



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

March 1, 2023

6:30 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, John Felts, Mark Dascallos, Ralph Peña, 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 December 7, 2022, meeting will be presented for approval.

Oath of Office Administered to Daniel West, John Felts and Ralph Peña

Election of Chair and Vice Chair

NEW BUSINESS

1. DRCL22-00313, 808 Figueroa Street Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Elemental Buildings Inc. for approval of a Design Review Application for exterior modifications at the existing residence at 808 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 15301 of the CEQA Guidelines. **(Project Planner: Brianna Gustafson/Applicant: Elemental Builders)**

2. DRCL22-00318, 311 Coloma Street Design Review for New Custom Home and Accessory Dwelling Unit and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Pamela Bohall for approval of a Design Review Application for the construction of a new custom home, garage and accessory dwelling unit at 311 Coloma Street. The project was previously approved by the Historic District Commission on August 4, 2021 (PN21-095) but the approval has since expired. No changes to the previously approved project are proposed. The zoning classification for the site is FIG/R-2, 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: Brianna Gustafson/Applicant: Pamela Bohall)**

3. USPT22-00158: Uncle Charlie’s Firehouse and Brew Conditional Use Permit, Design Review, and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Taryn and Charlie Grows for approval of a Conditional Use Permit and Design Review for development and operation of a craft brewery within an existing 3,322-square-foot commercial tenant space located at 905 Leidesdorff Street. The General Plan land use designation for the project site is HF, while the Zoning designation is HD (Sutter Street Subarea). The project is categorically exempt under Section 15301 (Existing Facilities) and Section 15303 (New Construction of Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Taryn and Charlie Grows)**

PRINCIPAL PLANNER REPORT

HISTORIC DISTRICT COMMISSION COMMENTS

ADJOURNMENT

The next regularly scheduled meeting is **April 5, 2023**. 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
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
December 7, 2022
6:00 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 6:02 p.m. with Chair Kathy Cole presiding.

ROLL CALL:

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

Commissioners Absent: None

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

Resolution of Commendation honoring Mickey Ankelyi was presented.

MINUTES:

The minutes of the October 5, 2022 meeting were approved.

NEW BUSINESS:

1. DRCL22-00079, 1006 Persifer Street Garage Demolition and Garage/Accessory Dwelling Unit and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Danelle Giusti for approval of a Design Review Application for a two-story structure containing a 720-square-foot garage and a 720-square-foot Accessory Dwelling Unit at 1006 Persifer Street. The zoning classification for the site is CEN/R-1-M, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Sections 15301 and 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Danelle Giusti)**

COMMISSIONER RAITHEL MOVED TO APPROVE DEMOLITION OF AN EXISTING GARAGE AND CONSTRUCTION OF A TWO-STORY STRUCTURE CONTAINING A 720-SQUARE-FOOT GARAGE AND A 720-SQUARE-FOOT ACCESSORY DWELLING UNIT LOCATED AT 1006 PERSIFER STREET. THE APPLICANT SHALL SUBMIT BUILDING PLANS THAT COMPLY WITH THIS APPROVAL AND THE SITE PLAN, FLOOR PLANS, BUILDING ELEVATIONS, AND RENDERINGS, DATED 7-13-2022, INCLUDED IN ATTACHMENT 5 AND COLORS AND MATERIALS INCLUDED IN ATTACHMENT 6, WITH THE FOLLOWING MODIFICATIONS:

- a) ~~THE PRIMARY RESIDENCE~~ **GARAGE/ADU** SHALL UTILIZE THE SAME **EXTERIOR** COLORS ON THE SIDING AND WINDOW DETAILING AS THE ~~GARAGE/ADU~~ **PRIMARY RESIDENCE** BY THE TIME THE ~~GARAGE/ADU~~ RECEIVES **PRIOR TO ISSUANCE OF** A CERTIFICATE OF OCCUPANCY.
- b) **THE UPPER RIGHT HORIZONTALLY ORIENTED WINDOW ON THE EAST ELEVATION AND THE TWO LARGER HORIZONTALLY-SLIDING WINDOWS ON THE LOWER SOUTH AND LOWER EAST ELEVATIONS SHALL BE MODIFIED TO BE VERTICALLY-ORIENTED CONSISTENT WITH THE OTHER VERTICALLY ORIENTED WINDOWS ON THE GARAGE/ADU TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.**
- c) **THE PROPOSED STUCCO ON THE FIRST FLOOR SHALL BE REPLACED WITH A MATERIAL LISTED IN FMC SECTION 17.105.160(C)(E) SUCH AS HORIZONTAL CLAPBOARD OR SHINGLE SIDING THAT IS 2.5 TO 6 INCHES WIDE OR A MIX OF SHINGLES, STONE, AND SIDING TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.**
- d) ALL CONDITIONS OF APPROVAL AS OUTLINED HEREIN SHALL BE MADE AS A NOTE OR SEPARATE SHEET ON THE CONSTRUCTION DRAWINGS.

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

2. Historic District Commission Rules of Conduct Modification Related to Meeting Time

Community Development Department Staff is recommending a modification to the previously approved Rules of Conduct Before the Historic District Commission, related to regular meeting time. **(Principal Planner: Steve Banks)**

COMMISSIONER WEST MOVED TO ADOPT A MODIFICATION TO THE RULES OF CONDUCT FOR BUSINESS BEFORE THE CITY OF FOLSOM HISTORIC DISTRICT COMMISSION CHANGING THE MEETING TIME ON THE FIRST WEDNESDAY OF EACH MONTH FROM 6:00 P.M. TO 6:30 P.M. AS SHOWN IN ATTACHMENT 1.

COMMISSIONER LANE SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

PRINCIPAL PLANNER REPORT

Principal Planner Steve Banks reported that the next Historic District Commission meeting for January 4, 2023 has been canceled for lack of quorum. The next tentatively scheduled meeting is February 1, 2023.

ADJOURNMENT

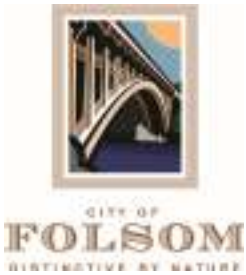
There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 7:31 p.m.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 808 Figueroa Street Exterior Modification
File #: DRCL22-00313
Request: Design Review
Location: 808 Figueroa Street
Parcel(s): 070-0103-013-0000
Staff Contact: Brianna Gustafson, Associate Planner, 916-461-6238
bgustafson@folsom.ca.us

Property Owner

Name: Jeffrey and Elaine Ferreira-Pro
Address: 808 Figueroa Street,
Folsom, CA 95630

Applicant

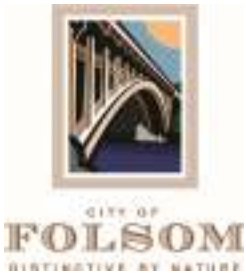
Elemental Builders Inc.
4116 Jared Place
El Dorado Hills, CA 95762

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review of an exterior modification of an existing single-family residence at 808 Figueroa Street, as illustrated on Attachments 5, 6, and 7 for the project (DRCL22-00313) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11).

Project Summary: The proposed project includes the remodel of the existing single-family residence located at 808 Figueroa Street. The exterior modifications include removing a door within the rear of the property and filling it in and reusing the same door on the same elevation in the dining room. The project does not include any addition or expansion of the existing residence. The project is located within the Figueroa Subarea of the Historic Residential Primary Area with an underlying zoning of R-2 (Two-Family Residence) and the General Plan designation is MLD (Multi-Family Low Density). The property is on the City of Folsom's Cultural Resources Inventory List.

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval



AGENDA ITEM NO. 1
Type: Public Meeting
Date: March 1, 2023

4. Vicinity Map
5. Site Plan, Received February 16, 2022
6. Proposed Elevations, dated February 10, 2023
7. Proposed Colors and Materials, Project Summary, Photos, Interior Remodel Plan Submitted January 18, 2023

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Elemental Builders Inc., is proposing an exterior modification of an existing two-story 2,697-square-foot single-family residence located at 808 Figueroa Street. The modification includes the following:

- Removing the kitchen patio door (for the interior kitchen remodel not subject to Commission review/approval);
- Relocating the patio door that was in the kitchen into the dining room, therefore removing the existing French doors in the dining room; and
- Installing windows along the side of the new door location.

The project does not include any addition to or expansion of the existing residence.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code 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 Figueroa Subarea of the Historic Residential Primary Area.

The following table shows how the existing residence relates to the FMC zoning requirements for the Historic Residential Primary Area:

	<u>REQUIRED</u>	<u>PROPOSED/EXISTING</u>
Minimum Lot Size	7,000 SF	7,000 (existing)
Minimum Lot Width	50 Feet	50 Feet (existing)
Front Setback	20 Feet	11 Feet (existing)
Rear Setback	20 Feet	54 Feet (existing)
Side Setback	5 Feet	5 Feet and 10.8 Feet (existing)
Minimum Pervious Surface	45%	70% (existing)
Parking Requirement	2 Parking Spaces	2 Parking Spaces (existing)
Maximum Building Height	35 Feet	32 Feet (existing)
Structure Separation	10 Feet	>10 Feet

As shown in the above table, the site is not meeting the front yard setback. While this standard is not being met, no expansion of the floor area of the existing residence is proposed as part of the project, thus there is no expansion of the existing nonconformity.

FMC Section 17.52.690 states that:

1. A structure or part thereof is determined to be legally nonconforming if it was legally in place at the effective date of the ordinance but by reason of style, construction, or placement it does not meet the standards or intent of the district or subarea in which it is located;
- and
2. Any structure with legal nonconforming status may continue as long as it is maintained in good repair and the nonconformity is not increased, (such as new construction which increases the size of the structure's footprint within a required setback or intensification of the use of such area.)

The subject property is on the City of Folsom's Cultural Resources Inventory list, as it is considered to embody distinctive characteristics of a Victorian architecture and was associated with the lives of people who were considered significant to Folsom's past. The residence was estimated to be constructed in the early 1880s and is therefore considered legal nonconforming. The residence has been maintained in good repair, and the nonconforming area is not being increased in size or intensified in use as a result of the proposed project. As such, staff determined that the legal nonconforming structure/lot may continue and that the proposed project does not contain any additional square footage or intensification of use.

Building Design/Architecture

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

The 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 modification involves walling the patio door that is currently in the kitchen. The wall will be patched and repaired to match the existing siding. The French doors that are currently in the dining room will be removed and the original patio door that was in the kitchen will be installed to take its place. The patio door will be framed with windows surrounding it. The new patio door location will have the same level of trim and detail to match the existing residence. The new windows alongside the doors would match the shape of the existing windows on that elevation and is vertically oriented, consistent with the DDGs. Furthermore, all the work will be done on the rear of the property, facing the alley.

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 of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design guidelines identified 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 808 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 exterior modification is going to be consistent with the existing design of the house; as they are going to match the walled off door with the existing siding and reusing the existing kitchen door and relocate to the dining room. They are proposing to reuse the existing door that is currently in the kitchen to the dining room. Finally, the organization that nominated the 808 Figueroa Street residence for the Cultural Resources Inventory was routed the proposed project and expressed no concerns for the project. As such, staff concludes that the exterior modification will not substantially affect the historicity of the residence.

The property is not listed within the National Register of Historic Places or on the California Historical Resources.

PUBLIC COMMENTS

A Public Notice was posted on the project site five days prior to the Historic District Commission meeting of March 1, 2023 that met the requirements of the FMC Section 17.52.320. The initial set of plans were also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association. City staff did not receive any comments from these organizations relative to the proposed project as of the publication of this staff report.

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(s) in this case.

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL22-00313) for Design Review of an exterior modification of an existing residence at 808 Figueroa Street, as illustrated on Attachments 5, 6, and 7 for the 808 Figueroa Street project, based on the findings below (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11) included as Attachment 3.

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

The property does appear on the City of Folsom’s Cultural Resources Inventory and was added by the Historic District Commission on May 16, 2007 (PN06-513). The property was included as it was deemed to be associated with the lives of persons significant to Folsom’s past and embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual. Based on the staff report for the nomination of being listed Cultural Resources Inventory, the residence was constructed in the early 1880s. It embodies the Folk Victorian architectural style. The subject property is located in the Figueroa Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-2 (Two-Family Residence District).

GENERAL PLAN DESIGNATION

MLD, Multi-Family Low Density

ZONING

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

ADJACENT LAND USES/ZONING

North: Sutter Street (SUT) and Commercial Uses

South: Figueroa Street with single-family residences

East: Single-family residences (FIG)

West: Single-family residences (FIG)

SITE CHARACTERISTICS

The 7,000-square-foot project site contains an existing residence, a detached storage shed 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, Figueroa Subarea within the 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
 808 FIGUEROA STREET REMODEL DESIGN REVIEW
 (DRCL22-00313)**

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 received February 16, 2023 included in Attachment 5 and building elevations dated February 10, 2023, included in Attachment 6, and colors and materials submitted January 18, 2023. 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 exterior modifications to an existing residence at 808 Figueroa Street. The applicant shall submit building plans that comply with this approval and the attached site plan received February 16, 2023 included in Attachment 5, building elevations submitted February 10, 2023, included in Attachment 6 and colors and materials submitted January 18, 2023, included in Attachment 7.	B	CD (P)
4.		<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

5.		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)
6.		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)
7.		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)
8.		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)
9.		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)

10.		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)
11.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (March 1, 2024). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

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

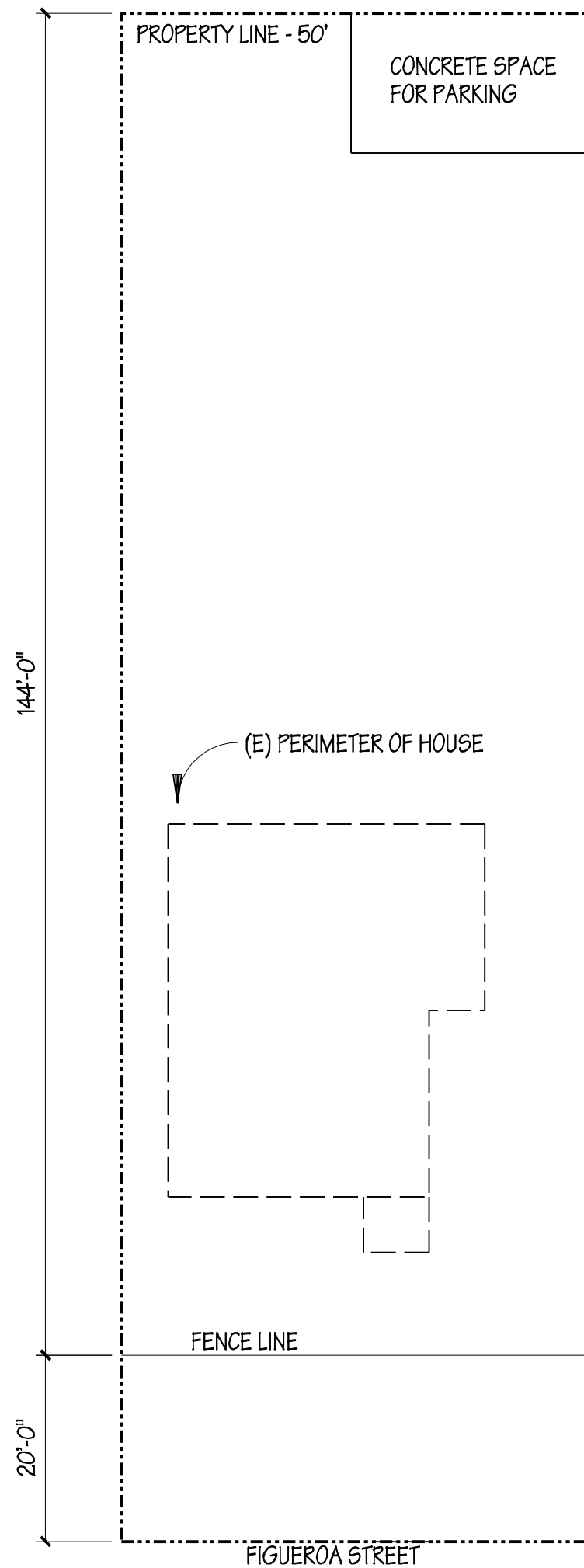
Attachment 4 Vicinity Map



Attachment 5
Building Plans, Received February 16, 2023

SITE PLAN

SCALE: 1/16"=1'-0"



NOTE:
(E) LOCATION OF
HOUSE ON PROPERTY

SITE LEGEND	
-----	PROPERTY LINE
-----	SETBACK LINE
—————	ROOF OUTLINE
-----	BUILDING OUTLINE
— x —	FENCE LINE
GM	GAS METER
WM	WATER METER
ⓔ	ELECTRIC METER

DENAE'S
Interior Design

DENAEBAGGS@YAHOO.COM
TEL: 916-591-7814
DENAE BAGGS

ENGINEER

NO.	REVISIONS AUTHORIZATIONS	DATE	BY

PROJECT

FERREIRA-PRO RESIDENCE
808 FIGUEROA STREET
FOLSOM, CA
APN# 070-0103-013

DATE 2/10/23

SHEET TITLE

SITE PLAN

SHEET NO.

A1.0

Attachment 6
Proposed Elevations, dated February 10, 2023



ORIGINAL PATIO
DOOR RELOCATED

PATIO DOOR REMOVED AND
PATCHED AND REPAIRED
WITH MATCHING SIDING A COLOR

REAR ELEVATION

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

DENAE'S
Interior Design

DENAE BAGGS@YAHOO.COM
TEL: 916-591-7814
DENAE BAGGS

ENGINEER

NO.	REVISIONS AUTHORIZATIONS	DATE BY

PROJECT
FERREIRA-PRO RESIDENCE
808 FIGUERO STREET
FOLSOM, CA
APN# 070-0103-013

DATE 2/10/23

SHEET TITLE

REAR ELEVATION

SHEET NO.

A3

Attachment 7
Proposed Colors and Materials, Project
Summary, Photos, Submitted
January 18, 2023

Ferreira-Pro Residence

Kitchen /Dining Room Remodel

808 Figueroa St

Folsom, CA 95630

Contractor Contact:

Elemental Builders Inc.

Sara Burtz

admin@elementalbuilders.com

916-832-2022

Homeowner Contact:

Jeff and Elaine Ferreira-Pro



Scope:

Kitchen remodel; provide and install finishes as noted. LVT Flooring throughout dining room and kitchen. **Remove kitchen patio door and install in dining room.** Open wall between kitchen and dining room and add decorative detail at header. Ceiling tiles in kitchen and dining room.

Contents:

Page 1 Scope and Contact Info

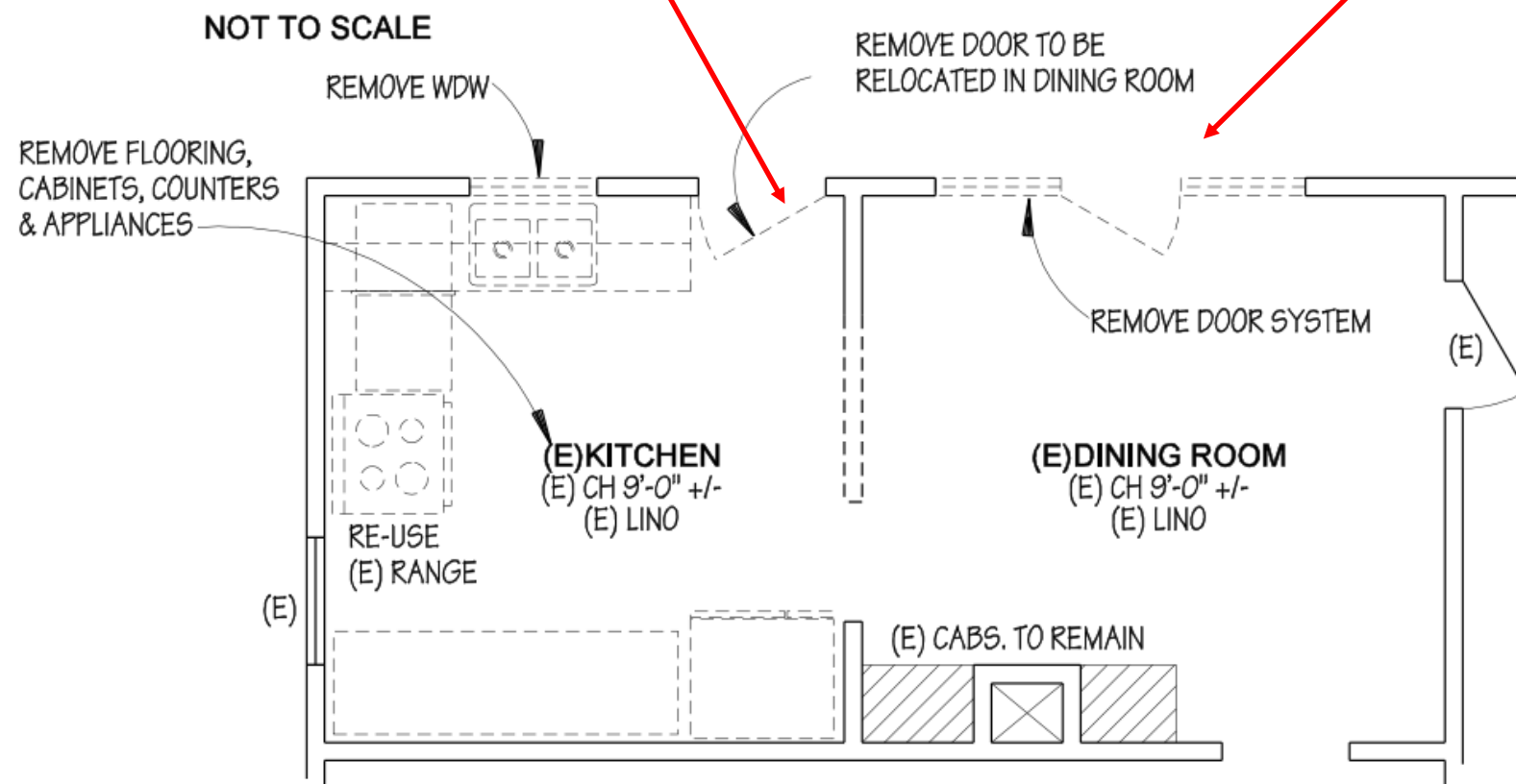
Page 2 Demo Plans and Vicinity Map

Page 3 Proposed Plans and New Door / Side Lights

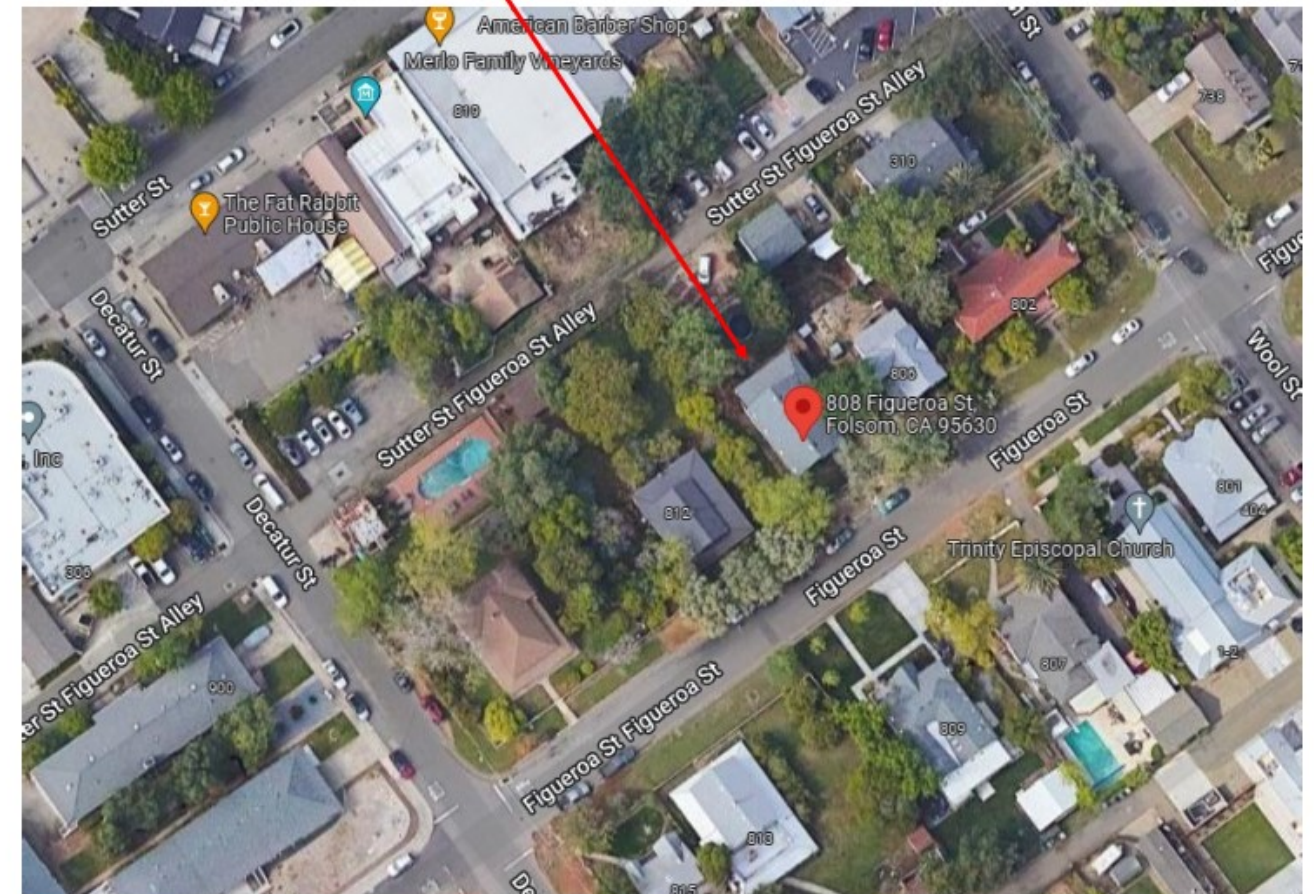
Page 4 Existing Street Views



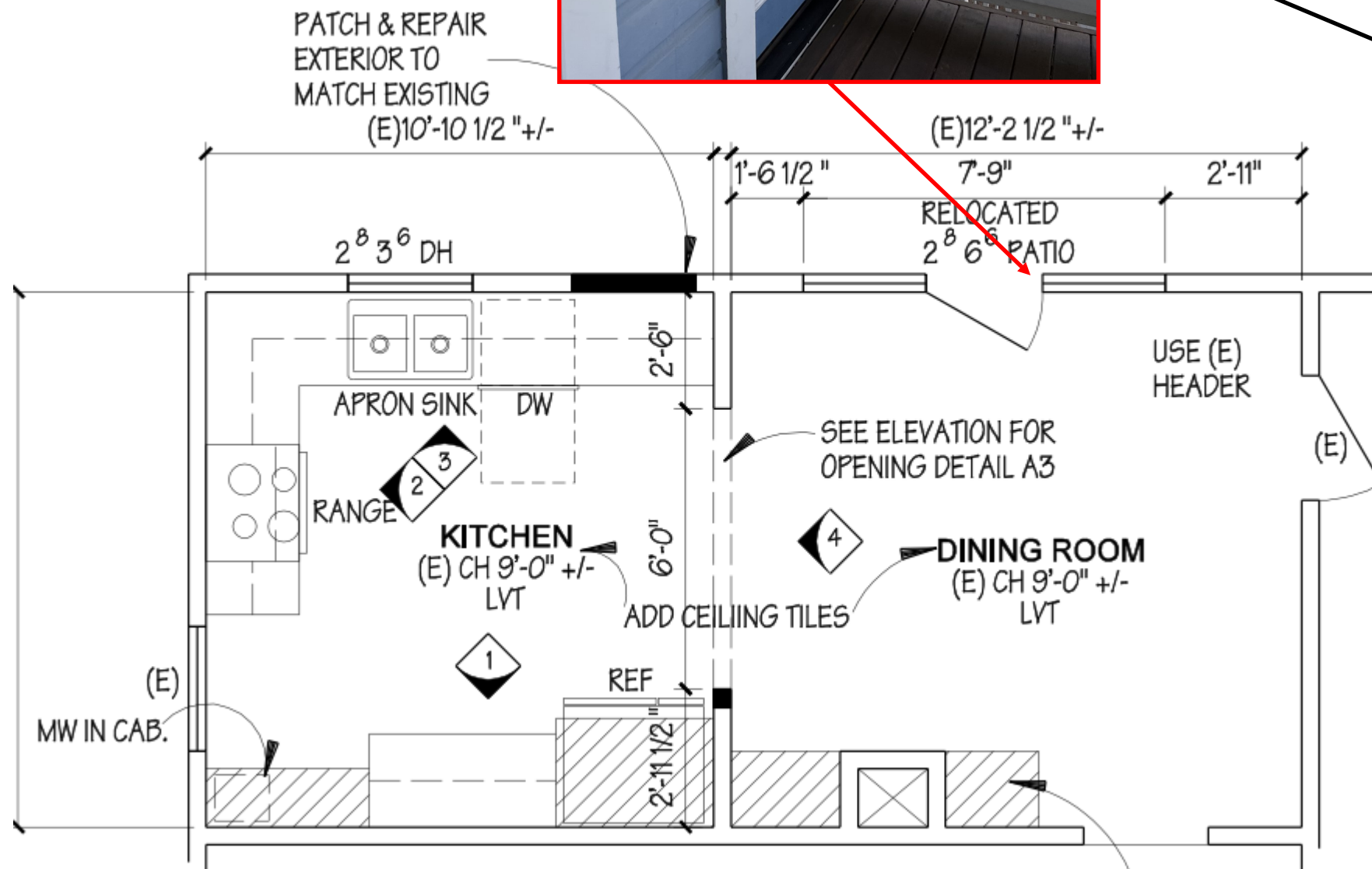
***All exterior modifications on rear of home, visible from alley. All siding, trim and paint to be repaired to match existing



DEMO PLAN



***Reuse existing kitchen door at dining room. Frame in sidelights.





Figueroa Street View



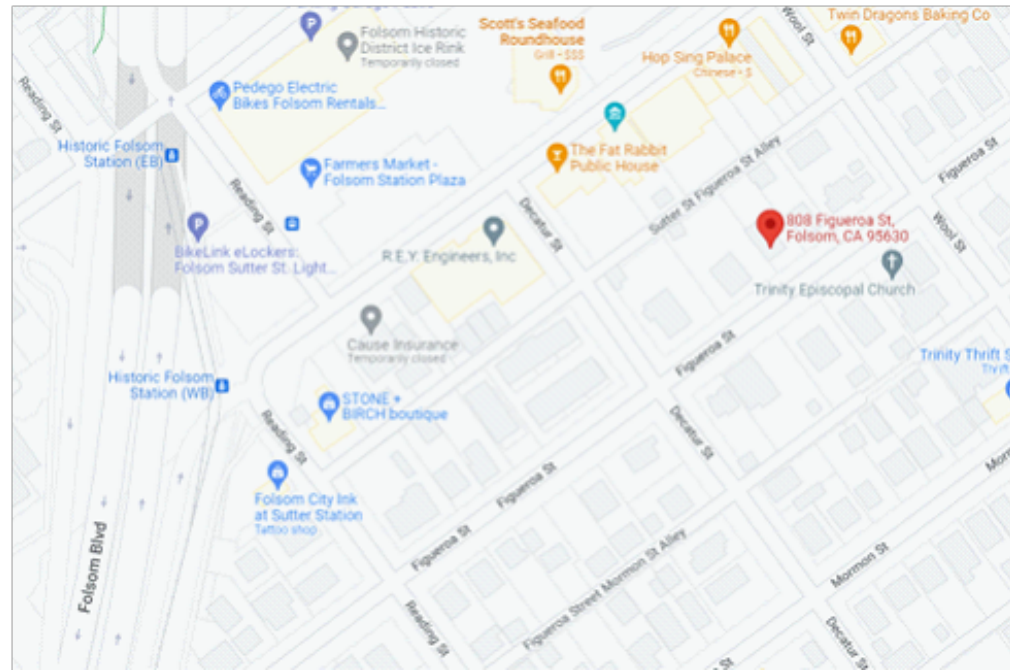
Sutter Street Figueroa Street Alley View



Sutter Street Figueroa Street Alley View from Decatur

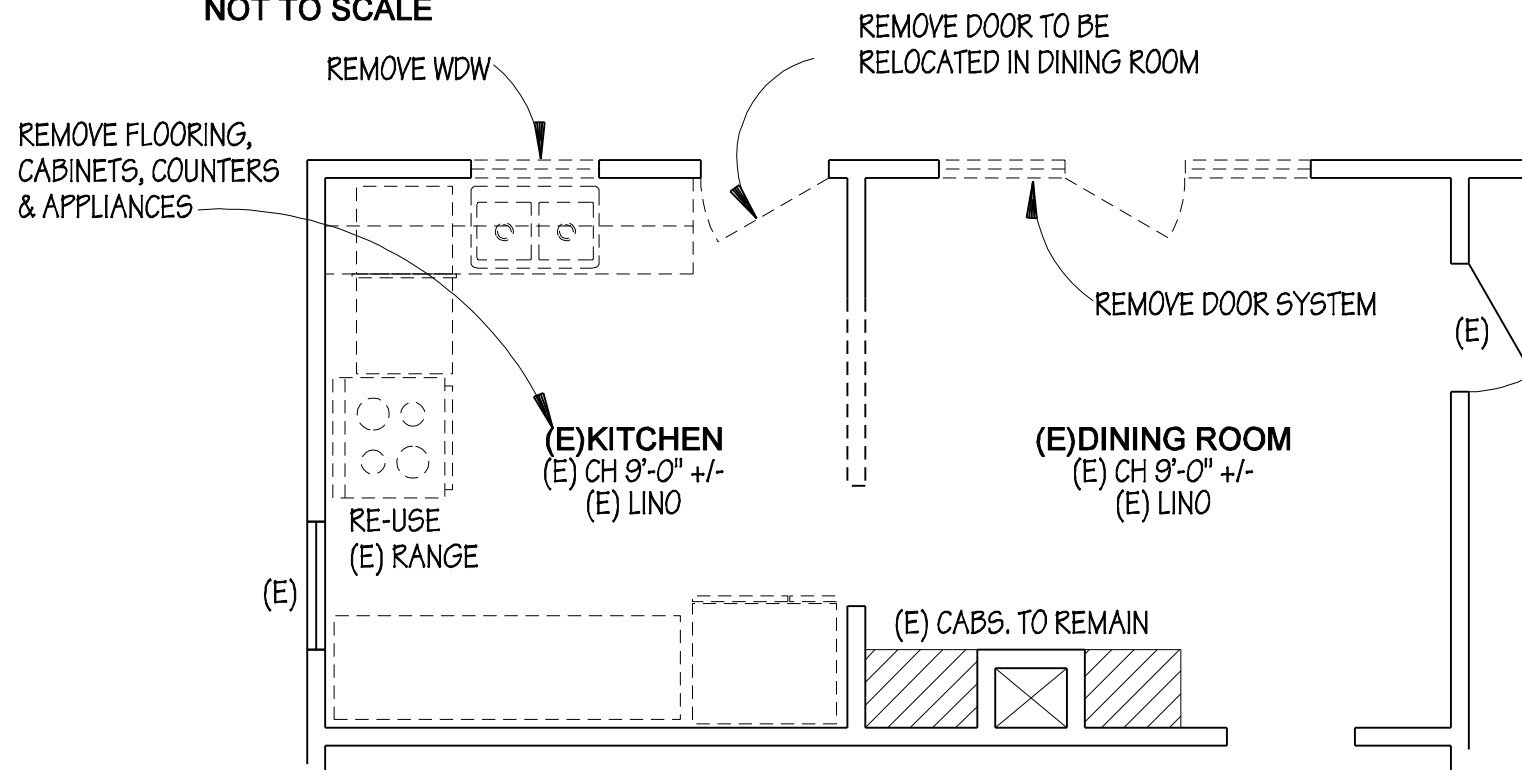


Decatur St View



VICINITY MAP

NOT TO SCALE



DEMO PLAN

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

PROJECT SCOPE

BASE BID

KITCHEN REMODEL; PROVIDE AND INSTALL FINISHES AS NOTED. LVT FLOORING THROUGH DINING ROOM & KITCHEN. REMOVE KITCHEN PATIO DOOR AND INSTALL IN DINING ROOM. OPEN WALL BETWEEN KITCHEN & DINING ROOM & ADD DECORATIVE DETAIL AT HEADER. CEILING TILES IN KITCHEN & DINING ROOM.

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 BUILDING ENERGY EFFICIENCY STANDARDS
2019 CRC/CPC/CMC/CEC

SHEET INDEX

ARCHITECTURAL

- A1 VICINITY MAP & DEMO PLAN
- A2 FLOOR PLAN
- A3 INTERIOR ELEVATIONS
- E1 ELECTRICAL

DEMO LEGEND

- ===== (E) 2X STUD WALL TO REMAIN
- (E) 2X STUD WALL TO BE REMOVED
- (E) ITEMS TO BE REMOVED

DEMOLITION NOTES:

1. CONTRACTOR SHALL ADEQUATELY SHORE AND BRACE (E) STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL ITEMS NOT INTENDED TO BE DEMOLISHED.
3. CONSULT W/ OWNER REGARDING DUMPSTER LOCATION.
4. CONSULT W/ OWNER REGARDING ALL ITEMS TO BE SALVAGED.
5. CAP OFF (E) IRRIGATION AS REQUIRED DURING CONSTRUCTION.
6. DISCONNECT (E) ELECTRICAL AS REQUIRED DURING DEMOLITION AND PRIOR TO RELOCATION OF FIXTURES.

DENAE'S
Interior Design

DENAE BAGGS@YAHOO.COM
TEL: 916-591-7814
DENAE BAGGS

ENGINEER

NO.	REVISIONS AUTHORIZATIONS	DATE	BY

PROJECT
FERREIRA-PRO RESIDENCE
808 FIGUEROA STREET
FOLSOM, CA
APN# 070-0103-013

DATE 10/10/22

SHEET TITLE

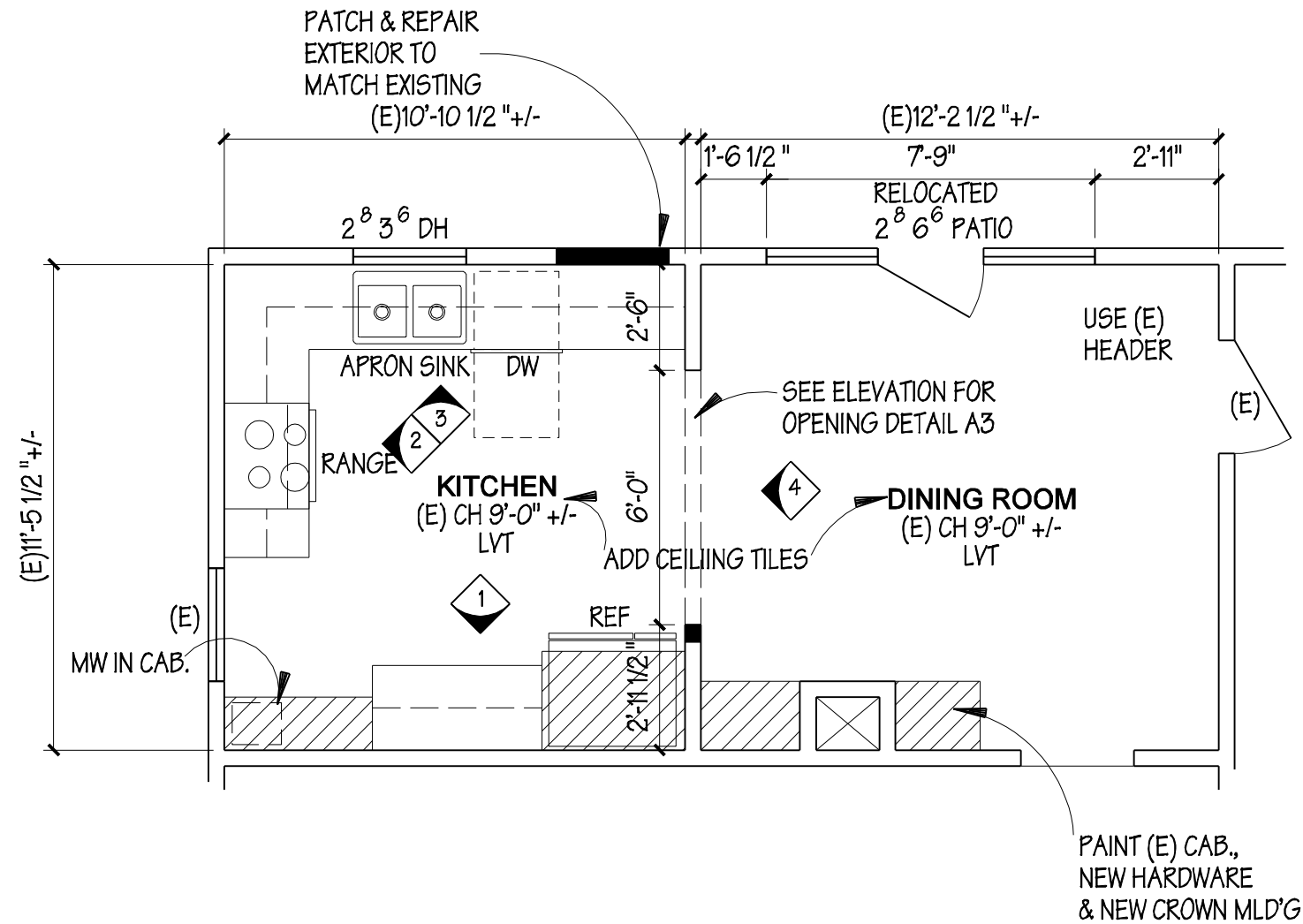
VICINITY MAP
& DEMO PLAN

SHEET NO.

A1

FLOOR PLAN NOTES

- FP-1. VERIFY LAYOUT IN FIELD WITH DESIGNER. DO NOT SCALE OFF PLANS.
- FP-2. LOCATIONS OF EXISTING WALLS ARE APPROX. AND ARE TO BE VERIFIED PRIOR TO FRAMING NEW WALLS. CONTRACTOR TO NOTIFY DESIGNER IF DIMENSIONS ON EXISTING & NEW WALLS DIFFER GREATLY FROM THOSE ON PLANS.
- FP-3. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.N.O.
- FP-4. SEE ELECTRICAL PLANS FOR DIAGRAMMATIC ELECTRICAL & REFLECTED CEILING PLAN.
- FP-5. DASHED LINE INDICATES OVERHANGING ELEMENT ABOVE.



