



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
February 3, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Historic District Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Historic District Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daron Bracht, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Daniel West

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 November 30, 2020 Special Meeting and December 2, 2020 meeting will be presented for approval.

Oath of Office Administered to Mickey Ankhelyi, Kevin Duewel, and Daniel West

Election of Chair and Vice Chair

INFORMATIONAL ITEM

1. **Follow Up on 908 Bidwell Residential Design Review and Variance (Pam Johns, Community Development Director)**

NEW BUSINESS

2. **PN 20-266, 402 Sutter Street Addition Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Kale Elledge for approval of a Design Review application for converting 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Kale Elledge)**

3. **PN 20-272, 504 Sutter Street Addition and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Avalon Danz for approval of a Design Review application for converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Avalon Danz)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **February 17, 2021**. 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) 461-6231, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF
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**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION MINUTES
November 30, 2020
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, Chair Daron Bracht

ABSENT: None

PLEDGE OF ALLEGIANCE

STAFF PRESENTATION

2. General Overview of the City’s Building Permit and Inspection Process

CONTINUED WORKSHOP

1. Zoning Code Update – Workshop on Historic District Standards and Direction to Staff

Staff is seeking the Commission’s review and comment on the topics and recommendations for the new Zoning Code Update as they relate to existing standards in the Historic District and staff recommendations for changes. Specific topics include off-street parking regulations, sign standards, and regulation of entertainment and alcohol-serving uses. **(Project Planner: Principal Planner, Desmond Parrington)**

City staff gave an updated presentation on off-street parking, sign standards, and regulations affected entertainment and alcohol-serving uses. As part of the continued discussion from the prior workshop on November 18th, staff asked specific questions of the Commission on each of these topics and shared staff’s recommendations. With regard to off-street parking, the Commission agreed that the variance process did not work and supported the use of a new permit process for requests for parking reductions. The Commission wanted to retain its role as the hearing body for those permit requests. In addition, in order to be eligible for a permit, the Commission wanted staff to establish findings, use an in-lieu fee payment and wanted to see applicants also consider parking alternatives such as off-site parking, shared parking, and the use of City garage parking spaces. On the matter of sign regulations, the Commission generally supported the use of additional materials so long as well-crafted design standards were established for signs in the historic district. They also supported allowing wall-signs for all commercial businesses in the Natoma-Riley-Bidwell subarea and supported external illumination for those signs. On the topic of regulating entertainment and alcohol-serving uses, the Commission liked the idea of using hours of operation and distance from residences as the key criteria for determining whether a Conditional Use Permit would be required, but recommended additional consultation with local businesses before setting the hours of operation standard. Most of

the Commission was generally supportive of requiring parking for outdoor dining areas if the outdoor dining area was greater than 25 percent of the indoor seating area.

PRINCIPAL PLANNER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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HISTORIC DISTRICT COMMISSION MINUTES
December 2, 2020
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, Chair Daron Bracht

ABSENT: Cole

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 30, 2020 were approved as submitted.

PUBLIC HEARING

1. PN 20-222, 719 Traders Lane Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from RDI, LLC for approval of a Conditional Use Permit application to allow for a two-unit residence at 719 Traders Lane. The zoning classification for the site is HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: RDI, LLC)**

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE 719 TRADERS LANE CONDITIONAL USE PERMIT (PN 20-222) SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-G) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-12).

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, ANKHELYI, WEST, BRACHT
NOES: NONE
RECUSED: NONE
ABSENT: COLE

NEW BUSINESS

2. PN 20-232, 910 Figueroa Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from James Koppert for approval of a Design Review application for a 1,759-square-foot single-family residence addition and 791-square-foot garage addition to an existing 1,000-square-foot two-bedroom residence located at 910 Figueroa Street. The zoning classification for the site is R- 2/FIG, while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade / Applicant: James Koppert)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE APPLICATION (PN 20-232) FOR DESIGN REVIEW OF A 1,759-SQUARE-FOOT SINGLE-FAMILY RESIDENCE ADDITION AND 791-SQUARE-FOOT GARAGE ADDITION TO AN EXISTING 1,000-SQUARE-FOOT TWO-BEDROOM RESIDENCE LOCATED AT 910 FIGUEROA STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 910 FIGUEROA STREET ADDITION PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, ANKHELYI, WEST, BRACHT
NOES: NONE
RECUSED: NONE
ABSENT: COLE

3. PN 20-234, 310 Sutter Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Brian Bennett for approval of a Design Review application for a 1,720-square-foot addition and 288-square-foot covered porch for an existing residence located at 310 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade / Applicant: Brian Bennett)**

COMMISSIONER ASAY MOVED TO APPROVE THE APPLICATION (PN 20-234) FOR DESIGN REVIEW OF A 1,720-SQUARE-FOOT ADDITION AND 288-SQUARE FOOT COVERED PORCH FOR AN EXISTING RESIDENCE LOCATED AT 310 SUTTER STREET AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 310 SUTTER STREET ADDITION AND REMODEL PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6) WITH ADDITION TO CONDITION NO. 3 TO STATE:

"3. This approval is for a two-story addition consisting of 1,001-square-feet of habitable space, a 720-square-foot attached garage and a 288-square-foot covered porch to the rear of an existing 1,433-square-foot single-family residence located at 310 Sutter Street. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations dated May 8, 2020, with the following modifications:

1. The paneling and windows shall be removed from the garage doors on the plans submitted for a building permit and hinges and handles shall be added to the double-garage doors to resemble two smaller carriage-style doors.
2. **Asphalt roof shingles shall either substantially match the color of the color of the existing roof shingles or shall be dark grey to the satisfaction of the Community Development Department.**

3. The color of the residence’s siding shall either substantially match the existing siding or shall uniformly light grey throughout the residence to the satisfaction of the Community Development Department.”

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, ANKHELYI, WEST, BRACHT

NOES: NONE

RECUSED: NONE

ABSENT: COLE

PRINCIPAL PLANNER REPORT

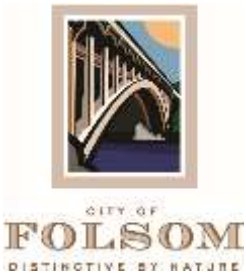
The next tentatively scheduled Historic District Commission meeting will be held January 20, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Subject: 908 Bidwell Street Residential Addition and Remodel Follow Up

Background: On April 3, 2019 the Historic District Commission held a public hearing and approved Design Review and Variances for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence at 908 Bidwell Street. The project also included approval of the demolition of a 120-square-foot rear portion of the main building and an 81-square-foot accessory structure. See Attachment 1. That action was appealed to the City Council, and the Commission's decision for project approval was upheld by the City Council on June 11, 2019.

As originally proposed and approved, modifications to the existing residence included demolition of a 120-square-foot section of the rear portion of the residence, a 423-square-foot addition to the main section of the residence, a 350-square-foot front porch addition, a 606-square-foot attached garage addition, and a 606-square-foot attached second unit addition on top of the garage. The existing residence was also to be remodeled to match the design, materials, and colors of the proposed residential additions.

The project approval included three separate Variances as follows:

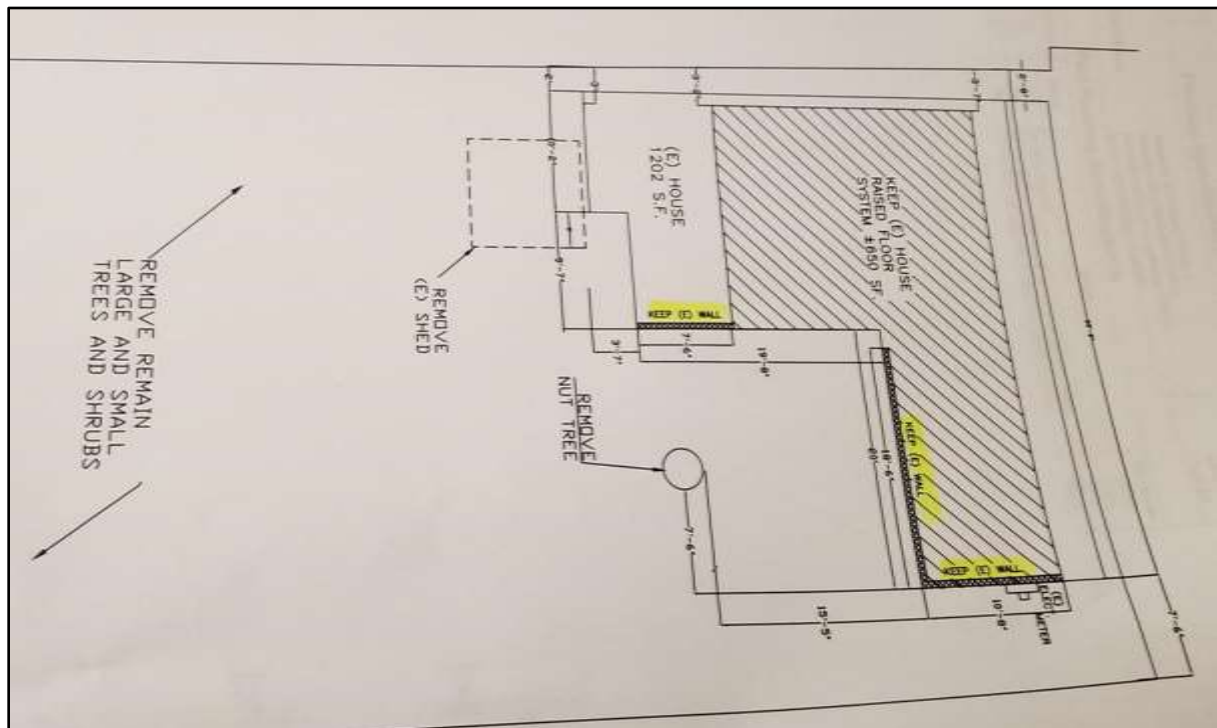
1. The first Variance allowed the existing residence to be located six-inches from the rear property line whereas a twenty-foot setback is required. That Variance request included removal of a 120-square-foot section of the rear portion of the residence, resulting in the rear wall plane of the residence being shifted approximately two-feet, six-inches to the south (at the time of project review by the Commission, the existing residence was situated two feet over the rear property line).
2. The second Variance allowed the proposed additions to the existing residence to be located two-feet from the left-side yard (western) property line whereas a five-foot side yard setback is required (at the time of project review by the Commission, the existing residence was two-feet from the left property line).
3. The third Variance allowed for development of a second unit on the 5,500-square-foot residential lot whereas the minimum lot size required for development of a second unit on a residential lot is 6,000 square feet. Change in State law precludes minimum lot size restrictions for Accessory Dwelling Units.



The project was conditioned to submit plans consistent with the specific approvals, including limited demolition.

Issue Identification: A Historic District resident brought to staff's attention that the 908 Bidwell Street remodel project was being constructed inconsistent with City approval because the demolition of the original structure was more significant than what was approved by the Historic District Commission. Staff went over the project submittal, entitlement, and the permitting process, and it became apparent that there was a mismatch of expectations between building permit processing and the entitlement approved by the Historic District Commission. The mismatch resulted in staff erroneously permitting additional structures to be demolished without Commission review and approval.

As required for a building permit, a complete plan set with structural drawings were originally submitted consistent with the approval showing exiting foundations and walls to remain.





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However, during building permit plan review, City staff determined that the proposed structure could not meet current Building and Fire Code requirements as designed. One solution was that the west wall could be setback three feet from the property line, rather than the two feet approved. As such, that west wall (along with the rear wall approved for demolition) would need to be removed. As a result, the foundation needed to be modified and the roof framing above removed based on the revised design. The building permit was modified and approved by City staff for that more extensive demolition as part of the renovation.

While the Community Development team worked together to discuss and ensure that the changes were necessary and would comply with all of the setback Variances granted by the Commission (and Council), staff lost sight of the special demolition requirements in the Historic District and the limited demolition approval. Ultimately, a permit was issued to the project applicant in error that allowed demolition of additional structures; instead, staff should have stopped the permitting process and required the applicant to return to the Commission for further review on the additional demolition needed for the project.

In the end, the project will be built consistent with the design approved by the Commission and Council; however, the permitting process did not meet expectations and did not comply with the unique demolition requirements in the Historic District. As a result, the Community Development team is implementing several changes to our process and procedures so that this does not happen again.

Solution: Staff is implementing the following changes to the permitting process relative to remodels and demolitions in the Historic District:

1. Early Technical Review: Planning entitlement review by Building Plan Check staff for structural remodels and additions to flag potential Code compliance issues.
2. Modified Project Conditions of Approval: Expand conditions of approval relative to preservation of existing structures or portions thereof during renovation, particularly if the structure is non-conforming (e.g., located within a required setback area).
3. Demolition Notes on Building Plans/Permit. Within the Historic District, add notes to building plans and permits regarding demolition limitations and conditions consistent with City Code and project conditions of approval. This will serve to alert Planning and Building Inspection staff to discuss with applicant/contractors and monitor during construction.



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Attachments:

1 – Site Plan and Elevations Approved in 2019

Submitted,

PAM JOHNS
Community Development Director

Attachment 1
Site Plan and Elevations Approved in 2019

908 Bidwell HDC Approval 4-3-19 Existing/Proposed Site Plan



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SCOPE OF WORK
PROPOSED IMPROVEMENTS TO EXPAND EXISTING HOUSE FROM 1302 SF TO 1555 SF, AND BUILD 606 SF CARRIAGE HOUSE STYLE APARTMENT WITH 575 SF GARAGE.

