

**HISTORIC DISTRICT COMMISSION AGENDA
May 20, 2020
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: Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Chair Daron Bracht

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 February 19, 2020 meeting will be presented for approval.

NEW BUSINESS

- 1. PN 20-099, 301 Coloma Street Demolition of Accessory Structures and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Joan Walter for approval of a request to demolish a 576-square-foot garage built in 1981 and a 96-square-foot shed constructed at an unknown date at 301 Coloma Street. The zoning classification for the site is R-1-M/FIG, and the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance

with Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Josh Kinkade / Applicant: Joan Walter)**

2. **PN 20-094, 709 Natoma Street General Plan Amendment and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from the City of Folsom for the Historic District Commission to recommend City Council approval of a General Plan Amendment to change the General Plan land use designation for an approximately 7,000-square-foot portion of a larger 14,000-square-foot parcel located at 707-709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) in order to correct General Plan inconsistencies that resulted in the single parcel having been previously designated for two incompatible land uses. The zoning classification for the site is C-1 PD/NBR, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines. **(Project Planner: Steve Banks / Applicant: City of Folsom)**

3. **PN 20-084, 709 Natoma Street New Commercial Building and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Jackie and Mike Sellitti for approval of a Design Review application to construct a 1,238-square-foot single-story hair salon building and associated site improvements at 709 Natoma Street. The zoning classification for the site is C-1 PD/NBR, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303(c) (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Josh Kinkade / Applicant: Jackie and Mike Sellitti)**

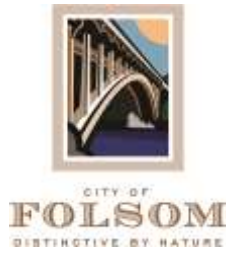
HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **June 3, 2020**. 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) 461-6203 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.



HISTORIC DISTRICT COMMISSION MINUTES
February 19, 2020
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

None

MINUTES: The minutes of January 15, 2020 were approved as submitted.

WORKSHOP

1. Accessory Dwelling Unit Ordinance Follow Up and Direction to Staff

Staff will update the Commission on the input received from the Community Workshop held on February 12th related to design standards for Accessory Dwelling Units (ADU). Staff will also report back to the Commission on recent discussions with the State Department of Housing and Community Development on design standards for ADUs in the Historic District. **(Principal Planner, Desmond Parrington, AICP)**

1. Lisbet Gullone addressed the Historic District Commission, recommending the City regulate what we can in the new ordinance, encourage one-car garages over three-car garages, encourage ADU's to be built outside of the Historic District, build the ADU's the smallest sizes possible, and create a condition of approval that these units have to be rented for more than 30 days.
2. Loretta Hettinger addressed the Historic District Commission, recommending the City hire more staff to focus on historic preservation, make sure the historic district is preserved and protected, and build the ADU's the smallest sizes possible.
3. Mike Brenkwitz addressed the Historic District Commission, recommending the City require secondary structures to comply with the look and historic integrity of the area, honor history and keep the design guidelines as in tact as possible.

4. Beth Kelly addressed the Historic District Commission, recommending the City, Commission, and outside council meet with the Historic Preservation League to help draft new ordinance.
5. Candy Miller addressed the Historic District Commission, asking if the law would have been looked at differently if the Historic District was covered by a specific plan or if they had an HD overlay.
6. Laura Fisher addressed the Historic District Commission, recommending that the City hold a workshop with roundtable discussions, and asking how the City will monitor the rental policies on these ADU's.

City Planning staff and their consultants gave a presentation on the new State laws governing Accessory Dwelling Units (ADUs) and solicited input from the Commission and the public on key issues for the ADU Ordinance that staff is preparing. Staff will return this spring with the new ADU Ordinance for review.

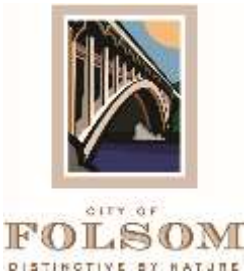
PRINCIPAL PLANNER REPORT

None

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 301 Coloma Street Demolition of Accessory Structures
File #: PN 20-099
Request: Demolition of Accessory Structures
Location: 301 Coloma Street
Parcel(s): 070-0120-001
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Applicant/Property Owner

Name: Joan Walter
Address: PO Box 6887
Folsom, CA 95763-6087

Recommendation: Approval of an application to demolish a 576-square-foot garage and a 96-square-foot shed located at 301 Coloma Street (PN 20-099) based on the findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes the demolition of a 576-square-foot garage built in 1981 and a 96-square-foot shed constructed at an unknown date (likely over 50 years old) at 301 Coloma Street. The property is not listed on the City of Folsom's Cultural Resources Inventory. The garage and shed are not considered historically significant and contain no historically significant building materials. Therefore, staff supports the demolition of the two accessory structures.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Photographs of Existing Shed and Garage
- 6 – Historic District Commission Staff PowerPoint Presentation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: May 20, 2020

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Joan Walter, is proposing to demolish an existing 576-square-foot garage built in 1981 and a 96-square-foot shed constructed at an unknown date at 301 Coloma Street.

POLICY/RULE

Demolition of structures located in the Historic District is subject to review by the Historic District Commission, per Section 17.52.660 of the Folsom Municipal Code.

ANALYSIS

In order to approve a request for demolition of a structure considered historically significant, per FMC Section 17.52.660, the Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;
2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and
4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The shed and garage structures that are the subject of this report are single-story structures with horizontal wood siding in poor structural condition, as shown in the photographs in Attachment 5. The two structures are not considered historically significant and contain no historically significant building materials. In addition, the structures are not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the shed and garage.

PUBLIC COMMENTS

No public comments were received for this project.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review 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/HISTORIC DISTRICT COMMISSION ACTION

Staff recommends that the Historic District Commission approve the demolition of a 576-square-foot garage and a 96-square-foot shed located at 301 Coloma Street (PN 20-099), with the below findings (Findings A-G) and the attached conditions of approval (Conditions 1-6).

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) 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.

DEMOLITION FINDING

- G. THE STRUCTURES PROPOSED TO BE DEMOLISHED ARE NOT CONSIDERED HISTORICALLY SIGNIFICANT.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The existing single-story, 1,098-square-foot residence at 301 Coloma Street was built in 1915. The detached, 576-square-foot garage was built in 1981 and the 96-square-foot shed was built at an unknown date (likely over 50 years old). Both structures feature wood siding and are in poor structural condition. The applicant is requesting Historic District Commission's approval to demolish the garage and shed.

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density) within the Historic District

ZONING

R-1-M/FIG (Single Family Residential Small Lot/Figueroa Subarea of the Historic Residential Primary Area)

ADJACENT LAND USES/ZONING

North: Sutter Street with Single-Family Residential Development (FIG/R-1-M) Beyond
South: Single-Family Residential Development (FIG/R-2)
East: Single-Family Residential Development (FIG/R-1-M)
West: Coloma Street with Single Family Residential Development (FIG/R-1-M) Beyond

SITE CHARACTERISTICS

The 21,000-square-foot project site contains one primary residential structure, a detached garage, and a detached shed.

APPLICABLE CODES

FMC Chapter 17.52; HD, Historic District
FMC Section 17.52.660, Demolition
Historic District Design and Development Guidelines

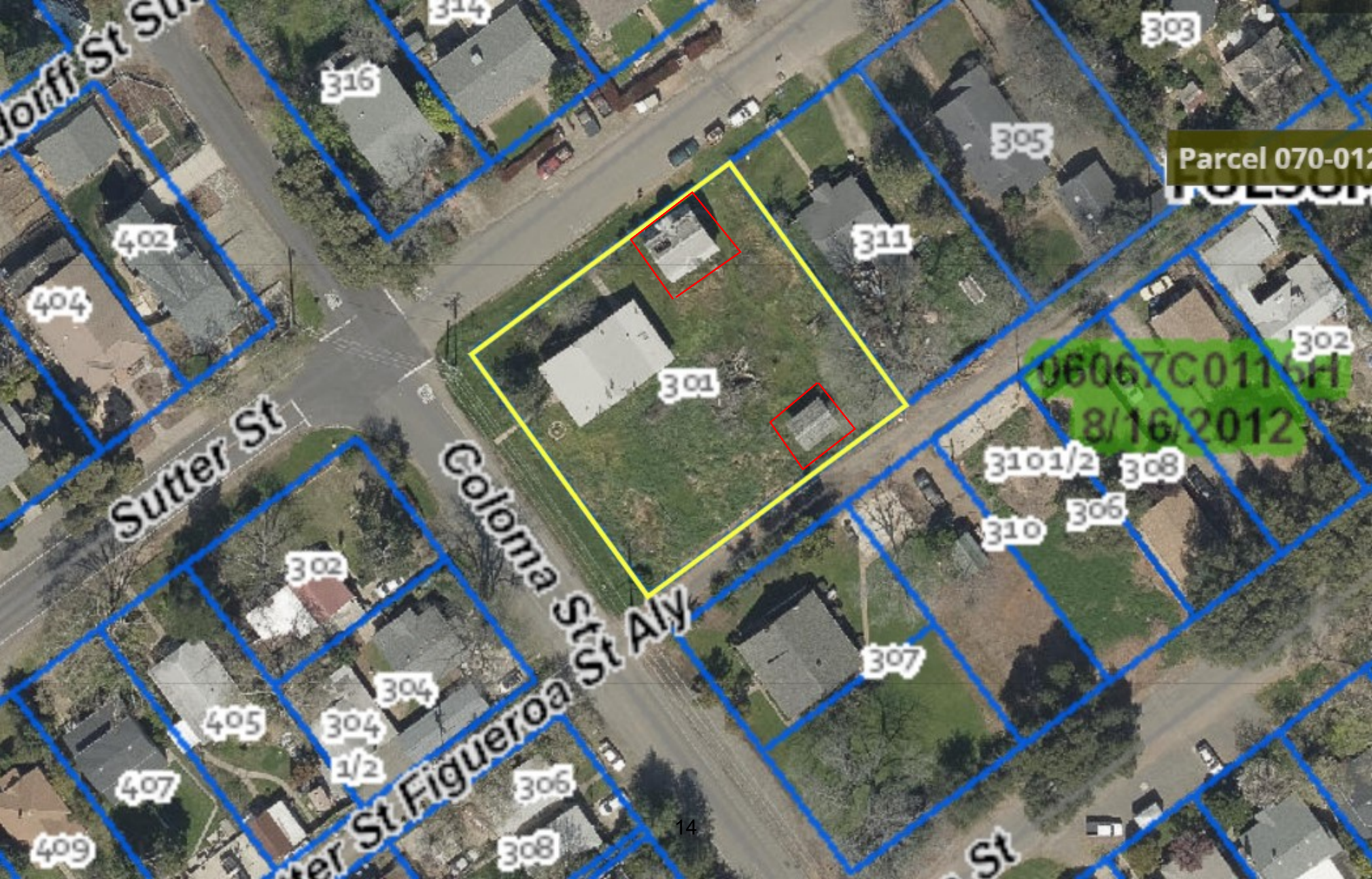
Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR 301 COLOMA STREET DEMOLITION OF ACCESSORY STRUCTURES (PN 20-099)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of demolition permit is required.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (May 20, 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)
4.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
5.		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)
6.		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)

