



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

May 1, 2024

6:30 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: John Lane, John Felts, Mark Dascallos, Ralph Peña, Jennifer Cabrera, Daniel West, 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, upon request, at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California

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 March 6, 2024, meeting will be presented for approval.

NEW BUSINESS

1. DRCL24-00100: 602 Figueroa Street Modifications and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Charles Green for modifications to a previously approved design review for a remodel of an existing single-family residence located at 602 Figueroa Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is SFHD (Single-Family High-Density). The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Charles Green)**

PRINCIPAL PLANNER REPORT

HISTORIC DISTRICT COMMISSION COMMENTS

ADJOURNMENT

The next regularly scheduled meeting is **June 5, 2024**. 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 Folsom Municipal Code Section 17.52.700, if a permit applicant, permittee, or other person whose property rights may be affected is dissatisfied with any determination made by the Historic District Commission, such person(s) may appeal to the City Council. Any such appeal shall be in writing, shall state the specific reason for the appeal and grounds asserted for relief, and shall be filed with the City Clerk not later than 10 calendar days after the date of the action being appealed. 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.



HISTORIC DISTRICT COMMISSION MINUTES
March 6, 2024
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

A regular meeting of the Historic District Commission Meeting was called to order at 6:30 p.m. with Vice Chair John Lane presiding.

ROLL CALL:

Commissioners Present: Daniel West, Commissioner
John Lane, Vice Chair
John Felts, Commissioner
Mark Dascallos, Commissioner
Ralph Peña, Commissioner
Jennifer Cabrera, Commissioner

Commissioners Absent: Kathy Cole, Chair

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

Bruce Cline addressed the Commission to bring awareness regarding the citizens' Sales Tax Measure in Folsom.

MINUTES:

The minutes of the February 7, 2024, meeting were approved.

NEW BUSINESS:

1. DRCL23-00147: 906 Bidwell St., New ADU and Garage Project and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Aaron Salazar for approval of a Residential Design Review application for the construction of a 1,000-square-foot ADU and a 470-square-foot built-in garage along the alleyway at 906 Bidwell Street. The zoning classification for the site is R-1-M (Single-Family, Small Lot District) while the General Plan land-use designation is SFHD (Single-Family, High Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Aaron Salazar)**

COMMISSIONER WEST MOVED TO APPROVE THE APPLICATION (DRCL23-00147) FOR DESIGN REVIEW FOR A NEW 1,000-SQUARE-FOOT ACCESSORY DWELLING UNIT (ADU) AND A BUILT-IN 470-SQUARE-FOOT GARAGE LOCATED ALONG THE ALLEYWAY AT 906 BIDWELL STREET, AS ILLUSTRATED ON ATTACHMENT 5, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, DASCALLOS, PEÑA, CABRERA
NOES: NONE
RECUSED: NONE
ABSENT: COLE

MOTION PASSED

2. USPT24-00009: Ms. Ting’s Shanghai Tattoo and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Joshua Thompson & Tingting Zhong for approval of a Conditional Use Permit application to operate a tattoo and piercing shop and art gallery at 305 Wool Street. The site is zoned HD (Historic Folsom) within the Sutter Street Subarea of the Historic Commercial Primary Area and has a General Plan designation of HF (Historic Folsom Mixed Use). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Joshua Thompson & Tingting Zhong)**

COMMISSIONER PEÑA MOVED TO APPROVE MS. TING’S SHANGHAI TATTOO CONDITIONAL USE PERMIT (USPT24-00009), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-G) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-17).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, PEÑA, CABRERA
NOES: NONE
RECUSED: DASCALLOS
ABSENT: COLE

MOTION PASSED

PRINCIPAL PLANNER REPORT

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for May 1, 2024. There are no agenda items scheduled for the April 3, 2024 meeting.

Principal Planner Steve Banks provided an update on the following items:

- The Commission was provided with an update on the Building Permit activity in the Historic District (two projects).
- The Commission was notified that the next meeting will be on May 1, 2024.
- Commissioner Dascallos requested that City staff provide the Commission with an overview of the Conditional Use Permit and Entertainment Permit requirements and processes at a future meeting date. Commissioner Dascallos indicated that he is concerned that there are businesses operating on Sutter Street without the appropriate permits with respect to live entertainment, dancing, music, etc.

There being no further business to come before the Folsom Historic District Commission, Vice Chair John Lane

adjourned the meeting at 7:21 p.m.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: May 1, 2024

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 602 Figueroa Street Modifications
File #: DRCL24-00100
Request: Design Review
Location: 602 Figueroa Street
Parcel(s): 070-0111-012
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Charles Green
Address: 602 Figueroa St.
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Residential Design Review for modifications to a previously approved restoration and remodel of an existing single-family residence located at 602 Figueroa Street, as illustrated on Attachment 5 for the 602 Figueroa Street Modifications project (DRCL24-00100), based on the findings included in this report (Findings A-I) and subject to the attached conditions of approval (Conditions 1-11).

Project Summary: The proposed project consists of architectural modifications to a previously approved restoration and remodel of an existing single-family residence located at 602 Figueroa Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Site Plan, Existing Floor Plans, Proposed Floor Plans, Existing Elevations, and Proposed Elevations dated 12-12-23
6. Approved Elevations, dated 12-3-20
7. Side-By-Side Comparison of Approved and Proposed Elevations
8. Site Photos



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: May 1, 2024

9. Historical Images and Drawings of the Burnham House

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 proposed project includes a request for Design Review for modifications to a restoration and remodel of the existing primary residence located at 602 Figueroa Street that was previously approved by the Historic District Commission. The applicant found that some of the elements of the approved project did not accurately reflect the conditions of the existing building or the architectural style that the remodel intended to reflect. Proposed modifications now include retaining some existing windows and adding additional windows, an expanded band between floors, taller chimneys, a remodeled porch cover and modified porch posts to match the existing posts. Existing and proposed elevations are included in Attachment 5 while previously approved elevations are included in Attachment 6. A side-by-side comparison of existing and proposed elevations are provided in Attachment 7. No expansion of the building footprint beyond what was approved at the January 10, 2023 Historic District Commission meeting is proposed.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code (FMC) states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition or demolition of existing structures within the Historic District. FMC 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 SFHD (Single-Family High Density), and the zoning designation for the project site is R-2 (Two-Family Residence), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. Single-family residences are allowed by right in the Figueroa Subarea.

Building Design/Architecture

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

As previously mentioned, in 2007 the Historic District Commission determined that the subject property and main residence at 602 Figueroa Street was eligible for listing on the City's Cultural Resources Inventory. The Commission determined that the residence met two (Criteria 2 and 3) of the following four criteria for listing as established by the City's Historic Preservation Master Plan.

- 1) Property is associated with events that have made a significant contribution to the broad patterns of our history.
- 2) Property is associated with the lives of persons significant in our past.
- 3) Property embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual.
- 4) Property has yielded, or is likely to yield, information important in Folsom's prehistory or history.

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 Historic District Design and Development Guidelines (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. New building materials on this project include a wood decorative rail on top of the rear porch, rounded Victorian porch posts to match the existing porch posts and gable pediments, and a stained-glass window. These materials are all appropriate to the residence's Queen Anne style. Staff has provided Condition No. 3(a), which states that all exterior materials shall match the colors of the existing residence and its original design, as shown in the images in Attachment 9. Staff has determined that the proposed project includes the use of building materials that are natural in form, as encouraged by the DDGs.

Staff determined that the proposed project modifications continue to include key elements commonly found in the early residential design (pre-1910) from the Queen Anne style. The new porch cover with a flatter roof, decorative rail and Victorian posts is more

appropriate to the style than the previously approved pitched roof with asphalt shingle roofing and flat posts. The extended chimneys, rounded porch columns and larger band between the first and second floors were all included in the original design of the residence as well. Staff has determined that the proposed project results in a superior design to what was previously approved.

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. The building includes both vertically- and horizontally oriented windows, but windows are primarily vertically oriented, consistent with the DDGs. New windows and windows now proposed to be retained are all vertically oriented and match the design and wood frames of the approved project. The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design.

Staff has determined that the overall design, colors, materials, and layout of the modified 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 also determined that the proposed modifications better reflect the architecture of the Burnham House in its original form. Staff has therefore concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of May 1, 2024 that meets the requirements of FMC Section 17.52.320.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION

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

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Design Review application (DRCL24-00100) for modifications to a

previously approved restoration and remodel of an existing single-family residence located at 602 Figueroa Street, as illustrated on Attachment 5 for the 602 Figueroa Street Addition project, based on the findings included in this report (Findings A-I) and subject to the attached conditions of approval (Conditions 1-11).

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 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.
- I. AN EXCEPTION TO THE HEIGHT STANDARDS OF THE FOLSOM MUNICIPAL CODE IS NECESSARY TO ALLOW FOR HISTORICAL RECONSTRUCTION OF A PREVIOUSLY EXISTING STRUCTURE OR FEATURE.

**ATTACHMENT 2
BACKGROUND**

The Sacramento County Assessor’s records for the property located at 602 Figueroa Street indicate that the lot was originally developed (by Reuben Clark) with a single-family, three-story, Queen Ann style residential structure in 1889. The Burnham House was originally constructed with three floors and a free roof form including many gables, chimneys, and a round tower element. However, after the building was damaged by fire in 1975, the third floor of the building was not re-built and a low-pitch roof covered by composition shingles was installed over the second floor. Among the original features that have been preserved are the wrap-around porch with rounded supports, bay windows along the first floor, pairs of double-hung windows on the second floor, and decorative trim and carved wood details.

On November 5, 1998, the City Council approved a Historic Preservation Master Plan for the City of Folsom. The purpose of the Master Plan is to preserve and promote the City’s rich, colorful, and historic heritage by protecting its cultural and historical resources and educating the citizenry and the general public of its past. On February 7, 2007, the Historic District Commission determined that the subject property and structure (known as the Historic Burnham Residence) located at 602 Figueroa Street was eligible for listing on the City of Folsom Cultural Resource Inventory.

On November 5, 2014, the Historic District Commission approved a Design Review application for a 168-square-foot deck addition, and remodel of the main residence. On June 21, 2017, The Historic District Commission approved a Design Review application for a 672-square-foot detached garage with a 600-square-foot game room above it.

On November 3, 2021, the Historic District Commission approved a Design Review application for Design Review of a 397-square-foot addition, 270-square-foot patio cover, and roof restoration for the Historic Burnham Residence. However, this approval expired before the applicant applied for a building permit. The same plans were re-approved by the Historic District Commission on January 10, 2023.

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)
ADJACENT LAND USES/ZONING	North: Peddlers Lane and single-family residential development; SUTR/H-D South: Figueroa Street and single-family residential development; FIG/R-2 East: Scott Street and single-family residential development; FIG/R-1-M

West: The Bradley House Bed and Breakfast Inn; FIG/R-2

SITE CHARACTERISTICS

The subject property includes two Theodore Judah lots that have been merged (100'x 140'). Mature vegetation surrounds the existing residence. The site is fully developed with a 2,503-square-foot, two-story single-family residence, detached accessory unit/garage structure and detached game room/garage structure.