SHEET INDEX
A1 COVER, DEMO PLAN, PROPOSED SITE PLAN
A2 FLOOR PLANS AND LANDSCAPE ELEVATIONS
A3 COLOR AND MATERIAL ELEVATIONS

DEMO SCHEDULE
[---] AREAS FOR REMOVAL

PROJECT DATA
ADDRESS 908 BIDWELL ST, FOLSOM, CA
JURISDICTION SACRAMENTO COUNTY, CA
APN 070-0201-010-000
LOT & BLOCK LOT 13 - BLOCK 88
APPROX. PARCEL AREA 5000 SF (0.13 ACRES)
PROPOSED LOT COVERAGE 38%
CURRENT ZONING R-1.4M - SINGLE FAMILY
PROPOSED USE R-1.4M - SINGLE FAMILY

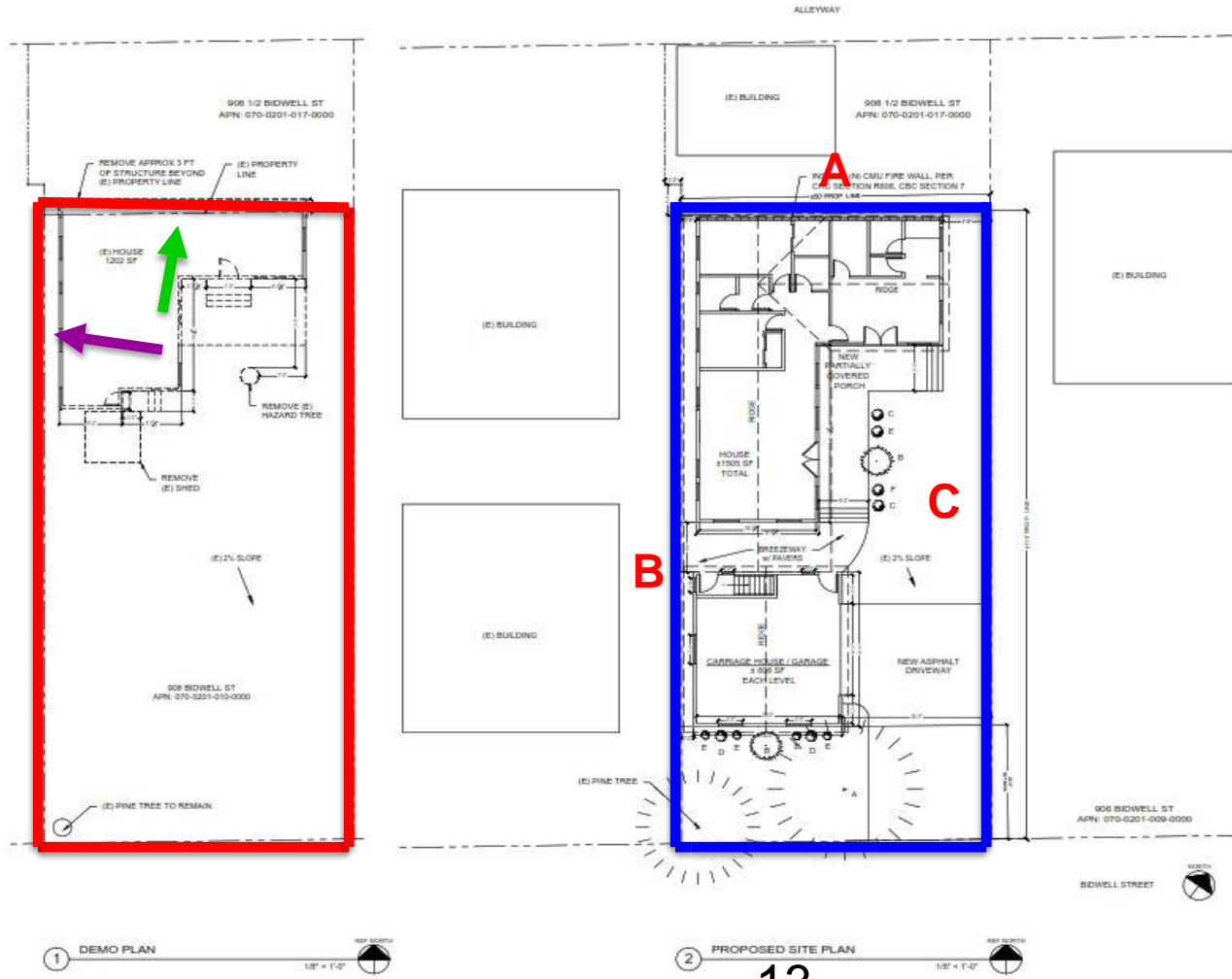
BUILDING SF
EXISTING HOUSE 1302 SF
PART OF BLDG REMOVED -126 SF
TOTAL +1182 SF
PROPOSED NEW ADDED +423 SF
TOTAL PROPOSED +1555 SF
APARTMENT 606 SF
GARAGE 606 SF

LANDSCAPE SCHEDULE

SYMB	QTY	TYPE	SIZE	SPECIES
A	1	TREE	HT 25-30' DIA 2.5-3.5'	SHANTUNG MARBLE (SHADU TREES)
B	2	SHRUB	HT 6'	GOLDEN BUONNYMUS
C	4	SHRUB	HT 24-36' DIA 2.5-3.5'	EUPHORBIA 'ASCOT RAINBOW'
D	2	SHRUB	HT 5' DIA 4-5'	NEW ZEALAND FLAX SUNCROWNER
E	1	SHRUB	HT 2'	CLYBIA HYSSOPIFOLIA DIA 2'

LANDSCAPE NOTES
1. THERE ARE NO OAK TREES ON SITE.
2. (E) HAZARD TREES IN FRONT OF HOUSE TO BE REMOVED
3. (E) EVERGREEN TREE LOCATED AT FRONT OF PROPERTY TO REMAIN.
4. (E) SITE SLOPE IS 2%.

APPLICABLE CODES
2018 FOLSOM MUNICIPAL CODE, TITLE 17
2018 CALIFORNIA RESIDENTIAL CODE
2018 CALIFORNIA BUILDING CODE
2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA MECHANICAL CODE
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA ENERGY CODE
2018 CALIFORNIA FIRE CODE & NFPA 13
2018 CALIFORNIA GREEN BUILDING STANDARDS CODE



1 DEMO PLAN 1/8" = 1'-0"

2 PROPOSED SITE PLAN 1/8" = 1'-0"

908 Bidwell HDC Approval 4-3-19

Building Elevations



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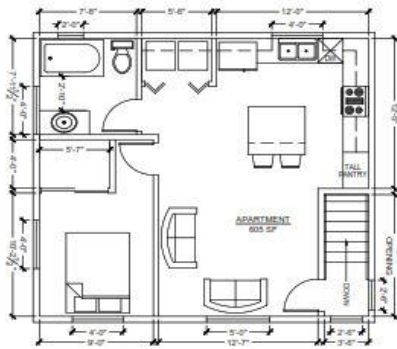


908 Bidwell HDC Approval 4-3-19

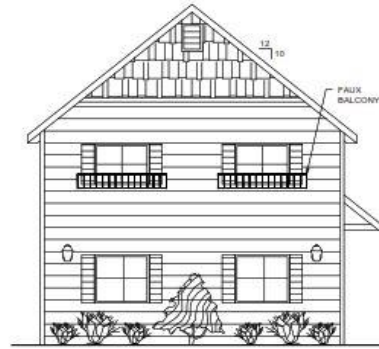
Floor Plan



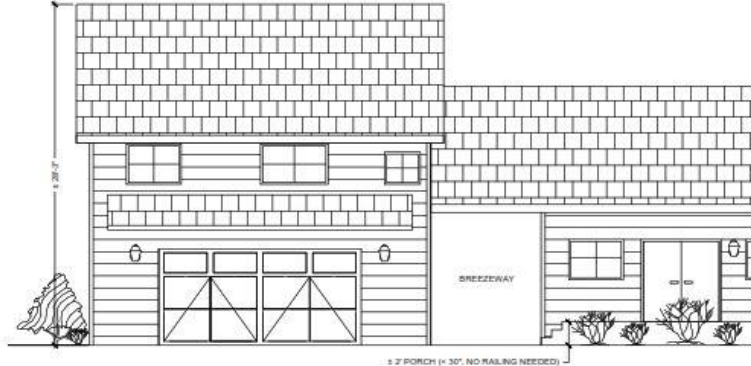
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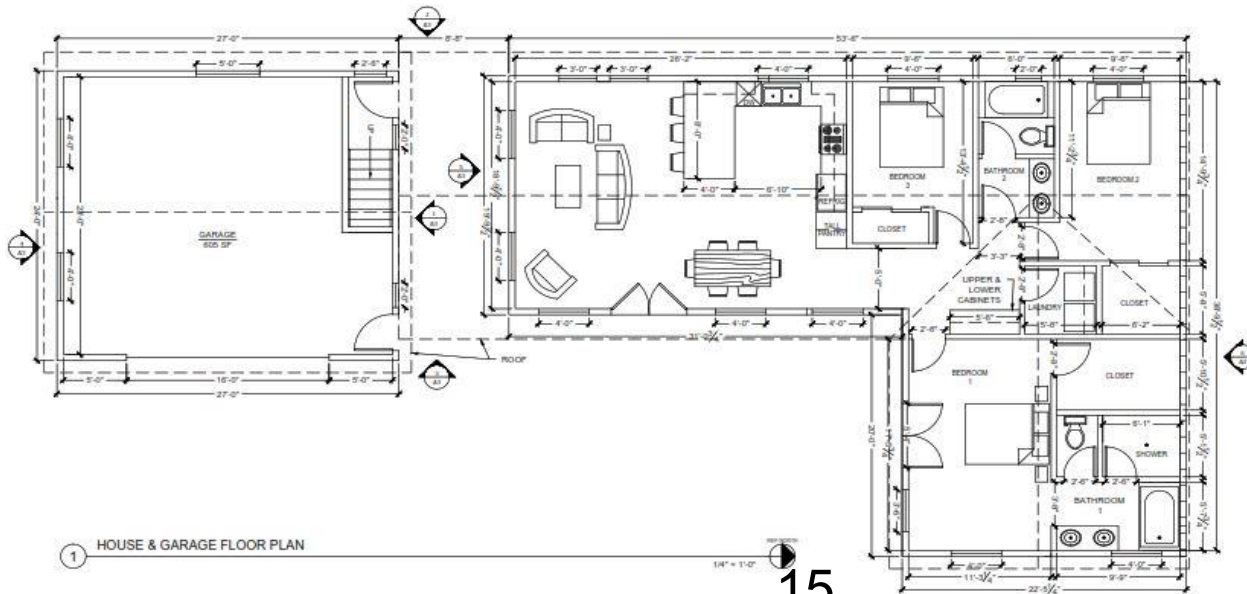
2 CARRIAGE HOUSE FLOOR PLAN
2ND LEVEL
1/4" = 1'-0"



3 LANDSCAPING (OR SIMILAR)
CARRIAGE HOUSE - STREET VIEW
1/4" = 1'-0"



4 LANDSCAPING (OR SIMILAR)
CARRIAGE GARAGE & PARTIAL MAIN HOUSE
1/4" = 1'-0"



1 HOUSE & GARAGE FLOOR PLAN
1/4" = 1'-0"



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AGENDA ITEM NO. 1
Type: Public Meeting
Date: February 3, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 402 Sutter Street Addition
File #: PN 20-266
Request: Design Review
Location: 402 Sutter Street
Parcel(s): 070-0063-012
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Kale Elledge
Address: 402 Sutter Street
Folsom, CA 95630

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review of converting 469 square feet of a basement and 160 square feet of an existing rear yard covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street as illustrated on Attachment 5 for the 402 Sutter Street Addition project (PN 20-266) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project includes converting 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

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- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plans and Elevations dated November 15, 2020
- 6 - Site Photos
- 7 - Staff PowerPoint Presentation



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AGENDA ITEM NO. 1
Type: Public Meeting
Date: February 3, 2021

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Kale Elledge, is proposing to convert 469 square feet of a basement and 160 square feet of an existing rear yard covered porch into habitable space on an existing 1,905-square-foot single-family residence located at 402 Sutter Street. The addition consists of a master suite within the existing floor area and a bathroom extended beyond the existing residence's footprint under the existing main level. The applicant proposed to add windows and doors to the lower level and remove a window and door on the rear elevation. Exterior colors and materials are proposed to match those of the existing residence. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

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.

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-1-M (Single-Family Dwelling, Small Lot District), within the Figueroa Subarea of the Historic Residential Primary Area. Single-family residences are allowed by right in this zone and subarea.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The following table shows how the existing residence and the proposed addition relates to the FMC zoning requirements:

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 SF	7,021 SF (existing)
Minimum Lot Width	50 Feet	50 Feet (existing)
Front Setback	20 Feet	14 Feet (existing)
Rear Setback	20 Feet	66 Feet (addition)
Side Setback	5 Feet (Interior), 10 Feet (Street Side)	15 Feet (Interior) and 10 Feet (Street Side)
Minimum Pervious Surface	45%	56% (proposed)
Parking Requirement	2 Parking Spaces	4 Parking Spaces
Maximum Building Height	35 Feet	30 Feet (existing)
Structure Separation	10 Feet	>10 Feet

As shown in the above table (and on the site plan in Attachment 5), the existing residence currently sits 14 feet from the front property line, which puts the existing residence within the required 20-foot front setback. While this portion of the existing residence does not meet current setbacks, no expansion of the existing residence within the non-conforming area is proposed as part of the project. The existing residence is considered existing non-conforming to the front setback, but because the structure was legally constructed in 1935 prior to those setback standards being in-place, it may therefore continue in its current condition per FMC Section 17.62.690(B). The applicant would not be increasing the non-conformity, as the proposed modifications are meeting all current setbacks. Finally, staff has provided Condition No. 6, which ensures that all existing walls located within current setbacks remain standing during construction activities, and that if any walls not conforming to current setbacks are torn down during construction that they be replaced by walls that meet current setbacks, subject to approval by the Historic District Commission.

Building Design/Architecture

The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The Historic District Design and Development Guidelines (DDGs) Chapter 5.04.03a, which addresses the design concepts for the Figueroa Subarea, state 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 existing residence was built in 1935, and has white horizontal siding with brown shake siding under the roof eaves and on the basement walls, with grey asphalt shingle roofing. It is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed addition consists of converting 469

square feet of a basement and 160 square feet of an existing covered porch into habitable space on the existing residence. The addition will match the colors, materials and architecture of the existing residence, including wood shake siding colored brown and window and door trim to match the existing level of detail. The new windows proposed on the addition/converted area are primarily vertically-oriented with one horizontally-oriented window on the rear elevation. Under the proposed design, the residence's windows will continue to be primarily vertically oriented, consistent with DDG guidelines.

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 standards identified in the DDG's.

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.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (PN 20-266) for Design Review of converting 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street, as illustrated on Attachment 5 for the 402 Sutter Street Addition project, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-7).

GENERAL FINDINGS

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

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

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

ATTACHMENT 2 BACKGROUND

BACKGROUND

Sacramento County records indicate that the 1,905 square-foot, two-story residence located at 402 Sutter Street was first constructed in 1935. The residence features white horizontal siding with brown shake siding under the roof eaves and on the basement walls. Photographs of the existing residence are included here as Attachment 5. The property does not appear on the City of Folsom's Cultural Resources Inventory. 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-1-M (Single Family Residential- Small Lot District).

GENERAL PLAN DESIGNATION

SFHD, Single-Family, High Density

ZONING

FIG, Figueroa Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District)

ADJACENT LAND USES/ZONING

North: Leidesdorff Street/Sutter Street alley with single-family residences beyond (CEN)

South: Sutter Street with single-family residences beyond (FIG)

East: Coloma Street with existing single-family reg residences (FIG)

West: Existing single-family residences (FIG)

SITE CHARACTERISTICS

The 7,021-square-foot project site contains an existing residence, a detached garage and landscaping.