LEGEND

- (E) 2X STUD WALL TO REMAIN
- (N) 2X STUD WALL; SEE STRUCTURAL
- MASONRY
- (N) 2X PARTIAL WALL; SEE FLOOR PLAN(S) FOR HEIGHT
- FULL HT. CASEWORK
- ITEM BELOW
- ITEM ABOVE
- SEE INTERIOR ELEVATIONS

DENAE'S
Interior Design

DENAEBAGGS@YAHOO.COM
TEL: 916-591-7814
DENAE BAGGS

ENGINEER

NO.	REVISIONS AUTHORIZATIONS	DATE BY

PROJECT
FERRERA-PRO RESIDENCE
808 FIGUERO STREET
FOLSOM, CA
APN# 070-0103-013

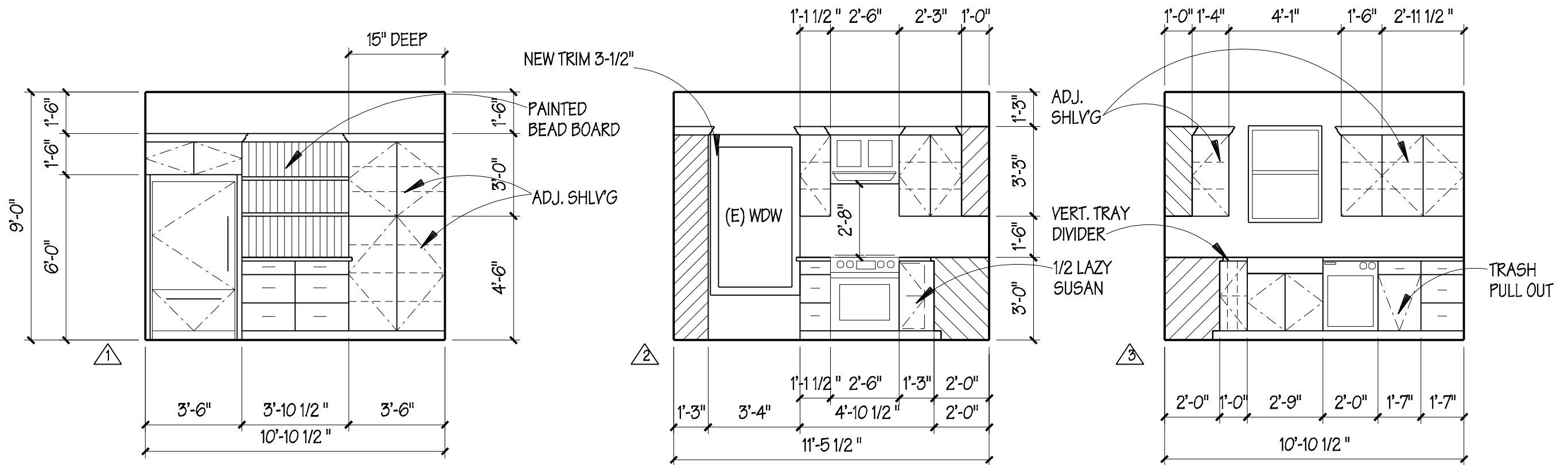
DATE 10/10/22

SHEET TITLE
FLOOR PLAN - PARTIAL

SHEET NO.
A2

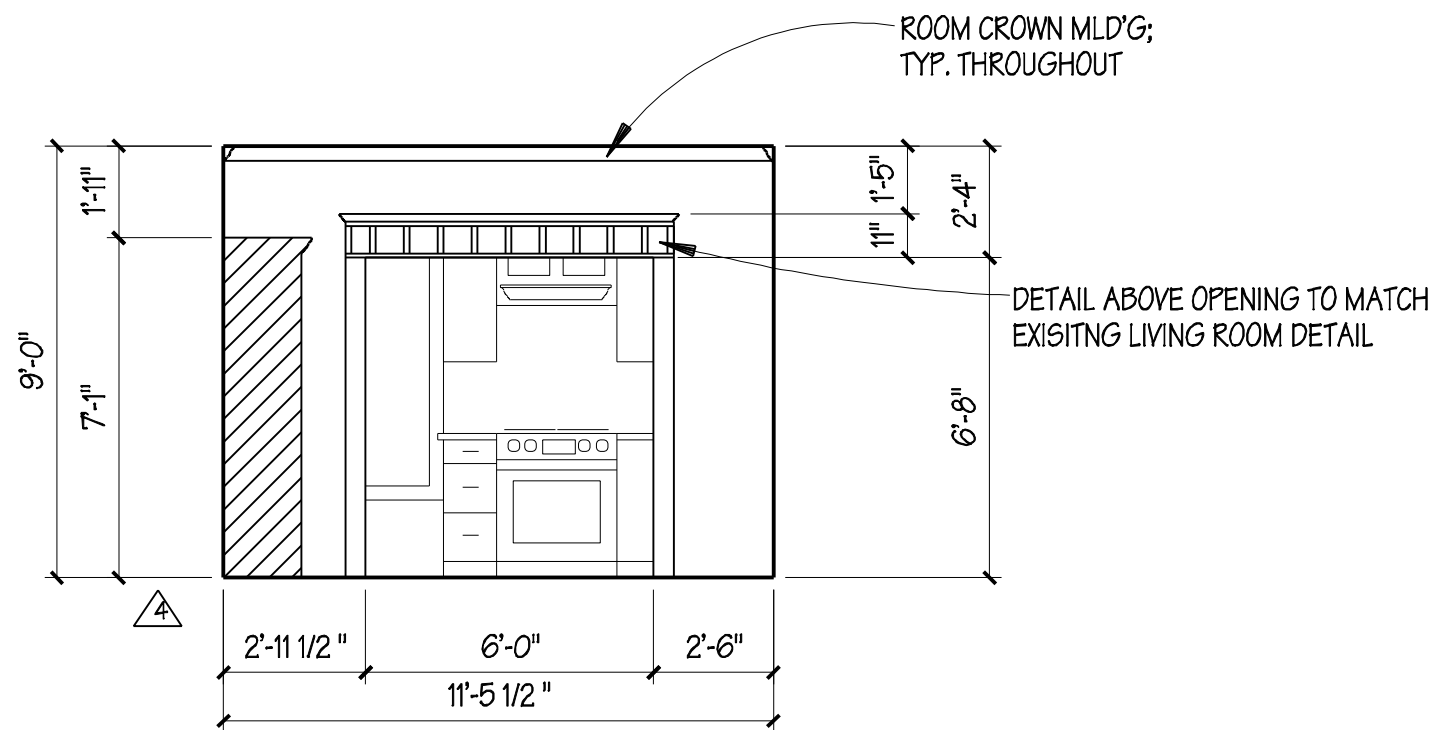
FLOOR PLAN - PARTIAL

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



KITCHEN ELEVATIONS

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



DINING ROOM ELEVATION

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

INTERIOR ELEVATION NOTES

- IE-1 PROVIDE INSET STYLE, PAINT GRADE CABINETS
- IE-2 BASE CABINETS TO BE 24" DEEP W/4" TOE KICK; TYP UNO; WALL CABINETS TO BE 12" DEEP; TYP UNO.
- IE-3 PROVIDE RECESSED PANEL DOORS WITH BUTT JOINT CORNERS, SELF CLOSING, CONCEALED HINGES
- IE-4 DRAWERS GREATER THAN 6" HT TO MATCH CABINET DOORS. DRAWERS LESS THAN 6" HT TO HAVE SLAB FRONTS.
- IE-5 PROVIDE FULL EXTENSION DRAWER HARDWARE AT ALL DRAWERS.
- IE-6 PROVIDE CABINET SHOP DRAWINGS FOR DESIGNER / OWNER'S WRITTEN APPROVAL

DENAE'S
Interior Design

DENAE BAGGS@YAHOO.COM
TEL: 916-591-7814
DENAE BAGGS

ENGINEER

NO.	REVISIONS AUTHORIZATIONS	DATE	BY

FERREIRA-PRO RESIDENCE
808 FIGUERO STREET
FOLSOM, CA
APN# 070-0103-013

PROJECT

DATE 10/10/22

SHEET TITLE

INTERIOR ELEVATIONS

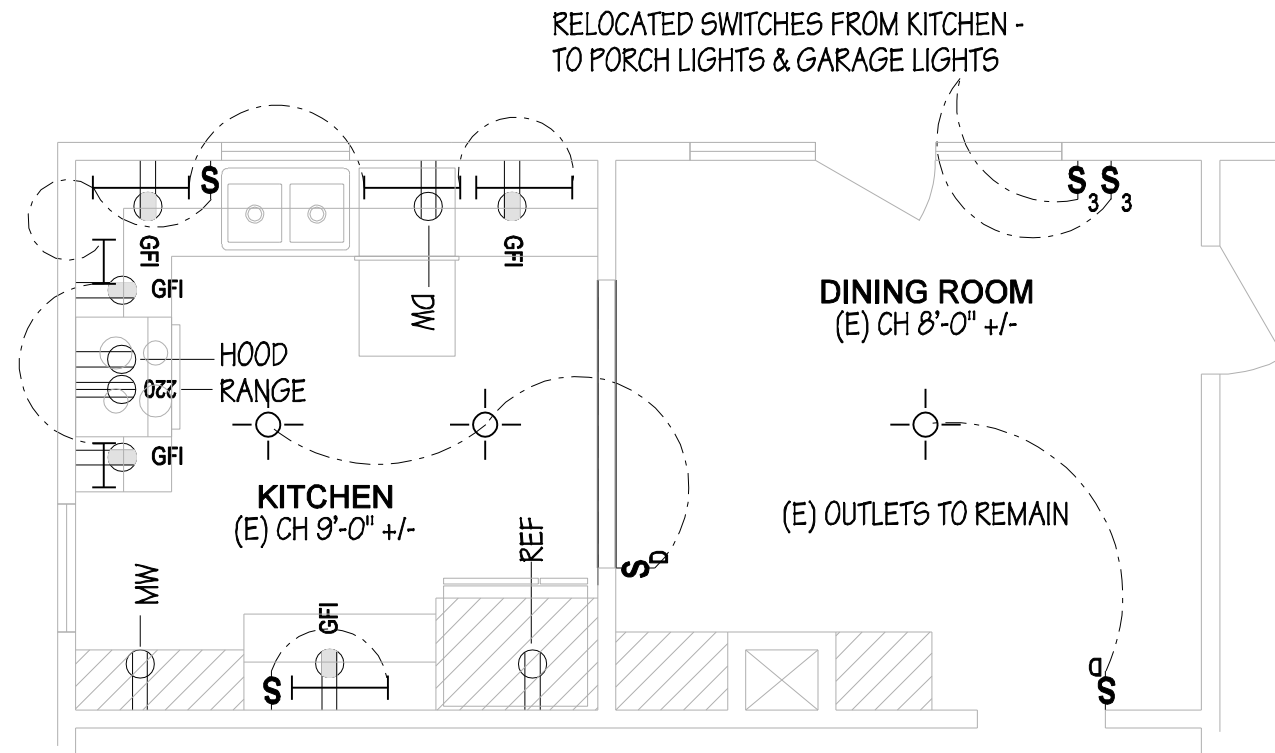
SHEET NO.

A3

MECHANICAL / ELECTRICAL NOTES:

- ME-1. VERIFY EXACT LAYOUT OF ALL FIXTURES, SWITCHES, RECEPTACLES, ETC. IN FIELD WITH OWNER BEFORE PROCEEDING WITH WIRING.
- ME-2. USE WHITE COVER PLATES AND RECEPTACLES AND SWITCHES; TYPICAL THROUGHOUT.
- ME-3. PROVIDE GFI PROTECTION FOR ALL RECEPTACLES INSTALLED IN KITCHEN
- ME-4 UNDER CABINET LED FIXTURE, TYPICAL AT ALL UPPER CABINETS.

NOTE:
AIR REGISTERS TO REMAIN



LEGEND

- ==== EXPOSED BEAMS
- |— LED STRIP
- ◻ RECESSED LED LIGHT FIXTURE
- CEILING MOUNT INCANDESCENT
- \$ SWITCH - SINGLE POLE TOGGLE
- \$₃ SWITCH - 3 WAY TOGGLE
- \$_D SWITCH - DIMMER
- DUPLEX OUTLET, 110 V, 15 AMP
- GFI DUPLEX OUTLET, GROUND FAULT INTERUPTER
- 220 SINGLE OUTLET, 220 V

DENAE'S
Interior Design

DENAEBAGGS@YAHOO.COM
TEL: 916-591-7814
DENAE BAGGS

ENGINEER

NO.	REVISIONS AUTHORIZATIONS	DATE BY

PROJECT
FERRERA-PRO RESIDENCE
808 FIGUERO STREET
FOLSOM, CA
APN# 070-0103-013

DATE 10/10/22

SHEET TITLE
ELECTRICAL PLAN

SHEET NO.
E1

ELECTRICAL PLAN - PARTIAL

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



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: March 1, 2023

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure
File #: DRCL22-00318
Request: Design Review
Location: 311 Coloma Street
Parcel(s): 070-0120-064
Staff Contact: Brianna Gustafson, Associate Planner, 916-461-6238
bgustafson@folsom.ca.us

Property Owner/Applicant

Name: Pamela A. Bohall
Address: 4866 Village Green Dr.
El Dorado Hills, CA 95762

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for an 1,809-square-foot custom home and a two-story detached structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street (DRCL22-00318) based on the findings included in this report (Findings A-I) and subject to the attached conditions of approval (Conditions 1-18).

Project Summary: The proposed project was previously approved by the Historic District Commission on August 4, 2021 (PN21-095) for the construction of an 1,809-square-foot custom home and a 464-square-foot garage with a 464-square-foot ADU on the second story at a lot located at 311 Coloma Street. The conditions of approval stated that the approval was in effect for one year from the final date of approval and failure to obtain the relevant building permit within the time, without an extension, would result in termination of the approval. Therefore, the applicant has resubmitted plans for Design Review Approval for development of a 1,809-square-foot custom home and a two-story detached structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit on the subject property. There are no design changes from what was originally approved on August 4, 2021. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: March 1, 2023

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Primary Residence Floor Plans, Elevations, Color Elevations and Perspectives, dated March 8, 2021
- 6 - Garage and ADU Floor Plans, Elevations, Color Elevations and Perspectives, dated March 8, 2021
- 7 - Proposed Colors and Materials Board
- 8 - Site Photographs
- 9 - Heritage Preservation League Comment Letter
- 10 - Previously Approved Staff Report (PN 21-095)

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

PREVIOUS APPROVALS

In 2017, the Historic District Commission approved a Tentative Parcel Map and garage and patio roof demolition at 307 Coloma Street (PN 16-307). The Tentative Parcel Map subdivided an existing .483-acre residential property into three individual parcels, including the parcel at 311 Coloma Street. The garage and patio roof have since been demolished.

The proposed project was previously approved by the Historic District Commission on August 4, 2021 (PN21-095), as shown in Attachment 10, but the conditions of approval stated that the approval for the addition was in effect for one year from the final date of approval and failure to obtain the relevant building permit within the time, without subsequent extension of approval, would result in termination. The approval has since expired, and the applicant is now reapplying for Design Review approval for the construction of the new custom home, garage and ADU.

APPLICANT'S PROPOSAL

The applicant is requesting Design Review approval for development of an 1,809-square-foot custom home and a detached 464-square-foot garage with and 464-square-foot ADU on the second story at a lot located at 311 Coloma Street. The primary residence is proposed to be 25.4 feet in height and the proposed garage/ADU structure is proposed to be 24.2 feet in height. The proposed site plans, floor plans, elevations, renderings, and color elevations for both structures are included in Attachment 5. Exterior materials proposed for both the primary residence and the garage/ADU structure include gray horizontal lap siding on the first level, green panelized cementitious shingle siding on the second level, off-white window trim, door trim, porch columns and roof braces, and gray asphalt shingle roofing. The primary residence also includes a red brick porch base and lower columns. Color elevations are provided in Attachment 5 and the proposed colors and material board is provided in Attachment 6.

The property at 311 Coloma Street is not included on the City of Folsom Cultural Resources Inventory.

POLICY/RULE

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

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

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

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

ANALYSIS
General Plan and Zoning Consistency

Primary Residence

The General Plan land use designation for the project site is SFHD (Single-Family High Density), and the zoning designation for the project site is R-2 (Two-Family Residence District), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. FMC Section 17.52.540 states that one-family dwellings are permitted in the Historic Residential Primary Area.

Section 17.52.540 of the FMC institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area.

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

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	7,000 sq. ft.	7,015 sq. ft.
Minimum Lot Width	50'	70.09'

Minimum Pervious Coverage	45% of lot area	66% of lot area
Maximum Building Height	35'	25.4'
Front Yard Setback	20'	20'
Side Yard Setback	5' (interior), 10' (street-side)	5' (interior), 18.4' (street-side)
Rear Yard Setback	20'	30'
Setback To Other Structures	8' (6' to ADU)	>8' (6.5' to ADU)
Minimum Parking	2 spaces	2 spaces

As shown in the above table (and on the site plan in Attachment 5), the proposed primary residence meets all relevant development standards of the FMC. The proposed garage that is explained further below satisfies the 2 parking spaces requirement.

Garage and ADU

Accessory structures (such as garages) 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 relates to the FMC zoning requirements:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Maximum Size	Not larger than main structure	464 sf (main structure 1,809 sf)
Front Setback	20 feet from front property line of main structure	61 feet, in back of primary dwelling
Rear Setback	5 feet	5 feet
Side Setback	5 feet	31 feet and 20 feet
Maximum Height	Not larger than main structure	24.2 feet (primary structure is 25.4 feet tall)
Structure Separation	6 feet from all other structures	6 feet from primary structure (no other structures on-site)

Since the original approval of the project, the neighbor of 311 Coloma Street (310 Figueroa Street) had their property professionally surveyed. The applicant for 311 Coloma was able to utilize the survey stakes on the neighboring property to determine that proposed garage was actually 20' from the side yard. As shown in the above table (and on the site plan in Attachment 5), the proposed garage meets all relevant development standards of the FMC.

FMC Section 17.105.010 states that ADUs are allowed in single-unit and two-unit zones with an existing or proposed dwelling. Sections 17.105.100 and 17.105.110 of the FMC

institute the applicable development standards regarding location, size, setbacks, height, separation, lot coverage, and parking for detached ADUs.

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

	REQUIRED	PROPOSED
Maximum ADU Size	One bed: 850 sqft Two+ beds: 1,000 sqft	464 sf (one bed)
Front Setback	Does not break front plane of primary dwelling and meets setback of primary dwelling (20 feet)	61 feet, in back of primary dwelling
Rear Setback	4 feet	5 feet
Side Setback	4 feet	31 feet and 20 feet
Minimum Pervious Surface	45%	59.5%
Parking Requirement	n/a	2 parking spaces (proposed)
Maximum Building Height	25 feet, or the height of the primary structure (whichever is less)	24.2 feet (primary structure is 25.4 feet tall)
Structure Separation	6 feet from the primary structure or other accessory structures on-site	6 feet from primary structure (no other structures on-site)

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

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

The proposed site plan shows construction of the garage/ADU within a 10-foot waterline easement. The applicant is aware that the City will not allow construction of the garage/ADU within the waterline easement. As a result, the proposed plan calls for this waterline easement to be abandoned. However, the existing water service to 307 Coloma Street is located within the 10-foot water easement. As a result, several steps must be taken before the waterline easement can be properly abandoned and construction of the garage/ADU can proceed. The City will require that a new water service and any

necessary easements are established and constructed for 307 Coloma Street outside of the existing water easement (on Coloma Street) and accepted by the City prior to abandonment of the water easement on 311 Coloma Street. Once the City determines that the waterline easement has been properly abandoned, the applicant shall prepare a quitclaim deed for the City's approval and the applicant shall process and record the quitclaim. Building permits for the 311 Coloma Street garage/ADU structure shall not be issued until the waterline easement is properly abandoned and the quitclaim has been recorded. If the existing easement cannot be properly abandoned or quitclaimed, no building within the easement shall be permitted for the garage/ADU structure as proposed. The applicant may resubmit building plans that avoid building within the existing waterline easement, but those plans will be subject to Design Review and, if appropriate, approval by the Historic District Commission. Staff has added this as a condition of approval (Condition No. 4) to occur prior to issuance of a Building Permit.

Because ADUs and garages are both allowed uses for the subject parcel, the proposed use of the garage/ADU structure is not subject to Commission approval. However, the design of the proposed structure is subject to Commission approval since this ADU exceeds the height standard for mandatory ministerial approval (16 feet) established in FMC Sections 17.105.040(A), 17.105.050, and 17.105.100(B)(2).

Building Design/Architecture

Primary Residence and Garage

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

In analyzing the architectural design of the primary residence, 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, shingled gables, symmetric distribution of front openings, a full porch with square columns, multi-pane sashes over the windows, horizontal shingle siding, brick wainscotting and double-hung windows. Staff has also determined that the proposed primary residence and garage include the use of building materials that are natural in appearance (lap and shingle siding and trim and composition asphalt shingles), as encouraged by the Historic District Design and Development Guidelines (DDG's). In addition, the proposed project utilizes colors (gray and dark green siding, white trim and a gray roof) which are consistent with colors typically utilized on historic residential structures, especially those with Craftsman architecture.

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 applicant proposes composite double-hung windows with white trim on the primary residence and garage. The windows are predominantly proportioned vertically. The front entrance of the primary residence is proposed to be a double glass door with white trim, consistent with the style of the residence.

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.

Staff has determined that the overall design, colors, materials, and layout of the proposed primary residence and garage are consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the design of the proposed primary structure and garage are consistent with the design guidelines identified in the DDG's.

Accessory Dwelling Unit

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

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

<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.	Exterior materials used are horizontal lap siding and panelized cementitious shingle siding.
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	Main residence roof slope is 4/12. Proposed roof slope for ADU is 4/12.

<p>the primary 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>Main staircase is located between the primary residence and the ADU to maintain privacy of adjacent properties. West (left elevation windows do not face an abutting property. South (front) elevation faces Figueroa Street and is not abutting a private property. Bedroom windows facing the back yard are transom windows and have a sill height of 5' 6". Staff has added Condition No. 3(b), which states that the upper east (right) windows are translucent glazed windows to address privacy concerns with the abutting undeveloped property.</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>The mid-landing at the external staircase uses an 8-foot wall to screen the ADU and main house from one another. Staff has added Condition No. 3(a), which states that the upper landing shall be screened by a wood trellis or other privacy feature painted to match an approved ADU color.</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>Two exterior finish materials and colors are proposed, one for each story of the structure. The structure also incorporates a projecting element to the front entry with a braced corbel. The balcony serves as a cantilevered area. The structure also uses a mix of different roof types, including hipped with gable end, supported by corbels at the main double doors.</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	A 20-square-foot balcony is proposed on the front façade of the second story (facing Figueroa Street).
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.	Proposed staircase is located on the side of the unit and is located on the interior side of the property, approximately 26 feet from the adjacent neighbor’s property line.

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

<u>DESIGN ELEMENT</u>	<u>ANALYSIS</u>
A roof pitch between 3/12 and 8/12.	Roof pitch is 4/12.
Front-gabled, side-gabled or cross-gabled roof with unenclosed eave overhang.	ADU uses hip roof with front gable at double doors.
Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels).	ADU uses exposed rafters under the gable. Corbels are used at the double door entrance.
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 double-hung windows with smaller divided panes on upper panel of windows on front (south/Figueroa Street) elevation
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 horizontal lap siding and panelized cementitious shingle 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	Not utilized

to the ground.	
----------------	--

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

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

The DDG's state that exterior materials and finishes for residential properties should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project utilizes gray horizontal and green shingle siding, cream window trim and gray shingle roofing, all to match the proposed residence. The building includes primarily vertically-oriented windows and residentially-scaled doors, consistent with the DDGs. According to the DDGs, Appendix D, Chapter C.4 (e), two single garage doors are preferred over a double door. The proposed garage features an overhead roll-up door that includes 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 (464 square feet on each floor) is appropriate as an accessory use to the 1,809-square-foot primary residence proposed 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 and colors for each story of the structure with a belly band dividing the floors. The structure also incorporates a projecting element to the front entry with a braced corbel. The balcony serves as a cantilevered area. The structure also uses a mix of different roof types, including hipped with gable end, supported by corbels at the main double doors. These elements all add sufficient architectural interest to the structure to address height issues.

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.

Finally, the project site and adjacent parcel contain several large trees that may be impacted by the proposed project. A Tree Permit, arborist report, and appropriate mitigation shall be required to account for impacts to the onsite protected tree(s) prior to issuance of a building permit, per condition of approval No. 15.

PUBLIC NOTICING COMMENTS

Initial plans were routed to the Heritage Preservation League (HPL) and Historic Folsom Residents Association (HFRA). City staff received a comment from the Heritage Preservation League that has been attached to this staff report as Attachment 9. A Public Notice was posted on the project site five days prior to the Historic District Commission meeting of March 1, 2023 in compliance with the requirements of FMC Chapter 17.52.320.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION

Staff recommends approval of the proposed project, based on the findings included in this report (Findings A-I) and subject to the attached conditions of approval (Conditions 1-18).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Design Review application (DRCL22-00318) for an 1,809-square-foot custom home and a detached two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above at 311 Coloma Street as illustrated on Attachment 5 for the 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure project, subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-18).

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

- G. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- H. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- I. THE ACCESSORY DWELLING UNIT/GARAGE STRUCTURE IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE SECTION 17.105.150 AND FOLSOM MUNICIPAL CODE SECTION 17.105.160.

ATTACHMENT 2 BACKGROUND

BACKGROUND

In 1923, the .483-acre property located at 307 Coloma Street was developed with a one-story, 1,328-square-foot single family residence. In 2017, the Historic District Commission approved a Tentative Parcel Map and garage and patio roof demolition at 307 Coloma Street (PN 16-307). The Tentative Parcel Map subdivided the existing property into three individual parcels, including the parcel at 311 Coloma Street. The garage and patio roof have since been demolished. The applicant previously obtained Design Review approval from the Historic District Commission on August 4, 2021 (PN21-095), but the approval has since expired.

GENERAL PLAN DESIGNATION

SFHD, Single-Family High Density

ZONING

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

ADJACENT LAND USES/ZONING

North: Single-family residence (FIG)
South: Figueroa St. with single-family residence (FIG) beyond
East: Vacant single-family residential parcel (FIG)
West: Coloma St. with Single-Family Residential (FIG) beyond

SITE CHARACTERISTICS

The 7,015-square-foot project site is flat and vacant, and currently contains vegetation and trees.

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, Figueroa Subarea of the Historic Residential Primary Area Special Use and Design

Standards

FMC Chapter 17.105, Accessory Dwelling Units

Historic District Design and Development Guidelines

ATTACHMENT 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR 311 COLOMA STREET NEW CUSTOM HOMA AND GARAGE AND ACCESSORY DWELLING UNIT STRUCTURE DESIGN REVIEW (DRCL22-00318)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the Site Plan, Floor Plans, Elevations, Color Elevations dated March 8, 2021 and submitted February 10,2023, included in Attachments 5 and 6. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval. A building permit will not be issued for the garage/ADU structure until a permit for the main residence has been issued.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction is required.	OG	CD (B)
3.		<p>This approval is for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans, Elevations, Color Elevations dated March 8, 2021 and submitted February 10,2023, included in Attachments 5 and 6, with the following modifications:</p> <ol style="list-style-type: none"> 1. The upper exterior stair landing of the garage/ADU structure shall be screened by a wood trellis or other privacy feature painted to match an approved ADU color to the satisfaction of the CDD. 2. The upper windows on the east (right) elevation of the garage/ADU structure shall be translucent glazed. 3. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. 	B	CD (P)

4.		<p>The City will require that a new water service and any necessary easements are established and constructed for 307 Coloma Street outside of the existing water easement (on Coloma Street) and accepted by the City prior to abandonment of the water easement on 311 Coloma Street. Once the City determines that the waterline easement has been properly abandoned, the applicant shall prepare a quitclaim deed for the City’s approval and the applicant shall process and record the quitclaim. Building permits for the 311 Coloma Street garage/ADU structure shall not be issued until the waterline easement is properly abandoned and the quitclaim has been recorded. If the existing easement cannot be properly abandoned or quitclaimed, no building within the easement shall be permitted for the garage/ADU structure as proposed. The applicant may resubmit building plans that avoid building within the existing waterline easement, but those plans will be subject to design review and, if appropriate, approval by the Historic District Commission.</p>	B	CD (E)
5.		<p>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.</p>	G, I, B	CD (P)(E)(B)
6.		<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)
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>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
9.		<p>The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	B	CD (P)(E)
10.		<p>If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans or beginning inspection, whichever is applicable.</p>	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.		Per <u>FMC</u> Section 17.105.140(J), all ADUs approved under this chapter may be rented separate from the primary residence; however, the rental must be for a term longer than thirty days. Per <u>FMC</u> Section 17.58.050(1), a maximum of three paying guests are permitted to rent rooms in a dwelling. Per <u>FMC</u> Chapters 17.11, 17.12, 17.13 and 17.14, boarding houses, defined as a residences wherein three or more rooms are rented to individuals under separate rental agreements or leases, are not allowed in single-family or two-family zones	O	CD (P)
14.		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)
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.		A tree permit, arborist report, and appropriate mitigation shall be required to account for impacts to the onsite protected tree(s) prior to issuance of a building permit.	B	CD (E)

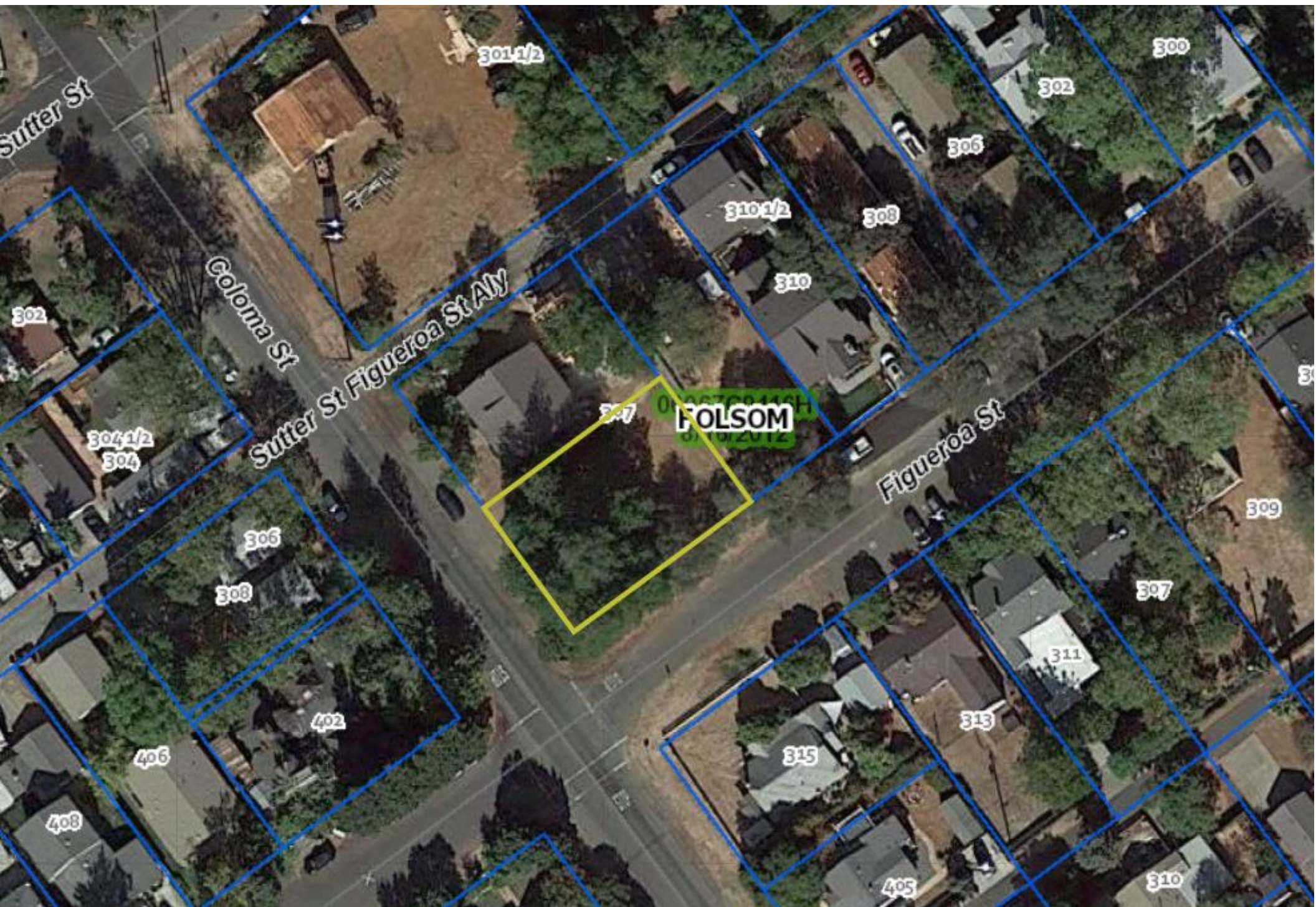
17.		<p>Pursuant to the state’s Model Water Efficient Landscape Ordinance (MWELo), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit.</p> <p>Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may either:</p> <ul style="list-style-type: none"> a. Comply with the performance requirements of the MWELo and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD; or b. Comply with the simpler Prescriptive Compliance Option contained in Appendix D to the MWELo and, by the time of final inspection for a Building Permit for the custom home, shall install the City-approved landscape and submit a Certificate of Completion to the CDD. <p>Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the performance requirements of the MWELo and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD.</p> <p>Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein. The City-approved landscaping shall be installed within 24 months of the date of building permit issuance.</p> <p>Any significant modification to the City-approved landscaping shall comply with the State’s Model</p>	B	CD (E)
-----	--	---	---	--------

		<p>Water Efficient Landscape Ordinance.</p> <p>For purposes of this condition of approval, “landscape area” means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).</p>		
18.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (March 1, 2024). 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.</p>	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		

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (DRCL22-00318)
March 1, 2023

Attachment 4 Vicinity Map



Attachment 5
Site Plan, Primary Residence Floor Plans,
Elevations, Color Elevations and Perspectives,
dated March 8, 2021, submitted February 10, 2023

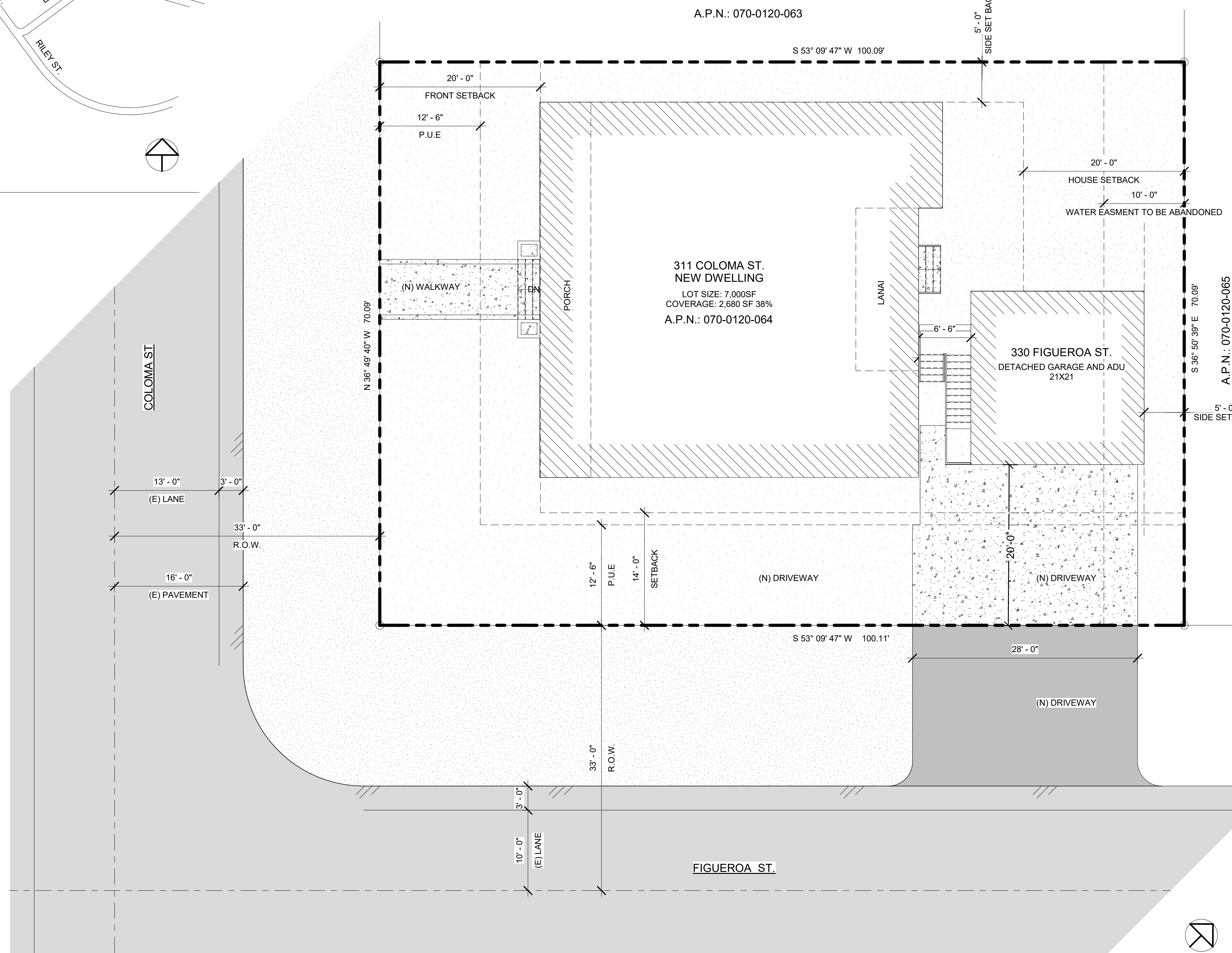


2 VICINITY MAP
NTS

BOHALL RESIDENCE

PAMELA BOHALL

311 COLOMA ST
FOLSOM, CA 95630



1 SITE
1/8" = 1'-0"

SHEET INDEX	
SHEET NO.	SHEET NAME
0.0	INFORMATION AND SITE PLAN
1.0	FLOOR PLAN
2.0	ELEVATIONS AND SECTION
2.1	COLORED ELEVATIONS
3.0	PERSPECTIVES
10.0	GARAGE AND ADU PLAN
20.0	GARAGE AND ADU ELEVATIONS
20.1	ADU COLORED ELEVATIONS AND PERSPECTIVE
MB-1	MATERIAL COLOR BOARD

PROJECT INFORMATION

- OWNER(S):
PAMELA BOHALL
4866 VILLAGE GREEN DR.
EL DORADO HILLS, CA 95762
(916) 765-9250
- NEW BUILDING ADDRESS:
311 COLOMA ST. (MAIN HOUSE)
330 FIGUEROA ST. (ADU)
FOLSOM, CA 95630
APN: 070-0120-064
- PROJECT DATA:
ZONING: R-2
- SCOPE OF WORK:
 - CONSTRUCT NEW RESIDENCE: 1,741 SF
 - FRONT PORCH: 309 SF
 - LANAIL: 166 SF
 - CONSTRUCT NEW GARAGE: 464 SF
 - CONSTRUCT NEW ADU ABOVE GARAGE: 464 SF

TOTAL BUILDING FOOTPRINT: 2,680 SF

DESIGN REVIEW CONDITIONS

- UPPER STAIR LANDING SHALL BE SCREENED BY WOOD TRELLIS OR OTHER PRIVACY FEATURE
- WINDOWS ON EAST (RIGHT) SIDE OF ADU SHALL BE TRANSLUCENT OBSCURED GLAZED

BUILDING DESIGN CODE

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY STANDARDS
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE
- AUTHORITY HAVING JURISDICTION

GENERAL REQUIREMENTS

- ALL REVISIONS, CHANGES OR REVISIONS WITH THE EXCEPTION OF COSMETIC CHANGES, SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. THIS WILL BE SUBMITTED AS A REVISION TO THE EXISTING PERMIT(S). AFTER APPROVAL THESE ITEMS WILL BE INCORPORATED INTO THE APPROVED PLANS. A NOTE TO THIS EFFECT SHALL BE INCLUDED ON THE COVER SHEET OF ALL PLANS IN BOLD LETTERS. (i.e. REVISION #XX IS LOCATED ON SHEET #XX)
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY DESIGNER ABOUT CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH WORK.

BARANOV BUILDING DESIGN
5620 BENHENRY CT,
ROCKLIN, CA 95677
(916) 249-9400
ANDRE@ANDREBARANOV.COM

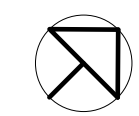
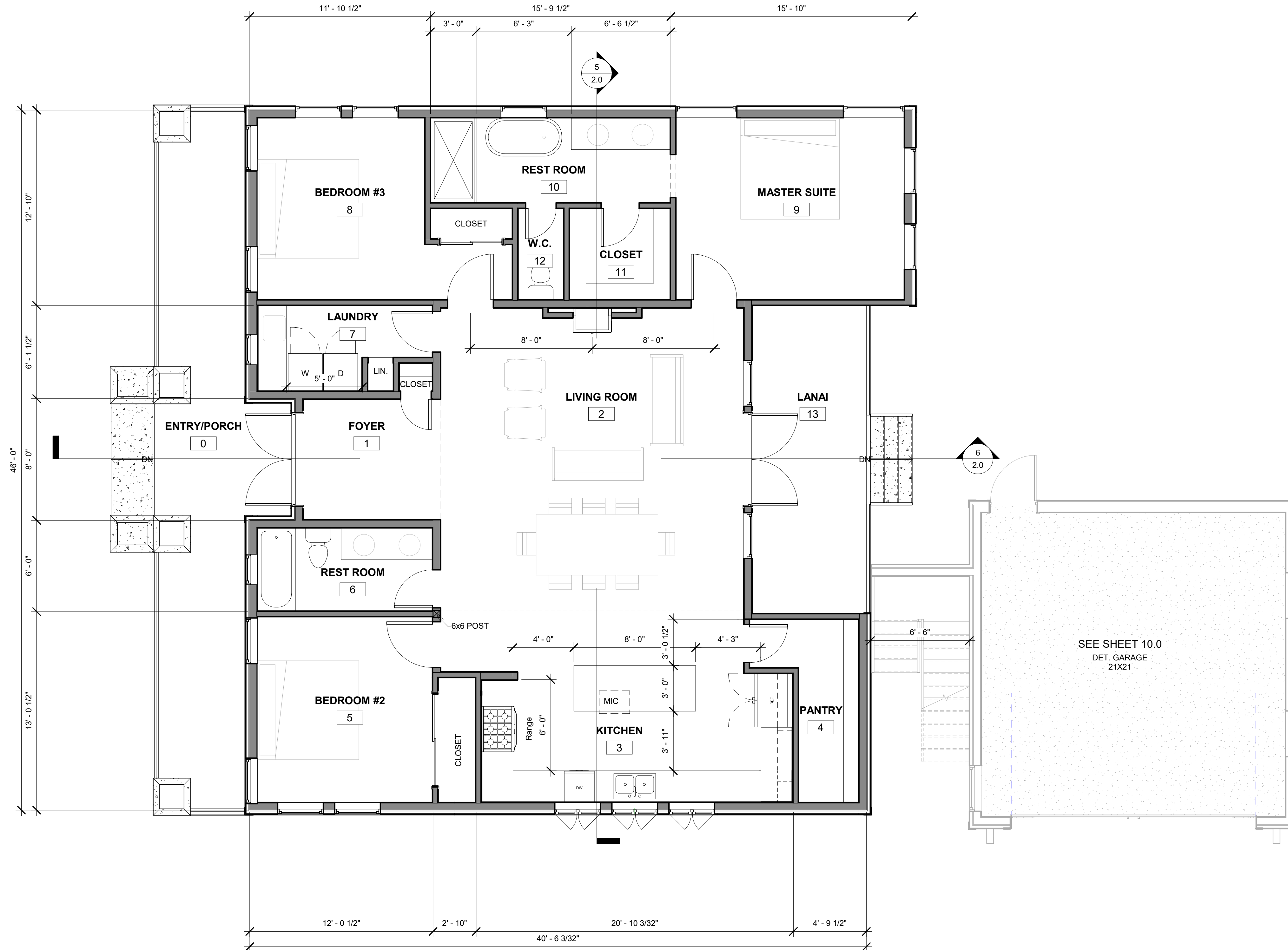
No.	Description	Date

PAMELA BOHALL
BOHALL RESIDENCE
311 COLOMA ST
FOLSOM, CA 95630

Project Number: 235
Date: 03/08/2021
Drawn By: MG
Checked By: AJB
Scale: As indicated

0.0 INFORMATION AND SITE PLAN

① 1ST FLOOR
1/4" = 1'-0"



No.	Description	Date

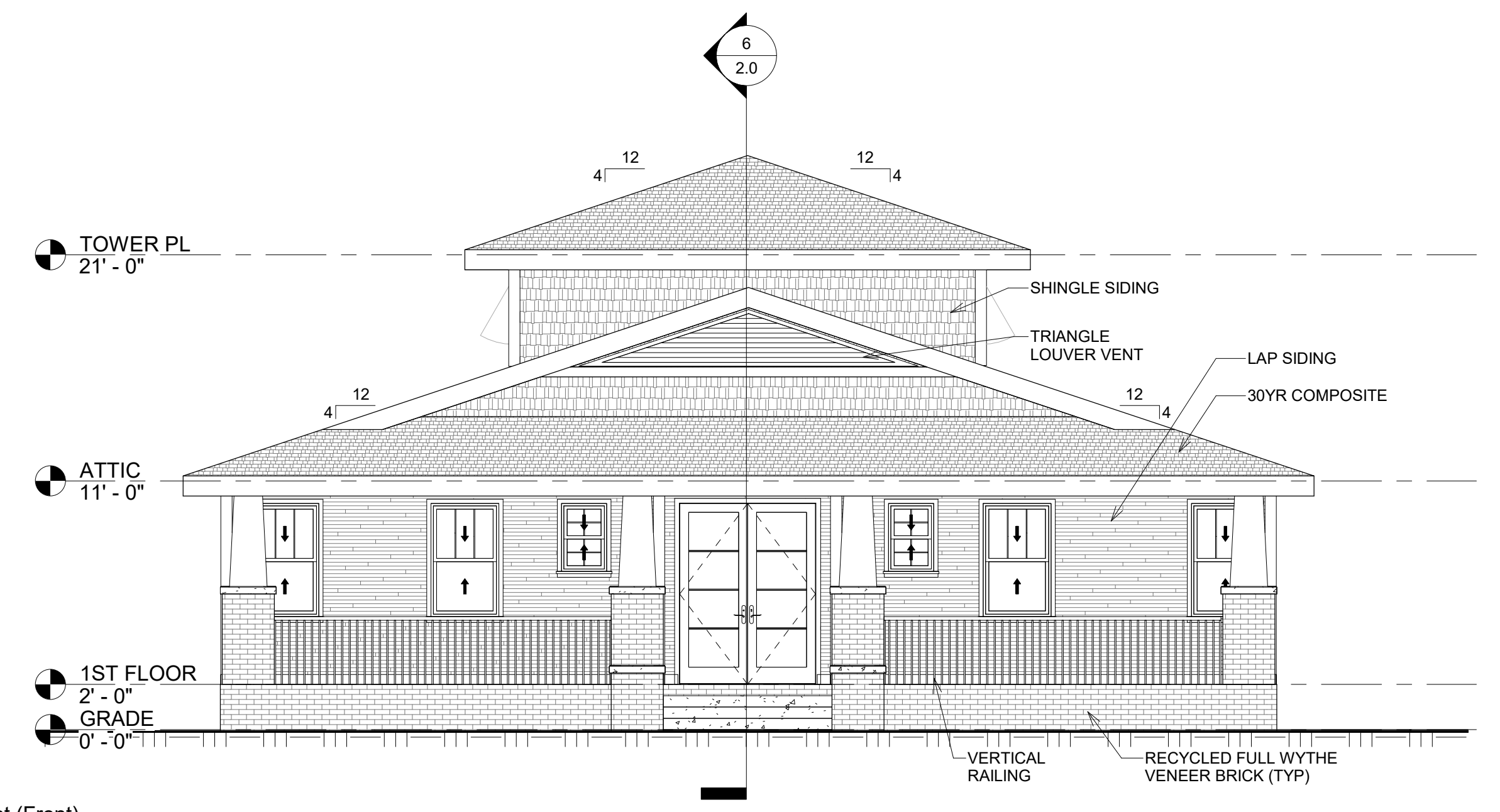
PAMELA BOHALL
BOHALL RESIDENCE
311 COLOMA ST
FOLSOM, CA 95630

Project Number: 235
Date: 03/08/2021
Drawn By: JC/MG
Checked By: AJB
Scale: 1/4" = 1'-0"