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 17.52.400, Design Standards
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 602 FIGUEROA STREET MODIFICATIONS
 (DRCL24-00100)**

GENERAL REQUIREMENTS				
Cond. No.	Mitigation Measure		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, proposed floor plans and proposed elevations dated 12/12/23, included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.	OG	CD (B)
3.		This approval is for modifications to a previously approved restoration and remodel of an existing residence located at 602 Figueroa Street. The applicant shall submit building plans that comply with this approval and the site plan, proposed floor plans and proposed building elevations, dated 12/12/23 included in Attachment 5, with the following modifications: a) All exterior materials shall match the colors of the existing residence. b) All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.	B	CD (P)
4.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior's Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)

5.		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)
6.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
7.		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)
8.		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)
9.		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

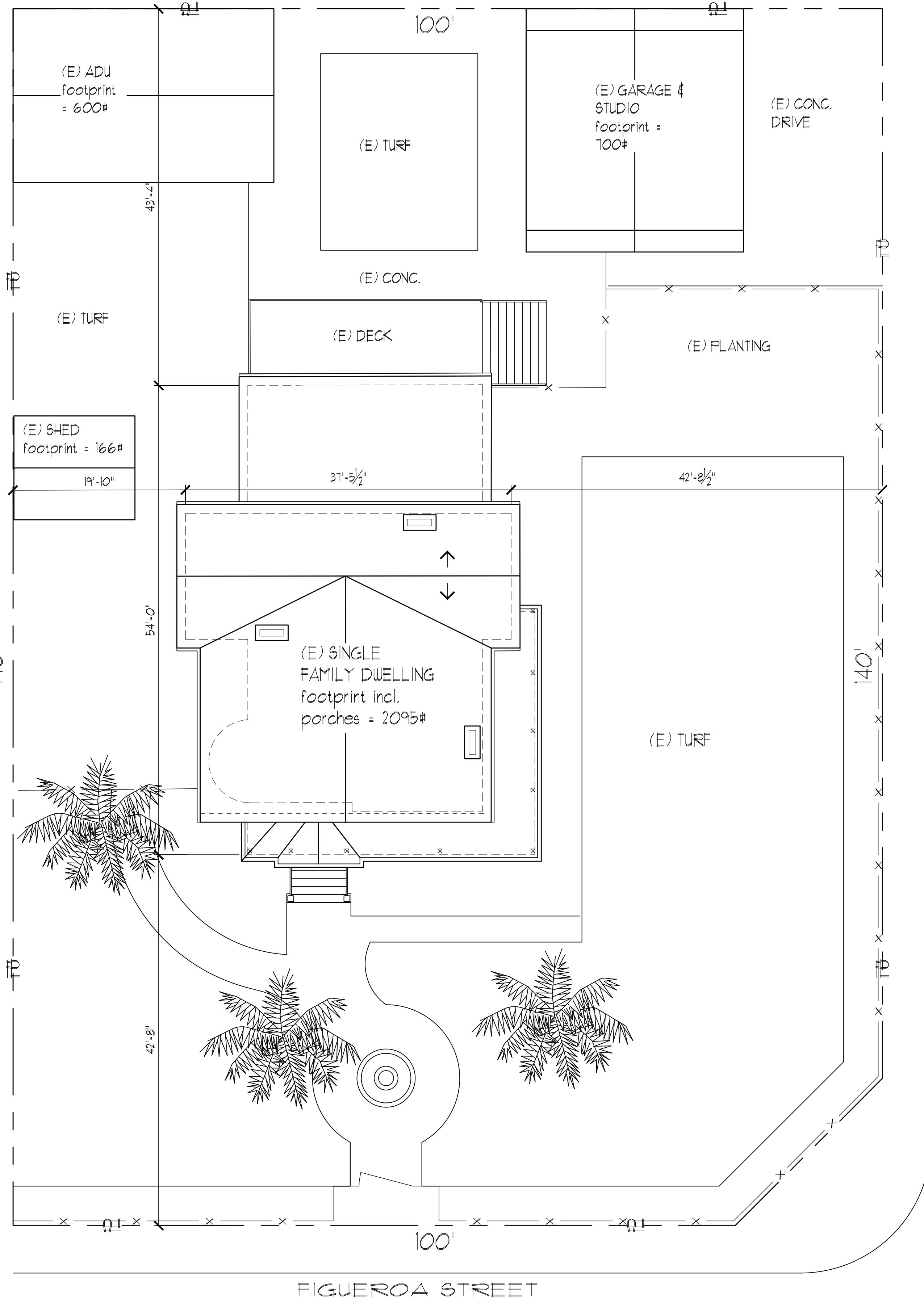
10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance 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)
11.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (Expiration date: May 1, 2025). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards completion of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the <u>Folsom Municipal Code</u> . If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in <u>FMC</u> section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.	B	CD (P)

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

Attachment 4 Vicinity Map



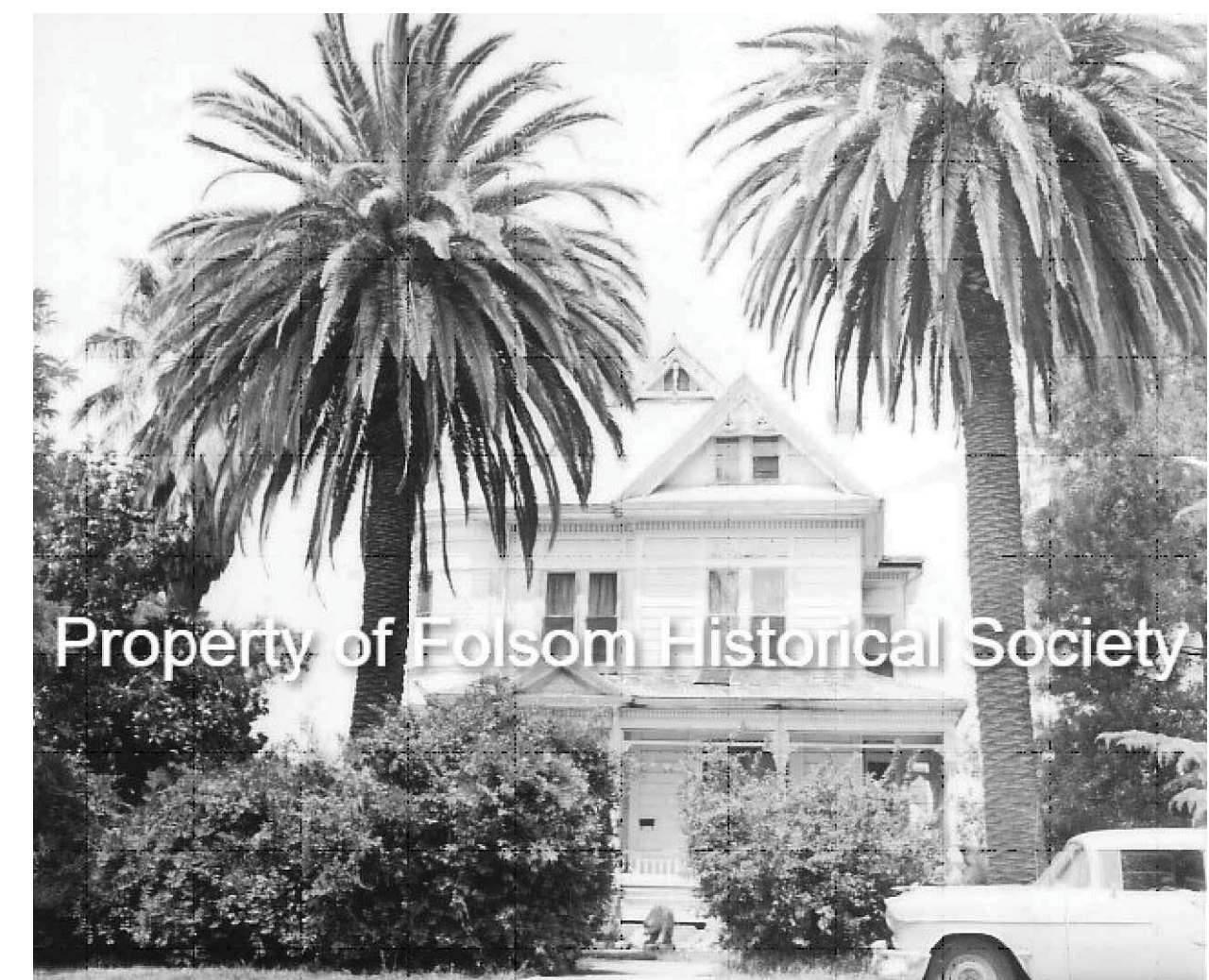
Attachment 5
Site Plan, Existing Floor Plans, Proposed Floor
Plans, Existing Elevations, and Proposed
Elevations dated 12-12-23



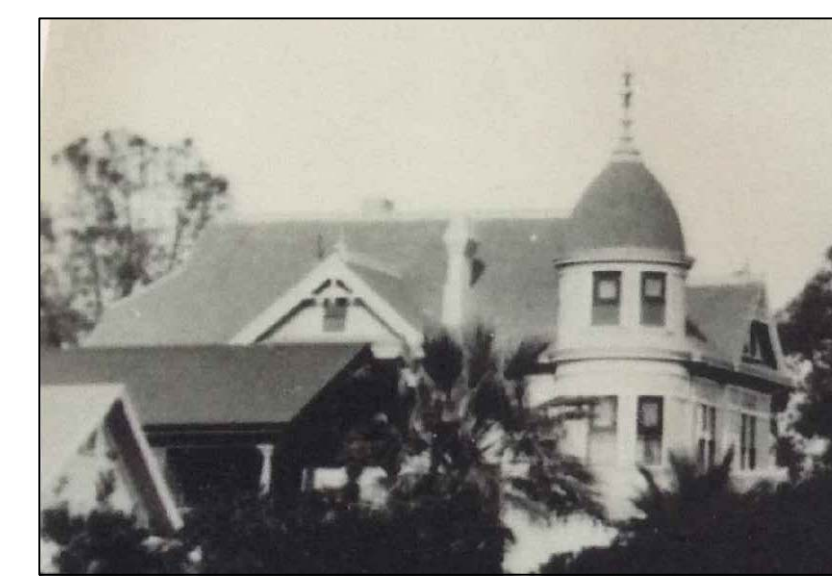
(E) SITE & ROOF PLAN
1/8" = 1'-0"