APPLICABLE CODES

FMC Section 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.540, 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
 402 SUTTER STREET ADDITION DESIGN REVIEW
 (PN 20-266)**

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, building elevations, and floor plans dated November 15, 2020, included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction is required.	OG	CD (B)
3.		This approval is for the conversion of 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot single-family residence located at 402 Sutter Street. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations dated November 15, 2020.	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.		All walls on portions of the existing structure within current setbacks shall remain standing for the duration of project construction activities. If existing walls located within a current setback are removed at any point during construction, new construction of those walls shall be moved to meet current setbacks and will be subject to approval by the Historic District Commission.	DC	CD (P) (B)
7.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (February 3, 2022). 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



Leidesdorff St Sutter St Aly

Sutter St

Coloma St

Sutter St Fig

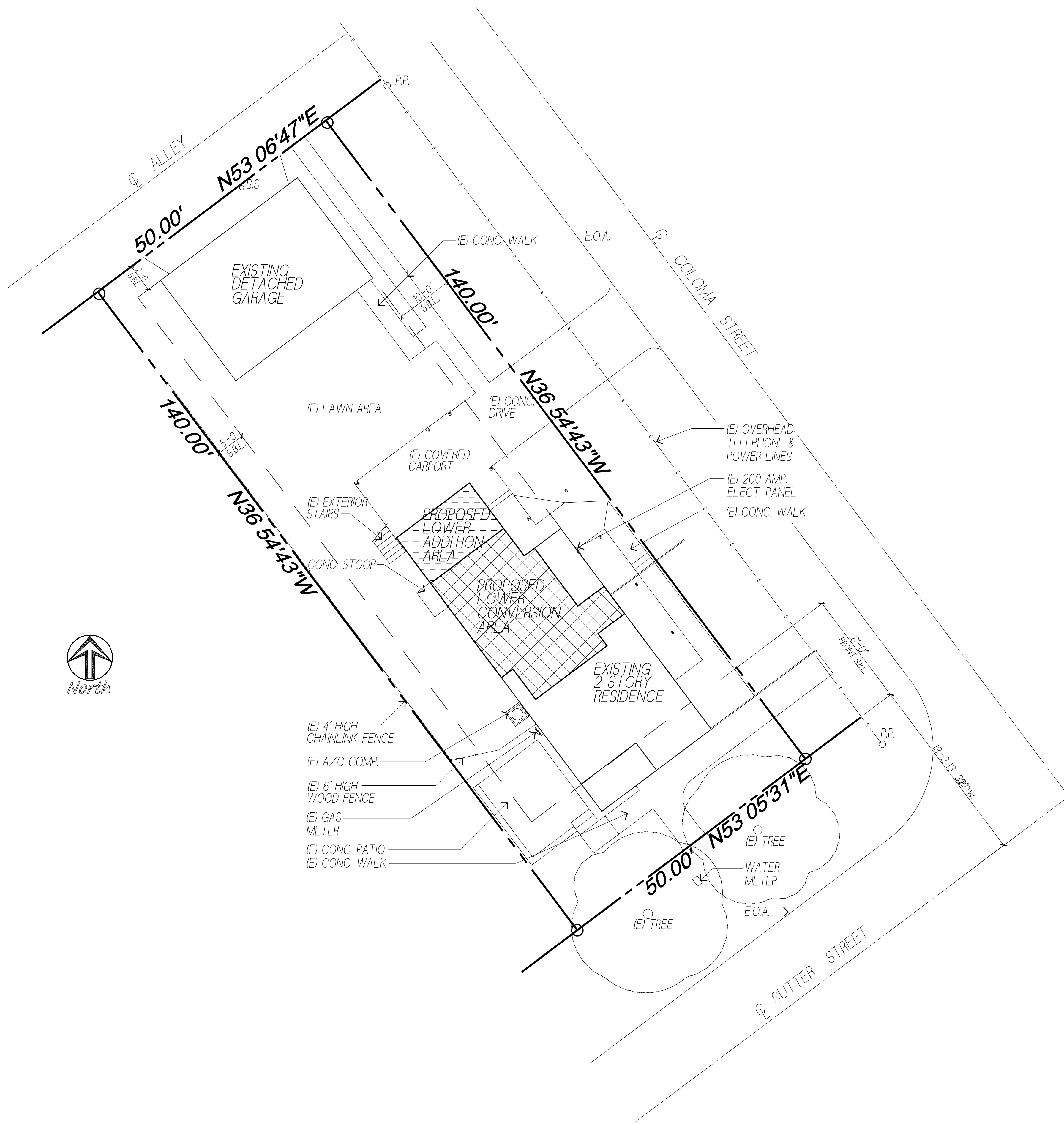
0600760446H
FOLSOM
07/15/2012

Attachment 5
Site Plan, Floor Plans and Elevations, dated
November 11, 2020

ADDITION PLANS FOR:

402 SUTTER STREET

CITY OF FOLSOM, CA. A.P.N. 070-0063-012-0000



PROJECT DATA:

ZONING: R-1-M
 OCCUPANCY: GROUP R-3
 TYPE OF CONSTRUCTION: V-B
 GENERAL PLAN DESIGNATION: SINGLE FAMILY DWELLING (SF)
 FIRE SPRINKLERS: NOT REQUIRED-EXISTING BUILDING IS CONTAINING NON-FIRE SPRINKLERS

ABBREVIATIONS:

A/C	AIR CONDITIONING	MIN	MINIMUM
ABV	ABOVE	MISC	MISCELLANEOUS
ACCS	ACCESS	NO	NUMBER
AMP	AMPERE	NTS	NOT TO SCALE
APN	ASSESSOR PARCEL NUMBER	OC	ON CENTER
APPROX	APPROXIMATELY	OH	OVER HANG
BC	BASE CABINET	OPNG	OPENING
BLDG	BUILDING	OSA	OUTSIDE AIR
CAB(S)	CABINET(S)	PKT	POCKET
CL	CENTER LINE	PL	PROPERTY LINE
CLG	CEILING	PP	POWER POLE
CLR	CLEAR	PR	PAIR
COL	COLUMN	PT	PRESSURE TREATED
COMBO	COMBINATION	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PWDR	POWDER
COVR'D	COVERED	REF	REFRIGERATOR
DBL	DOUBLE	REQ	REQUIRED
DEPT	DEPARTMENT	RET	RETAINING
DF	DOUGLAS FIR	ROW	RIGHT OF WAY
DN	DOWN	S & P	SHELF & POLE
DP	DEEP	SBL	SETBACK LINE
DRS	DOORS	SHLVS	SHELVES
DRY	DRYER	SFCG	SPACING
DPSL	DISPOSAL	SC	SOLID CORE
DW	DISH WASHER	SH	SINGLE HUNG
EA	EACH	SLF CLS	SELF CLOSE
ELECT	ELECTRICAL	SIM	SIMILAR
ENCLS	ENCLOSURE	SPECS	SPECIFICATIONS
EOA	EDGE OF ASPHALT	SQ FT	SQUARE FOOT (FEET)
(E)	EXISTING	SS	SEWER SERVICE
EXIST	EXISTING	STNDG	STANDING
FF	FINISHED FLOOR	TC	TRASH COMPACTOR
FP	FIREPLACE	TMP	TEMPERED
FXD	FIXED	TYP	TYPICAL
GLS	GLASS	UC	UPPER CABINET
GYP	GYP-SUM	UNO	UNLESS NOTED OTHERWISE
HGT, HT	HEIGHT	VF	VERIFY IN FIELD
HORIZ	HORIZONTAL	WASH	WASHER
HB	HOSE BIB	WD	WOOD
HR	HOUR	WM	WATER METER
LNDG	LANDING	W/	WITH
MAX	MAXIMUM	XO	FIXED/SLIDING

MODEL CODE:

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE
 CURRENT CITY OF FOLSOM ORDINANCES

SQUARE FOOTAGE:

EXISTING MAIN FLOOR AREA= 1,240 SQ. FT.
 EXISTING UPPER FLOOR AREA= 665 SQ. FT.
 EXISTING TOTAL FLOOR AREA= 1,905 SQ. FT.
 EXISTING CARPORT/DECK AREA= 192 SQ. FT.
 EXISTING COVERED PORCH AREA= 72 SQ. FT.
 PROPOSED ADDITION FLOOR AREA= 160 SQ. FT.
 PROPOSED CONVERSION FLOOR AREA= 469 SQ. FT.
 TOTAL CONDITIONED FLOOR AREA= 2,534 SQ. FT.
 EXISTING DETACHED GARAGE AREA= 660 SQ. FT.

DESIGN CRITERIA:

SEISMIC DESIGN D SITE CLASS D
 110 MPH BASIC WIND SPEED ROOF LIVE LOAD 20 PSF
 WITH 3 SECOND GUST NO SNOW LOADING REQ.
 WIND EXPOSURE C CLIMATE ZONE 12

PROJECT DESCRIPTION:

THE PROJECT WILL BE A MASTER SUITE ADDITION TO BE CONSTRUCTED WITHIN THE EXISTING UNDER FLOOR AREA. THE BATHROOM WILL BE EXTENDED BEYOND THE EXISTING HOUSE FOOTPRINT UNDER THE EXISTING MAIN LEVEL DECK. THE MATERIALS AND COLORS WILL MATCH THE EXISTING RESIDENCE.

LEGAL DESCRIPTION:

THE FIGUEROA SUBAREA HISTORIC DISTRICT
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA.
 402 SUTTER STREET
 APN- 070-0063-012

LOT COVERAGE:

LOT SIZE- 7,000 SQ. FEET
 TOTAL STRUCTURE COVER AREA= 2,164 SQ. FT.
 LOT COVERAGE- 31%
 TOTAL CONCRETE AREA= 930 SQ. FT.
 PERVIOUS SURFACE- 56%

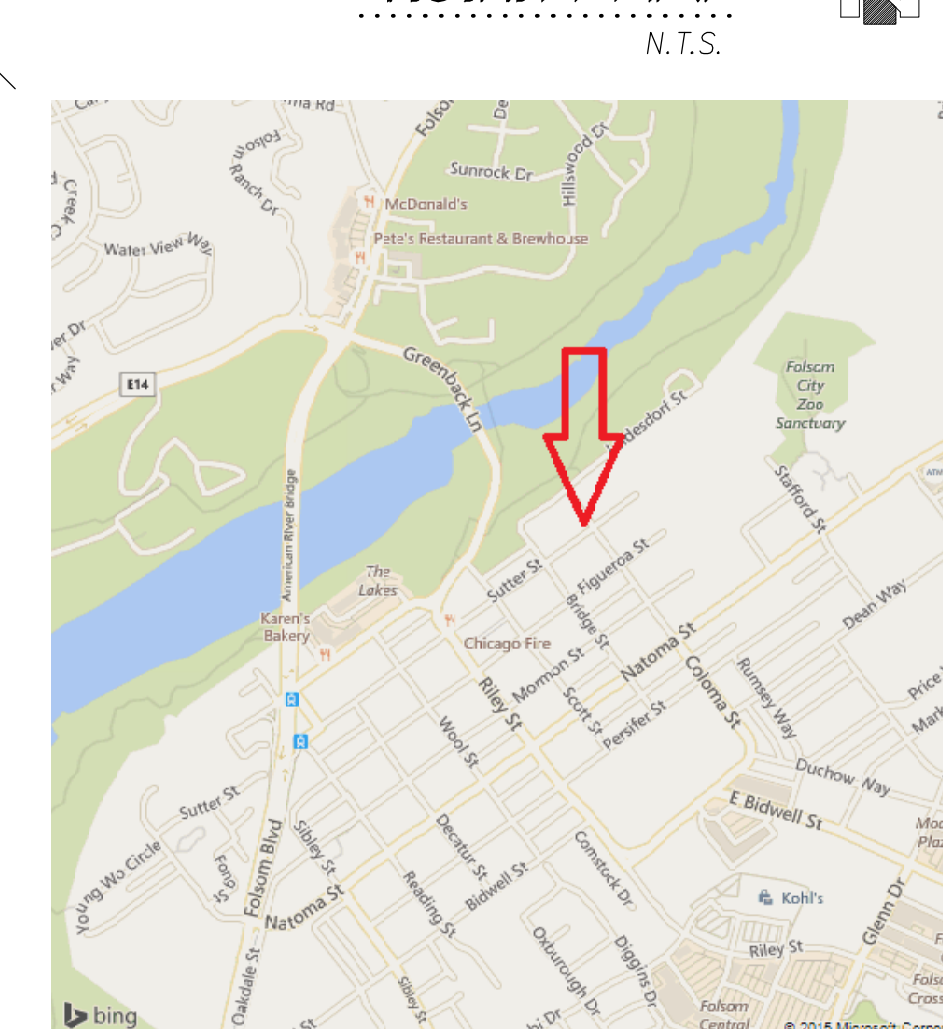
DRAWING INDEX:

P1 COVER SHEET/PLOT PLAN/NOTES
 1 EXISTING FLOOR PLANS/NOTES & LEGENDS
 2 PROPOSED FLOOR PLAN/NOTES & LEGENDS
 3 EXTERIOR ELEVATIONS

GENERAL NOTES:

- CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING, AND BECOME GENERALLY FAMILIAR WITH ON-SITE AND OFF-SITE CONDITIONS WHICH AFFECT THE WORK AND PROCESSES OF CONSTRUCTION.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT SPECIFIED. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT WITH COMPLIANCE.
- THE BUILDING DESIGNER WILL NOT BE OBSERVING CONSTRUCTION OF THIS PARTICULAR PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND STANDARDS FOR THE PROJECT.
- THE WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES AND BUILDING CODES. THE JOBSITE SHALL BE MAINTAINED CLEAN AND ORDERLY. ALL DEBRIS AND STORED MATERIALS SHALL BE HANDLED ON A DAILY BASIS SO AS NOT TO ENCUMBER THE SITE. ALL DEBRIS OR CONSTRUCTION/DEMOLITION MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
- THE BUILDING DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PROPERTY LINES, VERIFYING ALL SETBACKS, EASEMENTS AND RIGHTS OF WAYS. CONTRACTOR SHALL VERIFY THE NEW WILL BE CONSTRUCTED WITHOUT ENCROACHING ANY OF THESE BOUNDARIES. DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND RESOLVED PRIOR TO CONSTRUCTION. IF THE PROPERTY CORNERS MUST BE LOCATED BY A LICENSED ENGINEER IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY OF WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR AS PER THE CURRENT C.B.C.
- THESE DRAWINGS HAVE BEEN PREPARED WITH THE UTMOST CARE FOR RELIABLE AND ACCURATE INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS FOUND OR CHANGES DUE TO UNFORESEEN FIELD CONDITIONS OR HUMAN ERROR. NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO RESUMPTION OF WORK OR ITEMS IN QUESTION.