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

Attachment 4 Vicinity Map



Parcel 070-01
TOLSON

96067C0116H
8/16/2012

Jeff St S

Sutter St

Coloma St Aly

St. Figueroa St

316
314

303

305

311

301

302

310 1/2

308

310

306

302

304

307

405

304

306

409

407

304 1/2

308

Attachment 5

Photos of Existing Shed and Garage



KYA
SKY
JOY
KRYANNA

















Attachment 6
Historic District Commission Staff PowerPoint
Presentation



PN 20-099
301 Coloma Street Demolition of
Accessory Structures



CITY OF
FOLSOM

Project Vicinity



CITY OF
FOLSOM



Shed Photographs



CITY OF
FOLSOM



Garage Photographs



CITY OF
FOLSOM

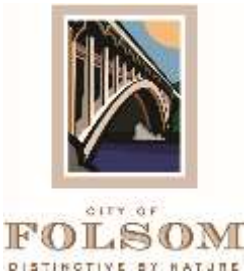


Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of PN 20-099 to apply for demolition permits for a 576-square-foot garage and a 96-square-foot shed located at 301 Coloma Street.



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 709 Natoma Street General Plan Amendment
File #: PN-20-094
Request: General Plan Amendment
Location: 709 Natoma Street
APN: 070-0156-004
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Jackie Bassler Living Trust
Address: 709 Natoma Street
Folsom, CA 95630

Applicant

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

Recommendation: Conduct a public hearing and upon conclusion recommend to the City Council approval of a General Plan Amendment to change the General Plan land use designation for the 7,000-square-foot project site located at 709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) as illustrated on Attachment 4 for the 709 Natoma Street General Plan Amendment project (PN 20-094) subject to the findings (Findings A-H) attached to this report.

Project Summary: The proposed project involves a request for approval of a General Plan Amendment to change the General Plan land use designation for an approximately 7,000-square-foot portion of a larger 14,000-square-foot parcel located at 707-709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) in order to correct General Plan inconsistencies that resulted in the single parcel having been previously designated for two incompatible land uses (SFHD/CC). The proposed General Plan Amendment will result in the entire parcel located at 707-709 Natoma Street (site of Monroe Hair Salon) having the identical General Plan land use designation of CC (Community Commercial).

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Vicinity Map
- 4 - General Plan Amendment Exhibit
- 5 - Historic District Commission PowerPoint Presentation



Submitted,

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

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, the City of Folsom, is requesting approval of a General Plan Amendment to change the General Plan land use designation for an approximately 7,000-square-foot portion of a larger 14,000-square-foot parcel (APN 070-0156-004) located at 707-709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial). The purpose of the General Plan Amendment is to correct an existing General Plan inconsistency that resulted in the single parcel having been previously designated for two incompatible land uses (SFHD/CC). The end result of the proposed General Plan Amendment is that the entire parcel located at 707-709 Natoma Street (site of Monroe Hair Salon) will have the same General Plan land use designation of CC (Community Commercial), which will be consistent with the existing zoning designation (C-1 PD/NRB) for the parcel

POLICY/RULE

Folsom Municipal Code (FMC), Section 17.68.050 requires that applications for General Plan Amendments be forwarded to the City Council for final action. Government Code section 65354 requires that the Historic District Commission's recommendation for City Council action on a General Plan Amendment be made by the affirmative vote of not less than a majority of the total membership of the Commission.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the 7,000-square-foot project site is SFHD (Single Family High Density) and the zoning designation is C-1 PD/NRB (Neighborhood Business, Planned Development District/Natoma-Riley Bidwell Commercial Primary Area). The existing General Plan land use designation (CC) and the existing zoning designation (SF) are not consistent with each other as the SFHD General Plan land use designation is intended to provide opportunities for development of single-family detached homes and single-family attached homes, while the C-1 PD/NBR zoning designation is focused on providing opportunities for low-intensity retail commercial development to serve nearby residential areas. As described in the background section of this staff report, the project site has been utilized for commercial purposes (Monroe Hair Salon) since 1996.

As noted above, the 7,000-square-foot project site located at 700 Natoma Street has General Plan land use (SFHD) and zoning (C-1 PD/NRB) designations that are inconsistent with each other. On the other hand, the adjacent 7,000-square-foot site located at 707 Natoma Street to the east (which combined, form the 14,000-square-foot parcel that Monroe Hair Salon is located on) has a General Plan land use designation of CC and a zoning designation of C-1 PD/NRB, which are consistent with each other.

The proposed General Plan Amendment to change the General Plan land use designation for the 7,000-acre project site located at 709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) would result in the General Plan land use and the zoning designations being consistent with each other. In addition, the proposed General Plan Amendment would result in the larger 14,000-square-foot parcel located at 707-709 Natoma Street having identical and consistent General Plan land use and zoning designations. It is important to note that hair salons and similar uses are identified as a permitted land use within both the C-1 zoning district and the Natoma-Riley-Bidwell Commercial Primary Area Historic District Overlay. In addition, this change will not eliminate the potential for residential development on the project site, which is discouraged by State law, because residential uses consistent with those allowed under the existing SFHD land use designation are permitted uses in the Natoma-Riley-Bidwell Commercial Primary Area as stated in FMC section 17.52.530(A)(4). As a result, staff is supportive of the General Plan Amendment to correct the existing General Plan land uses inconsistencies at 709 Natoma Street.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to recommend that the City Council approve a General Plan Amendment to change the General Plan land use designation for the 7,000-square-foot project site located at 709 Natoma Street from SFHD (Single-Family High Density) to CC (Community Commercial) as illustrated on Attachment 4 for the 709 Natoma Street General Plan Amendment project (PN 20-094) subject to the findings (Findings A-H) attached to this report.

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15061(B)(3) (REVIEW FOR EXEMPTION) 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 HISTORIC RESOURCE

GENERAL PLAN FINDINGS

- G. THE PROJECT IS CONSISTENT WITH THE CITY'S GENERAL PLAN, ZONING, AND THE FOLSOM MUNICIPAL CODE WITH THE PROPOSED AMENDMENT.
- H. THE PROPOSED GENERAL PLAN AMENDMENT IS IN THE PUBLIC INTEREST.

ATTACHMENT 2 BACKGROUND

BACKGROUND

The project site is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. This area includes a mixture of residences and commercial development, coordinated through residential design representing the 1850 to 1950 timeframe. The relatively level 7,000-square-foot project site, which is part of a larger 14,000-square-foot parcel, is developed with a driveway, a drive aisle, a gravel parking lot, landscaping, and lighting associated with the adjacent hair salon business (Monroe Hair Salon) located at 707 Natoma Street. The adjacent 7,000-square-foot site, on which the hair saloon business is located, includes a 1,498-square-foot hair salon building and associated site improvements.

In 1996, the Planning Commission approved a Planned Development Permit for the construction of a 1,498-square-foot hair salon building (PN 96-020). The hair salon, which was also approved by the Historic Area Architectural Review Commission, was constructed in 1996 and has continuously operated since that time. In 2000, the Historic District Commission approved a 1,472-square-foot addition to the hair salon. However, this addition was not constructed.

On August 21, 2019, the Historic District Commission approved a Design Review application for development of a 3,308-square-foot two-story addition to the rear of the existing 1,498-square-foot hair salon located at 707 Natoma Street. The approved project included a 1,058-square-foot hair salon and 617-square-foot garage on the first floor, and a 1,633-square-foot single-family residence on the second floor. The project included use of an existing driveway/gravel parking lot (addressed as 709 Natoma Street but located within the same parcel) and provision for 15 parking spaces. Subsequently, the applicant indicated to City staff that they were not proceeding with the project as approved. On April 6, 2020, the applicant submitted a new Design Review application for development of a 1,238-square-foot single-story hair salon at 709 Natoma Street, which will be considered by the Commission at this meeting but which is contingent upon approval of this General Plan Amendment.

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density)

ZONING

C-1 PD/NRB (Neighborhood Business, Planned Development District/Natoma-Riley Bidwell Commercial Primary Area)

ADJACENT LAND USES/ZONING

North: Natoma Street with Residential and Commercial Development (BP/NRP) Beyond
South: Natoma Street/Persifer Street Alley with Residential Property (R-1-M/PER) Beyond
East: Commercial Development (C-1 PD/NRB) with Riley Street Beyond
West: Single-Family Residences (R-1-M/NRB) with Wool Street Beyond

SITE CHARACTERISTICS

The 7,000-square-foot project site, which is part of a larger 14,000-square-foot parcel, is developed with a driveway, a drive aisle, a gravel parking lot, landscaping, and lighting associated with the adjacent hair salon business located at 707 Natoma Street.

