



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
December 2, 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: Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, 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 November 18, 2020 meeting will be presented for approval.

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)**

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)**

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)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **January 20, 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
FOLSOM
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**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION MINUTES
November 18, 2020
CITY COUNCIL CHAMBERS
4:00 p.m.
50 Natoma Street
Folsom, California 95630**

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

ABSENT: Asay

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

1. Bob Delp submitted a letter to the Historic District Commissioners and staff citing concerns regarding a project at 908 Bidwell Street.

MINUTES: The minutes of October 21, 2020 were approved as submitted.

NEW BUSINESS

1. PN 20-215 1002 Persifer Street Addition and Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Allison Konwinski for Design Review approval of a 350-square-foot addition, 49-square-foot uncovered rear deck addition, and residing for an existing single-family residence located at 1002 Persifer Street. The Zoning classification for the site is R-1-M/CEN, while the General Plan Land Use designation is SFHD. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines, Existing Facilities. **(Project Planner: Associate Planner, Josh Kinkade / Applicant: Allison Konwinski)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE APPLICATION (PN 20-215) FOR DESIGN REVIEW OF A 350-SQUARE-FOOT ADDITION AND 49-SQUARE-FOOT UNCOVERED REAR DECK FOR AN EXISTING RESIDENCE LOCATED AT 1002 PERSIFER STREET AS ILLUSTRATED IN ATTACHMENT 5 FOR THE 1002 PERSIFER 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 MODIFICATION TO CONDITION NO. 6 TO READ:

"6. The project approval granted under this staff report shall remain in effect for ~~two years~~ **one year** from final date of approval (~~November 18, 2022~~ **November 18, 2021**). Failure to obtain

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.”

COMMISSIONER COLE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: COLE, ANKHELYI, WEST, DUEWEL, RODRIGUEZ

NOES: NONE

RECUSED: BRACHT

ABSENT: ASAY

WORKSHOP

2. 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)**

1. Bob Delp submitted a public comment letter citing concerns about off-street parking regulation considerations.
2. Mike Brenkwitz requested the following statement be put verbatim into the November 18, 2020 meeting minutes:
“The 2019 AD HOC Parking Study showed that we were going to be short 522 parking spaces at build out. Areas such as Figueroa Street and others were identified as problem areas. The residential AD HOC Committee members requested a residential parking permit program as short term high priority. The Historic District Design and Development Guidelines spell out the City’s responsibility to provide adequate parking for the commercial developments. The parking issue is no preexisting and was not in place when the residents purchased their homes. Many residents have little or no off street parking. On behalf of myself and the many other residents I have spoken with, we are strongly opposed to downtown parking in the residential areas and request that the City and residents begin developing and implementing the residential parking program right away.”
3. Cindy Pharis addressed the Historic District Commission citing concerns about parking and whether the new zoning code update is in the best interest of the residents of the Historic District.
4. Beth Kelly addressed the Historic District Commission citing concerns about parking, the variance process, and sign criteria in the Historic District.
5. John Lane addressed the Historic District Commission citing concerns about the variance process and in-lieu fees.

City staff presented three key issues to the Historic District Commission for their consideration and input. The issues included standards for off-street parking, sign regulations, and the regulation of entertainment and alcohol-serving uses in the District. Staff discussed the issues and drawbacks regarding the use of variances for parking. Staff also discussed current issues related to sign regulations in the Historic District plus staff’s recommendations for new sign standards. Finally, staff identified what was working well and those issues that remain related to entertainment, outdoor dining, and alcohol serving uses. The Commission focused their discussion on parking issues and generally agreed that the variance process was broken. There were varied opinions regarding staff’s recommendation for an alternative to the variance process with some commissioners preferring staff’s recommendations for an administrative process for parking reduction requests while others preferred more Commission involvement and oversight as well as fewer reductions in parking requirements. The Commission ran out of time and was not able to discuss the other remaining topics. Staff promised to hold a special workshop to allow the Commission to complete its review.

PRINCIPAL PLANNER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Hearing
Date: December 2, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 719 Traders Lane Conditional Use Permit
File #: PN-20-222
Request: Conditional Use Permit
Location: 719 Traders Lane
Parcel(s): 070-0052-017
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: RDI LLC
Address: 2260 E. Bidwell Street,
Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Conditional Use Permit application to allow for a two-unit residence at 719 Traders Lane (PN 20-222) subject to the findings included in this report (Findings A-G) and attached conditions of approval (Conditions 1-12).

Project Summary: The proposed project includes converting the space of an existing 2,119-square-foot commercial/office building located at 719 Traders Lane into a two-unit residence. One unit would occupy the first floor and the other unit would occupy the second floor. No expansion of the building footprint is proposed.

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- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Existing Floor Plans
- 6 - Photographs of the Project Site and Nearby Trash Enclosures
- 7 - Staff PowerPoint Presentation



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AGENDA ITEM NO. 1
Type: Public Hearing
Date: December 2, 2020

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, RDI LLC, is proposing a Conditional Use Permit (PN 20-222) to convert the space of an existing 2,119-square-foot commercial/office building located at 719 Traders Lane into a two-unit residence. One unit would occupy the first floor and the other unit would occupy the second floor. Access to the upper unit will be via an interior staircase. No expansion of the building footprint is proposed. Physical exterior changes (decking, windows, etc.) will be proposed under a separate design review. The project site does not have frontage on Sutter Street and is located adjacent to the Historic District parking lot.

POLICY/RULE

Section 17.52.510 of the Folsom Municipal Code (FMC) states that a conditional use permit is required for the primary use of a structure in the Sutter Street Subarea to be residential. Section 17.52.360 of the FMC states that conditional use permit applications are subject to prior by the Historic District Commission.

ANALYSIS

Conditional Use Permit

In 2019, the applicant applied for a building permit to renovate the lower level of the 719 Traders Lane building as commercial space and utilize the upper level as residential/loft space. In the plan check process, it was found that due to a trash enclosure and utility meters located directly in front of the property, as well as the slope in the front of the lot and lack of access to the rear of the lot, there was no way to get direct Americans with Disabilities Act (ADA) access to the commercial portion of the building. The neighboring parcel has a walkway from the parking lot and an elevator for ADA access, but the property owners were not able to find a feasible way to share these facilities. As such, the owner of 719 Traders Lane determined that it was not possible to move forward with a commercial portion of the building due to lack or required ADA access. The only feasible use on this property would be for residential use. The applicant is therefore proposing to convert the building into a two-unit residence (which does not require ADA access).

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

In evaluating the Conditional Use Permit, staff focused on the proposed use and its

compatibility with existing land uses in the area relative to traffic/access/circulation impacts, parking impacts, noise impacts, solid waste impacts.

FMC Section 17.52.510(A)(3)(a) states that residential uses are permitted in Sutter Street subarea, however, street-level frontage space is intended for retail and other commercial use and is generally not appropriate for residential use. Staff notes that the 719 Traders Lane building does not have frontage on Sutter Street, and therefore meets the intent of this regulation.

Traffic, Access, Circulation and Parking Impacts

Staff does not anticipate any significant traffic/access/circulation and parking-related impacts beyond what was previously assumed for the building's office/commercial uses. FMC Section 17.52.510(F) states that the parking requirement for retail and office uses is one space per 350 square feet of building space and the parking demand for residential is two spaces per dwelling unit over 600 square feet of building space. Based on these parking requirements, the existing 2,119-square-foot building for retail and office uses has a parking demand of six spaces, while the proposed conversion to two residential units would reduce that demand to four spaces. Because the applicant is not seeking to expand the square footage of the existing building and the building has previously accommodated uses with a parking demand beyond what is needed for the proposed residences, the lack of parking on-site is considered an existing non-conforming condition, and the proposed use does not expand the non-conformity. The proposed future residences would therefore not result in an increase in parking demand or traffic beyond what was previously used for the building. Regarding access, the building is accessible by vehicles and pedestrians from the Traders Lane parking lot and sidewalk.

The property is adjacent to a public parking lot intended to accommodate parking needs for uses along Sutter Street. As is typical for other properties in the Sutter Street Subarea, this existing public parking will be utilized for the proposed residences. In order to avoid an increase in parking demand, staff has provided Condition No. 10, which states that rental agreements for each unit shall be for a minimum of one month and that no more than two offsite public parking spaces shall be utilized for the renters of each unit. This condition would ensure that the property is not used for short-term rentals (which may be associated with more vehicles) and that the vehicles associated with the rentals are not substantially impacting the parking lot beyond what was previously used for the commercial use.

Noise Impacts

In relation to noise-related impacts, the proposed use of the building is residential, and will be surrounded by commercial and office uses. Staff does not anticipate the residential use in incur a greater impact that the previously-assumed commercial/office uses in the building.

Solid Waste Impacts

Regarding solid waste impacts, staff notes that, per SB 1383, all residences will be required to have three bins each (solid waste, recycling and organics). As such, the two proposed residences would require six residential bins. Due to the lack of direct street frontage or alley access at the project site, the only feasible place to store these bins is within the City-owned parking lot on Traders Lane. There is an existing trash enclosure and commercial bin directly in front of the building. This enclosure also includes several utility meters and bollards in front of the meters. City Solid Waste staff has analyzed this enclosure and found that it would be able to accommodate the required residential bins for two units. They also noted that residential bins will be advantageous to the utility providers needing access to the meters in the back of the enclosure, as the providers can move these bins themselves rather than needing the City to move a large commercial bin.

For the enclosure in front of the project site to be utilized by the residential bins, staff has provided Condition No. 11, which states that the applicant shall reach an agreement with Solid Waste staff to add doors to the enclosure and repair the edge of the enclosure to the satisfaction of Public Works staff. For aesthetic purposes, the doors are required to substantially match the doors of the other trash enclosures within the parking lot (as shown in Attachment 6). Finally, staff has provided Condition No. 12 which requires that the residential bins be placed within the enclosure except within 24 hours before and after pickup day. This condition also states that bins left out for pickup shall not encroach into the fire lane or block ADA access. The trash enclosure doors are required to be shut, but are to be left unlocked for utility company access. With these conditions in place, staff does not anticipate any additional solid waste impacts associated with the project.

In summary, staff has concluded that as conditioned, the proposed project is compatible with adjacent properties. In addition, staff has determined that the proposed project will not have a significant impact on adjacent properties in terms of noise, traffic/access/circulation, parking and solid waste.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). 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 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).

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

CONDITIONAL USE PERMIT FINDING

- G. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY, AS THE PROPOSED RESIDENTIAL USE WILL HAVE NOT HAVE NEGATIVE IMPACTS TO NEARBY COMMERCIAL USES THAT HAVE NOT BEEN MITIGATED.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The building located at 719 Traders Lane was constructed in 1950 according to Sacramento County Assessors records. The building has no rear alley access. The rear of the building was built less than one foot from the rear of the adjacent building facing Sutter Street (720 Sutter Street). The building had previously been used as commercial/office space and has not been occupied for several years. The applicant applied for a building permit in 2019 to renovate the lower level as commercial space and utilize the upper level as residential/loft space. Due to lack of ADA access to the commercial portion of the building, the applicant was not able to move forward with that proposal. As such, they are proposing a two-unit residential use for the building, as such a use does not require ADA access.

GENERAL PLAN DESIGNATION

HF, Historic Folsom

ZONING

HD, Sutter Street Subarea of the Commercial Primary Area

ADJACENT LAND USES/ZONING

North: Parking lot and Leidesdorff Street (HD)
South: Sutter Street retail area (HD)
East: Sutter Street retail area (HD)
West: Sutter Street retail area (HD)

SITE CHARACTERISTICS

The 1,750-square-foot parcel consists of a two-story 2,119-square-foot vacant commercial/office building with decks on both floors and a sloped lawn area in front.