VICINITY MAP

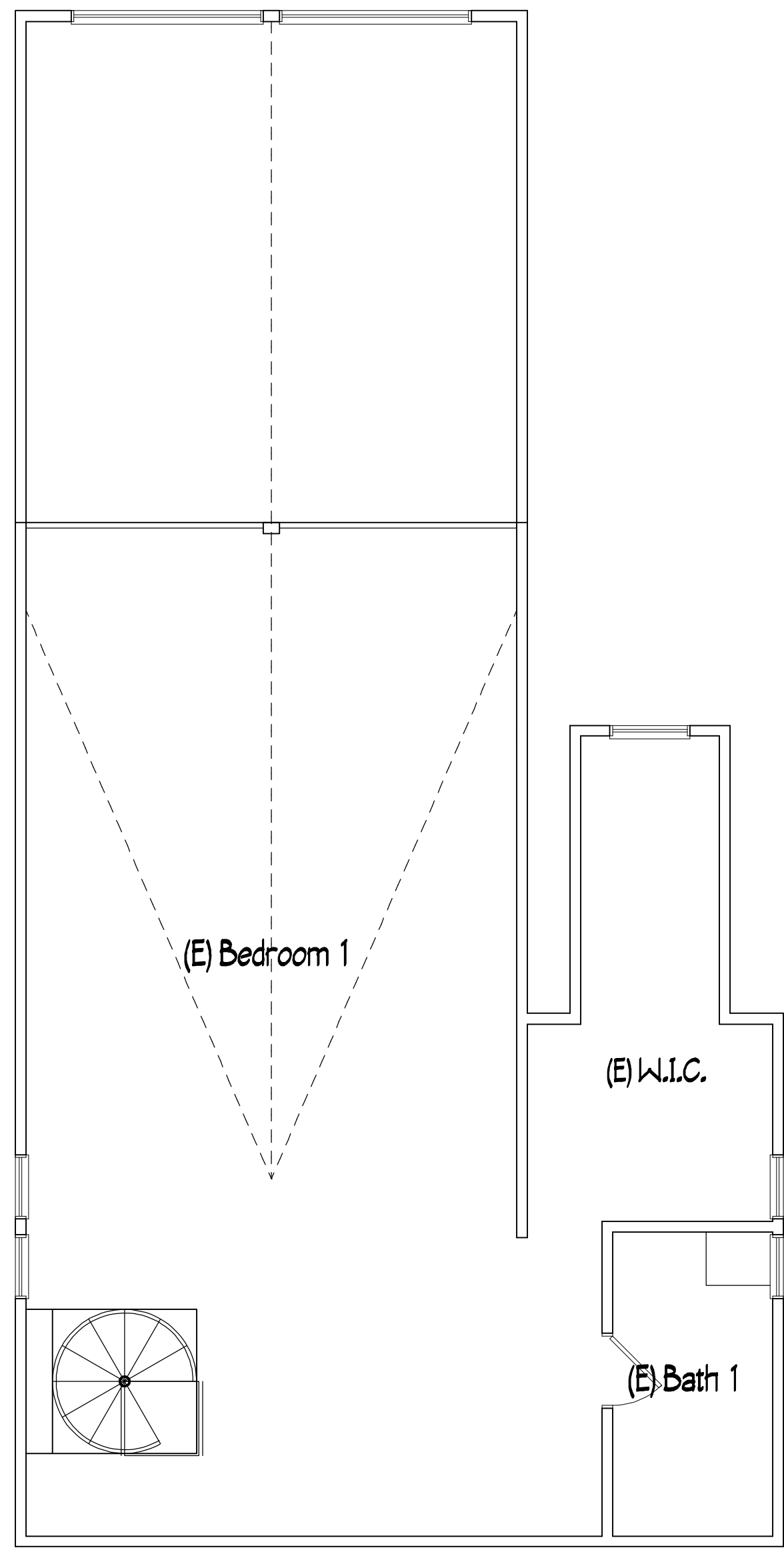


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SCALE	1" = 10'
JOB#	20-796
SHEET	P1

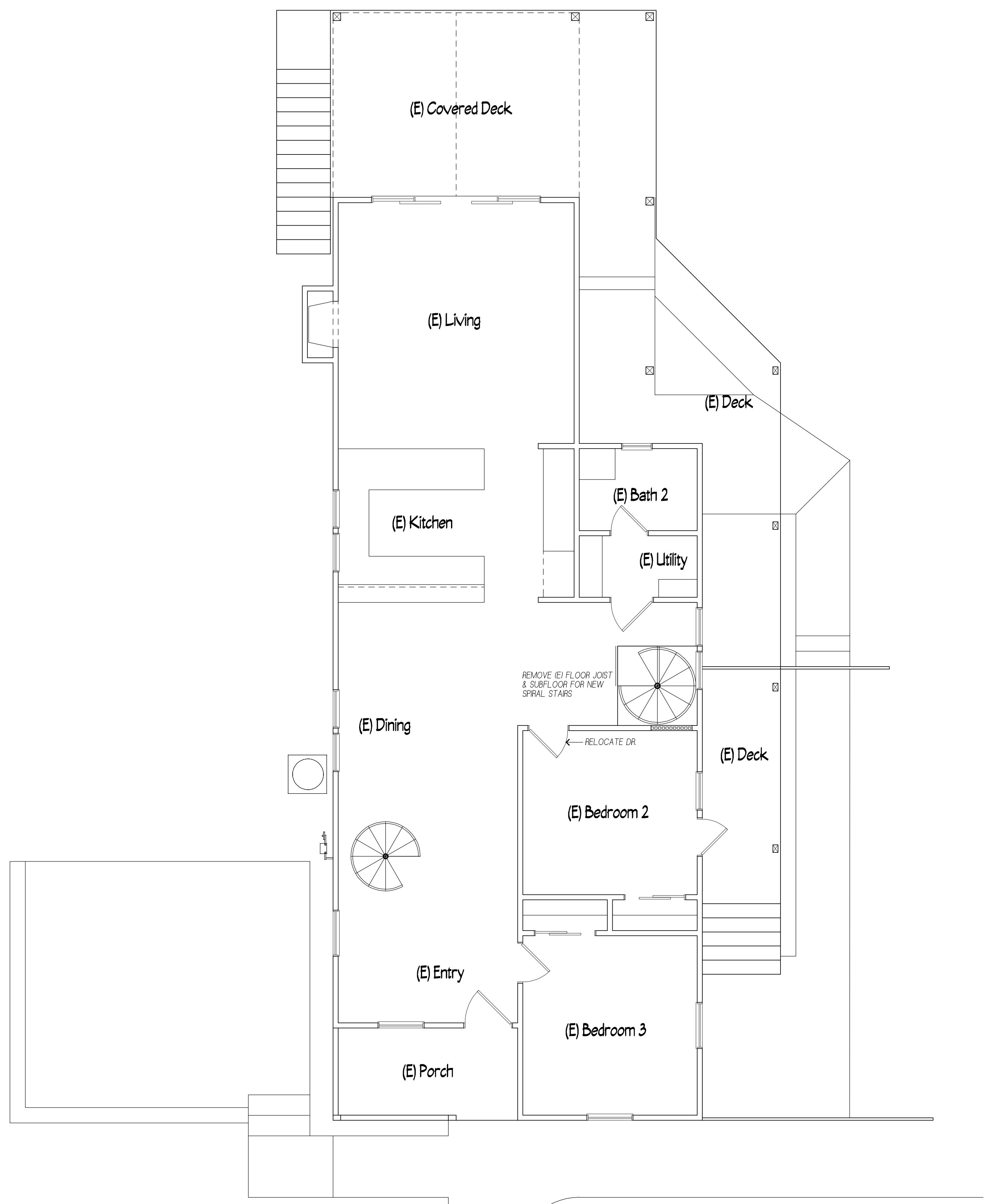
DESIGNER: d. l. potts drafting services
 Deanna L. Potts
 Orangevale, Ca. 95662
 Off./Fax: (916) 988-7388
 dpottsdrafting@gmail.com

PROJECT: ELLEDGE ADDITION
 402 SUTTER ST. APN- 070-0063-012-0000
 CITY OF FOLSOM, COUNTY OF SACRAMENTO, CA.

OWNER: KALE & MEGGIE ELLEDGE
 402 SUTTER ST. FOLSOM, CA. 95630
 PH. CELL - (916) 216-4736 EMAIL: elledgefamily@cloud.com



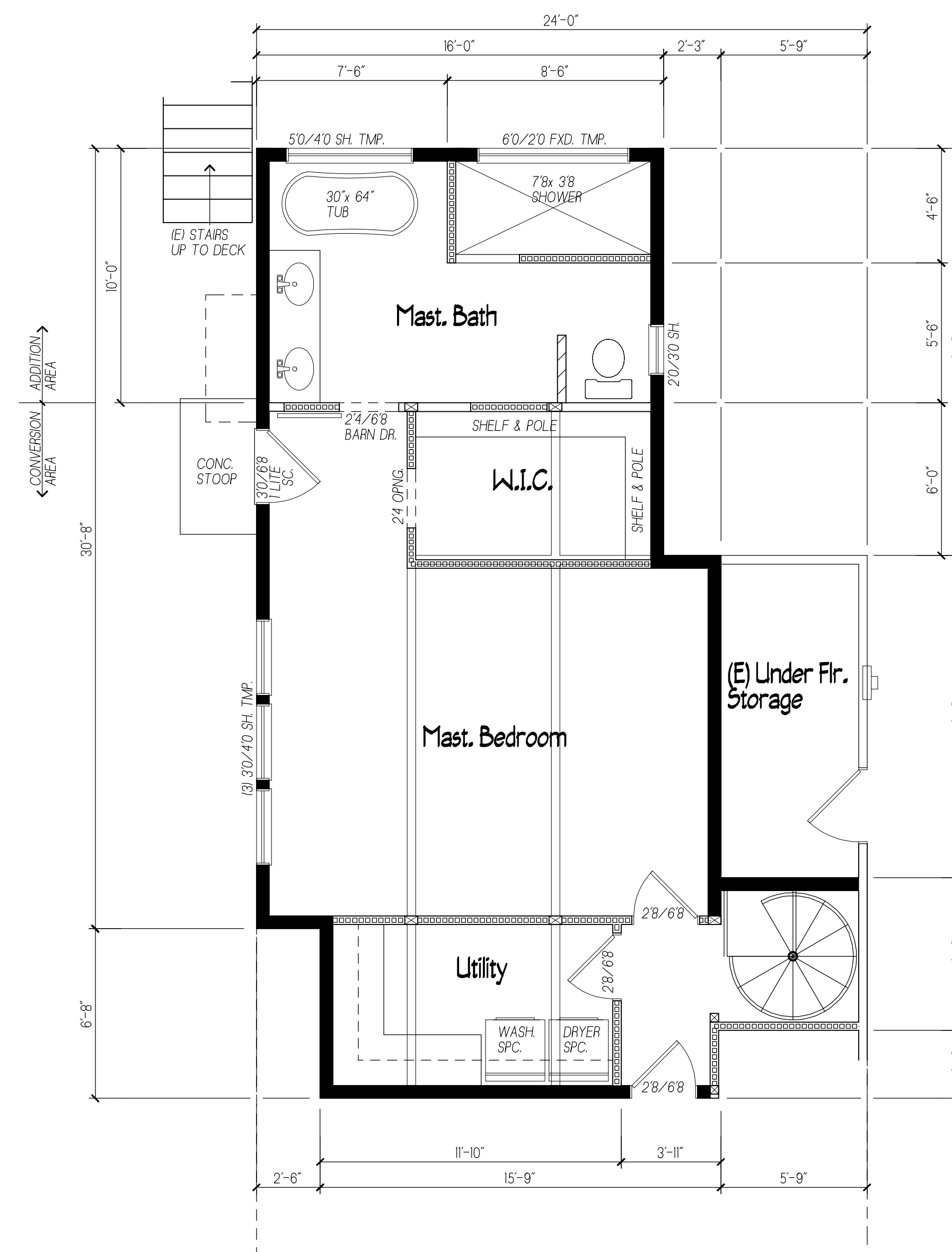
Existing Upper Floor Plan



Existing Main Floor Plan



DATE	REVISIONS
ENGINEER d. l. potts drafting services  Deanna L. Potts Orangevale, Ca. 95662 Off./Fax: (916) 988-7368 dpottsdrafting@gmail.com	
DESIGNER ELLEGE ADDITION 402 SUTTER ST. APN- 070-0063-012-0000 CITY OF FOLSOM, COUNTY OF SACRAMENTO, CA. OWNER: KALE & MEGGIE ELLEDGE 402 SUTTER ST. FOLSOM, CA. 95630 PH. CELL- (916) 216-4736 EMAIL- ellegefamily@cloud.com	
EXISTING MAIN & UPPER FLOOR PLANS NOTES/LEGENDS	
DATE:	11-15-20
DRAWN:	dlp
SCALE:	1/4" = 1'-0"
JOB#:	20-796
SHEET:	1

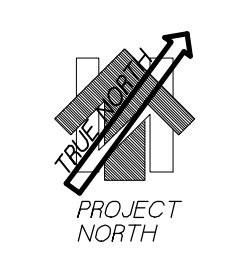


Proposed Lower Floor Plan

WALL LEGEND

	INDICATES (E) 2"x 4" WALL FRAME
	INDICATES NEW 2"x 4" STUDS @ 16" OC.
	INDICATES NEW 2"x 6" STUDS @ 16" OC.
	INDICATES NEW 2"x 4" STUDS @ 16" OC. HALF WALL

ADDITION LOWER FLOOR AREA=	160 SQ. FT.
CONVERSION LOWER FLOOR AREA=	469 SQ. FT.
EXISTING MAIN FLOOR AREA=	1,240 SQ. FT.
EXISTING UPPER FLOOR AREA=	665 SQ. FT.
TOTAL FLOOR AREA=	2,534 SQ. FT.
EXIST. COVR'D. PORCH AREA=	72 SQ. FT.
EXIST. COVR'D. DECK AREA=	192 SQ. FT.

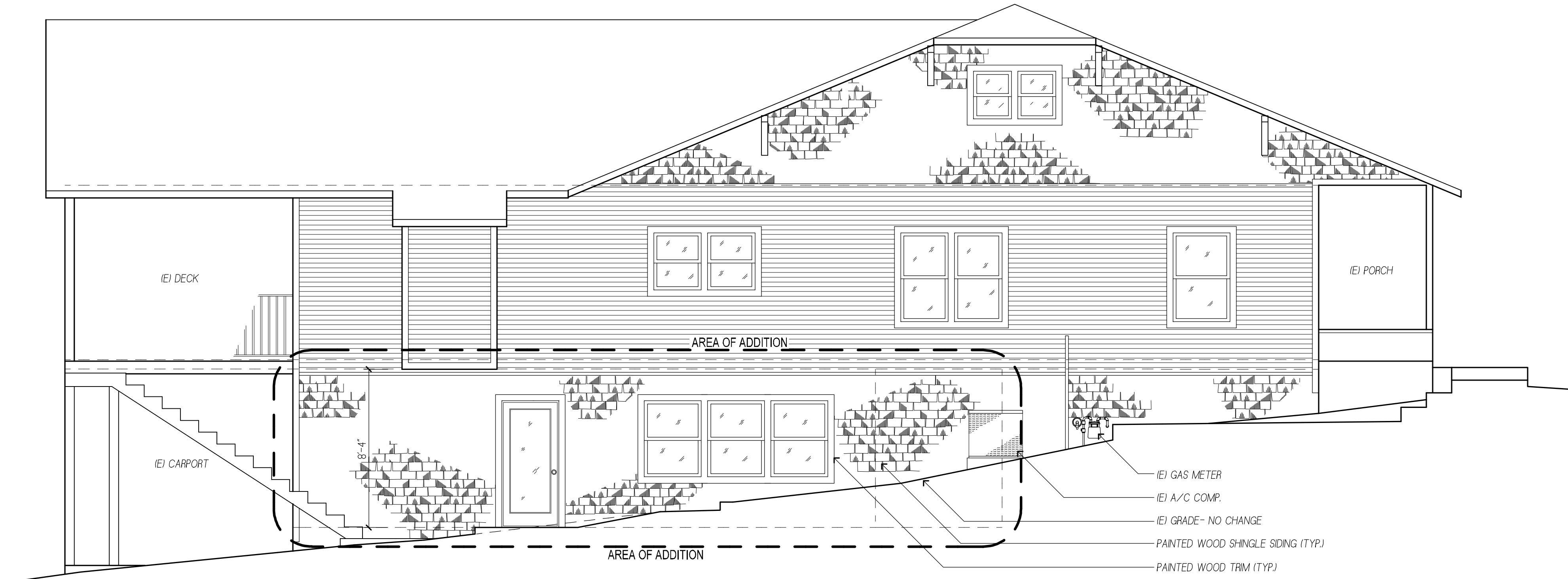


DATE	11-15-20
DRAWN	dip
SCALE	1/4" = 1'-0"
JOB#	20-796
SHEET	2

DESIGNER	d. l. potts drafting services
ENGINEER	Deanna L. Potts Orangevale, Ca. 95662 Off/Fax: (916) 988-7368 dipottsdrafting@gmail.com