APPLICABLE CODES

FMC Section 17.22 Commercial Land Use Zones
FMC Section 17.52 HD, Historic District
FMC Section 17.69, Amendments
Government Code sections 65354 and 65358

Attachment 3 Vicinity Map

Vicinity Map



CITY OF
FOLSOM



Attachment 4

General Plan Amendment Exhibit

General Plan Amendment Exhibit

709 Natoma Street

Existing General Plan Designation



Proposed General Plan Designation

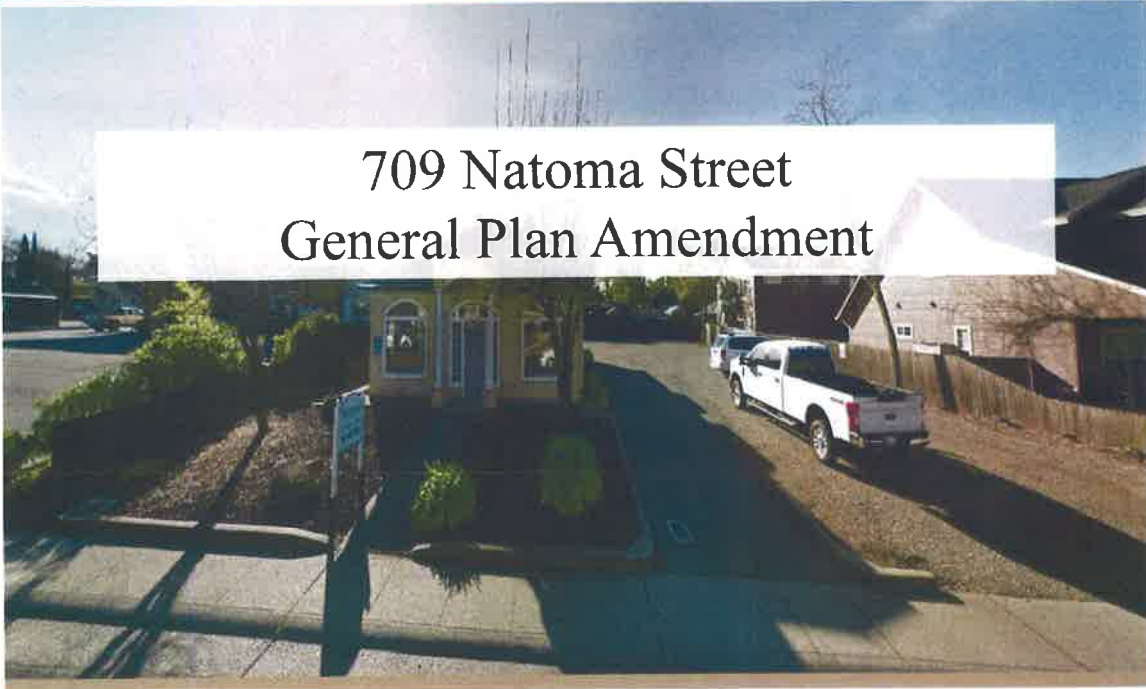


Attachment 5
Historic District Commission
PowerPoint Presentation

709 Natoma Street GPA



FOLSOM



Vicinity Map



FOLSOM



Project Background



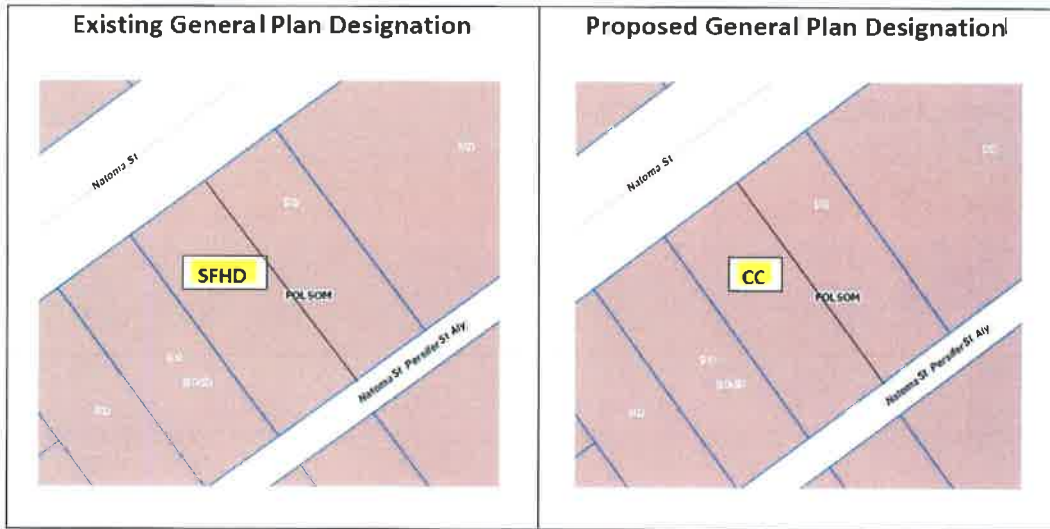
- 1996: Planning Commission/Historic Area Architectural Review Commission Approve Planned Development Permit for 1,498-Square-Foot Hair Salon at 707 Natoma Street
- 1997: Hair Salon Constructed and Begins Operation
- 2000: Historic District Commission Approves Design Review Application for 1,472-Square-Foot Addition to the Existing Hair Salon Building. Addition not Constructed and Design Review Approval Expires
- 2019: Historic District Commission Approves Design Review Application for 3,308-Square-Foot Addition to the Existing Hair Salon Building. Addition not Constructed
- 2020: Applicant Submits Design Review Application for 1,238-Square-Foot Hair Salon Building at 709 Natoma Street

Key Project Details/Analysis



- General Plan Amendment
 - Existing General Plan Designation (CC)
 - Proposed General Plan Designation (SFHD)
- Analysis
 - Existing General Plan and Zoning Designations (SFHD/C-1 PD NBR)
 - Project Site Utilized for Commercial Purposes (Hair Salon) Since 1996
 - Correct Existing General Plan Inconsistencies (SFHD/CC)
 - Amendment Will Result in Site having General Plan (CC) and Zoning (C-1 PD/NBR) Designations that are Compatible with Each Other

General Plan Amendment Exhibit



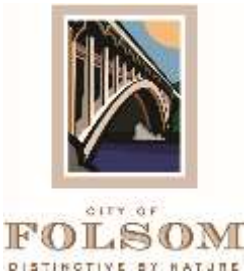
Site Photograph



Staff Recommendation



Staff Recommends
Historic District Commission
Recommend to the City Council
Approval of the 709 Natoma Street
General Plan Amendment Project



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 709 Natoma Street New Commercial Building
File #: PN 20-084
Request: Design Review
Location: 709 Natoma Street
Parcel(s): 070-0156-004
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Jackie Sellitti
Address: 711 Natoma Street,
Folsom CA 95630

Applicant

Name: Jackie and Mike Sellitti
Address: 707 Natoma Street,
Folsom CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Design Review application for a new 1,238-square-foot hair salon building at 709 Natoma Street (PN 20-084) subject to the findings (Findings A-J) included in this report and the attached conditions (Conditions 1-37).

Project Summary: The applicant is proposing a 1,238-square-foot single-story hair salon building at 709 Natoma Street. An existing single-story salon (addressed at 707 Natoma Street) and associated site improvements on the parcel were approved by the Planning Commission and constructed in 1996. The proposed project consists of the new hair salon building, a parking lot to accommodate both salon buildings, and associated site improvements.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plans and Elevations, dated March 1, 2020
- 6 - Photographs of the Project Site and Surrounding Development
- 7 - Historic District Commission Staff PowerPoint Presentation
- 8 - Historic District Applicant Presentation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: May 20, 2020

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicants, Jackie and Mike Sellitti, are proposing a 1,238-square-foot single-story hair salon building (six individual rooms) at 709 Natoma Street. The proposed building has been designed to substantially match the colors, materials, and general architecture of the existing hair salon building located at 707 Natoma Street. The parcel includes an existing driveway and a proposed 14-space gravel parking lot to meet the parking demand of both buildings on the parcel. The project site is also proposed to include additional landscaping along the northwestern frontage of the property.

POLICY/RULE

Design Review for the Historic District Commission are covered by Section 17.52.300 of the Folsom Municipal Code. Design Review applications require approval by the Historic District Commission. Special use and design standards for the Natoma-Riley-Bidwell commercial primary area are contained in FMC Section 17.52.530.

ANALYSIS

General Plan and Zoning Consistency

The zoning designation for the project site is C-1 PD/NRB (Neighborhood Business-Planned Development District, with an overlay zone of Natoma-Riley-Bidwell Commercial Primary Area). The General Plan land use designation is CC (Community Commercial) on the eastern half of the property (where the existing building sits) and SFHD (Single-Family High Density) on the western half of the property where the proposed building is to be located. The project is consistent with the zoning designation for the site, as hair salons are permitted land uses within both the C-1 zone and the Natoma-Riley-Bidwell commercial primary area. The SFHD General Plan land use designation on the site however does not allow for commercial structures, including hair salons (though hair salons are allowed in the CC zone). As such, staff is processing a concurrent application to change the General Plan designation of the SFHD portion of the site to CC. Staff has added Condition No. 5, which states that Building Permits shall not be approved for a commercial structure at 709 Natoma Street unless a General Plan amendment has been approved by City Council to allow for commercial development on the western portion of the parcel.

The proposed project, which is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District, is subject to the development standards established within the Folsom Municipal Code, Section 17.52.530, which institute requirements for lot size, lot width, lot coverage, setbacks, pervious surface, front yard landscaping, and building height. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Natoma-Riley-Bidwell Commercial Primary Area:

Development Standards Table		
	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	14,000 SF
Minimum Lot Width	50 Feet	100 Feet
Front Setback	20 Feet	20 Feet
Rear Setback	20 Feet	74 Feet
Side Setback	5', 5'	5' and 11'
Minimum Pervious Surface	25%	35%
Front Yard Landscaping	60%	60%
Maximum Building Height	35 Feet	21'
Setback To Other Structures	10 Feet	15 Feet

As shown in the table above, and/or as conditioned in Attachment 3, the proposed project meets or exceeds all applicable development standards established for the Natoma-Riley Bidwell Commercial Primary Area. See additional comments in the landscaping subsection below.