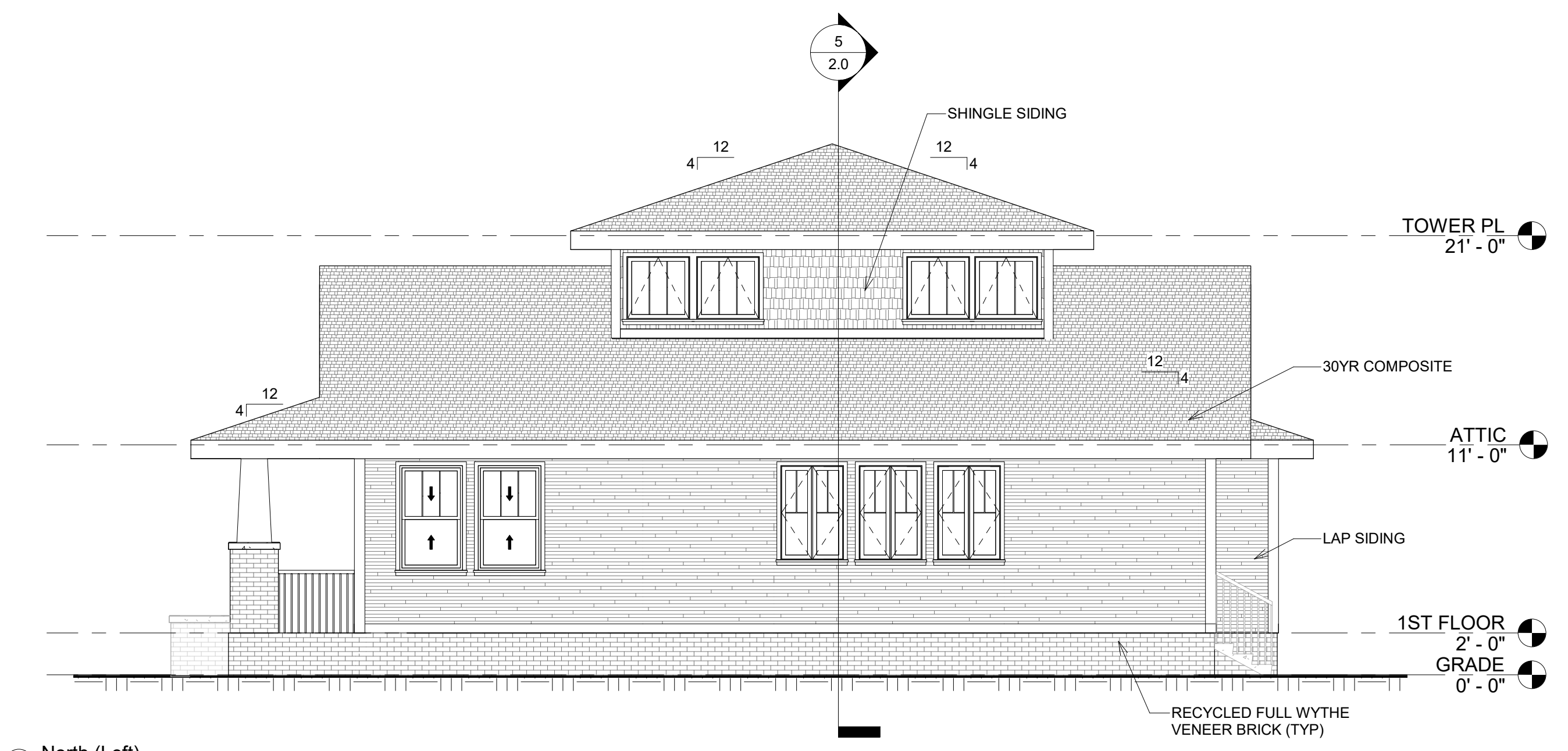
1.0 FLOOR PLAN

THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
5/28/2021 1:03:16 PM
C:\Users\Marcos\Desktop\Projects\307 Coloma - Bohall Residence_marcos\KCCBZ.rvt

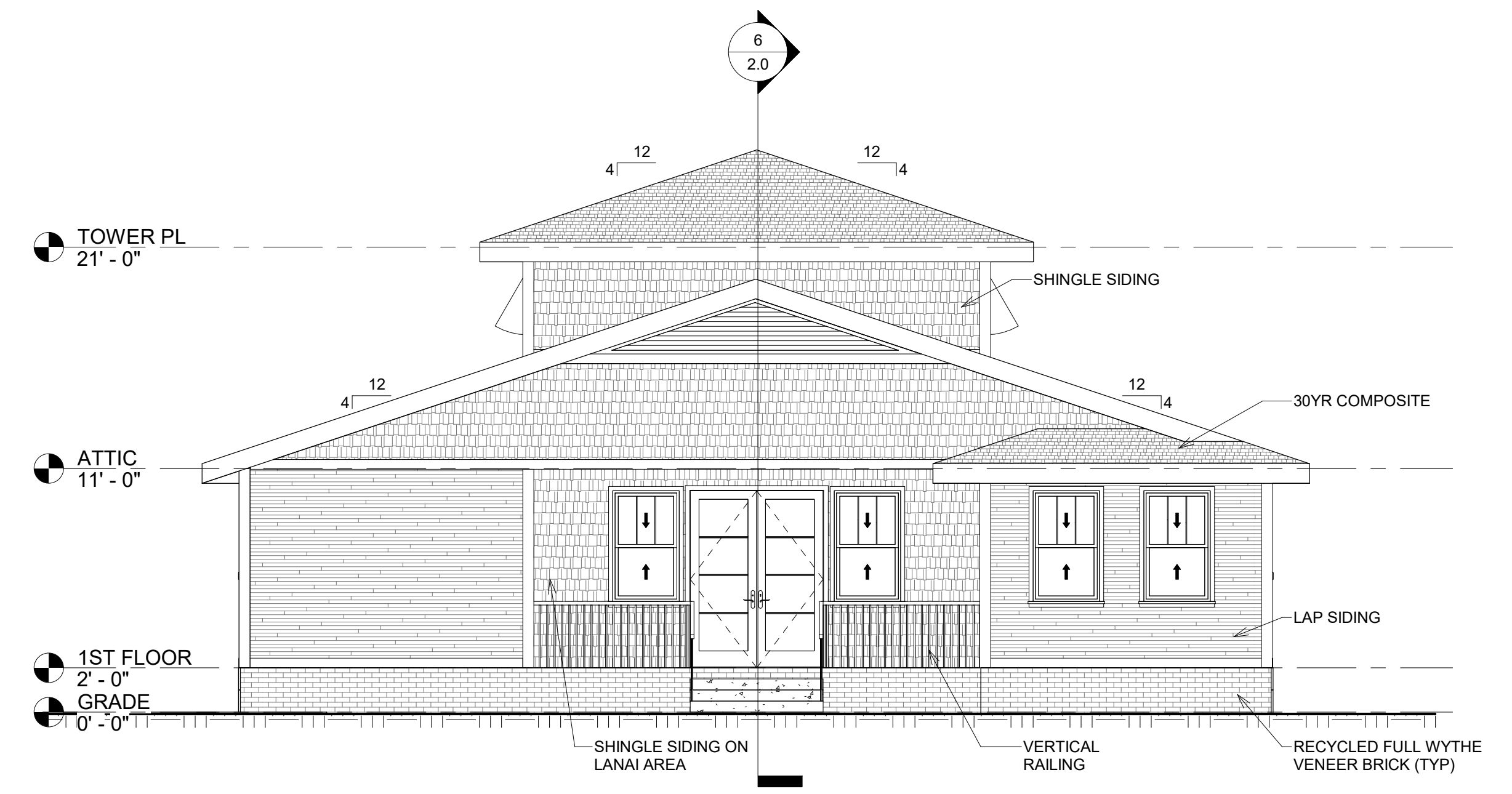
No.	Description	Date



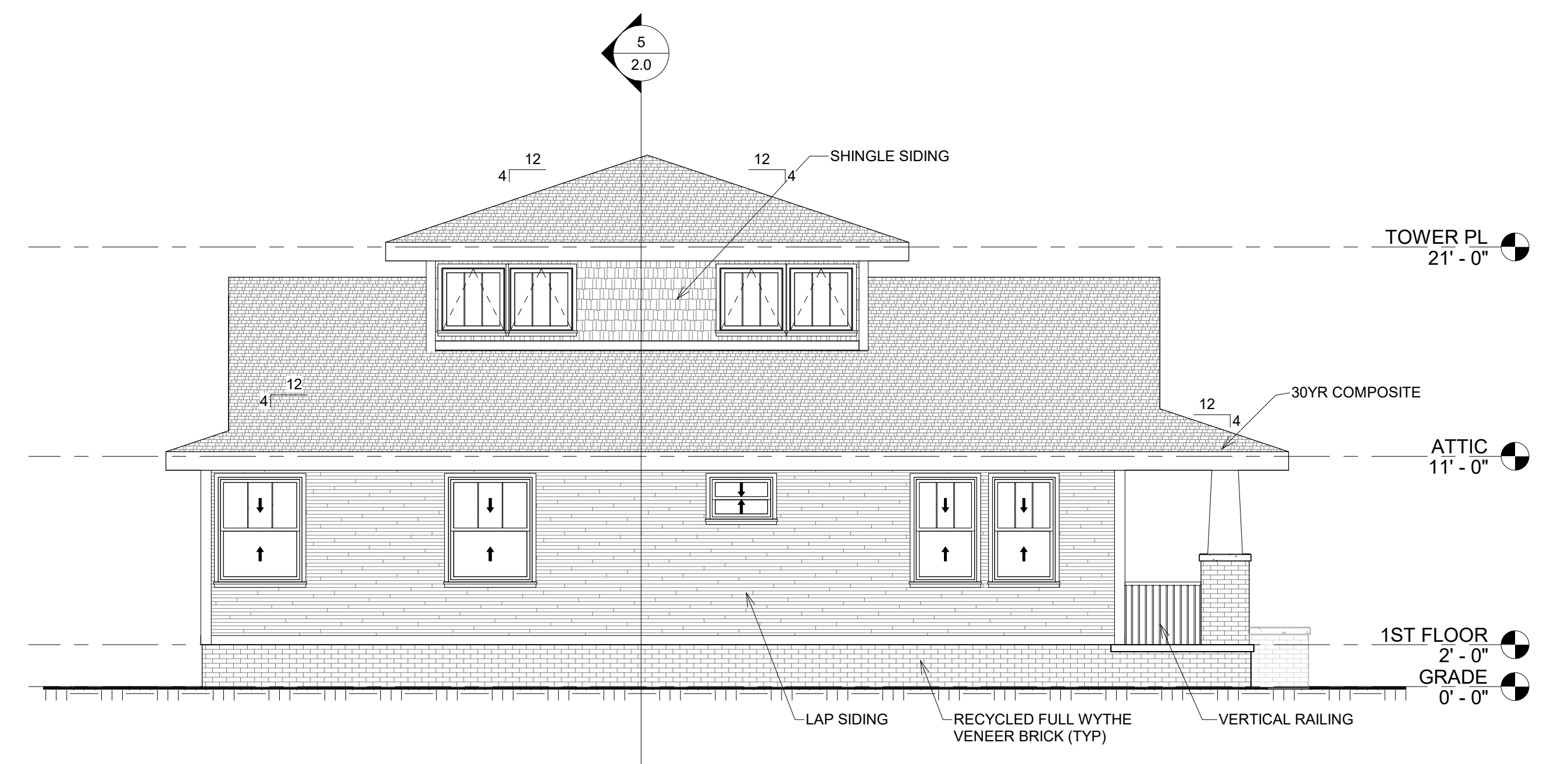
1 West (Front)
 3/16" = 1'-0"



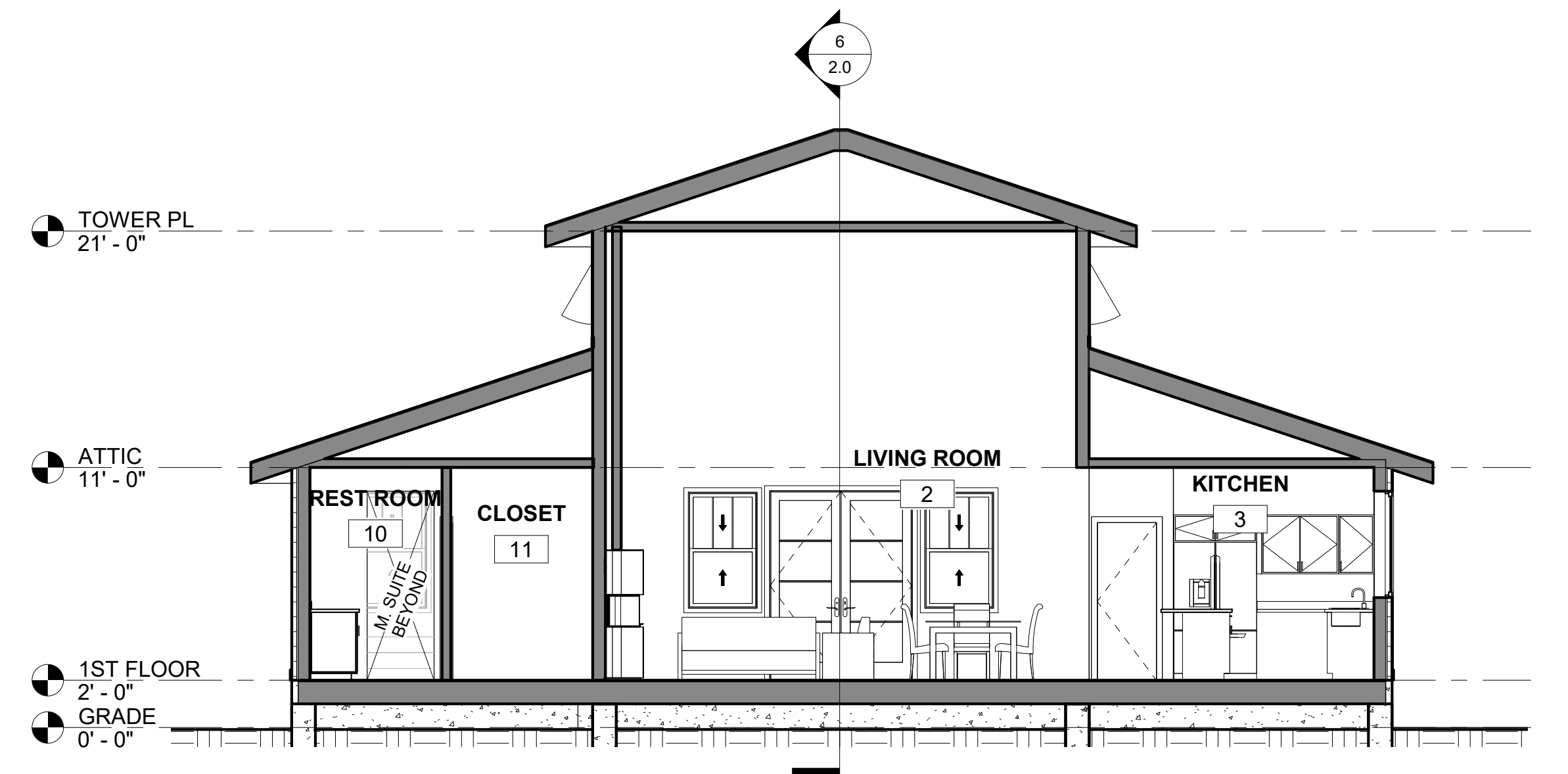
2 North (Left)
 3/16" = 1'-0"



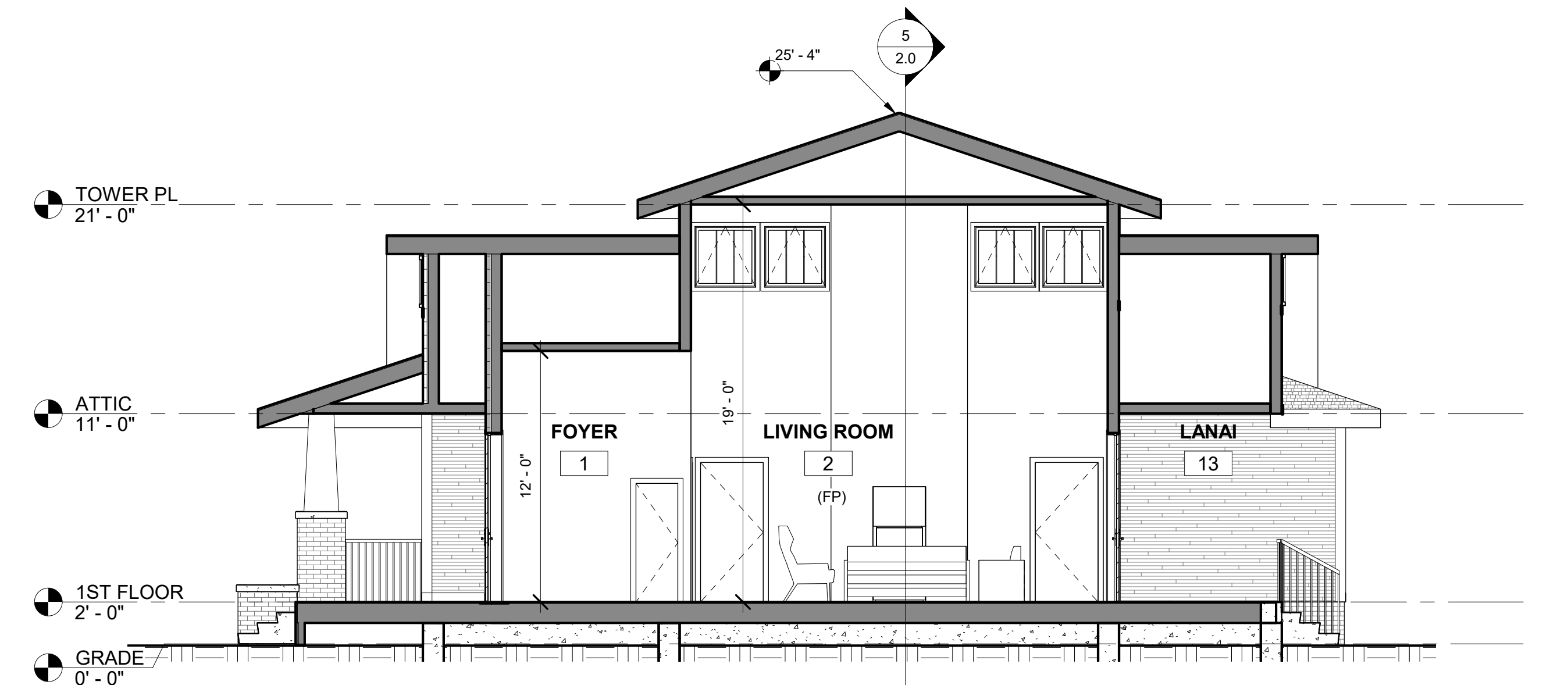
3 East (Back)
 3/16" = 1'-0"



4 South (Right)
 3/16" = 1'-0"



5 M. Restroom / Kitchen
 3/16" = 1'-0"



6 Foyer / Lanai
 3/16" = 1'-0"

PAMELA BOHALL
BOHALL RESIDENCE
 311 COLOMA ST
 FOLSOM, CA 95630

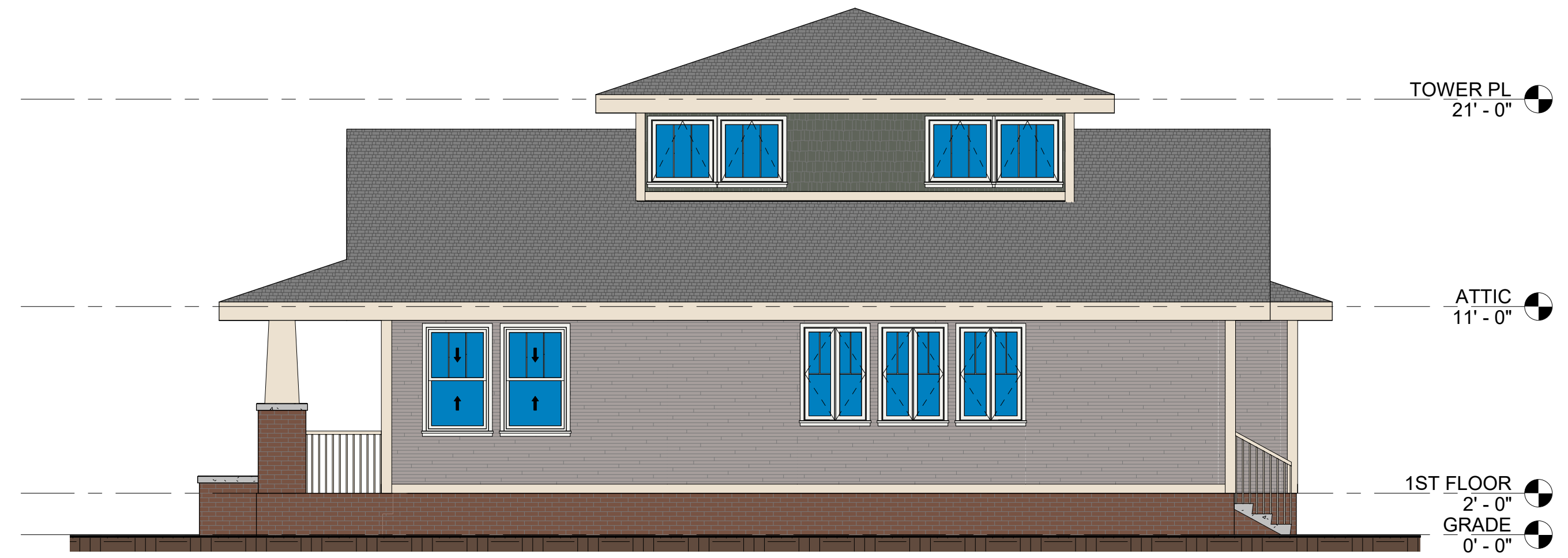
Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 3/16" = 1'-0"

2.0 ELEVATIONS AND SECTION

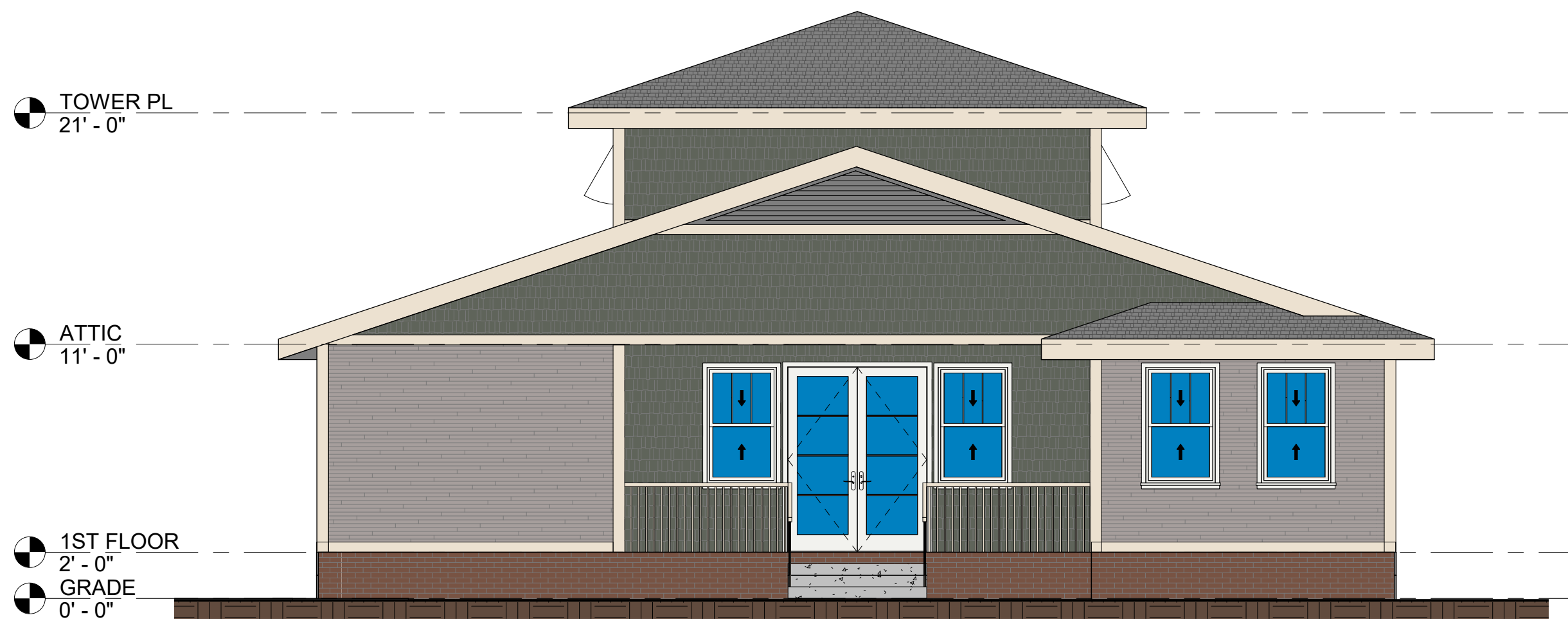
No.	Description	Date



① West (Front) Colored Elevation
 3/16" = 1'-0"



② North (Left) Colored Elevation
 3/16" = 1'-0"



③ East (Back) Colored Elevation
 3/16" = 1'-0"



④ South (Right) Colored Elevation
 3/16" = 1'-0"

PAMELA BOHALL

BOHALL RESIDENCE

311 COLOMA ST
 FOLSOM, CA 95630

Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 3/16" = 1'-0"

**COLORED
 ELEVATIONS**

2.1



No.	Description	Date

PAMELA BOHALL

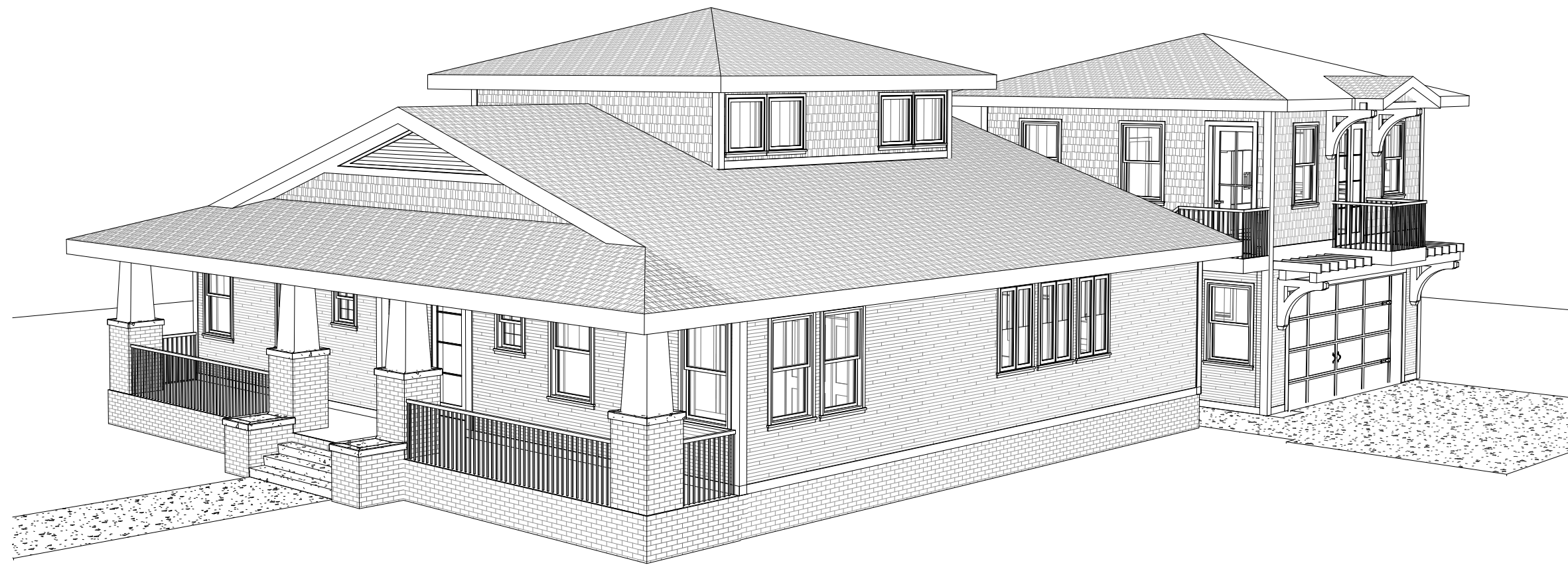
BOHALL RESIDENCE

311 COLOMA ST
 FOLSOM, CA 95630

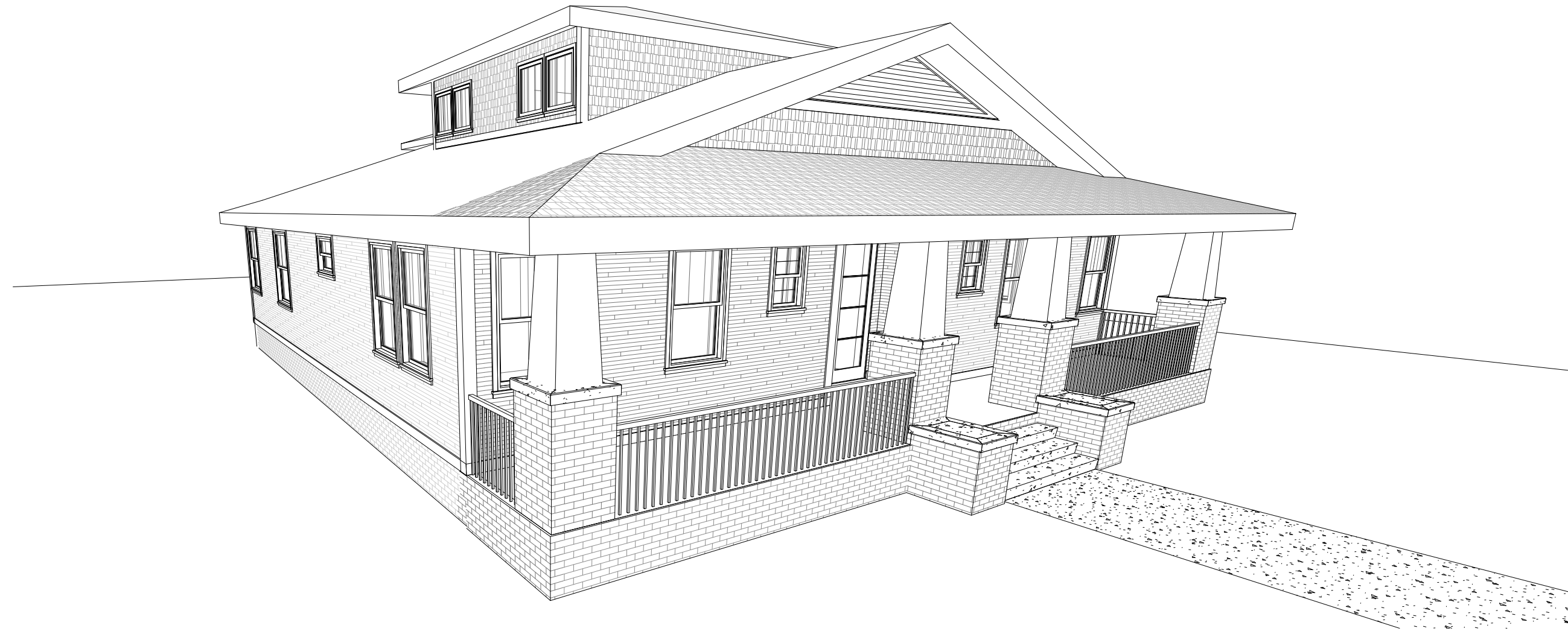
Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale:

PERSPECTIVES

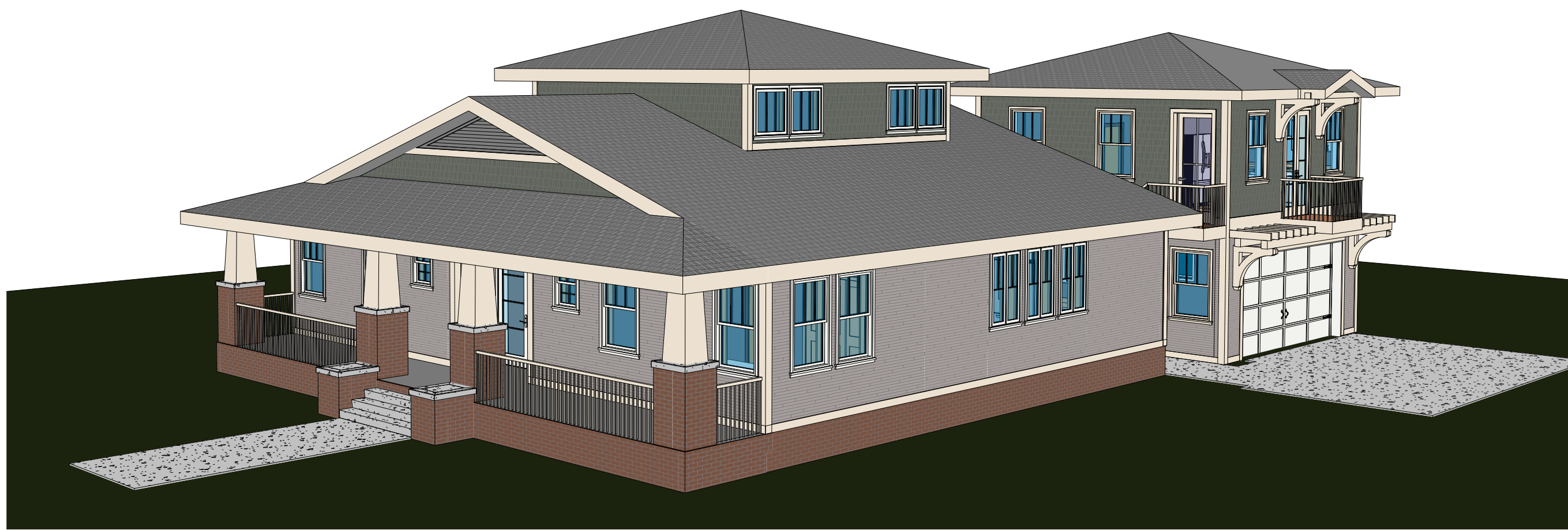
3.0



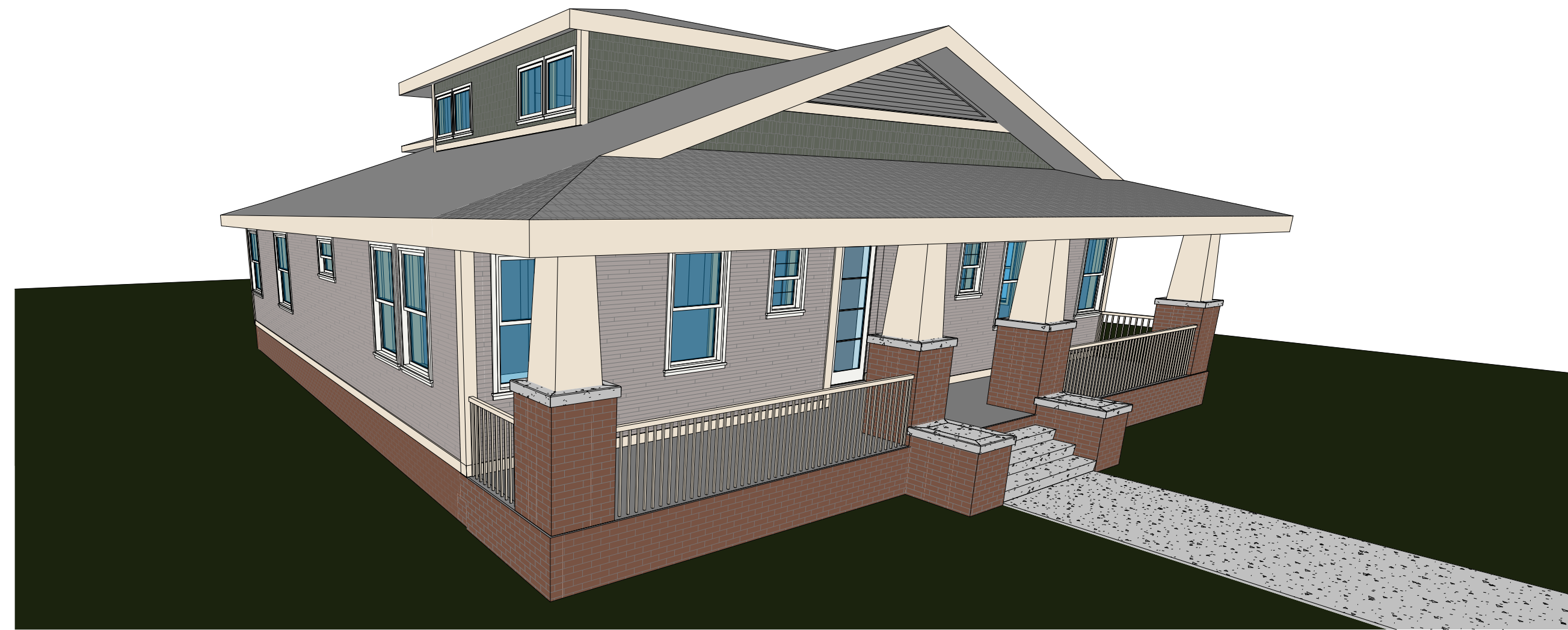
① Corner Perspective



② Coloma St. Perspective



③ Corner Perspective - Color

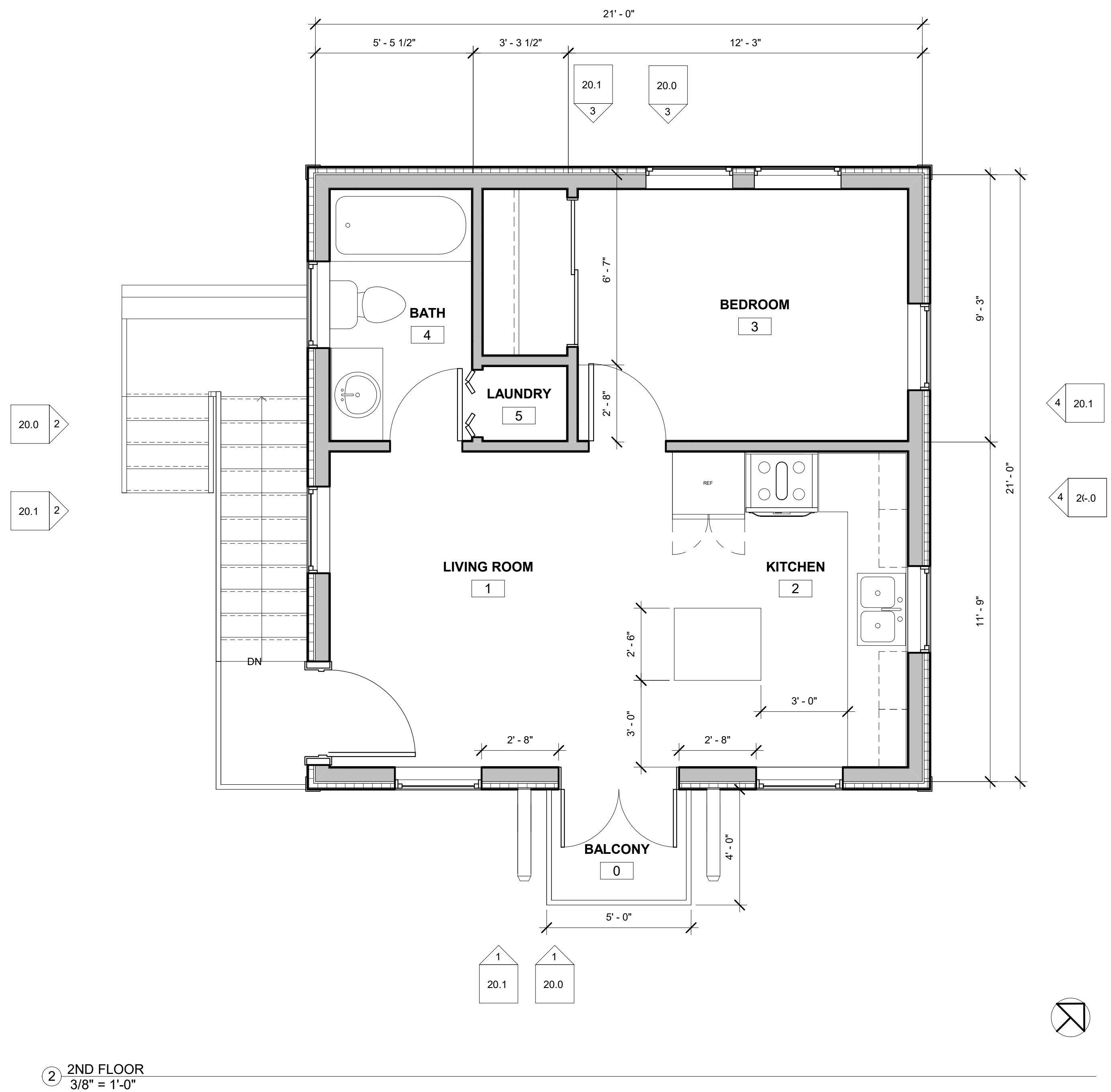
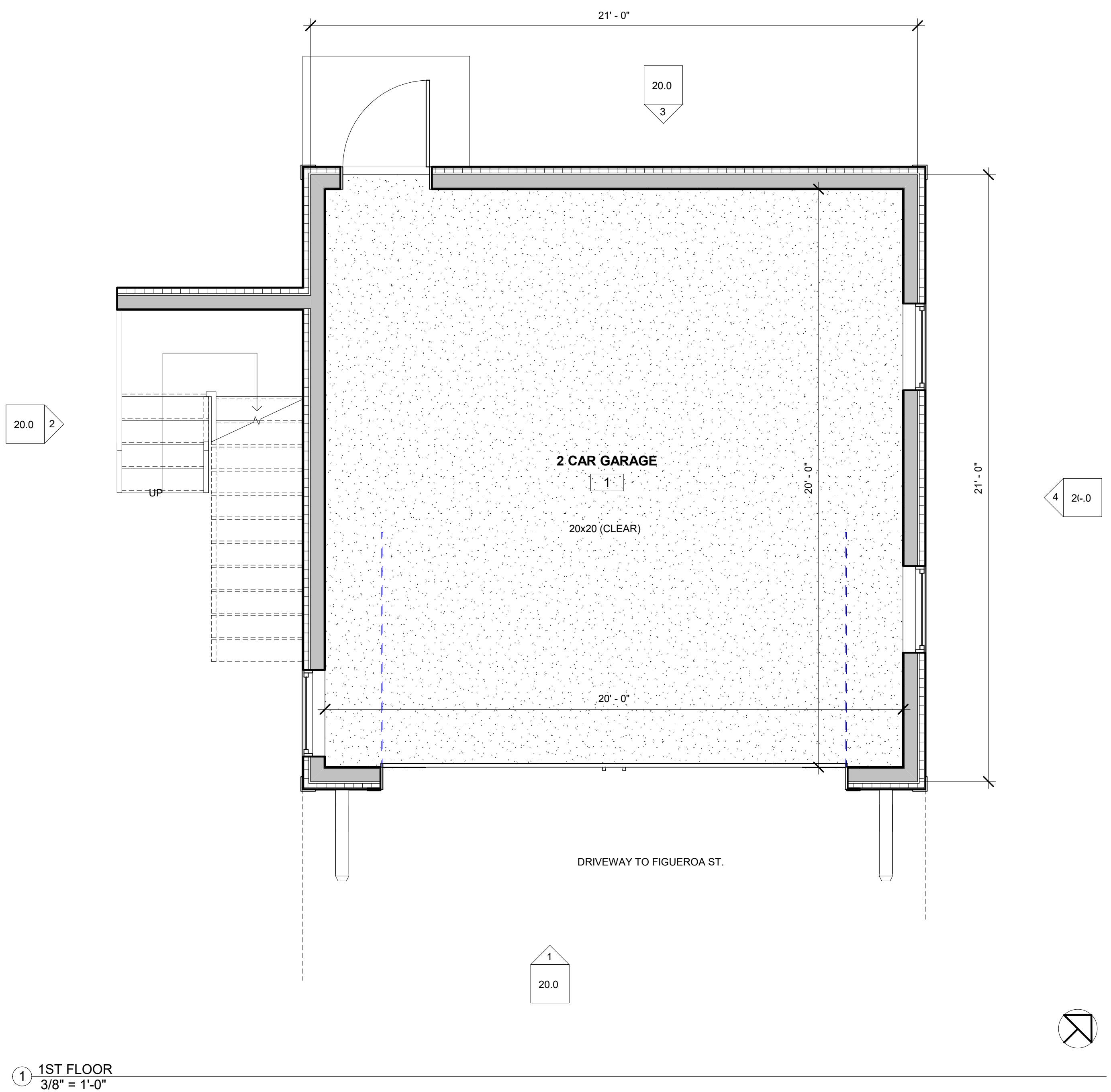