APPLICABLE CODES

FMC Chapter 15.52; HD, Historic District
FMC Chapter 17.60; Use Permits

ATTACHMENT 3

Proposed Conditions of Approval

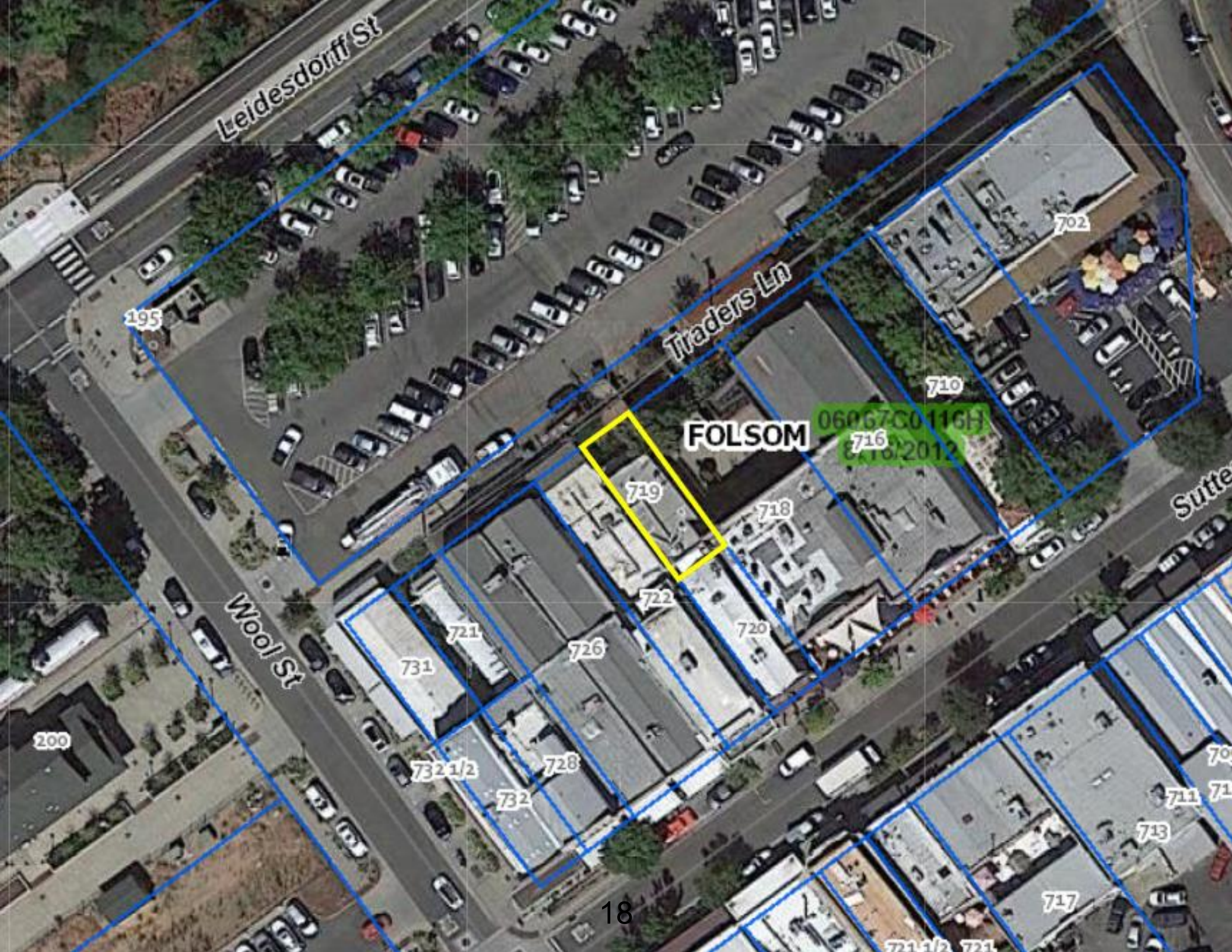
**CONDITIONS OF APPROVAL FOR
 719 TRADERS LANE CONDITIONAL USE PERMIT
 (PN20-222)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		The project is approved for a Conditional Use Permit to convert the space of the existing 2,119-square-foot commercial/office building located at 719 Traders Lane into a two-unit residence.. Implementation of the project shall be consistent with the project description, as modified by these conditions of approval.	OG	CD (P)
2.		If the Community Development Director finds evidence that conditions of approval for the 719 Traders Lane Conditional Use Permit have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.	OG	CD (P)
3.		This Conditional Use Permit shall be deemed revoked without further action by the Historic District Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months.	OG	CD
4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD

DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
7.		This project approval shall remain in effect for one year until December 2, 2021. If a Conditional Use Permit is not vested within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for a permit extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to Chapter 17.60 of the <u>Folsom Municipal Code</u> .	B	CD (P, B)
CONDITIONAL USE PERMIT REQUIREMENTS				
9.		Any intensification or expansion of the use approved and conditioned herein will require a use permit modification approval by the Historic District Commission.	B, OG	FD NS (B)
10.		The rental agreements for each unit shall be for a minimum of one month. No more than two offsite public parking spaces shall be utilized for the renters of each unit.	OG	CD (P)
11.		The applicant shall reach an agreement with Solid Waste staff to add doors to the trash enclosure in front of the project site and to repair the portion of the enclosure that connects to the door to the satisfaction of the Public Works Department. Doors shall be provided by the applicant to shield the enclosure and bins from the parking lot. The doors shall substantially match the other trash enclosure doors in the parking lot to the satisfaction of Solid Waste staff. These improvements shall be installed prior to Certificate of Occupancy sign-off.	O	CD (P), PW
12.		Trash, recycling and organic bins associated with the residences shall be placed inside the trash enclosure except within 24 hours of pickup day. Doors to the enclosure shall remain closed except to move bins out for pickup. Bins left out for pickup shall not encroach into the fire lane or block ADA access. Trash enclosure doors shall remain unlocked at all times for utility company access.	OG	CD (P, PW)

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

Attachment 4 Vicinity Map



Leidesdorff St

Traders Ln

Wool St

Sutter

FOLSOM

0606760116H
8/16/2012

295

702

710

719

718

716

722

721

726

720

200

731

732 1/2

728

732

701

711

712

713

18

717

721 1/2 721

ATTACHMENT 5

Existing Floor Plans

CUSTOM RESIDENTIAL INTERIOR REMODEL FOR:
RESIDENCE AT
719 TRADERS LANE
FOLSOM, CA 95630

TITLES:

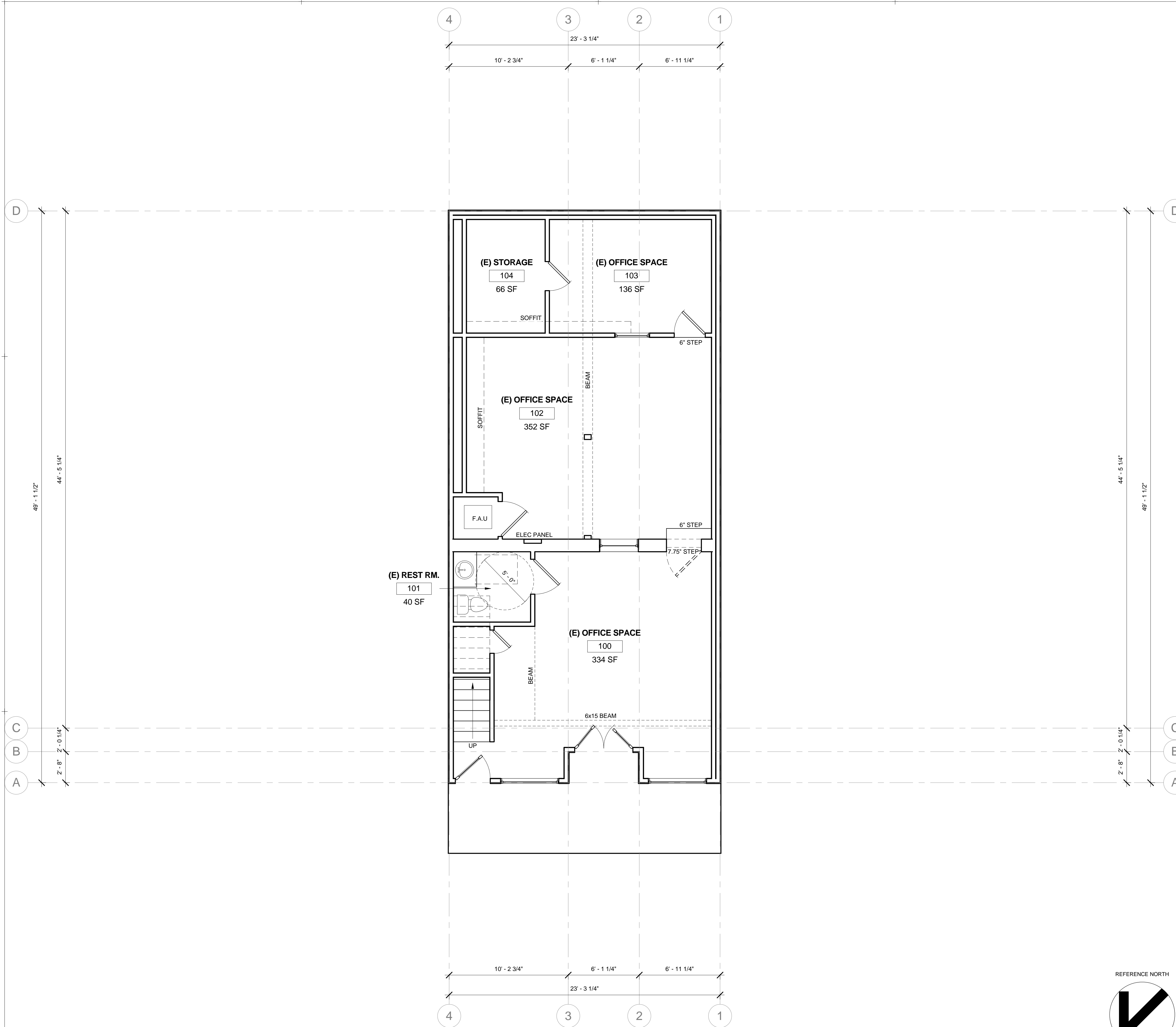
COUNTY COMMENT ...
CITY SUBMITTAL
DESIGN PHASE 02.16.18

DRAWN BY:
A. SALAZAR

DEMOLITION MAIN
FLOOR PLAN

SHEET

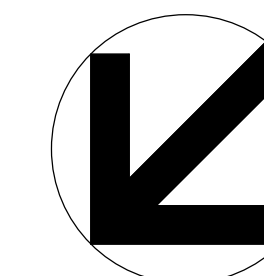
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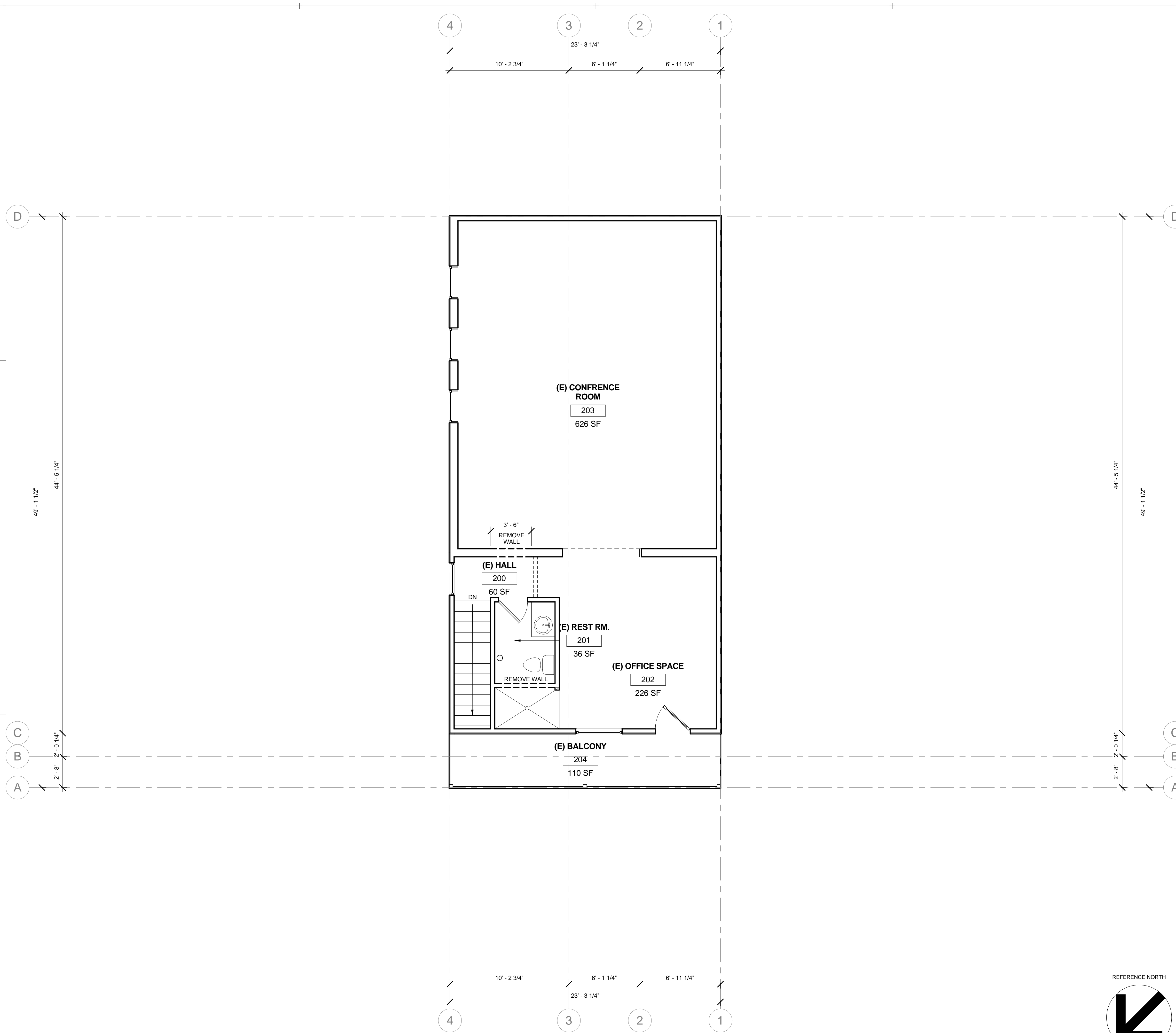


01 DEMOLITION MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

NO WORK SHALL OCCUR ON LOWER LEVEL (U.N.O)

REFERENCE NORTH





- DEMOLITION PLAN GENERAL NOTES:**
1. EXISTING EXTERIOR WALL CONSTRUCTION: 2X6 D.F. STUDS @ 16" O.C. WITH GYP BRD INSIDE. PATCH AND REPAIR ANY DEMOLITION WORK (FINISH AS SPECIFIED ON FINISH SCHEDULE)
 2. EXISTING INTERIOR WALL CONSTRUCTION: 2X4 D.F. STUDS @ 16" O.C. WITH GYP BRD EACH SIDE. PATCH AND REPAIR ANY DEMOLITION WORK (FINISH AS SPECIFIED ON FINISH SCHEDULE)
 3. REMOVE ALL EXISTING INTERIOR DOOR TRIM (DOORS AND WINDOWS THAT ARE EXTERIOR WILL KEEP THEIR INTERIOR SIDE TRI AT THIS TIME)
 4. EXISTING INTERIOR WALL DEMOLITION: DEMO AS SHOWN, CONTRACTOR TO VERIFY REQUIRED DEMO EXTENTS BEFORE BEGINNING WORK. PATCH AND REPAIR AFFECTED AREAS TO REMAIN (FINISH AS SPECIFIED ON FINISH SCHEDULE)
 5. EXISTING DOOR DEMOLITION: REMOVE AS SHOWN, CONTRACTOR TO VERIFY REQUIRED DEMO EXTENTS BEFORE BEGINNING WORK. PATCH AND REPAIR AFFECTED AREAS TO REMAIN (FINISH AS SPECIFIED ON FINISH SCHEDULE)
 6. REMOVE ALL EXISTING INTERIOR TRIM AND LIGHT FIXTURES

CUSTOM HOME DESIGN, ADDITIONS & REMODELS

AMS DRAFTING & DESIGN

2324 CLAPTON WAY
FOLSOM CA, 95630
916.358.9966

WWW.AMSDRAFTING.COM
AARON@AMSDRAFTING.COM

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THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK. AMS LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

CUSTOM RESIDENTIAL INTERIOR REMODEL FOR:

RESIDENCE AT
719 TRADERS LANE
FOLSOM, CA 95630

TITLES:

COUNTY COMMENT ...