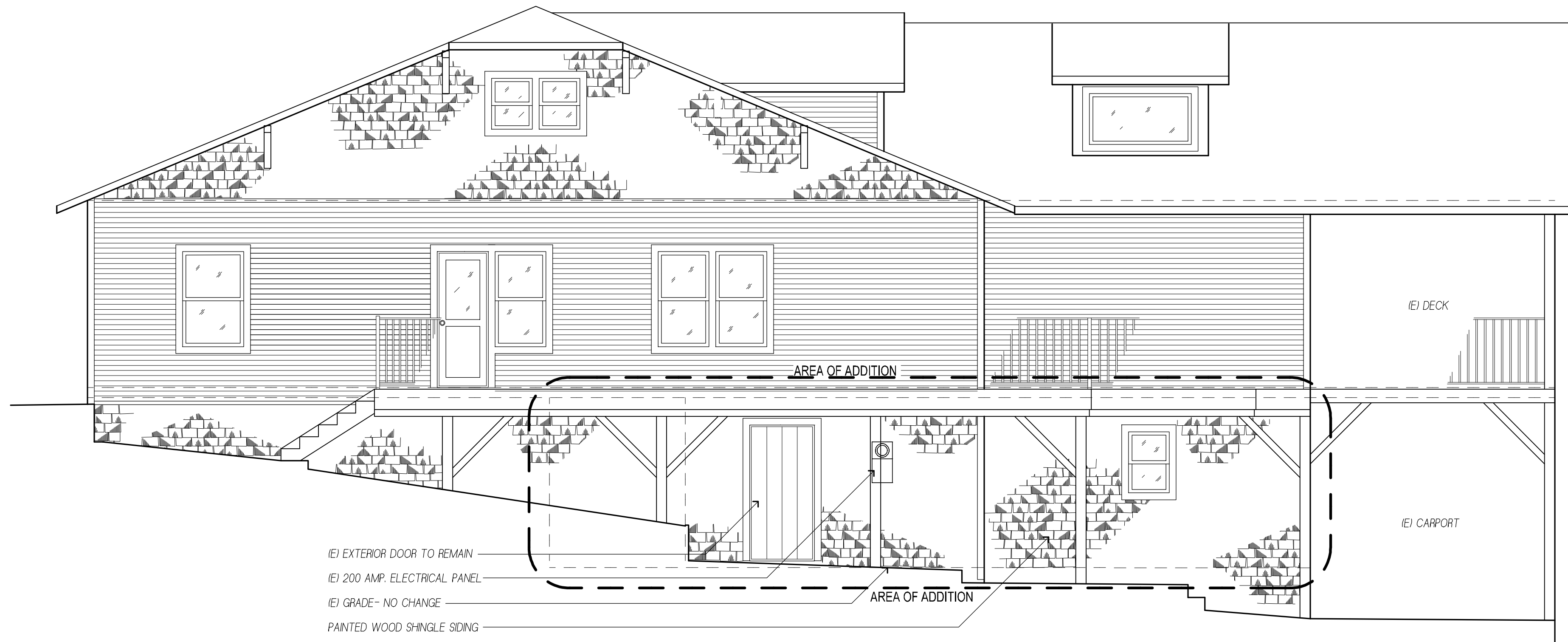
PROJECT	ELLEDGE ADDITION
OWNER	KALE & MEGGIE ELLEDGE 402 SUTTER ST. FOLSOM, CA. 95630 PH. CELL - (916) 216-4736 EMAIL: elledgefamily@cloud.com

PROJECT	ELLEDGE ADDITION
APN	070-0063-012-0000
CITY	CITY OF FOLSOM, COUNTY OF SACRAMENTO, CA.



Left (West)

NOTE: MATCH ALL MATERIALS AND COLORS AT EXISTING RESIDENCE WHERE APPLICABLE



Right (East)



Rear (North)

DATE	REVISIONS

ENGINEER

d. l. potts drafting services



Deanna L. Potts
Orangevale, Ca. 95662
Off./Fax (916) 989-7388
dipotstdrafting@gmail.com

DESIGNER

ELLEDGE ADDITION
PROJECT: 402 SUTTER ST. A.P.N. - 070-0063-02-0000
CITY OF FOLSOM, COUNTY OF SACRAMENTO, CA.
OWNER: KALE & MEGGIE ELLEDGE
402 SUTTER ST. FOLSOM, CA. 95630
PH. CELL - (916) 216-4736 EMAIL - elledgefamily@cloud.com

**RIGHT, REAR & LEFT
EXTERIOR ELEVATIONS**

DATE	11-15-20
DRAWN	dlp
SCALE	1/4" = 1'-0"
JOB#	20-796
SHEET	3

Attachment 6 Site Photos















WINDOW

WINDOW

Attachment 7

Staff PowerPoint Presentation



PN 20-266: 402 Sutter Street Addition Design Review



CITY OF
FOLSOM



CITY OF
FOLSOM



Project Vicinity

Site Photos



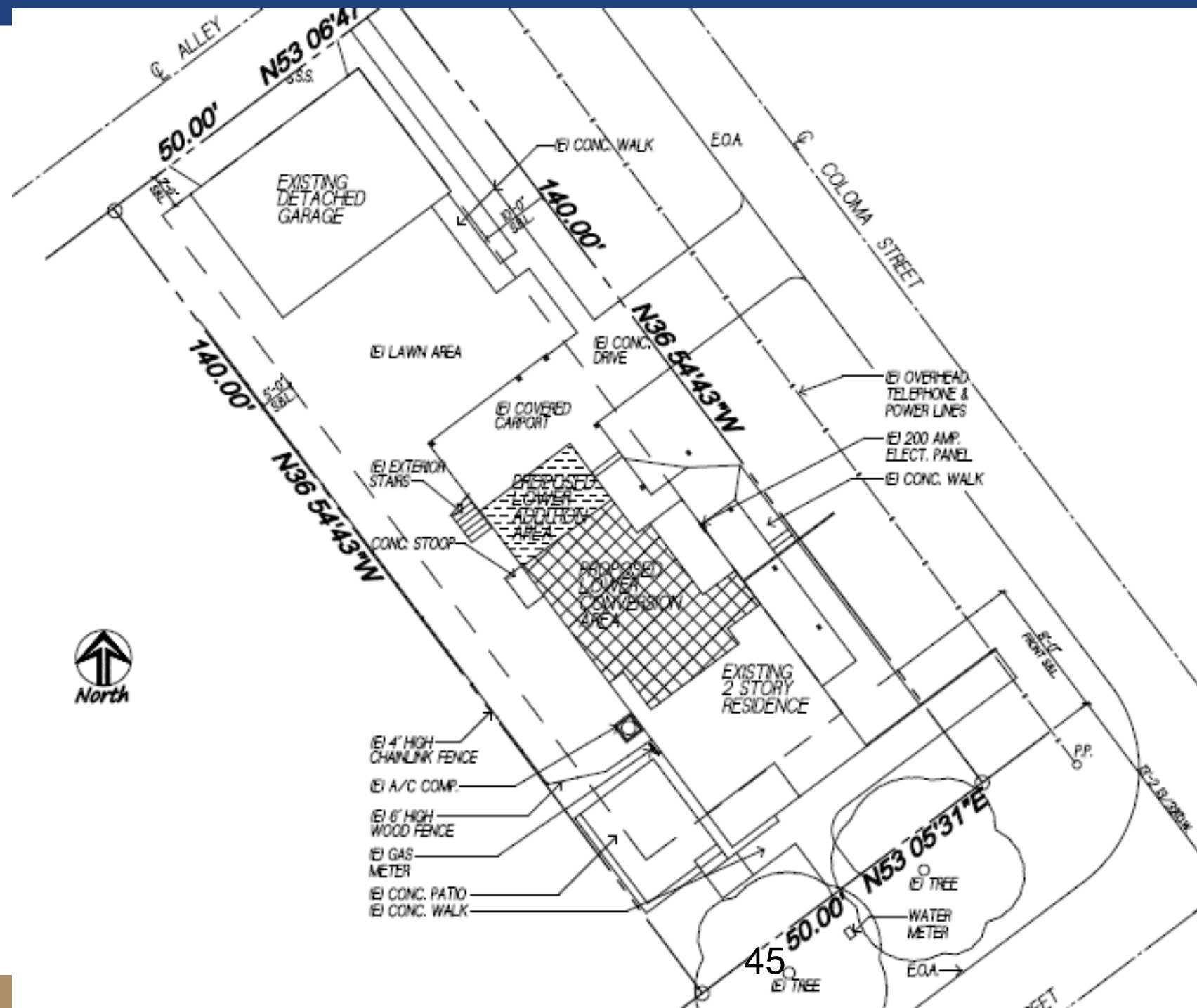
CITY OF
FOLSOM



Site Plan



CITY OF
FOLSOM



Elevations

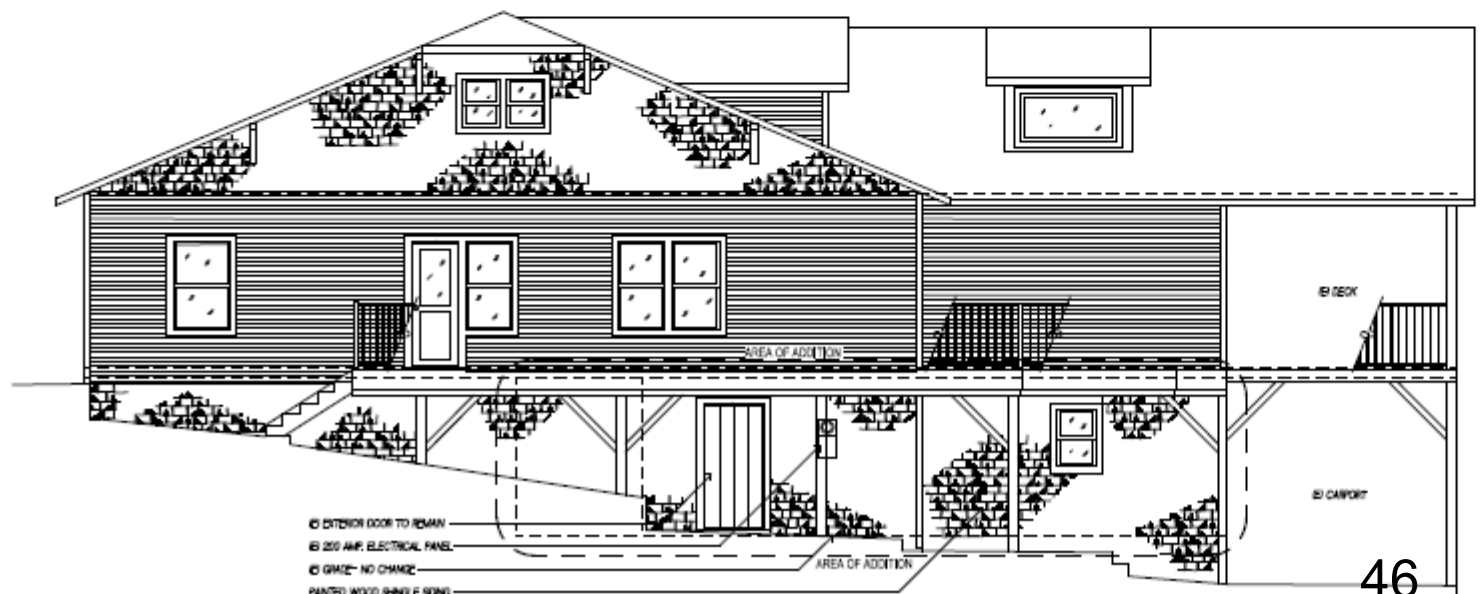


CITY OF
FOLSOM



Left (West)

NOTE: MATCH ALL MATERIALS AND COLORS AT EXISTING RESIDENCE WHERE APPLICABLE



Right (East)



Rear (North)

Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of PN 20-266 for Design Review to convert 469 square feet of a basement and 160 square feet of an existing rear yard covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: February 3, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 504 Sutter Street Addition
File #: PN 20-272
Request: Design Review
Location: 504 Sutter Street
Parcel(s): 070-0062-011
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Robert J. Bates
Address: 1164 Elderberry Cir.
Folsom, CA 95630

Applicant

Name: Avalon Danz
Address: 504 Sutter St.
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for an addition consisting of converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street, as illustrated on Attachment 5 for the 504 Sutter Street Addition project (PN 20-272) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project consists of converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter 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 dated 12-4-20, Floor Plans and Elevations dated 12-14-20
- 6 - Site Photos
- 7 - Staff PowerPoint Presentation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: February 3, 2021

Submitted,

PAM JOHNS
Community Development Director

**ATTACHMENT 1
 DESCRIPTION/ANALYSIS**

APPLICANT’S PROPOSAL

The applicant, Avalon Danz, is proposing a first-story addition consisting of converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street. Colors and materials of the proposed addition, including siding, window trim and roofing, are proposed to match those of the existing residence. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

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.

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-1-M (Single-Family Dwelling, Small Lot District), within the Figueroa Subarea of the Historic Residential Primary Area. Single-family residences are allowed by right in this zone and subarea.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The following table shows how the existing residence and the proposed addition relates to the FMC zoning requirements. The existing residence meets all setback, height and lot coverage requirements and the proposed addition will not expand the building footprint:

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 SF	7,000 SF (existing)
Minimum Lot Width	50 Feet	50 Feet (existing)
Front Setback	20 Feet	37 Feet (existing)
Rear Setback	20 Feet	72 Feet (existing)
Side Setback	5 Feet	5 Feet, 13 Feet (existing)
Minimum Pervious Surface	45%	60% (existing)
Parking Requirement	2 Parking Spaces	2 Parking Spaces
Maximum Building Height	35 Feet	27 Feet (existing)
Structure Separation	10 Feet	n/a

Building Design/Architecture

The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The Historic District Design and Development Guidelines (DDGs) Chapter 5.04.03a, which addresses the design concepts for the Figueroa Subarea, state 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 existing residence was built in 1950, and has light green horizontal siding with brown shake siding under the roof, stone accents on the lower level and porch columns, and grey asphalt shingle roofing. It is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project consists of converting an existing 148-square foot covered porch into enclosed habitable space. The addition will match the colors, materials and architecture of the existing residence, including light green horizontal siding and door trim to match the existing level of detail. A single sliding glass door is proposed on the rear elevation. While no architectural elements are being added to the right elevation, that elevation already has existing windows, wood shake siding on the upper level and stone siding on the basement level to add adequate architectural interest to the wall. The new double-window proposed on the rear of the residence is vertically-oriented double window, consistent with the DDGs and matches the footprint of the existing window. The new windows proposed on the front of the residence consist of a horizontally-oriented bathroom window and a vertically-oriented double-window. Under the proposed design, the residence's windows will continue to be primarily vertically oriented, consistent with DDG guidelines.