④ Coloma St. Perspective - Color

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (DRCL22-00318)
March 1, 2023

Attachment 6
Garage and ADU Floor Plans, Elevations, Color
Elevations and Perspectives, dated March 8,
2021

THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
 C:\Users\Marcos\Desktop\Fig Projects\307 Coloma Garage and ADU_marcos\KCBZ.rvt
 5/28/2021 1:04:52 PM



No.	Description	Date

PAMELA BOHALL
DETACHED GARAGE AND ADU
 330 FIGUEROA ST
 FOLSOM, CA 95630

Project Number: 235.1
 Date: 03/08/21
 Drawn By: MG
 Checked By: AJB
 Scale: 3/8" = 1'-0"

**GARAGE AND
 ADU PLAN**

10.0

No.	Description	Date

PAMELA BOHALL

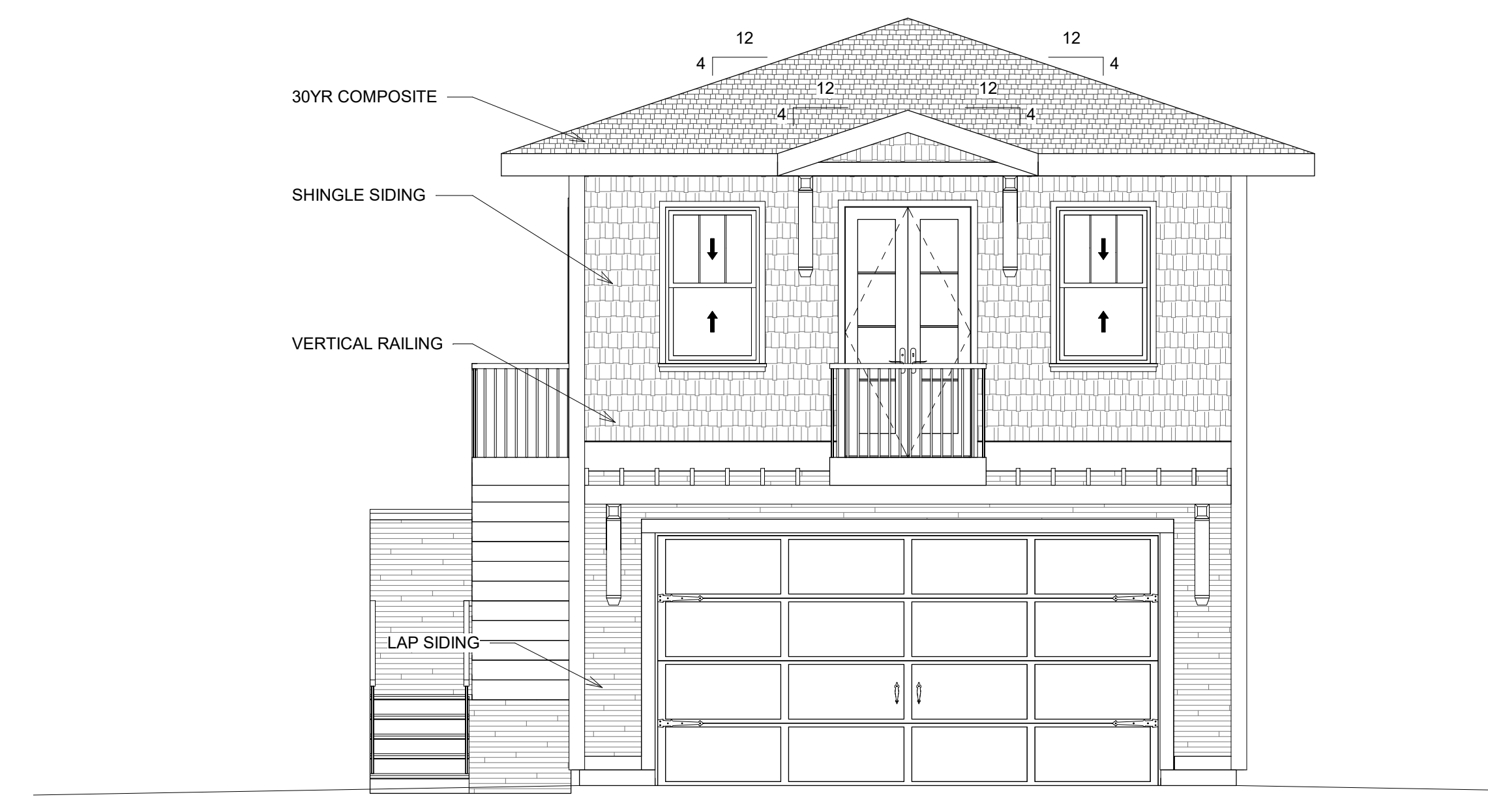
DETACHED GARAGE AND ADU

330 FIGUEROA ST
 FOLSOM, CA 95630

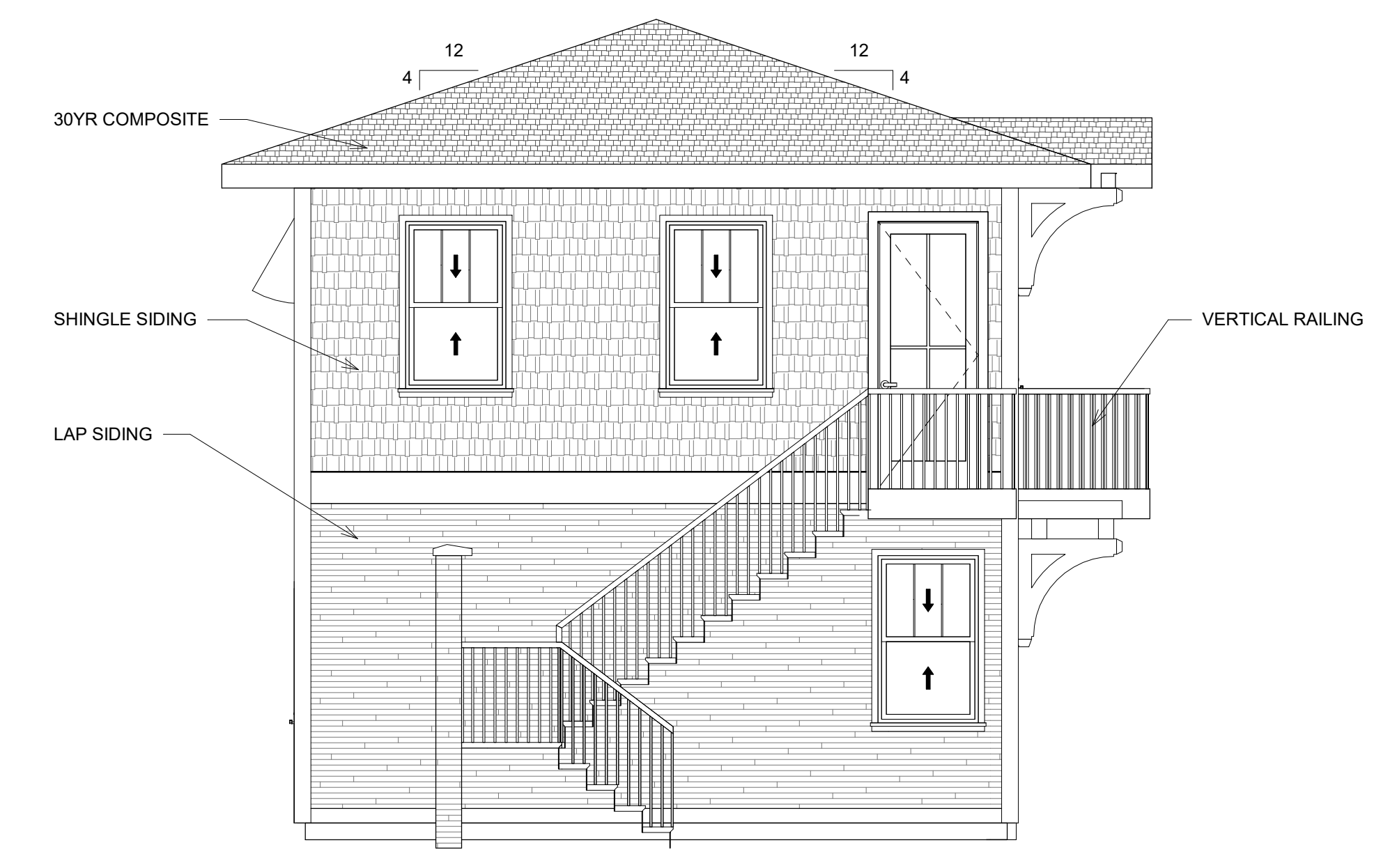
Project Number: 235.1
 Date: 03/08/21
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 1/4" = 1'-0"

**ELEVATIONS &
 SECTIONS**

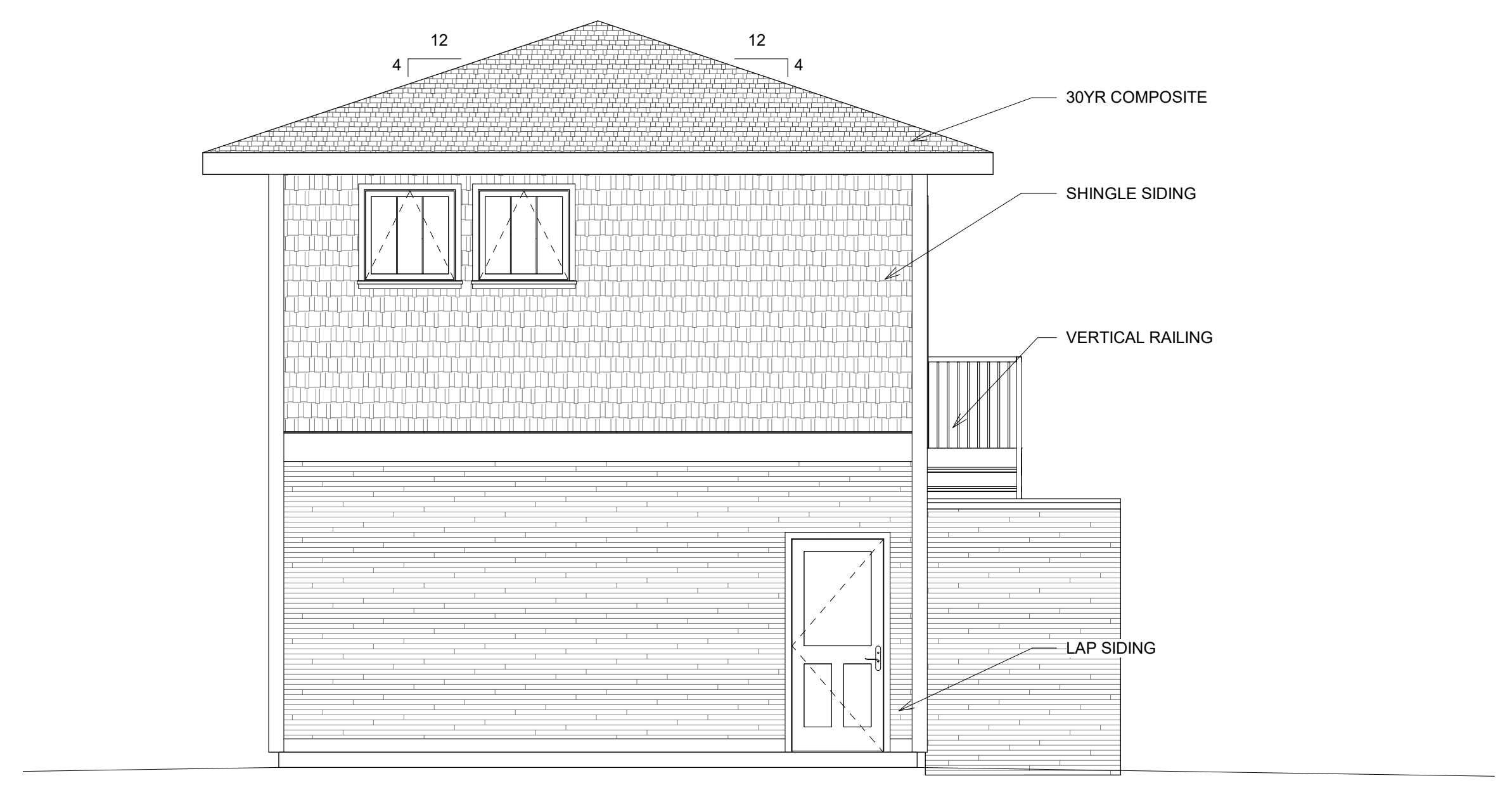
20.0



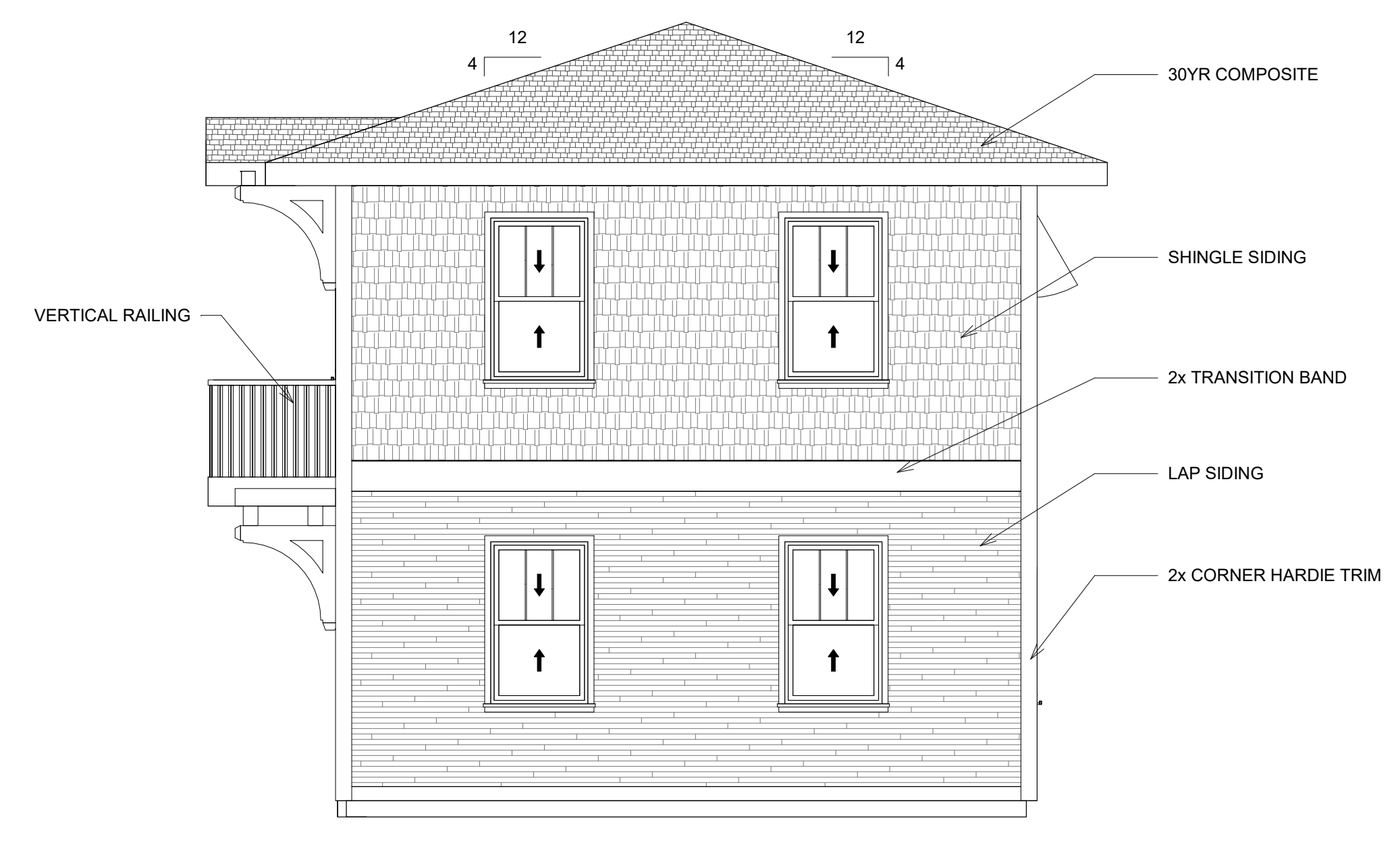
① SOUTH (FRONT)
 1/4" = 1'-0"



② WEST (LEFT)
 1/4" = 1'-0"



③ NORTH (BACK)
 1/4" = 1'-0"



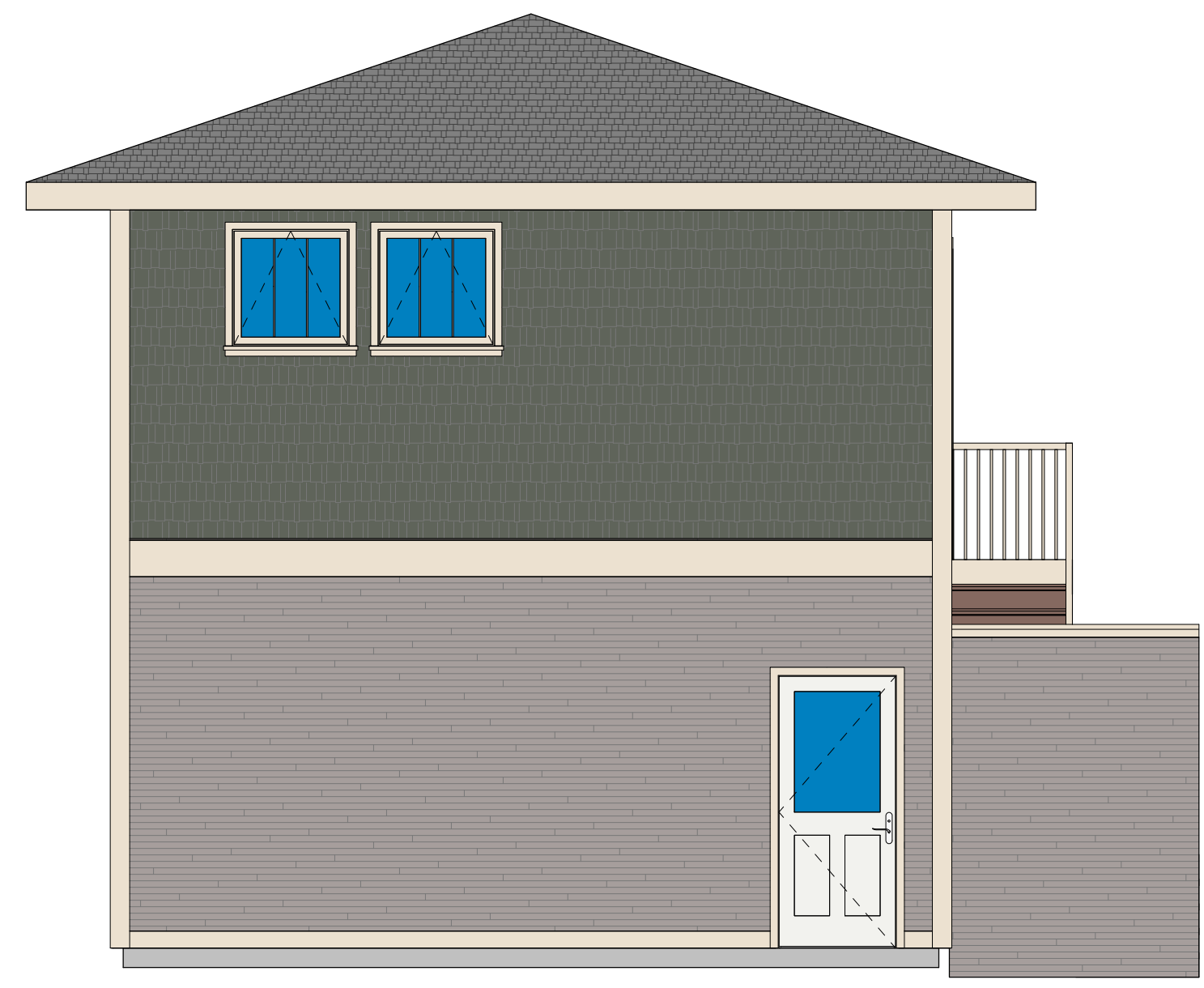
④ EAST (RIGHT)
 1/4" = 1'-0"



① SOUTH REALISTIC
 1/4" = 1'-0"



② WEST REALISTIC
 1/4" = 1'-0"



③ NORTH REALISTIC
 1/4" = 1'-0"



④ EAST REALISTIC
 1/4" = 1'-0"



⑤ 3D PERSPECTIVE

No.	Description	Date

PAMELA BOHALL

DETACHED GARAGE AND ADU

330 FIGUEROA ST
 FOLSOM, CA 95630

Project Number: 235.1
 Date: 03/08/21
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 1/4" = 1'-0"

20.1
 COLORED
 ELEVATION &
 PERSPECTIVES

THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
 5/28/2021 1:05:00 PM
 C:\Users\marcos\Desktop\Projects\307 Coloma Garage and ADU\marcos\KCBZ.rvt

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (DRCL22-00318)
March 1, 2023

Attachment 7

Proposed Colors and Materials



SHERWIN - WILLIAMS:
"RARE GRAY"
SW6199



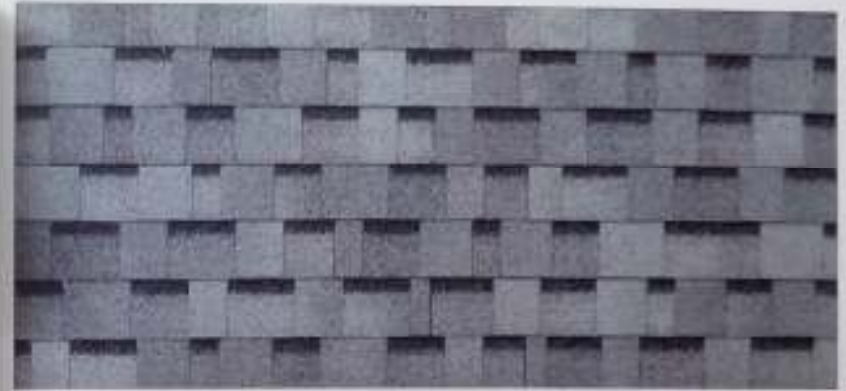
SHERWIN - WILLIAMS:
"PEWTER GREEN"
SW6208



SHERWIN - WILLIAMS:
"CASA BLANCA"
SW7571



LAP SIDING



ROOFING



SHINGLE SIDING

BOHALL MAIN RESIDENCE


COLOR SCHEME

- RARE GRAY SW 6199
 - EXTERIOR: 1ST FLOOR LAP SIDING
- PEWTER GREEN SW 6208
 - EXTERIOR: TOWER AND LANAI SHINGLE SIDING
- CASA BLANCA SW 7571
 - EXTERIOR: TRIM

BOHALL DETACHED GARAGE AND ADU

COLOR SCHEME

- RARE GRAY SW 6199
 - EXTERIOR: 1ST FLOOR LAP SIDING
- PEWTER GREEN SW 6208
 - EXTERIOR: 2ND FLOOR SHINGLE SIDING
- CASA BLANCA SW 7571
 - EXTERIOR: TRIM

 **BARANOV BUILDING DESIGN**
5620 BENHENRY CT.
ROCKLIN, CA 95677
(916) 801-4382

PAMELA BOHALL
BOHALL RESIDENCE
311 COLOMA ST
FOLSOM, CA 95630

MATERIAL COLOR BOARD

Project number - 235
Date - 03/08/2021
Drawn by - MG

MB-1

ALL DRAWINGS CONTAINED IN THESE DOCUMENTS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE DOCUMENTS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN ACCORDANCE WITH THE DESIGN AGREEMENT. NO PORTION OF THE INFORMATION MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF BARANOV BUILDING DESIGN.

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (DRCL22-00318)
March 1, 2023

Attachment 8 Site Photographs





Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (DRCL22-00318)
March 1, 2023

Attachment 9

Heritage Preservation League Comment Letter

**HERITAGE PRESERVATION LEAGUE OF FOLSOM
PROJECT APPLICATION REVIEW - JANUARY 30, 2023**

PROJECT: New custom home and accessory structure with a second dwelling unit at 311 Coloma Street in the Figueroa Subarea.

REQUEST: Design review of an 1,809 square-foot single-family home and a 928 square-foot mixed-use accessory building.

PROJECT

HISTORY: The original project approval from 2021 has expired. A new application was circulated by the City on January 18, 2023. Feedback was requested by February 1, 2023.

GENERAL COMMENTS

The current application includes a mixed-use accessory structure with a garage and an Accessory Dwelling Unit (ADU). As a special circumstance, the applicant is also proposing to access the garage from a public street. This type of project has not been addressed in the City’s Municipal Code. It was also not anticipated when the Design and Development Guidelines were prepared.

SITE PLAN

While reviewing the proposed project, HPL relied on the following existing codes and guidelines:

Zoning Code Chapter 17.52

- In the Figueroa Subarea pre-1910 design principles are of grater value to the community than provisions of Second Units (ADU’s). *[See 17.52.540 A2]*
- Garages shall be set back a minimum of 20-feet from the public right-of-way. *[See 17.52.540 F]*

Historic District Design and Development Guidelines

- The design concept for the Figueroa Subarea is pre-1910. Driveways from streets should be eliminated and detached garages should be disguised as carriage houses. *[See 5.04.03(a)]*
- Accessory Structures located in back yards with frontage on longer streets (including Figueroa Street) should maintain a setback from the street that is no less than the setback of the main structure. *[See 4.06]*

Based on this information, HPL recommends that the Historic District Commission should add the following conditions to the project approval:

1. The combined garage and second unit at 311 Coloma Street should have a 20-foot setback from Figueroa Street.
2. The driveway to the garage should not be wider than the garage door and the preferred driveway surface is decomposed granite.

MAIN UNIT

The first floor of the proposed residence has a craftsman design. However, the second floor (with a raised hipped roof and dormer-type windows) does not appear compatible. HPL is suggesting that the second-floor roof could have a raised ridge line and a gable facing Coloma Street.

ACCESSORY UNIT

The applicant has incorporated historic design details with the accessory unit. To further enforce the impression of a pre-1910 design, HPL has the following recommendation:

3. Select a garage door with a carriage house design.

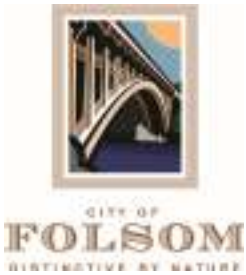
ADDITIONAL COMMENTS

HPL is suggesting that more information regarding ADU's combined with garages, in addition to lots that are not consistent with the Theodore Judah lot pattern need to be incorporated with the City's Zoning Code Update.

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (DRCL22-00318)
March 1, 2023

Attachment 10

Previously Approved Staff Report (PN21-095)



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure
File #: PN 21-095
Request: Design Review
Location: 311 Coloma Street
Parcel(s): 070-0120-064
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

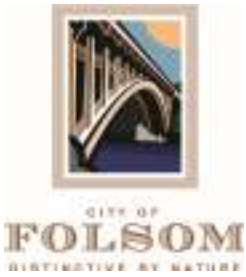
Name: Pamela A. Bohall
Address: 4866 Village Green Dr.
El Dorado Hills, CA 95762

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street (PN 21-095) subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-15).

Project Summary: The proposed project consists of an 1,809-square-foot custom home and a 464-square-foot garage with a 464-square-foot ADU on the second story at a lot located at 311 Coloma Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Primary Residence Floor Plans, Elevations, Color Elevations and Perspectives, dated 3-8-21
- 6 - Garage and ADU Floor Plans, Elevations, Color Elevations and Perspectives, dated 3-8-21
- 7 - Proposed Colors and Materials Board



AGENDA ITEM NO. 1
Type: Public Meeting
Date: August 4, 2021

8 - Site Photographs

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

PREVIOUS APPROVALS

In 2017, the Historic District Commission approved a Tentative Parcel Map and garage and patio roof demolition at 307 Coloma Street (PN 16-307). The Tentative Parcel Map subdivided an existing .483-acre residential property into three individual parcels, including the parcel at 311 Coloma Street. The garage and patio roof have since been demolished.

APPLICANT'S PROPOSAL

The applicant is requesting Design Review approval for development of an 1,809-square-foot custom home and a 464-square-foot garage with and 464-square-foot ADU on the second story at a lot located at 311 Coloma Street. The primary residence is proposed to be 25.4 feet in height and the proposed garage/ADU structure is proposed to be 24.2 feet in height. The proposed site plans, floor plans, elevations, renderings, and color elevations for both structures are included in Attachment 5. Exterior materials proposed for both the primary residence and the garage/ADU structure include gray horizontal lap siding on the first level, green panelized cementitious shingle siding on the second level, off-white window trim, door trim, porch columns and roof braces, and gray asphalt shingle roofing. The primary residence also includes a red brick porch base and lower columns. Color elevations are provided in Attachment 5 and the proposed colors and material board is provided in Attachment 6.

The property at 311 Coloma Street is not included on the City of Folsom Cultural Resources Inventory.

POLICY/RULE

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

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and

- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

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

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

ANALYSIS

General Plan and Zoning Consistency

Primary Residence

The General Plan land use designation for the project site is SFHD (Single-Family High Density), and the zoning designation for the project site is R-2 (Two-Family Residence District), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. FMC Section 17.52.540 states that one-family dwellings are permitted in the Historic Residential Primary Area.

Section 17.52.540 of the FMC institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area.

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

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	7,000 sq. ft.	7,015 sq. ft.
Minimum Lot Width	50'	70.09'
Minimum Pervious Coverage	45% of lot area	66% of lot area
Maximum Building Height	35'	25.4'
Front Yard Setback	20'	20'
Side Yard Setback	5' (interior), 10' (street-side)	5' (interior), 18.4' (street-side)

Rear Yard Setback	20'	30'
Setback To Other Structures	8' (6' to ADU)	>8' (6.5' to ADU)
Minimum Parking	2 spaces	2 spaces

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

Garage and ADU

Accessory structures (such as garages) 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 relates to the FMC zoning requirements:

	REQUIRED	PROPOSED
Maximum Size	Not larger than main structure	464 sf (main structure 1,809 sf)
Front Setback	20 feet from front property line of main structure	61 feet, in back of primary dwelling
Rear Setback	5 feet	5 feet
Side Setback	5 feet	31 feet and 17.5 feet
Maximum Height	Not larger than main structure	24.2 feet (primary structure is 25.4 feet tall)
Structure Separation	6 feet from all other structures	6 feet from primary structure (no other structures on-site)

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

FMC Section 17.105.010 states that ADUs are allowed in single-unit and two-unit zones with an existing or proposed dwelling. Sections 17.105.100 and 17.105.110 of the FMC institute the applicable development standards regarding location, size, setbacks, height, separation, lot coverage, and parking for detached ADUs.

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

	REQUIRED	PROPOSED
Maximum ADU Size	One bed: 850 sqft Two+ beds: 1,000 sqft	464 sf (one bed)
Front Setback	Does not break front plane of primary dwelling and	61 feet, in back of primary dwelling

	meets setback of primary dwelling (20 feet)	
Rear Setback	4 feet	5 feet
Side Setback	4 feet	31 feet and 17.5 feet
Minimum Pervious Surface	45%	59.5%
Parking Requirement	n/a	2 parking spaces (proposed)
Maximum Building Height	25 feet, or the height of the primary structure (whichever is less)	24.2 feet (primary structure is 25.4 feet tall)
Structure Separation	6 feet from the primary structure or other accessory structures on-site	6 feet from primary structure (no other structures on-site)

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

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

The proposed site plan shows construction of the garage/ADU within a 10-foot waterline easement. The applicant is aware that the City will not allow construction of the garage/ADU within the waterline easement. As a result, the proposed plan calls for this waterline easement to be abandoned. However, the existing water service to 307 Coloma Street is located within the 10-foot water easement. As a result, several steps must be taken before the waterline easement can be properly abandoned and construction of the garage/ADU can proceed. The City will require that a new water service and any necessary easements are established and constructed for 307 Coloma Street outside of the existing water easement (on Coloma Street) and accepted by the City prior to abandonment of the water easement on 311 Coloma Street. Once the City determines that the waterline easement has been properly abandoned, the applicant shall prepare a quitclaim deed for the City’s approval and the applicant shall process and record the quitclaim. Building permits for the 311 Coloma Street garage/ADU structure shall not be issued until the waterline easement is properly abandoned and the quitclaim has been recorded. If the existing easement cannot be properly abandoned or quitclaimed, no building within the easement shall be permitted for the garage/ADU structure as proposed. The applicant may resubmit building plans that avoid building within the existing waterline easement, but those plans will be subject to design review

and, if appropriate, approval by the Historic District Commission. Staff has added this as a condition of approval (Condition No. 4) to occur prior to issuance of a building permit.

Because ADUs and garages are both allowed uses for the subject parcel, the proposed use of the garage/ADU structure is not subject to Commission approval. However, the design of the proposed structure is subject to Commission approval since this ADU exceeds the height standard for mandatory ministerial approval (16 feet) established in FMC Sections 17.105.040(A), 17.105.050, and 17.105.100(B)(2).

Building Design/Architecture

Primary Residence and Garage

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

In analyzing the architectural design of the primary residence, 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, shingled gables, symmetric distribution of front openings, a full porch with square columns, multi-pane sashes over the windows, horizontal shingle siding, brick wainscotting and double-hung windows. Staff has also determined that the proposed primary residence and garage include the use of building materials that are natural in appearance (lap and shingle siding and trim and composition asphalt shingles), as encouraged by the Historic District Design and Development Guidelines (DDG's). In addition, the proposed project utilizes colors (gray and dark green siding, white trim and a gray roof) which are consistent with colors typically utilized on historic residential structures, especially those with Craftsman architecture.

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 applicant proposes composite double-hung windows with white trim on the primary residence and garage. The windows are predominantly proportioned vertically. The front entrance of the primary residence is proposed to be a double glass door with white trim, consistent with the style of the residence.

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.

Staff has determined that the overall design, colors, materials, and layout of the proposed primary residence and garage are consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the design of the proposed primary structure and garage are consistent with the design guidelines identified in the DDG's.

Accessory Dwelling Unit

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

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

<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.	Exterior materials used are horizontal lap siding and panelized cementitious shingle siding.
The accessory dwelling unit shall have the same roof pitch as the primary dwelling with matching eave details but may vary by up to 2/12 more or 2/12 less than the roof pitch of the primary dwelling. Roof must follow the roof pitch requirements for design style allowed in the Historic District subarea.	Main residence roof slope is 4/12. Proposed roof slope for ADU is 4/12.
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.	Main staircase is located between the primary residence and the ADU to maintain privacy of adjacent properties. West (left elevation windows do not face an abutting property. South (front) elevation faces Figueroa Street and is not abutting a private property. Bedroom

	<p>windows facing the back yard are transom windows and have a sill height of 5' 6". Staff has added Condition No. 3(b), which states that the upper east (right) windows are translucent glazed windows to address privacy concerns with the abutting undeveloped property.</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>The mid-landing at the external staircase uses an 8-foot wall to screen the ADU and main house from one another. Staff has added Condition No. 3(a), which states that the upper landing shall be screened by a wood trellis or other privacy feature painted to match an approved ADU color.</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>Two exterior finish materials and colors are proposed, one for each story of the structure. The structure also incorporates a projecting element to the front entry with a braced corbel. The balcony serves as a cantilevered area. The structure also uses a mix of different roof types, including hipped with gable end, supported by corbels at the main double doors.</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>A 20-square-foot balcony is proposed on the front façade of the second story (facing Figueroa Street).</p>
<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.</p>	<p>Proposed staircase is located on the side of the unit and is located on the interior side of the property, approximately 26 feet from the adjacent neighbor's property line.</p>

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

<u>DESIGN ELEMENT</u>	<u>ANALYSIS</u>
A roof pitch between 3/12 and 8/12.	Roof pitch is 4/12.
Front-gabled, side-gabled or cross-gabled roof with unenclosed eave overhang.	ADU uses hip roof with front gable at double doors.
Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels).	ADU uses exposed rafters under the gable. Corbels are used at the double door entrance.
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 double-hung windows with smaller divided panes on upper panel of windows on front (south/Figueroa Street) elevation
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 horizontal lap siding and panelized cementitious shingle siding.
Optional: Shed or gabled roof dormer.	Not utilized
Optional: Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground.	Not utilized

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

The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03a of the DDGs, which addresses the design concepts for the Figueroa Subarea, states that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously

existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing.

The DDG's state that exterior materials and finishes for residential properties should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project utilizes gray horizontal and green shingle siding, cream window trim and gray shingle roofing, all to match the proposed residence. The building includes primarily vertically-oriented windows and residentially-scaled doors, consistent with the DDGs. According to the DDGs, Appendix D, Chapter C.4 (e), two single garage doors are preferred over a double door. The proposed garage features an overhead roll-up door that includes 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 (464 square feet on each floor) is appropriate as an accessory use to the 1,809-square-foot primary residence proposed 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 and colors for each story of the structure with a belly band dividing the floors. The structure also incorporates a projecting element to the front entry with a braced corbel. The balcony serves as a cantilevered area. The structure also uses a mix of different roof types, including hipped with gable end, supported by corbels at the main double doors. These elements all add sufficient architectural interest to the structure to address height issues.

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.

Finally, the project site and adjacent parcel contain several large trees that may be impacted by the proposed project. A tree permit, arborist report, and appropriate mitigation shall be required to account for impacts to the onsite protected tree(s) prior to issuance of a building permit, per condition of approval No. 15.

PUBLIC NOTICING COMMENTS

Initial plans were routed to the Heritage Preservation League (HPL) and Historic Folsom Residents Association (HFRA). No comments from these organizations were received at the time this staff report was published. A notice was posted on the project site five

days prior to the Historic District Commission meeting of August 4, 2021, in compliance with the requirements of FMC Chapter 17.52.320.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the findings included in this report (Findings A-I) and the attached conditions of approval (Conditions 1-15).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Design Review application (PN 21-095) for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above at 311 Coloma Street as illustrated on Attachment 5 for the 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure project, subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-10).

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

- G. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- H. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- I. THE ACCESSORY DWELLING UNIT/GARAGE STRUCTURE IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE SECTION 17.105.150 AND FOLSOM MUNICIPAL CODE SECTION 17.105.160.

ATTACHMENT 2 BACKGROUND

BACKGROUND

In 1923, the .483-acre property located at 307 Coloma Street was developed with a one-story, 1,328-square-foot single family residence. In 2017, the Historic District Commission approved a Tentative Parcel Map and garage and patio roof demolition at 307 Coloma Street (PN 16-307). The Tentative Parcel Map subdivided the existing property into three individual parcels, including the parcel at 311 Coloma Street. The garage and patio roof have since been demolished.

GENERAL PLAN DESIGNATION

SFHD, Single-Family High Density

ZONING

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

ADJACENT LAND USES/ZONING

North: Single-family residence (FIG)
South: Figueroa St. with single-family residence (FIG) beyond
East: Vacant single-family residential parcel (FIG)
West: Coloma St. with Single-Family Residential (FIG) beyond

SITE CHARACTERISTICS

The 7,015-square-foot project site is flat and vacant, and currently contains vegetation and trees.