CITY SUBMITTAL

DESIGN PHASE 02.16.18

DRAWN BY:
A. SALAZAR

DEMOLITION UPPER FLOOR PLAN

SHEET

A101

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

WALL CONSTRUCTION LEGEND

- EXISTING WALLS TO REMAIN
- CONSTRUCTION TO DEMO
- WALLS TO BE FILLED

Attachment 6
Photographs of the Project Site and Nearby
Waste Enclosures







Attachment 7

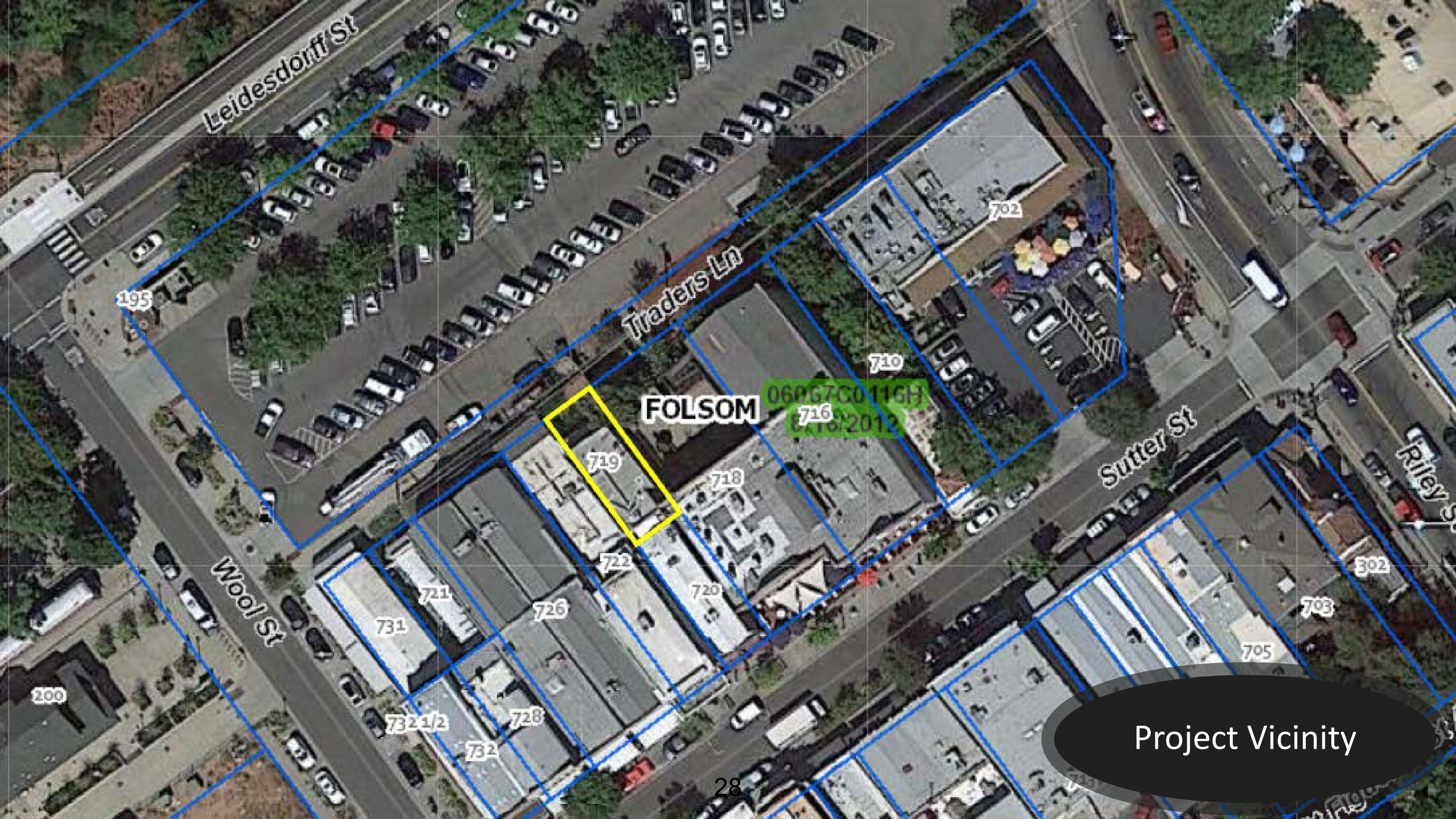
Staff PowerPoint Presentation



PN 20-222: 719 Traders Lane Conditional Use Permit



CITY OF
FOLSOM



FOLSOM

06PG7C01169
615-2012

Project Vicinity

Site Photos



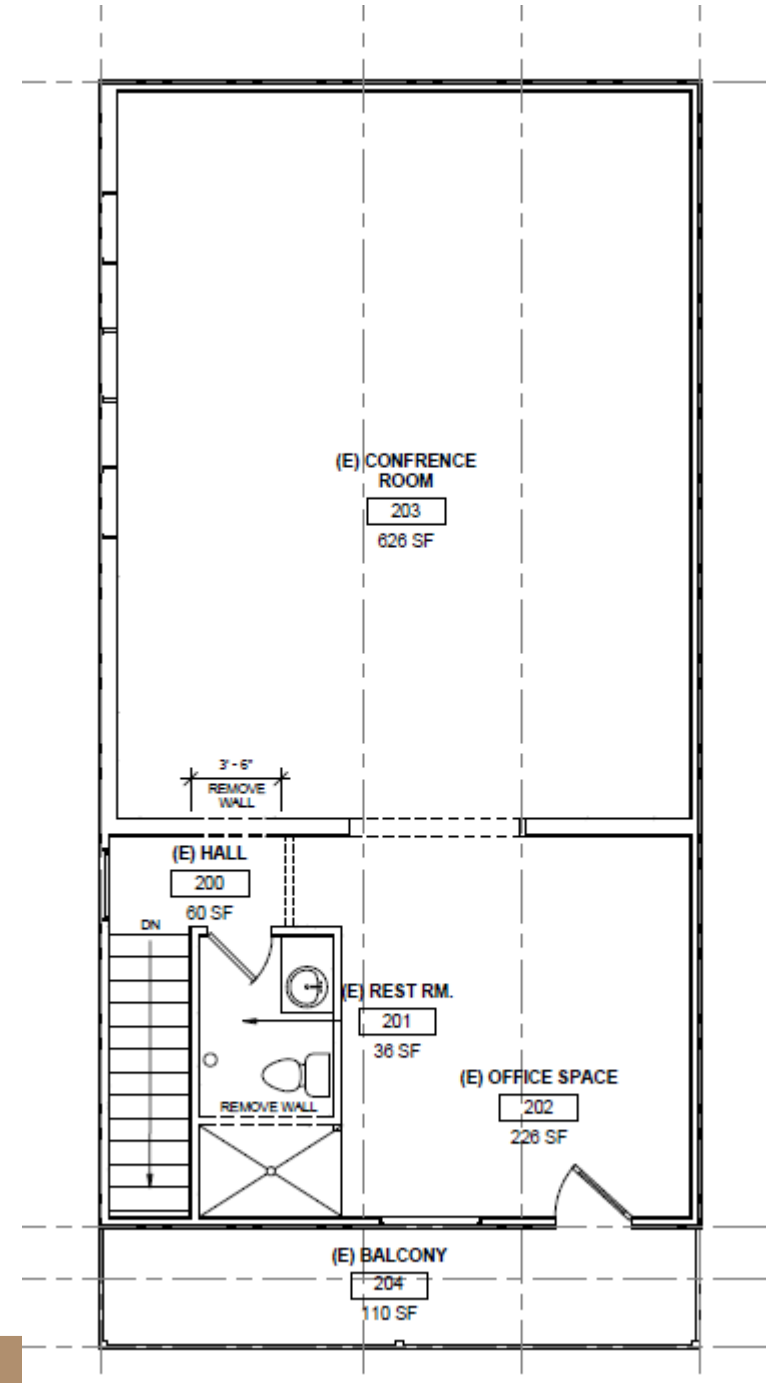
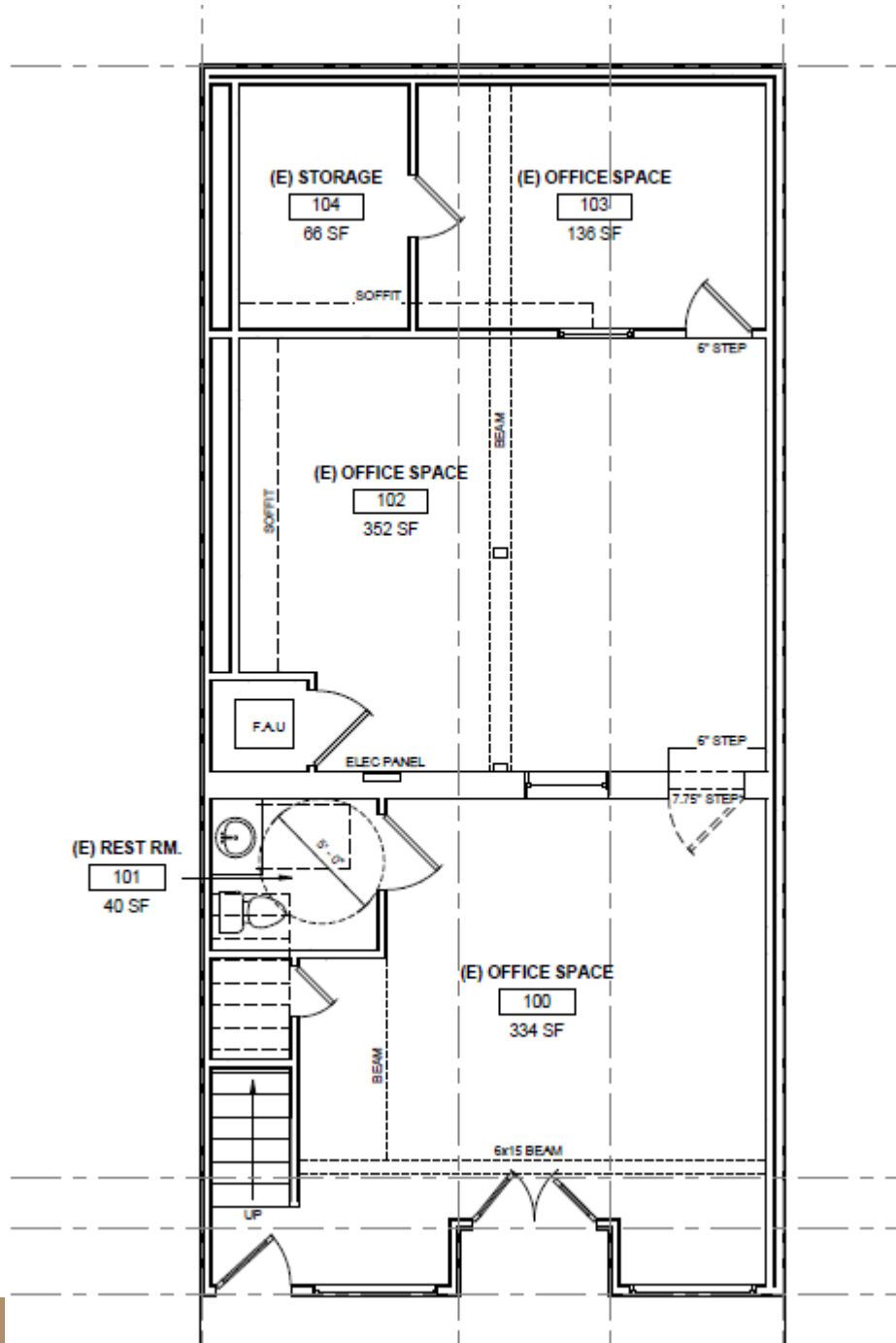
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Existing Floor Plans



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Site Access



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31

Trash Enclosure



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Trash Enclosure Doors



CITY OF
FOLSOM



Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of PN 20-222 for a Conditional Use Permit to allow for a two-unit residence at 719 Traders Lane.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: December 2, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 910 Figueroa Street Addition
File #: PN 20-232
Request: Design Review
Location: 910 Figueroa Street
Parcel(s): 070-0101-015
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: James Koppert
Address: 910 Figueroa Street
Folsom, CA 95630

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application 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 (PN 20-232) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes 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 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, Floor Plan and Elevations received October 19, 2020
- 6 - Site Photographs
- 7 - Staff PowerPoint Presentation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: December 2, 2020

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, James Koppert, is proposing a 1,759-square-foot single-family residence addition and a 791-square-foot garage addition to an existing 1,000-square-foot two-bedroom residence located at 910 Figueroa Street, built in 1910. The addition will include horizontal siding matching the existing residence's colors and materials, as well as window trim and asphalt shingle roofing to match the existing residence. As part of the proposed project, the applicant will be utilizing the existing 1,000-square-foot residence as an accessory dwelling unit, while the 1,759-square-foot addition will serve as the primary unit. The required two parking spaces for the primary unit will be accommodated by the proposed attached garage in the rear. 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 MLD (Multi-Family, Low Density), and the zoning designation for the project site is R-2 (Two-Family Residence), within the Figueroa Subarea of the Historic Residential Primary Area. Single-family residences and duplexes are allowed in both the R-2 zone and the Figueroa Subarea by right.