Access and Circulation

FMC Section 17.52.530 states that driveways onto Natoma Street should be kept to a minimum for design and safety reasons. Vehicle access to the project site is currently provided by an existing 12-foot-wide driveway located on Natoma Street. Due to its limited width, this driveway will be one-way with ingress into the site from Natoma Street and egress from the alley at the rear of the property. Internal vehicle circulation is accommodated by an existing 12-foot-wide asphalt and gravel driveway. Staff determined that a 12-foot-wide one-way access driveway is consistent with other commercial projects in the vicinity of the project site within the Natoma-Riley-Bidwell Commercial Primary Area. Furthermore, widening the driveway to allow for both an entrance and exit would reduce the amount of landscaping in the front 20 feet of the property below the required amount mandated in Section 17.52 of the FMC.

To help ensure one-way flow of traffic, staff has added Condition No. 30, which requires one-way signs, do-not-enter signs, and striping on the paved portion of the driveway and parking lot, subject to review and approval by the Community Development Department (CDD). Condition No. 30 also proposes that the parking lot exit along the alley remain opened during business hours in order to further ensure customers exit along the alley rather than attempt to exit on the Natoma Street driveway. Based on the submitted site plan (Attachment 5), staff has determined that, as conditioned, the design of the existing driveway, proposed drive aisle, sidewalks (existing), and pedestrian walkways continue to meet all City requirements (driveway location, driveway width, drive aisle width, etc.).

Parking

As shown on the submitted site plan (Attachment 5), the proposed project includes 14 parking spaces located in the rear of the property. The Folsom Municipal Code (Section

17.52.530(J)) requires one parking space per two hundred square feet of building area for commercial and office space. As such, the existing 1,500-square foot hair salon and the proposed 1,238-square-foot hair salon requires 14 parking spaces. The applicant has provided 14 uncovered gravel spaces (including one ADA-accessible space and four compact spaces) to accommodate the proposed and existing hair salon buildings. Staff could not find any examples of striping on a gravel parking lot that lasted for an extended period of time. Because the applicant is adding a building with six separate salon rooms, and the applicant is providing only the minimum amount of required parking for a commercial use, staff concluded that it was crucial to ensure that the proposed project's parking spaces are clearly and identifiably striped in the long-term. As such, staff has added Condition No. 29, which states that the 14 required parking spaces shall be paved with asphalt concrete and striped to the satisfaction of the Community Development Department and that the final location, design, and construction of all off-street parking spaces shall be subject to review and approval by the Community Development Department. As conditioned, staff has therefore determined that the proposed project meets the minimum vehicle parking requirements.

The submitted site plan does not identify any bicycle parking spaces. Staff recommends five bicycle onsite parking spaces be provided in a location that is in close proximity to the building entrance. Condition No. 28 is included to reflect this requirement.

Existing and Proposed Landscaping

As illustrated on the submitted site plan (Attachment 5), the proposed project includes existing landscaping located along the frontage of Natoma Street. The applicant is proposing to maintain landscaping within this area on the project site. The applicant is also proposing to install new landscaping in the front of the proposed salon building in order to meet the front landscaping requirement of 60 percent landscaping within the front 20 feet of the site. Proposed landscape improvements include additional trees and plantings in front of the proposed salon building.

Staff recommends that the final landscape plan be reviewed and approved by the Community Development Department to ensure that both the front yard landscaping requirement and parking lot shading requirement 40% tree shade coverage at high noon (assuming the sun is directly overhead) in the parking lot area within fifteen (15) years are being met. While the applicant has not yet provided a plan to show how parking lot shading requirement will be met, Condition No. 23 is included to ensure compliance. This condition further notes that if any of the required parking stalls need to be removed to meet the parking lot shading requirement, removal of any required parking stalls would be subject to a subsequent review by the Historic District Commission.

Trash/Recycling

The City of Folsom Solid Waste Department requires that garbage, recyclable and organic waste containers be screened from Natoma Street. The applicant proposes utilizing the existing space for waste containers along the east elevation on the side of the existing salon building. The applicant currently has three bins, and a minimum of four total bins will be required to accommodate both the existing and proposed building. Staff recommends that the final location of the trash/recycling containers and screening are subject to review and approval by the Community Development Department and Solid Waste Department. Condition No. 21 is included to reflect this requirement.

Noise

Development of the proposed building and associated improvements will temporarily increase noise levels in the project vicinity during the construction period. Construction activities, including site work and building construction, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that hours of construction operation be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays with no construction permitted on Sundays or holidays. Condition No. 24 is included to reflect these requirements.

Architecture and Design

As noted previously within this report, the project site is located in the Natoma-Riley-Bidwell Commercial Primary Area. This subarea of the Historic District features a mixture of residences and commercial development. In order to accommodate this mixture of land uses, the design concept for the Natoma-Riley-Bidwell subarea (Folsom Municipal Code, Section 17.52.530(B)) is that all new construction or substantial remodeling or reconstruction utilize a residential architectural design theme. The FMC states that the residential architectural design theme should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses, or other uses of a residential area. Furthermore, in assessing the appropriateness of a particular use/design, the Historic District Design and Development Guidelines (DDGs) recommend that consideration be given to the physical circumstances of the project site and its surroundings in the Natoma-Riley-Bidwell Commercial Primary Area. All future signs are required to be designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards and are subject to approval of a sign permit.

The existing hair salon building was approved by the Folsom Planning Commission and Historic Architectural Review Committee in 1996, prior to the establishment of the Historic District Commission or the DDGs. The existing building contains horizontal siding painted beige, columns in the front entrance, white window trim and dark grey asphalt shingle roofing. The building generally reflects a bungalow style with classical

elements in the front. The proposed salon (as shown in the elevations in Attachment 5) will match the siding, window trim, roofing and colors of the existing salon, as recommended in the DDGs. New windows are all vertically oriented and include shutters to match the window shutters of the existing building, and proposed doors are residentially scaled, consistent with the DDGs. The massing of the new building will not substantially affect the streetscape, as the building will be one story in height. Furthermore, the subject lot is 14,000 square feet, which is the size of two standard Theodore Judah lots. As such, having two single-story commercial buildings on this lot will appear appropriate for the lot size. Furthermore, surrounding buildings include two-story residences both next door to the west and across the street to the north and a convenience store directly to the east (as shown in Attachment 6), which are compatible with the proposed building in terms of both design and height.

In summary, staff has determined that the proposed building successfully blends residential and commercial design elements as recommended by the Historic District DDGs, in relation to the design concept of the Natoma-Riley-Bidwell Commercial Primary Area. In addition, staff has determined that the proposed project features a building design, materials, and colors that are consistent with the requirements of the FMC and the applicable provisions of the DDGs. Lastly, staff has determined that the proposed site and building improvements are compatible with and complimentary to existing residential and commercial buildings located within the project area. As a result, Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for a 1,238-square-foot single-story hair salon building located at 709 Natoma Street and associated site modifications and landscaping. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations dated March 21, 2020.
2. The materials and colors for the siding, window trim and roofing of the proposed building located at 709 Natoma Street shall substantially match those of the existing building located at 707 Natoma Street, to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final location of the trash/recycling containers and screening shall be subject to review and approval by the Community Development Department.
6. All Conditions of Approval as outlined herein shall be made as a note or separate

sheet on the Construction Drawings.

These recommendations are included in the conditions of approval presented for consideration by the Historic District Commission (Condition No. 21).

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Commercial Design Review application for the 709 Natoma Street new commercial building project (PN 20-084), which includes a 1,238-square-foot single-story hair salon building at 709 Natoma Street and associated site improvements, subject to the findings included in the report (Findings A-J) and the attached conditions of approval (Conditions 1-37).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTEN WITH THE ZONING CODE OF THE CITY.
- C. THIS PROJECT APPROVAL IS CONTINGENT UPON CITY COUNCIL APPROVAL OF PN-20-094 FOR A GENERAL PLAN AMENDMNET. IF PN-20-094 IS APPROVED BY CITY COUNCIL, THE PROJECT WILL BE CONSISTENT WITH THE GENERAL PLAN OF THE CITY.

CEQA FINDINGS

- D. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303(C) (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.
- E. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- F. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

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

DESIGN REVIEW FINDINGS

- H. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- J. THE PROPOSED PROJECT COMPLIES WITH THE NATOMA-RILEY-BIDWELL COMMERCIAL PRIMARY AREA DESIGN STANDARDS CONTAINED IN THE FOLSOM MUNICIPAL CODE.

ATTACHMENT 2 BACKGROUND

BACKGROUND

The project site is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. This area includes a mixture of residences and commercial development, coordinated through residential design representing the 1850 to 1950 timeframe. The relatively level, 14,000-square-foot project site, includes an existing 1,498-square-foot hair salon building and associated site improvements including a driveway on Natoma Street, gravel parking, underground utilities, and site landscaping. a Planned Development Permit for the construction of a 1,492-square foot hair salon building (PC 96-020). The hair salon itself was also approved by the Historic Area Architectural Review Commission. The Planned Development Permit required that a minimum of 11 parking spaces be required on the project site.

The salon was constructed in 1996 on the east side of the parcel, with parking being located on the west side of the parcel. The existing single-story hair salon building was then constructed in 1996. In 2000, the Historic District Commission approved a 1,472-square-foot addition to the salon. However, this addition was not constructed.

On August 21, 2019, the HDC approved a proposal for a 3,308-square-foot two-story addition to the rear of an existing 1,498-square-foot hair salon at 707 Natoma Street (PN 19-169). Building permits were issued for this work, but the applicant has not constructed the addition or associated site improvements. Staff has included Condition No. 4, which states that approval of PN 19-169 shall become null and void upon approval of Design Review for the proposed Design Review application (PN-20-084).

