, B	CD (P)(E)(B)
13.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)

14.		During construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
15.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)

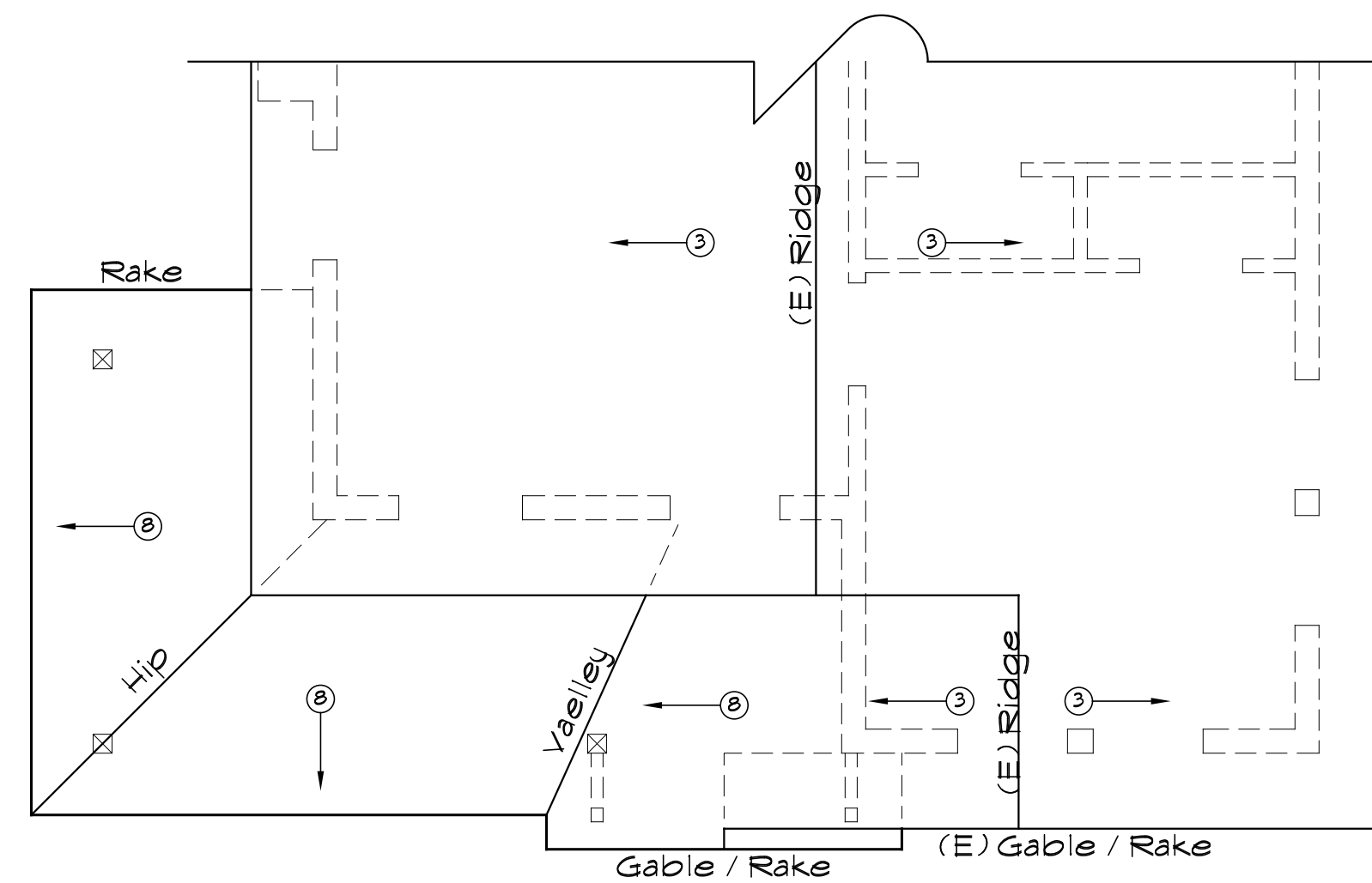
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department (P) Planning Division (E) Engineering Division (B) Building Division (F) Fire Division	I	Prior to approval of Improvement Plans
(P)		M	Prior to approval of Final Map
(E)		B	Prior to issuance of first Building Permit
(B)		O	Prior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

Attachment 4 Vicinity Map

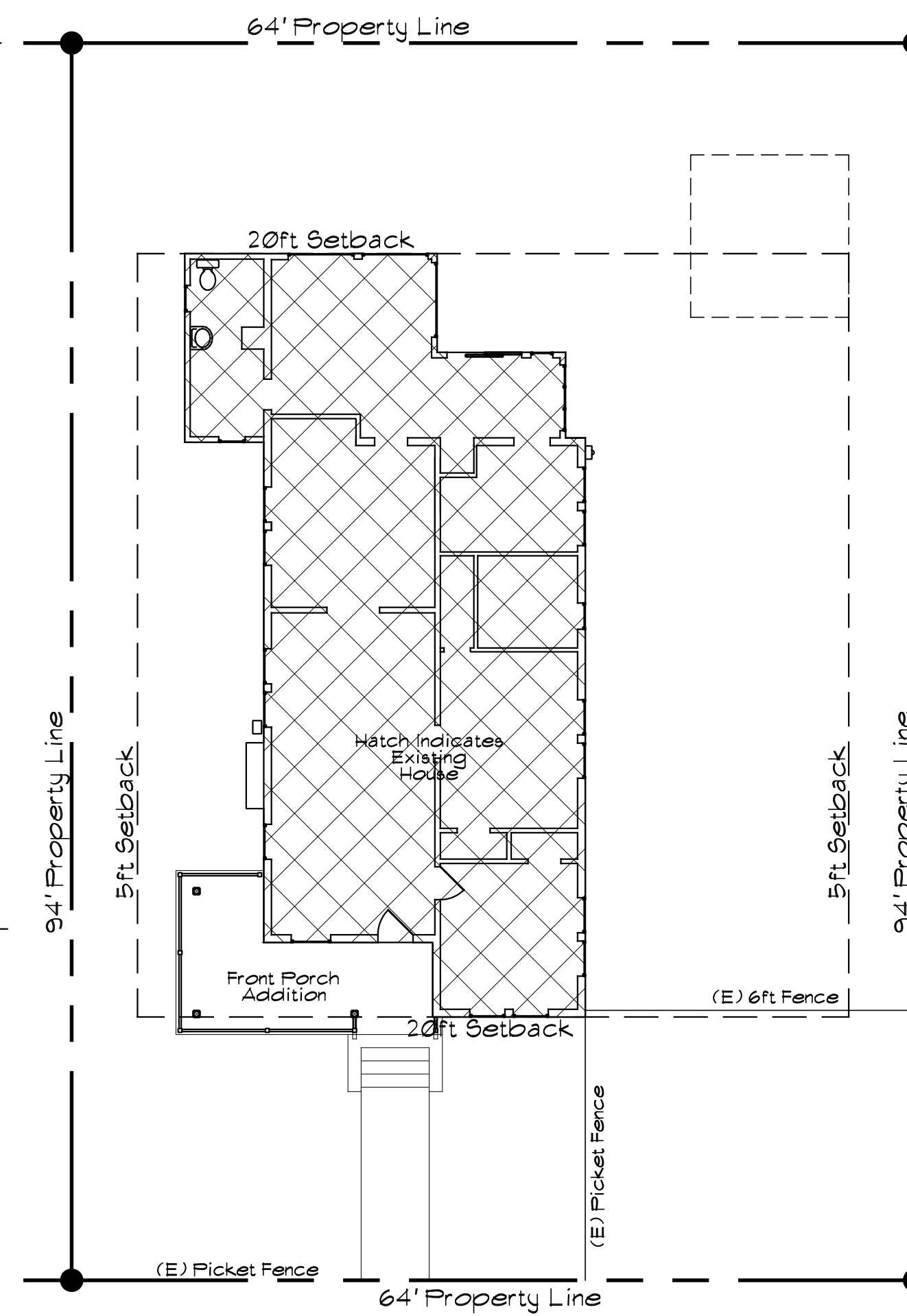


Attachment 5
Project Plans, dated 7-22-22

THESE PLANS, DRAWINGS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF MARK N. ROBERTS, ARCHITECT, AND SHALL NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT. ALL RIGHTS ARE RESERVED. COPYRIGHT 2021 MARK N. ROBERTS, ARCHITECT.



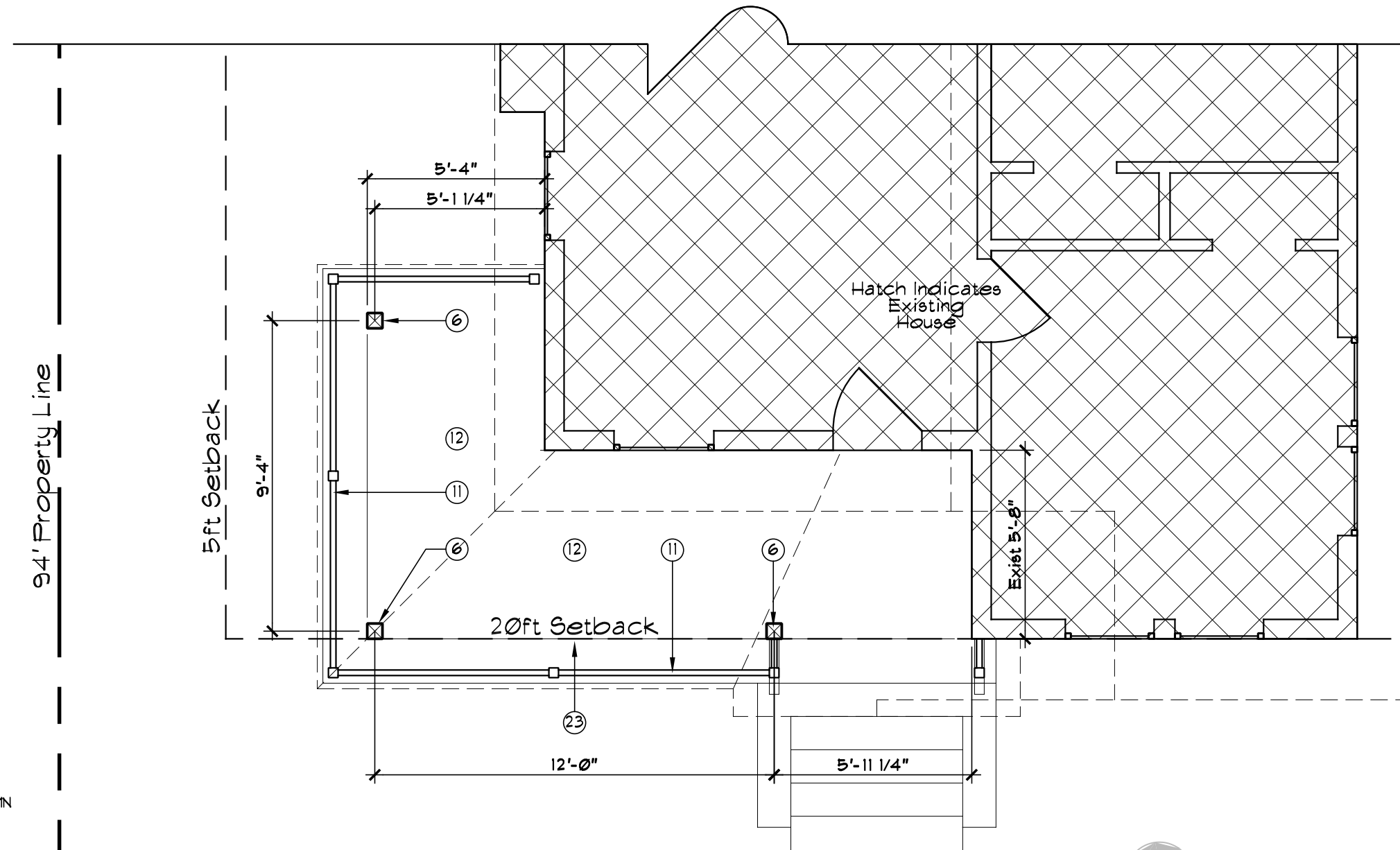
Roof Plan - 1/4"



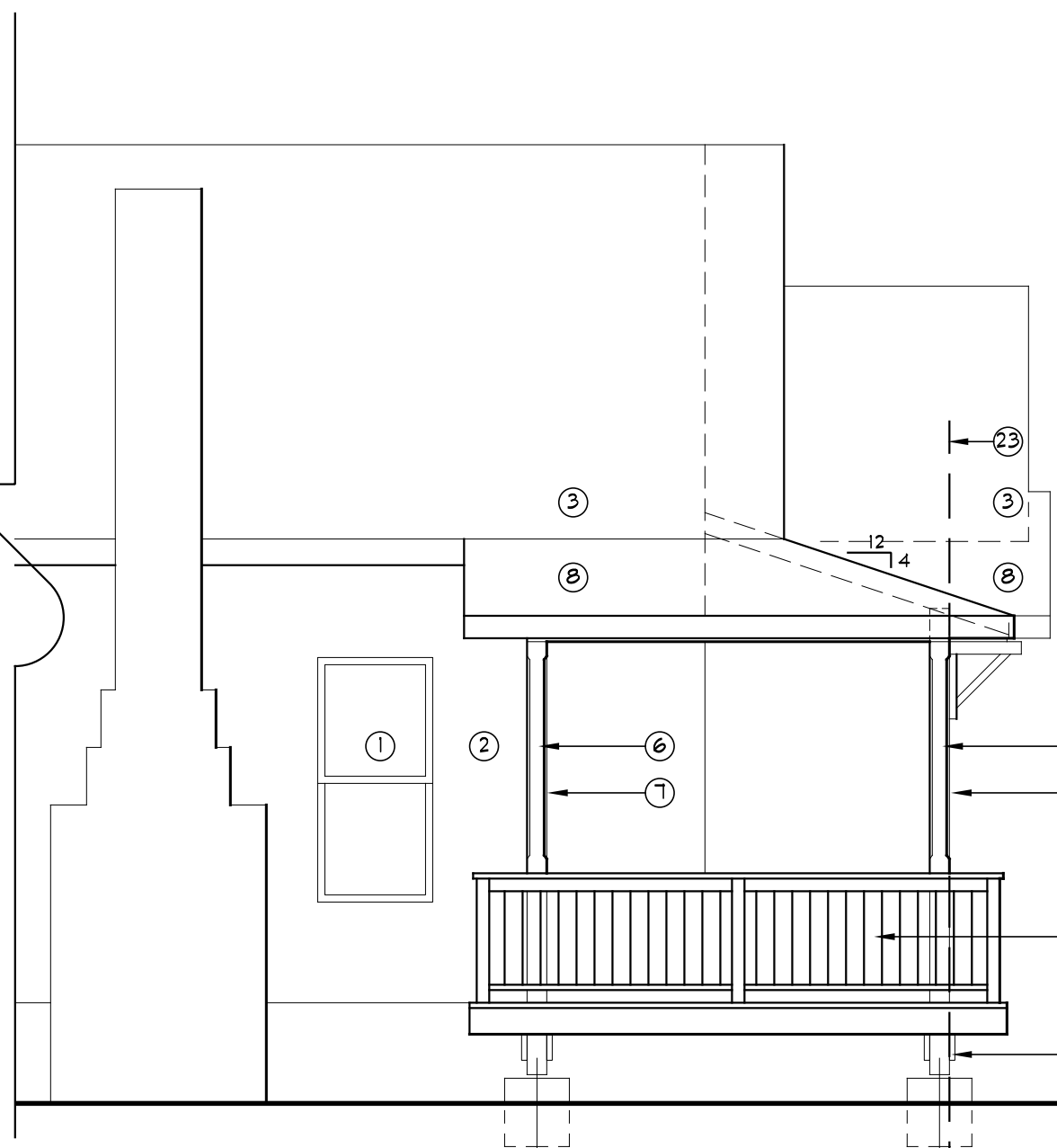
Site Plan - 1/10"