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 311 COLOMA STREET NEW CUSTOM HOMA AND GARAGE AND ACCESSORY DWELLING UNIT STRUCTURE DESIGN REVIEW (PN 21-095)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the Site Plan, Floor Plans, Elevations, Color Elevations dated 3-8-21, included in Attachments 5 and 6. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval. A building permit will not be issued for the garage/ADU structure until a permit for the main residence has been issued.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction is required.	OG	CD (B)
3.		<p>This approval is for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans, Elevations, Color Elevations dated 3-8-21, included in Attachments 5 and 6, with the following modifications:</p> <ol style="list-style-type: none"> 1. The upper exterior stair landing of the garage/ADU structure shall be screened by a wood trellis or other privacy feature painted to match an approved ADU color to the satisfaction of the CDD. 2. The upper windows on the east (right) elevation of the garage/ADU structure shall be translucent glazed. 3. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. 	B	CD (P)

4.		<p>The City will require that a new water service and any necessary easements are established and constructed for 307 Coloma Street outside of the existing water easement (on Coloma Street) and accepted by the City prior to abandonment of the water easement on 311 Coloma Street. Once the City determines that the waterline easement has been properly abandoned, the applicant shall prepare a quitclaim deed for the City’s approval and the applicant shall process and record the quitclaim. Building permits for the 311 Coloma Street garage/ADU structure shall not be issued until the waterline easement is properly abandoned and the quitclaim has been recorded. If the existing easement cannot be properly abandoned or quitclaimed, no building within the easement shall be permitted for the garage/ADU structure as proposed. The applicant may resubmit building plans that avoid building within the existing waterline easement, but those plans will be subject to design review and, if appropriate, approval by the Historic District Commission.</p>	B	CD (E)
5.		<p>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.</p>	G, I, B	CD (P)(E)(B)
6.		<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)
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.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)
10.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
11.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

12.		Per <u>FMC</u> Section 17.105.140(J), all ADUs approved under this chapter may be rented separate from the primary residence; however, the rental must be for a term longer than thirty days. Per <u>FMC</u> Section 17.58.050(1), a maximum of three paying guests are permitted to rent rooms in a dwelling. Per <u>FMC</u> Chapters 17.11, 17.12, 17.13 and 17.14, boarding houses, defined as a residences wherein three or more rooms are rented to individuals under separate rental agreements or leases, are not allowed in single-family or two-family zones	O	CD (P)
13.		A tree permit, arborist report, and appropriate mitigation shall be required to account for impacts to the onsite protected tree(s) prior to issuance of a building permit.	B	CD (E)

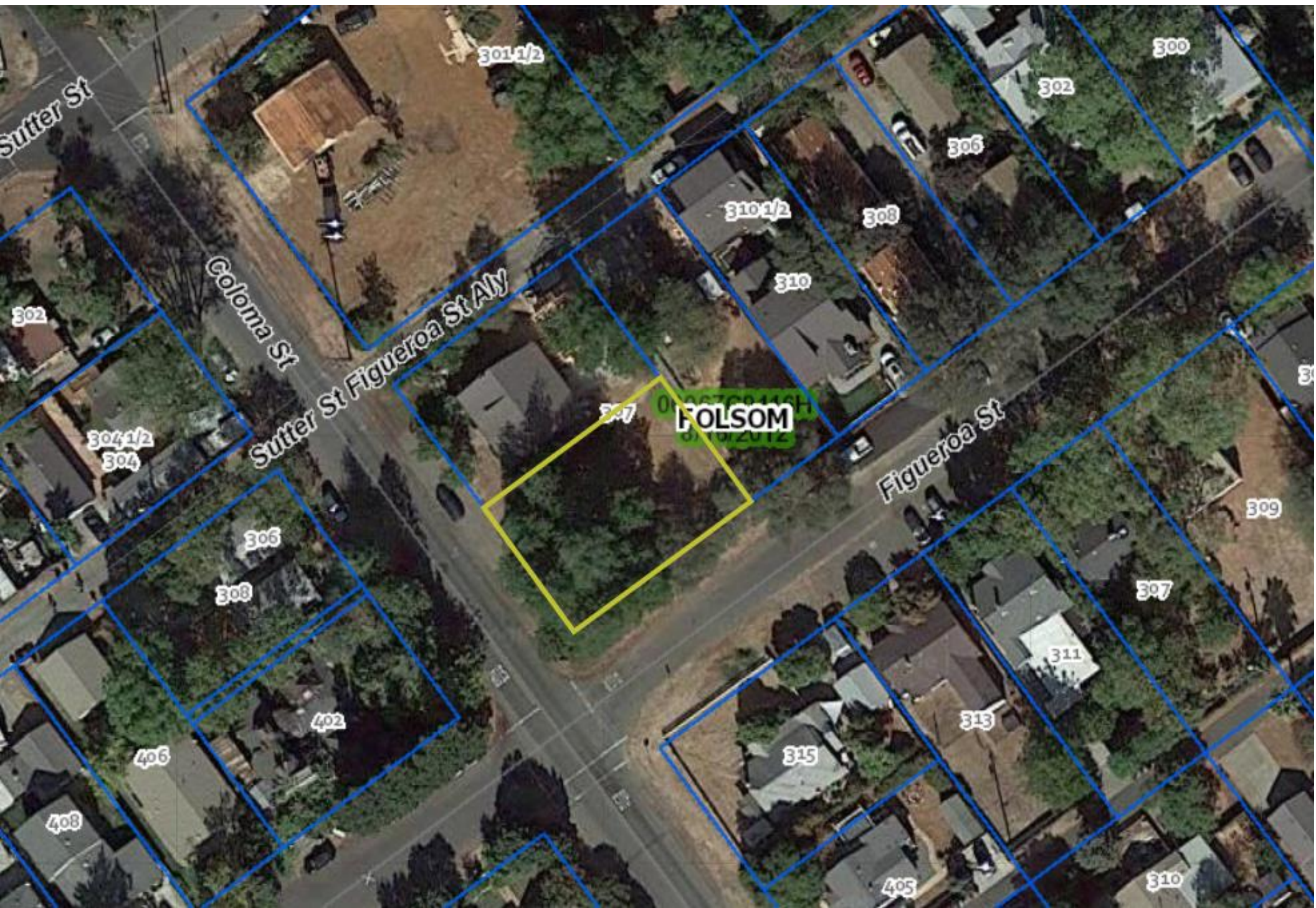
14.		<p>Pursuant to the state’s Model Water Efficient Landscape Ordinance (MWELo), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit.</p> <p>Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may either:</p> <ul style="list-style-type: none"> a. Comply with the performance requirements of the MWELo and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD; or b. Comply with the simpler Prescriptive Compliance Option contained in Appendix D to the MWELo and, by the time of final inspection for a Building Permit for the custom home, shall install the City-approved landscape and submit a Certificate of Completion to the CDD. <p>Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the performance requirements of the MWELo and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD.</p> <p>Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein. The City-approved landscaping shall be installed within 24 months of the date of building permit issuance.</p> <p>Any significant modification to the City-approved landscaping shall comply with the State’s Model</p>	B	CD (E)
-----	--	---	---	--------

		<p>Water Efficient Landscape Ordinance.</p> <p>For purposes of this condition of approval, “landscape area” means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).</p>		
15.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (August 4, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the timely extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy Permit
	Fire Division	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		

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (PN 21-095)
August 4, 2021

Attachment 4 Vicinity Map



Attachment 5
Site Plan, Primary Residence Floor Plans,
Elevations, Color Elevations and Perspectives,
dated 3-8-21

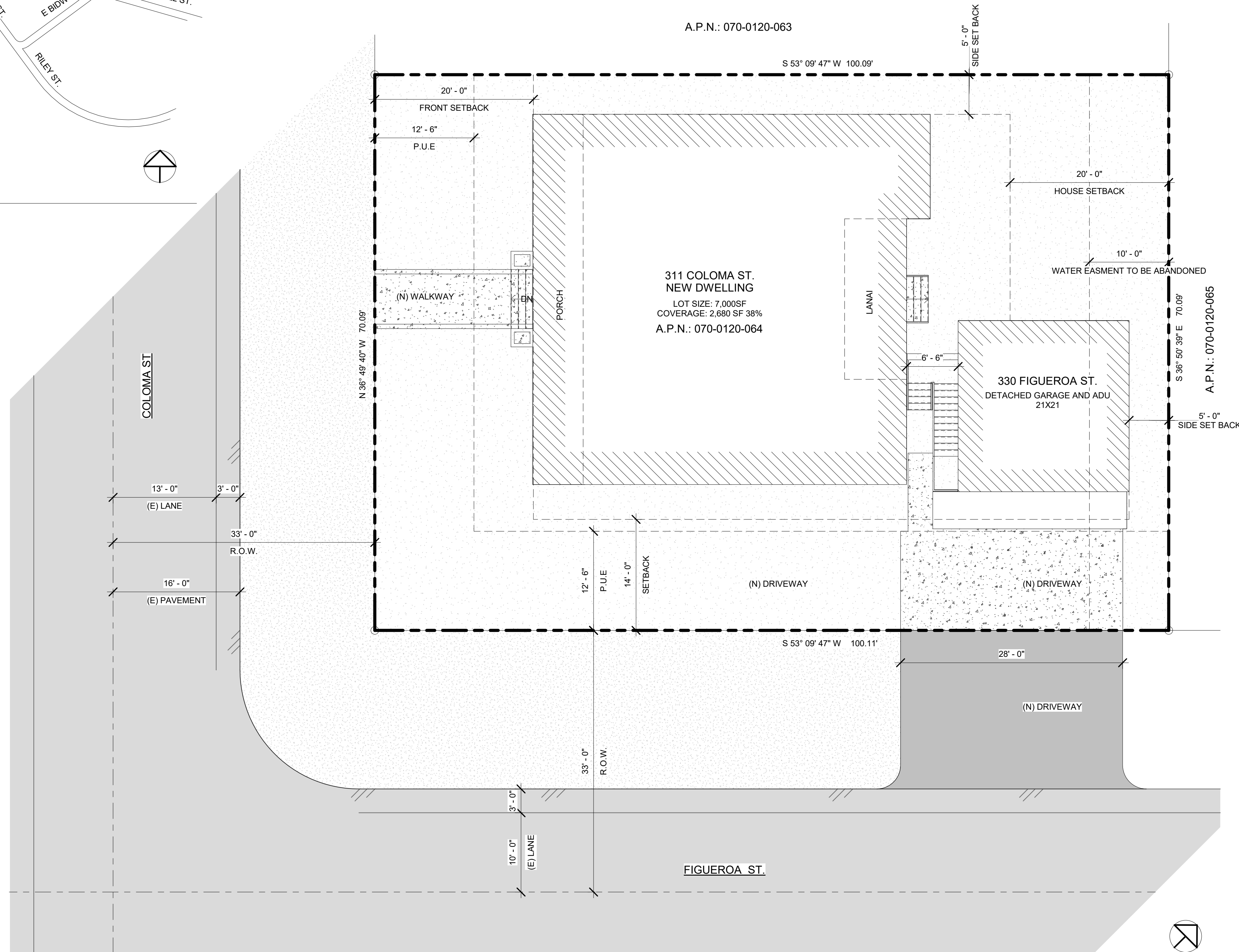


2 VICINITY MAP
NTS

BOHALL RESIDENCE

PAMELA BOHALL

311 COLOMA ST
FOLSOM, CA 95630



1 SITE
1/8" = 1'-0"

SHEET INDEX	
SHEET NO.	SHEET NAME
0.0	INFORMATION AND SITE PLAN
1.0	FLOOR PLAN
2.0	ELEVATIONS AND SECTION
2.1	COLOR ELEVATIONS
3.0	PERSPECTIVES
10.0	GARAGE AND ADU PLAN
20.0	GARAGE AND ADU ELEVATIONS
20.1	ADU COLORED ELEVATIONS AND PERSPECTIVE
MB-1	MATERIAL COLOR BOARD

PROJECT INFORMATION

- OWNER(S):
PAMELA BOHALL
4866 VILLAGE GREEN DR.
EL DORADO HILLS, CA 95762
(916) 765-9250
- NEW BUILDING ADDRESS:
311 COLOMA ST. (MAIN HOUSE)
330 FIGUEROA ST. (ADU)
FOLSOM, CA 95630
APN: 070-0120-064
- PROJECT DATA:
ZONING: R-2
- SCOPE OF WORK:
 - CONSTRUCT NEW RESIDENCE: 1,741 SF
 - FRONT PORCH: 309 SF
 - LANAIL: 166 SF
 - CONSTRUCT NEW GARAGE: 464 SF
 - CONSTRUCT NEW ADU ABOVE GARAGE: 464 SF

TOTAL BUILDING FOOTPRINTING: 2,680 SF

BUILDING DESIGN CODE

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY STANDARDS
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE
- AUTHORITY HAVING JURISDICTION

GENERAL REQUIREMENTS

- ALL REVISIONS, CHANGES OR REVISIONS WITH THE EXCEPTION OF COSMETIC CHANGES, SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. THIS WILL BE SUBMITTED AS A REVISION TO THE EXISTING PERMIT(S). AFTER APPROVAL THESE ITEMS WILL BE INCORPORATED INTO THE APPROVED PLANS. A NOTE TO THIS EFFECT SHALL BE INCLUDED ON THE COVER SHEET OF ALL PLANS IN BOLD LETTERS. (i.e. REVISION #XX IS LOCATED ON SHEET #XX)
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY DESIGNER ABOUT CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH WORK.

BARANOV BUILDING DESIGN
5620 BENHURRY CT,
ROCKLIN, CA 95677
(916) 249-9400
ANDRE@ANDREBARANOV.COM

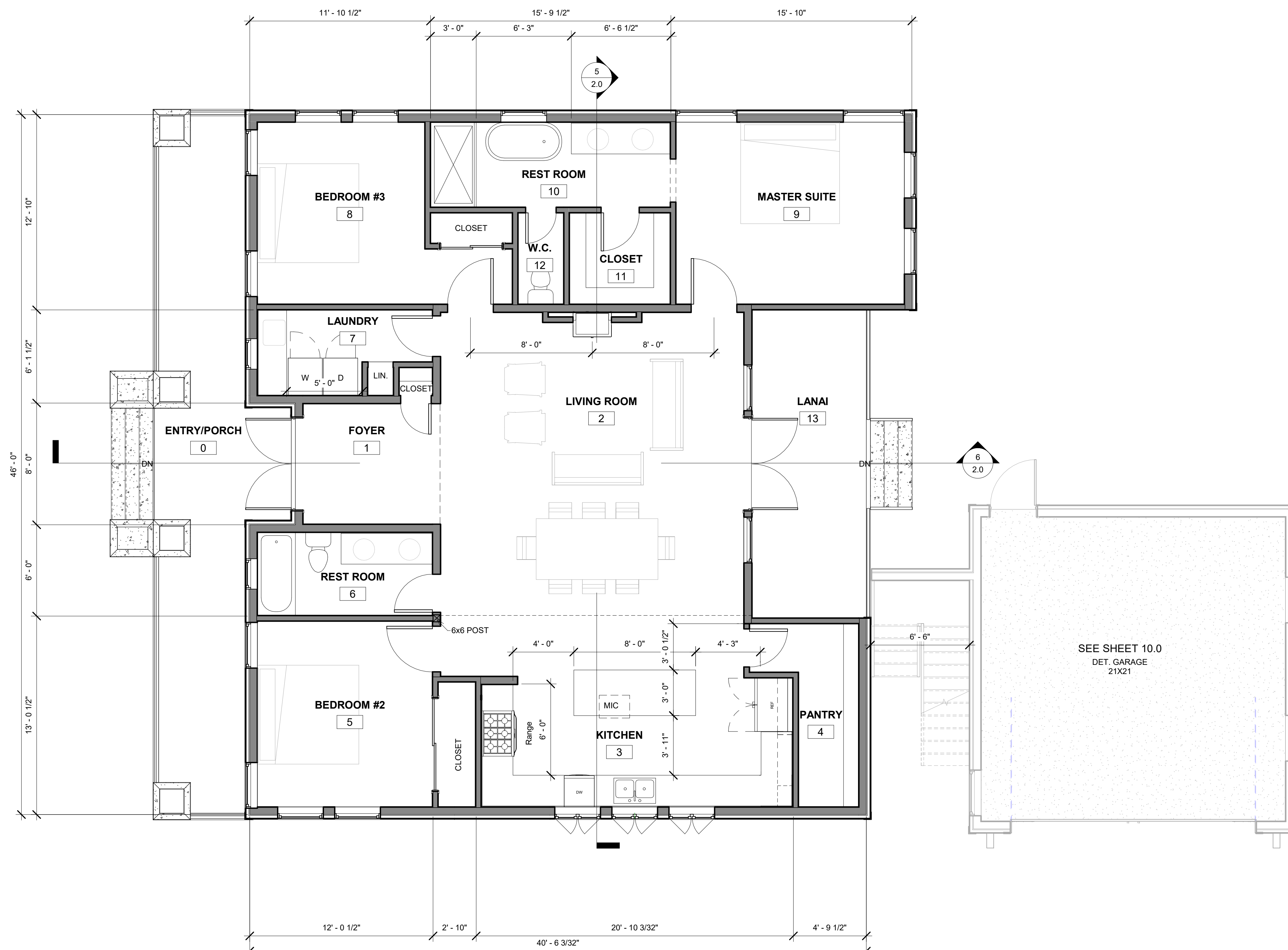
No.	Description	Date

PAMELA BOHALL
BOHALL RESIDENCE
311 COLOMA ST
FOLSOM, CA 95630

Project Number: 235
Date: 03/08/2021
Drawn By: MG
Checked By: AJB
Scale: As indicated

0.0 INFORMATION AND SITE PLAN

THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
5/28/2021 1:03:13 PM
C:\Users\Marcos\Desktop\Projects\307 Coloma - Bohall Residence_marcos\CCRBZ.rvt



① 1ST FLOOR
 1/4" = 1'-0"

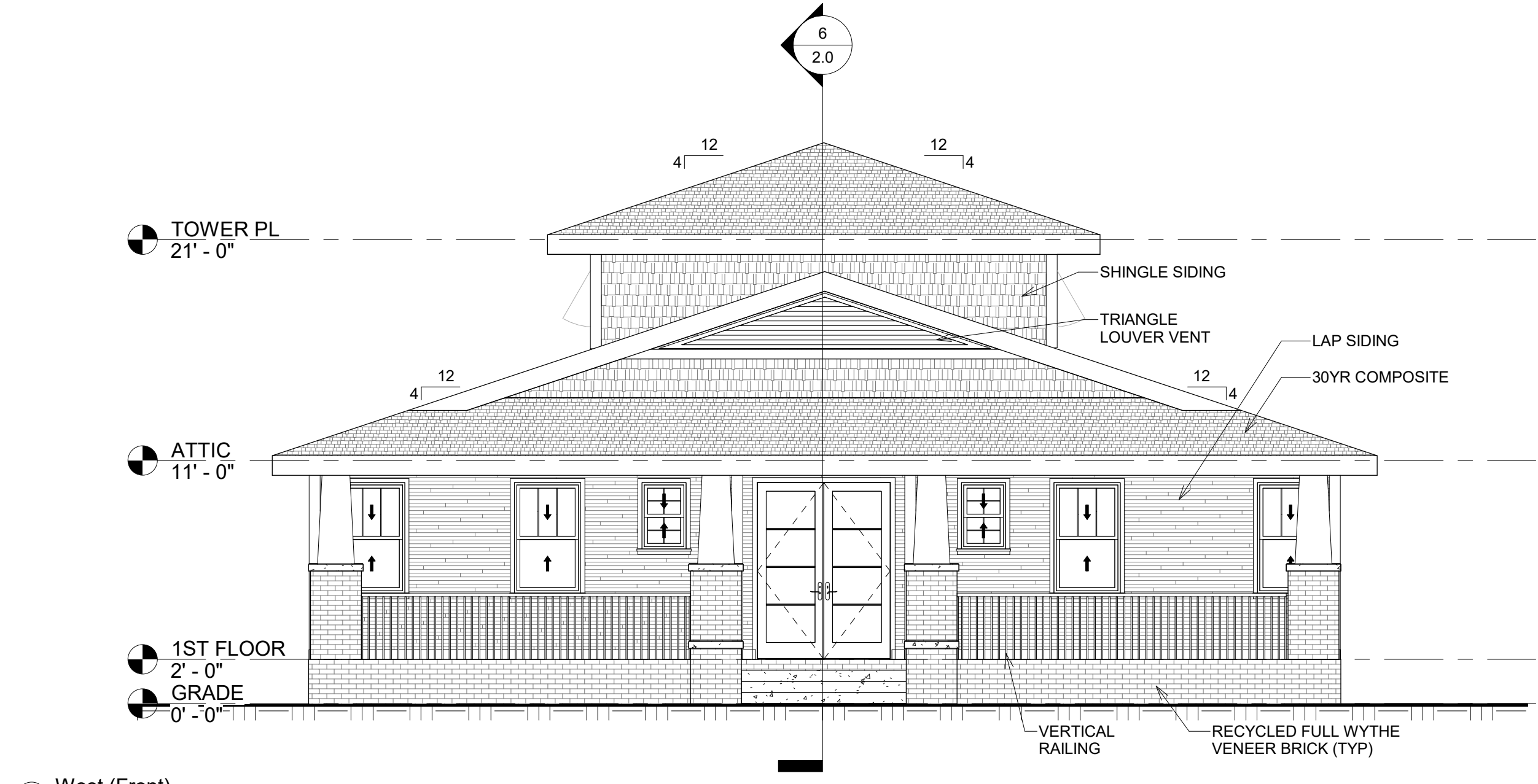
PAMELA BOHALL
BOHALL RESIDENCE
 311 COLOMA ST
 FOLSOM, CA 95630

Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 1/4" = 1'-0"

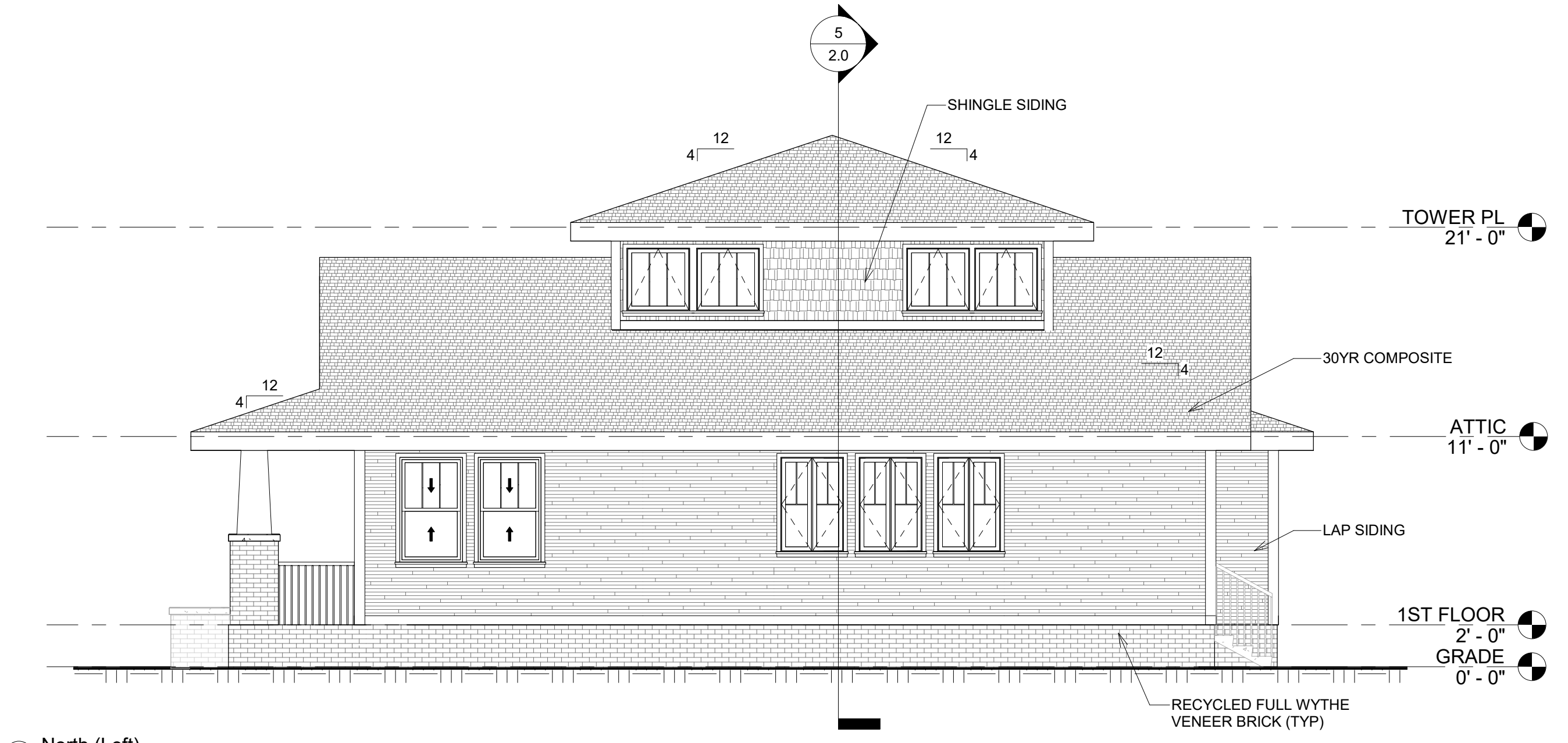
No.	Description	Date

1.0 FLOOR PLAN

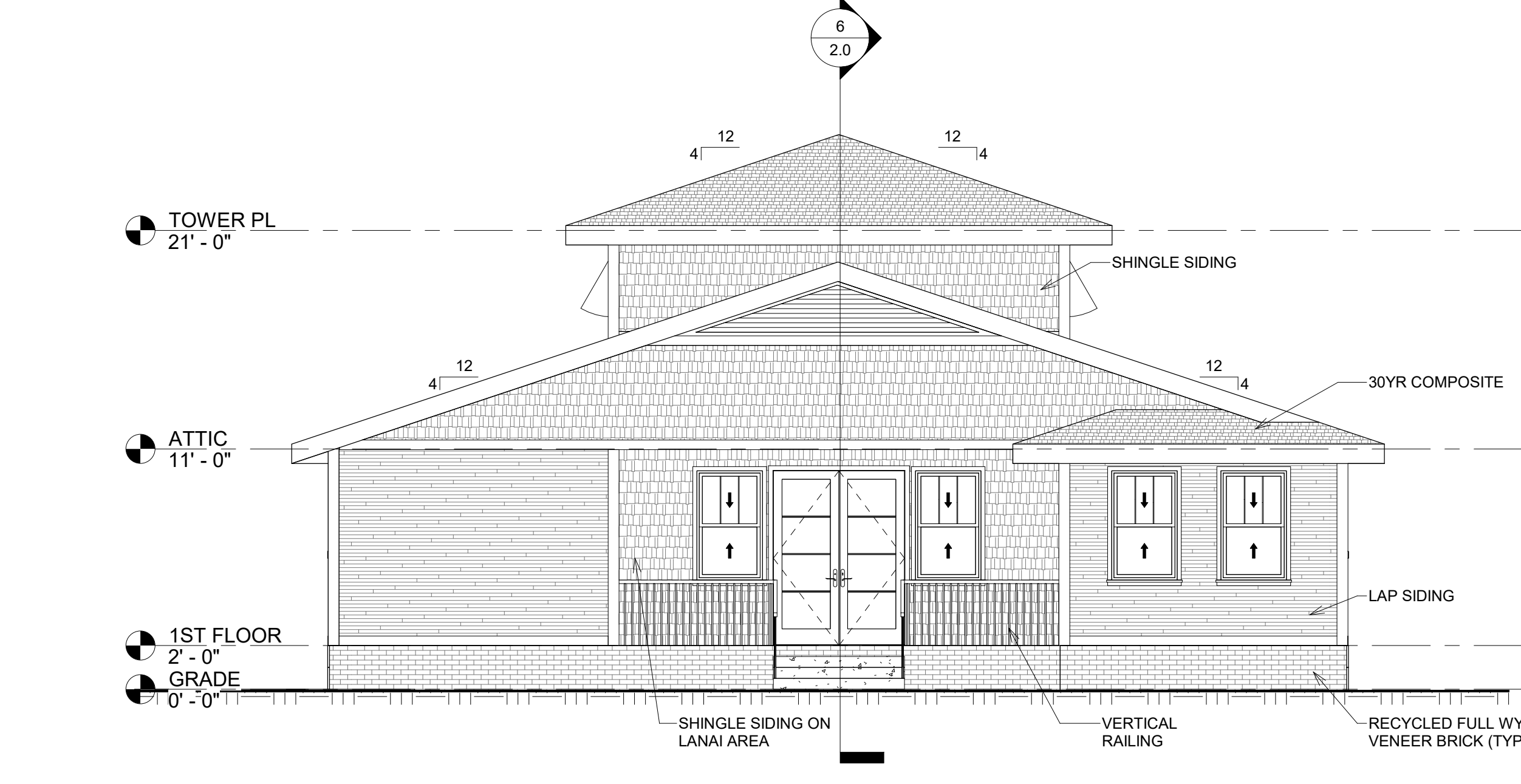
No.	Description	Date



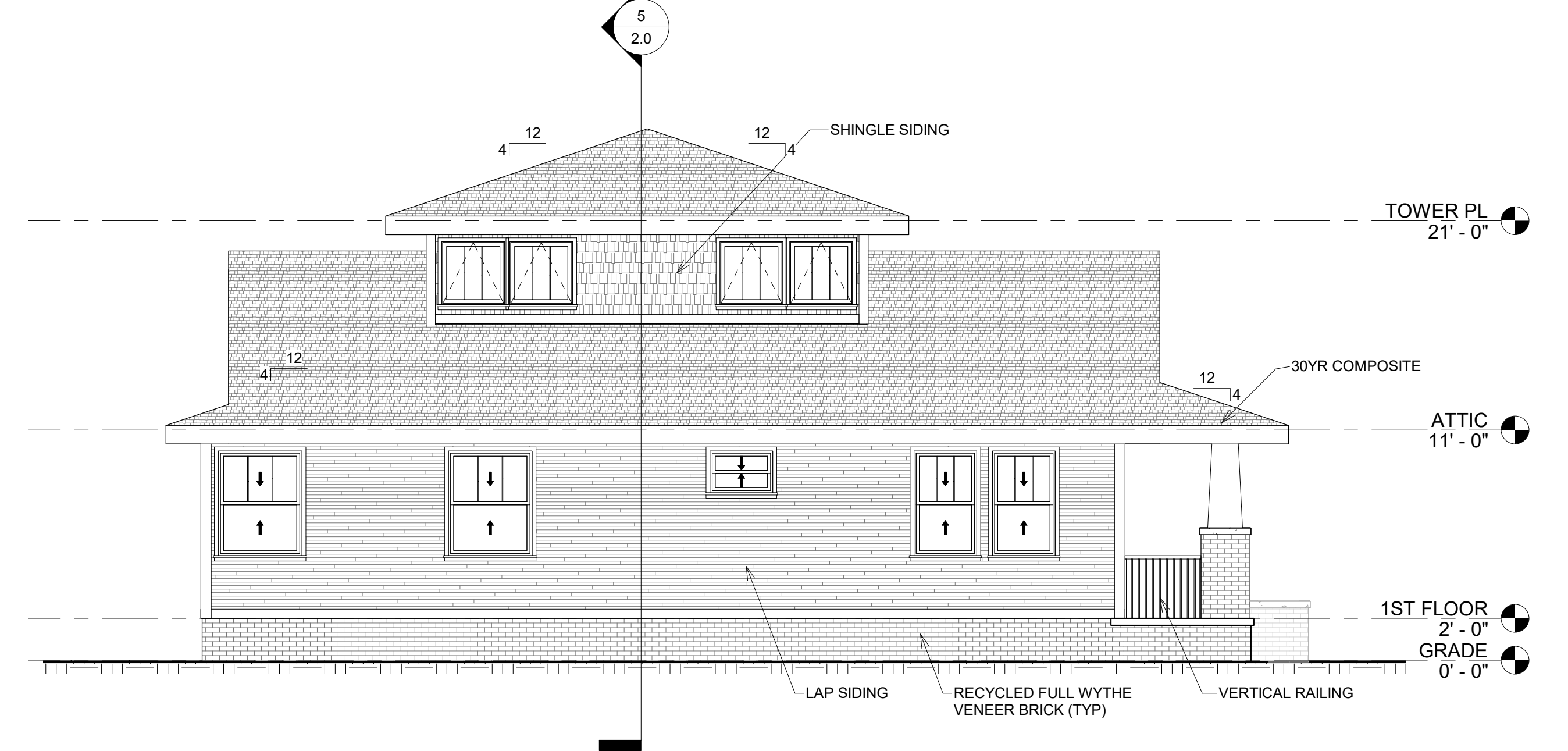
1 West (Front)
 3/16" = 1'-0"



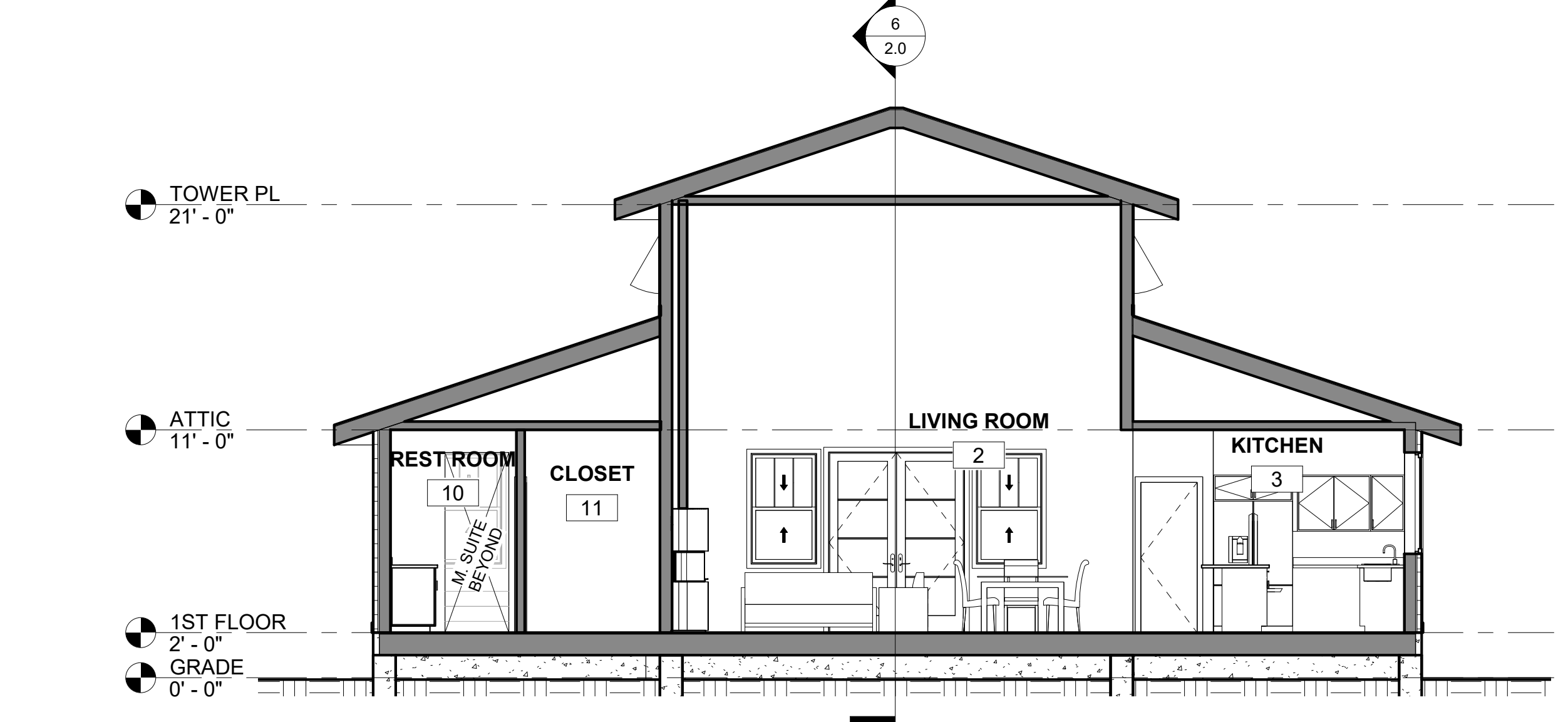
2 North (Left)
 3/16" = 1'-0"



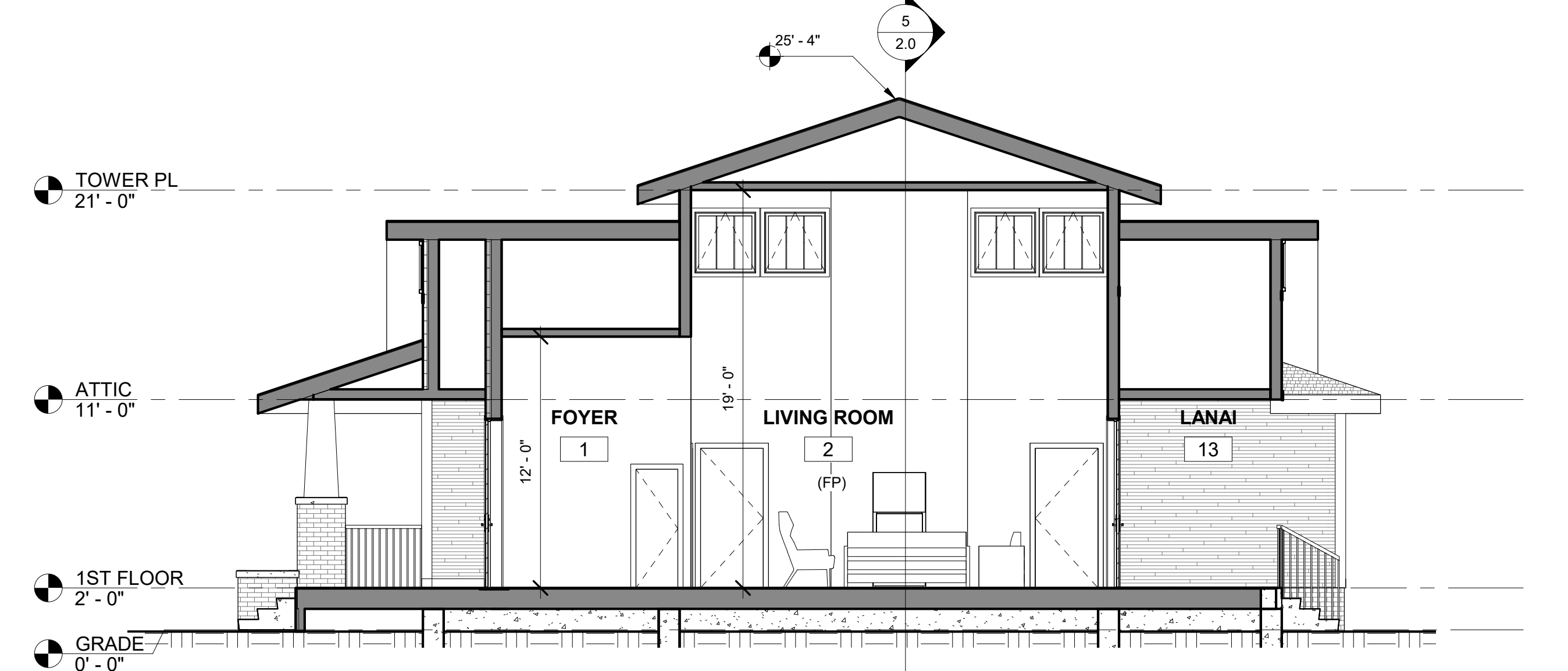
3 East (Back)
 3/16" = 1'-0"



4 South (Right)
 3/16" = 1'-0"



5 M. Restroom / Kitchen
 3/16" = 1'-0"



6 Foyer / Lanai
 3/16" = 1'-0"

PAMELA BOHALL
BOHALL RESIDENCE
 311 COLOMA ST
 FOLSOM, CA 95630

Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 3/16" = 1'-0"

2.0 ELEVATIONS AND SECTION

THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
 C:\Users\Marcos\Desktop\Projects\307 Coloma - Bohall Residence_marcosKCBZ.rvt 5/28/2021 1:03:22 PM

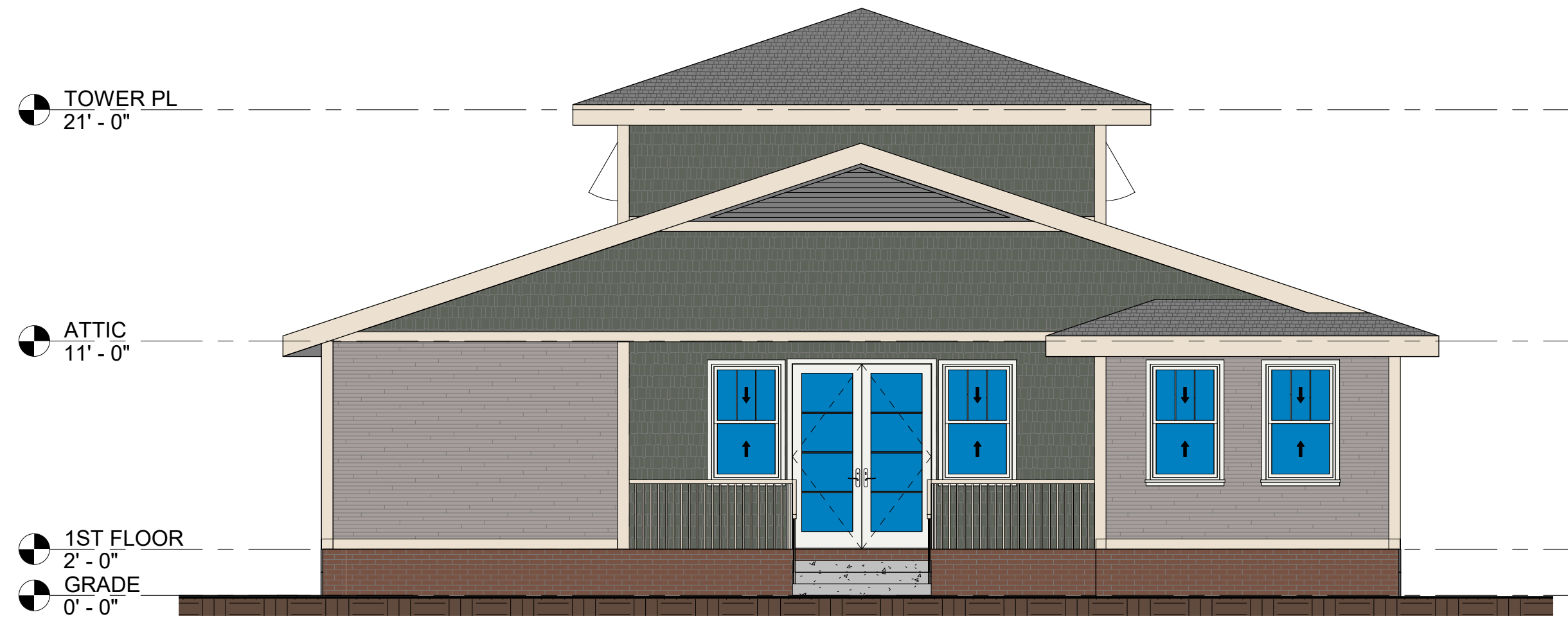
No.	Description	Date



① West (Front) Colored Elevation
 3/16" = 1'-0"



② North (Left) Colored Elevation
 3/16" = 1'-0"



③ East (Back) Colored Elevation
 3/16" = 1'-0"



④ South (Right) Colored Elevation
 3/16" = 1'-0"

PAMELA BOHALL

BOHALL RESIDENCE

311 COLOMA ST
 FOLSOM, CA 95630

Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 3/16" = 1'-0"

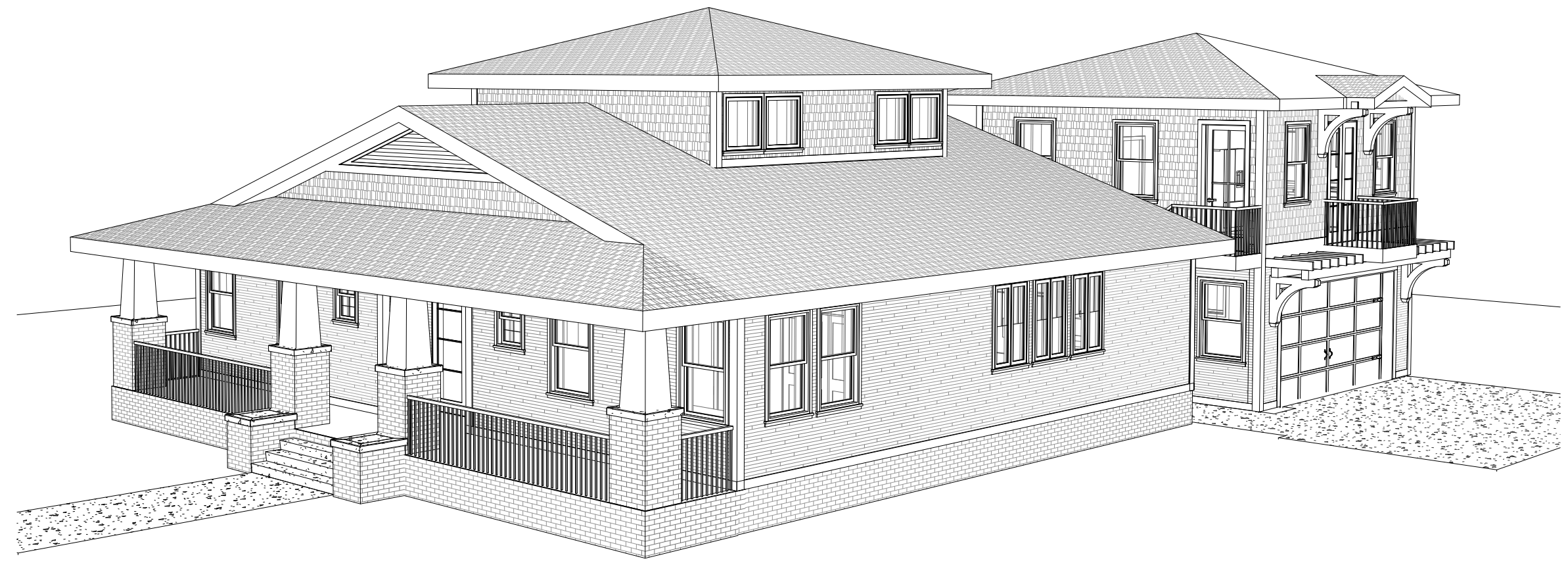
**COLORED
 ELEVATIONS**

2.1

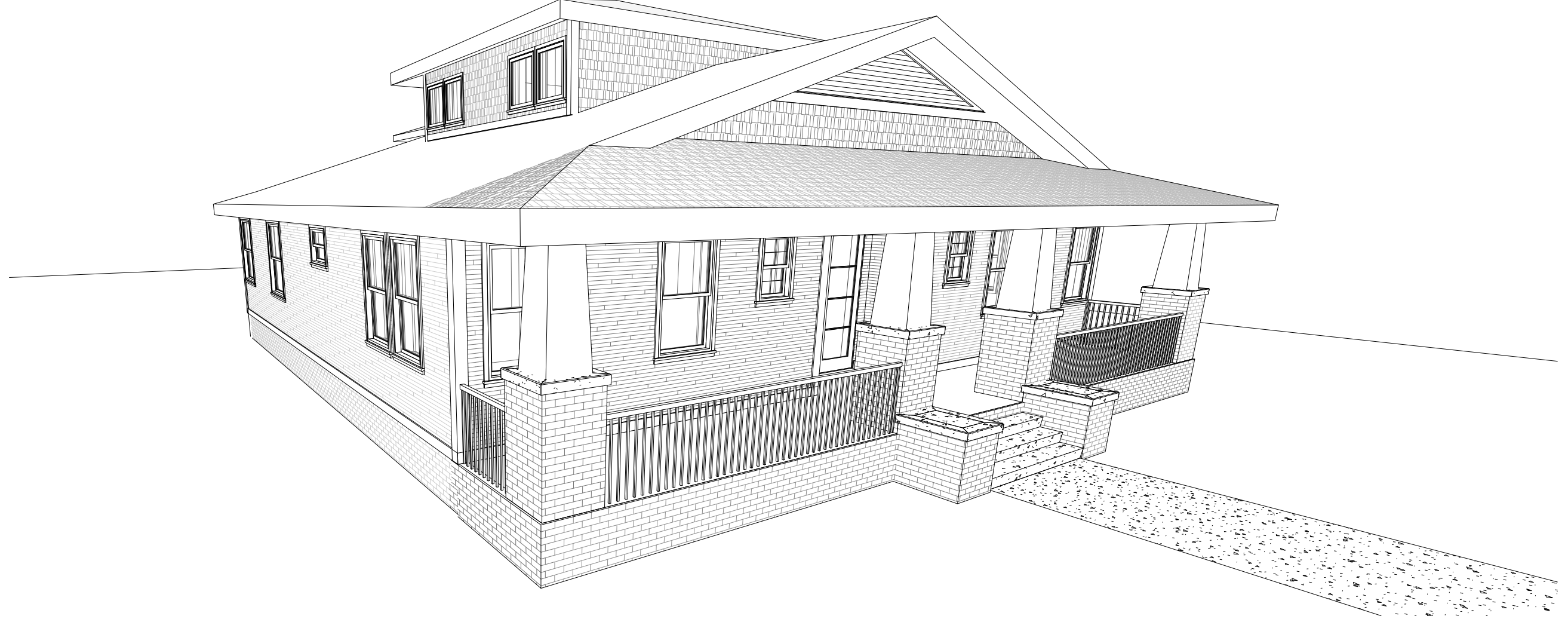
THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
 C:\Users\Marcos\Desktop\Projects\307 Coloma - Bohall Residence_marcos\KCBZ.rvt 5/28/2021 1:03:27 PM