GENERAL PLAN DESIGNATION

CC (Community Commercial) and SFHD (Single-Family High Density)

ZONING

C-1 (PD)/NRB (Neighborhood Business District- Planned Development/Natoma-Riley-Bidwell Commercial Primary Area)

ADJACENT LAND USES/ZONING

North: Natoma Street with Residential and Commercial Development (BP/NRB) Beyond

South: Natoma Street/Persifer Street Alley with Residential Property (R-1-M/PER) Beyond

East: Commercial Development (C-1 (PD)/NRB) with Riley Street Beyond

West: Single-Family Residences (R-1-M/NRB)

SITE CHARACTERISTICS

The 14,000-square-foot double-lot contains a 1,498-square-foot hair salon and associated site improvements including a driveway, gravel parking, underground utilities, site lighting, and site landscaping.

APPLICABLE CODES

FMC Chapter 17.22, C-1, Neighborhood Business District
FMC Chapter 17.52; HD, Historic District
FMC Section 17.52.530; Natoma-Riley-Bidwell Commercial Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 709 NATOMA STREET HAIR SALON BUILDING
 (PN 20-084)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Site Plan, dated March 21, 2020 • Floor Plan, dated March 21, 2020 • Building Elevations, dated March 21, 2020 <p>This project approval is for a Design Review of a 1,238-square-foot single-story hair salon building at 709 Natoma Street, as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CDD (P)(E)
2.		Building plans and any required civil engineering plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.	B	CD (P)(E)(B)
3.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (May 20, 2022). Failure to obtain the relevant building (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)
4.		Approval of the Design Review PN 19-169 for a 3,308-square-foot two-story addition to the rear of the existing 1,498-square-foot hair salon located at 707 Natoma Street shall become null and void upon approval of Design Review PN-20-084.	B	CD (P)
5.		Building Permits shall not be approved for a commercial structure at 709 Natoma Street unless a General Plan amendment has been approved by City Council to allow for commercial development on the western portion of APN 070-0156-004 (addressed as 709 Natoma Street).	B	CD (P, B)

6.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
7.		The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
8.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)

9.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P)(E)
10.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I, M, B	CD (P)(E)
11.		This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable 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, 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 will begin on the date of final approval (August 21, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
12.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

13.		The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS				
14.		Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> , the <u>Design and Procedures Manual and Improvement Standards</u> , and the Historic District Design and Development Guidelines.	I, B	CD (P)(E)
15.		The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)
16.		The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
17.		Required public and private improvements shall be completed prior to issuance of a Certificate of Occupancy.	O	CD (E)
18.		Any reimbursement for public improvements constructed by the owner/applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
19.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
20.		During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

21.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for a 1,238-square-foot single-story hair salon building located at 709 Natoma Street and associated site modifications and landscaping. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations dated March 21, 2020. 2. The materials and colors for the siding, window trim and roofing of the proposed building located at 709 Natoma Street shall substantially match those of the existing building located at 707 Natoma Street, to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features. 4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping. 5. The final location of the trash/recycling containers and screening shall be subject to review and approval by the Community Development Department. 6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. 	B	CD (P)
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LANDSCAPE/TREE PRESERVATION REQUIREMENTS

22.		Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all landscape specifications and details. Landscaping of the parking lot shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u> . The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.	I	CD(P)(E)
23.		The final landscape plan shall meet the City shade requirement by providing 40% tree shade coverage at high noon (assuming the sun is directly overhead) in the parking lot area within fifteen (15) years pursuant to FMC section 17.57.070(G)(3). If any of the required parking stalls have to be removed to meet the parking lot shading requirement, removal of those stalls is subject to review and approval of parking for the site by the Historic District Commission	I, B, OG	CD (P)(E)
NOISE REQUIREMENT				
24.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays.	I, B	CD (P)(E)

CULTURAL RESOURCE REQUIREMENTS

25.		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)
26.		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)
HAZARDOUS MATERIALS REQUIREMENTS				
27.		Discovery of unknown contaminated soils during construction. If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.	G, I, B	CD (P)(E)(B)

TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				
28.		A minimum of 14 off-street vehicle parking spaces shall be provided for the proposed and existing hair salon buildings. In addition, a minimum of 5 bicycle parking spaces shall be provided to serve the project. The bicycle parking spaces shall be positioned near the entrances of the buildings to the satisfaction of the Community Development Department.	I, O	CD (P)(E)
29.		The 14 required parking spaces shall be paved with asphalt concrete and striped to the satisfaction of the Community Development Department. The final location, design, and construction of all off-street parking spaces shall be subject to review and approval by the Community Development Department.	I	CD (E)(PW)
30.		To help ensure one-way flow of traffic, one-way signs, do-not-enter signs and striping on the paved portion of the driveway and parking lot shall be added to the project site. The final number, location, design, and construction of these signs and striping shall be subject to review and approval by the Community Development Department. Furthermore, the parking lot exit along the alley shall remain opened during business hours in order to further ensure customers exit along the alley rather than attempt to exit on Natoma Street.	I, OG	CD (E)(PW)
SIGNAGE REQUIREMENT				
31.		All future signs shall be designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards to the satisfaction of the Community Development Department. In addition, the owner/applicant shall obtain approval of a sign permit for any future signs.	B	CD (P)
FIRE DEPARTMENT REQUIREMENTS				
32.		The building shall have an illuminated address visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Department.	I	FD
33.		Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD

POLICE/SECURITY REQUIREMENT

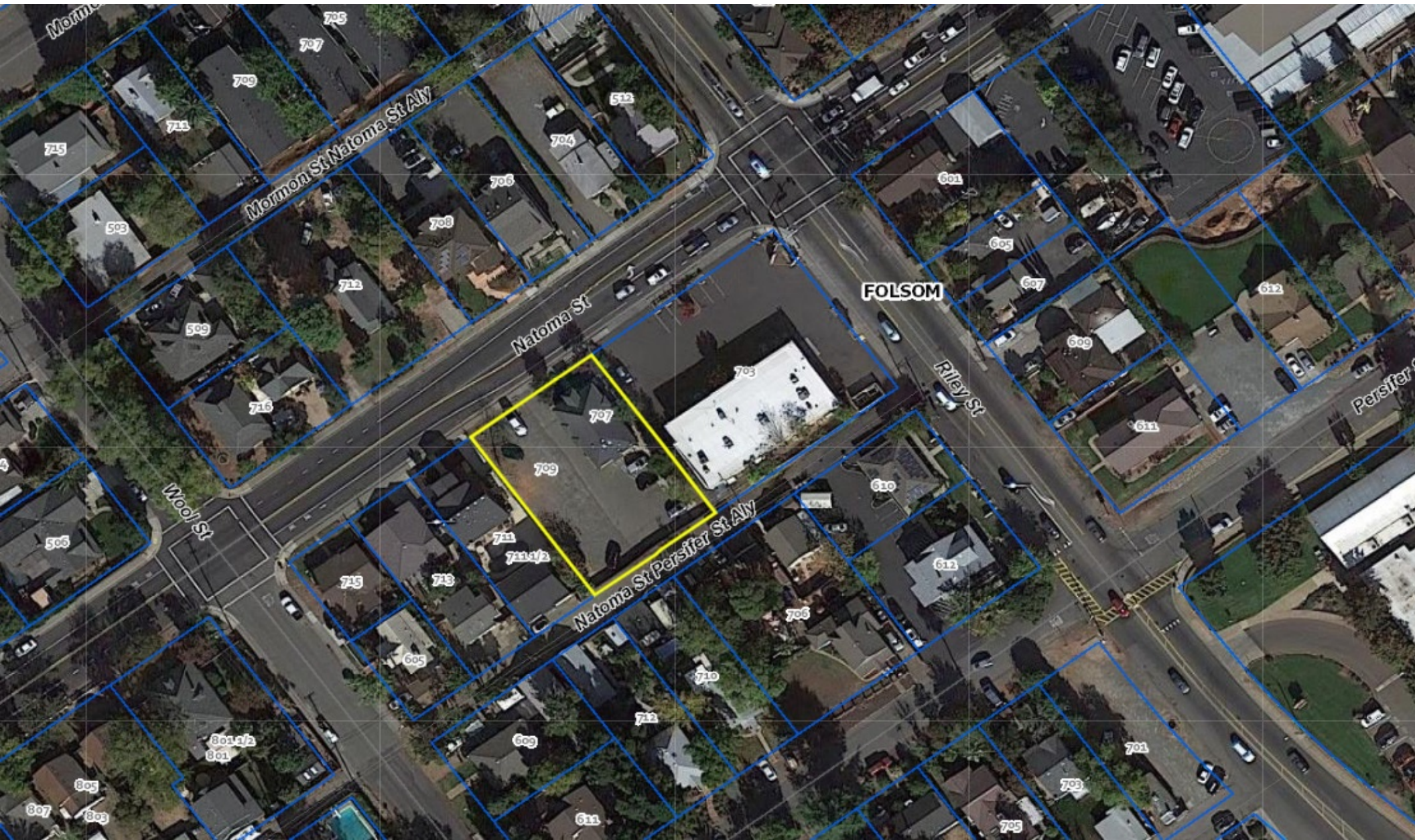
34.		<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD
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OTHER AGENCY REQUIREMENTS

35.		<p>The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.</p>	I, G	CD (P) (E)
36.		<p>The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.</p>	I	CD (P)
37.		<p>The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Chapter 13.26 Water Conservation)</u>, or amended from time to time.</p>	I, B, OG	CD (P) (E)