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:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	7,000 SF (existing)
Minimum Lot Width	50 Feet	50 Feet (existing)
Front Setback	20 Feet	11.9 Feet (existing)
Rear Setback	20 Feet	20.5 Feet (addition)
Side Setback	5 Feet	4.12 Feet (existing) and 9.5 Feet (proposed)
Minimum Pervious Surface	45%	60% (proposed)
Parking Requirement	2 Parking Spaces	3 Parking Spaces
Maximum Building Height	35 Feet	33 Feet (proposed)
Setback to Other Structures on the Property	10 Feet	n/a

As shown in the above table (and on the site plan in Attachment 5), the existing residence currently sits 11.9 feet from the front property line and 4.12 feet from the southwest side property line, which puts the existing residence within both the required 20-foot front setback and of the required 5-foot side yard setbacks. While these portions of the existing residence do not meet current setbacks, no expansion of the existing residence within the non-conforming areas is proposed as part of the addition. The existing residence is considered existing non-conforming to the front and side-yard setbacks, but because the structure was legally constructed in 1910 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 addition is outside of all current setbacks.

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 1910, and has horizontal siding, 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 1,759-square-foot single-family residence addition and a 791-square-foot garage addition is located in the rear of the existing residence and includes two full stories with an attached garage facing the alley. The applicant proposed to match all colors, materials and decking of the existing residence, including white horizontal siding, dark grey window trim and grey asphalt shingle roofing, with that of the existing residence. Staff has provided Condition No. 3 to ensure that the colors and materials match. The roofline of the addition will tie into that of the rear of the existing residence and increase in height in the rear. No part of the proposed roofline will extend above the existing roofline in the front of the residence.

Under the proposed design, the residence's windows on the rear elevation will continue to be primarily vertically oriented, consistent with DDG guidelines, though some windows are horizontally-oriented on the side elevations. However, each of the horizontally-oriented windows are proposed to consist of two panes of vertically-oriented windows. The DDGs state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate. The applicant proposed wood doors and a sliding glass door on the side and of the residence.

Because the applicant is seeking to utilize the existing residence in the Historic District as an accessory dwelling unit, no parking is required for that unit pursuant to Government Code section 65852.2(d)(2) and Folsom Municipal Code section 17.105.110(K)(2)(b). The proposed primary unit requires two parking spaces. The applicant is proposing a three-car garage in the rear of the lot, accessible via the alley. Because the garage is located over 20 feet from the rear property line, there will also be available parking in the driveway behind the garage. Based on this, staff has determined that the proposal complies with the parking requirements. Regarding design of the garage, FMC Section 17.52.540(A)(1)(a) states that, "in the Figueroa subarea attached garages are not permitted in the general view shed of the public, unless not identifiable as a garage". The proposed attached garage will not be visible from Figueroa Street. Because the garage will be set back over 20 feet from the rear property line, massing of the garage with living space above will not have a markedly negative impact to the alleyscape. The DDGs state that garage doors should be broken up into smaller components, that two single garage doors are preferred over a double door, and that if a roll up or metal door is used, it should be plain not paneled, and windows are discouraged. The applicant is proposing a single-car garage door and a two-car garage door, both with panels and windows. Staff has provided Condition No. 3, which states that the two-car garage door utilize hinges and handles to resemble two garage doors and that the panels and windows are removed on all garage doors.

Regarding overall massing of the project, staff notes that the applicant will be meeting all setback, pervious surface and height requirements for the Residential Primary Area. Furthermore, the block on which the residence is located has an underlying zoning of R-2 and several existing multi-family residences. This block also shares an alley with

commercial development on Sutter Street. As such, staff suggests that the massing of the proposed project is appropriate for this specific neighborhood.

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 20-232) 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).

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 1,000-square-foot single-family residence located at 910 Figueroa Street was first constructed in 1910. The residence features off-white horizontal siding with dark grey trim and grey asphalt shingle roofing. Photographs of the existing residence are included here as Attachment 6. 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-2 (Two-Family Residence).

GENERAL PLAN DESIGNATION

MLD, Multi-Family, Low Density

ZONING

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

ADJACENT LAND USES/ZONING

North: Sutter Street/Figueroa Street alley with Sutter Street commercial beyond (SUT)

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

East: Existing single-family and multi-family residences (FIG)

West: Existing single-family and multi-family residences (FIG)

SITE CHARACTERISTICS

The 7,000-square-foot project site contains an existing residence in the front of the property and associated 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

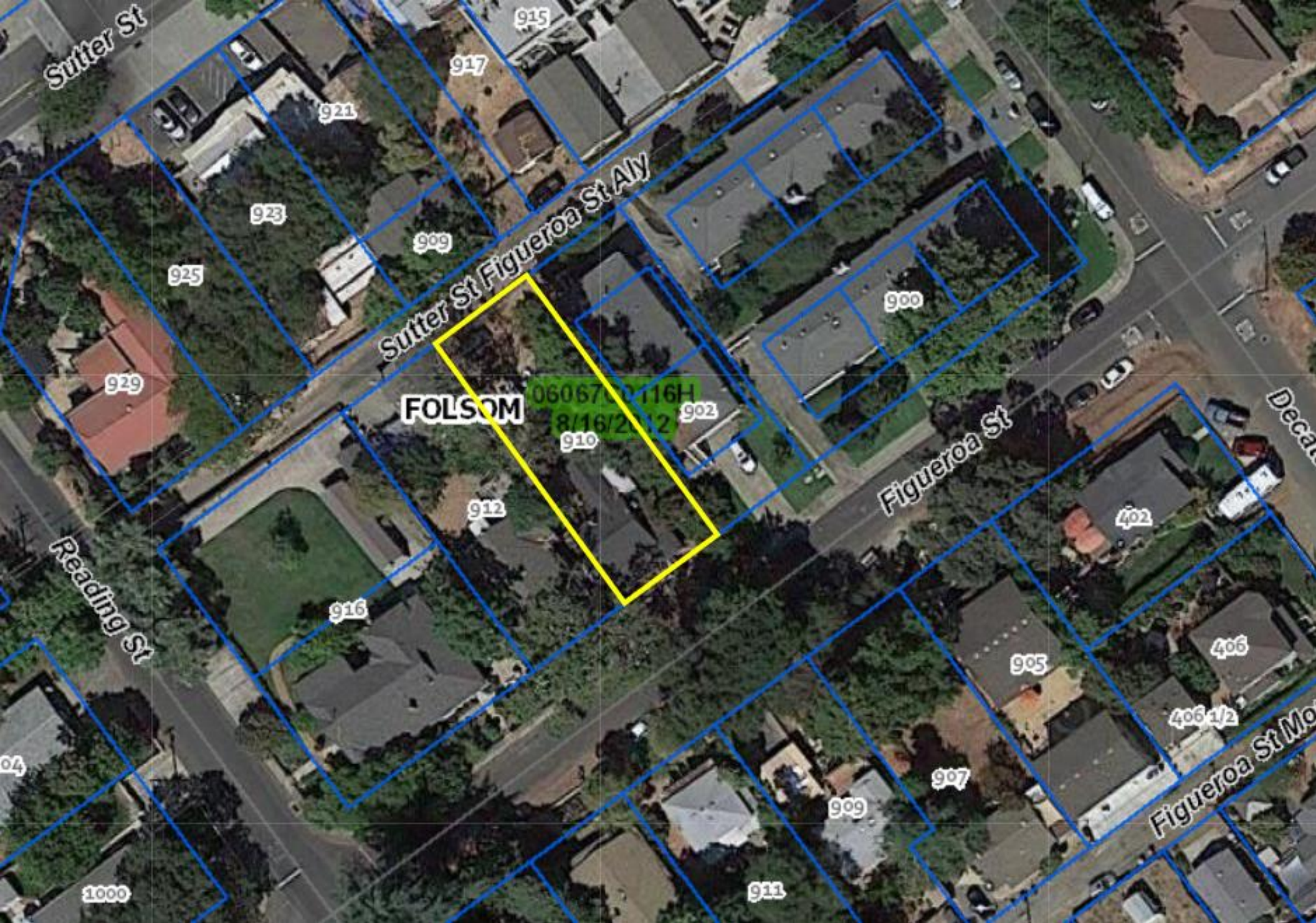
**CONDITIONS OF APPROVAL FOR
 910 FIGUEROA STREET ADDITION DESIGN REVIEW
 (PN 20-232)**

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 received October 19, 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.		<p>This approval is 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 applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations received October 19, 2020, with the following modifications:</p> <ol style="list-style-type: none"> 1. The plans submitted for a building permit shall state on the elevations that all proposed exterior colors, materials and decking shall substantially match those of the existing residence, to the satisfaction of the Community Development Department 2. 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 door to resemble two smaller carriage-style doors. 	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)

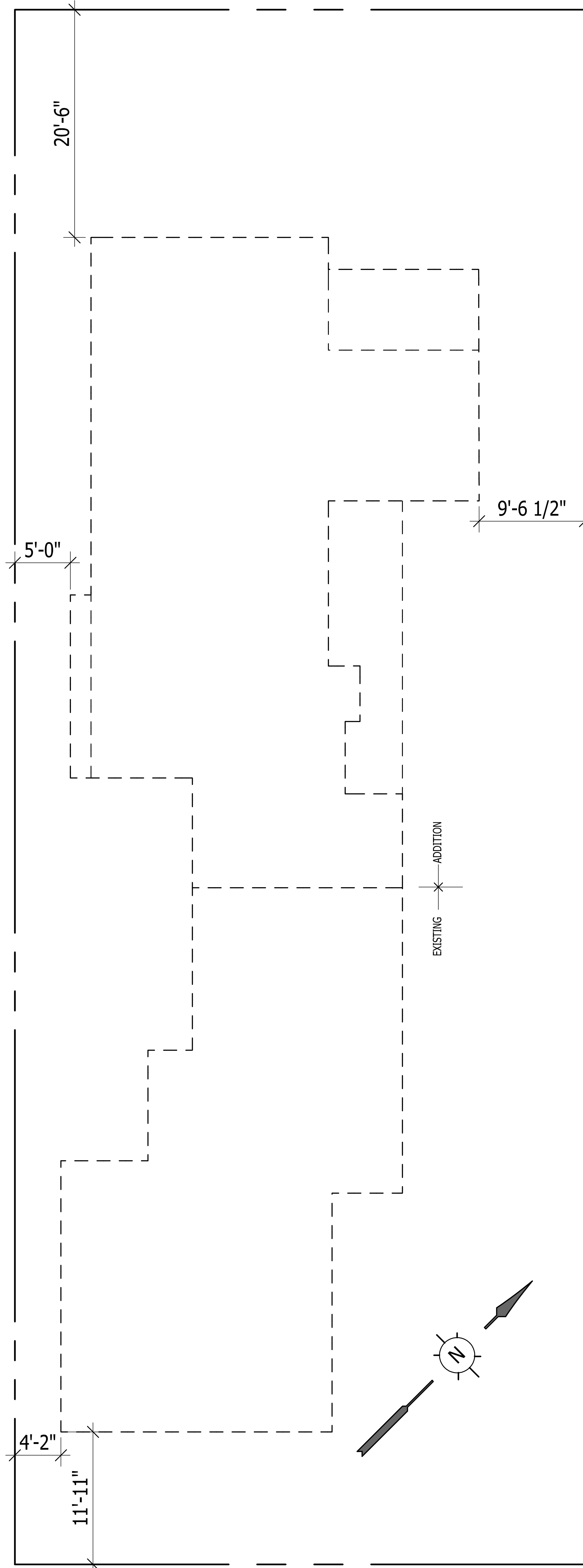
5.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines 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 (December 2, 2021). 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		