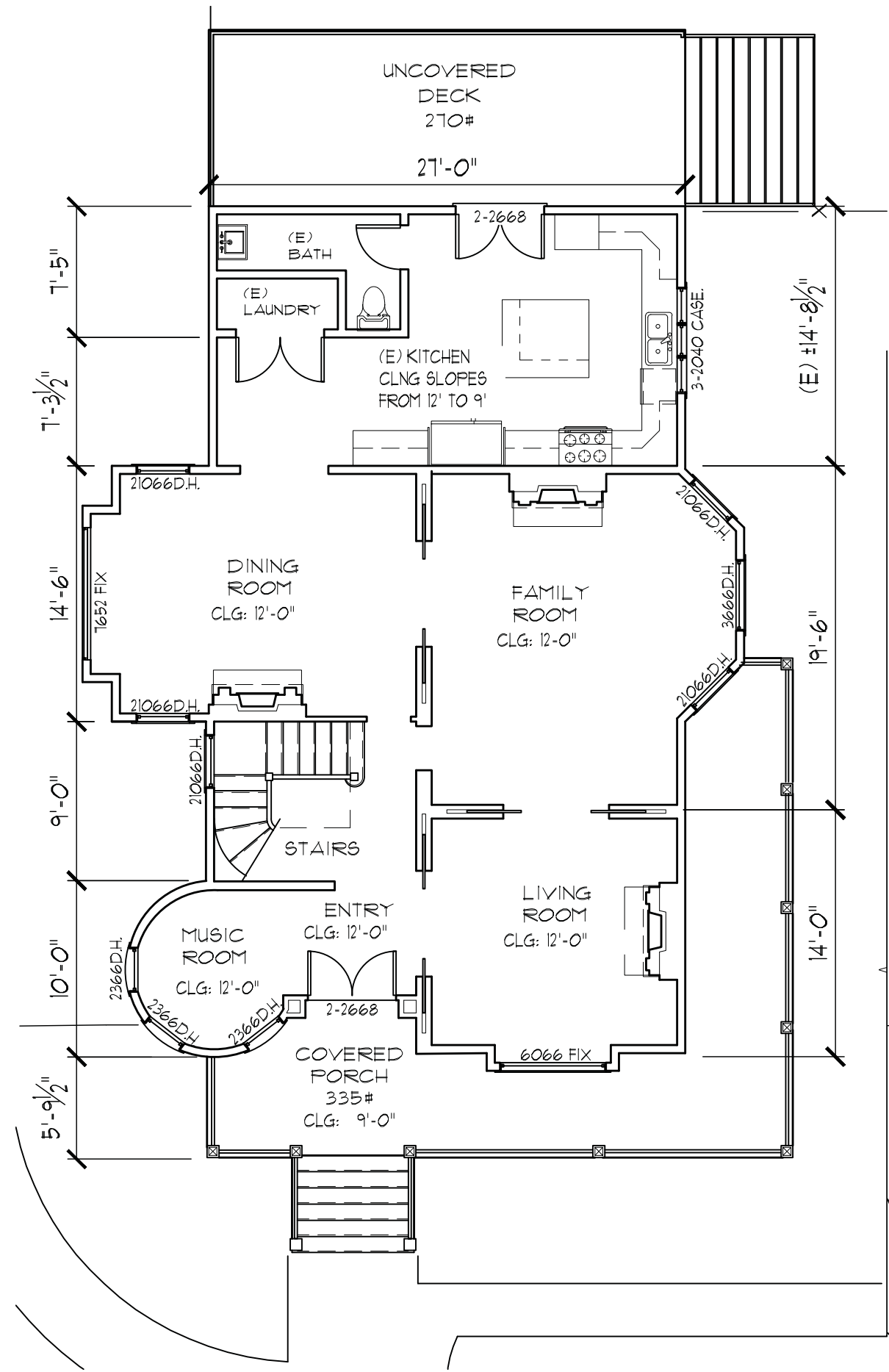
ORIGINAL EAST ELEVATION



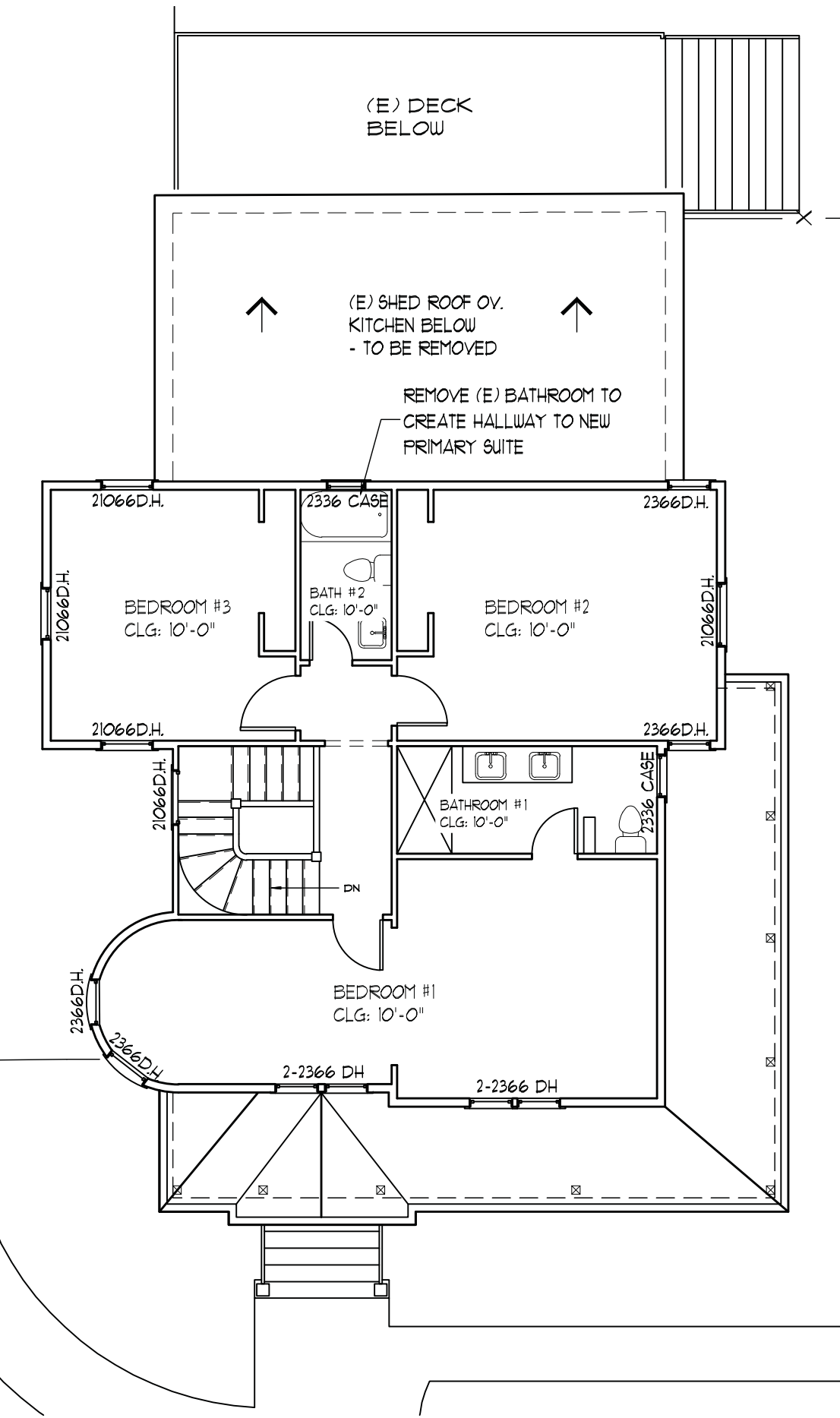
ORIGINAL SOUTH ELEVATION



ORIGINAL WEST ELEVATION



(E) FIRST FLOOR PLAN
1/8" = 1'-0"



(E) SECOND FLOOR PLAN
1/8" = 1'-0"

PROJECT DATA

PROJECT ADDRESS: 602 Figueroa St
Folsom, CA
070-0111-012-0000

APN:
OCCUPANCY: R-3
TYPE: V-B
ZONING: R2 - 2-family Residence
FIRE SPRINKLERS: NO

CODES

APPLICABLE CODES - 2022 CRC, SHBC, CEC, CPC, CMC, T-24, CalGreen

SCOPE OF WORK

Renovation to replace previously existing, fire damaged second floor area and roof of the rebuilt Victorian single family dwelling. Note - The original renovation only partially rebuilt the second floor, and installed a low-pitched roof over bedrooms and single story shed roof over kitchen.

Renovation includes:

- Remove existing roof to replace with new 12:12 pitched gable roof with onion dome to match original roof per Folsom Historical Society photos.
- New primary bedroom and bath at second floor over kitchen. Note - original home had full second floor.
- New roof and screened enclosure on existing deck.

AREAS NOTE - NO CHANGE IN FOOTPRINT AREAS

LOT AREA =	13,857 sq. ft.
(E) COVERAGE =	3561/13857 = 25.6%
Residence Footprint =	2,095#
ADU Footprint =	600#
Garage & Studio Footprint =	700#
Shed Footprint =	166#
	3,561#
(E) 1st Floor Cond. Area =	1453#
(E) 2nd Floor Cond. Area =	1105.5#
(N) 2nd Floor Cond. Area =	397.3#
Total 2nd Floor Cond. Area =	1503#
Total Conditioned Area =	2956#
(N) Attic Uncond. Area (+5'-0") =	944#

SHEET INDEX

- A1 Existing Site & Floor Plans, Historical Photos
- A2 Existing Elevations
- A3 Proposed Foundation & First Floor Plans
- A4 Proposed Second Floor & Attic Plans
- A5 Proposed South (Front) & West Elevations
- A6 Proposed North (Rear) & East Elevations
- E1 Electrical Layouts
- E2 Electrical Layouts
- S1 Proposed Foundation & First Floor Framing Plans
- S2 Proposed Second Floor & Attic Framing Plans
- S3 Proposed Roof Framing & Details
- S4 Proposed Sections & Structural Details
- S5 Fastening & Framing Details
- 1- Victorian Spiral Stair Installation Details
- EC1 Title 24 Energy Report
- EC2 Title 24 Energy Report

VICINITY MAP

602 Figueroa St

3/21/24

REGISTERED PROFESSIONAL ENGINEER
DANIEL T. SULLIVAN
No. 20114
EXP. 9/30/25
CML
STATE OF CALIFORNIA

REVISIONS	BY
3/21/24 EC COMMENTS	CC.