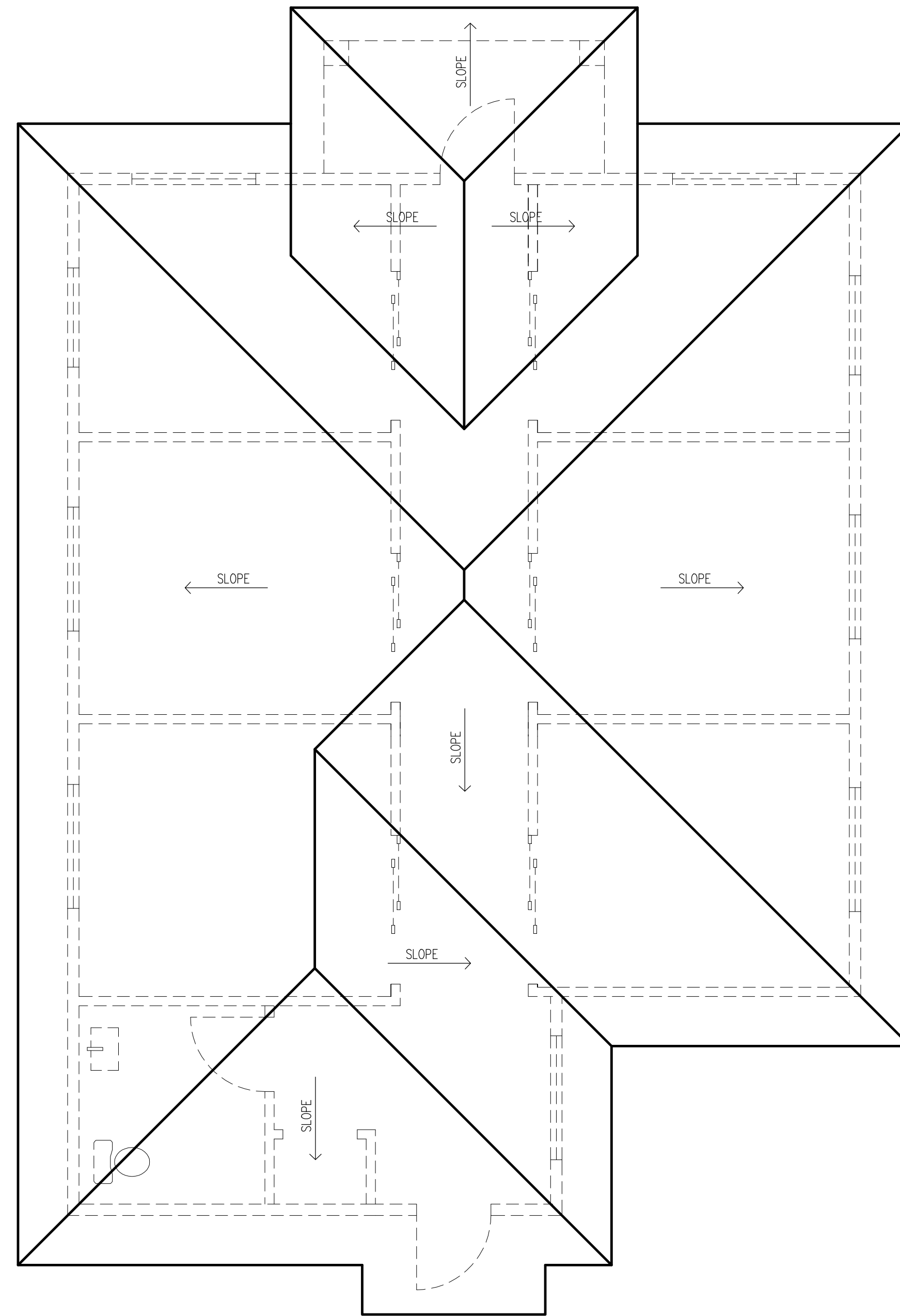
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy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

Attachment 4 Vicinity Map

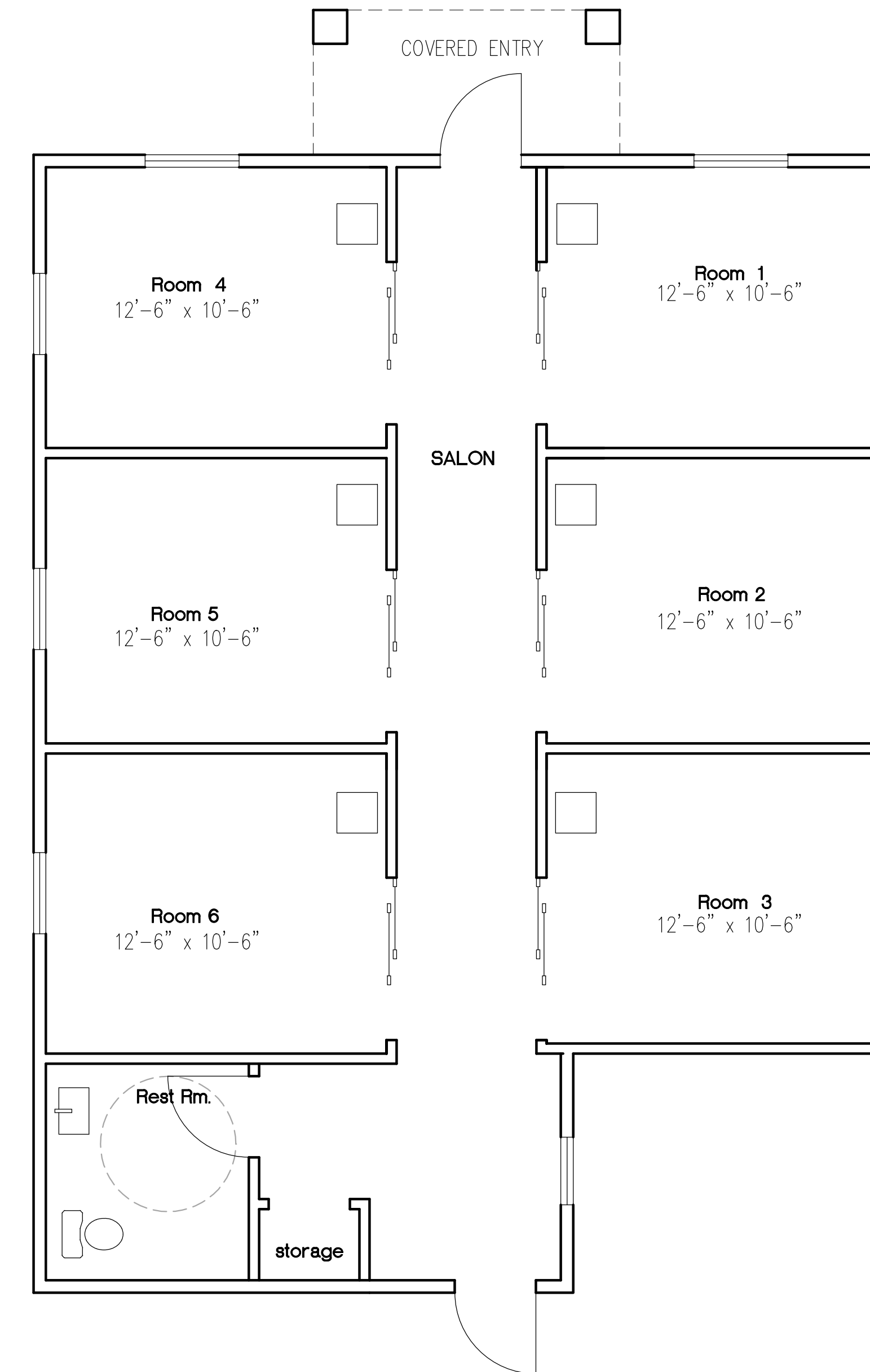


Historic District Commission
709 Natoma St. New Commercial Building (PN 20-084)
May 20, 2020

ATTACHMENT 5
Site Plan, Floor Plans and Elevations, dated
March 1, 2020



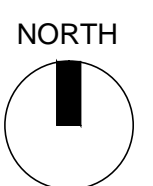
ROOF PLAN



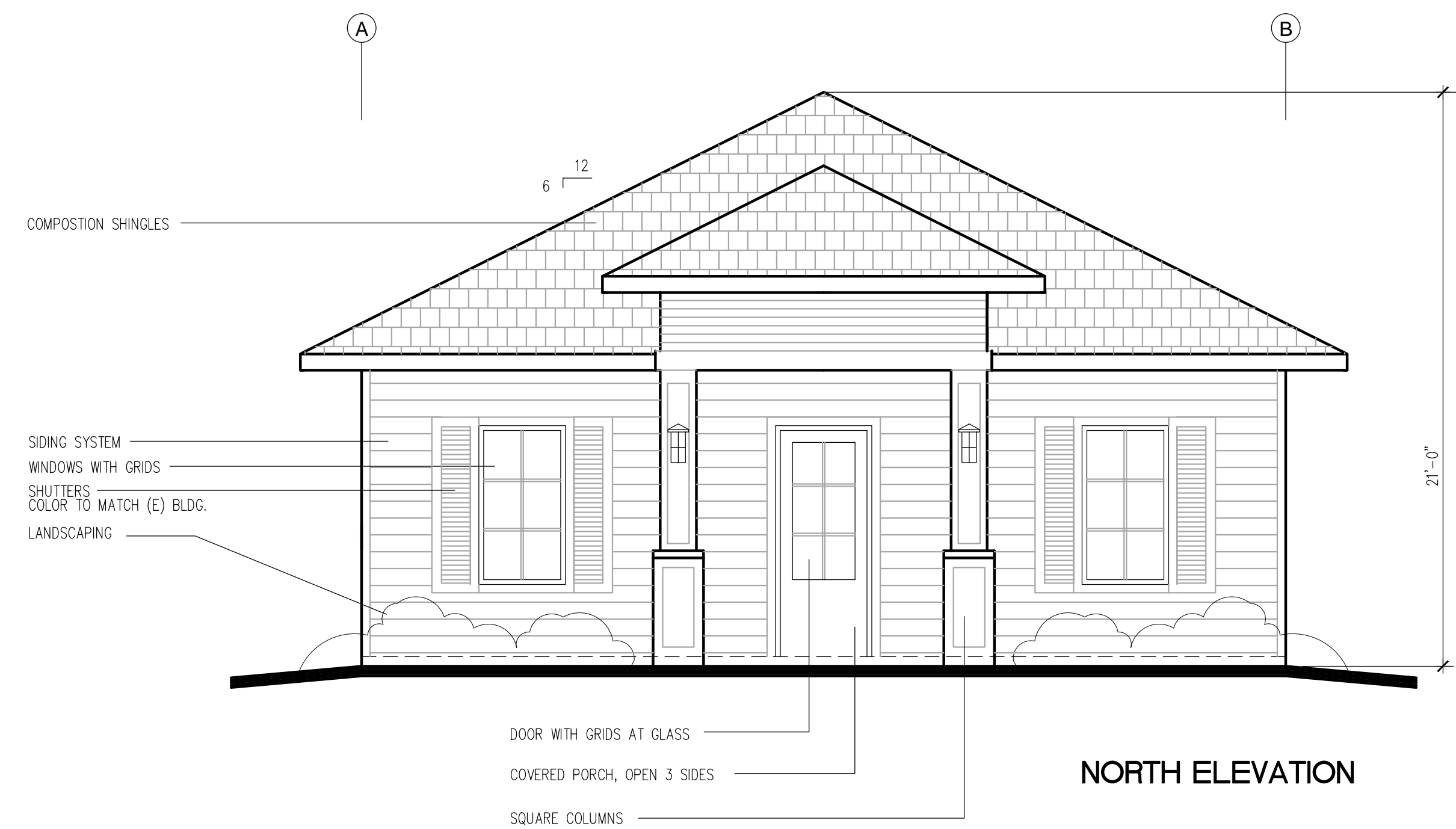
GROUND FLOOR PLAN
1,238 S.F.