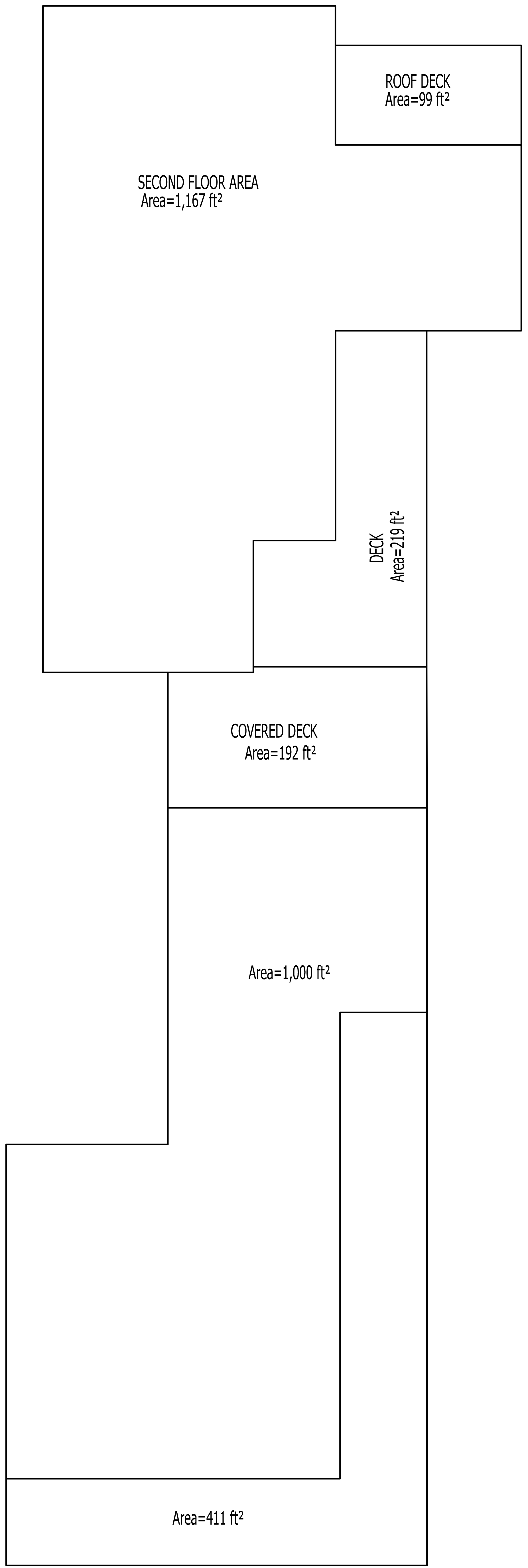
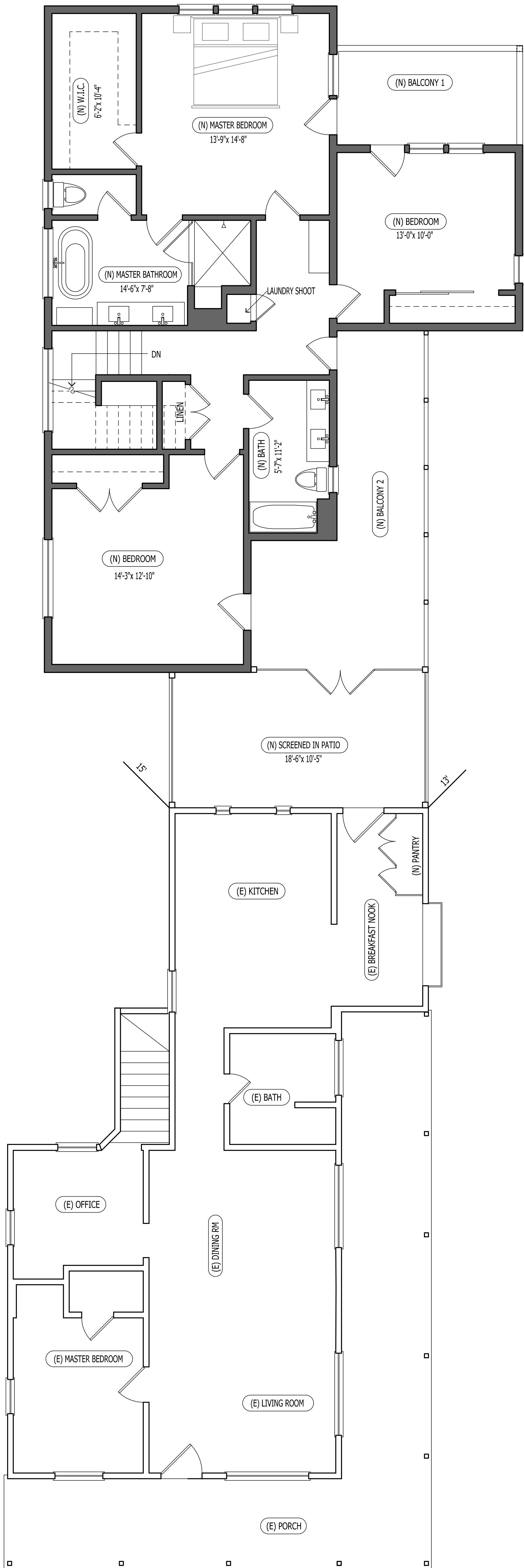
Attachment 4 Vicinity Map



Attachment 5
Site Plan, Floor Plan and Elevations received
October 19, 2020



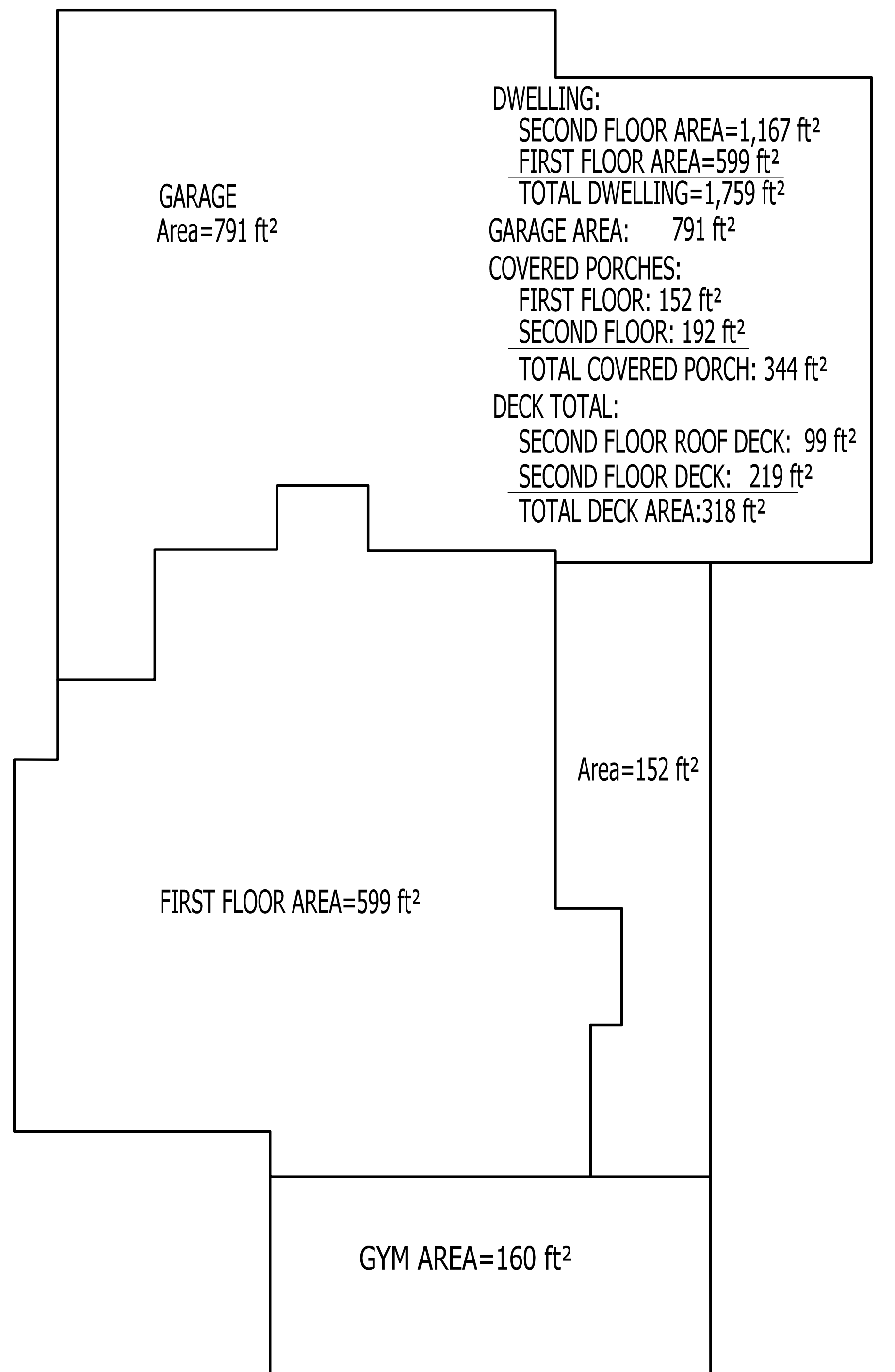
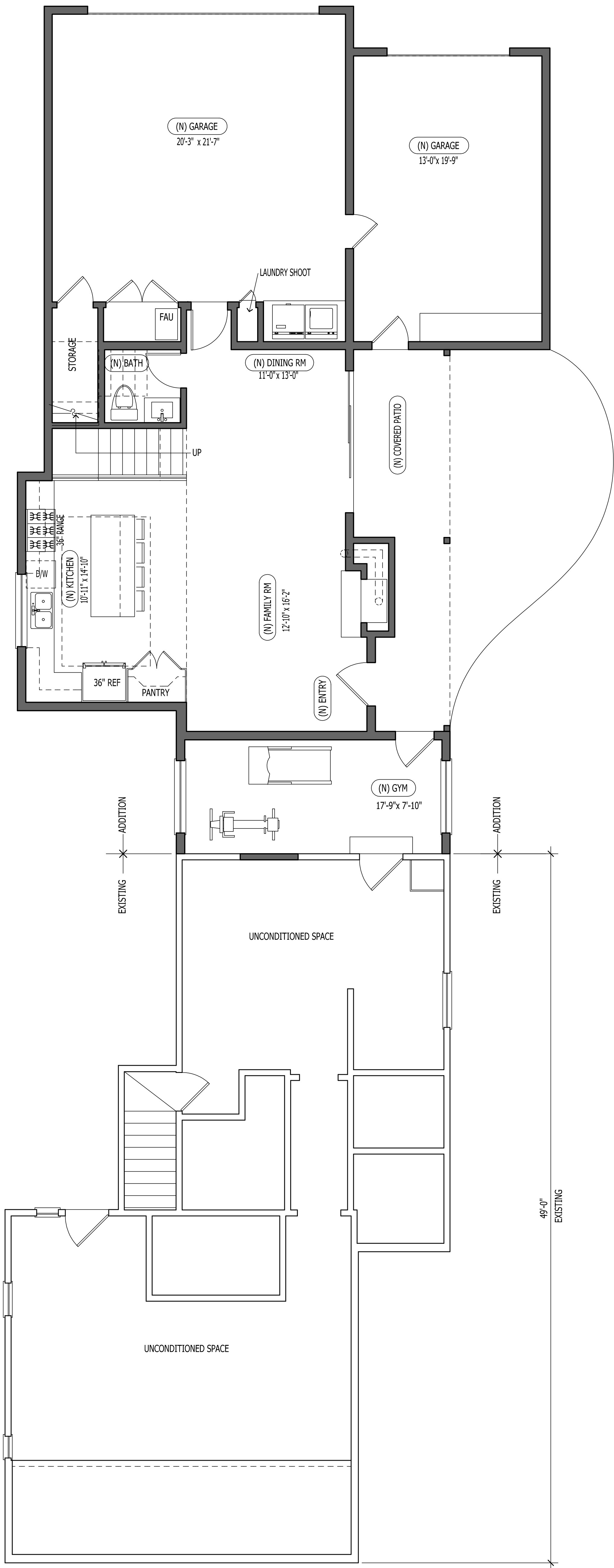
9 1 0 F I G U E R O A S T R E E T



MAIN LEVEL

910 FIGUEROA ST

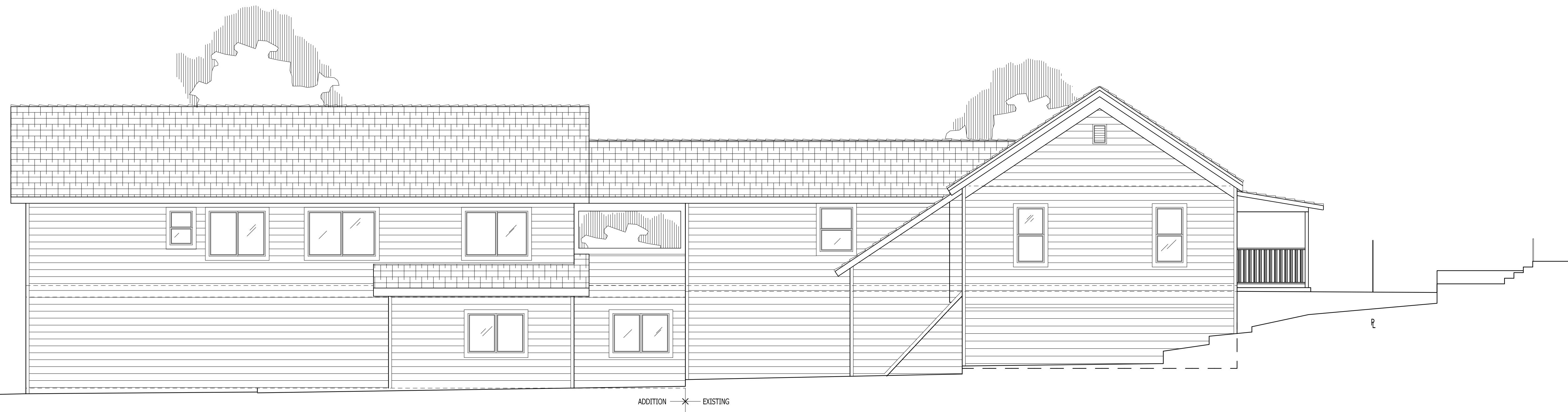
1/4"=1'-0"