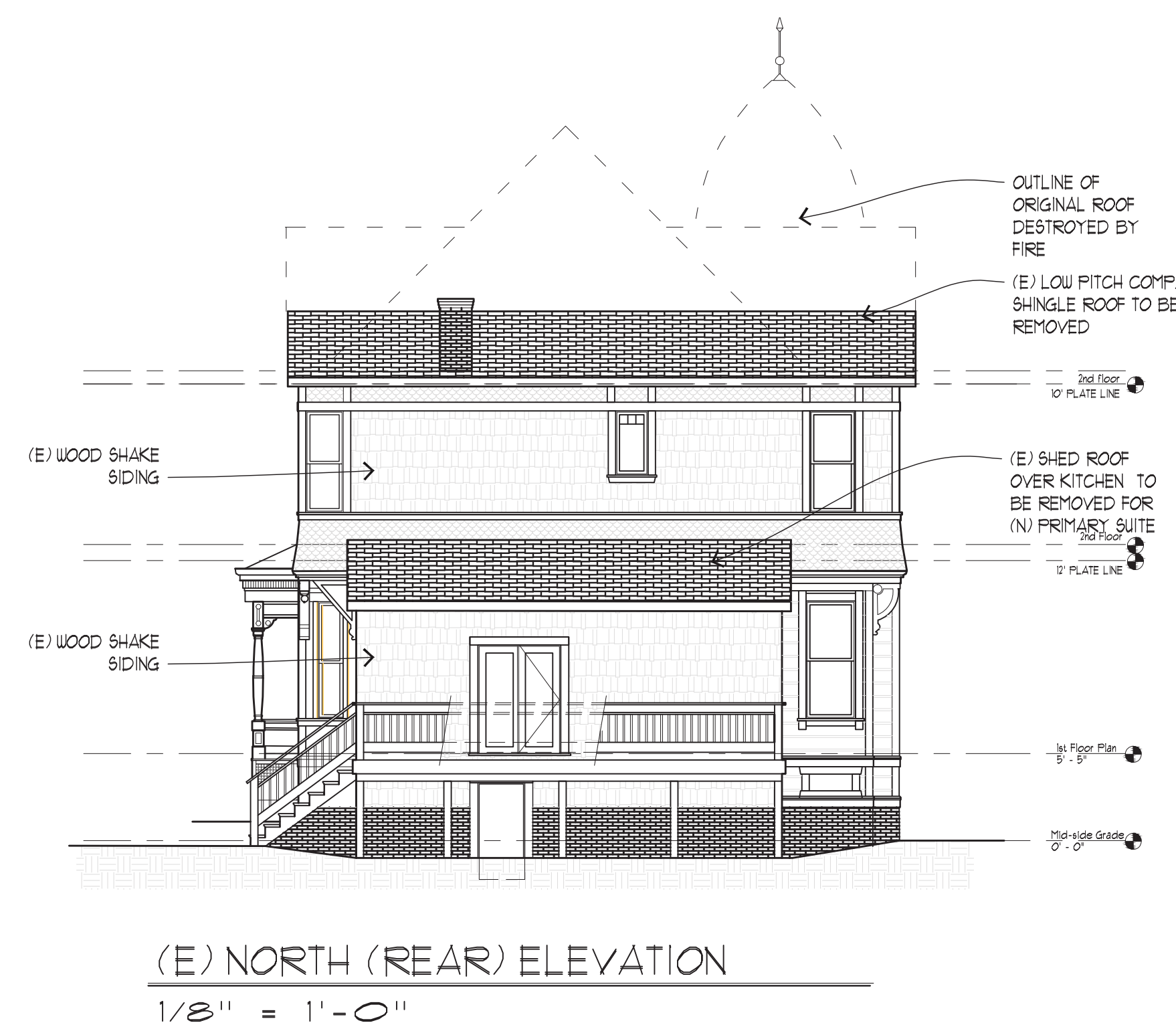
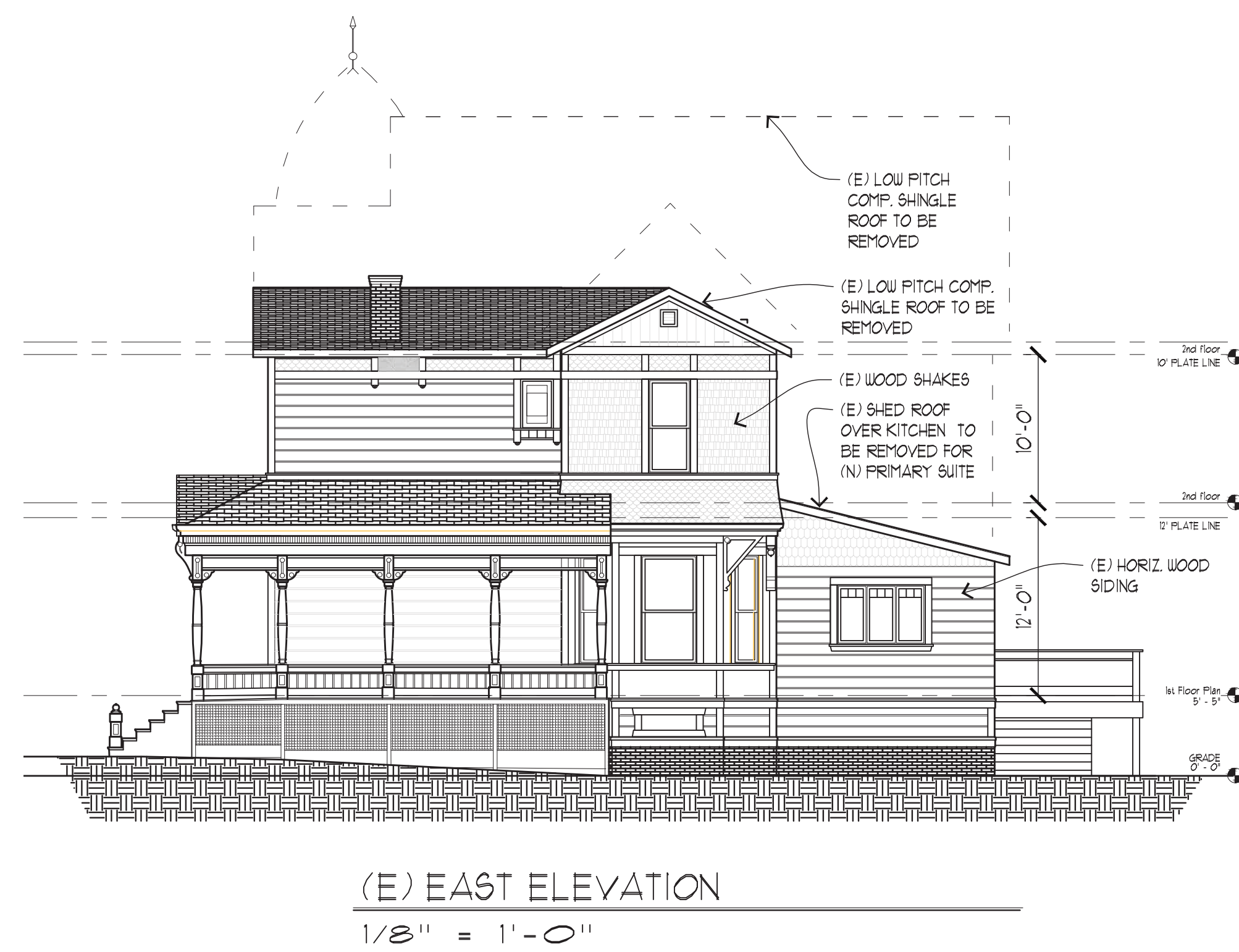
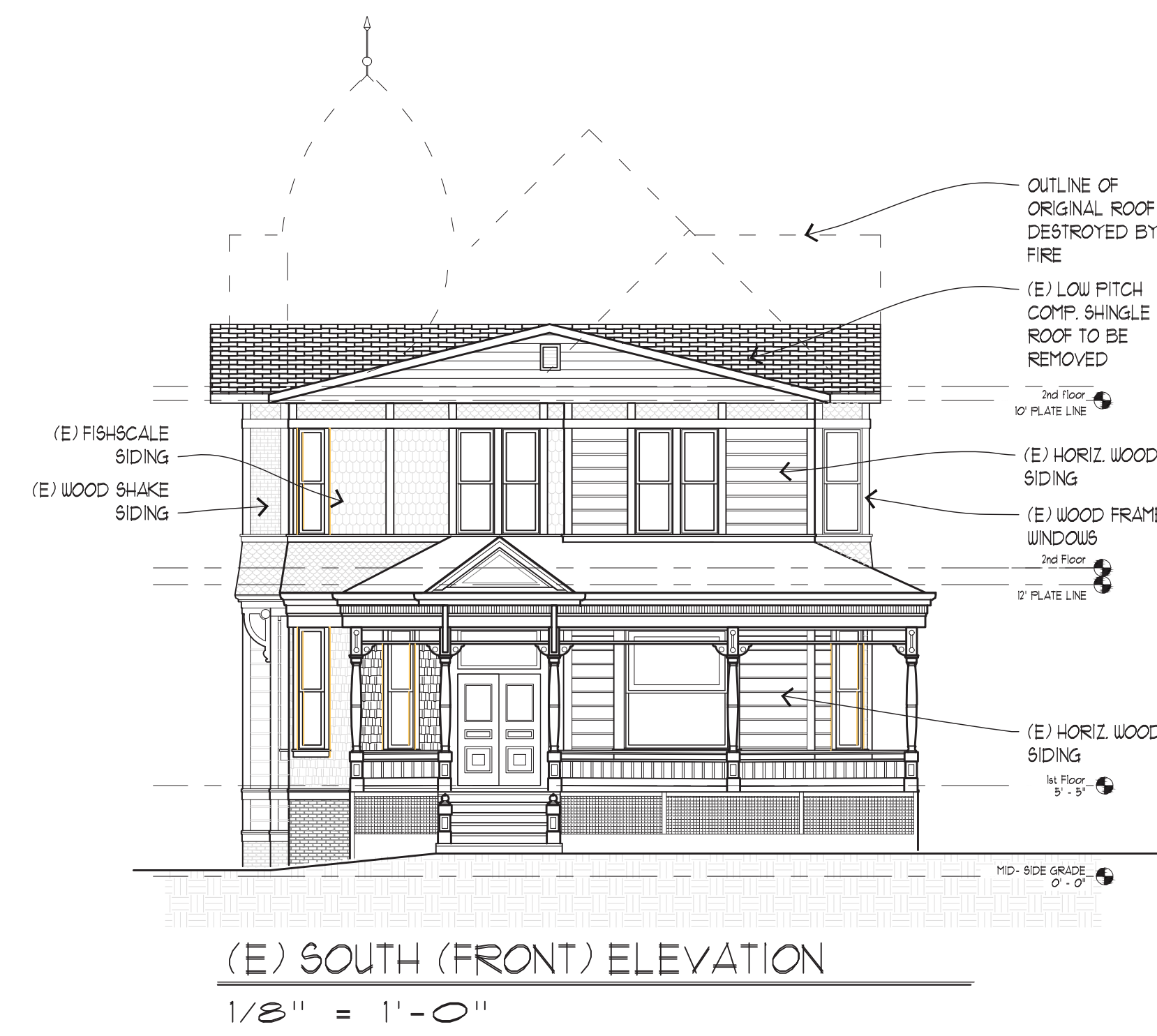
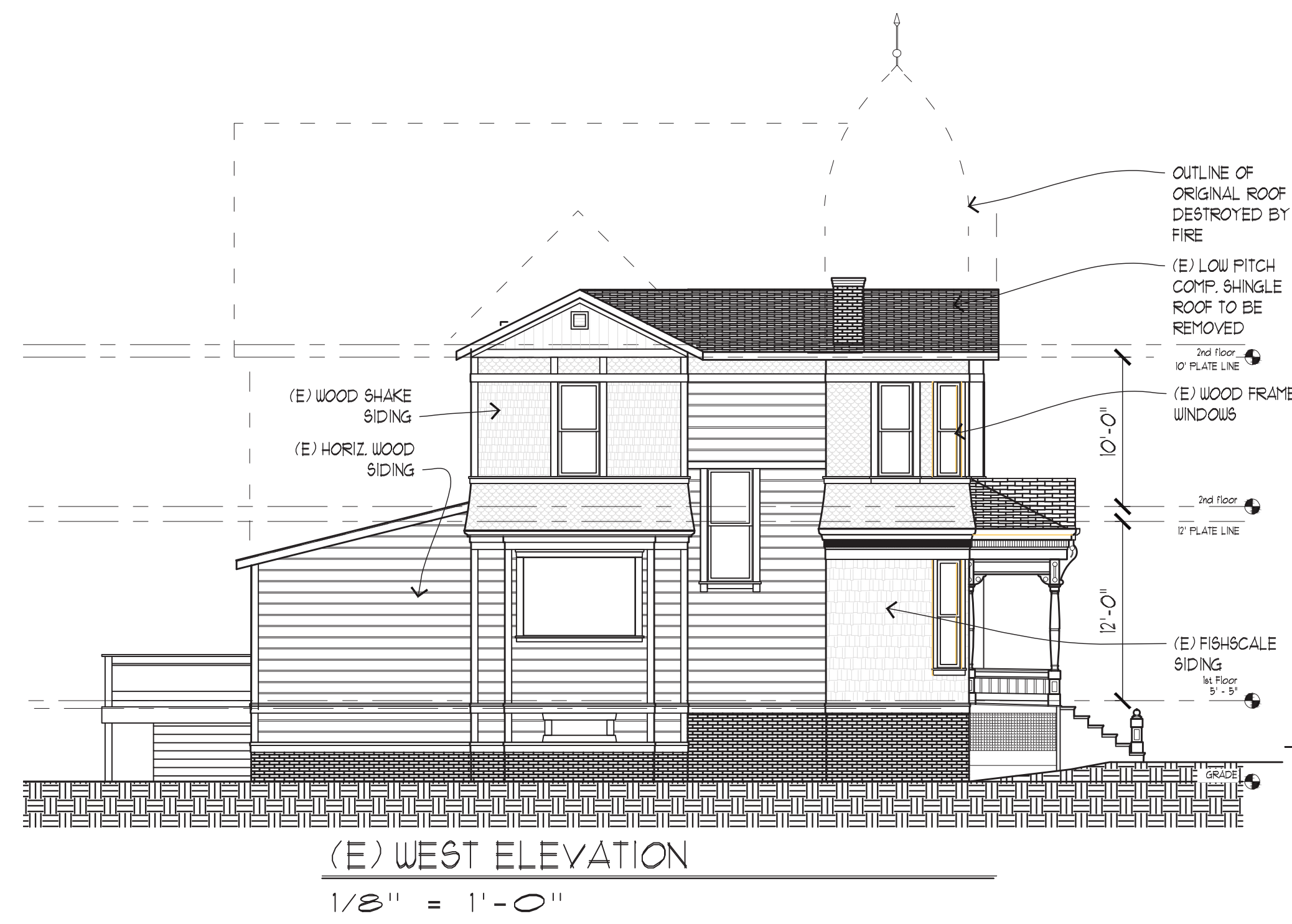
Green Residence
Addition & Remodel
602 Figueroa Street, Folsom, CA

TIM SULLIVAN ENGINEERING
2420 K Street, Suite 250
Sacramento, CA 95816
phone: 916.704.0498