BRIAN WICKERT
ARCHITECT
P.O. BOX 2106
SHINGLE SPRINGS CA 95682
530-401-3390

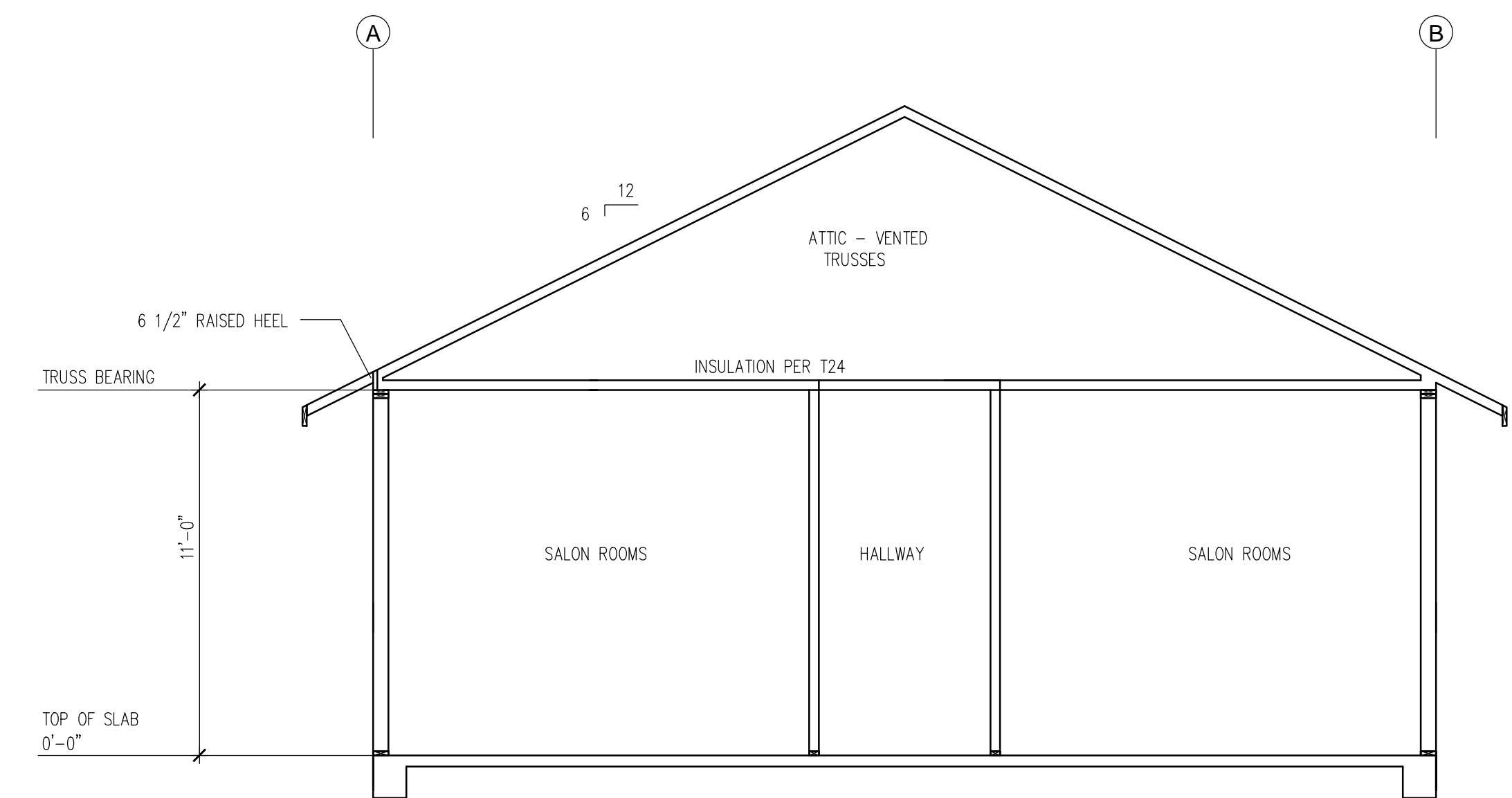
709 Natoma st
Jackie Bassler
709 Natoma Street, Folsom, CA
SCALE 1/4" = 1'-0"
DATE 3-21-20
DRAWING GROUND FLOOR PLAN
SHEET ROOF PLAN



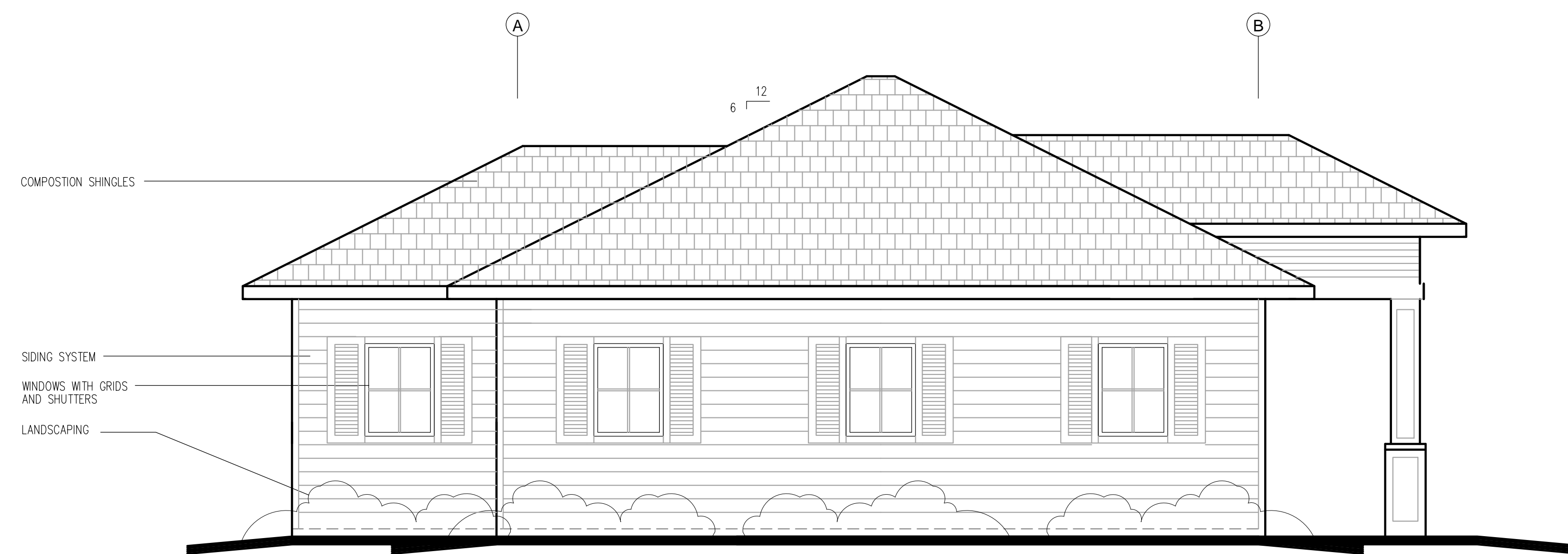
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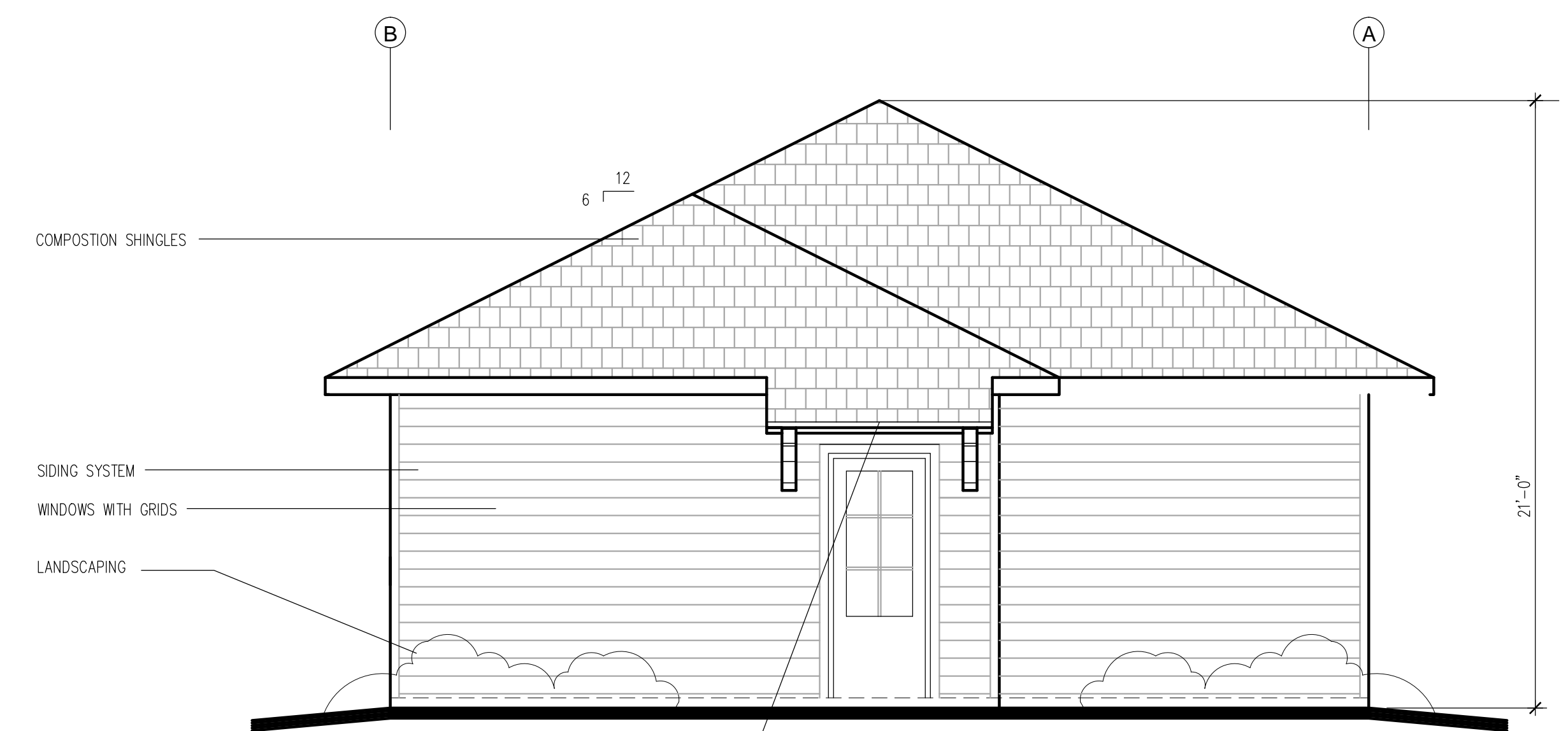
NORTH ELEVATION