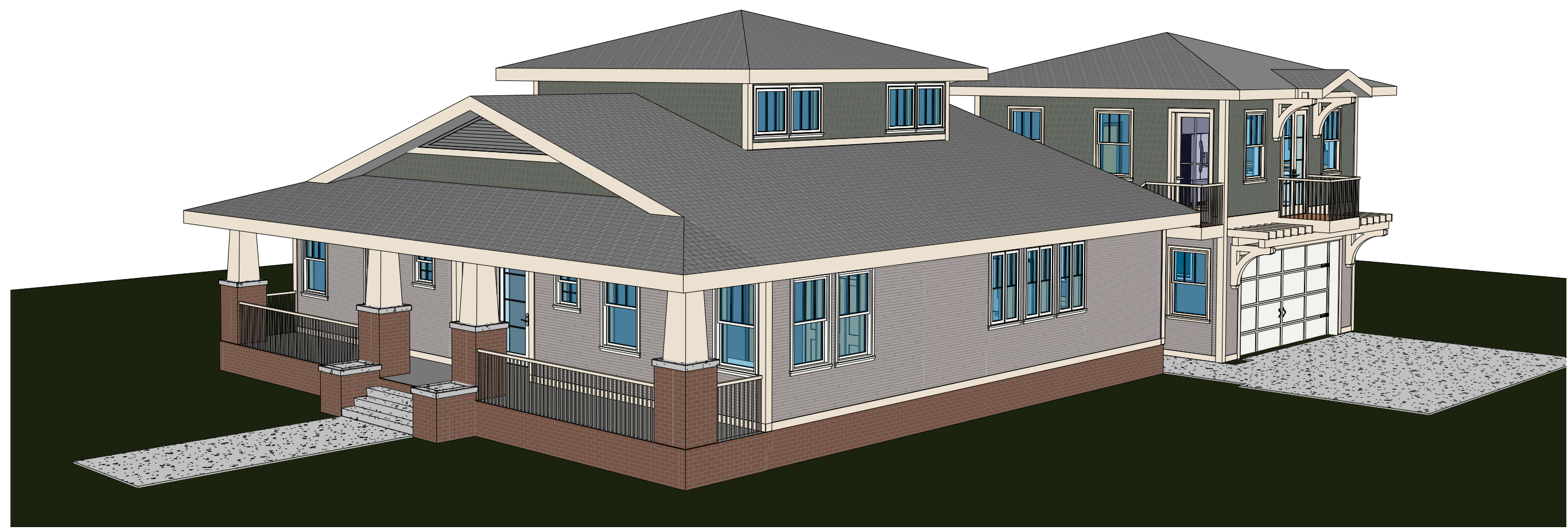
No.	Description	Date



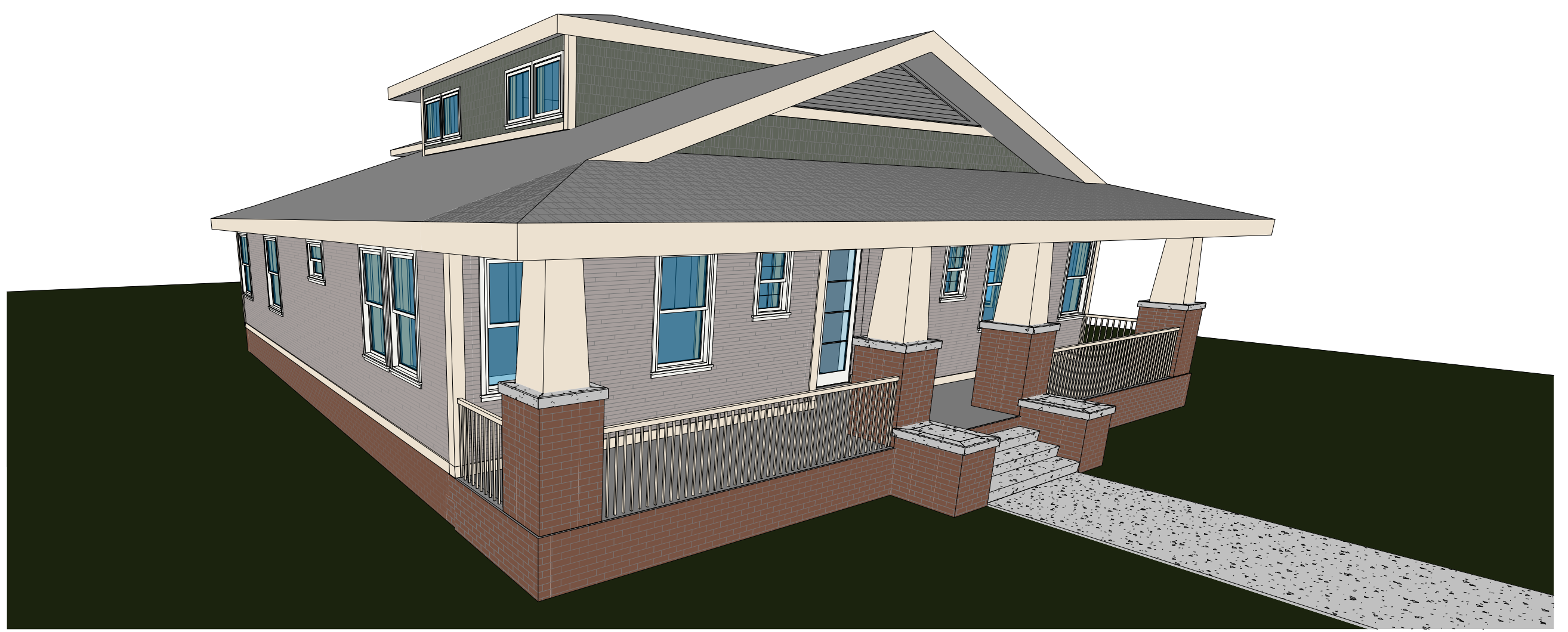
① Corner Perspective



② Coloma St. Perspective



③ Corner Perspective - Color



④ Coloma St. Perspective - Color

PAMELA BOHALL
BOHALL RESIDENCE
 311 COLOMA ST
 FOLSOM, CA 95630

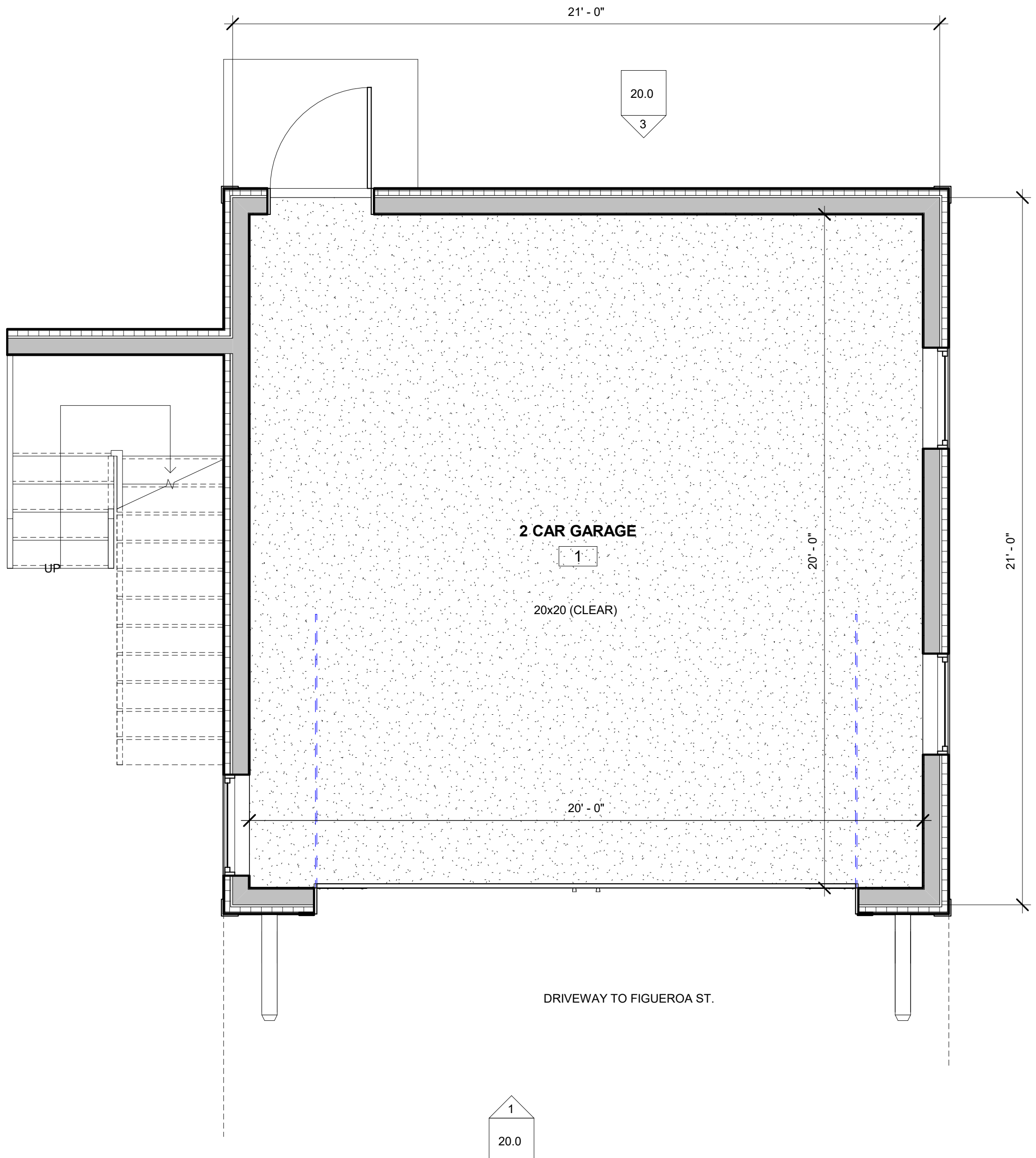
Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale:

PERSPECTIVES

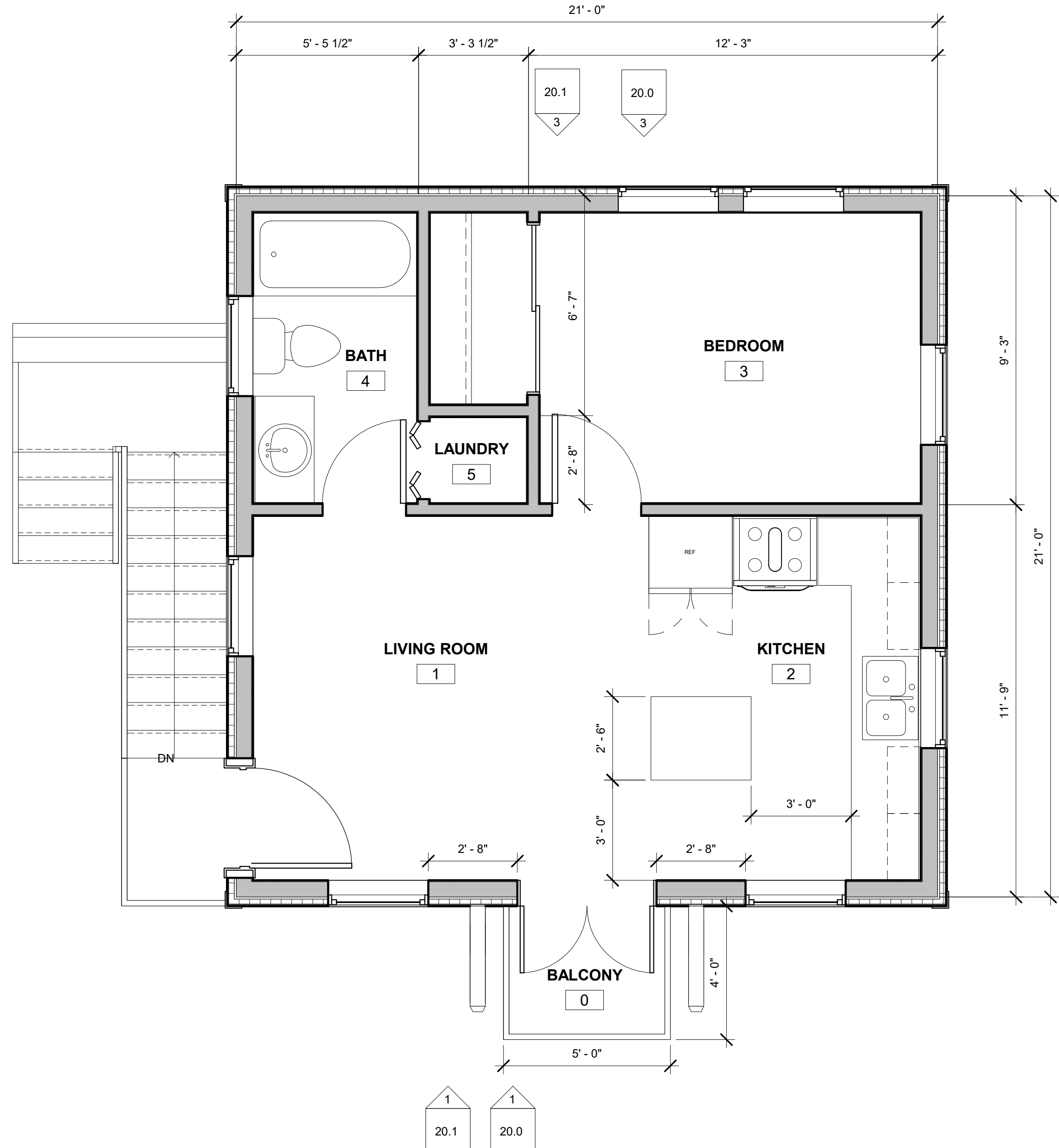
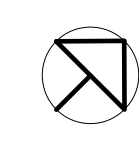
3.0

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (PN 21-095)
August 4, 2021

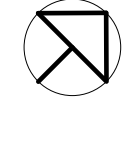
Attachment 6
Garage and ADU Floor Plans, Elevations, Color
Elevations and Perspectives, dated 3-8-21



1 1ST FLOOR
 3/8" = 1'-0"



2 2ND FLOOR
 3/8" = 1'-0"



No.	Description	Date

PAMELA BOHALL
DETACHED GARAGE AND ADU
 330 FIGUEROA ST
 FOLSOM, CA 95630

Project Number: 235.1
 Date: 03/08/21
 Drawn By: MG
 Checked By: AJB
 Scale: 3/8" = 1'-0"

GARAGE AND ADU PLAN 10.0

No.	Description	Date

PAMELA BOHALL

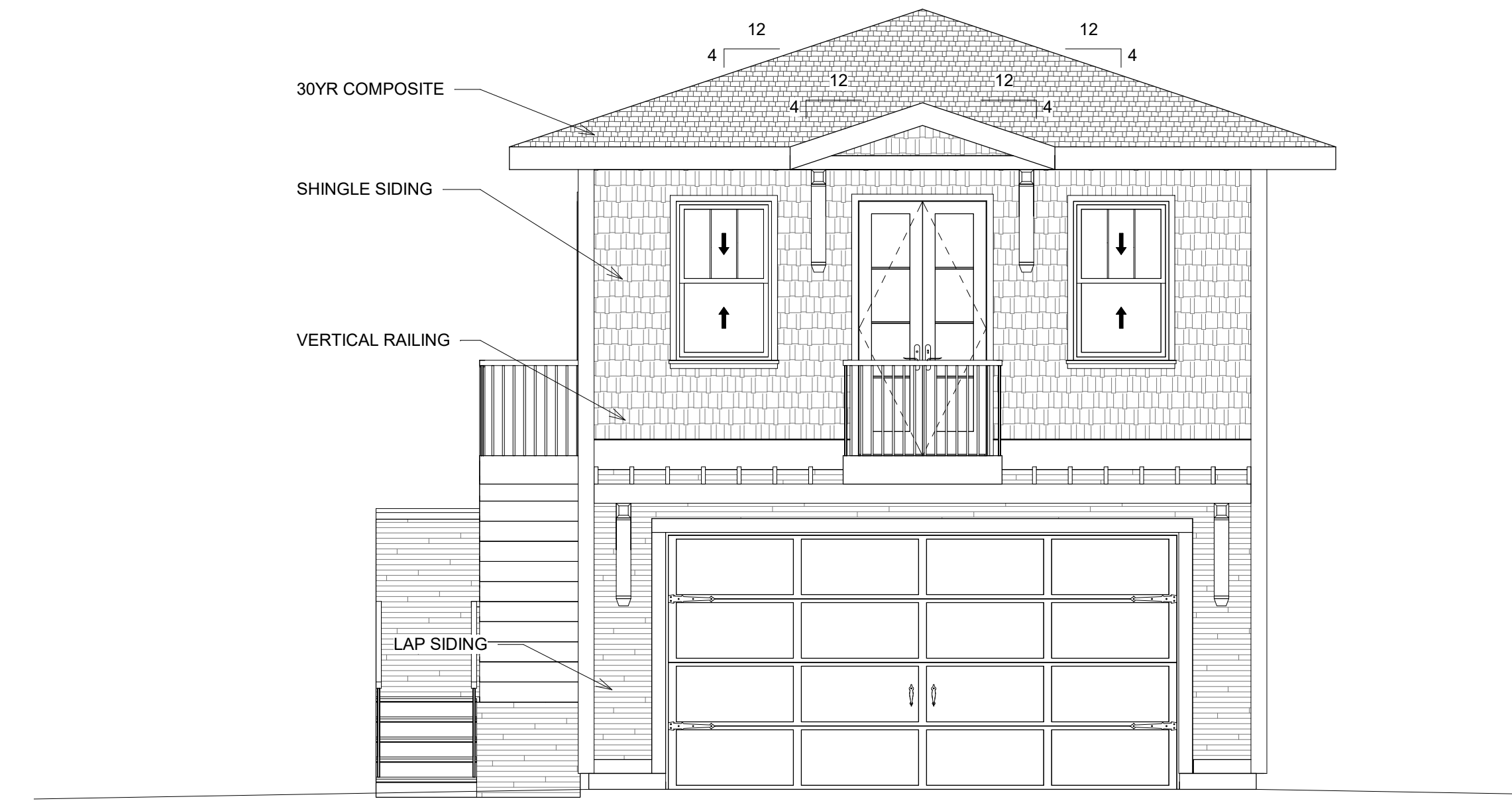
DETACHED GARAGE AND ADU

330 FIGUEROA ST
 FOLSOM, CA 95630

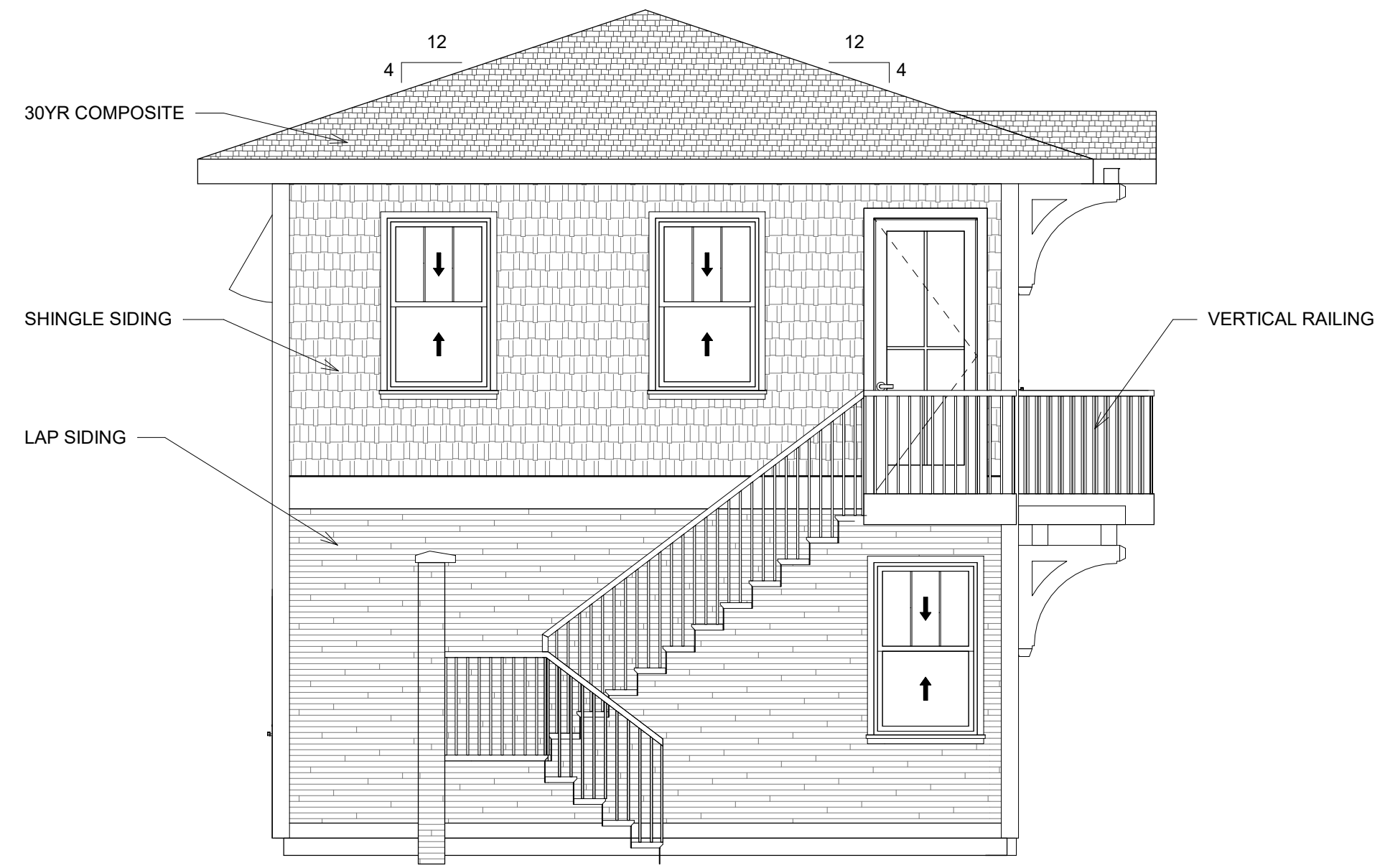
Project Number: 235.1
 Date: 03/08/21
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 1/4" = 1'-0"

**ELEVATIONS &
 SECTIONS**

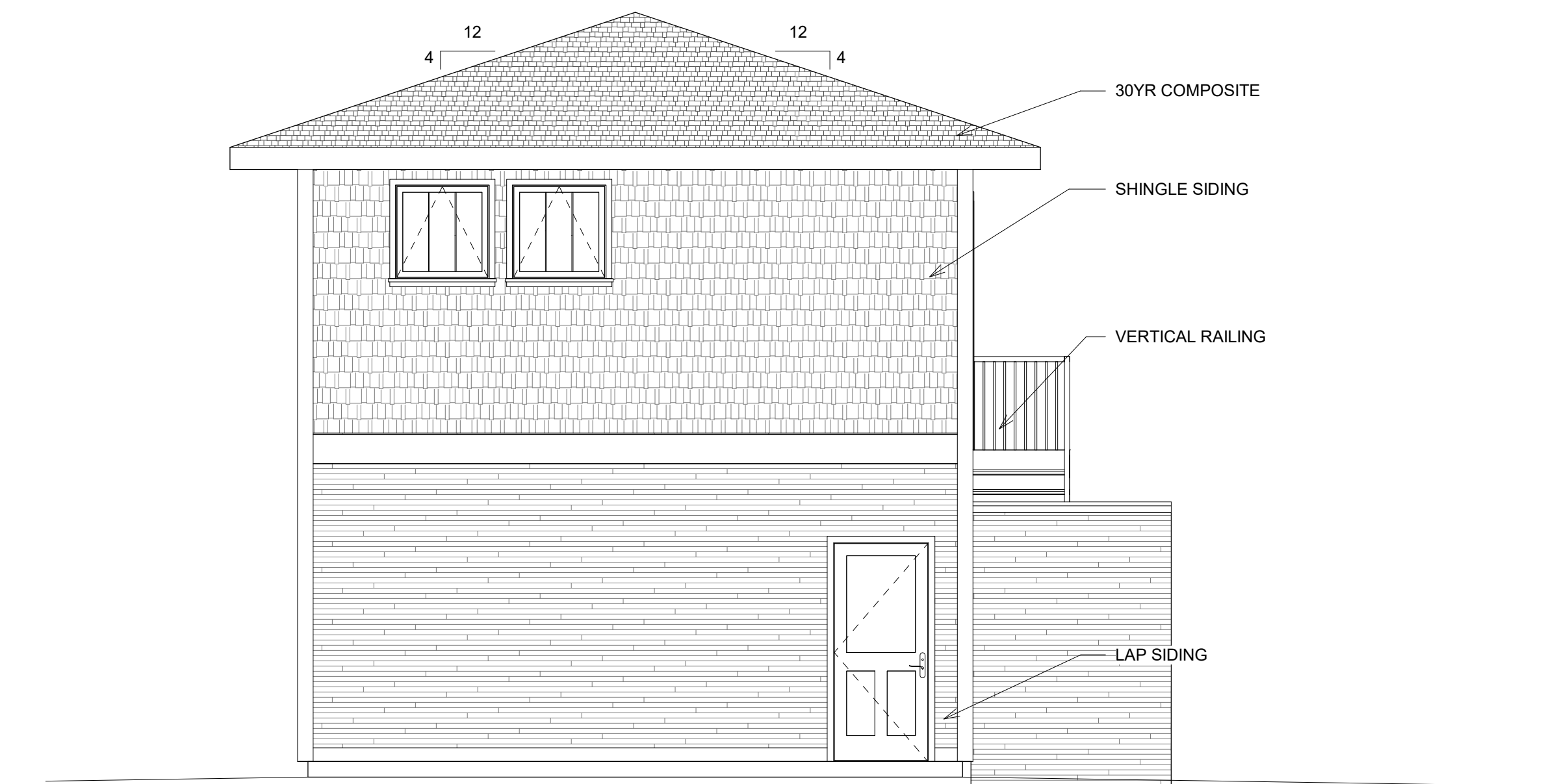
20.0



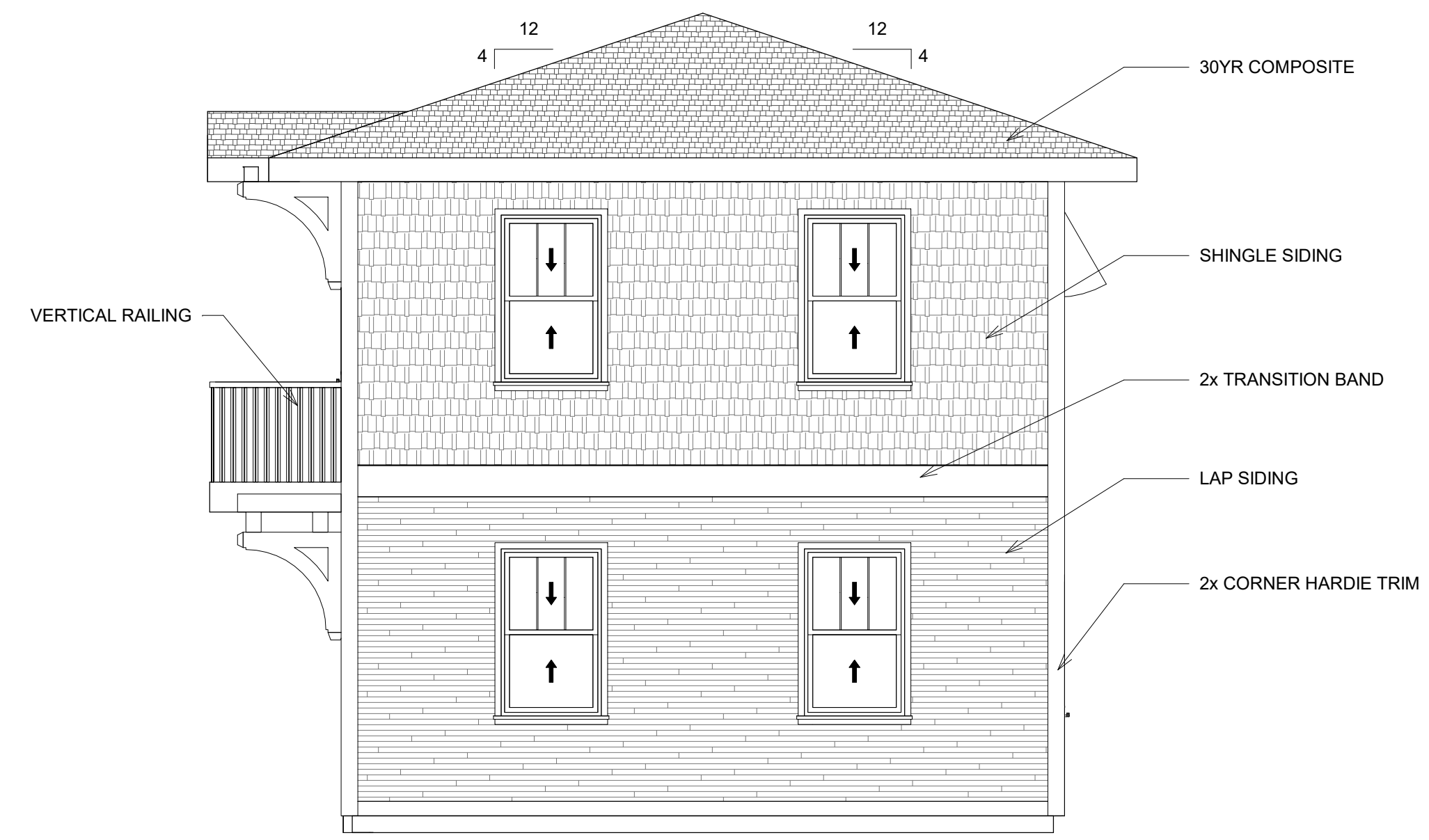
① SOUTH (FRONT)
 1/4" = 1'-0"



② WEST (LEFT)
 1/4" = 1'-0"



③ NORTH (BACK)
 1/4" = 1'-0"



④ EAST (RIGHT)
 1/4" = 1'-0"

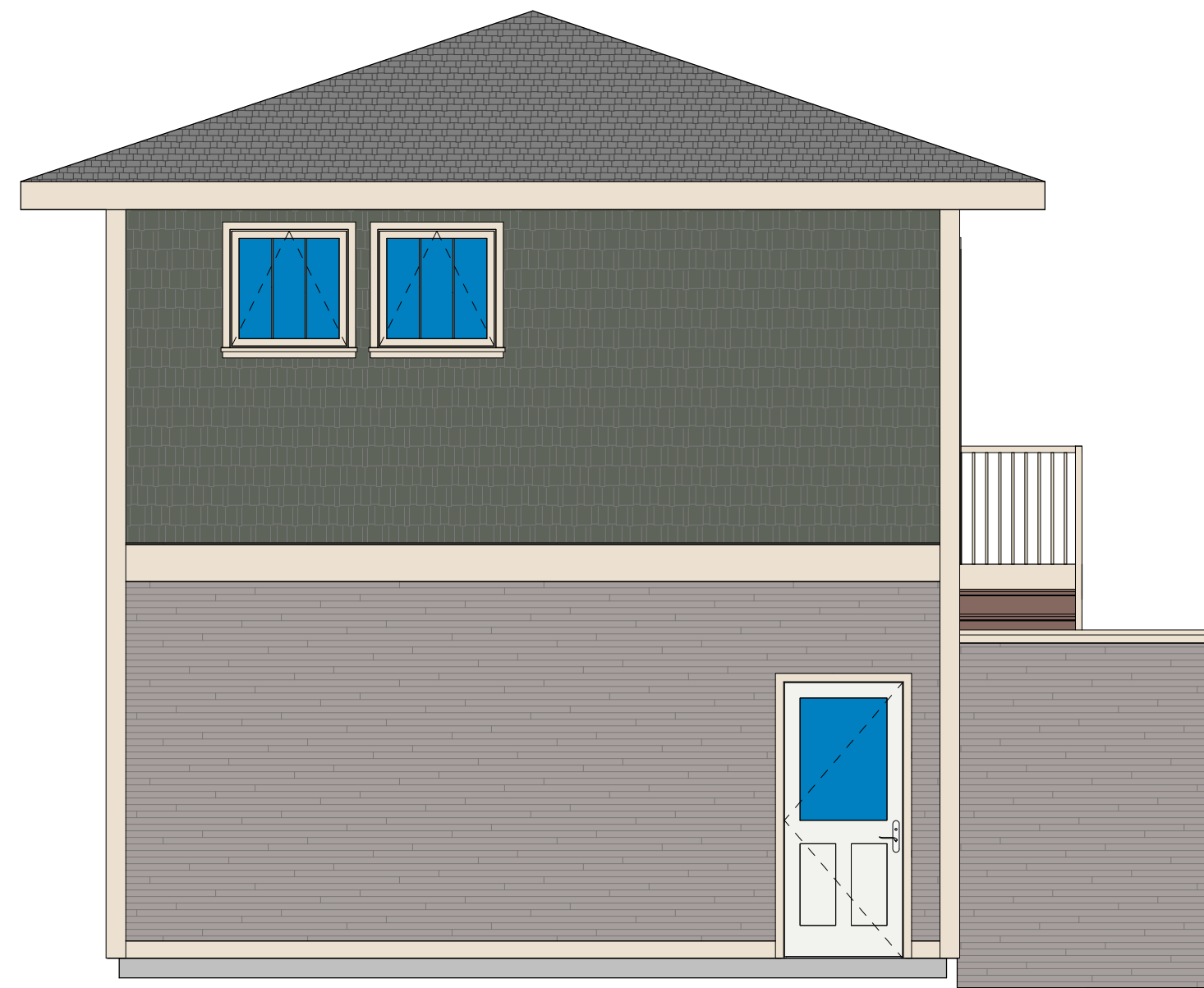
THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
 C:\Users\Marcos\Desktop\F Projects\307 Coloma Garage and ADU_marcos\KCCBZ.rvt
 5/28/2021 1:04:55 PM



① SOUTH REALISTIC
 1/4" = 1'-0"



② WEST REALISTIC
 1/4" = 1'-0"



③ NORTH REALISTIC
 1/4" = 1'-0"



④ EAST REALISTIC
 1/4" = 1'-0"



⑤ 3D PERSPECTIVE

No.	Description	Date

PAMELA BOHALL
DETACHED GARAGE AND ADU
 330 FIGUEROA ST
 FOLSOM, CA 95630

Project Number: 235.1
 Date: 03/08/21
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 1/4" = 1'-0"

COLORED
 ELEVATION &
 PERSPECTIVES
20.1

THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
 C:\Users\Marcos\Desktop\F Projects\307 Coloma Garage and ADU_marcos\KCBZ.rvt
 5/28/2021 1:05:00 PM

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (PN 21-095)
August 4, 2021

Attachment 7

Proposed Colors and Materials



SHERWIN - WILLIAMS:
"RARE GRAY"
SW6199



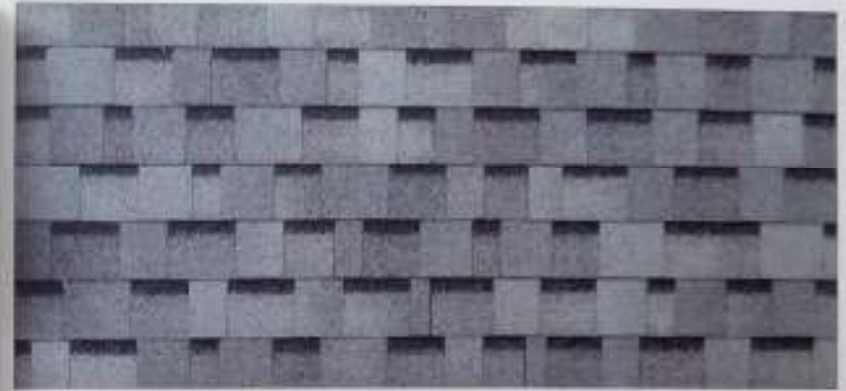
SHERWIN - WILLIAMS:
"PEWTER GREEN"
SW6208



SHERWIN - WILLIAMS:
"CASA BLANCA"
SW7571



LAP SIDING



ROOFING



SHINGLE SIDING

BOHALL MAIN RESIDENCE


COLOR SCHEME

- RARE GRAY SW 6199
 - EXTERIOR: 1ST FLOOR LAP SIDING
- PEWTER GREEN SW 6208
 - EXTERIOR: TOWER AND LANAI SHINGLE SIDING
- CASA BLANCA SW 7571
 - EXTERIOR: TRIM

BOHALL DETACHED GARAGE AND ADU

COLOR SCHEME

- RARE GRAY SW 6199
 - EXTERIOR: 1ST FLOOR LAP SIDING
- PEWTER GREEN SW 6208
 - EXTERIOR: 2ND FLOOR SHINGLE SIDING
- CASA BLANCA SW 7571
 - EXTERIOR: TRIM

 **BARANOV BUILDING DESIGN**
5620 BENHENRY CT.
ROCKLIN, CA 95677
(916) 801-4382

PAMELA BOHALL
BOHALL RESIDENCE
311 COLOMA ST
FOLSOM, CA 95630

MATERIAL COLOR BOARD

Project number - 235
Date - 03/08/2021
Drawn by - MG

MB-1

ALL DRAWINGS CONTAINED IN THESE DOCUMENTS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE DOCUMENTS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN ACCORDANCE WITH THE DESIGN AGREEMENT. THE INFORMATION MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF BARANOV BUILDING DESIGN.

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (PN 21-095)
August 4, 2021

Attachment 8 Site Photographs







CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: March 1, 2023

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Uncle Charlie's Firehouse and Brew
File #: PN 22-158
Request: Conditional Use Permit and Design Review
Location: 905 Leidesdorff Street
Parcel(s): 070-0052-023
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner
Name: City of Folsom
Address: 50 Natoma Street
Folsom, CA 95630

Applicant
Name: Taryn Grows
Address: 821 Governor Drive
El Dorado Hills, CA 95762

Recommendation: Conduct a public hearing and upon conclusion approve a Conditional Use Permit and Design Review for development and operation of a craft brewery (Uncle Charlie's Firehouse and Brew) within an existing 3,322-square-foot building located within the first floor of the Historic District parking structure at 905 Leidesdorff Sutter Street based on the findings (Findings A-I) and subject to the conditions of approval attached to this report (Conditions 1-27).

Project Summary: The proposed project includes a request for approval of a Conditional Use Permit and Design Review to allow for the development and operation of a craft brewery (Uncle Charlie's Firehouse and Brew) within an existing 3,322-square-foot vacant commercial tenant space situated within the Historic District parking structure located at 905 Leidesdorff Street. The proposed craft brewery, which will include a ten-barrel brewing system housed within a raised brewing area, will produce craft beers and seltzers for on-site consumption. Minor exterior modifications are proposed to the existing commercial building including replacement of an existing exterior door and windows on the south building elevation with two bi-fold aluminum-framed glass doors and replacement of the existing canvas window awnings with new black-colored canvas awnings.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3

Type: Public Hearing

Date: March 1, 2023

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, dated February 17, 2023
- 6 - Garage Plan, dated February 17, 2023
- 7 - Patio Plan, dated February 17, 2023
- 8 - Floor Plan, dated February 17, 2023
- 9 - Building Elevations, dated February 17, 2023
- 10 - Signage Program
- 11 - Project Narrative, dated January 3, 2023
- 12 - Site Photographs
- 13 - Letter from Historic Folsom Residents Associated, dated July 8, 2022
- 14 - Letters of Support

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Taryn Grows, is requesting approval of a Conditional Use Permit and Design Review to allow for the development and operation of a craft brewery (Uncle Charlie's Firehouse and Brew) within an existing 3,322-square-foot vacant commercial tenant space situated within the Historic District parking structure located at 905 Leidesdorff Street. The proposed craft brewery, which will include a ten-barrel brewing system housed within a raised brewing area, will produce craft beers and seltzers for on-site consumption. Limited food and snacks will be sold within the craft brewery, however, foods from local restaurants will be able to be delivered to customers. In terms of capacity, the craft brewery will have 13 interior tables, an interior bar area with 20 seats, and 13 exterior bar-style seats. Hours of operation are proposed to be Wednesday through Sunday from 12:00 p.m. to 10:00 p.m.

Minor exterior modifications are proposed to the existing commercial building including replacement of an existing exterior door and windows on the south building elevation with two bi-fold steel-framed glass doors and replacement of the existing canvas window awnings with new black-colored canvas awnings. The site plan, proposed building elevations, and proposed floor plan are shown in Figures 1-4 on the following pages.

Vehicle access to the project site is provided by existing roadways including Sutter Street, Leidesdorff Street, and Reading street. Pedestrian access to the project site is provided by a series of existing public sidewalks and public pedestrian walkways in the immediate project area. Parking to serve the Uncle Charlie's Firehouse and Brew project is proposed to be provided by utilizing existing public parking options in the immediate project area including the interconnected Historic Folsom parking structure (318 parking spaces), the Railroad Block public parking lots (50 parking spaces), and on-street surface public parking spaces. In total, there are approximately 455 public parking spaces located in the immediate vicinity of the project site.

On January 1, 2023, Assembly Bill 2097 (AB 2097) went into effect in the State of California. AB 2097 prohibits public agencies such as the City of Folsom from imposing minimum parking requirements on residential, commercial, or other development projects located within a half-mile of public transit. As the project is located only 300 feet from the Historic Folsom Light Rail Station, the applicant has requested application of AB 2097 to their proposed project.