LOWER LEVEL PLAN

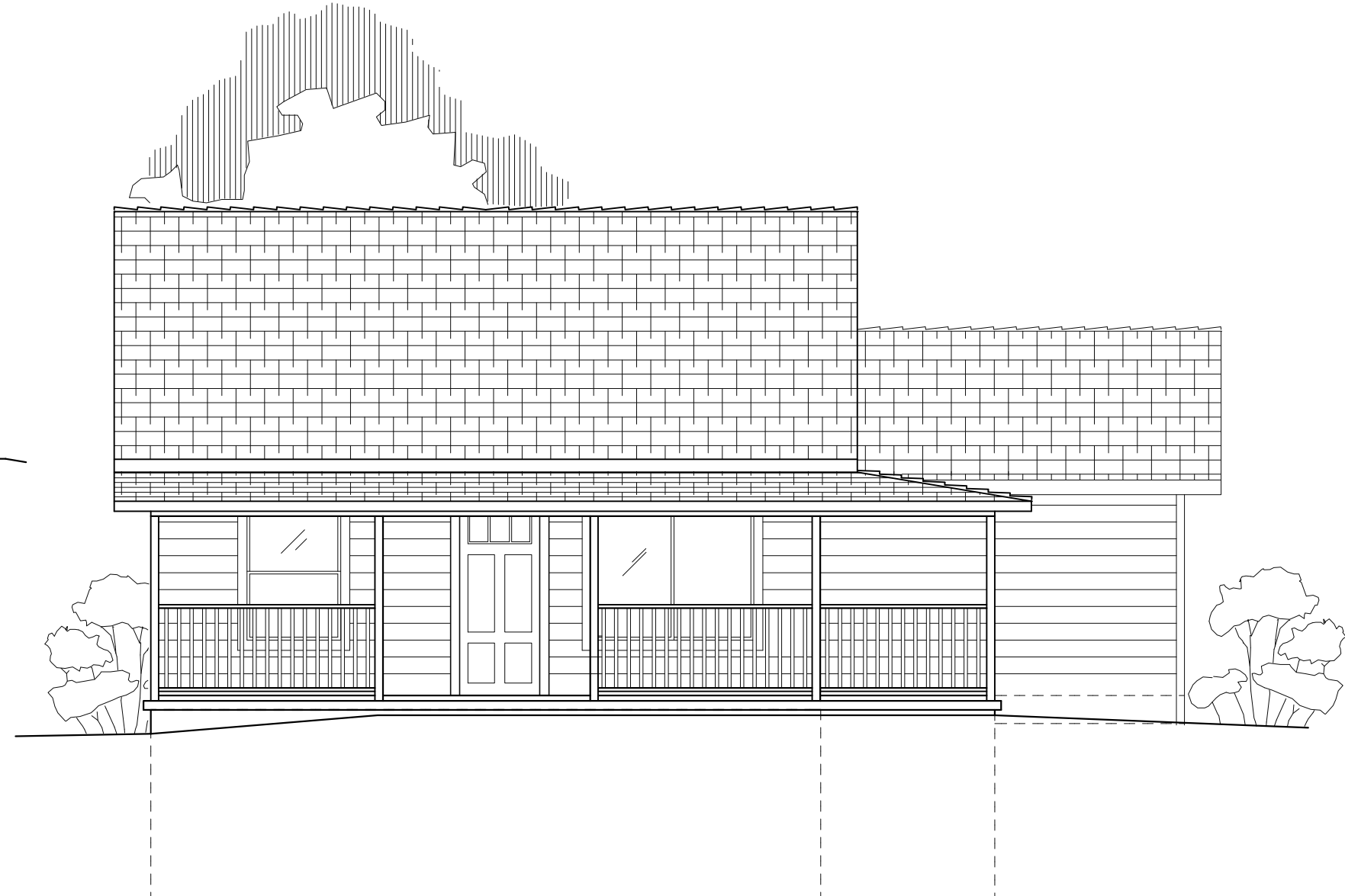
910 FIGUEROA ST

1/4" = 1'-0"



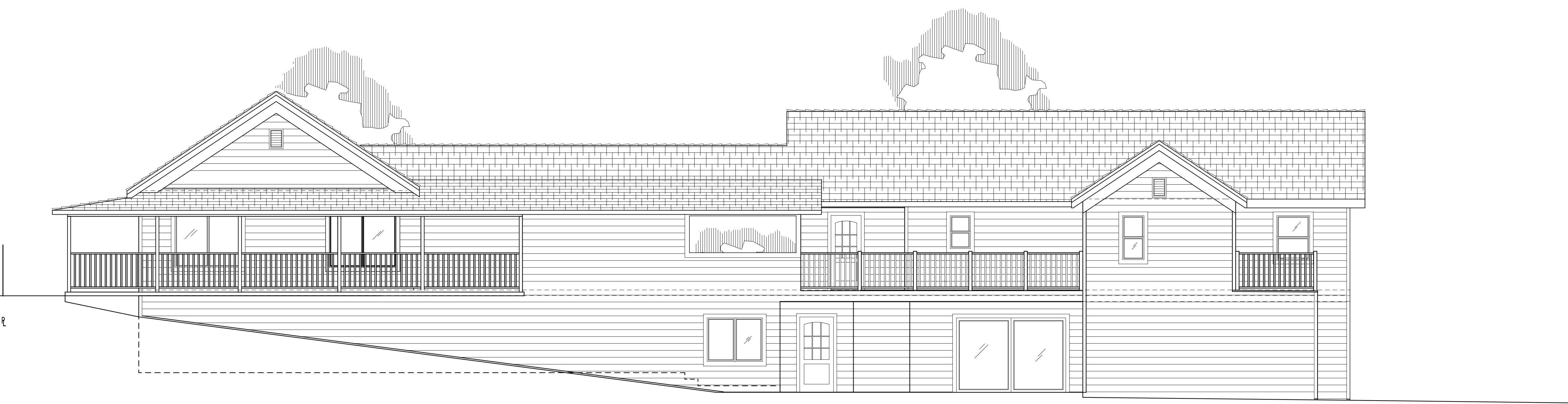
WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

Attachment 6

Site Photographs









Attachment 7

Staff PowerPoint Presentation



PN 20-232: 910 Figueroa Street Addition Design Review



CITY OF
FOLSOM



Site Photos



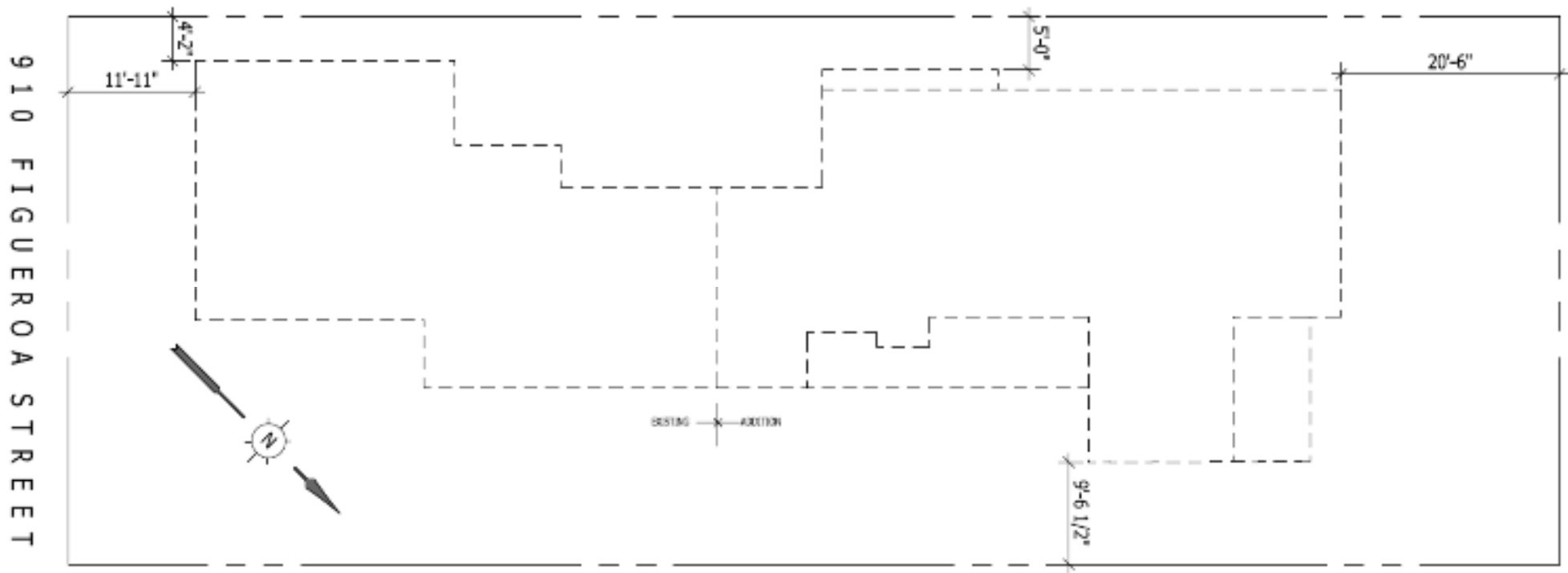
CITY OF
FOLSOM



Site Plan



CITY OF
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Floor Plans



CITY OF
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MAIN LEVEL

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



LOWER LEVEL PLAN

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



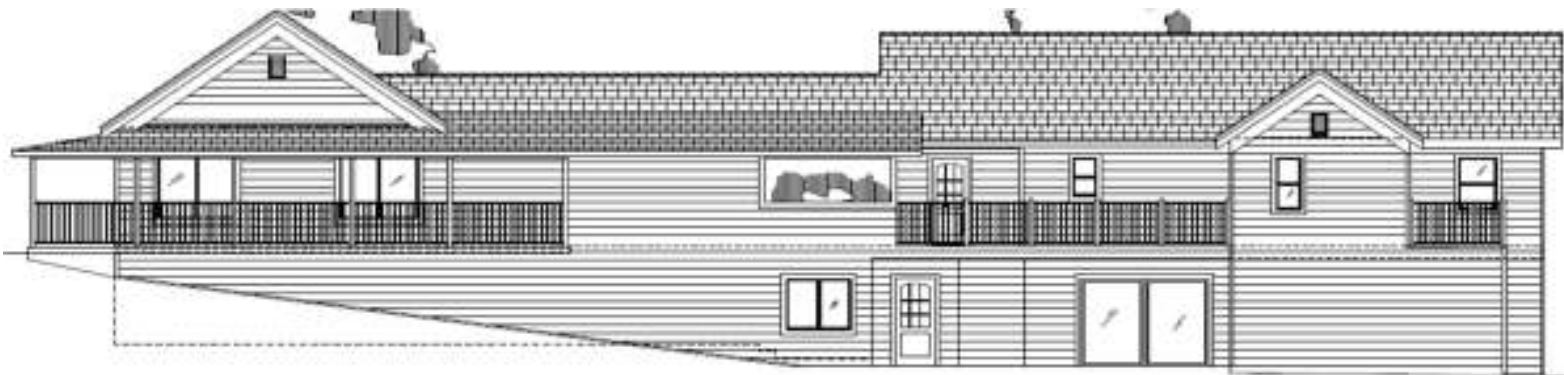
Side Elevations



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WEST ELEVATION



EAST ELEVATION

Front and Rear Elevations



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SOUTH ELEVATION



NORTH ELEVATION

Bird's Eye View



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Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of 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.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: December 2, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 310 Sutter Street Addition
File #: PN 20-234
Request: Design Review
Location: 310 Sutter Street
Parcel(s): 070-0070-015
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Brian Bennett
Address: 310 Sutter Street
Folsom, CA 95630

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application 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 project (PN 20-234) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes 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 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, Floor Plans and Elevations dated May 8, 2020
- 6 - Staff PowerPoint Presentation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Submitted,

PAM JOHNS
Community Development Director

AGENDA ITEM NO. 3
Type: Public Meeting
Date: December 2, 2020

**ATTACHMENT 1
 DESCRIPTION/ANALYSIS**

APPLICANT’S PROPOSAL

The applicant, Brian Bennett, is proposing 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. Colors and materials of the proposed addition 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 in both the R-1-M zone and the Figueroa Subarea by right.

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 proposed addition meets all FMC zoning requirements, as demonstrated in the following table.