SHEET NOTES

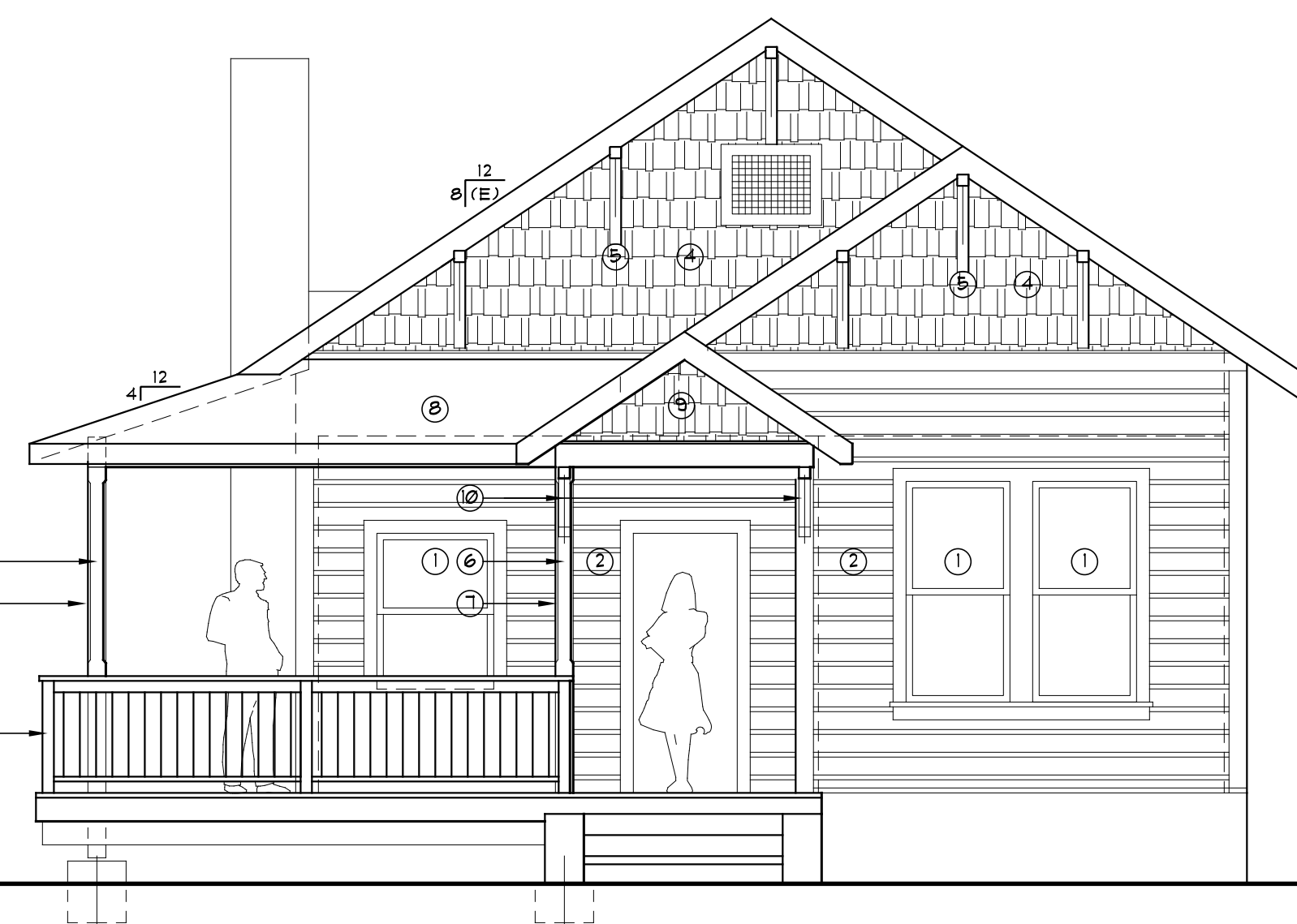
- ① EXISTING WINDOW
- ② EXISTING HORIZONTAL LAP SIDING
- ③ EXISTING 8/12 ASPHALT SHINGLE ROOF SYSTEM
- ④ EXISTING SHINGLE SIDING
- ⑤ EXISTING GABLE-END RAKE BRACKET
- ⑥ 6x6 FULL HEIGHT POST / COLUMN
- ⑦ CHAMFER / DRESS CORNERS OF 6x6 POST
- ⑧ 4/12 ASPHALT SHINGLE ROOF SYSTEM, MATCH EXISTING
- ⑨ HARDIE PANELIZED SHINGLES
- ⑩ GABLE-END RAKE BRACKET, MATCH EXISTING
- ⑪ PAINTED WOOD RAIL
- ⑫ COMPOSITE WOOD DECKING
- ⑬ 2x8 P.T. WOOD JOISTS @ 16" o.c.
- ⑭ DBL 2x8 P.T. GIRDER
- ⑮ WET SET SIMPSON CB866 POST BASE
- ⑯ 18" x 18" x 12" DEEP CONC. FOOTING w/ 2 #4 BARB EA. WAY
- ⑰ 6x10 DRY DF HEADER
- ⑱ 2x6 CEILING JOISTS @ 24" o.c.
- ⑲ 2x6 RAFTERS @ 24" o.c.
- ⑳ 1/2" CDX PLYWOOD SHEETING
- ㉑ 1/2" PAINTED BEAD BOARD
- ㉒ EXTERIOR FACE OF EXISTING EXTERIOR WALL
- ㉓ 20' FRONT YARD SETBACK & FACE OF 6x6 STRUCTURAL POST / COLUMN



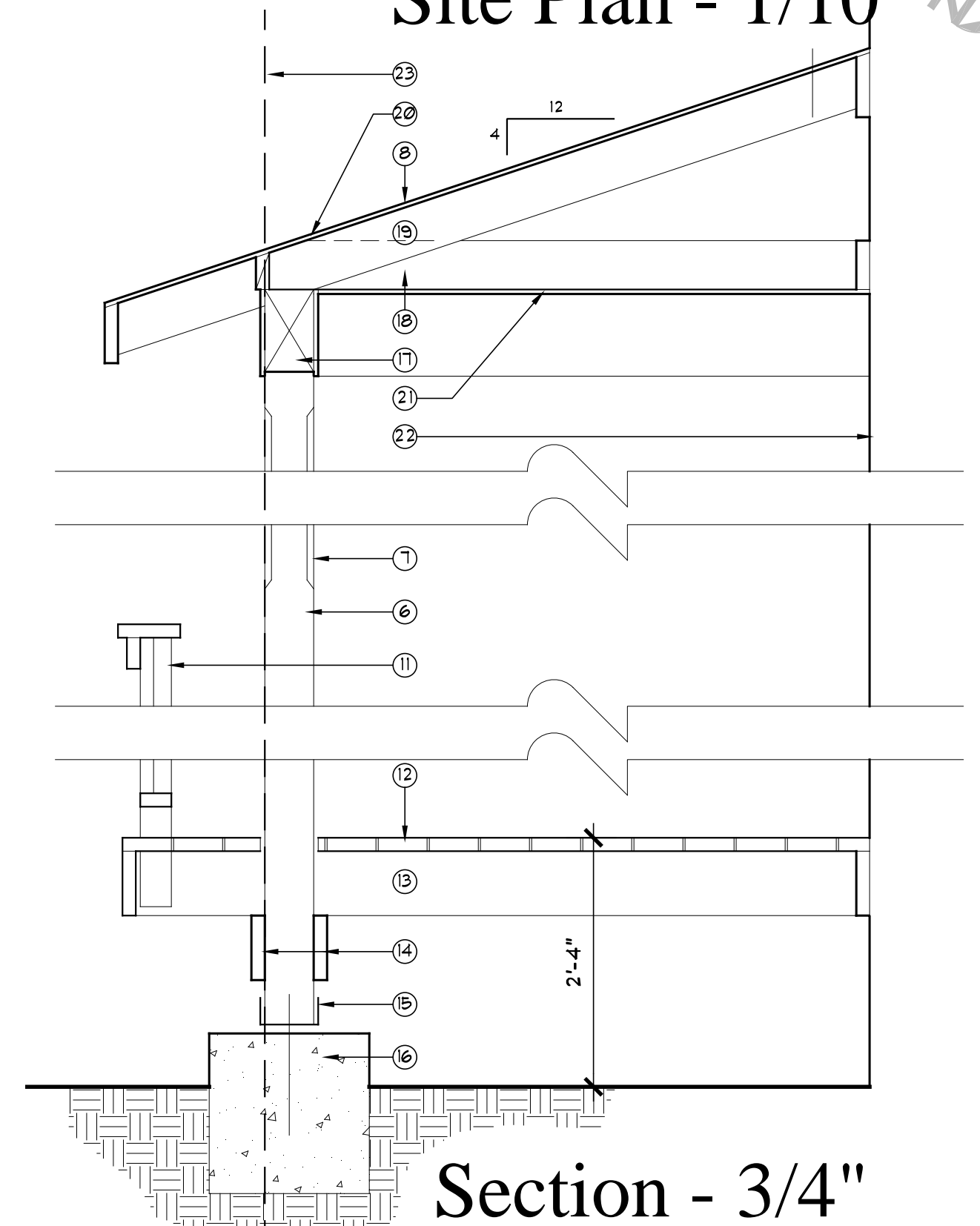
Porch Plan - 1/4"



South Elev - 1/4"



Street / East Elevation - 1/4"



Section - 3/4"

BLDG. DEPT. NOTES

WORK SHALL BE INSTALLED PER APPROVED PERMIT DOCUMENTS. ANY CHANGES NOT IN COMPLIANCE W/ APPROVED PERMIT SHALL BE SUBMITTED FOR APPROVAL.
 CONSTRUCTION WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FOLSOM BLDG. OFFICIAL OR HIS/HER DESIGNATED REPRESENTATIVE. CONSTRUCTION SHALL REMAIN ACCESSIBLE & EXPOSED FOR INSPECTION UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A CODE VIOLATION OR OTHER CITY OR OTHER JURISDICTION REGULATIONS.
 CONTRACTOR SHALL NOTIFY BLDG. DEPARTMENT WHEN WORK IS READY FOR INSPECTION, & WILL PROVIDE ACCESS TO, & MEANS FOR INSPECTION OF THE WORK. BLDG OFFICIAL / JURISDICTION SHALL NOT BE LIABLE FOR ANY CONSTRUCTION COSTS.
 ANY DEVICE OR ASSEMBLY INSTALLED FOR PREVENTION OF BACKFLOW SHALL FIRST BE APPROVED BY THE CITY OF FOLSOM CHIEF BUILDING OFFICIAL OR HIS/HER REPRESENTATIVE PER 2015 CPC, 408.6

PROJECT INFORMATION

CODES: ALL CONSTRUCTION PERFORMED SHALL COMPLY W/ THE 2019 C.E.C., C.M.C., C.P.C., C.E.C., C.G.S.S.C. & CALIFORNIA ENERGY CODE AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION

PROJECT: PORCH ADDITION TO (E) SINGLE FAMILY HOUSE

OC./CONSTR.: R-3 / TYPE V-B

ZONING: R-1-M

OWNER: RACHEL SCALZI AND JOSE THOMPSON
408 DECATUR STREET, FOLSOM, CA 95630

APN: 070-0102-020-0000

LOT SIZE: 6,016 SF

EXST. HOUSE: 1,348 SF

PORCH ADDITION: 174 SF

LOT COVERAGE: 1,522 SF OR 25%
4,494 SF OF PVIOUS SURFACE OR 75%

SITE CONSTRUCTION NOTES

1. DRAINAGE SWALES SHALL BE INSTALLED TO CITY OF FOLSOM'S SATISFACTION
2. GROUND ADJ. TO BLDG. SHALL BE SLOPED AWAY FROM BLDG. AT A MIN. OF 5% FOR A MIN. OF 10 FT. SLOPED MAY BE REDUCED TO 3% AT PAVED SURFACES
3. THERE IS NO CUT OR FILL NECESSARY TO CONSTRUCT THIS PROJECT
4. NO WORK SHALL BE PERMITTED W/ IN OR UNDER THE DRIP LINE OF AN (E) OAK TREE W/ OUT A PERMIT (NONE EXIST ON THIS SITE OR ON ADJACENT SITES)
5. CONSTRUCTION SHALL BE "CHALKED" & OAK TREES SHALL BE FENCED W/ HIGH VISIBILITY FENCING PRIOR TO PRE-SITE INSPECTION (NONE EXIST ON THIS SITE OR ON ADJACENT SITES)
6. CALL U.S.A. SERVICE PRIOR TO EXCAVATION
7. EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED BETWEEN OCT. 15th & APRIL 1st
8. CLEARING & GRUBBING SHALL CONFORM TO THE CITY OF FOLSOM'S REQUIREMENTS
9. ALL EXCAVATION, EMBANKMENT & BACKFILL SHALL CONFORM TO THE CITY OF FOLSOM'S REQUIREMENTS
10. SOIL IS ASSUMED TO BE STABLE, DRY, NON-EXPANSIVE & NON-FILL MATERIAL
11. IF SITE / SOIL CONDITION DEVIATES FROM THE ABOVE CRITERIA, CONTRACTOR SHALL OBTAIN GEOTECHNICAL DATA OF SITE / SOIL & RECOMMENDED MEASURES FOR FOUNDATION / CONSTRUCTION
12. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NAT. SOILS
13. ARCHITECT SHALL REVIEW EXCAVATIONS PRIOR TO PAD & FTG. PLACEMENT & PROVIDE WRITTEN REPORT TO BLDG. DEPT.