FIGURE 1: SITE PLAN



FIGURE 2: PROPOSED BUILDING ELEVATION (SOUTH ELEVATION)

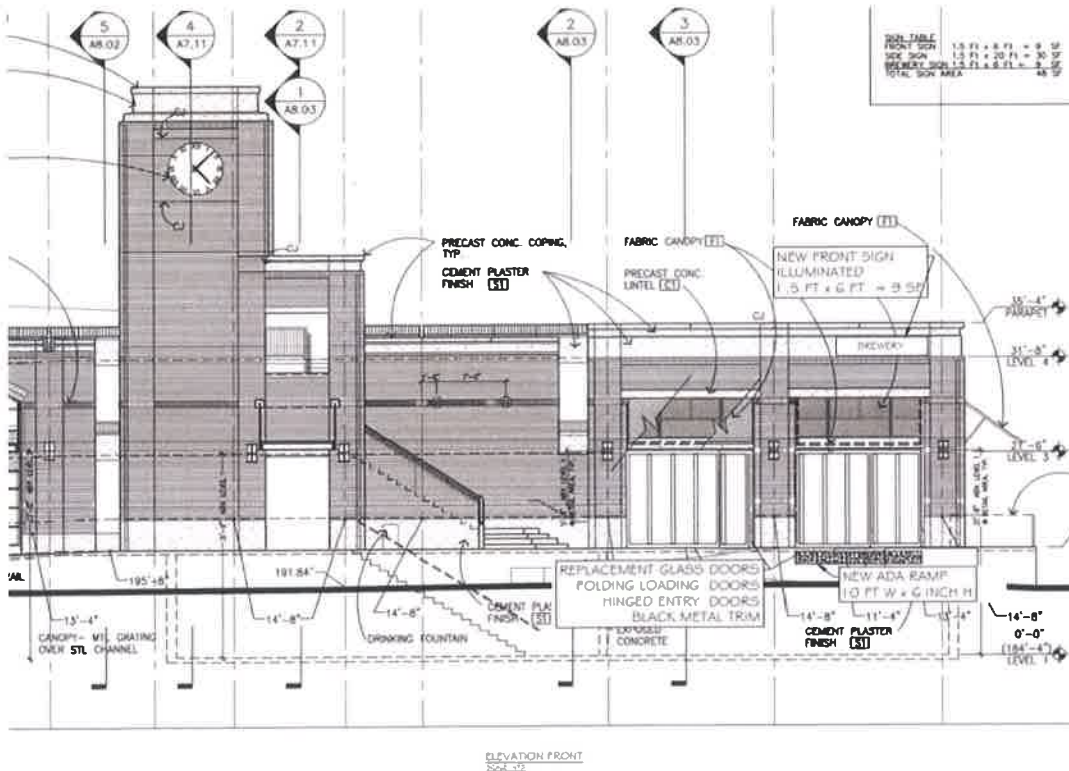


FIGURE 3: PROPOSED BUILDING ELEVATION (EAST ELEVATION)

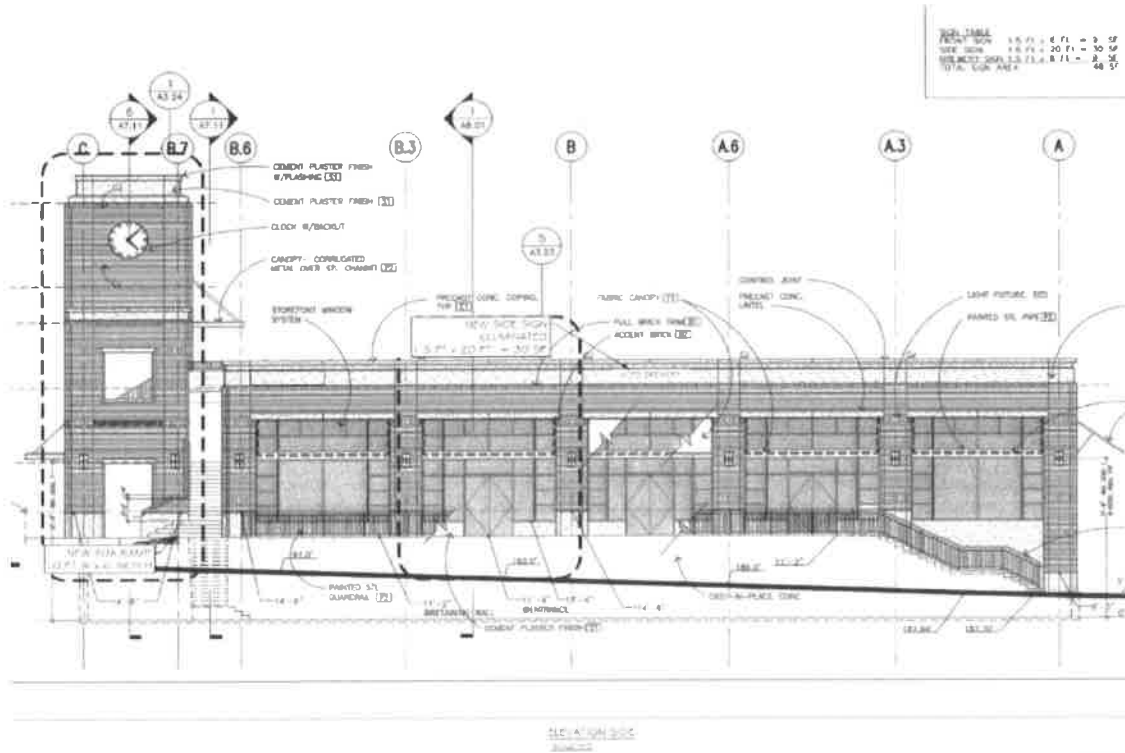
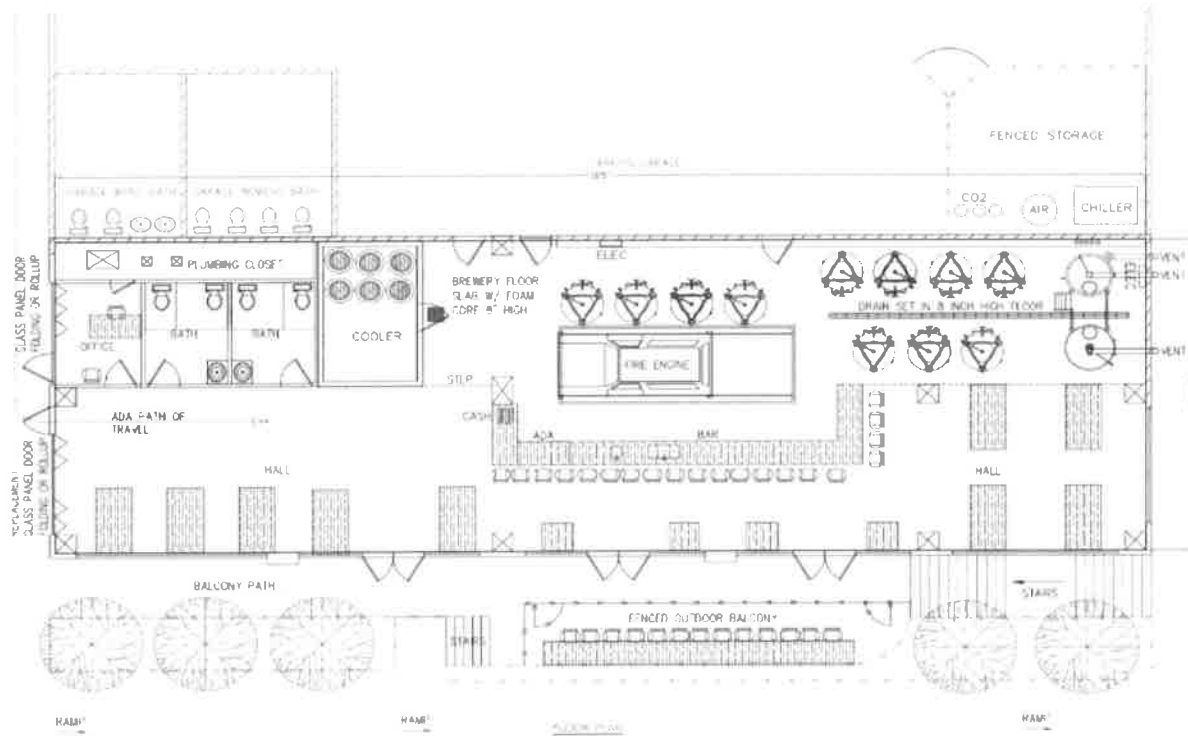


FIGURE 4: PROPOSED FLOOR PLAN



POLICY/RULE

The Folsom Municipal Code (FMC Section 17.52.510(A)(1)(c)) states that bars, taverns, and similar uses are required to obtain approval of a Conditional Use Permit from the Historic District Commission. FMC Section 17.60.040 requires that the findings of the Commission on the Conditional Use Permit shall be that the establishment, maintenance or operation of the use applied for will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city.

Pursuant to FMC Section 17.52.300, all exterior renovations, remodeling, and modifications to existing structures are subject to design review approval by the Historic District Commission. The Commission shall consider the following criteria in deciding whether to approve, conditionally approve, or deny the design review application:

- A. Project compliance with the general plan and any applicable zoning ordinances;
- B. Conformance with the Historic District Design and Development Guidelines;
- 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. (FMC § 17.52.330-.340.)

As noted in the project description, Assembly Bill 2097 was signed into law by the Governor on September 22, 2022, and became effective on January 2, 2023, with the main provisions codified in Government Code section 65863.2. AB 2097 prohibits public agencies (City of Folsom in this case) from imposing minimum parking requirements on residential, commercial, or other development projects located within a half-mile of public transit. While there is an exception in the law that allows public agencies to apply minimum parking requirements if certain written findings are made, that exception only applies to housing development projects. (Government Code § 65863.2(b).) As this is a commercial project, that exception does not apply and the City is prohibited from imposing parking requirements.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is HF (Historic Folsom) and the zoning designation for the project site is HD (Historic District, Sutter Street Subarea of the Commercial Primary Area). Pursuant to Section 17.52.510 of the Folsom Municipal Code, bars, taverns, and similar uses located within the Sutter Street Subarea of the Historic District are required obtain a Conditional Use Permit from the Historic District Commission.

Staff has determined that the proposed project is consistent with the General Plan land use designation and the zoning designation upon approval of a Conditional Use Permit by the Historic District Commission. In addition, staff has determined that the proposed project, which includes only minor exterior alterations to the existing commercial building, meets all applicable development standards (building height, building setbacks, etc.) established for the Sutter Street Subarea of the Historic District.

Land Use Compatibility

The Uncle Charlie's Firehouse and Brew project site, which is comprised of a single 4.41-acre parcel, is located at 905 Leidesdorff. The project site is bounded by Leidesdorff Street to the North with commercial development beyond, Sutter Street to the south with commercial and residential development beyond, Reading Street and Folsom Boulevard to the west with residential development beyond, and Wool Street to the east with commercial development beyond.

As described above, the project site is located within an area that is predominantly commercial in nature, with numerous restaurants, bars, and retail businesses located adjacent and in close proximity to the project site. In particular, there are seven restaurants and bars located within the 800 and 900 blocks of Sutter Street including Fat Rabbit, Hop Sing Palace, Merlo Family Vineyards, Naan Tikka, Scott's Seafood, Willamette Wineworks, and Wine @815. The closest residential land use to the project site are eight multi-family apartment units (Whiskey Row Lofts) located approximately 260 feet to the south of the project site across the Railroad Block Plaza and Sutter Street. Based on this information, staff has determined that proposed project is compatible with the surrounding land uses. Detailed discussions regarding parking, pedestrian circulation, patio fencing, lighting, trash/recycling, signage, and noise are contained within subsequent sections of this staff report.

Conditional Use Permit

As previously stated within this report, the Folsom Municipal Code, (Section 17.52.510) requires that bars, taverns, and similar uses obtain a Conditional Use Permit if the use is located within the Sutter Street Subarea of the Historic District. In this particular case, the applicant is requesting approval of a Conditional Use Permit to operate Uncle Charlie's Firehouse and Brew within an existing commercial tenant space located at 905 Leidesdorff Street.

In order to approve this request for a Conditional Use Permit, the Commission must find that the “establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City”.

In evaluating the Conditional Use Permit for Uncle Charlie's Firehouse and Brew, staff considered implications of the proposed project relative to parking, pedestrian circulation, patio fencing, lighting, trash/recycling, signage, and noise.

Parking

As noted in the project description, Assembly Bill 2097 was signed into law by the Governor on September 22, 2022 and became effective on January 2, 2023. AB 2097 prohibits public agencies (City of Folsom) in this case) from imposing minimum parking requirements on residential, commercial, or other development projects located within a half-mile of public transit. As the proposed project is located within a half-mile of public transit (approximately 300 feet from Historic Folsom Light Rail Station), staff has determined that the project is eligible for exemption from the minimum parking requirements established by the Folsom Municipal Code for projects located within the Sutter Street Subarea and, since it is a commercial project, the exception to the new rules does not apply. Therefore, staff has determined that the proposed project is not required to provide any on-site parking spaces.

Even so, as mentioned in the project description, parking available to serve the proposed project includes 318 parking spaces in the adjacent Historic Folsom parking structure, 25 parking spaces in an adjacent Railroad Block public parking lot, and another 25 parking spaces in a nearby Railroad Block public parking lot. In addition, there are approximately 90 on-street surface public parking spaces in close proximity to the project site.

For reference purposes only, the Folsom Municipal Code (FMC, Section 17.52.510) requires that all retail, office, restaurant, museum, and similar uses provide one parking spaces per 350 square feet of building space. Based on the square-footage of the proposed craft brewery (3,322 square feet), the proposed project typically would have been required to provide 9 on-site parking spaces. While the proposed project exceeds the minimum parking requirement by providing 318 permanent parking spaces (Historic Folsom parking structure) whereas 9 on-site parking spaces are required, the applicant is still requesting that the proposed project be considered exempt from any parking requirement based on the implementation of recent State legislation (AB 2097).

Staff does not anticipate significant parking impacts from this project, given its proximity to the public parking garage, other public parking lots, and light rail.

Pedestrian Circulation

Access to the project site is provided by a combination of public sidewalks and public pedestrian walkways. Specifically, public sidewalks are located along the street frontages of Sutter Street, Leidesdorff Street, Reading Street, and Wool Street. In addition, there are a number of pedestrian walkways that provide access from the adjacent public sidewalks to the project site and facilitate circulation in and around the Railroad Block area. No changes or modifications are proposed to the existing pedestrian circulation system.

Patio Fencing

As shown on the submitted site plan, the applicant is proposing to create an approximately 200-square-foot enclosed outdoor patio area on the east of the project site adjacent to the building. The outdoor patio area, which includes 13 bar-style seats positioned along an elevated wood bar, is proposed to be enclosed with 42-inch-tall decorative metal fencing (black finish) with two access gates. Staff recommends that the final location, height, design, materials, and color of the proposed fencing and gates be subject to review and approval by the Community Development Department to ensure consistency with the Historic District Design and Development Guidelines. Condition No. 26-5 is included to reflect this requirement.

Lighting

As shown on the submitted building elevations (Attachment 8) and site photographs (Attachment 11), decorative building-attached light fixtures are located on the existing building at various locations to provide illumination for pedestrians and customers sitting in the outdoor patio area. No changes or modifications are proposed with respect to the existing building-attached light fixtures.

Trash/Recycling

There are currently multiple existing public trash and recycling enclosures located within the Historic District parking structure that is adjacent to the project site to the west. The applicant is proposing to utilize the existing trash and recycle enclosures to dispose of trash and recycling products generated by the proposed project. The City's Solid Waste Division has determined that the existing trash/recycling enclosures have sufficient capacity to accommodate the demand created by the proposed project. In addition, the proposed project will be working with a private contractor for removal of any waste (spent grain, hot trub, residual yeast, etc.) generated during the brewing process.

Signage

The applicant is proposing to install three wall-mounted signs to provide identification for the proposed craft brewery. The proposed wall signs, which will be located on the north, south, and east building elevations respectively, will feature text that reads "Brewery" and "Firehouse and Brew". The "Firehouse and Brew" sign copy, which will be located on the east building elevation, is 25 square feet in size. The "Brewery" sign copy, which will be located on the north and south building elevations, is a combined 25 square feet in size. Each of the proposed wall signs will include individual "stud-mounted" black metal letters.

All three signs are proposed to utilize backlit lighting to create a halo-type of illumination, similar to the signage on the nearby Roundhouse Building (Scott's Seafood).

The Historic District Design and Development Guidelines (DDGs) provide sign allowances based on the longest frontage width of the business. In this particular case, the proposed project has a longest frontage width of approximately 108 feet, thus the project is permitted a maximum of 50 square feet of sign area. Staff has determined that the proposed sign area is consistent with the maximum allowable sign area established by the Design and Development Guidelines by providing 48 square feet of sign area whereas 50 square feet of sign area are allowed.

With respect to sign design, the Design and Development Guidelines state that sign materials may be wood, metal, or other historically appropriate combination of materials. The Guidelines also state the sign styles and lettering should be compatible with the period in which the building was built, but that simple contemporary graphic styles may be appropriate as well. In addition, the Guidelines indicate that sign illumination must be subdued and indirect and may not create excessive glare. Staff has determined that the proposed wall signs are consistent with the design, material, and illumination recommendations of the Design and Development Guidelines. Staff recommends that the owner/applicant obtain a sign permit prior to installation of the three wall signs. Condition No. 27 is included to reflect this requirement.

Noise Impacts

Based on the relatively close proximity of the project site to 8 multi-family apartment units (Whisky Row Lofts) located on the south side of Sutter Street (approximately 260 feet to the south), staff evaluated potential noise impacts associated with the proposed project. Potential new noise sources associated with the proposed project may include noise generated inside Uncle Charlie's Firehouse and Brew, noise generated by rooftop mechanical equipment, and noise generated in the patio area the craft brewery. As described in the project narrative (Attachment 10), Uncle Charlie's Firehouse and Brew House has proposed serving craft beers and food, with the food products mainly being provided by off-site local vendors. No live entertainment is proposed with the subject application; however, televisions and a sound system will be installed on the interior of the building solely for the enjoyment of customers within the craft brewery.

Proposed hours of operation are Wednesday to Sunday, 12:00 p.m. to 10:00 p.m. The following table shows the Uncle Charlie's Firehouse and Brew proposed closing times as compared to other restaurants and bars located along Sutter Street:

TABLE 1: CLOSING TIME COMPARISION TABLE

	M	TU	W	TH	F	S	SU
Uncle Charlie's Firehouse and Brew	<i>Closed</i>	<i>Closed</i>	<i>10 pm</i>	<i>10pm</i>	<i>10 pm</i>	<i>10 pm</i>	<i>10 pm</i>
Barley Barn Tap House	10 pm	10 pm	10 pm	12:30 am	12:30 am	12:30 am	10 pm
Powerhouse Pub	2 am	2 am	2 am	2 am	2 am	2 am	2 am
Scarlett's Saloon	2 am	2 am	2 am	2 am	2 am	2 am	2 am
Citizen Vine	9 pm	9 pm	9 pm	9 pm	10 pm	10 pm	7 pm
Fat Rabbit	9 pm	9 pm	10 pm	12 am	11 pm	11 pm	9 pm
Willamette Wineworks	<i>Closed</i>	<i>Closed</i>	9 pm	9 pm	9 pm	9 pm	6 pm
Sutter Street Steakhouse	<i>Closed</i>	9 pm	9 pm	9 pm	9 pm	9 pm	9 pm
J. Wilds Livery & Feed	9 pm	9 pm	9 pm	9 pm	10 pm	10 pm	9 pm

As described in the project narrative and shown in the Closing Time Comparison Table above, the applicant is proposing hours of operation in which the closing time for the business extends into the mid evening Wednesday thru Sunday, with the craft brewery being closed on Monday and Tuesday. Staff has determined that the proposed hours of operation are compatible with the hours of operation for other restaurant/bar businesses currently located along Sutter Street. However, to ensure that the proposed project does not result in significant noise-related impacts, staff recommends that the following measures be implemented to the satisfaction of the Community Development Department (Condition Nos. 15-24).

- Current occupancy loads shall be posted at all times, and the owner/applicant shall have an effective system to keep count of the number of occupants present at any given time. This information shall be provided to public safety personnel upon request. Applicant shall ensure that occupancy does not exceed the maximum allowed.
- A Conditional Use Permit Modification shall be required if the operation of the business deviates from the Historic District Commission's approval. No approvals are granted in this Conditional Use Permit except as provided. Any intensification or expansion of the use approved and conditioned herein will require a Conditional Use Permit Modification by the Historic District Commission. In any case where the conditions to the granting of a Conditional Use Permit have not been, or are not, complied with, the Historic District Commission shall give notice to the permittee of intention to revoke such permit at least ten days prior to a hearing thereon. Following such hearing the Historic District Commission may revoke such permit.
- The owner/applicant shall maintain full compliance with all applicable laws ABC laws, ordinances, and state conditions. In the event that a conflict arises between the requirements of this Conditional Use Permit and the ABC license,

the more stringent regulation shall apply.

- All entertainment (as defined in Chapter 5.90 of the Folsom Municipal Code) shall be subject to an Entertainment Permit.
- Compliance with the City of Folsom's Noise Control Ordinance (Folsom Municipal Code Chapter 8.42) and General Plan Noise Element shall be required.
- Hours of operation (including private parties) shall be limited as follows:
 - Wednesday-Sunday: 12:00 p.m. to 10:00 p.m.

No expansion of business hours beyond what is stated above shall be permitted without prior approval being obtained from the Historic District Commission through a Conditional Use Permit Modification.

- Uncle Charlie's Firehouse and Brew shall be limited to the sale and consumption of beer, seltzers, non-alcoholic beverages, and food products. No sale or consumption of spirits shall be permitted.
- Doors and windows to the outdoor patio area shall be closed at all times when music is being played.
- No audio speakers, music, televisions, or screens shall be permitted on the outdoor patio, the building exterior walls, windows, or any other exterior architectural elements.
- No dancing shall be permitted anywhere on the premises including the outdoor patio area.

Odor Impacts

As mentioned in the project description, the proposed craft brewery will include installation of a ten-barrel brewing system which will be housed within a raised brewing area. The brewing system will be utilized for the production of craft beers and seltzers for on-site consumption. A ventilation system will be installed to allow for the release of steam and other byproducts created during the brewing process into the air, with the outside vent being located on the northern portion of the building roof. Based on recommendations provided by the Sacramento Metropolitan Air Quality Management District (SMSQMD), the applicant is proposing to implement a number of measures to minimize the potential for any odor-related impacts including the following:

- Installing a ventilation system in the designated brewing area.
- Scheduling brewing times on Mondays and Tuesdays only.
- Limiting brewing activity to daytime hours for greater odor dispersion.
- Proper disposal of spent grains.
- Use of eco-friendly cleaning agents/caustics in brewing/sanitation process.

- Regular monitoring and replacement of air filters.

To ensure that the project will not result in any odor-related impacts to nearby businesses and residences, staff recommends that the aforementioned odor-related measures be included as a condition of approval on the project (Condition No. 25).

Architecture/Design

As described in the project narratives, the applicant is requesting Design Review approval for minor exterior modifications to an existing 3,322-square-foot commercial building located at 905 Leidesdorff Street. The minor exterior modifications include replacement of an existing exterior door and windows on the south building elevation with two glass bi-fold doors and replacement of the existing canvas window awnings with new black-colored canvas awnings. The proposed glass bi-fold doors, which are modeled after doors utilized on historic fire station buildings, feature rectangular windowpanes and aluminum frames. In addition, the proposed project includes the replacement of the existing brown canvas window awnings with black canvas window awnings of the same proportions. A photographic example of the proposed bi-fold entry doors is shown in Figure 5 below.

FIGURE 5: PHOTOGRAPH EXAMPLE OF BI-FOLD DOORS



In reviewing the design of the proposed project, staff took into consideration the recommendations of the Historic District Design and Development Guidelines (Design Guidelines) relative to architectural design and features, building materials, and building colors. With respect to architectural design and features, the proposed project is maintaining all of the existing building shapes and forms with exception of replacing an existing rectangular door and rectangular windows on the south elevation with two aluminum-framed bi-fold glass entry doors and replacing the existing canvas window awnings with new black-colored canvas windows awnings. The Design Guidelines indicate that glass entry doors are encouraged to increase transparency and that rectangular glass panes are an appropriate shape. The aluminum frames proposed for the bi-fold doors are intended to match and material and color of the existing doors and windows on the building. The Design Guidelines also encourage the use of window awnings in order to create a pleasing pedestrian environment in the Sutter Street Subarea. The applicant is proposing to replace the existing brown canvas window awnings, which are fairly weathered and worn out, with new black-colored canvas window awning of the same proportions.

With respect to color changes, the proposed project includes the replacement of an existing, black-framed glass entry door and black-framed windows on the south building elevation with two black-framed glass bi-fold doors. The proposed project also includes the replacement of all existing, brown-colored canvas window awnings with black-colored window awnings. Staff has determined that the proposed color modifications for window awnings are compatible with the overall color scheme (red brick, tan cement black, and black-framed windows and doors) of the existing building and also consistent with the general color recommendations of the Design Guidelines which simply encourage avoiding bland color schemes where the color values are all the same of similar.

In summary, staff has determined that the proposed project has successfully met the architectural and design recommendations for remodeling of existing structures in the Historic District as suggested by the Historic District Design and Development Guidelines. In addition, staff has determined that the proposed building design, building materials, and building colors are also consistent with the recommendations of the Design and Development Guidelines. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for exterior and interior modifications associated with the Uncle Charlie's Firehouse and Brew project. The applicant shall submit building plans that comply with this approval, the attached site plan, building elevations, photographic examples, floor plans, and signage exhibits dated February 17, 2023.
2. The design, materials, and colors of the proposed Uncle Charlie's Firehouse and Brew project shall be consistent with the submitted building elevations and photographic examples to the satisfaction of the Community Development Department.

3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
5. The final location, design, height, materials, and colors of the fencing and gates associated with the outdoor patio area shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval presented for consideration by the Historic District Commission (Condition No. 26).

PUBLIC COMMENT

The Community Development Department received a letter (Attachment 13) from the Historic Folsom Residents Association (HFRA) expressing support for the proposed craft brewery. In particular, HFRA indicated they were pleased that the proposed project was located in close proximity to the Historic District parking structure and they were also approving of proposed neighborhood-friendly hours of operation for the craft brewery. The Community Development Department also received numerous letters of support (Attachment 14) for the proposed project from local businesses.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities and Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

The exceptions listed within Section 15300.2 include; (a) Location, (b) Cumulative Impact, (c) Significant Effect (d) Scenic Highway (e) Hazardous Waste Sites, and (f) Historical Resources. A description of the most applicable of these exceptions is listed below with a brief response as to why each of these exceptions do not apply to the proposed project.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

In analyzing whether this exception applies, both the "same type" and the "same place" limitations should be considered. When analyzing this exception with respect to the proposed project, the City considered projects of the "same type" to be other projects with similar uses, such as those projects listed on the hours of operation chart that appears in

the noise impacts section of this report. The City considered projects in the “same place” to be projects within the Sutter Street Subarea.

City staff has determined that the cumulative impact of the proposed project is not significant in that the project will not result in any adverse impacts with respect building design, site design, lighting, odor, and noise. With respect to building architecture and site design, the proposed project involves minor modifications to the exterior of an existing commercial building and the use of an existing outdoor patio area, both of which have been designed to comply with the Historic District Design and Development Guidelines. In relation to noise, odor, and light, standard and project-specific conditions of approval have been placed on the proposed project to minimize any potential noise, odor, and light impacts. With respect to any other potential impacts caused by the proposed use, the conditions imposed on the project in the Conditional Use Permit are designed to minimize or eliminate any negative effects on the environment created by the proposed use.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

CEQA Guidelines section 15300.2(c) states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. This is commonly referred to as the “unusual circumstances exception.”

The unusual circumstances exception to the use of a categorical exemption applies only when both unusual circumstances exist and there is a reasonable possibility that the project will have a significant effect on the environment due to those unusual circumstances. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1104.)

Whether unusual circumstances exist to distinguish this project from others in the exempt class is a factual question. The answer to that factual question must be supported by substantial evidence.

In making this decision, the Commission should consider whether the proposed project's circumstances differ significantly from the circumstances typical of the type of projects covered by the exemption, namely, other existing structures in the Historic District that are converted from one use to another. The exception applies only if the claimed unusual circumstance relates to the proposed action under consideration; it does not apply if the unusual circumstances are part of the existing conditions baseline. (*Bottini v. City of San Diego* 27 Cal.App.5th 281; *World Business Academy v. State Lands Commission* (2018)

24 Cal.App.5th 476, 498; *North Coast Rivers Alliance v. Westlands Water District* (2014) 227 Cal.App.4th 832, 872.)

Another consideration is whether there is a reasonable possibility of a significant effect on the environment due to the unusual circumstances. (*Berkeley Hillside Preservation*, 60 Cal.4th at p. 1115.) The Commission answers this question by determining if there is any substantial evidence before it that would support a fair argument that a significant impact on the environment may occur as a result of the proposed project. (*Id.*) A reasonable possibility of a significant impact may be found only if the proposed project will have an impact on the physical environment. If there is no change from existing baseline physical conditions, the exception does not apply. (*North Coast Rivers Alliance v. Westlands Water District* (2014) 227 Cal.App.4th 832, 872.) The exception also does not apply if the project will have only a social impact and will not result in a potentially significant change to the physical environment. (*Santa Monica Chamber of Commerce v. City of Santa Monica* (2002) 101 Cal.App.4th 786, 801; *City of Pasadena v. State* (1993) 14 Cal.App.4th 810, 826.)

The question is not whether the project will have an adverse impact on some persons, but whether it will adversely affect the environment of persons in general due to unusual circumstances. (*San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School District* (2006) 139 Cal.App.4th 1356, 1392.)

After analyzing the unusual circumstances exception in association with this project, the City determined that no unusual circumstances exist to distinguish this project from others in the exempt class. The presence of bars and restaurants in the Sutter Street Subarea is not uncommon, so any impacts associated with the proposed use itself are not unusual. Additionally, in this case, the location of the proposed project site adjacent to the parking structure and very close to light rail, serves to lessen the potential environmental impacts and makes the unusual circumstances exception particularly inapplicable to this project.

The City also determined that there is not a reasonable possibility of a significant effect on the environment due to any claimed unusual circumstances for this project. Any possibility of a significant impact on the physical environment allegedly caused by proposed project would not be the result of any claimed unusual circumstances. As mentioned above, the proposed use is not unusual, so any possible significant effects associated with that use are not sufficient to support the exception in this case.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The subject property, which is located at 905 Leidesdorff Street (APN: 070-0052-023), is developed with an existing 3,322-square-foot commercial building which was built in 2008. The existing building is constructed of brick veneer, smooth cement plaster, and an aluminum door and window system. The existing building is not considered a historically significant structure and does not include building materials that would be considered historically significant. In addition, the existing building is not listed on the City's Cultural Resource Inventory List nor any other State or Federal historic or cultural resource inventory or list. As a result, staff has determined that the Historical Resources exception does not apply in this case.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the conditions of approval included in this report.

HISTORIC DISTRICT COMMISSION ACTION

Move to approve a Conditional Use Permit and Design Review (PN 22-158) for Uncle Charlie's Firehouse and Brew, which includes development and operation of a craft brewery within an existing 3,322-square-foot commercial building located at 905 Leidesdorff Street based on the findings (Findings A-I) and subject to the conditions of approval attached to this report (Conditions 1-27).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301, EXISTING FACILITIES, AND SECTION 15303 NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES, OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

CONDITIONAL USE PERMIT FINDING

- G. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE AND OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY, SINCE THE PROPOSED USE IS COMPATIBLE WITH SIMILAR COMMERCIAL USES IN THE SURROUNDING NEIGHBORHOOD.

DESIGN REVIEW FINDINGS

- H. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

ATTACHMENT 2 BACKGROUND

BACKGROUND

The existing 3,322-square-foot commercial retail tenant space, which was constructed along with the Historic District parking structure in 2008, is constructed of smooth cement plaster, brick veneer, canvas awnings, and an aluminum storefront system. The existing building is not considered a historically significant structure and does not include building materials that would be considered historically significant. In addition, the existing building is not listed on the City's Cultural Resource Inventory List.

On March 23, 2021, the City Council provided direction to City staff to move forward with requesting proposals for lease of the 3,322-square-foot retail tenant space located within the Historic District parking structure, with preferential status given to food service and retail uses. Subsequently, Uncle Charlie's Firehouse and Brew was selected as the business to occupy the aforementioned retail tenant space in the parking structure. On November 9, 2021, the City Council instructed the owners of Uncle Charlie's Firehouse and Brew to obtain approval of a Conditional Use Permit and Design Review from the Historic District Commission before the lease for the retail tenant space can be finalized. A photograph of the existing commercial tenant space is shown in Figure 4 below:

FIGURE 6: COMMERCIAL BUILDING 905 LEIDESDORFF STREET



GENERAL PLAN DESIGNATION	HF, Historic Folsom
ZONING	HD, Sutter Street Subarea of the Commercial Primary Area
ADJACENT LAND USES/ZONING	North: Leidesdorff Street with Private Parking Lot (HD) and Folsom Boulevard Beyond South: Railroad Block Public Plaza (HD) with Sutter Street a Mix of Commercial and Residential Development Beyond East: Railroad Block Public Plaza (HD) with Woold Street and Commercial Development Beyond West: Historic District Parking Structure (HD) with Reading Street and the Historic Folsom Light Rail Station Beyond
SITE CHARACTERISTICS	The rectangular shaped project site, which is approximately 4.41-acres in size, is partially developed a parking structure, parking lots, a restaurant, an office building, a public plaza, an amphitheater, a railroad museum, and various site improvements.
APPLICABLE CODES	<u>AB 2097</u> , Residential, Commercial, or Other Development Types: Parking Requirements <u>FMC</u> Chapter 17.52; HD, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Chapter 17.57, Parking Requirements <u>FMC</u> Chapter 17.60, Use Permits Historic District Design and Development Guidelines

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR UNCLE CHARLIE'S FIREHOUSE AND BREW CONDITIONAL USE PERMIT AND DESIGN REVIEW 905 LEIDESDORFF (PN 22-158)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Site Plan, dated February 17, 2023 2. Garage Plan, dated February 17, 2023 3. Patio Plan, dated February 17, 2023 4. Floor Plan, dated February 17, 2023 5. Building Elevations, dated February 17, 2023 6. Signage Program <p>The project is approved for the development and operation of the 3,322-square-foot Uncle Charlie's Firehouse and Brew project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building plans, and all applicable civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approvals (Conditional Use Permit and Design Review) granted under this staff report shall remain in effect for one year from final date of approval (March 1, 2024). If the Conditional Use Permit has not been exercised within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, respectively, these approvals shall be considered null and void without further action. The owner/applicant may file an application with the Community Development Department for a permit extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to <u>Chapter 17.60</u> of the <u>Folsom Municipal Code</u>.</p>	B	CD (P)

4.		If the Community Development Director finds evidence that conditions of approval for Uncle Charlie's Firehouse and Brew have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.	OG	CD (P)
5.		This Conditional Use Permit shall be deemed revoked without further action by the Historic District Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months.	OG	CD
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.		Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.	OG	CD (B)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
8.		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)

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)

LIGHTING REQUIREMENT				
13.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. In addition, all lighting shall be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way.	B	CD (P)
NOISE REQUIREMENT				
14.		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. Construction equipment shall be muffled and shrouded to minimize noise levels.	B	CD (P)(E)
CONDITIONAL USE PERMIT REQUIREMENTS				
15.		Current occupancy loads shall be posted at all times, and the owner/applicant shall have an effective system to keep count of the number of occupants present at any given time. This information shall be provided to public safety personnel upon request. Applicant shall ensure that occupancy does not exceed the maximum allowed.	B, OG	FD NS (B)
16.		A Conditional Use Permit Modification shall be required if the operation of the business deviates from the Historic District Commission's approval. No approvals are granted in this Conditional Use Permit except as provided. Any intensification or expansion of the use approved and conditioned herein will require a Conditional Use Permit Modification by the Historic District Commission. In any case where the conditions to the granting of a Conditional Use Permit have not been, or are not, complied with, the Historic District Commission shall give notice to the permittee of intention to revoke such permit at least ten days prior to a hearing thereon. Following such hearing the Historic District Commission may revoke such permit.	OG	CD, PD
17.		The owner/applicant shall maintain full compliance with all applicable laws ABC laws, ordinances, and state conditions. In the event that a conflict arises between the requirements of this Conditional Use Permit and the ABC license, the more stringent regulation shall apply.	OG	CD (P)
18.		All entertainment (as defined in Chapter 5.90 of the Folsom Municipal Code) shall be subject to an Entertainment Permit.	OG	CD (P)
19.		Compliance with the City of Folsom's Noise Control Ordinance (Folsom Municipal Code Chapter 8.42) and General Plan Noise Element shall be required.	OG	CD (P)

20.		<p>Hours of operation (including private parties) shall be limited as follows:</p> <ul style="list-style-type: none"> ○ Wednesday-Sunday: 12:00 p.m. to 10:00 p.m. <p>No expansion of business hours beyond what is stated above shall be permitted without prior approval being obtained from the Historic District Commission through a discretionary Conditional Use Permit Modification.</p>	OG	CD (P)
21.		<p>Uncle Charlie's Firehouse and Brew shall be limited to the sale and consumption of beer, seltzers, non-alcoholic beverages, and food products. No sale or consumption of spirits shall be permitted.</p>	OG	CD (P)
22.		<p>Doors and windows to the outdoor patio area shall be closed at all times when music is being played.</p>	OG	CD (P)
23.		<p>No audio speakers, music, televisions, or screens shall be permitted on the outdoor patio, the building exterior walls, windows, or any other exterior architectural elements.</p>	OG	CD (P)
24.		<p>No dancing shall be permitted anywhere on the premises including the outdoor patio area.</p>	OG	CD (P)
25.		<p>Based on recommendations provided by the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant shall implement the following measures to minimize the potential for any odor-related impacts:</p> <ul style="list-style-type: none"> • A ventilation system shall be installed in the designated brewing area. • Scheduling brewing times shall be limited to Mondays and Tuesdays only. • Brewing activity shall be limited to the daytime hours of 8:00 a.m. to 6:00 p.m. • Spent grains shall be disposed of on a daily basis. • Eco-friendly cleaning agents/caustics shall be used in the brewing/sanitation process. • The owner/applicant shall monitor and replace the air filters on a regular basis. 	OG	CD (P)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

26.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for exterior and interior modifications associated with the Uncle Charlie's Firehouse and Brew project. The applicant shall submit building plans that comply with this approval, the attached site plan, building elevations, photographic examples, floor plans, and signage exhibits dated February 17, 2023. 2. The design, materials, and colors of the proposed Uncle Charlie's Firehouse and Brew project shall be consistent with the submitted building elevations and photographic examples to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features. 4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. 5. The final location, design, height, materials, and colors of the fencing and gates associated with the outdoor patio area shall be subject to review and approval by the Community Development Department. 	I, B	CD (P)
SIGN REQUIREMENT				
27.		The owner/applicant shall obtain a sign permit prior to installation of the three wall signs.	B	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy Permit
	Fire Division	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

Vicinity Map

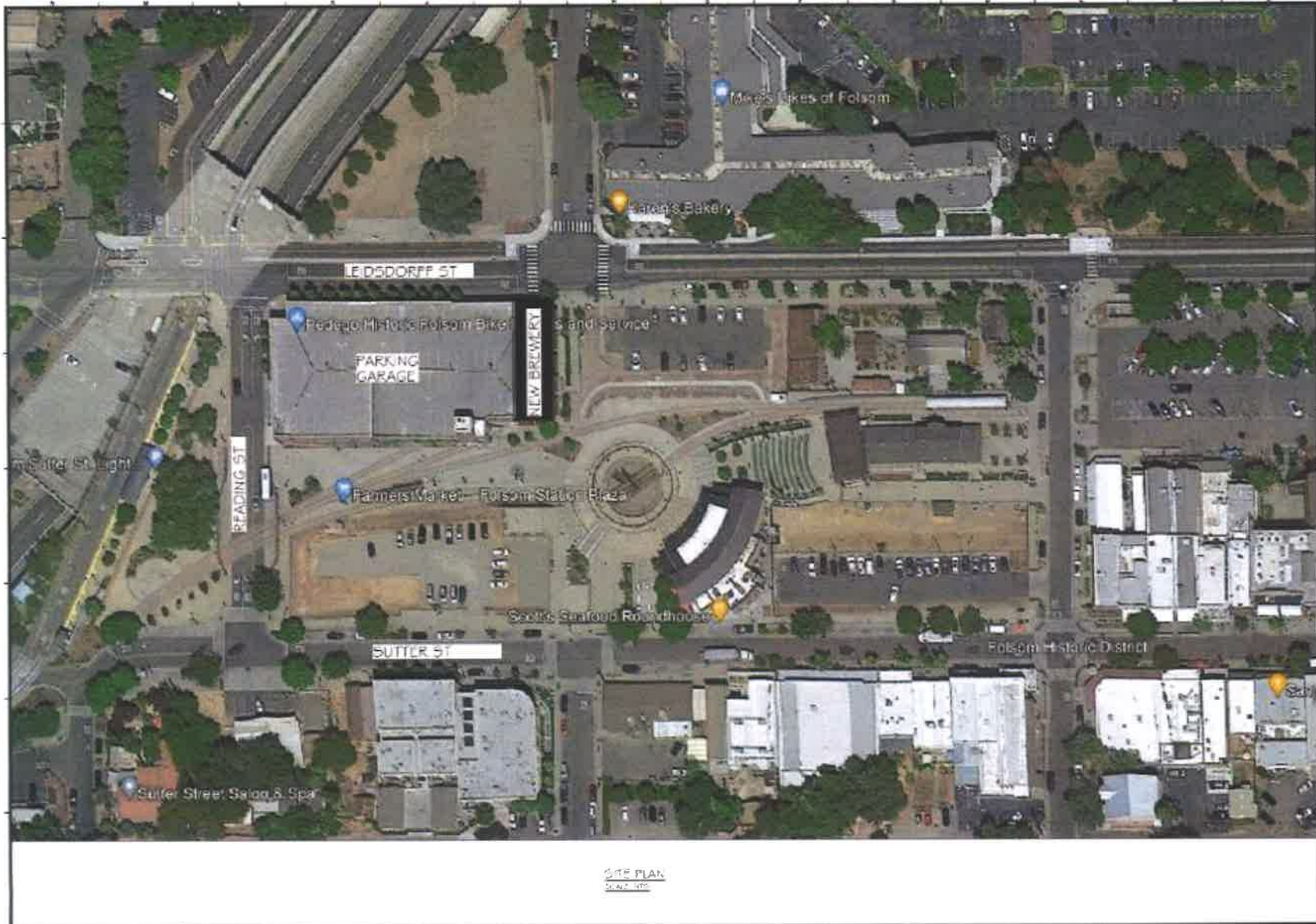


CITY OF
FOLSOM

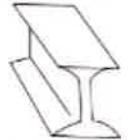


Attachment 5

Site Plan, dated February 17, 2023




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



INFRASTRUCTURE IMPROVEMENT INC
 2711 South 7th
 #18 SCARLETT, GA 30134
 (404) 747-8804
 244 TOWN & GREENWAY
 SUITE 200
 ATLANTA, GA 30328
 www.iiinc.com

CLIENT
 UNCLE CHARLIE'S BREWERY
 AND BREW
 605 JUDGEMANT ST
 SUITE 100
 FOLSOM, GA 30420
 (770) 424-0100



No.	Date	By	Description

Plan Approved By: _____
 Title: _____

Project: **UNCLE CHARLIE'S FIREHOUSE AND BREW**

Location: 605 Judgement St, Suite 100, Folsom, GA 30420

City/County:	City: Folsom
State:	State: GA

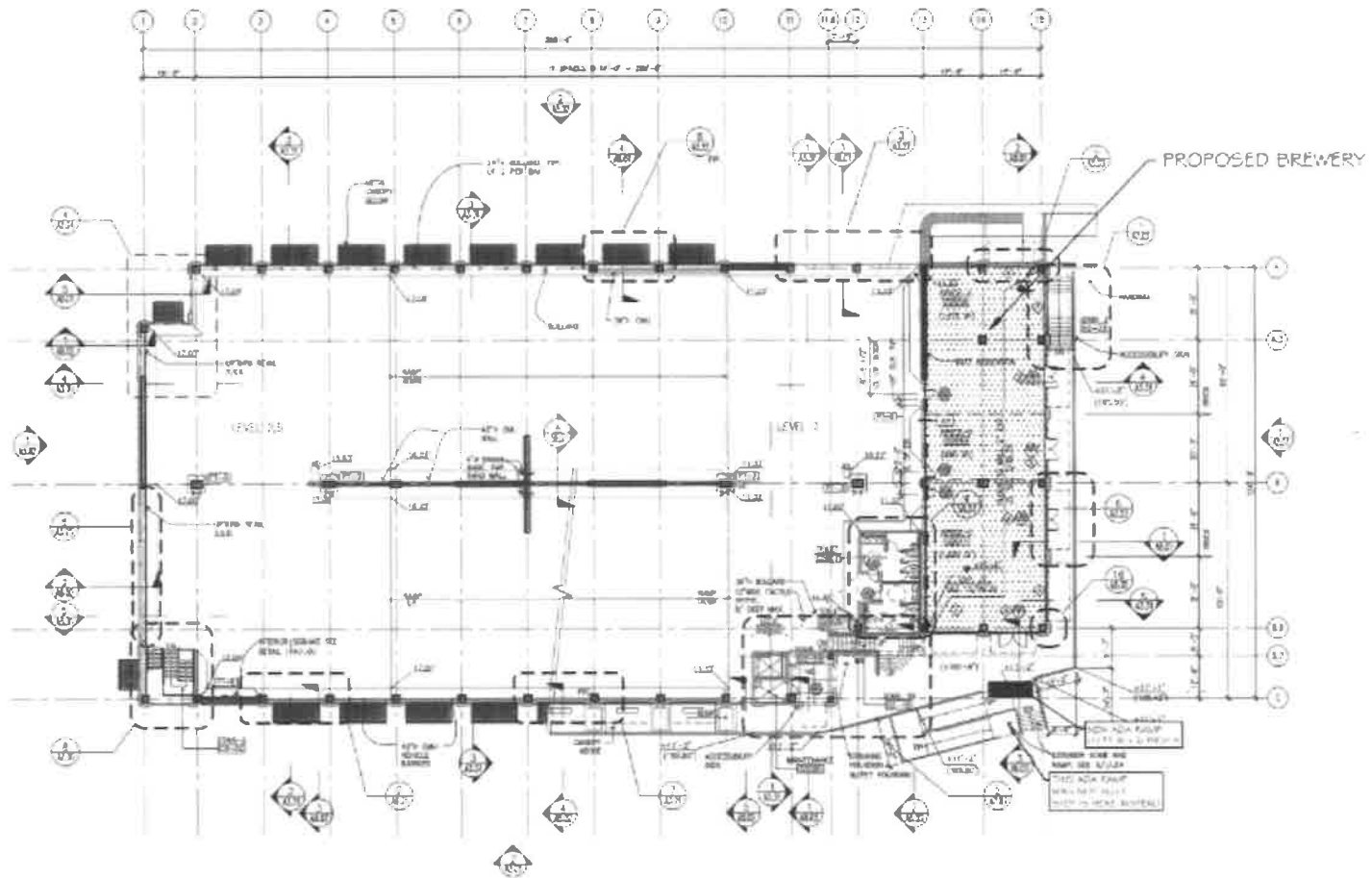
Scale: 1/8" = 1'-0"