DESIGN BY:
CATHY CHAPMAN
1423 COURT STREET,
FORT HURON, MI
321-693-9060

DATE	12/12/23
SCALE	AS NOTED
DRAWN	CEC
JOB	
SHEET	A1
OF	SHEETS

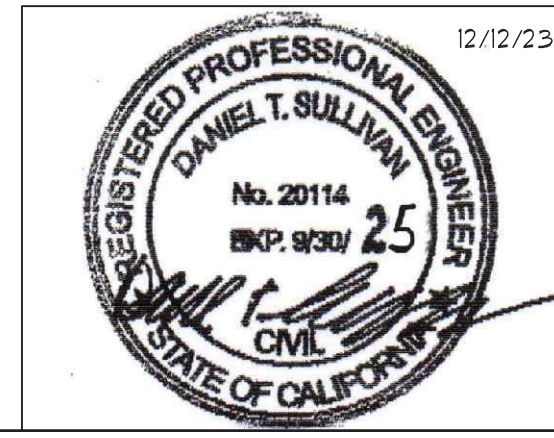
REVISIONS	BY



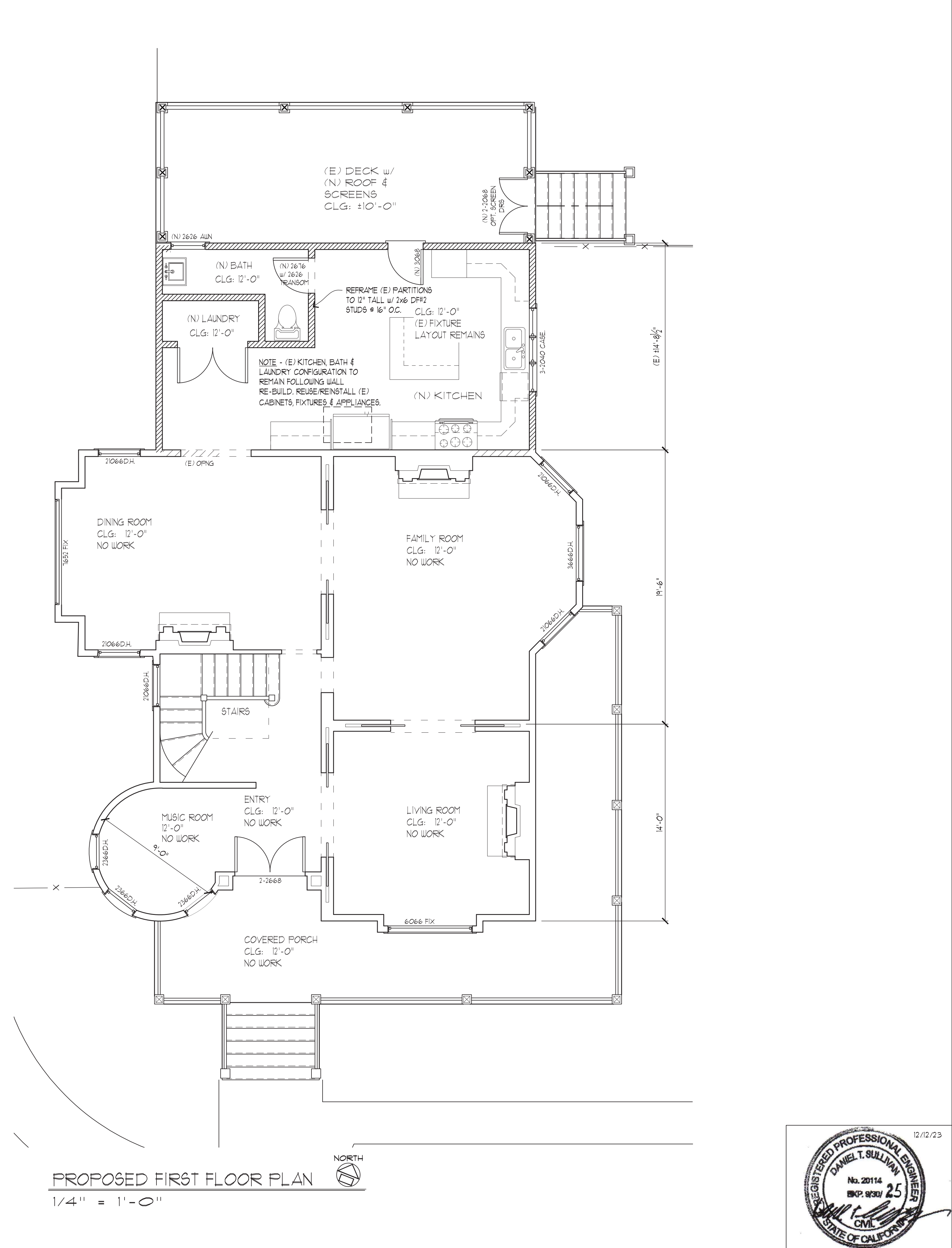
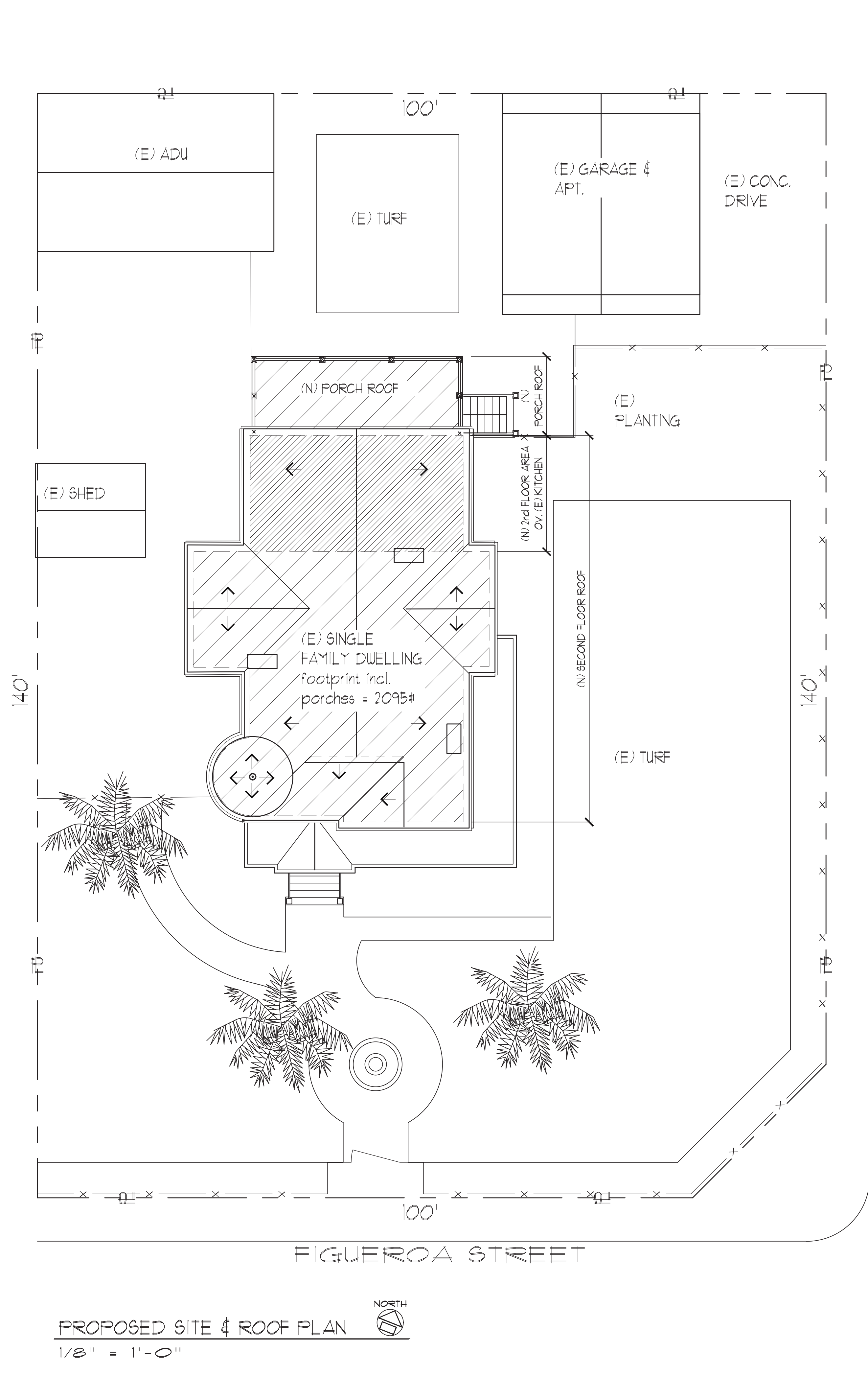
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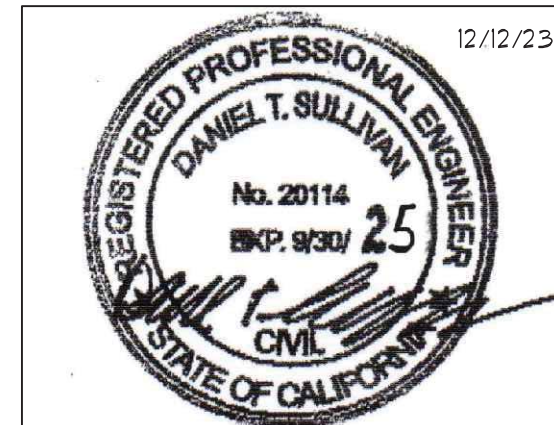
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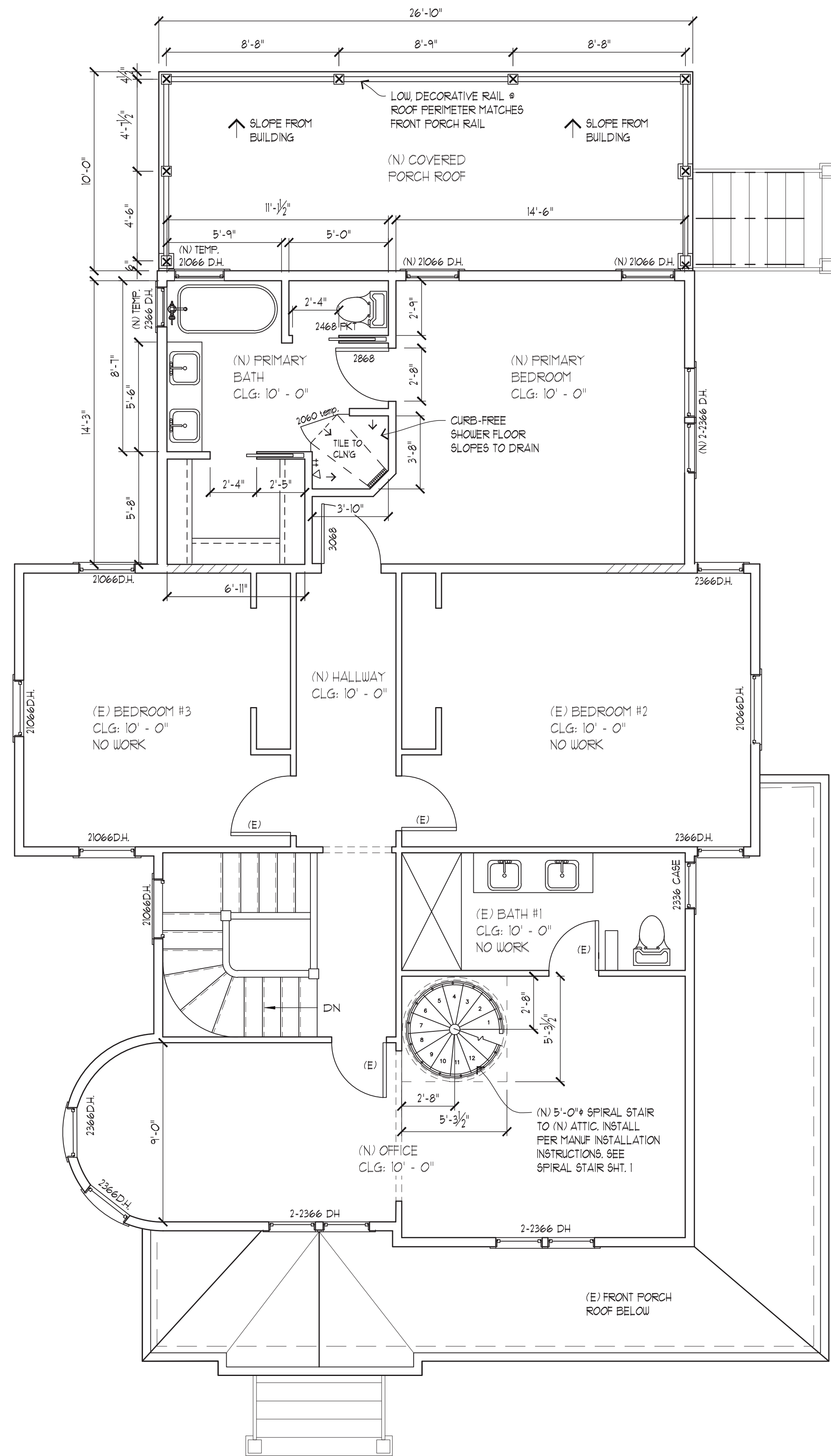
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phone: 916.704.0498

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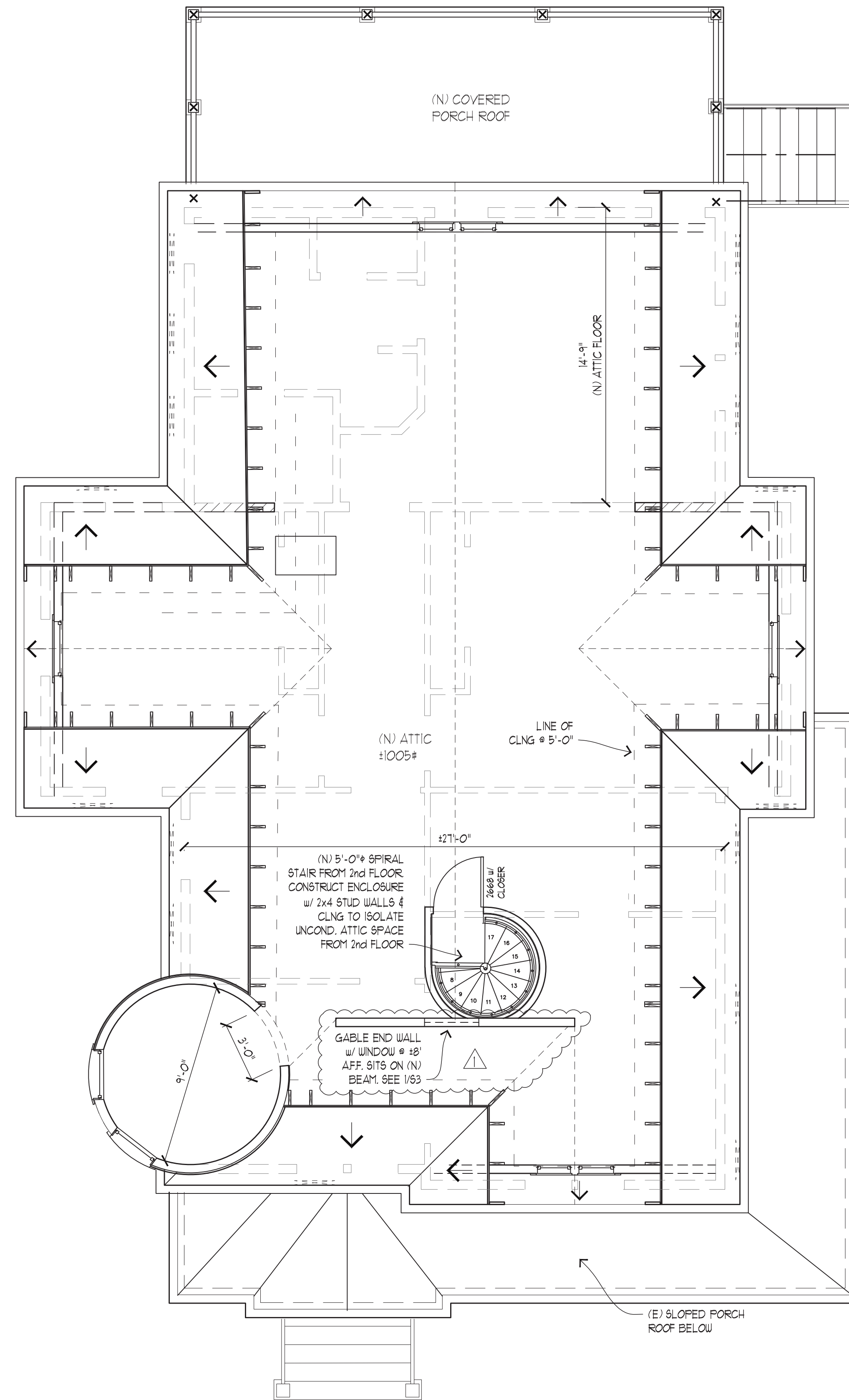