CONSTRUCTION NOTES

GENERAL NOTES

DRAWINGS REPRESENT THE DESIRED RESULT OF CONSTRUCTION. THE METHODS OF CONSTRUCTION & THE RISKS INVOLVED DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE BUILDING'S STRUCTURAL INTEGRITY AT ALL STAGES OF CONSTRUCTION.

PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL CONTRACTOR HAS RECEIVED ALL PLANS & ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING & ANY OTHER REGULATORY AUTHORITIES. FAILURE TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF WORK MANDATED BY ANY REGULATORY AUTHORITY.

CONTRACTOR TO REMOVE DEBRIS, ROOTS, WEEDS AND OTHER DELETERIOUS MATERIAL FROM SITE. CONTRACTOR SHALL REMOVE ALL UNUSED EXCAVATED EARTH FROM SITE.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES IN DIMENSIONS WHICH MAY BE FOUND SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR HIS DECISION BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.

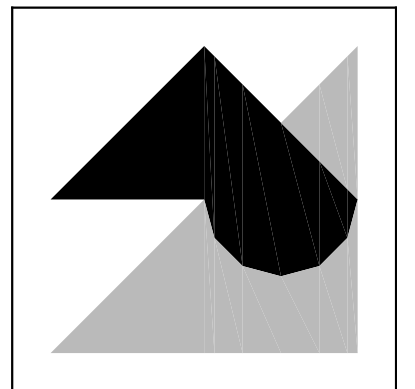
CONTRACTORS SHALL FOLLOW SIZES IN THE CONSTRUCTION DOCUMENTS OR FIGURES ON THE DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS. FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS.

WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIVE AND SO CONSTRUCTED.

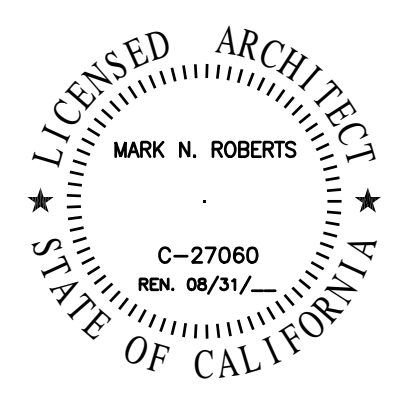
ALL CONTRACTOR PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING ANY PERTINENT WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES INCLUDING THOSE ITEMS SUPPLIED BY THE OWNER.

DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF STUDS OR CONCRETE OR TO CENTERLINE OF COLUMNS, U.O.N.



MARK N. ROBERTS
ARCHITECT
711 Orange Grove Way
Folsom, CA 95630
916.608.0833



THOMPSON HOUSE FRONT PORCH
408 DECATUR STREET
FOLSOM, CA 95630

Job No.: 20.07 Date: 07.22.22

A1

Sheet ___ of ___

Attachment 6

Site Photos



Historic District Commission
408 Decatur Street Porch Addition (PN 21-225)
September 21, 2022

Attachment 7
Letter from Folsom Heritage Preservation
League

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

August 20, 2022

PROJECT: The addition of a 172 square-foot covered porch at the front entrance of the residence at 408 Decatur Street, in the Central Subarea (File 21-225)

REQUEST: Design Review of an Expanded Front Porch.

PROJECT

HISTORY: Application circulated by the City on August 10, and feedback requested by August 24.

PROJECT REVIEW

Street and Alley Design

Background

For some time the Heritage Preservation League has been concerned about frontage improvements along streets and alley’s in the Historic District. Because the property at 408 Decatur Street has frontage along both types of public rights-of-way, the Board is choosing this opportunity to raise some issues regarding design.

The lack of parking in the Historic District has caused many residents to abandon the previous model of narrow streets lined by parallel parking spaces in favor of installing vertical parking spaces. Even if this design eliminates the right-of-way areas that have been designated to landscaping and sidewalks, the City has permitted this development to continue.

Existing Standards

Chapter 3 of the Design and Development Guidelines includes the street sections that were originally envisioned for the District. As seen in the attached illustration, residential streets should include a 30-foot wide roadway with parallel parking spaces, gutters, vertical curbs, 10-foot-wide landscape strips with trees and 5-foot wide detached sidewalks, all within the existing 66-foot-wide public right-of-way area.

In Chapter 4, the DDG’s specify that as a part of the review of development along alleys, the Historic District Commission should consider factors such as variety in setbacks, creating distance between structures, in addition to maintaining landscaping and tree cover.

According to both the Municipal Code and the DDG’s the visibility of automobiles should be limited in the older part of the Residential District (including the Figueroa and Central Subareas).

Current Problems

It is HPL’s opinion that the following problems are continuing to become more obvious and widespread in the residential part of the Historic District:

1. The street design in the Historic District has no common features that identify the special status of this area.
2. When rows of vertical parking spaces line both sides of the streets, the historic residential feel gets lost.

3. It is no longer inviting to walk through the District because space has not been reserved for pedestrians and landscaping has been pulled back from the streets.
4. Fewer trees are included with the street scene and along alleys.
5. Alleys are becoming visually congested by large accessory structures and physically congested by parked cars.
6. Very little landscaping remain along the most congested alleys.

Potential Solution

HPL has determined that two options are available. Both options require to be initiated by City Staff.

- A. The current street and alley standards should be implemented by the City in phases.
- B. New standards need to be developed by staff and the Historic District Commission and presented to City Council for approval.

As a first step, all applicants should be informed about the City's goal regarding street design and new development could be required to include frontage improvements.

It is also HPL's understanding that new funding sources will become available for infrastructure project and the Board proposes that the City should apply some of these funds to the design of streets and alleys in the Historic District.

Site Design

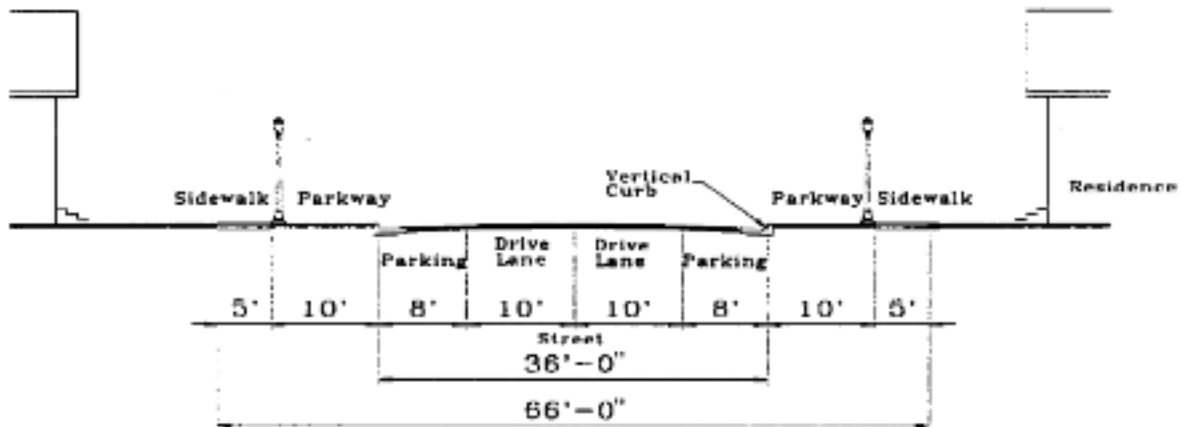
The resident at 408 Decatur Street is using a portion of the front setback area for parking. This parking location does not meet the requirements for on-site parking and it also increases the visibility of cars. HPL recommends that the applicant should be advised to relocate the required on-site parking spaces to the back yard and to provide access from the alley.

Porch Replacement

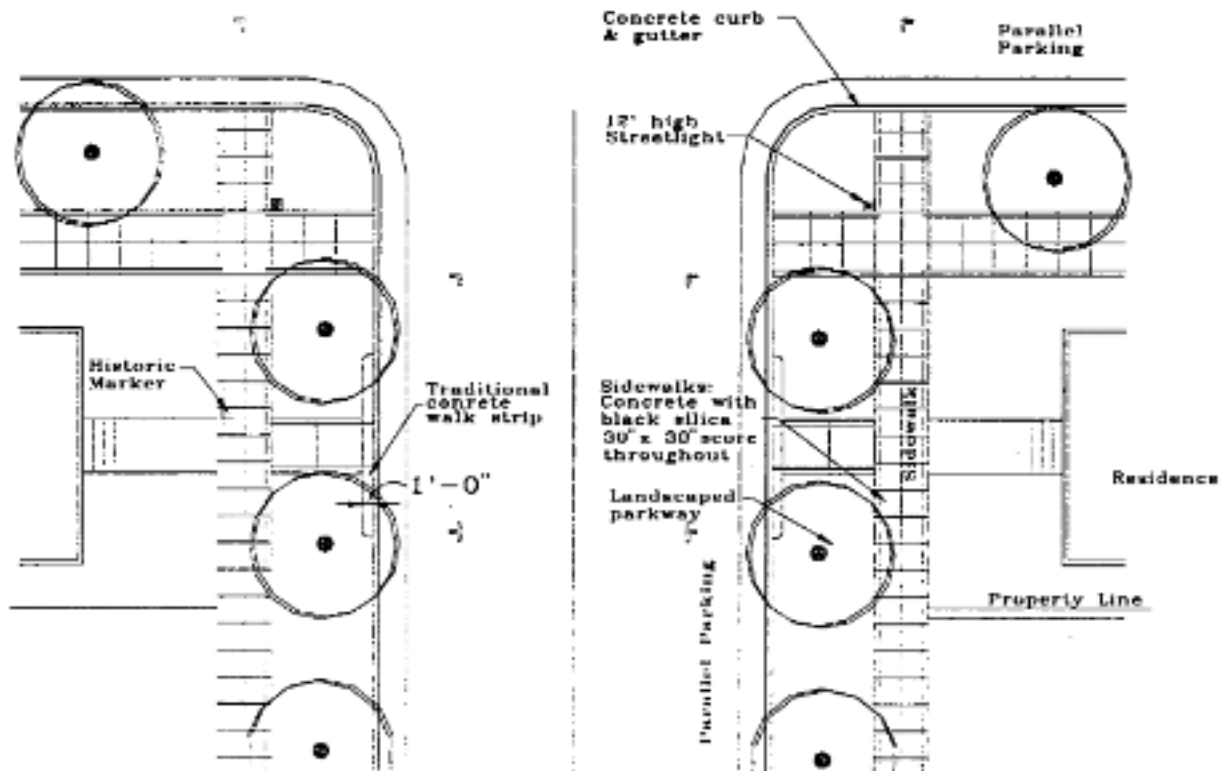
The proposed enlarged front porch has been designed to look like an original part of the existing residence. No further comments are needed.

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RESIDENTIAL STREETS



Section





CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: September 21, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 708 Figueroa Street Garage and Accessory Dwelling Unit
File #: DRCL22-00145
Request: Design Review
Location: 708 Figueroa Street
Parcel(s): 070-0105-014
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Christy Moore
Address: 7994 Lakeport Rd.
San Diego, CA 92126

Recommendation Conduct a public meeting, and upon conclusion recommend approval of a Design Review application for a two-story structure containing an 833-square-foot garage and an 848-square-foot Accessory Dwelling Unit at 708 Figueroa Street (DRCL22-00145) based on the findings included in this report (Findings A-J) and subject to the attached conditions of approval (Conditions 1-16).

Project Summary: The proposed project consists of a two-story structure containing an 833-square-foot garage and an 848-square-foot Accessory Dwelling Unit at 708 Figueroa Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The property at 708 Figueroa Street is included on the City of Folsom Cultural Resources Inventory.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plans and Building Elevations dated 7-18-21
- 6 - Site Photos
- 7 - Comment Letter from Heritage Preservation League of Folsom, Dated May 20, 2021



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: September 21, 2022

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The proposed project consists of a two-story structure containing an 833-square-foot garage on the lower level and an 848-square-foot one-bedroom Accessory Dwelling Unit on the second level at 708 Figueroa Street. The structure is proposed to be 24.8 feet in height. Exterior materials proposed are horizontal lap siding on the first floor, colored light blue, and board-and-batten siding under the second-floor roof gables, colored off-white. Asphalt shingle roofing and white window trim are proposed.

POLICY/RULE

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

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

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

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

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is MLD (Multi-Family Low Density), and the zoning designation for the project site is R-2 (Two-Family Residence), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. FMC Section 17.105.060 states that one ADU is permitted in zones with an existing or proposed single-unit dwelling. Accessory structures (such as garages) are allowed in the Historic Residential Primary Area per FMC Section 17.52.520(a)(1).

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

Accessory structures are allowed in the Historic Residential Primary Area per FMC Section 17.52.520(a)(1). FMC Section 17.52.480 institutes the applicable development standards regarding location, size, setbacks, height, and separation for accessory structures. The following table shows how the proposed garage and ADU structure relates to the FMC zoning requirements:

	REQUIRED	PROPOSED/EXISTING
Minimum Lot Size	n/a	14,000 sf
Minimum Lot Width	n/a	100 feet
Maximum ADU Size	One bed: 850 sqft Two+ beds: 1,000 sqft	848 sf (one bedroom)
Maximum Garage Size	No larger than the main structure in square footage or height	833 sf, 10 ft to ceiling of garage (main residence is 1,775 sf and 25.6 feet tall)
ADU and Garage Front Setback	Does not break front plane of primary dwelling and meets setback of primary dwelling (20 feet)	79 feet, in back of primary dwelling
Rear Setbacks	4 feet (ADU), 5 feet (garage)	5 feet (ADU and garage)
Side Setbacks	4 feet (ADU) 5 feet (garage)	5 feet (ADU and garage)
Minimum Pervious Surface	45%	70%
Parking Requirement	2 parking spaces for primary residence, 0 parking spaces for ADU	3 parking spaces (proposed)
Maximum Building Height	25 feet, or the height	24.8 feet (primary structure is

	of the primary structure (whichever is less)	25.6 feet tall)
Structure Separation	6 feet from the primary structure or other accessory structures on-site	6 feet from primary structure

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

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

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

Building Design/Architecture

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

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

<u>STANDARD</u>	<u>ANALYSIS</u>
All exterior walls shall include at least two different materials, as well as either windows or projections or bays or recessed elements.	All exterior walls utilize two different materials (6-inch horizontal lap siding with board and batten) along with windows. Front elevation includes projections.
The accessory dwelling unit shall have the same roof pitch as the primary dwelling with matching eave details but may vary by up to 2/12 more or 2/12 less than the roof pitch of the primary	Primary roof pitch of existing primary dwelling is 6/12. Roof pitch of ADU is 5/12. Craftsman design style is allowed in Figueroa Subarea, and mandates a roof pitch between 3/12 and 8/12.