SITING PLAN

Date: 3-17-2023	File Number: 100
Sheet No: C-1	Sheet Name: _____

Attachment 6

Garage Plan, dated February 17, 2023



BUILDING PLAN
DATE: 2-17-2023

**INFRASTRUCTURE
IMPROVEMENT INC.**
 P.O. BOX 114
 FOLSOM, CA 95630
 (916) 433-4444
 801 American Highway
 Colusa, CA 95926
 www.iiinc.com

CLIENT
 UNCLE CHARLIE'S BREWERY
 905 Jagerstrat St
 Folsom, CA 95630
 (916) 433-4444



No.	Date	By	Description

Plan Approved By: _____
 Date: _____

Project:
 UNCLE CHARLIE'S
 FIREHOUSE
 AND BREW

Location:
 905 Jagerstrat St
 Suite 100
 Folsom, CA 95630

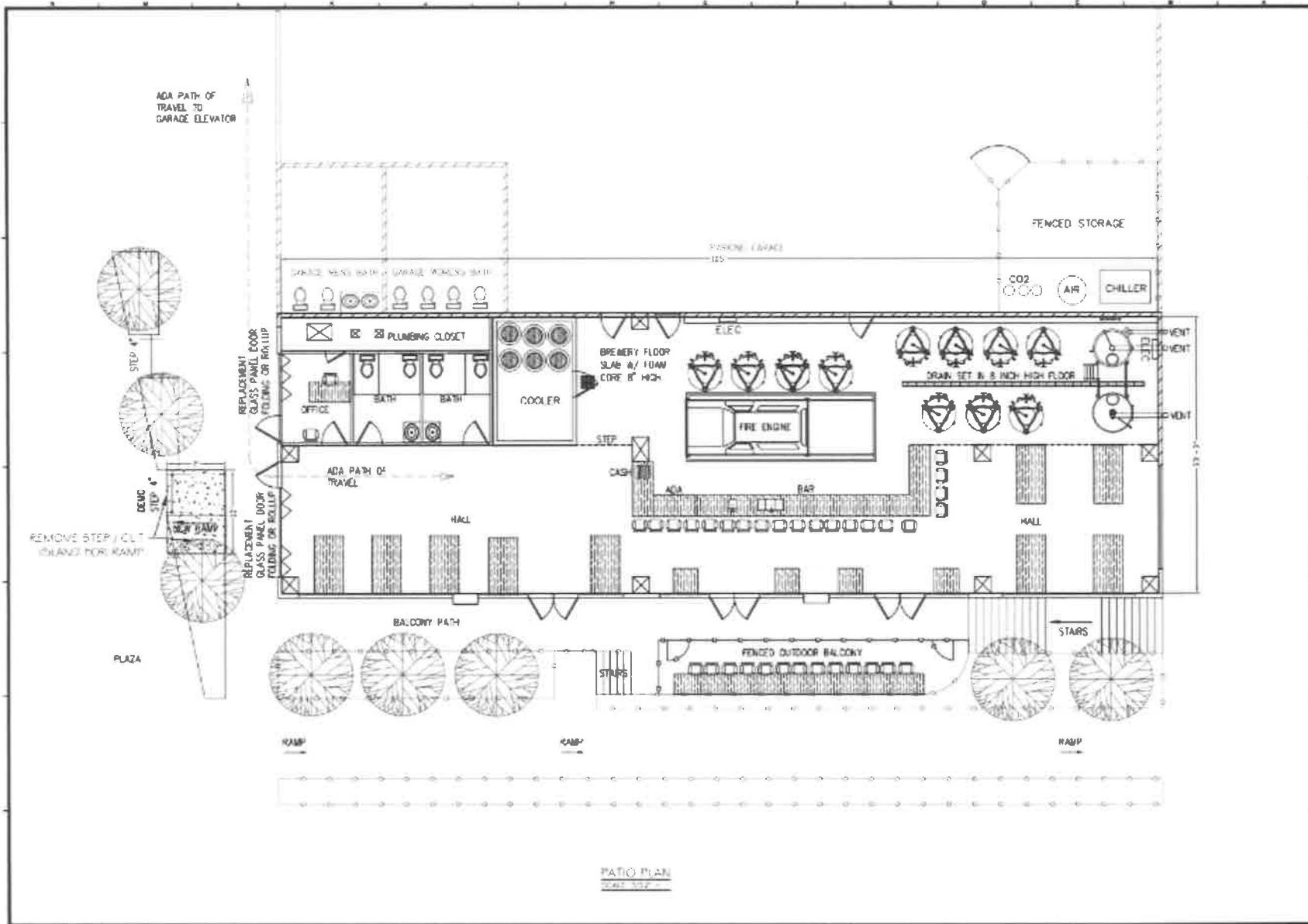
Project C-Topic	Sheet C-Topic
Owner	Client

Plan Title:
 GARAGE PLAN

Date 2-17-2023	File Number 000
	Sheet Name
A-1	Sheet Number

Attachment 7

Patio Plan, dated February 14, 2023



INFRASTRUCTURE IMPROVEMENT INC

P.O. Box 110
 14500 E. Colton Rd.
 Colton, CA 95761
 (951) 921-1100
 www.iiinc.com

CLIENT
 UNCLE CHARLIE'S FIREHOUSE
 AND BREW
 805 Jaderdorf St
 Fullerton, CA 92630
 (714) 851-4100



No.	Date	Description

Drawn by: _____
 Title: _____

Project
**UNCLE CHARLIE'S
 FIREHOUSE
 AND BREW**
 Location
 805 Jaderdorf St
 Suite 100
 Fullerton, Ca 92630

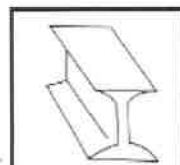
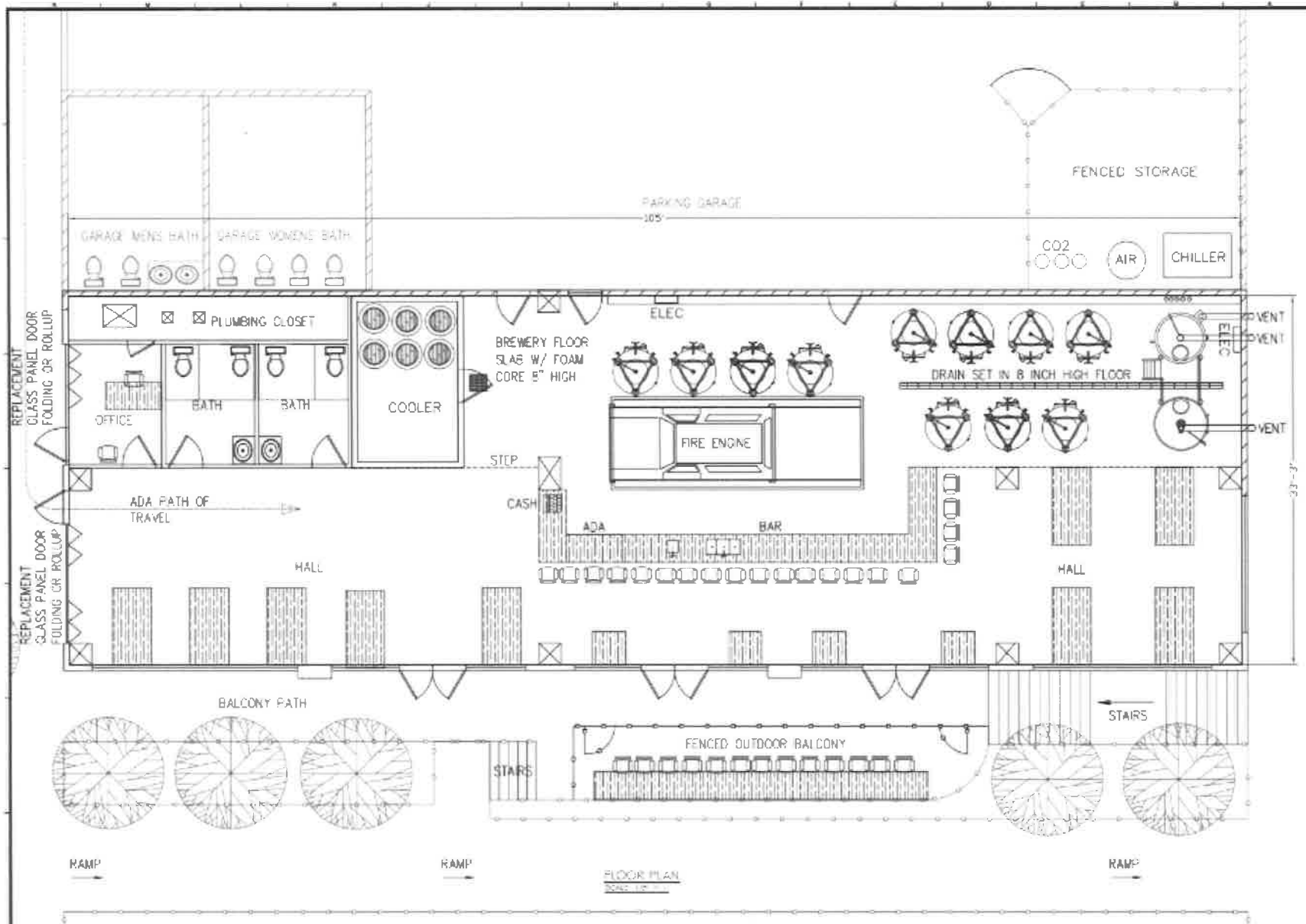
Design C. Terrell	Drawn C. Terrell
Checked D. Smith	Checked D. Smith

PATIO PLAN

Date 2-17-2023	File Number 1000
Sheet Size A-2	Sheet Number 1

Attachment 8

Floor Plan, dated February 17, 2023



**INFRASTRUCTURE
IMPROVEMENT INC.**

P.O. BOX 146
FOLSOM, CALIFORNIA
95630-0146
Dan Tomasko, President
Copyright 2007
www.infrastructureimprovement.com

CLIENT:
UNCLE CHARLIE'S FIREHOUSE
AND BREW
Troy Gales
14800 Highway 99
Folsom, CA 95630



Revision	No.	Date	Description

Prepared By: _____
Date: _____

Project:
UNCLE CHARLIE'S
FIREHOUSE
AND BREW

Location:
900 Underdardt St.
Suite 100
Folsom, CA 95630

Design:	C. Torres	Drawn:	E. Torres
Checked:		Date:	

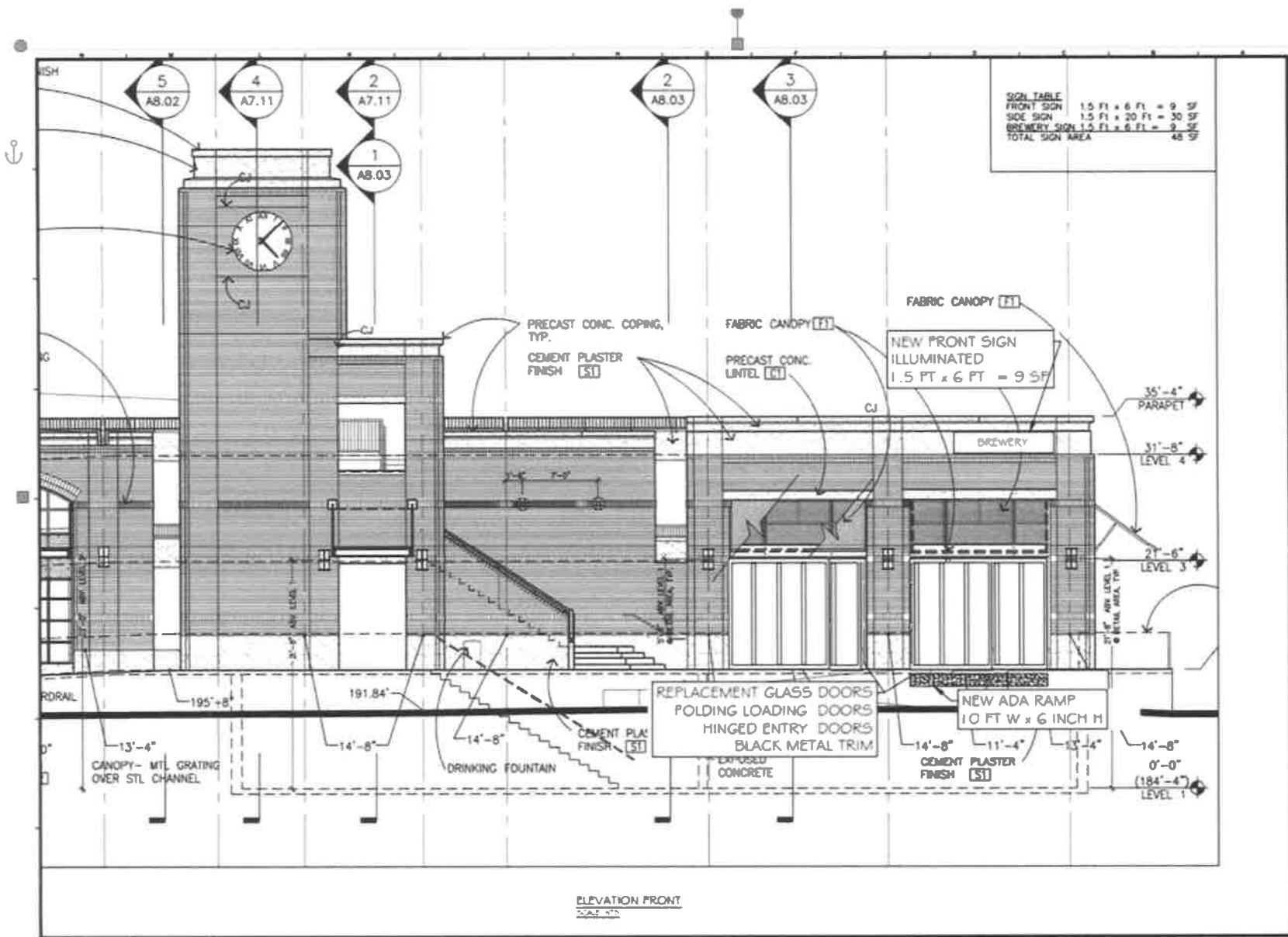
Sheet Title:
FLOOR PLAN

Date:	2-17-2023	File Number:	1001
Drawn:		Sheet Code:	

A-3
Sheet Number

Attachment 9

Building Elevations, Renderings, and Sample Exhibits, dated February 17, 2023



SIGN TABLE

FRONT SIGN	1.5 FT x 6 FT = 9 SF
SIDE SIGN	1.5 FT x 20 FT = 30 SF
BREWERY SIGN	1.5 FT x 6 FT = 9 SF
TOTAL SIGN AREA	48 SF



INFRASTRUCTURE IMPROVEMENT INC.
 P.O. BOX 748
 FULTON, GA 30702
 1-846-742-8884
 Carl.Lewis@iimpro.com
 Copyright 2023
 www.iimpro.com

CLIENT
 UNCLE CHARLIE'S BREWERY
 1800 S. ...
 ...

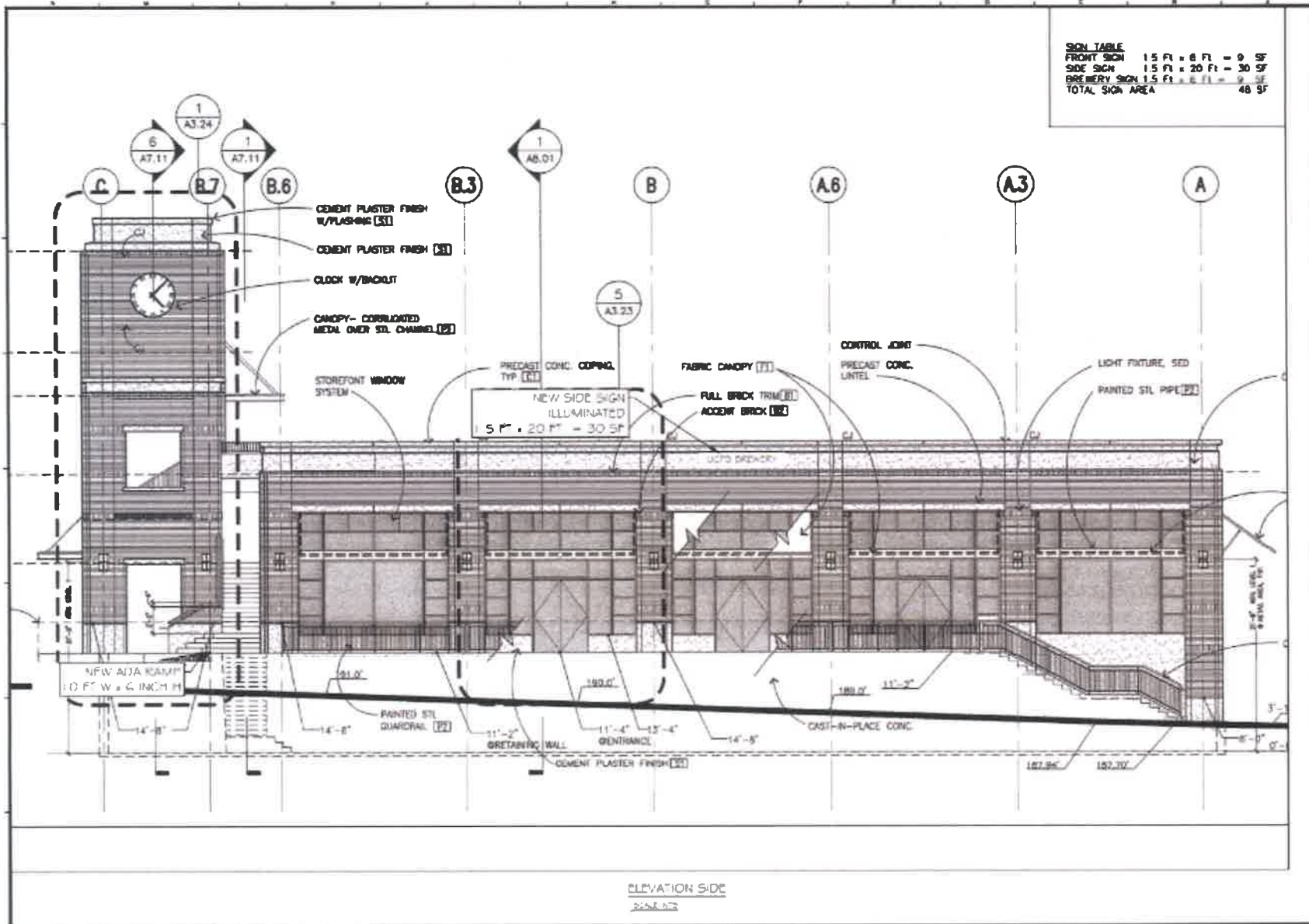


Revision	No.	Date	Description

UNCLE CHARLIE'S BREWERY AND BREW
 1800 ...
 ...

Project	
Location	

Date	2-17-2023	By	



INFRASTRUCTURE IMPROVEMENT INC.
 1111 RICH LANE
 HOLLAND, CA 95740
 916-437-5888
 2141 Technology Lane, Suite 200
 Concord, CA 94520
 www.iiinc.com

CLIENT
 UNCLE CHARLIE'S FIREHOUSE AND BREW
 Terry Jones
 tcharlie@unclecharlies.com
 1-916-437-5888

Project
 Uncle Charlie's Firehouse and Brew

Location
 886 Underwood St
 Suite 100
 Pittsburg, CA 95630

Design	C. Jones
Checked	David Jones
Drawn	
Scale	
Sheet Number	100
Project Number	A-5



UNCLE CHARLIE'S FIREHOUSE & BREW
PROPOSED DOOR EXAMPLES



MANUFACTURERS
SacDoors.Com
IndustrialDoorCompany.Com

Attachment 10

Signage Program

**905 Leidesdorff
St Ste. 100**

**Signage Plan
Proposal**



**905 Leidesdorff
St Ste. 100**

**Location for
Signage**

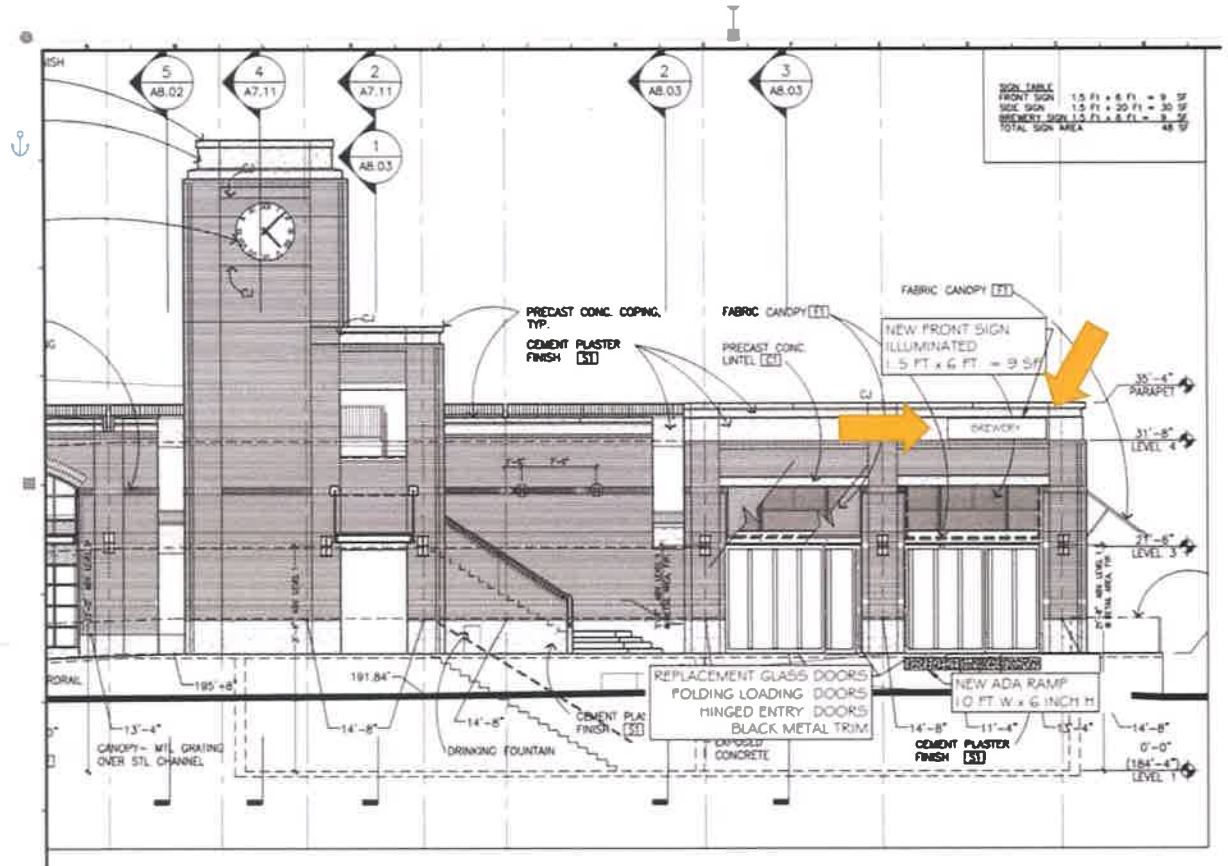


905 Leidesdorff St Ste. 100

Proposed Signage- *EAST* Side of the Building

“BREWERY”

New backlit signage with
metal letters
1.5ft X 6ft = 9 SF

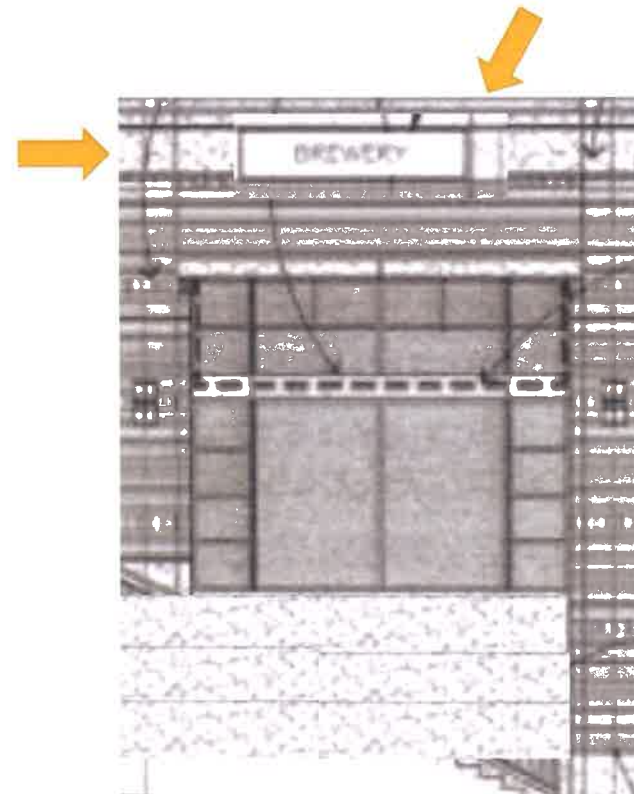


905 Leidesdorff St Ste. 100

Proposed Signage- *WEST* Side of the *Building*

“BREWERY”

New backlit signage with
metal letters
1.5ft X 6ft = 9 SF

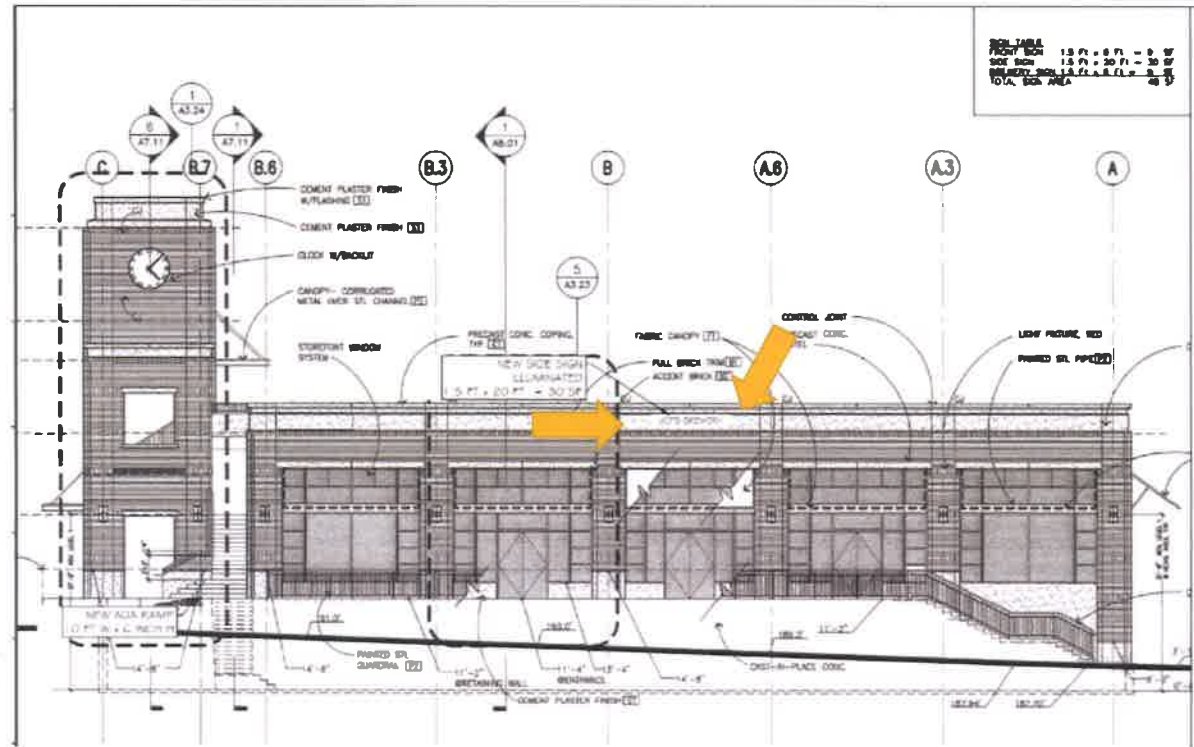


905 Leidesdorff St Ste. 100

Proposed Signage- *NORTH* Side of the Building

“UCFB BREWERY”

New backlit signage with
metal letters
1.5ft X 20ft = 30 SF



Proposed EAST Facing Signage- LED Backlit Example

TYPE: Stud mounted individual metal letters

ILLUMINATION: LED Backlit (3000k or less)

TOTAL SQUARE FOOTAGE: 1.5ft X 6ft = 9 Square Feet



In accordance with the Historic District sign ordinance, Uncle Charlie's Firehouse & Brew would like to emulate signage similar in the existing area. "The Roundhouse" with backlit 3000k or less wattage and "Old Standard" style font would be most similar.



UCFB® All Rights Reserved 2023- updated 2/20/23

Proposed WEST Facing Signage- LED Backlit Example

BREWERY

TYPE: Stud mounted individual metal letters

ILLUMINATION: LED Backlit (3000k or less)

TOTAL SQUARE FOOTAGE: 1.5ft X 6ft = 9 Square Feet



In accordance with the Historic District sign ordinance, Uncle Charlie's Firehouse & Brew would like to emulate signage similar in the existing area. "The Roundhouse" with backlit 3000k or less wattage and "Old Standard" style font would be most similar.

Proposed NORTH Facing Signage- LED Backlit Example

TYPE: Stud mounted individual metal letters

ILLUMINATION: LED Backlit (3000k or less)

TOTAL SQUARE FOOTAGE: 1.5t X 20ft = 30 Square Feet



In accordance with the Historic District sign ordinance, Uncle Charlie's Firehouse & Brew would like to emulate signage similar in the existing area. "The Roundhouse" with backlit 3000k or less wattage and "Old Standard" style font would be most similar.





Total Proposed Signage

LOCATION #1 and #2: East and West sides of the building facing Sutter Street and Leidesdorff respectively, will feature metal letters on white stucco above brick and below roofline

TYPE: Stud mounted individual metal letters

ILLUMINATION: LED Backlit (3000k or less)

MATERIAL: Powder coated, Painted or anodized metal

COLOR: Black or Graphite metal

LETTER HEIGHT: 1.5 foot

SIGNAGE LENGTH: 6 feet

TOTAL SQUARE FOOTAGE: 1.5ft X 6ft = 9 Square Feet

LOCATION: North side of the building facing Sutter Street on white stucco above brick and below roofline

TYPE: Stud mounted individual metal letters

ILLUMINATION: LED Backlit (3000k or less)

MATERIAL: Powder coated, Painted or anodized metal

COLOR: Black or Graphite metal

LETTER HEIGHT: 1.5 foot approx

SIGNAGE LENGTH: 20 feet

TOTAL SQUARE FOOTAGE: 1.5ft X 20ft = 30 Square Feet

TOTAL SQUARE FOOTAGE FOR THREE SIDES OF THE BUILDING: 48 Square Feet

Attachment 11

Project Narrative, dated January 3, 2023

**Uncle Charlie's Firehouse & Brew
Project Narrative**

Uncle Charlie's Firehouse & Brew is a firefighter/ first responder themed craft brewery with a desire to find its home in the heart of Historic Folsom. Our mission will be to provide an approachable and community focused space, featuring craft beer and seltzer with limited light bites on site. The breadth of the food component of the business will champion supporting local area restaurants by allowing for outside food. Our team's core mission, will be to make quality craft beer and seltzer while fostering and cultivating a welcoming space for people of all walks of life, while engaging in a multitude of philanthropic endeavors related to giving back to Folsom and the first responder communities.

The Uncle Charlie's Firehouse & Brew (UCFB) team, is comprised of Co-founder Charlie Grows, who has been a resident of the Folsom and surrounding area since 1956. Charlie began a 50+ year long and lucrative career in the fire service starting with Folsom Fire Department before moving onto a firefighter in the Airforce, then at UC Davis Fire, and finally retiring as a Captain from Yocha Dehe Fire. On the days Charlie is not homebrewing or commercially brewing, you can find him supporting many businesses around town as a longstanding Rotarian and lead volunteer of the Folsom Pro Rodeo.

Co-founder, Taryn Grows found a passion for craft beer back in 2004, as an opening team member of BJ's Restaurant & Brewhouse here in Folsom, spending four years of service to the company as a corporate trainer, responsible for opening many of their other California restaurants. Taryn took a job with Choose Folsom (formerly the Greater Folsom Partnership; home of the Folsom Chamber, Folsom Tourism Bureau and Economic Development) spending the last six years+ forging great relationships supporting other business owners in Folsom. Taryn was also tasked with handling all logistics of several brew fests both in Folsom and the surrounding areas by establishing relationships with local breweries and managing all logistics.

Uncle Charlie's Firehouse & Brew's initial operating hours will be Wednesday- Sunday from 12pm-10pm with a staff comprised of a head brewer, assistant brewer, tap room manager and three "Fire BEERgade" team members.

The tap room space will be comprised of a 10barrel brew system, while the bar area itself will include the beer taps being poured off an original 1952 Val Pelt Fire Engine owned back in the 1950's and 1960's by the Folsom Fire Dept. ADA compliant bathrooms will be installed inside the space, adjacent to the bathrooms inside the parking garage through piping into existing plumbing infrastructure as to keep architectural integrity in the building intact. Ample indoor and outdoor seating (based on the city's approval of our encroachment permit) which will allow for patrons to enjoy the scenic views and brews of Historic Folsom. Parking for our brewhouse will be supported by **AB2097** which stipulates there does NOT need to be a parking minimum within a half-mile of public transit. We feel with a vibrant and strong community space such as Uncle Charlie's Firehouse & Brew, this will mitigate the congregation of that group. **CHEERS!**

Thank you in advance for your support and consideration,

_____ & _____

Charlie Grows and Taryn Grows, Founders of Uncle Charlie's Firehouse & Brew

01/03/2023

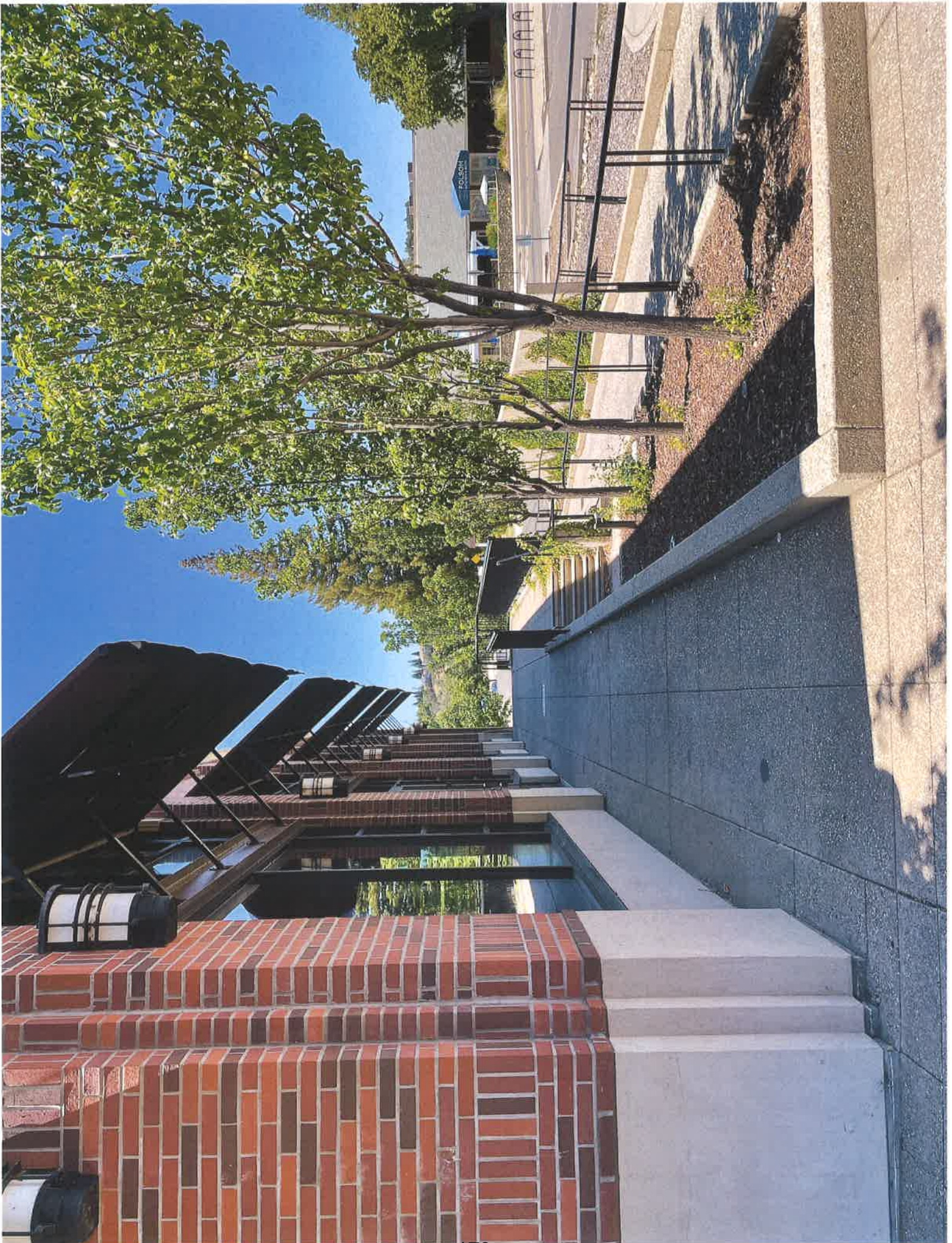
Attachment 12

Site Photographs









Attachment 13

Letter from Historic Folsom Residents Association, dated July 8, 2022

Steven Banks

From: Joan Walter [REDACTED]
Sent: Friday, July 8, 2022 7:35 AM
To: Steven Banks
Cc: Christina Kelley; Michael Reynolds; The Hfra
Subject: Re: Request for Comments for Uncle Charlie's Firehouse and Brew Project (PN 22-158)

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.

Steve,

The Historic Folsom Residents Association (HFRA) appreciates the opportunity to provide input on the proposed conditional use permit for Uncle Charlie's Firehouse and Brew Project. The HFRA supports the neighborhood-friendly hours of operation, location near the parking garage and if approved, hope it will draw foot traffic to the West end of Sutter Street.

Thank you.

Joan Walter, AICP
HFRA Board Member

On Jul 7, 2022, at 10:58 AM, Steven Banks <sbanks@folsom.ca.us> wrote:

Good morning Joan,

The proposed project requires approval of a Conditional Use Permit as the Folsom Municipal Code (FMC, Section 17.22.030) dictates that a Conditional Use Permit is necessary for operation of a Microbrewery within the C-2 zoning district. I have reached out to the applicant regarding your question about the storage of hazardous materials, will let you know when I hear back.

Best regards,

Steve

Steven Banks
Principal Planner
City of Folsom
(916) 461-6207
sbanks@folsom.ca.us

From: Joan Walter [REDACTED]
Sent: Thursday, July 7, 2022 10:43 AM
To: Steven Banks <sbanks@folsom.ca.us>
Cc: Christina Kelley <ckelly@folsom.ca.us>; Michael Reynolds [REDACTED] The Hfra

Attachment 14

Letters of Support

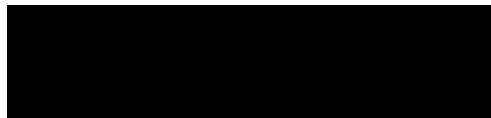


LETTER OF SUPPORT FOR UNCLE CHARLIE'S FIREHOUSE AND BREW

DATE: 1/27/23

BUSINESS NAME: Falcon Eyes LLC

BUSINESS ADDRESS:



CONTACT NAME:

Tom Kazarian

CONTACT EMAIL:



To the Planning Department at the City of Folsom,

I, Tom Kazarian (JK) as a current business owner/representative of a Historic Folsom business, am in support of the addition of Uncle Charlie's Firehouse & Brew looking to open at 905 Leidesdorff St, Suite 100, in joining the geographic area AND culture of the Folsom Historic District; which is dedicated to fostering community engagement and providing economic vitality to the area.

ADDITIONAL COMMENTS:

CHEERS!



LETTER OF SUPPORT FOR UNCLE CHARLIE'S FIREHOUSE AND BREW

DATE: Jan 27, 2023

BUSINESS NAME: OKta (operating remotely out of Granite City Coworking)

BUSINESS ADDRESS: 100 1st St 6th floor, San Francisco, CA 94103
Operating out of ~~100~~ 705 Gold Lake Dr. Ste 250, Folsom, CA

CONTACT NAME: Jackie Cooper ~~95630~~

CONTACT EMAIL: [REDACTED]

To the Planning Department at the City of Folsom,

Jackie Cooper, operating remotely out of
1 Granite City Coworking as a current business
owner/representative of a Historic Folsom business, am in support of the addition of
Uncle Charlie's Firehouse & Brew looking to open at 905 Leidesdorff St, Suite 100, in
joining the geographic area AND culture of the Folsom Historic District; which is
dedicated to fostering community engagement and providing economic vitality to the
area.

ADDITIONAL COMMENTS:

Taryn would like to open a brewery that would
greatly contribute to economic development
and tourism in Folsom, bringing more awesome
people to the area and serving the community.
please allow her to bring this awesome business to
Folsom and also improve SAU RT light-rail!

CHEERS!



LETTER OF SUPPORT FOR UNCLE CHARLIE'S FIREHOUSE AND BREW

DATE: 1/27/23

BUSINESS NAME: Total 90 Training

BUSINESS ADDRESS: [Redacted]

CONTACT NAME: Kudy Duff

CONTACT EMAIL: [Redacted]

To the Planning Department at the City of Folsom,

I, Kudy Duff as a current business owner/representative of a Historic Folsom business, am in support of the addition of Uncle Charlie's Firehouse & Brew looking to open at 905 Leidesdorff St, Suite 100, in joining the geographic area AND culture of the Folsom Historic District; which is dedicated to fostering community engagement and providing economic vitality to the area.

ADDITIONAL COMMENTS: This would add a much-needed element to the historic district that adds to the experience of Old Folsom.

CHEERS!



LETTER OF SUPPORT FOR UNCLE CHARLIE'S FIREHOUSE AND BREW

DATE:

11/27/2023

BUSINESS NAME:

Wilbert, Realtors - Sierra Pacific Group

BUSINESS ADDRESS:

705 Gold Lake Drive, Ste 250, Folsom CA 95630

CONTACT NAME:

Nicholas Muggino

CONTACT EMAIL:



To the Planning Department at the City of Folsom,

I, Nicholas Muggino as a current business owner/representative of a historic Folsom business, am in support of the addition of Uncle Charlie's Firehouse & Brew looking to open at 905 Leidesdorff St, Suite 100, in joining the geographic area AND culture of the Folsom Historic District; which is dedicated to fostering community engagement and providing economic vitality to the area.

ADDITIONAL COMMENTS:

Five horizontal lines for additional comments.

CHEERS!



LETTER OF SUPPORT FOR UNCLE CHARLIE'S FIREHOUSE AND BREW

DATE: 1/27/2023

BUSINESS NAME: Mathews Capital Management

BUSINESS ADDRESS: 705 Gold Lake Dr. STE 250 Folsom CA 95650

CONTACT NAME: Russ Mathews

CONTACT EMAIL: [REDACTED]

To the Planning Department at the City of Folsom,

I, Russ Mathews as a current business owner/representative of a Historic Folsom business, am in support of the addition of Uncle Charlie's Firehouse & Brew looking to open at 905 Leidesdorff St, Suite 100, in joining the geographic area AND culture of the Folsom Historic District; which is dedicated to fostering community engagement and providing economic vitality to the area.

ADDITIONAL COMMENTS:

We need an awesome place we can go to after work. It would revitalize the Sutter Street Garage Area. It has my full support.

CHEERS!



LETTER OF SUPPORT FOR UNCLE CHARLIE'S FIREHOUSE AND BREW

DATE: 1-27-23

BUSINESS NAME: Folsom Telegraph

BUSINESS ADDRESS: 921 South St.

CONTACT NAME: Bill Sullivan

CONTACT EMAIL: [Redacted]

To the Planning Department at the City of Folsom,

I, Bill Sullivan as a current business owner/representative of a Historic Folsom business, am in support of the addition of Uncle Charlie's Firehouse & Brew looking to open at 905 Leidesdorff St, Suite 100, in joining the geographic area AND culture of the Folsom Historic District; which is dedicated to fostering community engagement and providing economic vitality to the area.

ADDITIONAL COMMENTS: Calif. Concept & Asset TO The Community!

CHEERS!



LETTER OF SUPPORT FOR UNCLE CHARLIE'S FIREHOUSE AND BREW

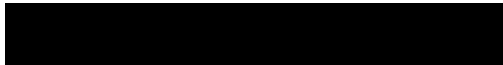
DATE: 1-27-2023

BUSINESS NAME: Garrett Kiesz - sole proprietor

BUSINESS ADDRESS: Granite City

CONTACT NAME: Garrett Kiesz

CONTACT EMAIL:



To the Planning Department at the City of Folsom,

I, Garrett Kiesz as a current business owner/representative of a Historic Folsom business, am in support of the addition of Uncle Charlie's Firehouse & Brew looking to open at 905 Leidesdorff St, Suite 100, in joining the geographic area AND culture of the Folsom Historic District; which is dedicated to fostering community engagement and providing economic vitality to the area.

ADDITIONAL COMMENTS:

CHEERS!