REVISIONS	BY
3/21/24 PC COMMENTS	CC



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



PROPOSED ATTIC FLOOR PLAN

1/4" = 1'-0"



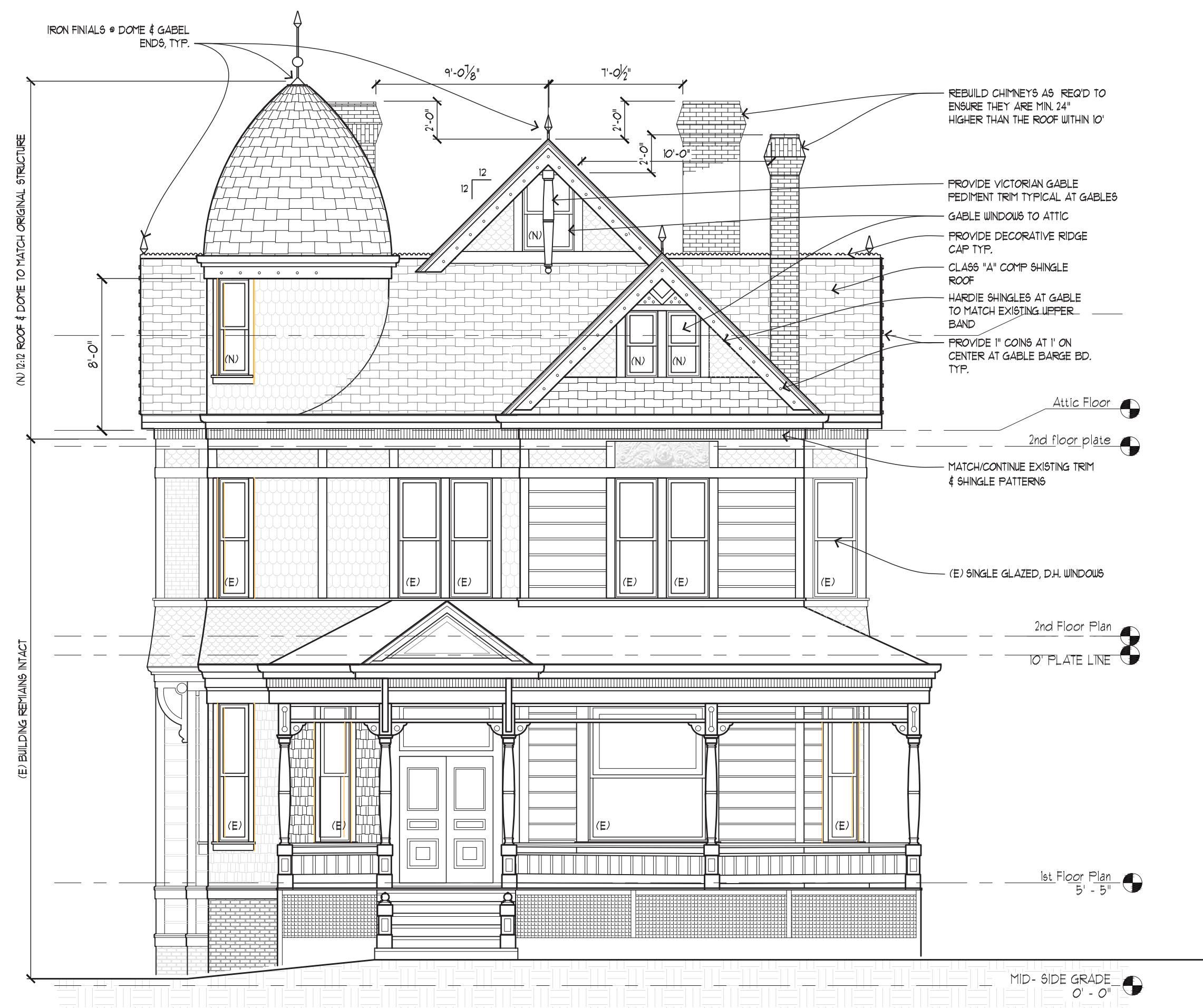
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DATE 12/12/23
 SCALE AS NOTED
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 JOB
 SHEET
 OF 4 SHEETS

REVISIONS	BY



PROPOSED SOUTH (FRONT) ELEVATION
 3/16" = 1'-0"

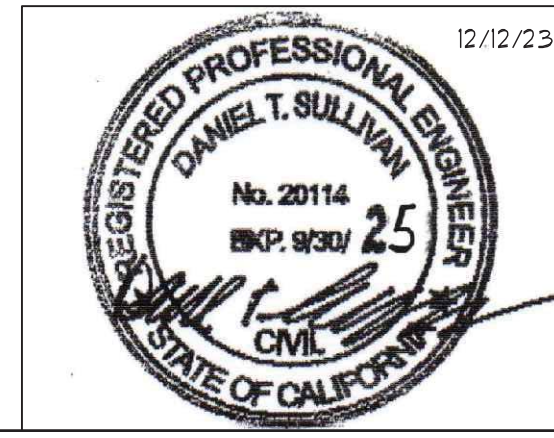


PROPOSED WEST ELEVATION
 3/16" = 1'-0"

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 FORT HURON, MI
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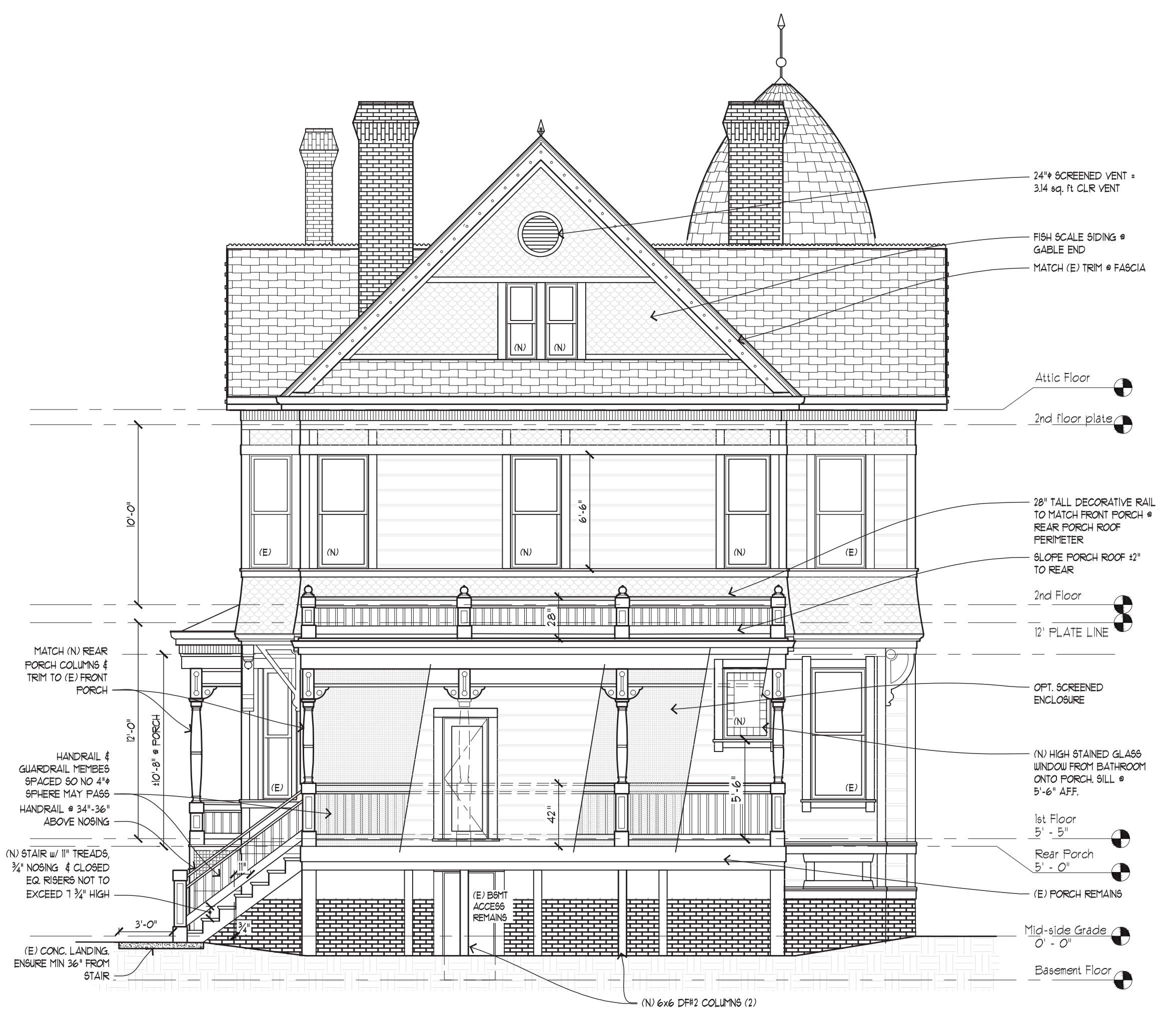


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SCALE	AS NOTED
DRAWN	CEC
JOB	
SHEET	A5
OF	SHEETS

REVISIONS	BY
3/21/24 FC COMMENTS	C.C.



PROPOSED EAST ELEVATION
3/16" = 1'-0"

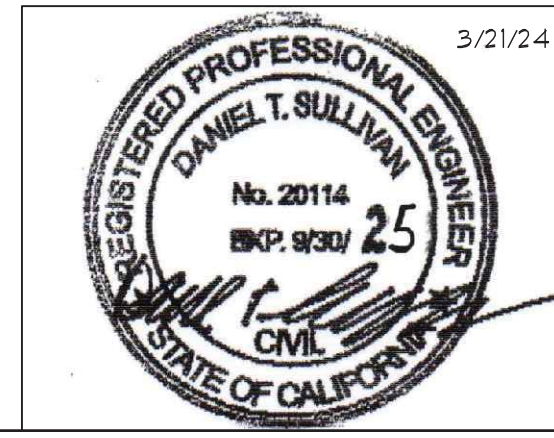


PROPOSED NORTH (REAR) ELEVATION
3/16" = 1'-0"

Green Residence
Addition & Remodel
602 Figueroa Street, Folsom, CA

TIM SULLIVAN ENGINEERING
2420 K Street, Suite 250
Sacramento, CA 95816
phone: 916.704.0498