<p>dwelling. Roof must follow the roof pitch requirements for design style allowed in the Historic District subarea.</p>	
<p>Any second story wall facing an abutting property shall incorporate the following features: translucent glazed windows, transom windows, clerestory windows, false windows, or other similar design approach that achieves the same purpose.</p>	<p>West side windows (facing neighbor) to be translucent glazed.</p>
<p>The landing area of any external staircase shall be screened from the bottom of the landing to the top of the entry of the accessory dwelling unit to maintain the privacy of abutting properties. Materials used to screen the landing shall be of the same color and material as those used for the accessory dwelling unit.</p>	<p>No external staircase is proposed</p>
<p>Building massing shall be modified using one of the following methods:</p> <ol style="list-style-type: none"> 1. Use of at least two different building materials. 2. Use of recessed or projecting windows, doors, or parts of the wall to avoid flat monotonous facades. Recessed windows and doors shall project a minimum of six inches or shall be recessed a minimum of six inches. Any projection must be behind the parcel side or rear yard setback line. 3. Use of cantilevered areas so long as area does not extend beyond the side or rear yard setback. 4. Use of varied roof form such as a mix of different roof types (e.g., hipped, gabled, slant, etc.). 	<p>All exterior walls utilize two different materials (6-inch horizontal lap siding with board and batten). Varied roof forms and projections have also been incorporated into the design to address massing.</p>
<p>No decks or balconies shall be allowed, except that one balcony no larger than twenty square feet shall be allowed on the front facade</p>	<p>20-square-foot balcony included on front façade</p>

If any external staircase is necessary to access the unit, that staircase shall be located at the side or rear of the unit and shall be at least five feet from the adjacent property line.	No external staircase is proposed
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The applicant is also required to comply with the objective design standards of FMC Section 17.105.160, which mandate that an appropriate style (Craftsman, Queen Anne, Delta, Italianate, or Spanish Eclectic for all zones including the subject area) is chosen and that specific design elements are met for the chosen style. In this case, the applicant has chosen the Craftsman style. The below on the following page lists the required design elements of the Craftsman style from FMC Section 17.105.160(C)(1) and provides an analysis for how the applicant is meeting these design elements.

<u>DESIGN ELEMENT</u>	<u>ANALYSIS</u>
A roof pitch between 3/12 and 8/12.	Roof pitch is 5/12
Front-gabled, side-gabled or cross-gabled roof with unenclosed eave overhang.	ADU utilizes both front- and side-gabled roofing with unenclosed eave overhangs
Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels).	ADU utilizes wood corbels and knee braces
Single- or double-hung sash windows with small panes above large pane (e.g., three small panes over one large pane, or six-over-one window) for all windows on the front elevation.	ADU utilizes single-hung windows with small panes over one large pane on all windows
Horizontal clapboard or shingle siding that is 2.5 to 6 inches wide or board and batten or a mix of shingles, stone, and siding for different levels or elements may be used. Fiber cement board and shingles may be used in place of wood siding or shingles.	Proposed exterior materials are six-inch horizontal lap siding and board and batten siding
Optional: Shed or gabled roof dormer.	Not utilized
Optional: Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground.	Not utilized

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

Staff notes that the property is not listed on a State or Federal registry or inventory of

historic resources.

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

The DDG's state that exterior materials and finishes for residential properties should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project utilizes horizontal siding, window trim and asphalt shingle roofing with board-and-batten siding on the second floor, all to mimic the colors of the existing residence. While trim is shown on the elevations, it is not specifically called out as such, so staff has included Condition No. 3b which requires that the elevations submitted for a building permit specifically state that trim is included on all doors and windows. Pursuant to the DDG's Appendix D Chapter C.7.c, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence. Inappropriate materials consist of colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile. The proposed roof of the primary residence and garage will be composition shingle roofs colored gray, consistent with the DDGs.

In analyzing the architectural design of the proposed project, staff determined that the structure includes many key elements commonly found in early residential design (pre-1910) Craftsman style, including a low-pitched roof, gable vent, multi-pane sashes over the windows, horizontal shingle siding, corbels, and knee braces. Staff has also determined that the proposed structure include the use of building materials that are natural in appearance (lap and board-and-batten siding and trim and composition asphalt shingles), as encouraged by the Historic District Design and Development Guidelines (DDGs). In addition, the proposed project utilizes colors (light blue and off-white siding, white trim and a gray roof) 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. The building includes vertically oriented vinyl windows, consistent with the DDGs. While the primary residence utilizes original wood windows, staff supports vinyl windows for the ADU since the structure will

not be visible from the street.

Proposed doors are residentially scaled, consistent with the DDGs. According to the DDGs, Appendix D, Section C.4 (e), two single garage doors are preferred over a double door. The proposed garage features two overhead roll-up doors, one of which is a two-car garage door. The doors incorporate hinges and handles to resemble a carriage style, thereby meeting the intent of the DDGs. The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design.

The scale of the building (833 square feet on the lower floor and 848 square feet on the upper floor) is appropriate as an accessory use to the 1,775-square-foot two-story primary residence on the site. As described in the tables in this section, massing and height issues are addressed via the use of two exterior finish materials for each story of the structure. The structure also incorporates different roof forms on the front elevation and includes roofing with hipped with gable ends. These elements all add architectural interest to the structure appropriate to the structure's scale. However, staff notes that the south and east elevations have large blank walls on the lower level. To help address this massing, staff has added Condition No. 3(a), which requires that a white belly band be placed on these elevations to divide the floors.

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

Cultural Resources Inventory Listing

As previously mentioned, in 2007 the Historic District Commission determined that the subject property and main residence at 708 Figueroa Street was eligible for listing on the City's Cultural Resources Inventory. The Commission determined that the residence met the following criteria for listing as established by the City's Historic Preservation Master Plan.

- 1) Property is associated with the lives of persons significant in our past.
- 2) Property embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual.

According to the City's Cultural Resource Inventory Purpose and Procedures, listing on the City's Cultural Resource Inventory does not grant any special privileges or impose any restrictions on private property rights. However, listing may assist the property owner in obtaining awards or financial benefits from outside agencies. The property's nomination

packet noted that the architecture and owner of the primary residence itself were what made it eligible for listing rather than the property as a whole. The report also noted that the accessory structures that were on-site at the time were not visible from the street. Based on the height and location of the proposed garage/ADU structure, it mostly not be visible from the street. Furthermore, it has been designed to mimic the colors and materials of the primary residence. Finally, the organization that nominated the 708 Figueroa Street residence for the Cultural Resources Inventory was routed the proposed elevations of the garage/ADU and expressed support of the design (as shown in Attachment 7). As such, staff concludes that the inclusion of the garage/ADU structure will not substantially affect the historicity of the primary residence.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of September 21, 2022, in compliance with the requirements of FMC Section 17.52.320.

Initial plans were routed to the Heritage Preservation League (HPL) and Historic Folsom Residents Association (HFRA). Staff received a comment letter from the HPL on June 10, 2022 (see Attachment 7). The letter supports the building design but expresses concern regarding the width of the existing alley and proposed driveway based on concerns with parking in the Historic District. Staff notes that the alley used to access the proposed garage is 20 feet in width and that a commercial parking lot sits on the opposite end of the alley, thereby inhibiting parallel parking along the alley. Furthermore, staff believes that the three parking spaces provided by the proposed project helps the parking situation along this alley, as it increases the off-street parking on the subject property.

HFRA also sent a letter on June 6, 2022 (also include in Attachment 7) that expresses concerns regarding the interface between the commercial properties along Sutter Street and alley congestion. Staff notes that the applicant has the right to build an ADU on their property due to the residential zoning and that residences along alleys shared with Sutter Street are expected to withstand greater noise impacts than the typical Historic District residence and that the proposed garage will help the parking issues along this alley given that it can accommodate three spaces as opposed to the one existing garage space on the property. The letter also expresses concern regarding the unmaintained condition of portions of the existing barn and overgrown vegetation on the project site with regards to a new building coming in. Staff notes that the new structure will be built to current code and is subject to all safety and separation standards are required by the California Building Code. Finally, the letter expresses concern about large trees in the rear of the lot. An arborist report was provided for the lot. The City Arborist reviewed the report and determined that it does not appear that the existing Oak tree will be impacted and that the pine tree proposed for removal is not protected.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 (New Construction of Small

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

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL22-00145) for Design Review of a two-story structure containing an 833-square-foot garage and an 848-square-foot Accessory Dwelling Unit at 708 Figueroa Street, as illustrated on Attachment 5 for the 708 Figueroa Street Garage and Accessory Dwelling Unit project, based on the findings included in this report (Findings A-J) and subject to the attached conditions of approval (Conditions 1-16).

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

- H. THE PROJECT IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE CHAPTER 17.105.

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

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

ATTACHMENT 2 BACKGROUND

BACKGROUND

A 1,775-square-foot two-story residence was first constructed on the property in 1926. The residence features horizontal siding painted light blue, and white trim around the windows, vents and doors.

On November 5, 1998, the City Council approved a Historic Preservation Master Plan for the City of Folsom. On April 4, 2007, the Historic District Commission determined that the subject property and structure (known as the Historic Ronchi Residence) located at 708 Figueroa Street was eligible for listing on the City of Folsom Cultural Resource Inventory.

GENERAL PLAN DESIGNATION

MLD, Multi-Family Low Density

ZONING

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

ADJACENT LAND USES/ZONING

North: Figueroa-Sutter Street alley with commercial beyond (SUT)

South: Figueroa Street with vacant residential property beyond (FIG)

East: Vacant residential property (FIG)

West: Existing commercial (FIG)

SITE CHARACTERISTICS

The 14,000-square-foot project site contains a single-family residence, accessory structures, and associated landscaping.

APPLICABLE CODES

FMC Chapter 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Chapter 17.105, Accessory Dwelling Units
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 708 FIGUEROA STREET GARAGE AND ACCESSORY DWELLING UNIT (DRCL22-00145)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan dated 6-19-22 and floor plans and elevations dated 5-19-22, 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 is required.	OG	CD (B)
3.		This approval is for a two-story structure containing an 833-square-foot garage and an 848-square-foot Accessory Dwelling Unit located at 708 Figueroa Street. The applicant shall submit building plans that comply with this approval and the site plan dated 6-13-22 and floor plans, building elevations and colors and materials dated 5-19-22 included in Attachment 5, with the following modifications: a) A white belly band of at least 8 inches shall be placed on the south and east elevations to separate the first and second floors of the building. b) Elevations submitted for a Building Permit shall specifically call out that all doors and windows shall include trim. c) All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.	B	CD (P)
4.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)

5.		<p>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.</p>	G, I, B	CD (P)(E)(B)
6.		<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
7.		<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)
8.		<p>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	B	CD (E)

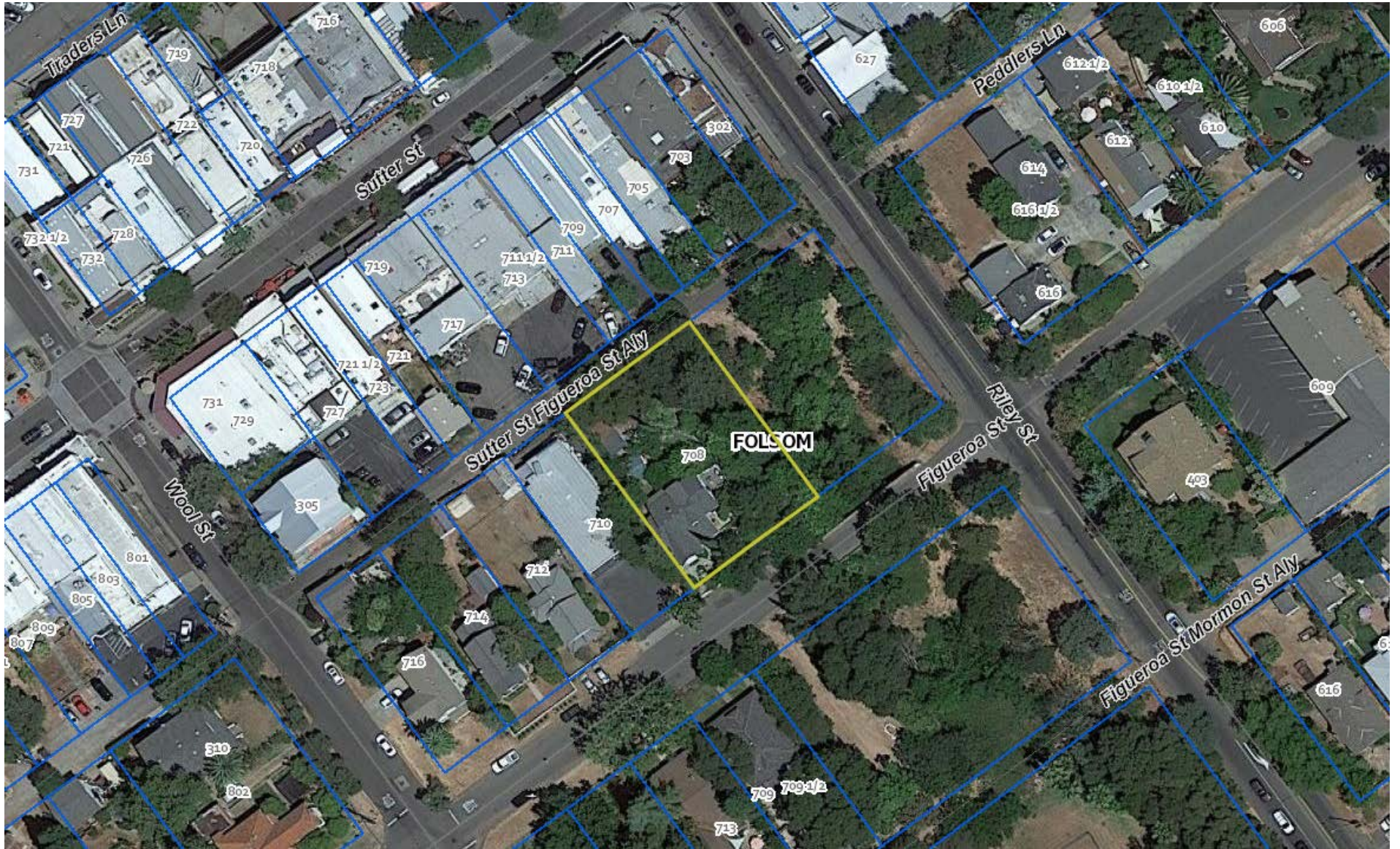
9.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such 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)
10.		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)
11.		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
12.		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)
13.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)

14.		Per <u>FMC Section 17.105.140(J)</u> , all ADUs approved under this chapter may be rented separate from the primary residence; however, the rental must be for a term longer than thirty days. Per <u>FMC Section 17.58.050(1)</u> , a maximum of three paying guests are permitted to rent rooms in a dwelling. Per <u>FMC Chapters 17.11, 17.12, 17.13 and 17.14</u> , boarding houses, defined as a residence wherein three or more rooms are rented to individuals under separate rental agreements or leases, are not allowed in single-family or two-family zones. Per <u>FMC Section 17.105.140(I)</u> , no ADU may be sold or otherwise conveyed separately from the primary dwelling in the case of a single-unit parcel, or from the parcel and all of the dwellings in the case of a multi-unit parcel.	O	CD (P)
15.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
16.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (September 21, 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 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	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