	REQUIRED	PROPOSED
reMinimum Lot Size	7,000 SF	7,000 SF (existing)
Minimum Lot Width	50 Feet	50 Feet (existing)
Front Setback	20 Feet	25 Feet (existing)
Rear Setback	20 Feet	40 Feet (addition)
Side Setback	5 Feet (Interior), 10 Feet (Street Side)	6.7 Feet and 9.3 Feet (addition)
Minimum Pervious Surface	45%	50% (proposed)
Parking Requirement	2 Parking Spaces	2 Parking Spaces
Maximum Building Height	35 Feet	31 Feet (existing)
Structure Separation	10 Feet	>10 Feet

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 1940, and has horizontal siding in the front with a mix of horizontal and stucco siding in the sides and rear, with brown 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 a 1,001-square-foot two-story addition, a 720-square-foot attached rear garage and a 288-square-foot second story covered porch. The addition will match the colors, materials, roof pitch and architecture of the existing residence. The new windows proposed on the addition are primarily vertically-oriented with two horizontally-oriented windows on the northeast side elevation. Two doors on the northeast side elevation, one door on the southwest side elevation and two sliding glass doors off the rear deck are proposed. The new windows and doors are proposed to have trim to match the width and color of the window trim on the existing residence. While there are two vertically-oriented windows proposed, they are both on the side of the residence and therefore would not be visible from the street. Their location at the top of the wall of the second story will also help with neighbor privacy. Under the proposed design, the residence's windows will continue to be primarily vertically oriented, consistent with DDG guidelines.

The new stucco and horizontal siding will be colored to match the existing siding colors. The applicant proposes to retain the visuals of stucco on the first floor and horizontal siding on the second floor on the addition, with a trim band between the floors. This change in siding helps break up the massing of the two-story elements of the residence in the side and rear. All new roofing will be asphalt shingles that match the brown color of the existing roofing. The proposed second-story covered deck will be constructed of wood. The porch is of a residential scale and complements the architecture of the existing residence.

The applicant is proposing a large garage in the rear of the lot, accessible via the alley. Because the garage is located over 20 feet from the rear property line, there will also be available parking in the driveway behind the garage. Based on this, staff has determined that the proposal complies with the requirement for two off-street spaces provided outside of the front setback. Regarding design of the garage, FMC Section 17.52.540(A)(1)(a) states that, "in the Figueroa subarea attached garages are not

permitted in the general view shed of the public, unless not identifiable as a garage". The proposed attached garage will not be visible from Sutter Street. Because the garage will be set back approximately 50 feet from the rear property line, massing of the garage with living space and covered porch above will not have a markedly negative impact to the alleyscape. The DDGs state that garage doors should be broken up into smaller components, that two single garage doors are preferred over a double door, and that if a roll up or metal door is used, it should be plain not paneled, and windows are discouraged. The applicant is proposing a double two-car garage door, both with panels and windows. Staff has provided Condition No. 3, which states that the garage door shall utilize hinges and handles to resemble two garage doors and that the panels and windows are removed.

Staff has determined that the overall design, colors, materials, and layout of the proposed addition, porch and re-siding 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 20-234) 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).

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 a 2,257 square-foot, two-story residence located at 310 Sutter Street was first constructed in 1940. The residence features olive green horizontal siding in the front with a mix of horizontal and stucco siding in the sides and rear. 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: Existing single-family reg residences (FIG)
West: Existing single-family residences (FIG)

SITE CHARACTERISTICS

The 7,000-square-foot project site contains an existing residence 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

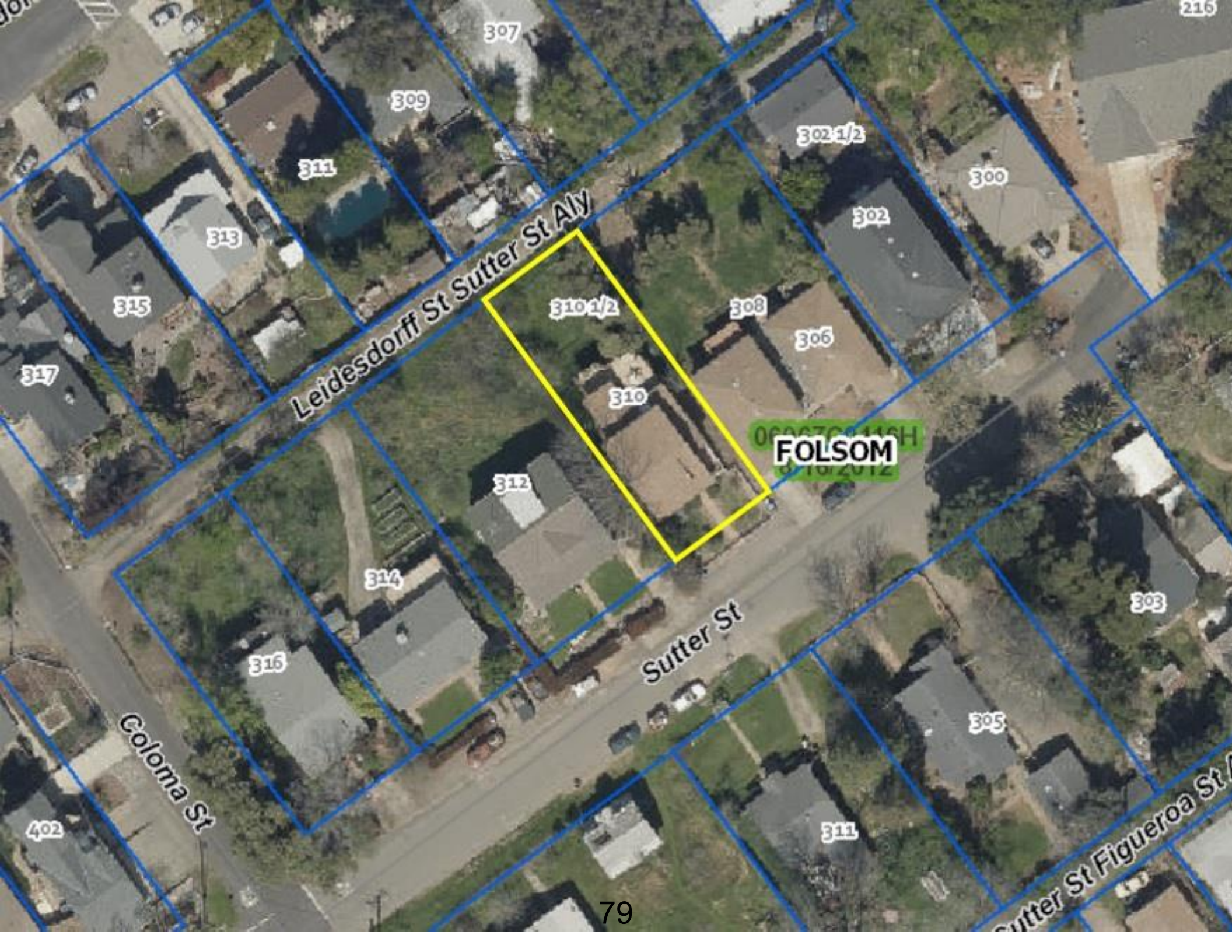
**CONDITIONS OF APPROVAL FOR
 310 SUTTER STREET ADDITION DESIGN REVIEW
 (PN 20-234)**

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 May 8, 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.		<p>This approval is for a two-story addition consisting of 1,001-square-foot 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:</p> <ol style="list-style-type: none"> 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. 	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 (December 2, 2021). 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

0600700115H
6/10/2012
FOLSOM

310 1/2

310

312

314

316

Sutter St

Coloma St

Sutter St Figueroa St

307
309
311

302 1/2

300

302

308

306

315

317

303

305

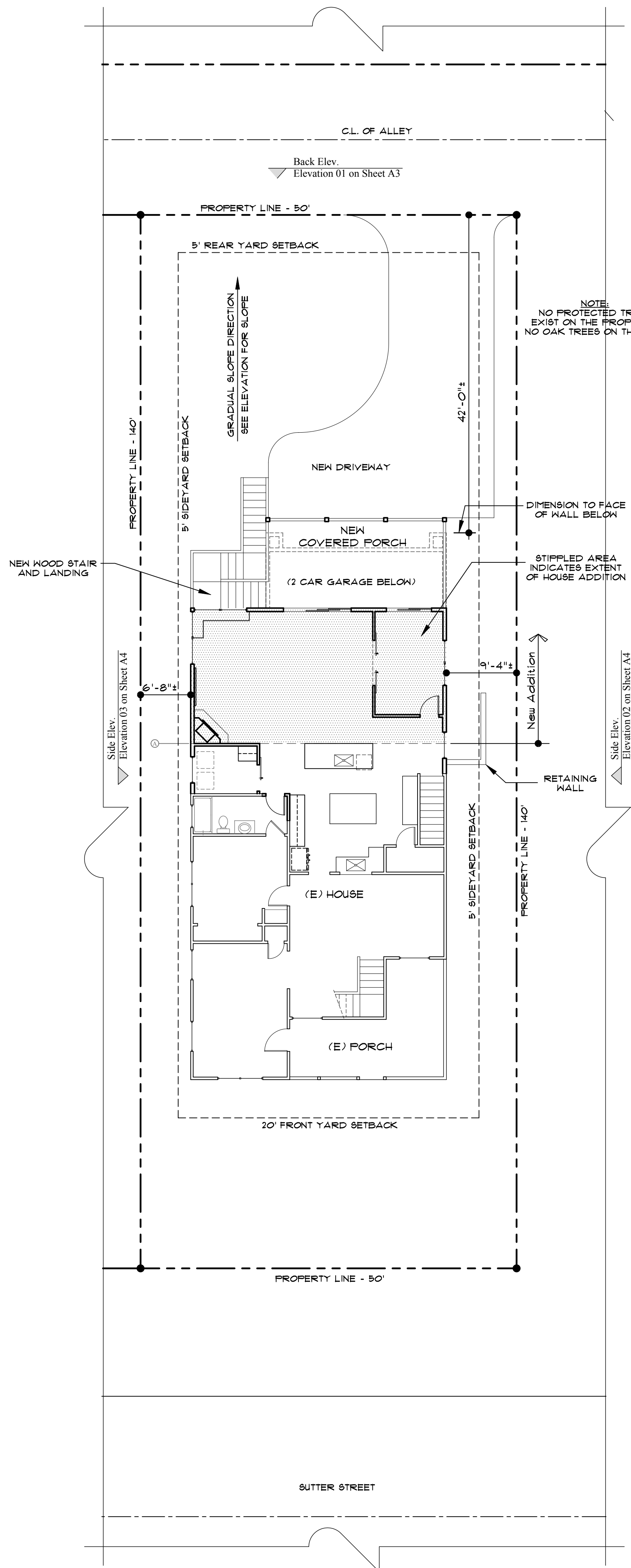
311

402

Historic District Commission
310 Sutter Street
December 2, 2020

Attachment 5
Site Plan, Floor Plans and Elevations, dated
May 8, 2020

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NEW SITE PLAN - 1" = 10'

PROJECT INFO

CODES: ALL CONSTRUCTION PERFORMED SHALL COMPLY w/ THE 2019 C.B.C., C.M.C., C.P.C., C.E.C., N.E.C., THE CALIFORNIA ENERGY CODE, AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION

PROJECT: HOUSE ADDITION AND REMODEL

OWNER: BRIAN AND HELEN BENNETT
916.798.2540
310 SUTTER STREET, FOLSOM, CA 95630

APN / LOT SIZE: 010-0070-015-0000 / 7,000 SQ.FT.

OCC./CONSTRUCTION: R-3 / V-B
(NO EXISTING SPRINKLERS)

EXISTING HOUSE (Main Floor): 1,433 SQ.FT.

HOUSE AREA DEMOLISHED: 158 SQ.FT.

HOUSE ADDITION (Main Floor): 612 SQ.FT.

TOTAL NEW AREA (Main Floor): 1,900 SQ.FT.

HOUSE ADDITION (Lower Floor): 389 SQ.FT.

GARAGE AREA: 720 SQ.FT.

NEW COVERED PORCH AREA: 288 SQ.FT.

BLDG. DEPT. NOTES

WORK SHALL BE INSTALLED PER APPROVED CONSTRUCTION DOCUMENTS. ANY CHANGES MADE NOT IN COMPLIANCE w/ APPROVED PERMIT SHALL BE SUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

CONSTRUCTION WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FOLSOM BLDG. OFFICIAL OR HIS/HER DESIGNATED REPRESENTATIVE. CONSTRUCTION SHALL REMAIN ACCESSIBLE & EXPOSED FOR INSPECTION UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A CODE VIOLATION OR OTHER CITY OR OTHER JURISDICTION REGULATIONS.

CONTRACTOR SHALL NOTIFY BLDG. DEPARTMENT WHEN WORK IS READY FOR INSPECTION, & WILL PROVIDE ACCESS TO, & MEANS FOR INSPECTION OF THE WORK.