DESIGN BY:
CATHY CHARPYAN
1423 COURT STREET,
FORT HURON, MI
321-693-9060

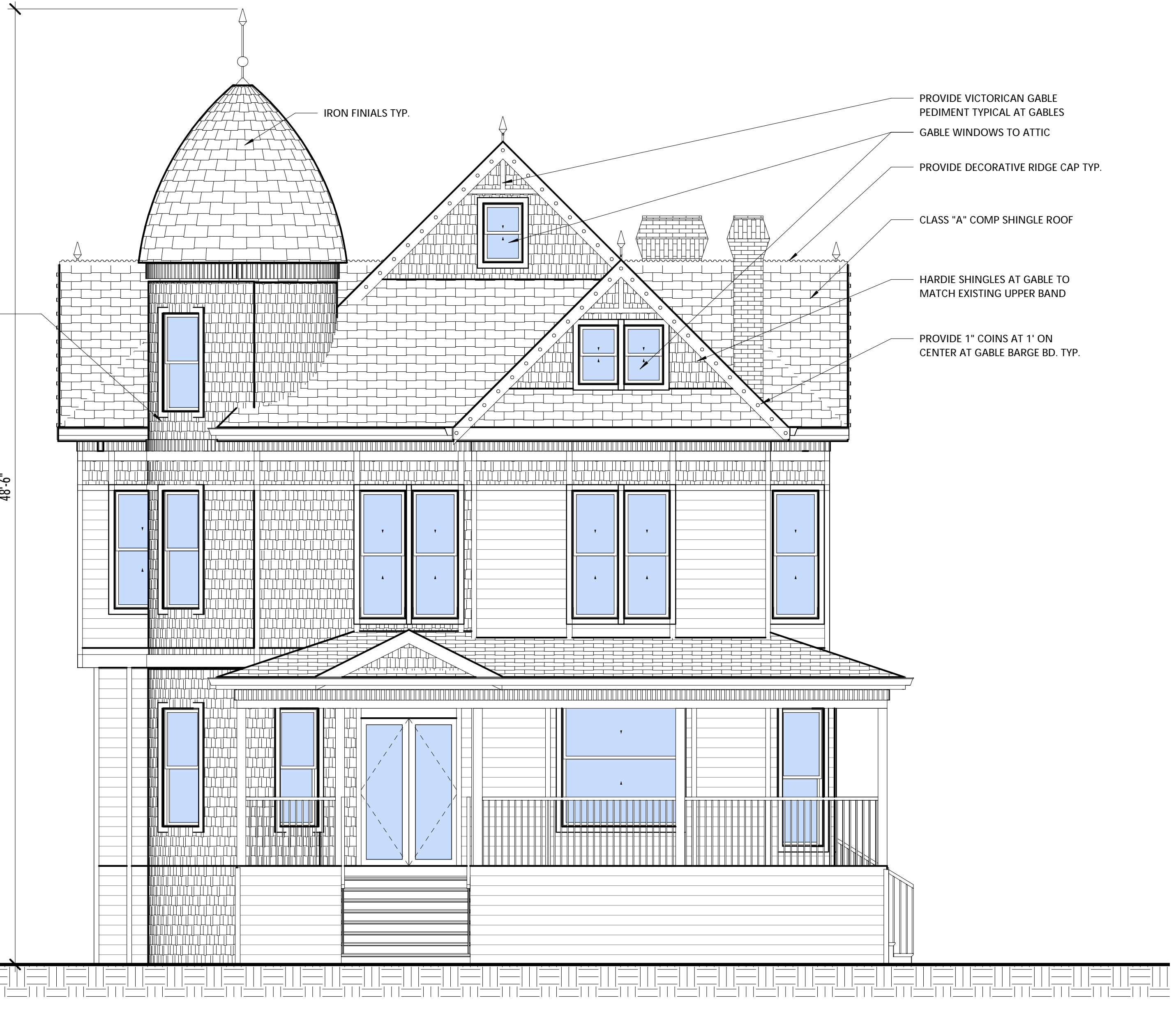


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DRAWN	CEC
JOB	
SHEET	A6
OF	SHEETS

Attachment 6
Approved Elevations, dated 12-3-20



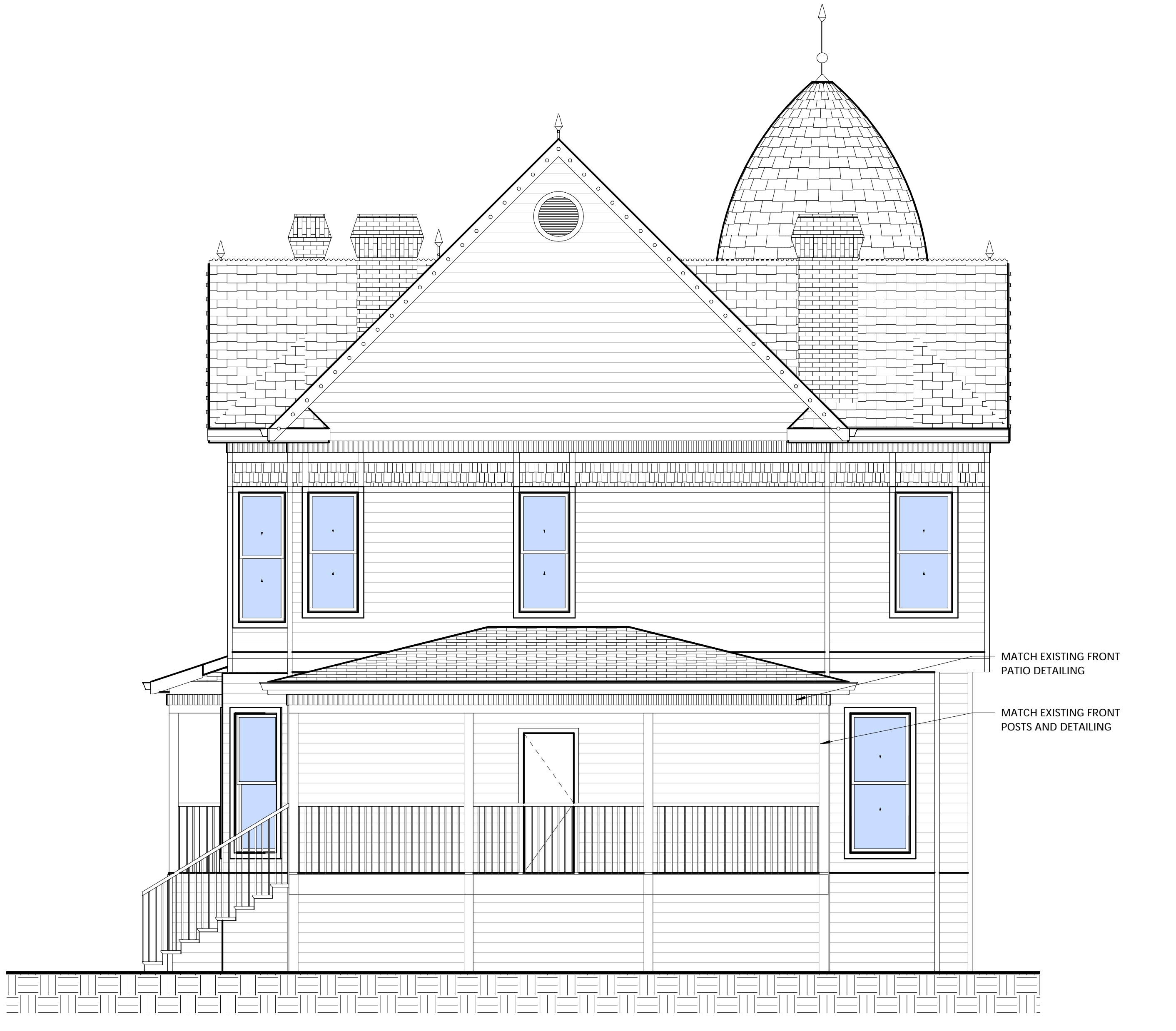
2 PROPOSED LEFT ELEVATION
A-6 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
A-6 1/4" = 1'-0"



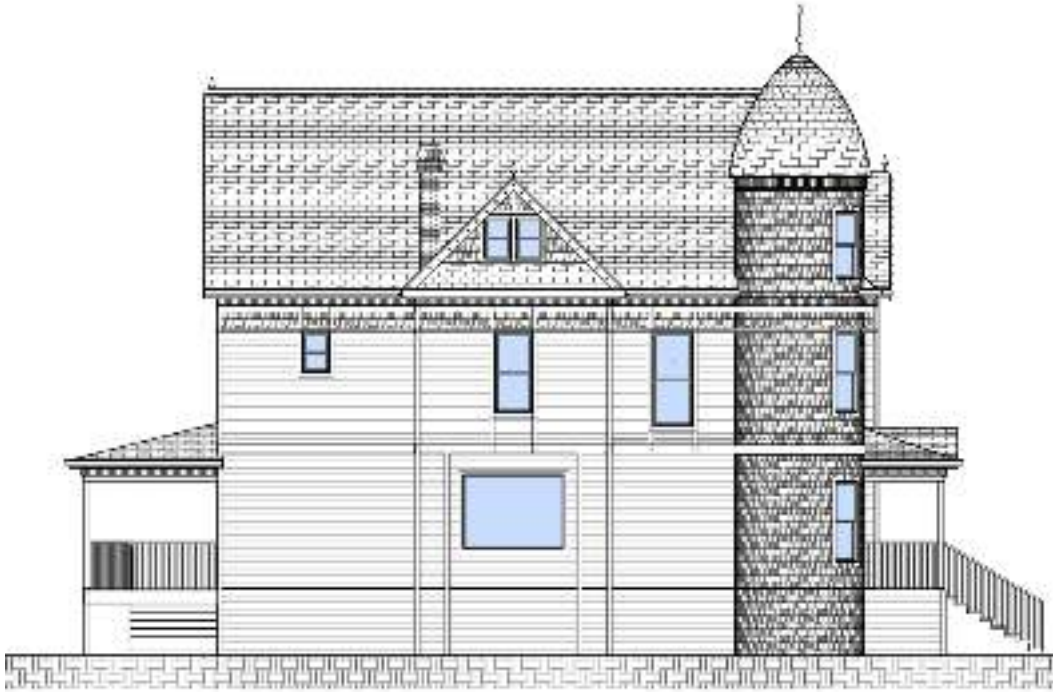
4 PROPOSED RIGHT ELEVATION
A-6 1/4" = 1'-0"



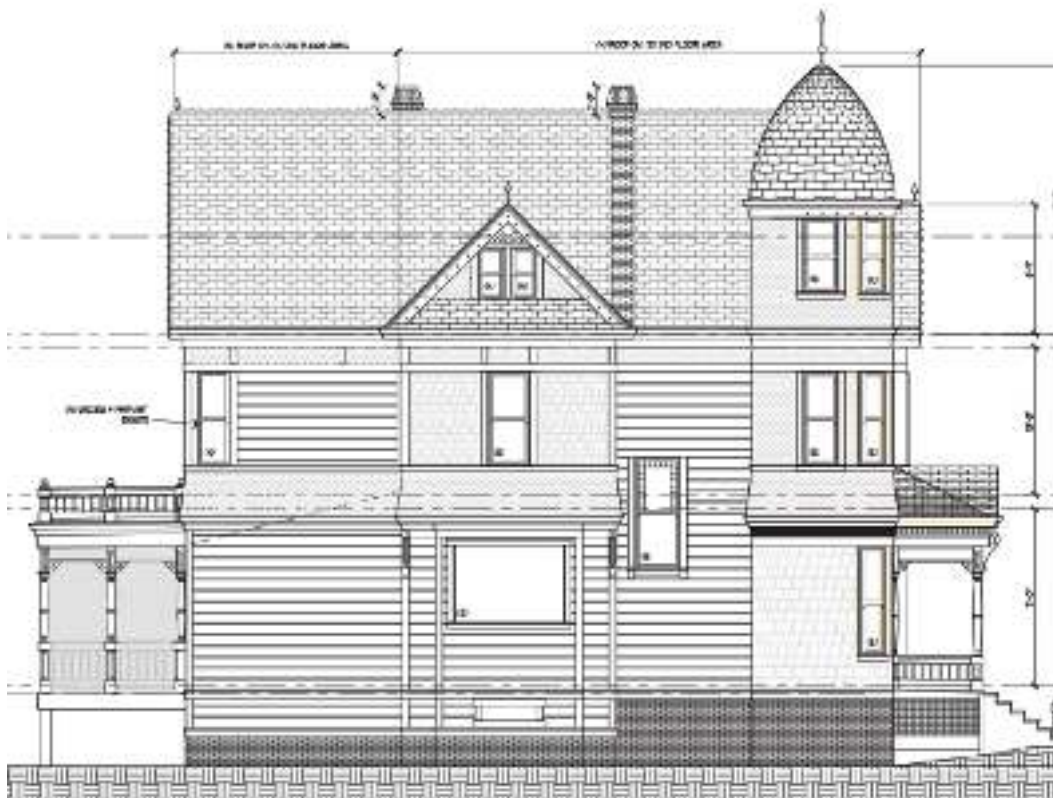
3 PROPOSED REAR ELEVATION
A-6 1/4" = 1'-0"