ATTACHMENT 4

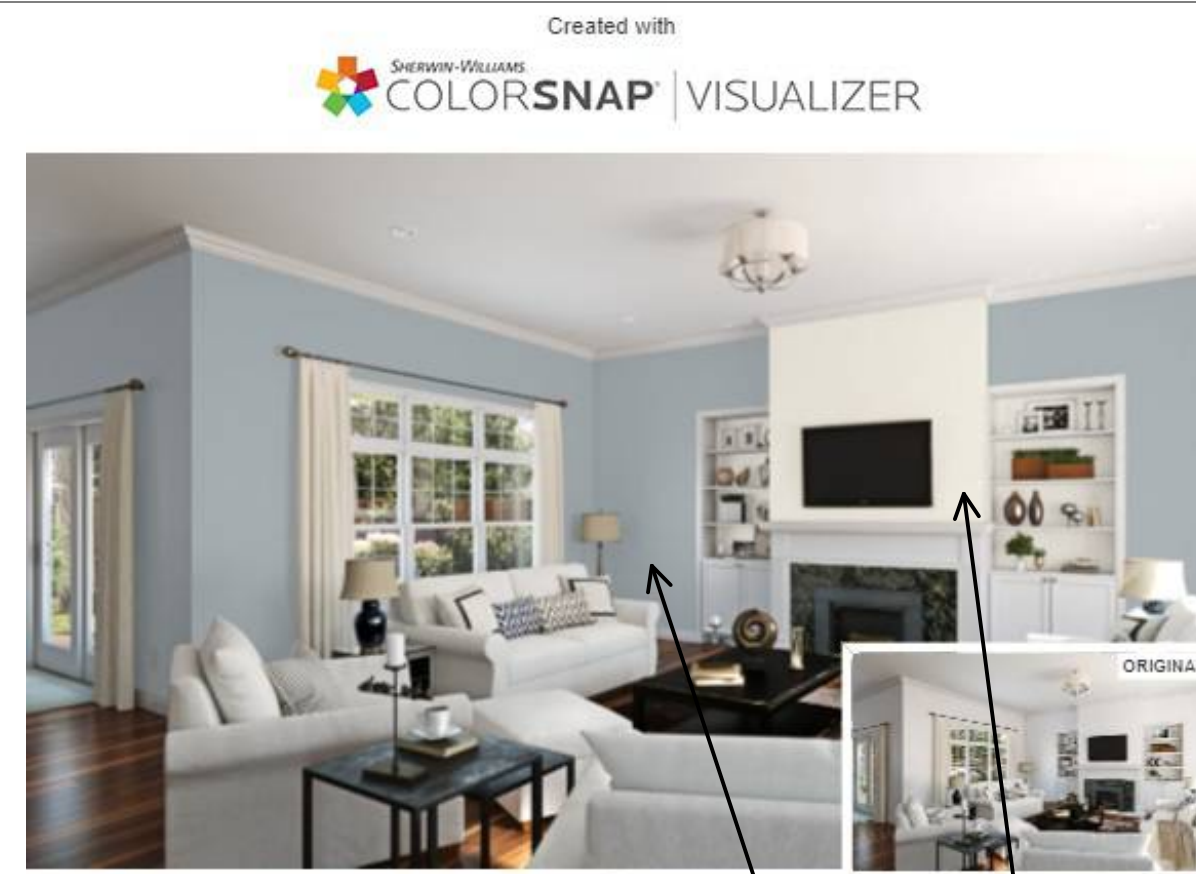
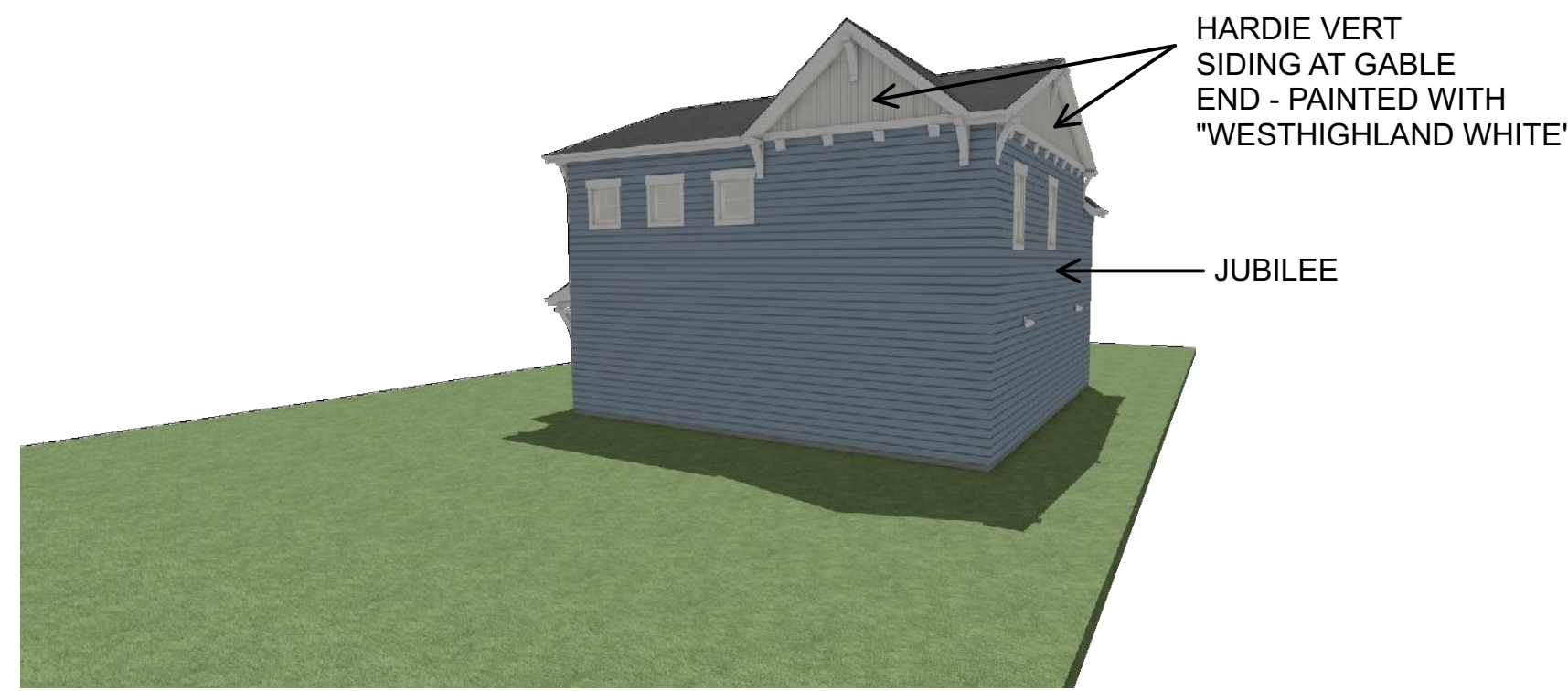
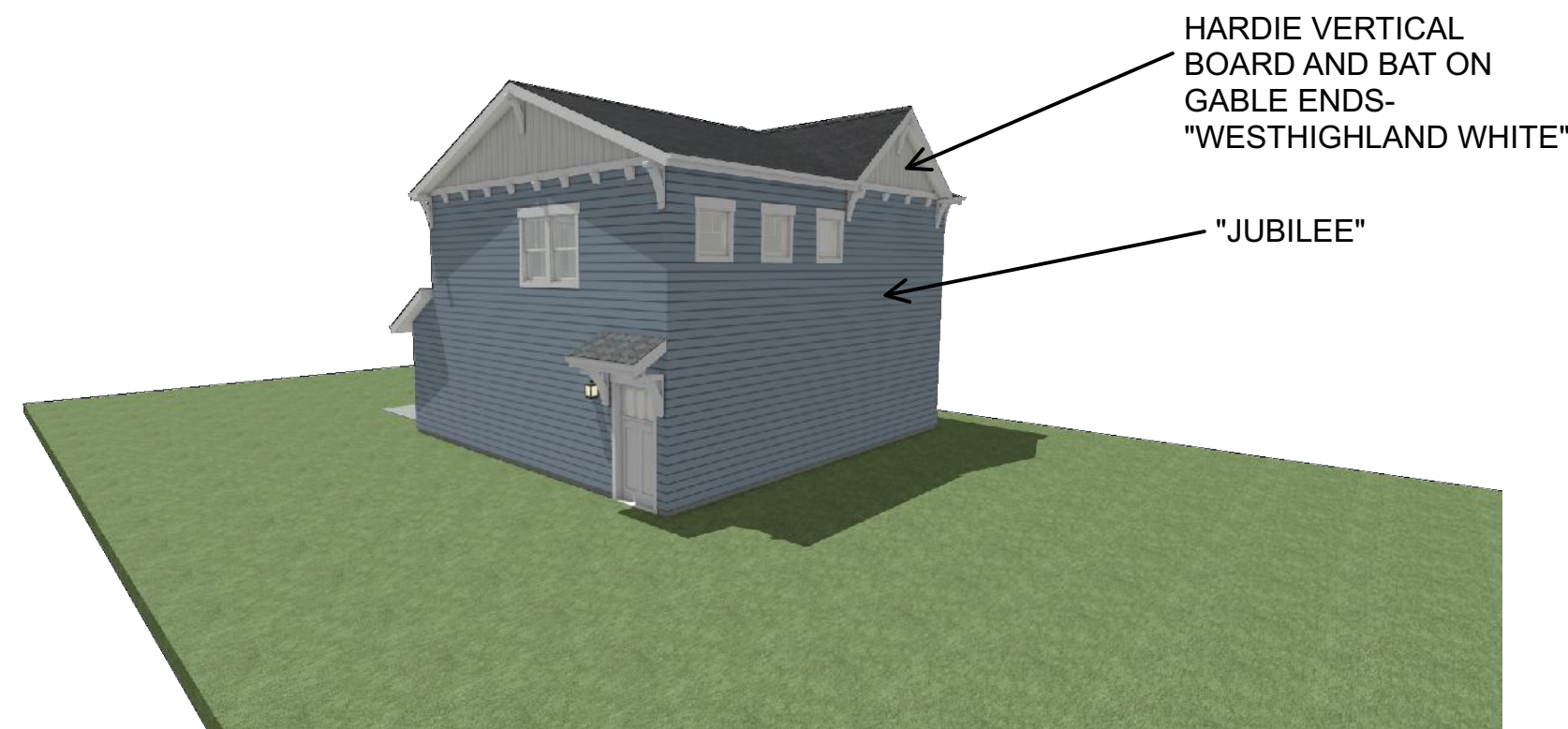
Vicinity Map



ATTACHMENT 5
Site Plan, dated 6-13-22 and Floor Plans,
Building Elevations and Colors and Materials,
dated 5-19-22

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT THE DESIGNER. WORK IS NOT TO CONTINUE UNTIL PROBLEMS ARE RESOLVED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE AND PLANS OF THIS WORK. HE SHALL CLARIFY WITH THE DESIGNER AND OWNER, ALL POINTS OF MISUNDERSTANDING PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED WORK.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AS SHOWN ON THESE PLANS. IF THERE ARE DISCREPANCIES WORK SHALL NOT PROCEED UNTIL THE ENGINEER OF RECORD AND/OR DESIGNER HAVE BEEN NOTIFIED.
- BUILDING CODES:
ALL NEW CONSTRUCTION SHALL MEET OR EXCEED THE LATEST ADDITION OF CODES ADOPTED BY LOCAL GOVERNING AGENCIES. THESE INCLUDE (BUT ARE NOT LIMITED TO)
2019 CALIFORNIA BUILDING CODE,
2019 CALIFORNIA RESIDENTIAL CODE,
2019 CALIFORNIA PLUMBING CODE,
2019 CALIFORNIA MECHANICAL CODE,
2019 ELECTRICAL CODE,
2019 HEALTH AND SAFETY CODE
2019 CALIFORNIA FIRE CODE,
2019 CALIFORNIA ENERGY CODE,
2019 CALIFORNIA GREEN CODE,
2019 CALIFORNIA TITLE 24 - CALIFORNIA STATE ENERGY & ACCESSIBILITY STANDARDS AND ALL OTHER ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
- THE DESIGNER SHALL NOT BE OBSERVING OR OVERSEEING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- ALL ROOF DRAINAGE SHALL BE PIPED TO DRAIN AWAY FROM STRUCTURE.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE (MIN 5% SLOPE & MINIMUM DISTANCE OF 10' FROM BUILDING.)
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
- WHERE DISCREPANCIES BETWEEN SOILS REPORT AND DESIGNER OCCUR, CONTACT DESIGNER.
- ALL EXTERIOR HOSE BIBS SHALL HAVE NON-REMOVABLE BACK FLOW PREVENTION DEVICES PER CPC 603.1.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- GENERAL CONTRACTOR SHALL VERIFY ALL APPLIANCES & CABINETS WITH HOMEOWNER PRIOR TO PURCHASING AND INSTALLATION.
- WHEN THERE IS A CONFLICT BETWEEN STRUCTURAL DETAILS AND ARCHITECTURAL DETAILS, STRUCTURAL DETAILS TAKE PRECEDENCE.



SW 7080 Quest Gray Locator Number: 227-C3	SW 7008 Alabaster Locator Number: 255-C2
SW 6249 Storm Cloud Locator Number: 225-C5	SW 7566 Westhighland White Locator Number: 255-C3
SW 7079 Ponder Locator Number: 227-C2	SW 6248 Jubilee Locator Number: 225-C3



PLEASE NOTE: ALTHOUGH, INTERIOR ROOMS ARE SHOWN HERE, COLORS ARE INTENDED FOR EXTERIOR COLOR SELECTION ONLY.