Staff has determined that the overall design, colors, materials, and layout of the proposed addition is 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 standards identified in the DDG's.

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.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (PN 20-272) for Design Review to convert an existing 148-square foot covered porch into enclosed habitable space and replace windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street, as illustrated on Attachment 5 for the 504 Sutter Street Addition project, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

GENERAL FINDINGS

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

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

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

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

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

DESIGN REVIEW FINDINGS

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

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

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

Sacramento County records indicate that the 993 square-foot residence located at 504 Sutter Street was first constructed in 1950. The residence features light green horizontal siding with brown shake siding under the roof, stone accents on the lower level and porch columns, and grey asphalt shingle roofing. Photographs of the existing residence are included here as Attachment 5. The property does not appear on the City of Folsom’s Cultural Resources Inventory. 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-1-M (Single Family Residential- Small Lot District).

GENERAL PLAN DESIGNATION

SFHD, Single-Family, High Density

ZONING

FIG, Figueroa Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District)

ADJACENT LAND USES/ZONING

North: Canal Street with single-family residences beyond (CEN)
South: Sutter Street with single-family residences beyond (FIG)
East: Existing single-family residences (FIG)
West: Existing single-family residences (FIG)

SITE CHARACTERISTICS

The 7,000-square-foot project site contains an existing residence, a gravel driveway and landscaping.

APPLICABLE CODES

FMC Section 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.540, 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
 504 SUTTER STREET ADDITION DESIGN REVIEW
 (PN 20-272)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan dated 12/4/20 and building elevations and floor plans dated 12/14/20, 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 the conversion of an existing 148-square foot covered porch into enclosed habitable space and replacement of windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street. The applicant shall submit building plans that comply with this approval and the attached site plan dated 12/4/20 and floor plans and building elevations dated 12/14/20.	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 project approval granted under this staff report shall remain in effect for one year from final date of approval (February 3, 2022). 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)

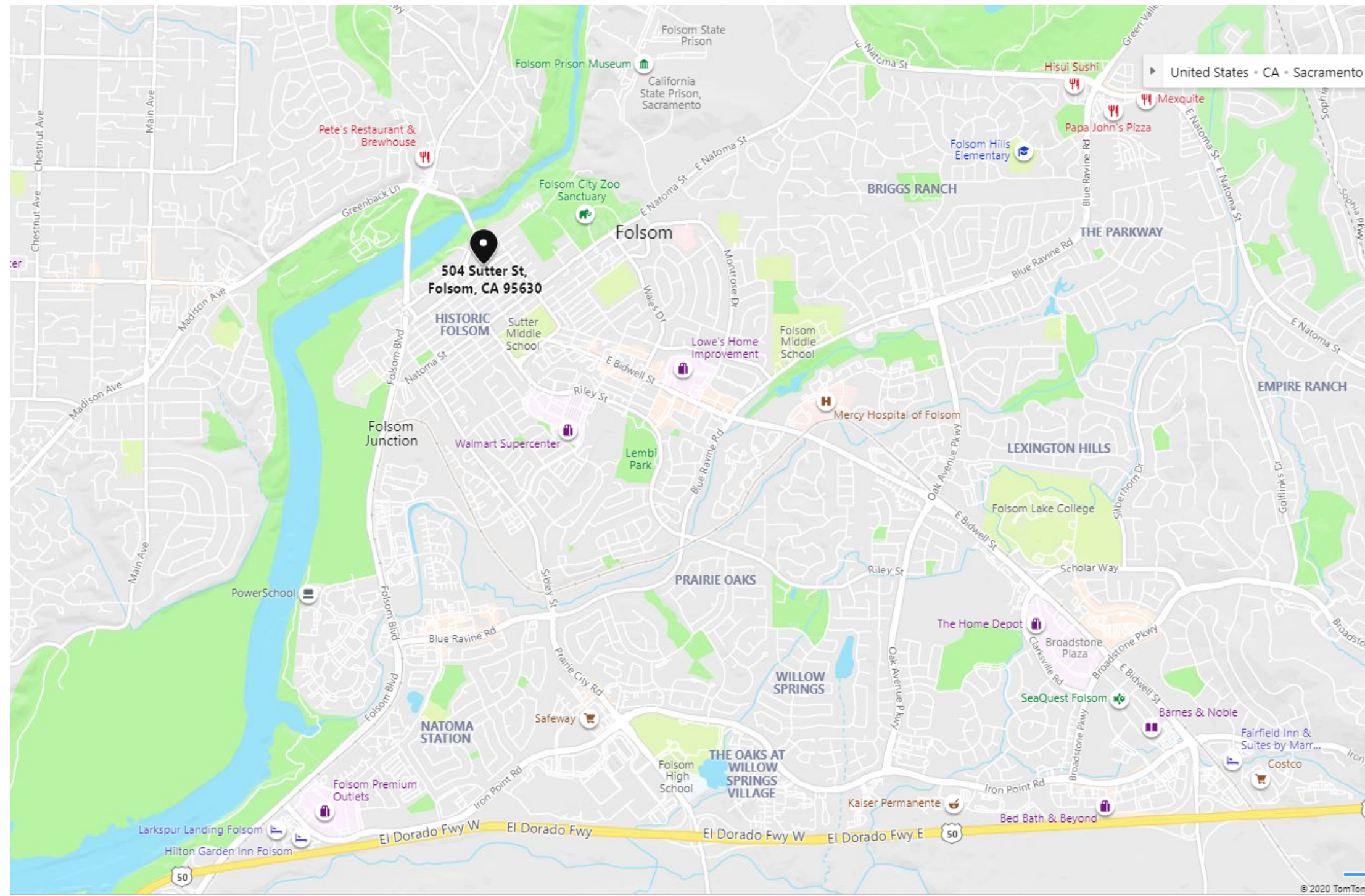
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval 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
Site Plan dated 12/4/20, Floor Plans and
Elevations, dated 12/14/20

VICINITY MAP



BOB BATES RESIDENCE REMODEL / ADDITION PLANS



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

NOTE

OWNERSHIP OF PLANS
These drawings, related specifications and details are instruments of service and remain property of Monarch Design. No Revisions, reproductions or unauthorized use of these plans shall be made without the written consent of Monarch Design. Reuse of these documents for any other project than that originally intended is prohibited without the written permission.

NOTE:
Any field work that might result in deviation from the Designer's plans shall be brought to the attention of the Designer in writing. The Designer assumes no responsibility for any changes to these construction documents that were not approved in writing by Monarch Design. Do not scale drawings.

PROJECT DATA

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
FIRE SINKLERS: NO
STORIES: 3
ZONING CLASSIFICATION: R-1-M

PROJECT DATA

OWNER: **BOB BATES**
504 SUTTER ST.
FOLSOM, CA 95630

CONSULTANTS: **LORI BURNE**
BURNE ENGINEERING SERVICES, INC.
5137 GOLDEN FOOTHILL PKWY.
SUITE 100
EL DORADO HILLS, CA 95762
(530) 672-1600
lori@burneengineering.com

CONTRACTOR:

SITE DATA

LOCATION: 504 SUTTER ST., FOLSOM, CA 95630
JURISDICTION: CITY OF FOLSOM, CA
LOT SIZE: 0.16 ACRES
ASSESSOR PARCEL NUMBER: 070-0062-011

BUILDING DATA 580 S.F. MAIN + 413 S.F. UPPER =
CONDITIONED FLOOR: 993 TOTAL S.F. + 148 S.F. ADD. = 1,141 TOTAL S.F.
GARAGE OR SHOP: 413 S.F. BASEMENT
CONCRETE PATIO: N/A
DECK: 135 S.F.

SCOPE OF WORK


KITCHEN AREA REMODEL.
FILL IN EXISTING PATIO TO CREATE A NEW BEDROOM.
ADD STAIRS FOR ENTRY FROM ALLEY SIDE OF HOUSE.

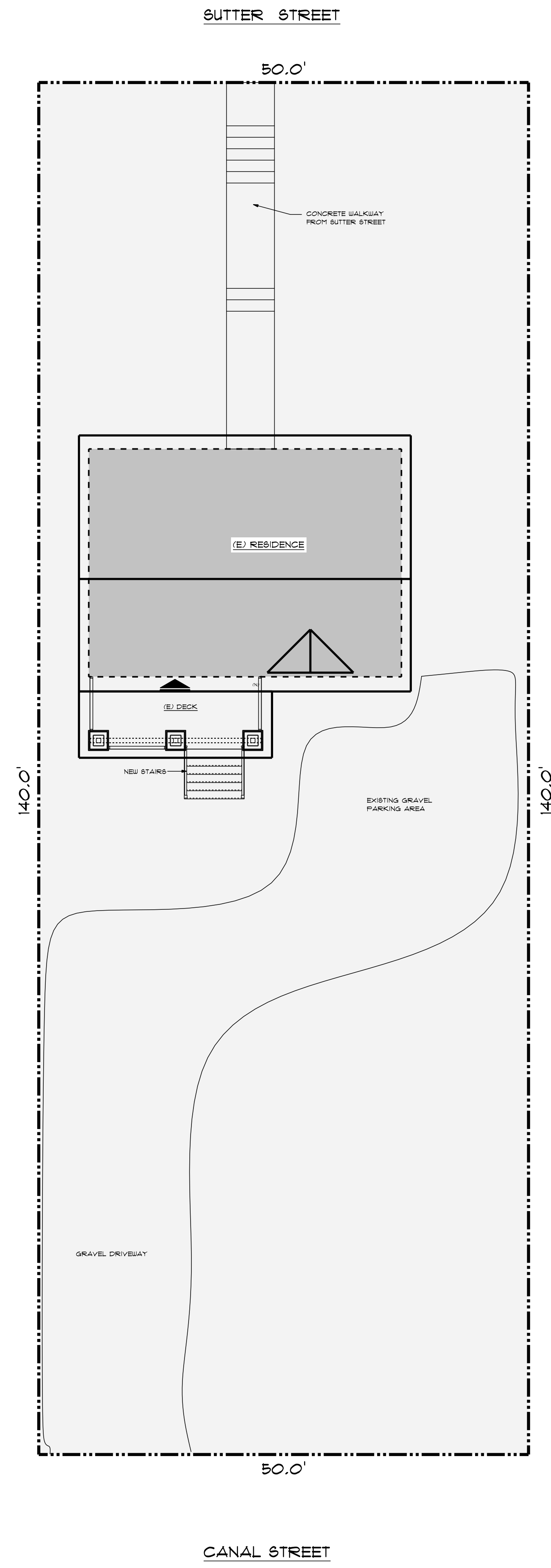
APPLICABLE CODES

- 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 GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE

DRAWING OUTLINE

SHEET	SHEET TITLE
ARCHITECTURAL	
ELECTRICALS	
STRUCTURALS	
DETAILS	



APPROVED:  JASON BRADLEY, CASP
CHECKED BY: COVER SHEET
SECTION LETTER: A
PAGE NUMBERS: 11
SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Friday, December 4, 2020
M NARCH DESIGN
PHONE: (530) 409-4826
EMAIL: jason@monarch-des.com
2260 E. Blivell St. #1113
Folsom, CA 95630
Rev/Blivell
Bob Bates Residence
504 Sutter St.
Folsom
CA
95630
PHONE:
FAX:
EMAIL:
A.P.N.#
PAGE:
CS-1

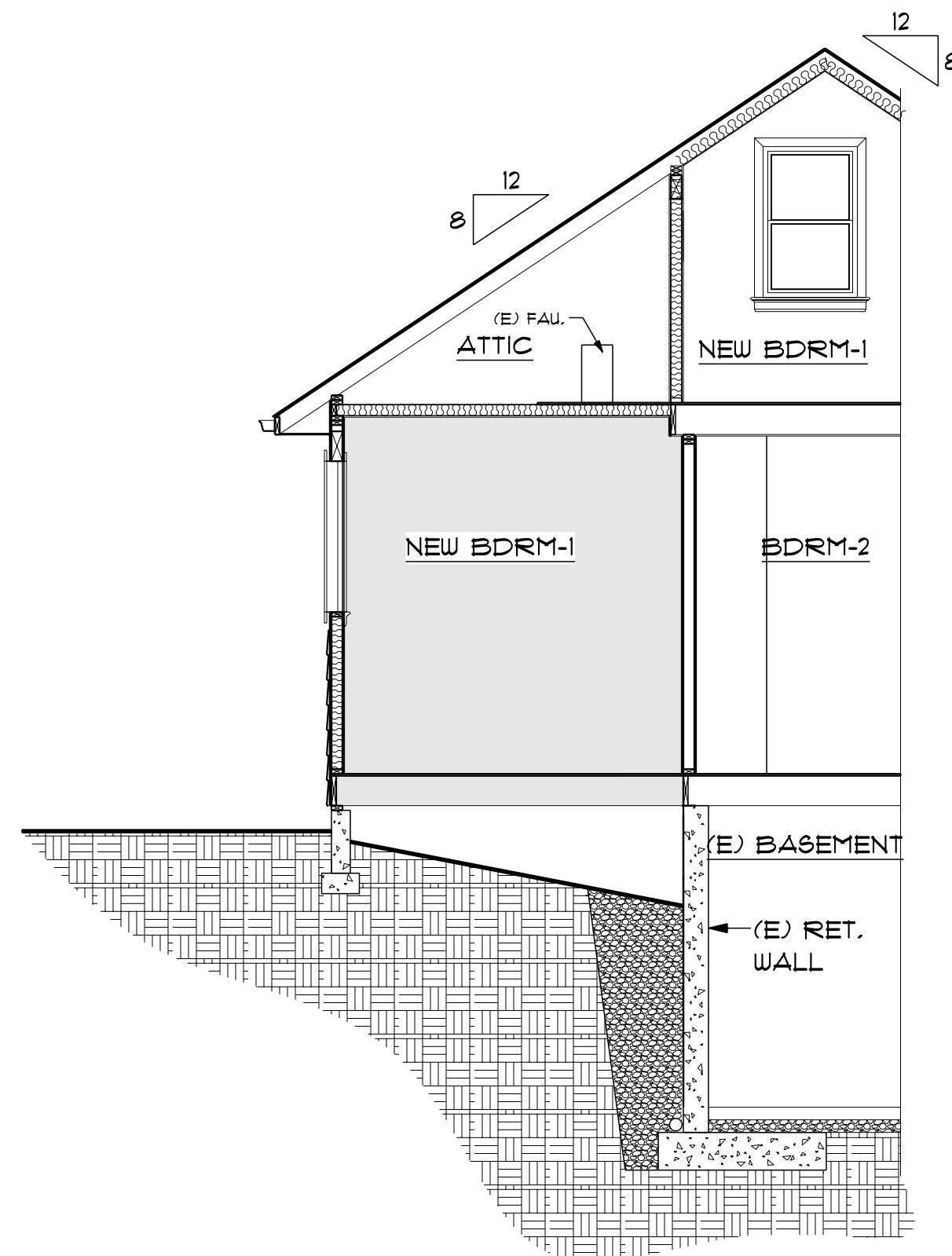


- * SITE PLAN IS FOR REFERENCE ONLY
NO NEW WORK SHALL BE OUTSIDE OF THE EXISTING
BUILDING FOOTPRINT OTHER THAN THE NEW STAIRS
1. FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING ON ALL SIDES.
 2. ALL EXTERIOR DOORS SHALL HAVE CONCRETE STOOPS THAT ARE A MINIMUM OF 36" DEEP IN THE DIRECTION OF TRAVEL AND AT MINIMUM THE FULL WIDTH OF THE DOOR OR CONNECT TO A WALKWAY PER LANDSCAPE DESIGN BY OTHERS.