Attachment 7
Side-By-Side Comparison of Approved and
Proposed Elevations

Approved West Elevation



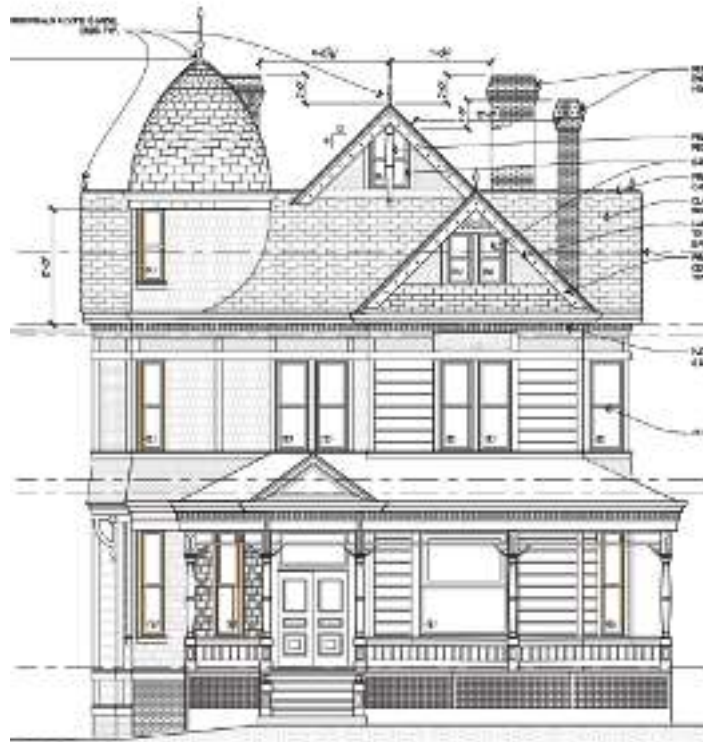
Proposed West Elevation



Approved South (Front) Elevation



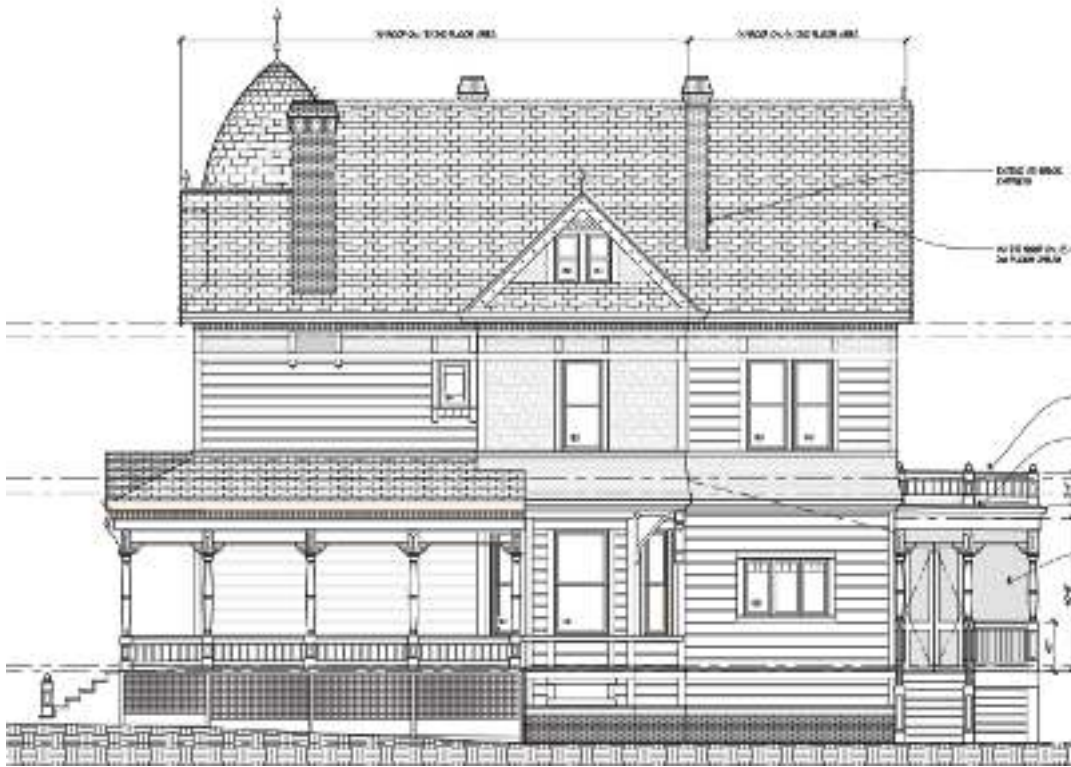
Proposed South (Front) Elevation



Approved East Elevation



Proposed East Elevation



Approved North (Rear) Elevation



Proposed North (Rear) Elevation



Attachment 8 Site Photos





Attachment 9

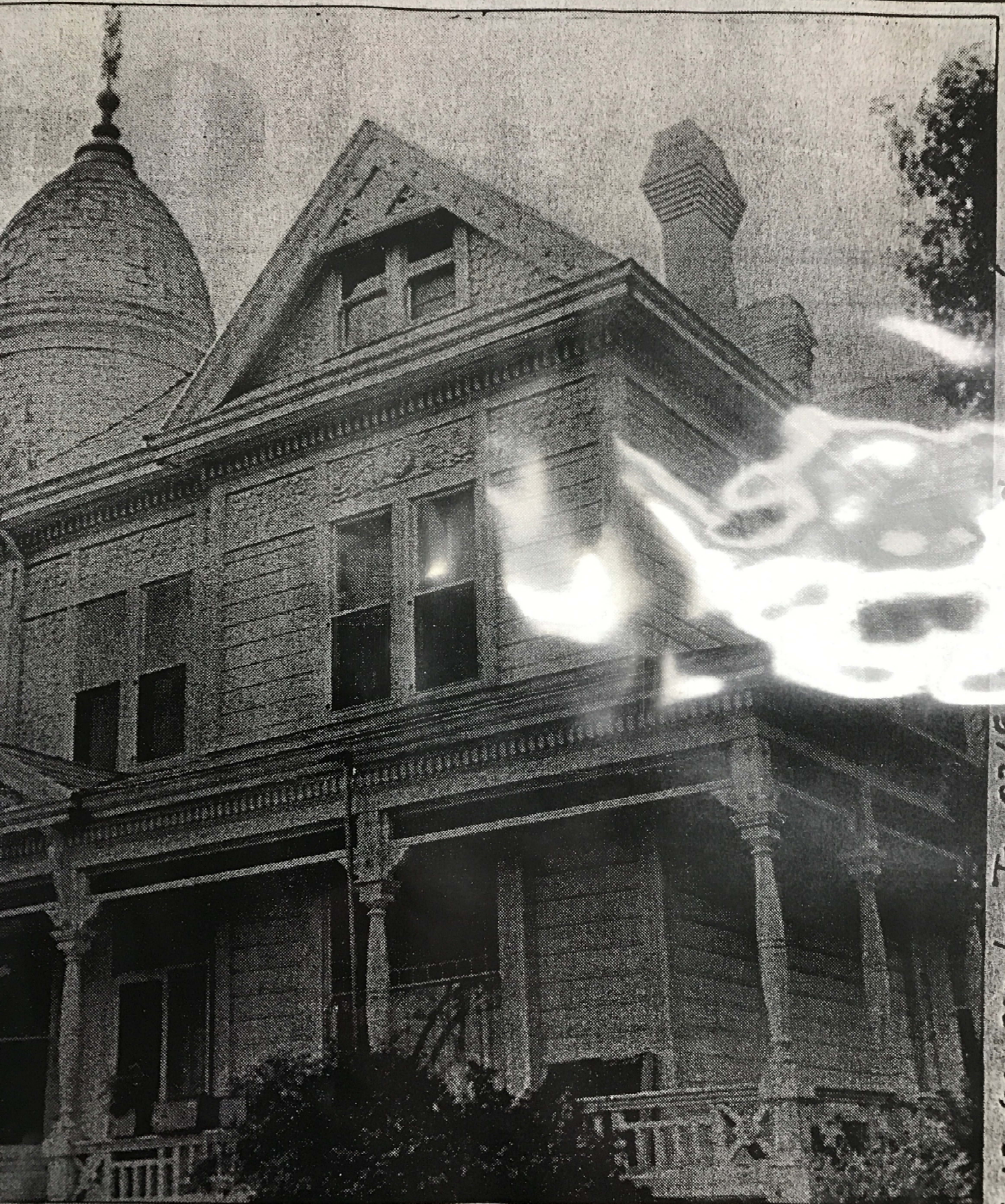
Historical Images and Drawings of the Burnham House





Property of Folsom Historical Society

This goes with #754-2



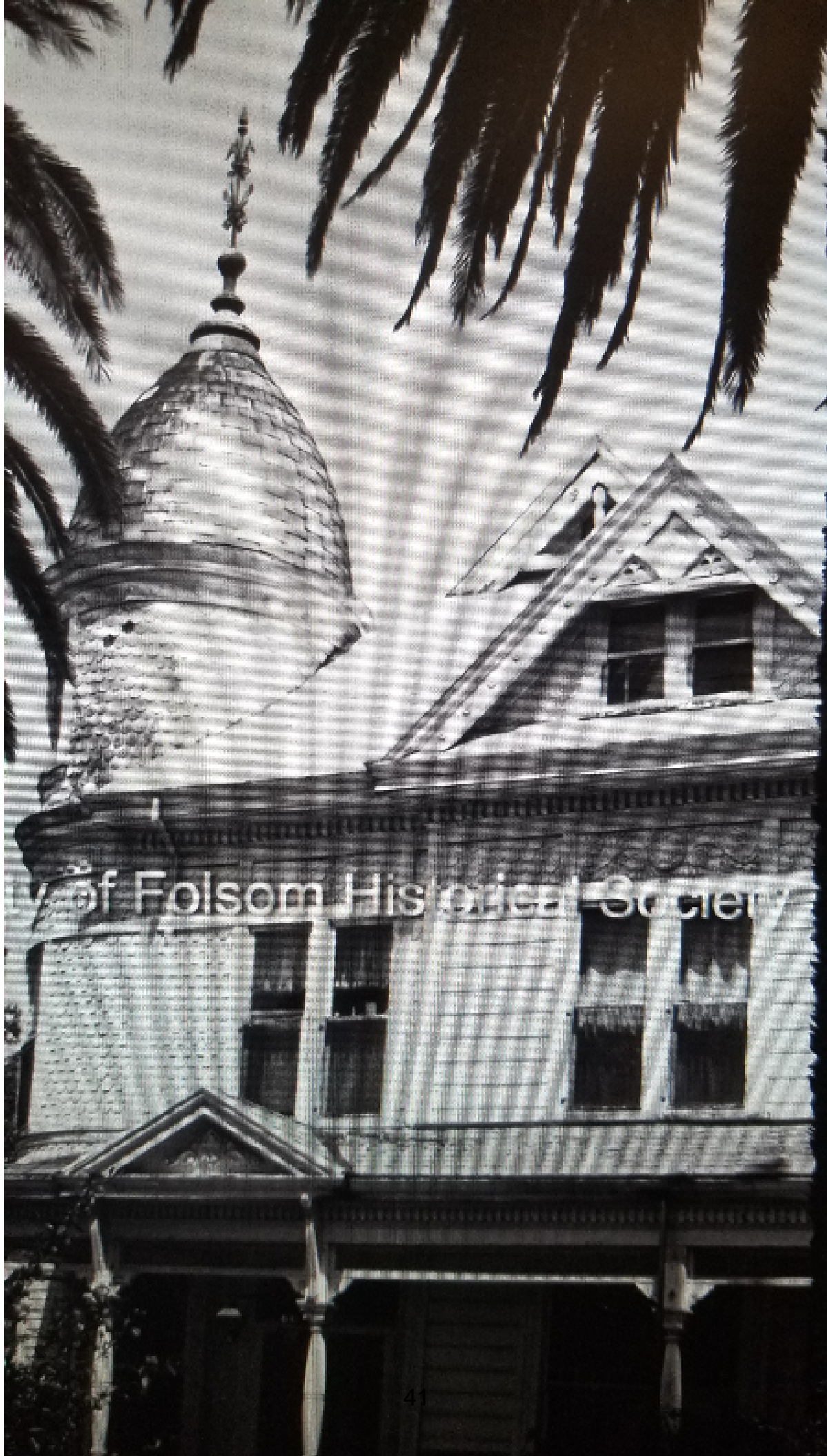
Show more of dot work.

This is very similar to 0218 (Burned in 1975)

Remember this?

Burnham

Photo-Telegraph File



City of Folsom Historical Society



X Swick
© 1976

Burnham House
Folsom, California