PROJECT DATA & PROJECT INFORMATION

PROJECT CODES		
OCCUPANCY GROUP	R3	SFD
CONSTRUCTION TYPE	V-B	
BUILDING CODES		
2019 CALIFORNIA BUILDING CODE		
2019 CALIFORNIA RESIDENTIAL CODE		
2019 CALIFORNIA ELECTRICAL CODE		
2019 CALIFORNIA MECHANICAL CODE		
2019 CALIFORNIA PLUMBING CODE		
2019 CALIFORNIA FIRE CODE		
2019 CALIFORNIA ENERGY CODE		
2019 CALIFORNIA GREEN BUILDING STANDARDS		

ADDRESS: 708 FIGUEROA ST, FOLSOM, CA 95630
YEAR BUILT: 1926 (EXISTING RESIDENCE)
USE: SINGLE FAMILY DWELLING- NEW ADU
ZONING CODE: R2
OCCUPANCY GRP: R3 / U
BED/BA: 1/1
NEW ADU AREA: 848 SQ FT
NEW GARAGE AREA: 833 SQ FT
LOT AREA: 14,000 SQ FT
SEWER: PUBLIC
WATER: PUBLIC
UTILITIES: GAS
FIREPLACES: NO
SPRINKLERS: NO
POOL: NO
BUILDING AUTHORITY: CITY OF FOLSOM

CONSULTANT INDEX	
OWNER	JASON & CHRISTINA MOORE PO BOX 26280 SAN DIEGO, CA 92196 (619) 417-0435
DESIGNER	VIVIAN SZCZEPANKOWSKI 56 HIGHLINE DR LAKE OZARK, MO 65049 (916) 532-8116 VIVIANZEP@GMAIL.COM
DRAFTING	KEVIN SZCZEPANKOWSKI 56 HIGHLINE RD LAKE OZARK, MO 65049 (916) 521-3263 KEVINZEP01@GMAIL.COM
GENERAL CONTRACTOR	DON SHERWOOD (916) 212-5620 CSLB: 862527
STRUCTURAL ENGINEERING	
BUILDING AUTHORITY	CITY OF FOLSOM BUILDING DEPARTMENT 50 NATOMA STREET FOLSOM, CA 95630 (916) 461-6201

DESIGN CRITERIA - TYPICAL	
SEISMIC CATEGORY	D
WIND SPEED	110 MPH
WIND EXPOSURE	C
CLIMATE ZONE	12
SNOW LOAD	20
ROOF LIVE LOAD	20
ROOF DEAD LOAD	15
CEILING LIVE LOAD	10
CEILING DEAD LOAD	10
FLOOR LIVE LOAD	40
FLOOR DEAD LOAD	20
SOIL BEARING	1500 PSF



CERTAINEED - STONEGATE



ASSESSOR'S PARCEL MAP

ID	ITEM	DESCRIPTION	MANUFACTURER	COLOR
1	ROOF	CLASS 'A' RATED ASPHALT SHINGLE	CERTAINEED	STONEGATE
2	SIDING/BODY	HARDIE - CEMENT SIDING - PAINTED	SHERWIN WILLIAMS PAINTS	JUBILEE (SW 6248)
3	TRIM/FACIA/GUTTERS	HARDIE TRIM - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
4	GARAGE DOOR	METAL ROLL UP - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
5	EXT MAN DOORS	FIBERGLASS OR METAL - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
6	ENTRY DOOR	FIBERGLASS OR METAL - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)

SCOPE OF WORK
BUILD NEW 850 SQ FT ACCESSORY DWELLING
EXISTING HISTORIC BARN IS NOT TO BE DISTURBED
EXISTING RESIDENCE IS NOT TO BE DISTURBED

SHEET INDEX				
NUMBER	LABEL	TITLE	DESCRIPTION	COMMENTS
1	A1	COVER SHEET		
2	A2	GENERAL CONSTRUCTION NOTES		
3	A3	CAL GREEN		
4	A4	SITE PLAN		
5	A5	PROPOSED PLAN		
6	A6	EXISTING & NEW ELEVATIONS		
7	A7	EXISTING & NEW ELEVATIONS		

PLAN SET FOR PLANNING REVIEW COMMITTEE

House Arte
Residential Design - Drafting - Illustration

APN: 070-01005-014-0000

REVISIONS

NO	DESCRIPTION	DATE

DRAWN BY: **KES**
DATE DRAWN: **5/19/2022**

SCALE:

CONCEPT 6

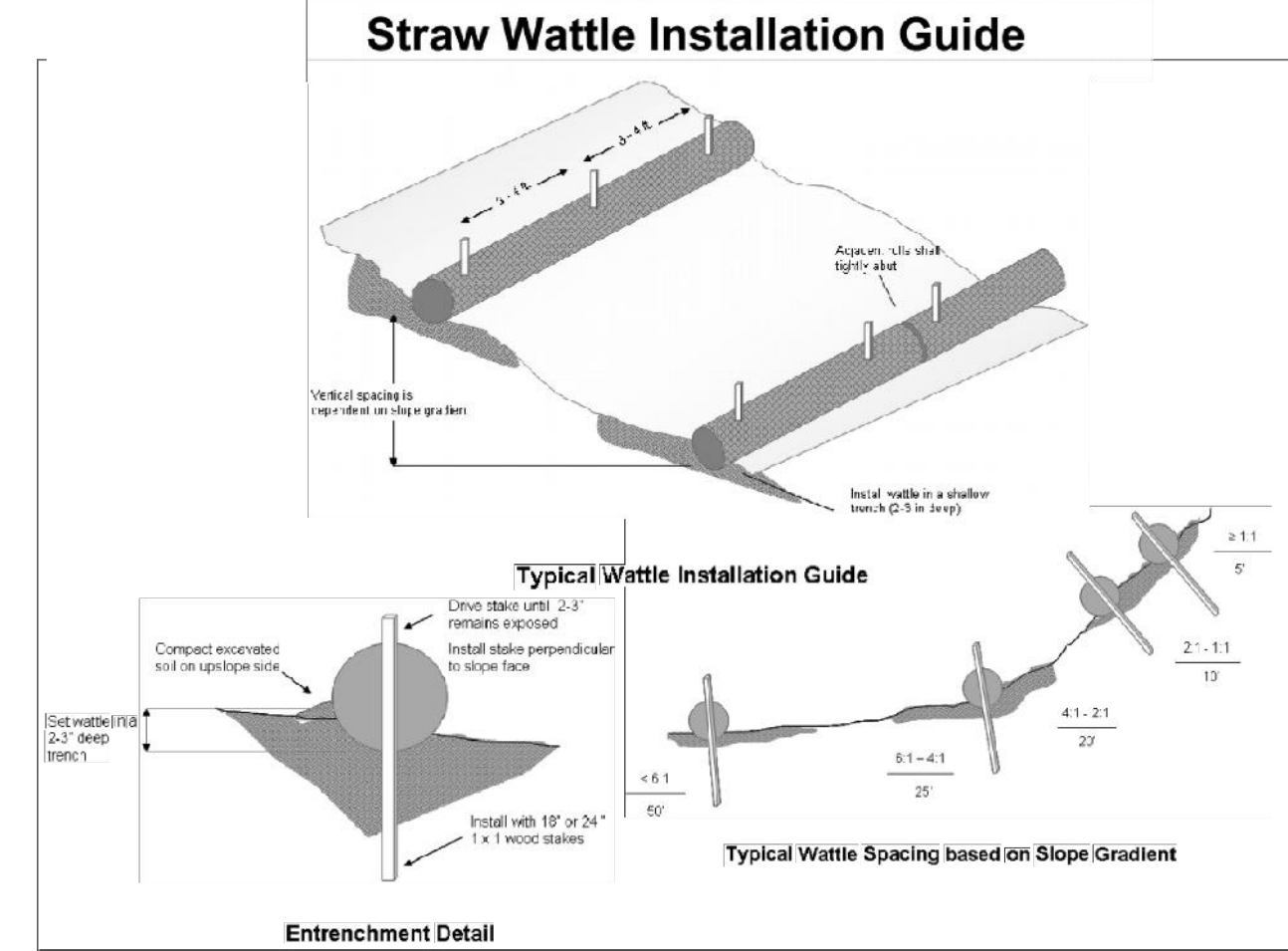
COVER SHEET

- A1 -

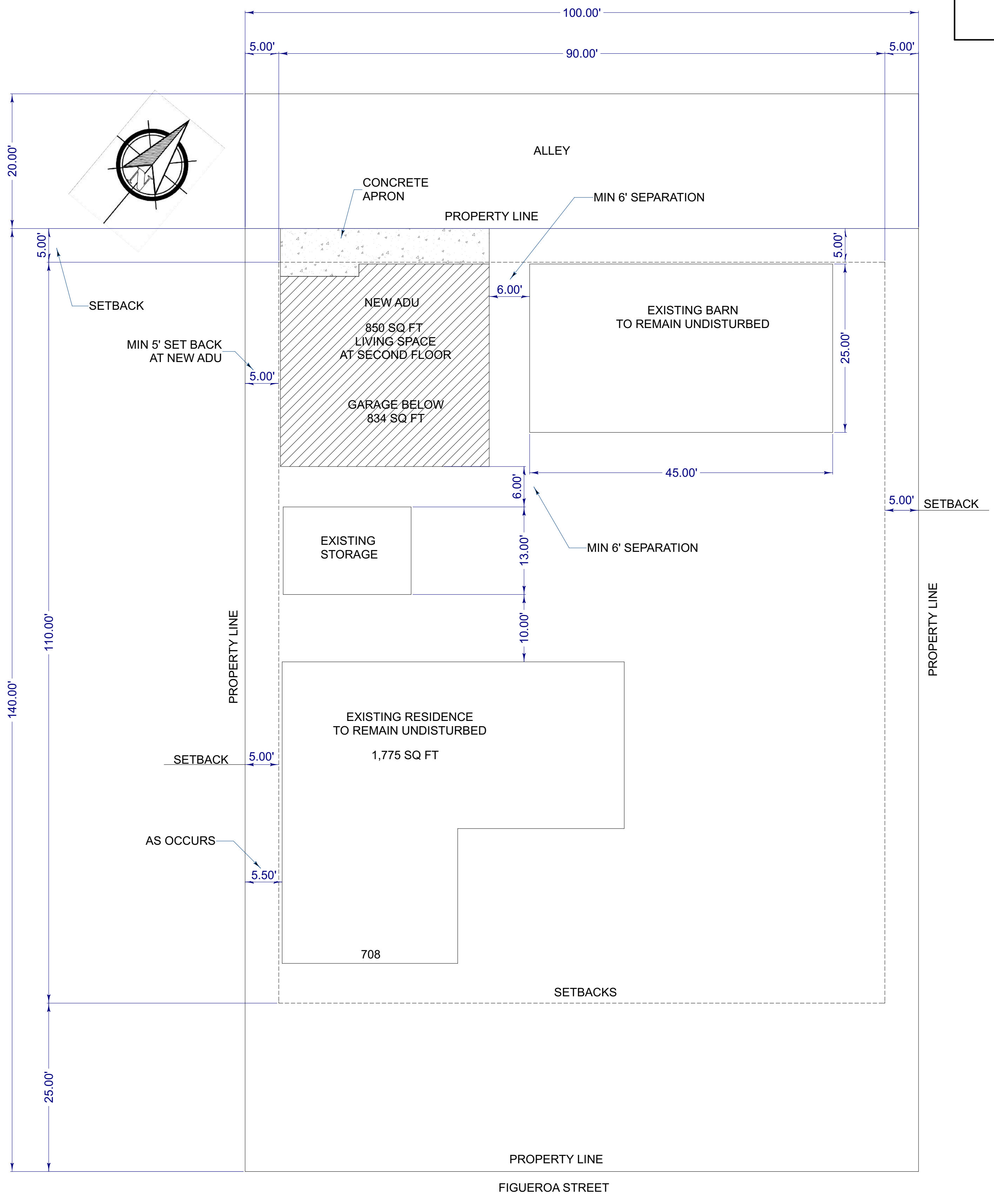
1 OF 7

- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, NOTIFY THIS ENGINEER IMMEDIATELY.
- DEMOLISH AND/OR REMOVE ALL STRUCTURES, BOTH SURFACE AND SUBSURFACE, TREES, BRUSH, ROOTS, DEBRIS AND ALL OTHER DELETERIOUS MATERIALS FROM PROJECT SITE UNDER BUILDING AREA AND AREAS TO RECEIVE FILL.
- ALL RELATIVE COMPACTION REQUIREMENTS SHALL CONFORM TO ASTM D-1557 TEST METHOD UNLESS NOTED OTHERWISE. ALL FILL WITHIN BUILDABLE AREAS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. ALL FILL AND UPPER 6" OF SUBGRADE IN PAVING AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. ALL TRENCHES IN PAVED AREAS SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION (TOP 2'-0"). ALL TRENCHES BEHIND CURB AND GUTTER SHALL BE COMPACTED TO A MINIMUM 90% RELATIVE COMPACTION.
- ALL MATERIALS AND WORK RELATED TO PAVING SHALL CONFORM TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, PARTICULARLY SECTIONS 39 AND 40.
- ALL IMPROVEMENTS SHALL CONFORM TO LOCAL STANDARDS UNLESS NOTED OTHERWISE.
- ALL PAVED AREAS SHALL BE TREATED WITH POLYBICHLORATE AT A RATE OF 4 LBS. PER 100 SQ. FT. TO PREVENT WEED GROWTH.
- ALL SITE CONCRETE CURBS, GUTTERS, DRIVE APPROACHES, AND WALKS SHALL BE CLASS 'B' CONCRETE (5 SACK MIX) WITH A MAXIMUM SLUMP OF 5" AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. CARPORT AND GARAGE SLABS, EXTERIOR STEPS, AND PORCHES TO BE 3500 PSI MIN. (NO TESTING REQUIRED).
- PROPERTY DIMENSIONS AS SHOWN ARE BASED ON RECORD INFORMATION AND SHOULD BE FIELD VERIFIED BY A PROPERTY SURVEY PRIOR TO CONSTRUCTION.
- ALL EXTERIOR CONCRETE FLATWORK SHALL HAVE A BROOM FINISH.
- THE GROUND DIRECTLY ADJACENT TO THE FOUNDATION SHALL BE GRADED NOT LESS THAN TEN FEET WITH A DROP OF MINIMUM SIX INCHES (5% SLOPE). IF GROUND SURFACE DIRECTLY ADJACENT TO FOUNDATION IS IMPERVIOUS A 2% SLOPE AWAY FROM FOUNDATION SHALL BE PROVIDED. CRC R401.3
- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM FOUR INCHES IN HEIGHT AND STROKE OF MINIMUM HALF INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF AND VISIBLE FROM BOTH DIRECTIONS. CRC R319.1

HEIGHT OF MAIN RESIDENCE
FROM GRADE TO HIGHEST RIDGE
25.6 FT



- BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2'-3" (57.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 - PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ADJUT.
 - SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3'-4" (0.9 - 1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2'-3" (57.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
- North American Green Straw Wattles are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.
- Guidelines are provided to assist in design, installation, and structure spacing. The guidelines may require modification due to variation in soil type, rainfall intensity or duration, and amount of runoff affecting the application site.
- To maximize sediment containment with the Straw Wattle, place the initial structure at the topcrest of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downhill from the topcrest of the slope. The final structure should be installed at or just beyond the bottom toe of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.
- Straw Wattles are a temporary sediment control device and are not intended to replace rolled erosion control products (RECPs) or hydraulic erosion control products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RECPs or HECPs be used to provide effective immediate erosion control until vegetation is established. Straw Wattles may be used in conjunction with blankets, mats, and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of the Straw Wattle is dependent on storage capacity.