BUILDING SECTION 1



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BRIAN WICKERT
ARCHITECT
P.O. BOX 2106
SHINGLE SPRINGS CA 95682
530-401-3390

709 Natoma st
Jackie Bassler
709 Natoma Street, Folsom, CA
SCALE 1/4" = 1'-0"
DATE 3-21-20
DRAWING BUILDING SECTION
SHEET EXTERIOR ELEVATIONS

A5

Historic District Commission
709 Natoma St. New Commercial Building (PN 20-084)
May 20, 2020

Attachment 6

Photographs of the Project Site and Surrounding Development









Historic District Commission
709 Natoma St. New Commercial Building (PN 20-084)
May 20, 2020

Attachment 7
Historic District Commission Staff PowerPoint
Presentation

707 Natoma Street New Commercial Building



Design Review Application for a new 1,238-square-foot hair salon building at 709 Natoma Street



Vicinity Map





Key Project Details



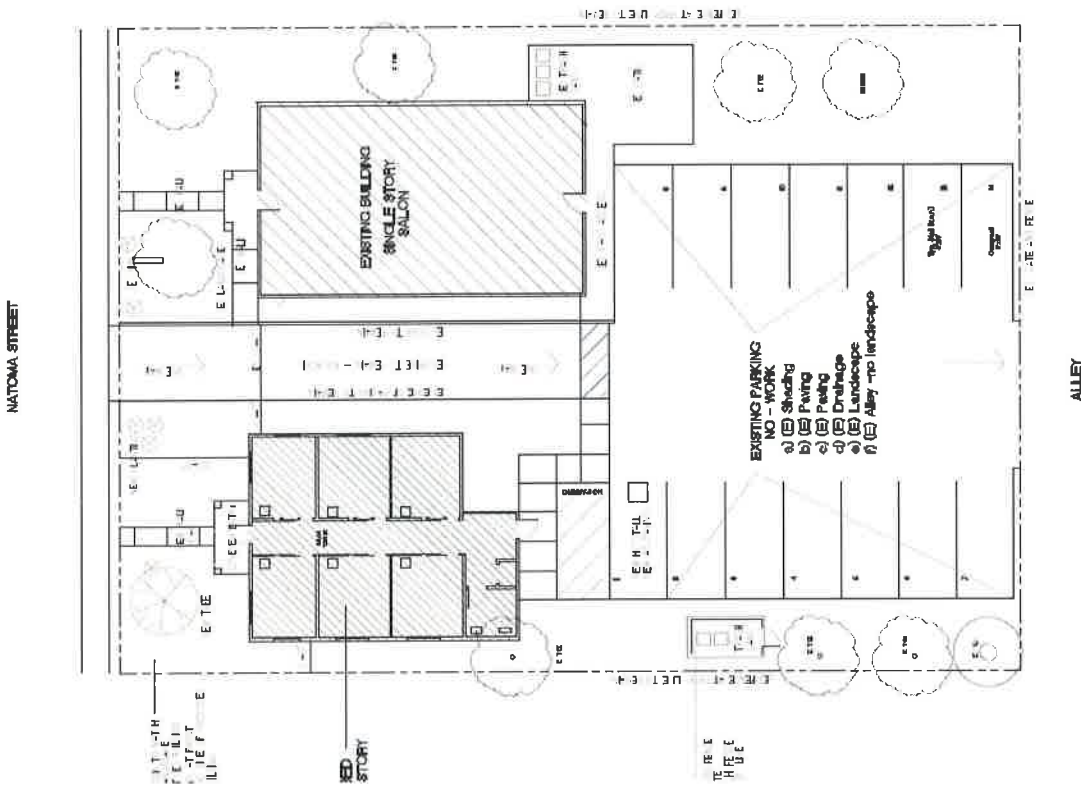
CITY OF
FOLSOM

- Design Review Application
 - Development of a new 1,238-square-foot hair salon
 - Building Design
 - Designed to match colors, materials and architecture of existing building
 - Site Details/Improvements
 - 14 parking spaces for both buildings
 - One-way driveway
 - Front-yard landscaping

Proposed Site Plan



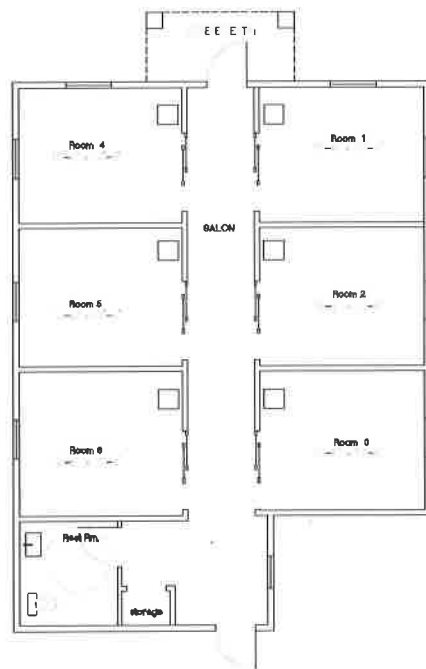
CITY OF
FOLSOM



Floor Plan



CITY OF
FOLSOM

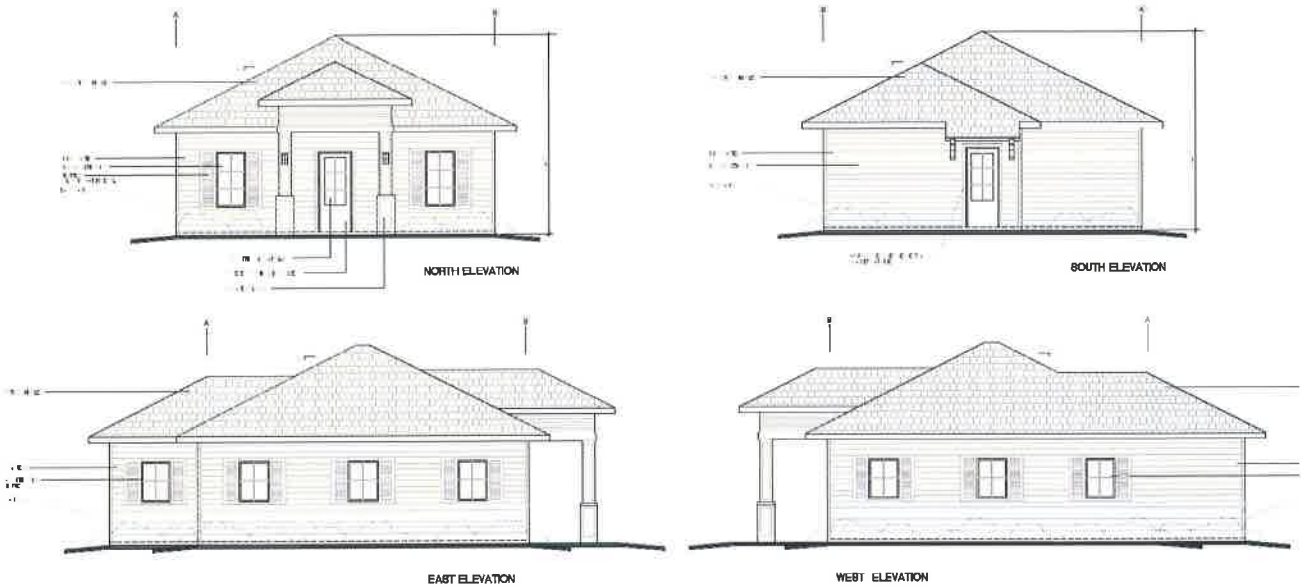


GROUND FLOOR PLAN
1238 SF.

Building Elevations



CITY OF
FOLSOM



Staff Recommendation



CITY OF
FOLSOM

Staff Recommends Historic District
Commission Approval of the 707 Natoma
Street Design Review Application



Historic District Commission
709 Natoma St. New Commercial Building (PN 20-084)
May 20, 2020

Attachment 8 Historic District Commission Applicant Presentation



