



603 Sutter Street Project Appeal to City Council Reference Slides

Bob Delp – October 10, 2023

City Charter Excerpts

Section 1.01(B) Municipal Affairs: *The City may make and enforce all ordinances and regulations in respect to municipal affairs, **subject only to restrictions and limitations provided in this Charter** and in respect to other matters subject to applicable general laws. **As regards municipal affairs, this Charter shall supersede all laws inconsistent therewith.***

Section 2.02 General Powers of the City Council: *All powers of the City shall be vested in the City Council, **except as otherwise provided by this Charter**, and the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the City by law.*

Section 4.07 Boards and Commissions: *The City Council may by ordinance create other Boards and Commissions and prescribe their powers and duties, determine the number and qualification of the members, their method of selection, term of office and removal, and fix their compensation, if any. **All boards and commissions only shall be advisory to the Council.** Each member of any Board or Commission shall be a resident and registered voter of the City.*

Rendering Submitted with Application

Signed statement on application form: *“I hereby certify that the statements furnished above **and in the attached exhibits** present the data and information required for this initial evaluation to the best of my ability, and that **the facts, statements, and information presented are true and correct to the best of my knowledge and belief.**”*



Comparison of Renderings



Tree Preservation Ordinance

Folsom's Tree Preservation Ordinance requires that a tree defined as "protected" under the Ordinance cannot be approved for removal unless a finding is made that, "***there are no Reasonable Alternative Measures to allow for use of the property consistent with the Zoning Code.***"

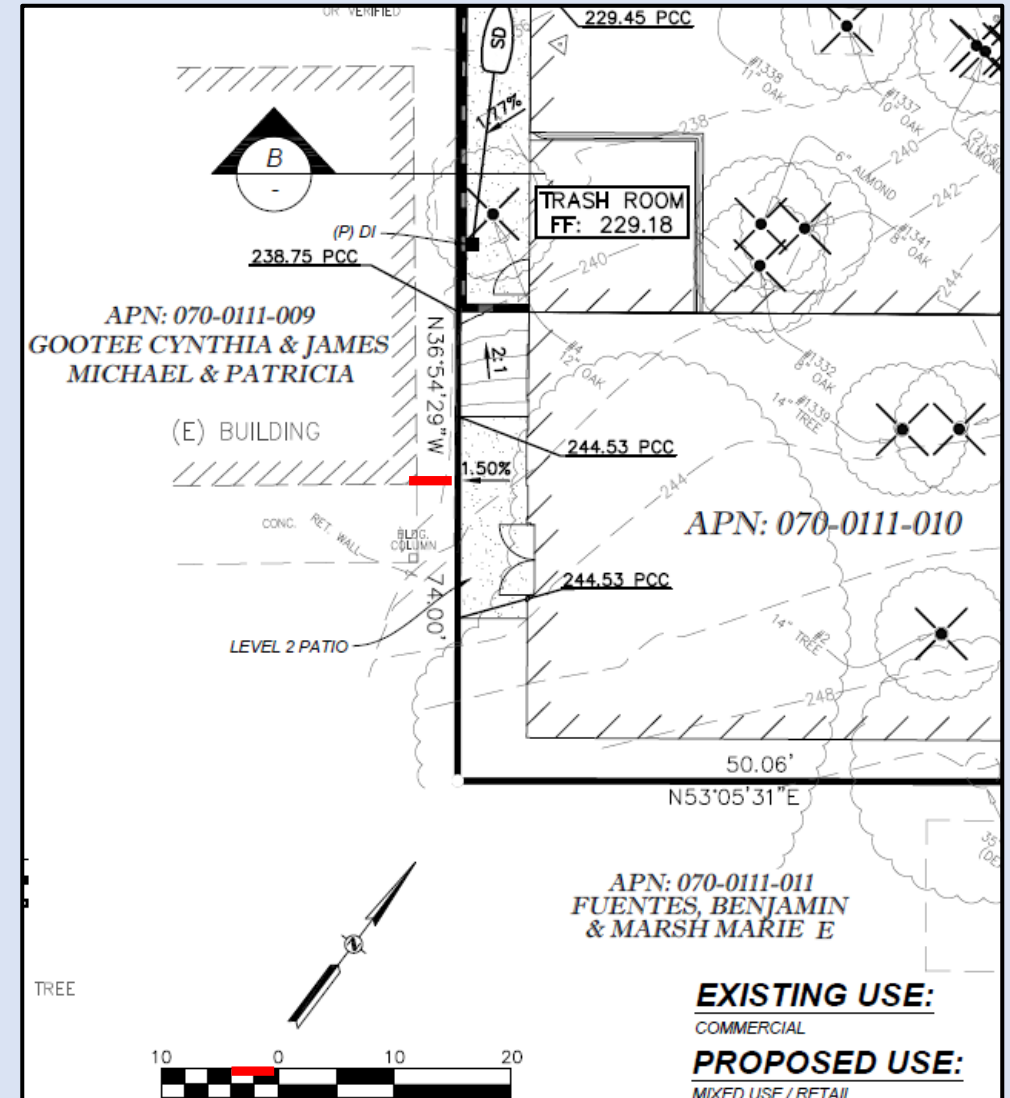


Building Distance and Vibration Impacts

City Consultants: “The vibration levels ... are representative of measurements at a **distance of 25 feet from the equipment source**, which represents the approximate distances to the nearest existing structure to the project site.”

Staff Report: “...project-related **grading is located approximately 10 feet from the former library building.**”

Project Grading Plans show no more than 4 feet between retaining wall and historic library building.



FMC Design Excerpts

FMC 17.52.510(C) Building heights shall not exceed 35 feet adjacent to the sidewalk area on Sutter Street... **Towers, spires, or other similar** architectural features may extend up to 15 feet above the building height.

FMC 17.52.420: The combined length of [attached porches and decks and patios higher than 30 inches above grade] **shall not account for more than 25 percent of the length of the wall surface** on which the features are located.

FMC 17.52.400(D): Exceptions to the design standards stated herein or in any subsequently adopted design and development guidelines may be permitted by the historic district commission **when unique individual circumstances require the exception in order to comply with the purposes of this chapter** or when necessary to allow for historical reconstruction of a previously existing structure or feature.