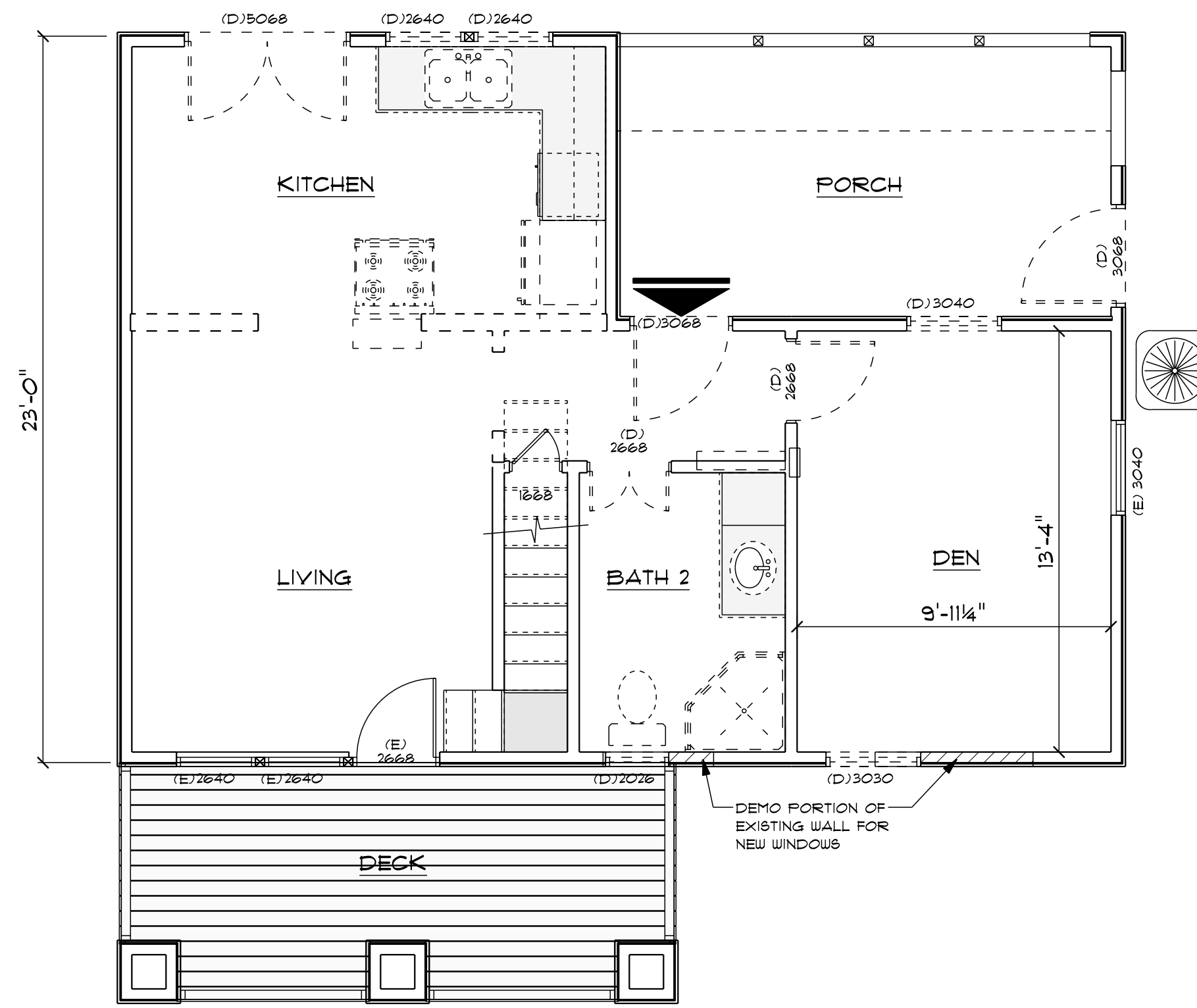


SITE PLAN
SCALE: 1/8" = 1'-0"

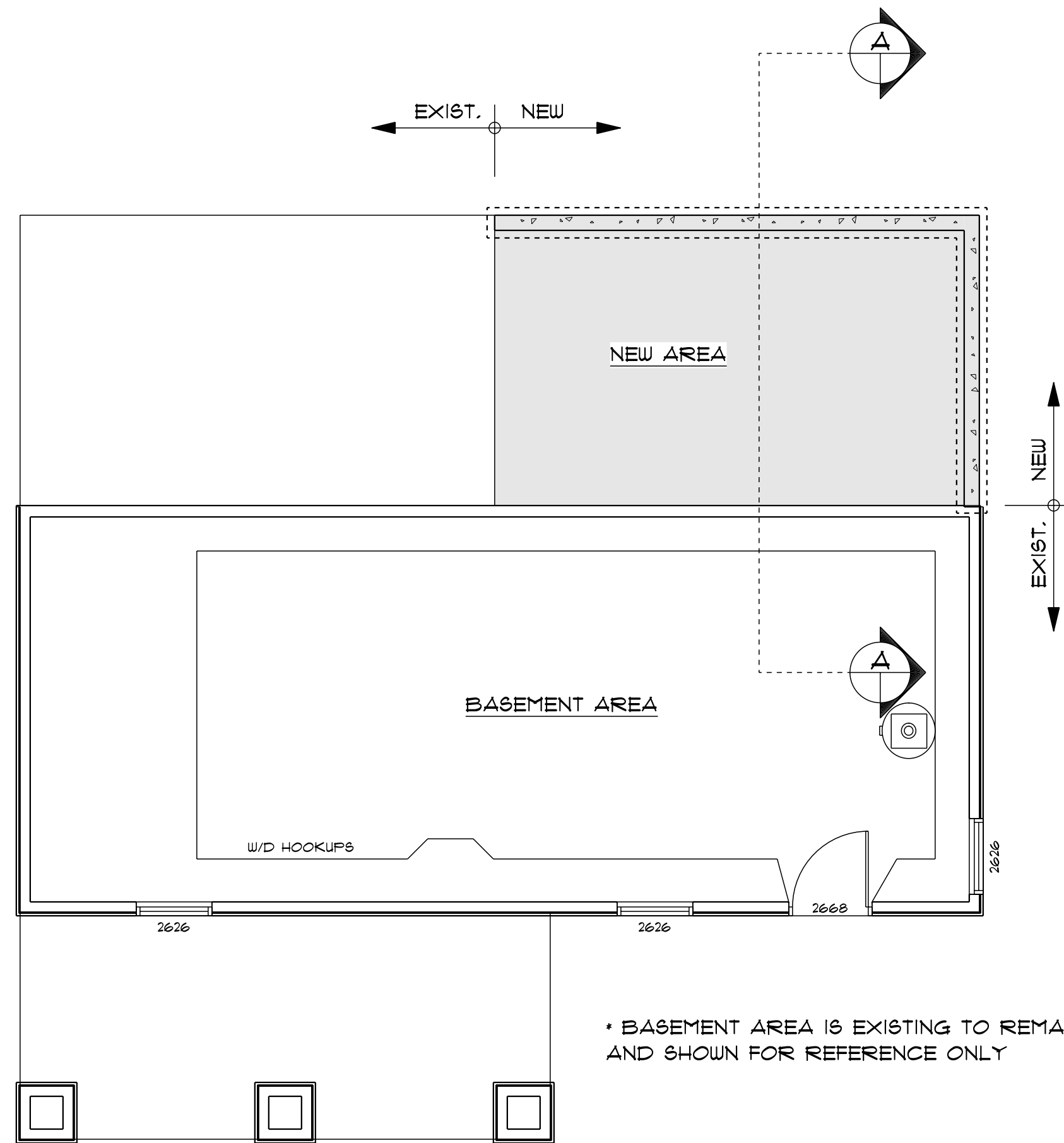
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			DRAWN BY: BBD/JJB
DATE: Friday, December 4, 2020			DATE: Friday, December 4, 2020
			
2260 E. Bidwell St. #1113 Folsom, CA 95630 PHONE: (630) 409-4826 EMAIL: jason@monarch-des.com			
Revisions			
Bob Bates Residence 504 Sutter St. Folsom CA 95630		PHONE: FAX: EMAIL: A.P.N.#	
SHEET:		AS-1	



CROSS SECTION A
SCALE: 1/4" = 1'-0"

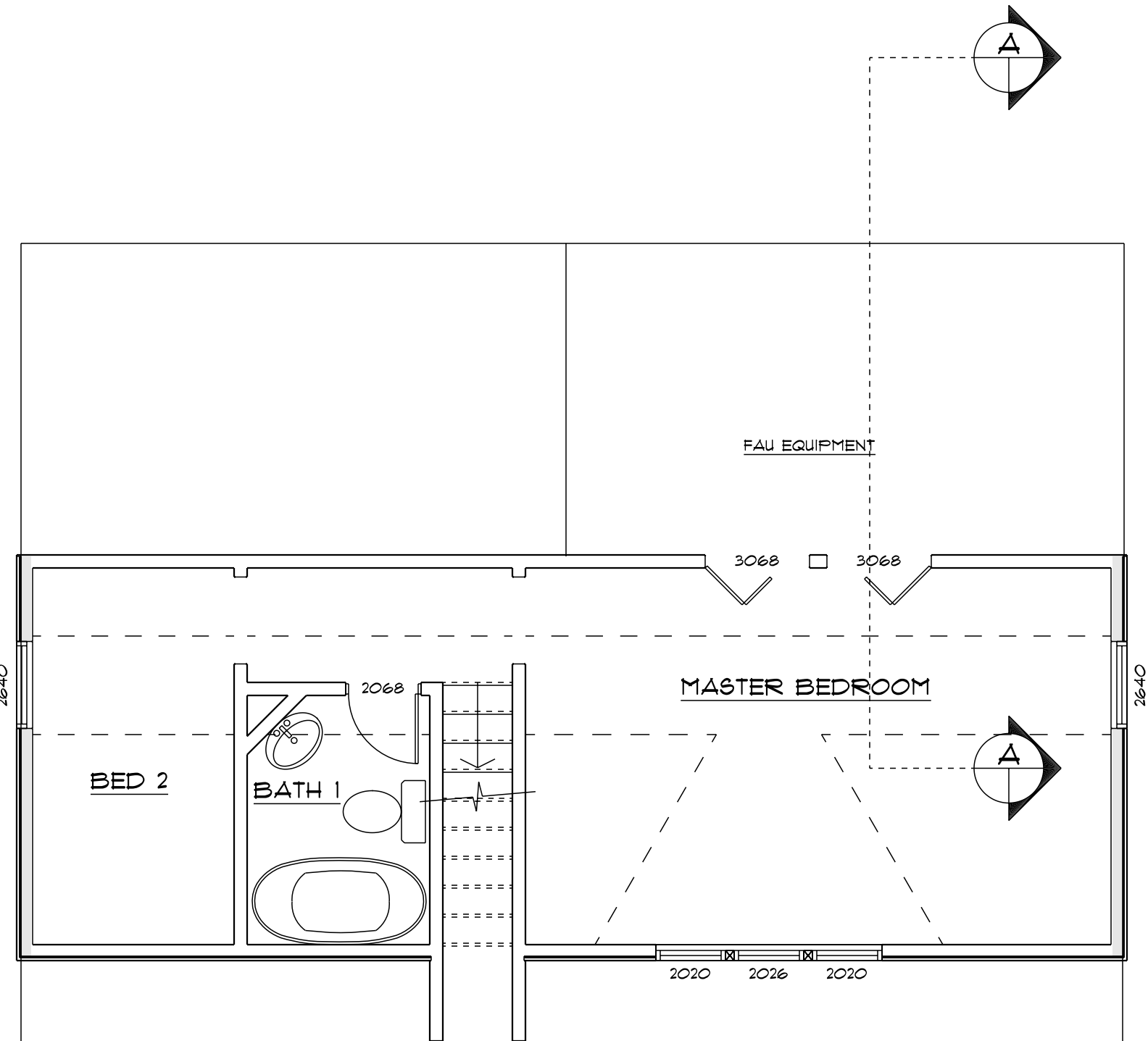


DEMO MAIN FLOOR
SCALE: 1/4" = 1'-0"



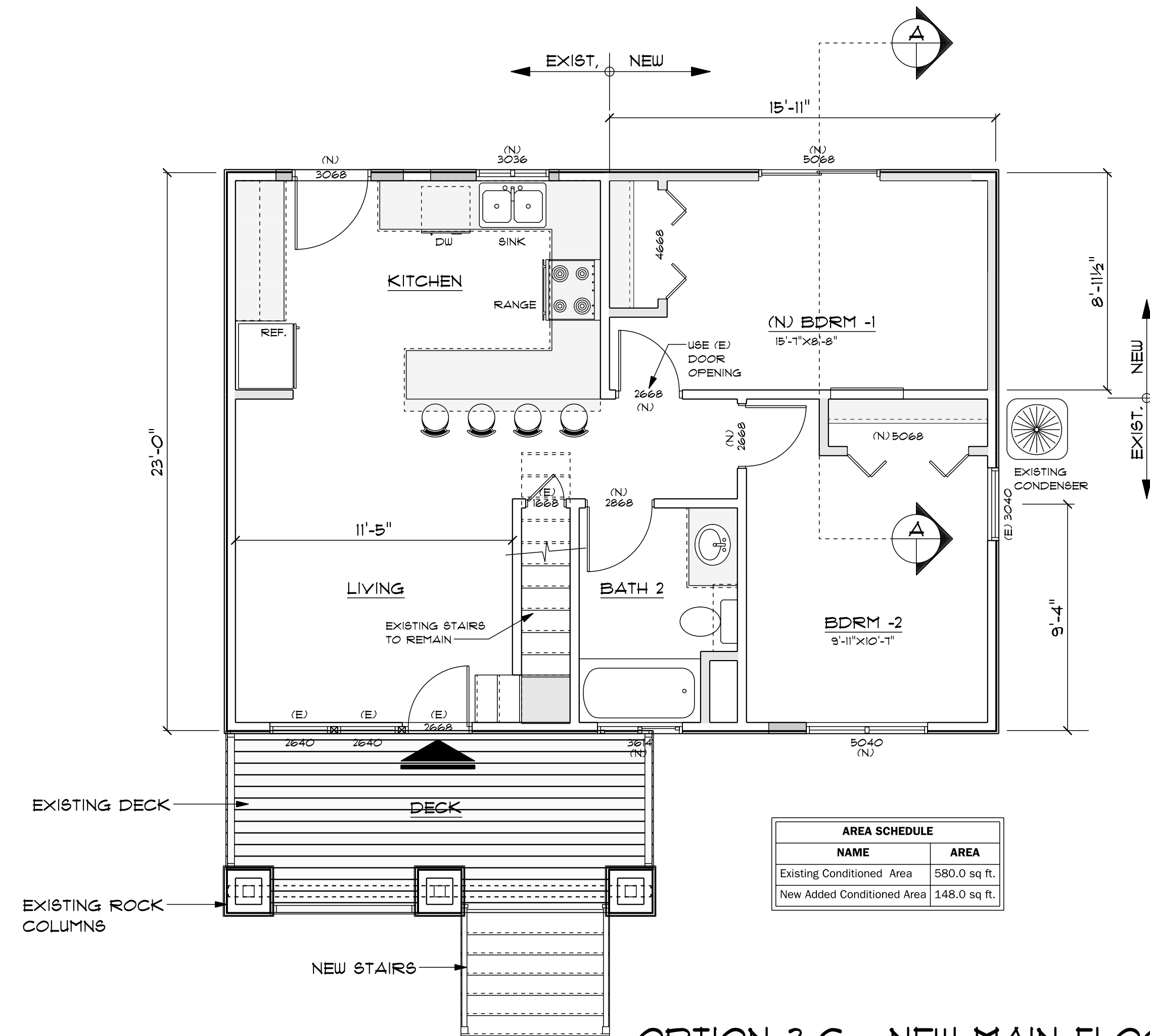
BASEMENT PLAN
SCALE: 1/4" = 1'-0"

* BASEMENT AREA IS EXISTING TO REMAIN AND SHOWN FOR REFERENCE ONLY



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

* UPPER FLOOR AREA IS EXISTING TO REMAIN AND SHOWN FOR REFERENCE ONLY



OPTION 3-C - NEW MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Existing Conditioned Area	580.0 sq. ft.
New Added Conditioned Area	148.0 sq. ft.