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House Arte
Residential Design - Drafting - Illustration
HouseArte.com
Kevincep0@gmail.com
(916) 521-3263

ENGINEER

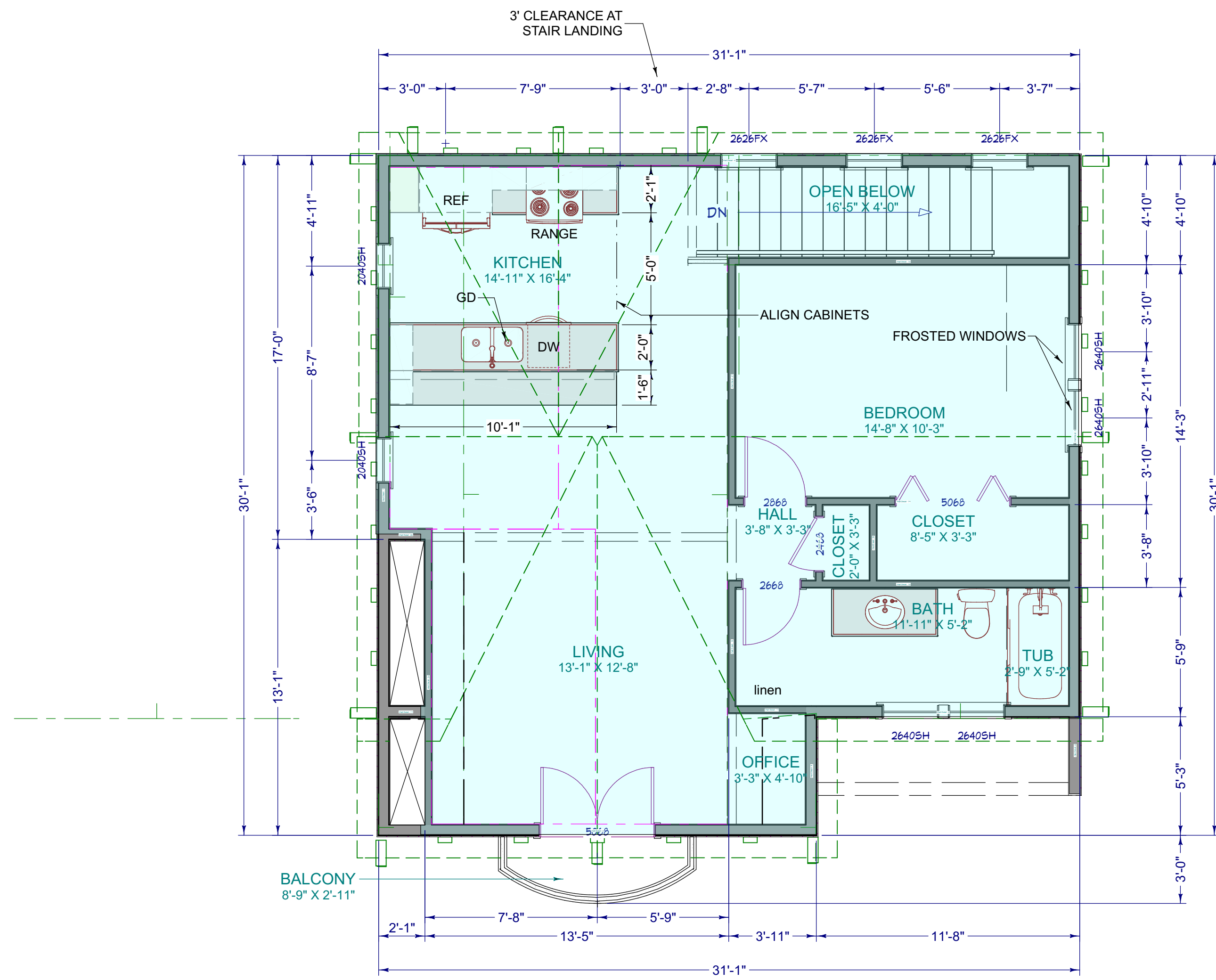
NEW ADU FOR:
JASON & CHRISTINA MOORE
708 FIGUEROA ST
FOLSOM, CA 95630
APN: 070-01005-014-0000

REVISIONS		
NO	DESCRIPTION	DATE

DRAWN BY: **KES**
DATE DRAWN: **6/13/2022**
SCALE: **1"=10'**

CONCEPT 6
PROPOSED SITE LAYOUT

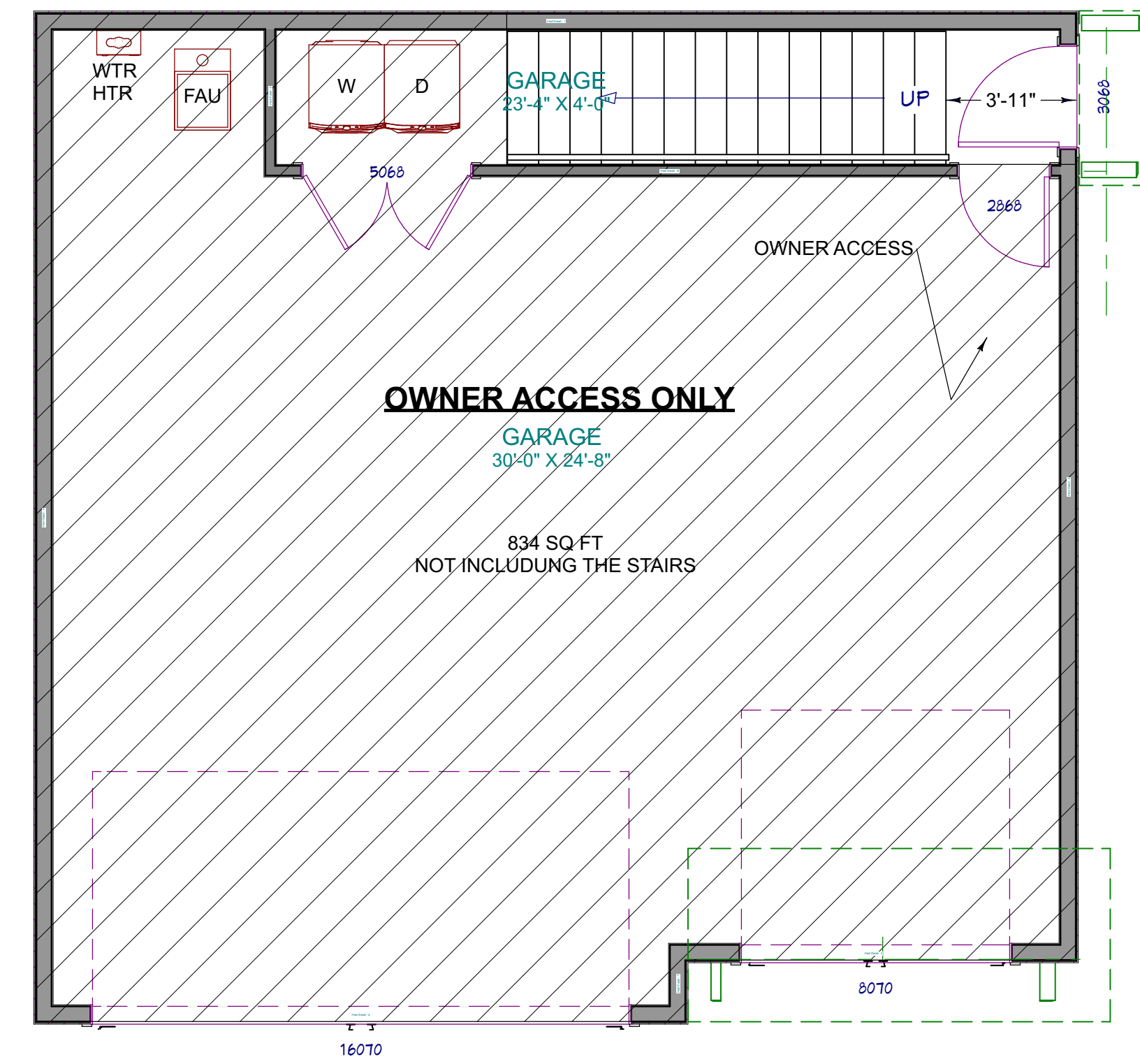
- A4 -
4 OF 7



1 NORTH / ALLEY

1 2ND (MAIN) FLOOR PLAN

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



2

LOWER / GARAGE FLOOR PLAN

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

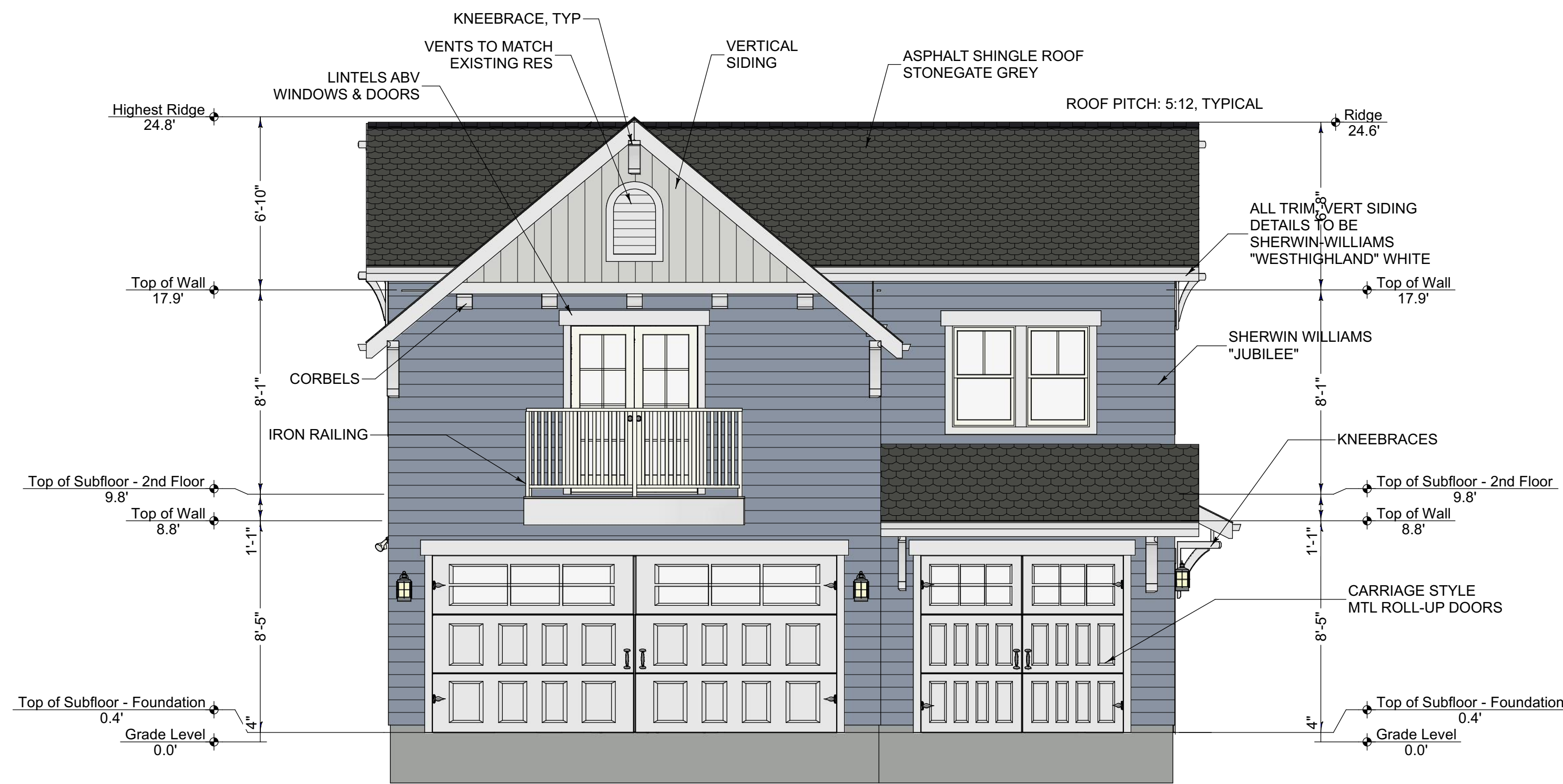
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NEW ADU FOR:
JASON & CHRISTINA MOORE
708 FIGUEROA ST
FOLSOM, CA 95630
APN: 070-01005-014-0000

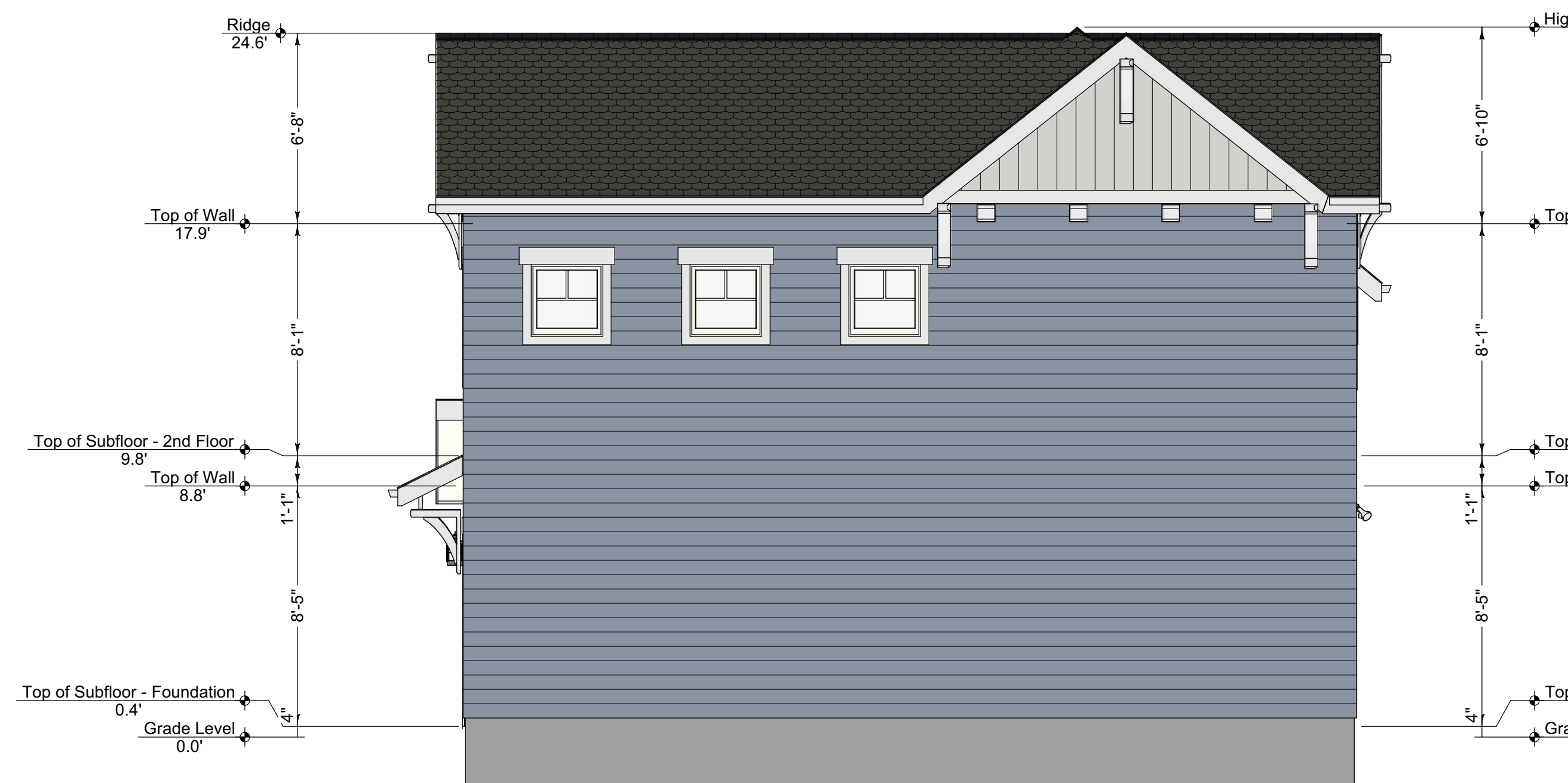
REVISIONS		
NO	DESCRIPTION	DATE

DRAWN BY: **KES**
DATE DRAWN: **5/19/2022**
SCALE:

CONCEPT 6
PROPOSED PLAN



1 NORTH / ALLEY ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ID	ITEM	DESCRIPTION	MANUFACTURER	COLOR
1	ROOF	CLASS 'A' RATED ASPHALT SHINGLE	CERTAINTEED	STONEGATE
2	SIDING/BODY	HARDIE - CEMENT SIDING - PAINTED	SHERWIN WILLIAMS PAINTS	JUBILEE (SW 6248)
3	TRIM/FACIA/GUTTERS	HARDIE TRIM - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
4	GARAGE DOOR	METAL ROLL UP - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
5	EXT MAN DOORS	FIBERGLASS OR METAL - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
6	ENTRY DOOR	FIBERGLASS OR METAL - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)

- LANDINGS & THRESHOLDS (CRC 311.3.1)**
- ALL EXTERIOR DOORS SHALL HAVE A LANDING THAT IS EQUAL TO DOOR WIDTH AND MINIMUM 36" IN DIRECTION OF TRAVEL.
 - LANDINGS SHALL BE A MIN OF 1/2" BELOW THE THRESHOLD AND A MAXIMUM DROP OF 7-3/4" FROM TOP OF THRESHOLD TO THE LANDING. PROVIDED THE DOOR DOES NOT SWING OUT OVER THE LANDING. IF DOOR SWINGS OUT OVER THE LANDING THE MAXIMUM CHANGE IN ELEVATION IS LIMITED TO 1-1/2".

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House Arte
Residential Design - Drafting - Illustration

Kevincep0@gmail.com (916) 521-3263
HouseArte.com

ENGINEER

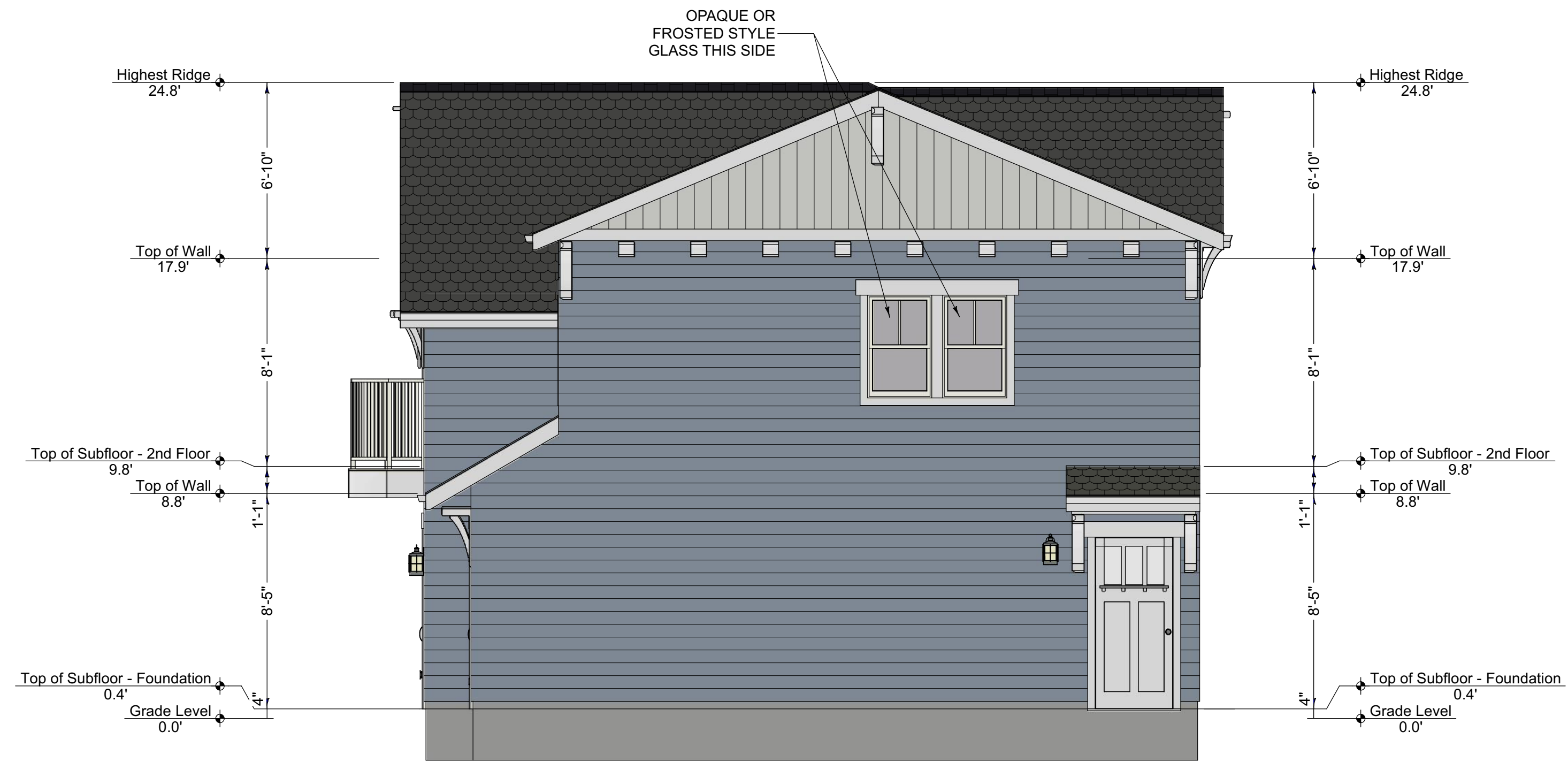
NEW ADU FOR:
JASON & CHRISTINA MOORE
708 FIGUEROA ST
FOLSOM, CA 95630
APN: 070-01005-014-0000

REVISIONS		
NO	DESCRIPTION	DATE

DRAWN BY: **KES**
DATE DRAWN: **5/19/2022**
SCALE:

CONCEPT 6
NEW ADU ELEVATIONS

- A6 -
6 OF 7



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



2 EAST ELEVATION
SCALE: 1/4"=1'-0"

ID	ITEM	DESCRIPTION	MANUFACTURER	COLOR
1	ROOF	CLASS 'A' RATED ASPHALT SHINGLE	CERTAINTEED	STONEGATE
2	SIDING/BODY	HARDIE - CEMENT SIDING - PAINTED	SHERWIN WILLIAMS PAINTS	JUBILEE (SW 6248)
3	TRIM/FACIA/GUTTERS	HARDIE TRIM - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
4	GARAGE DOOR	METAL ROLL UP - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
5	EXT MAN DOORS	FIBERGLASS OR METAL - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)
6	ENTRY DOOR	FIBERGLASS OR METAL - PAINTED	SHERWIN WILLIAMS PAINTS	WESTHIGHLAND WHITE (SW 7566)

LANDINGS & THRESHOLDS (CRC 311.3.1)

- ALL EXTERIOR DOORS SHALL HAVE A LANDING THAT IS EQUAL TO DOOR WIDTH AND MINIMUM 36" IN DIRECTION OF TRAVEL.
- LANDINGS SHALL BE A MIN OF 1/2" BELOW THE THRESHOLD AND A MAXIMUM DROP OF 7-3/4" FROM TOP OF THRESHOLD TO THE LANDING. PROVIDED THE DOOR DOES NOT SWING OUT OVER THE LANDING. IF DOOR SWINGS OUT OVER THE LANDING THE MAXIMUM CHANGE IN ELEVATION IS LIMITED TO 1-1/2".

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NEW ADU FOR:
JASON & CHRISTINA MOORE
708 FIGUEROA ST
FOLSOM, CA 95630
APN: 070-01005-014-0000

REVISIONS		
NO	DESCRIPTION	DATE

DRAWN BY: **KES**
DATE DRAWN: **5/19/2022**

SCALE:

CONCEPT 6
NEW ADU ELEVATIONS

- A7 -

ATTACHMENT 6

Site Photos











ATTACHMENT 7
Comment Letters from Heritage Preservation
League of Folsom, sent June 10, 2022 and
Historic Folsom Resident's Association, sent
June 6, 2022

From: [Joan Walter](#)
To: [Josh Kinkade](#)
Cc: thehfra@gmail.com; [Michael Reynolds](#)
Subject: Re: 708 Figueroa St. Garage/ADU Design Review Request for Comments
Date: Monday, June 6, 2022 8:50:01 PM
Attachments: [Commercial Interface.zip](#)
[Condition of the Project Site.zip](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Josh,

The Historic Folsom Residents Association requests consideration of the following comments/concerns when reviewing this project. It is the mission of the HFRA to protect, preserve, advocate for and enhance the Folsom Historic Residential District. We are providing the following comments/concerns in keeping with this mission statement.

1. Concerns regarding Interface with commercial properties on Sutter Street and constrained emergency vehicle access

The project site is located near the end of a alley that provides rear access and parking for the businesses on Sutter Street. The proposed project would add additional living space, traffic, and potential future parking issues (plan indicates the new garages are for owner access only) in an area with already congested ingress/egress.

- The business at the end of the alley has an outdoor seating area and live music that can be very loud, especially for neighboring residences on Figueroa Street (noise compatibility issue).
- There is a theater on Sutter Street that has an annex next to the project site, with foot traffic (including children) crossing through the alley.
- The alley can be congested with traffic, parking, deliveries, pedestrians, garbage cans and dumpsters, especially at night with limited lighting.

2. Concerns regarding existing condition of the Project Site

The unmaintained condition of portions of the project site should be addressed before an additional structure is approved to be built on the property.

- There is a poorly maintained building with a garage and what appears to be living space above it on the rear and side of the property that could be a safety hazard.
- There is heavy/overgrown vegetation on the side of the property that could be a fire safety hazard.
- There appears to be a heritage tree towards the rear of the property that is not shown or mentioned on the plan. The project description should include plans for retention or removal of this tree in conformance with the Folsom Tree Preservation Ordinance.

Photos are attached for reference. Thank you.

Joan Walter
HFRA Board Member (Interim)

On May 24, 2022, at 5:07 PM, Josh Kinkade <jkinkade@folsom.ca.us> wrote:

All,

Please find the attached request for comments and associated plans for the 708 Figueroa St. Garage/ADU Design Review project going to the Historic District Commission. Please send me any comments by June 7.

Thanks,

<image001.png>

< image002.png >	Josh Kinkade
< image003.png >	<i>Associate Planner</i>
< image004.png >	City of Folsom
	50 Natoma Street, Folsom, CA
	95630
< image005.png >	jkinkade@folsom.ca.us
	o:916-461-6209
	www.folsom.ca.us

<DRCL22-00145 Request for Comments.pdf><MOORE PLAN SET TO FOLSOM CITY- 5-19-22.pdf>

From: [Beth](#)
To: [Josh Kinkade](#); [Brianna Gustafson](#); [HPL Board](#)
Subject: Re: 912 Mormon St. Garage/ADU Design Review Request for Comments and 708 Figueroa Street
Date: Friday, June 10, 2022 5:14:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Hi Josh and Brianna,

HPL is submitting these email comments for two projects - 912 Mormon Street and 708 Figueroa Street. I apologize these are not in our usual format, but with summer and lots of projects - this is the best we could provide at this time. Please include in the HDC staff report and consider them.

Sincerely,

Beth Kelly

Heritage Preservation League President

912 Mormon Street Garage/ADU

The proposed large three car Garage/ADU has nothing in common with the home and a 24'x 34' concrete pad is proposed along the alley (in front of the new building). This does not even begin to meet the requirement that garages and parking areas in the Central Subarea should be downplayed. At a minimum one garage bay could be set back and the large pad could have a surface of turf stone. The garage bays should also have 'carriage house' doors.

However, my larger issue is that the site plan shows a row of vertical parking spaces in the front. This is not consistent with the frontage improvements specified in the Design Guidelines (a 10-foot-wide landscape strip and a 5-foot wide sidewalk). Unless the City starts to require consistent frontage improvements (or establish a new design for public rights-of-way areas) the vertical parking pattern could continue and the residential subareas will over time resemble commercial development.

Staff, the Historic District Commission and City Council should develop reasonable requirements for frontage improvements (including landscaping) additional in the Historic District.

708 Figueroa Street Garage/ADU

The ADU with a one-car garage is nicely designed and it meets the setback requirement of 5-feet from the alley. Because an existing barn covers most of the remaining alley frontage, additional on-site parking will not be possible in the rear yard.

In order to enter/exit the proposed garage space, the full 20-foot width of the alley will be

needed. This is often not a realistic expectation. The alleys are normally 10-foot-wide and often have drainage swales next to them. In addition the alleys are often lined by parked cars.

Because the parking situation in the Historic District is getting desperate the City continues to approve bad parking solutions. It is long overdue for the Staff, the Historic District Commission and City Council to address the parking problem and develop reasonable requirements for frontage improvements along streets and alley's in the Historic District.

On 5/24/22 5:16 PM, Josh Kinkade wrote:

All,

Please find the attached request for comments and associated plans for the 912 Mormon St. Garage/ADU Design Review project going to the Historic District Commission. Please send me any comments by June 7.

Thanks,



Josh Kinkade

Associate Planner

City of Folsom

50 Natoma Street, Folsom, CA 95630

jkinkade@folsom.ca.us

o:916-461-6209

www.folsom.ca.us



















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