MONARCH DESIGN
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Bob Bates Residence
 504 Sutter St. Folsom, CA 95630

DESIGNER SIGNATURE: *Jason Bradley*
 CHECKED BY: JASON BRADLEY, CASP
 SECTION LETTER: **A**
 PAGE NUMBER: **11**
 SCALE: 1/4" = 1'-0"
 DRAWN BY: BBD/JJB
 DATE: Monday, December 14, 2020
 FLOOR PLANS

SHEET: **A-1**

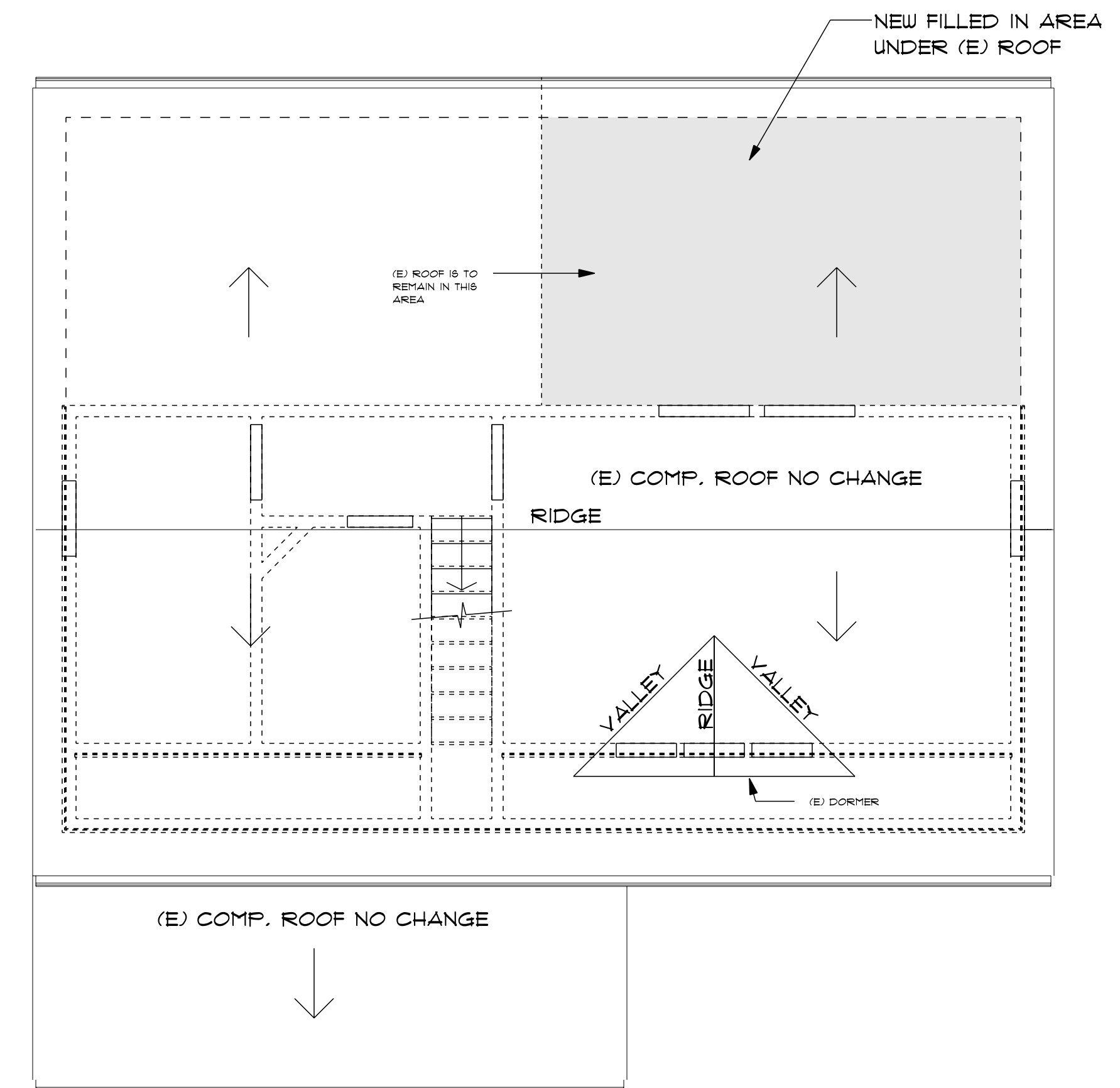


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

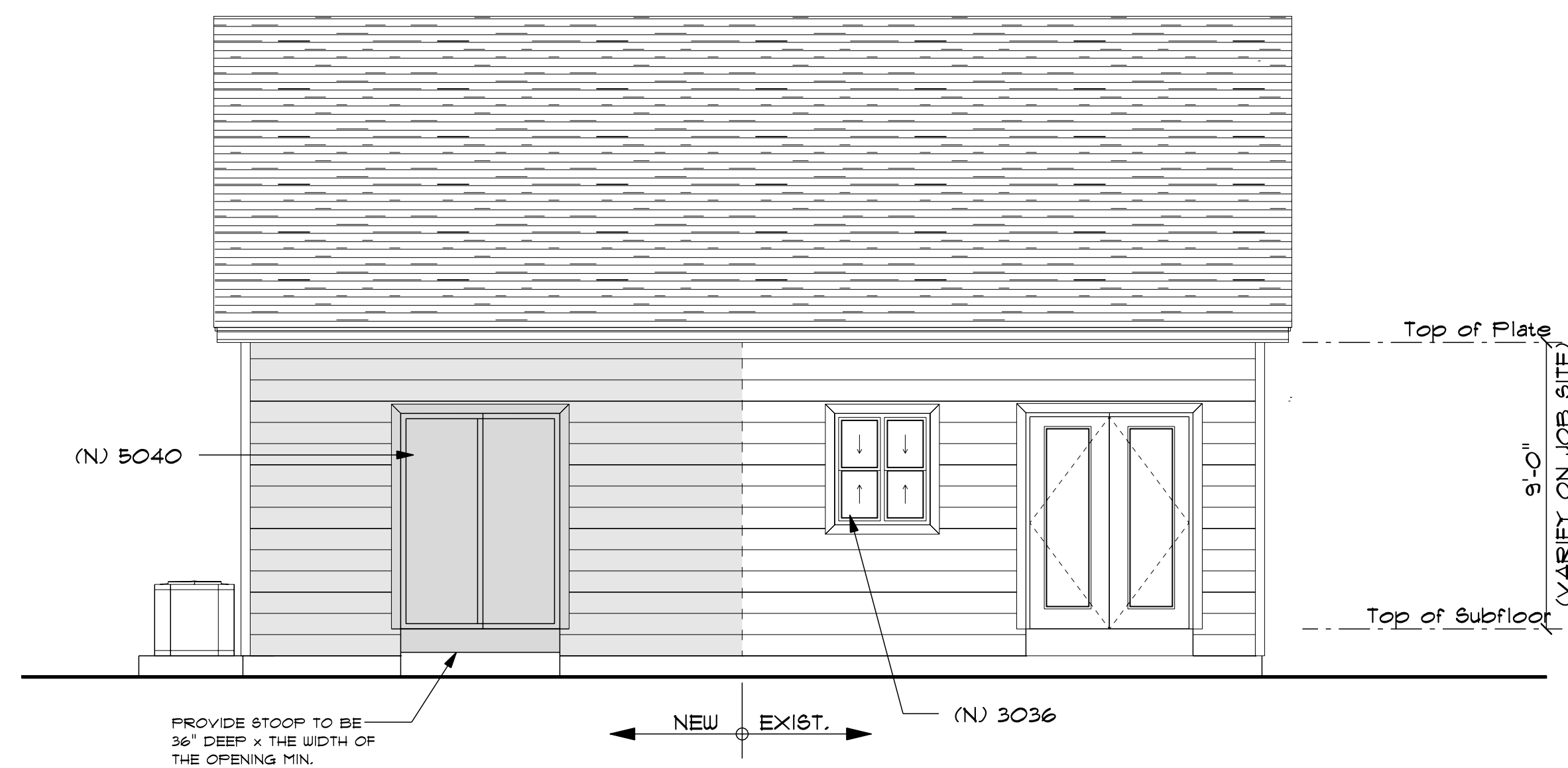
MATCH THE NEW TRIM WITH THE TRIM ON THE EXISTING RESIDENCE.
MATCH THE NEW SIDING WITH THE SIDING ON THE EXISTING RESIDENCE.
MATCH THE NEW GUTTERS AND DOWN SPOUTS THE EXISTING GUTTERS AND DOWN SPOUTS ON THE EXISTING RESIDENCE.
MATCH THE NEW COMPOSITION ROOF STYLE AND COLOR WITH THE EXISTING COMPOSITION ROOF ON THE EXISTING RESIDENCE.



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



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



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



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

DESIGNER SIGNATURE: CHECKED BY: JASON BRADLEY, CASP	SECTION LETTER: A PAGE NUMBER: 11
	SCALE: 1/4" = 1'-0" DRAWN BY: BBD/JJB DATE: Monday, December 14, 2020
M MARCH DESIGN 2260 E. Bidwell St. #1113 Folsom, CA 95630 PHONE: (916) 409-4826 FAX: (916) 409-4826 EMAIL: jason@march-des.com	
Revisions:	
Bob Bates Residence 504 Sutter St. Folsom, CA 95630 PHONE: (916) 409-4826 FAX: (916) 409-4826 EMAIL: jason@march-des.com A.P.N.#	
SHEET: A-2	

Attachment 6 Site Photos







Attachment 7

Staff PowerPoint Presentation



PN 20-272: 504 Sutter Street Addition Design Review



CITY OF
FOLSOM



CITY OF
FOLSOM



Project Vicinity

Site Photos



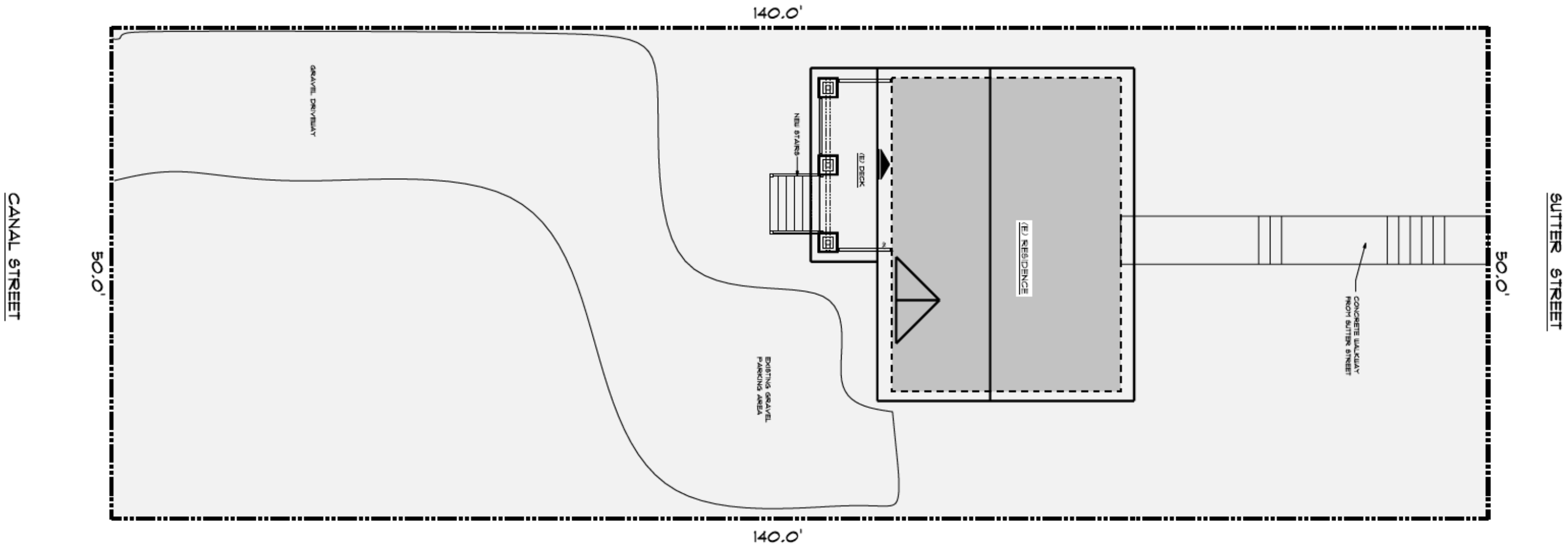
CITY OF
FOLSOM



Site Plan



CITY OF
FOLSOM



Elevations



CITY OF
FOLSOM



MATCH THE NEW TRIM WITH THE TRIM ON THE EXISTING RESIDENCE.
MATCH THE NEW SIDING WITH THE SIDING ON THE EXISTING RESIDENCE.
MATCH THE NEW GUTTERS AND DOWN SPOUTS TO THE EXISTING GUTTERS
AND DOWN SPOUTS ON THE EXISTING RESIDENCE.
MATCH THE NEW COMPOSITION ROOF STYLE AND COLOR WITH THE
EXISTING COMPOSITION ROOF ON THE EXISTING RESIDENCE.

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



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



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

Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of PN 20-272 for Design Review to convert an existing 148-square foot covered porch into enclosed habitable space and to replace windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street