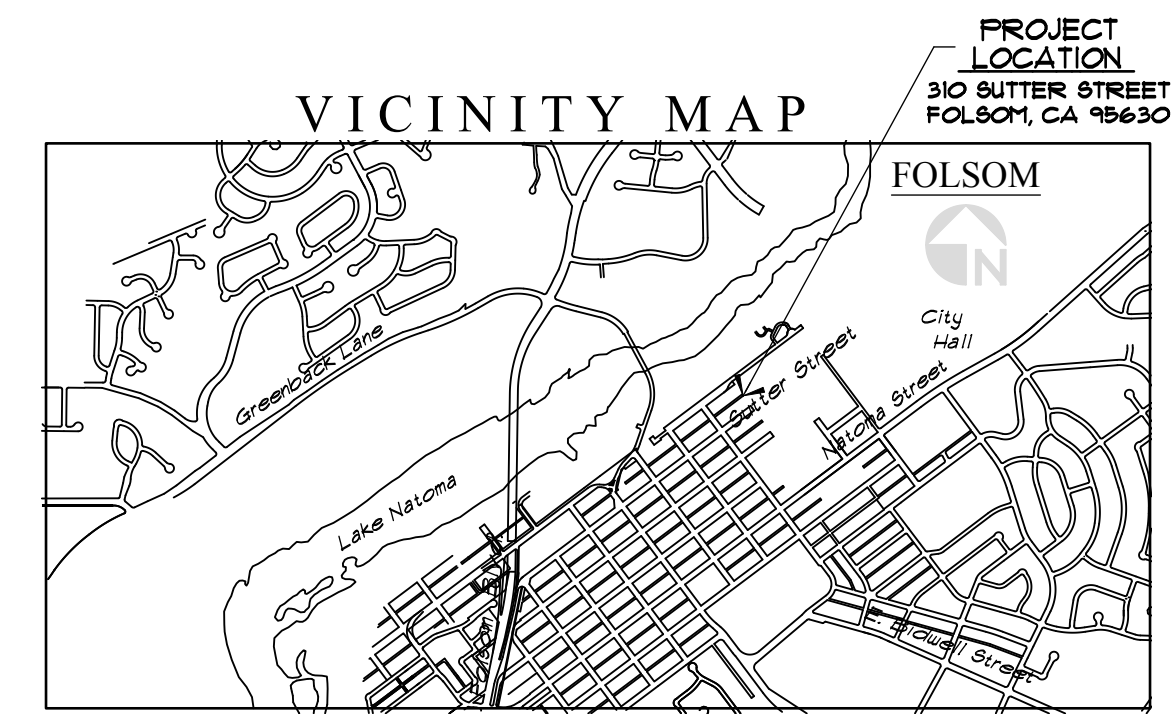
APPROVED ADDRESS NUMBERS SHALL BE PLACED ON BUILDING NUMBERS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST IN COLOR FROM THEIR BACKGROUND - HALO ILLUMINATED 18 INCH HELVETICA, ILLUMINATED ADDRESS SHALL BE ON A LIGHTING CIRCUIT POWERED DUSK TO DAWN.

SITE CONSTRUCTION NOTES

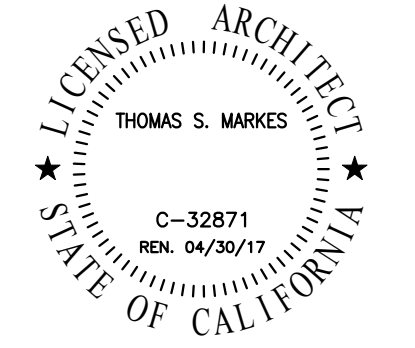
- DRAINAGE SWALES SHALL BE INSTALLED TO CITY OF FOLSOM'S SATISFACTION
- GROUND ADJ. TO BLDG. SHALL BE SLOPED AWAY FROM BLDG. AT A MIN. OF 5% FOR A MIN. OF 10 FT. SLOPED MAY BE REDUCED TO 2% AT PAVED SURFACES
- THERE IS NO CUT OR FILL NECESSARY TO CONSTRUCT THIS BUILDING
- NO WORK SHALL BE PERMITTED w/ IN OR UNDER THE DRIP LINE OF AN (E) OAK TREE w/ OUT A PERMIT
- CONSTRUCTION SHALL BE "CHALKED" & OAK TREES SHALL BE FENCED w/ HIGH VISIBILITY FENCING PRIOR TO PRE-SITE INSPECTION
- CALL U.S.A. SERVICE PRIOR TO EXCAVATION
- EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED BETWEEN OCT. 15th & APRIL 1st
- CLEARING & GRUBBING SHALL CONFORM TO THE CITY OF FOLSOM'S REQUIREMENTS
- ALL EXCAVATION, EMBANKMENT & BACKFILL SHALL CONFORM TO THE CITY OF FOLSOM'S REQUIREMENTS
- SOIL IS ASSUMED TO BE STABLE, DRY, NON-EXPANSIVE & NON-FILL MATERIAL
- IF SITE / SOIL CONDITION DEVIATES FROM THE ABOVE CRITERIA, CONTRACTOR SHALL OBTAIN GEOTECHNICAL DATA OF SITE / SOIL & RECOMMENDED MEASURES FOR FOUNDATION / CONSTRUCTION
- FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NAT. SOILS
- ARCHITECT SHALL REVIEW EXCAVATIONS PRIOR TO PAD & FTG. PLACEMENT & PROVIDE WRITTEN REPORT TO BLDG. DEPT.

DRAWING INDEX

- A1 NOTES, VICINITY MAP, PROJECT INFO & SITE PLAN & SECTION
- A2 DEMO & NEW MAIN LEVEL FLOOR PLANS
- A3 LOWER FLOOR PLAN & EXTERIOR ELEVATIONS
- A4 EXTERIOR ELEVATIONS

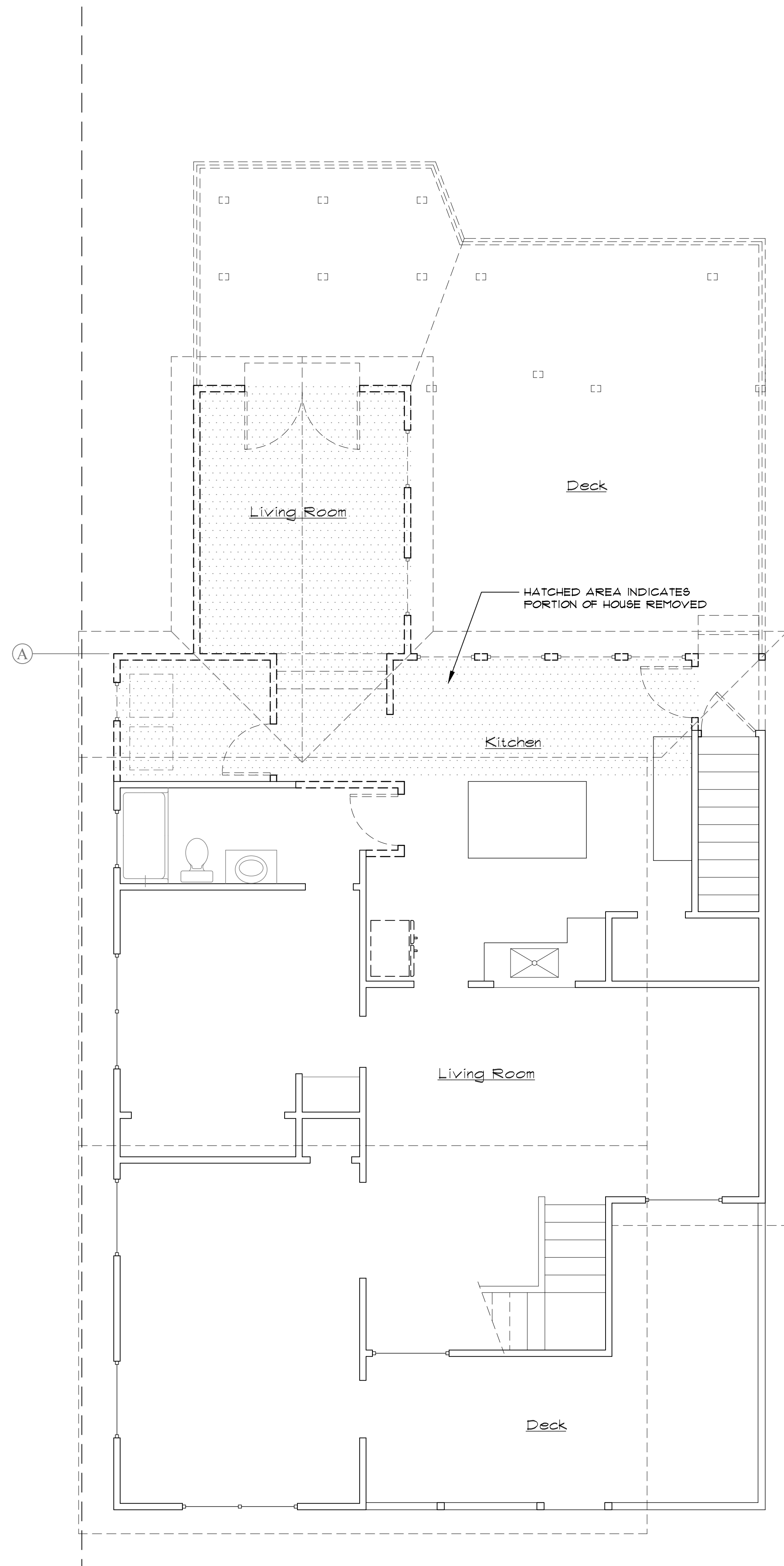


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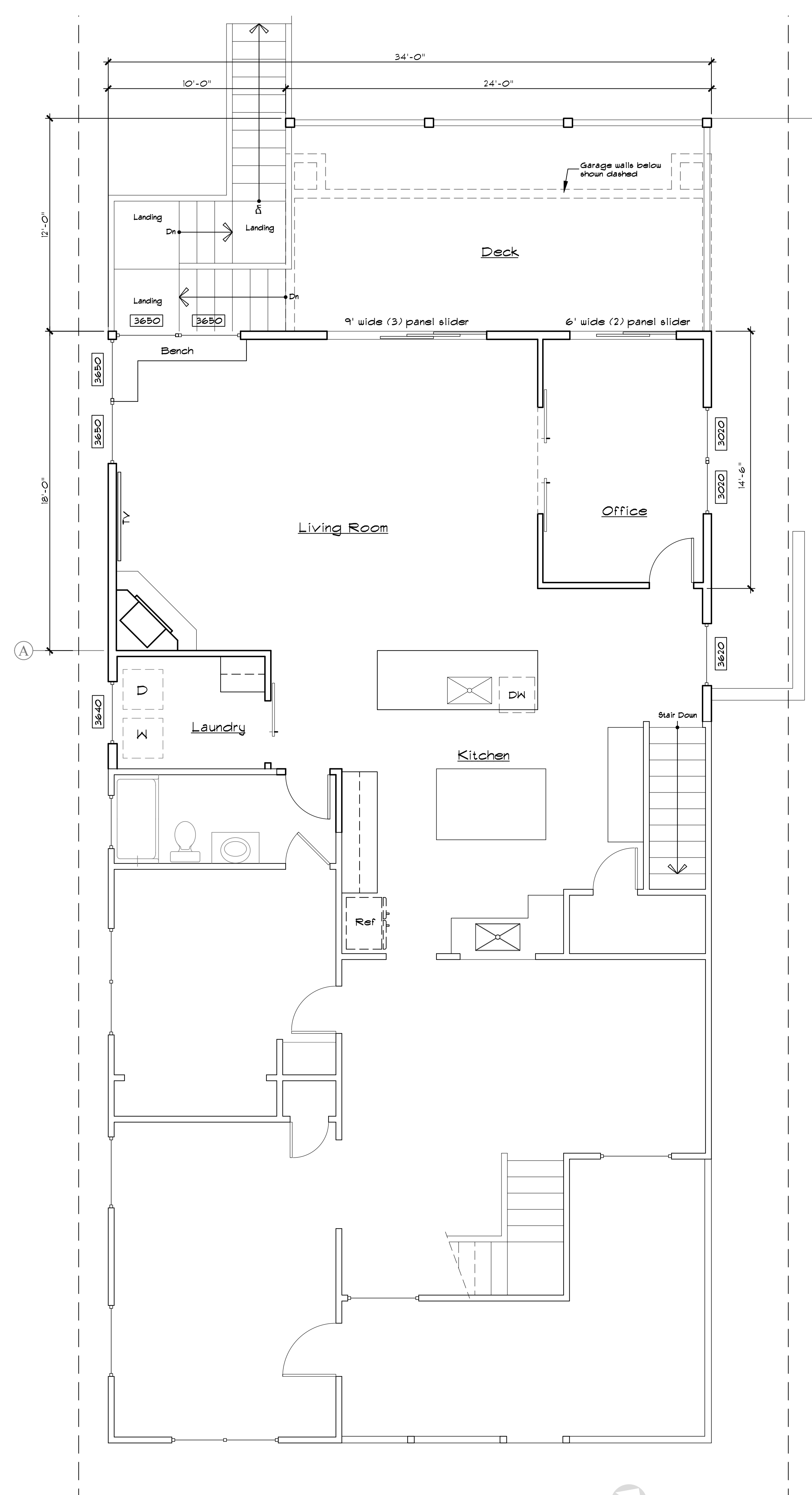


BENNETT ADDITION
310 SUTTER STREET
FOLSOM, CA 95630

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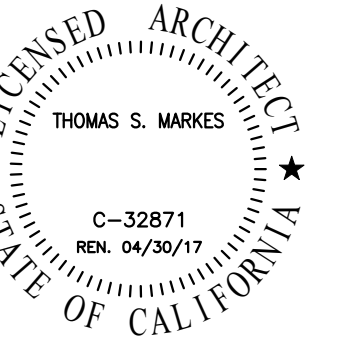
DEMO FLOOR PLAN (MAIN LEVEL) - 1/4" 



REMODEL FLOOR PLAN (MAIN LEVEL) - 1/4" 



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Tel 530.919.5478



BENNETT ADDITION
310 SUTTER STREET
FOLSOM, CA 95630

Job No.: 20.02 Date: 5/8/2020

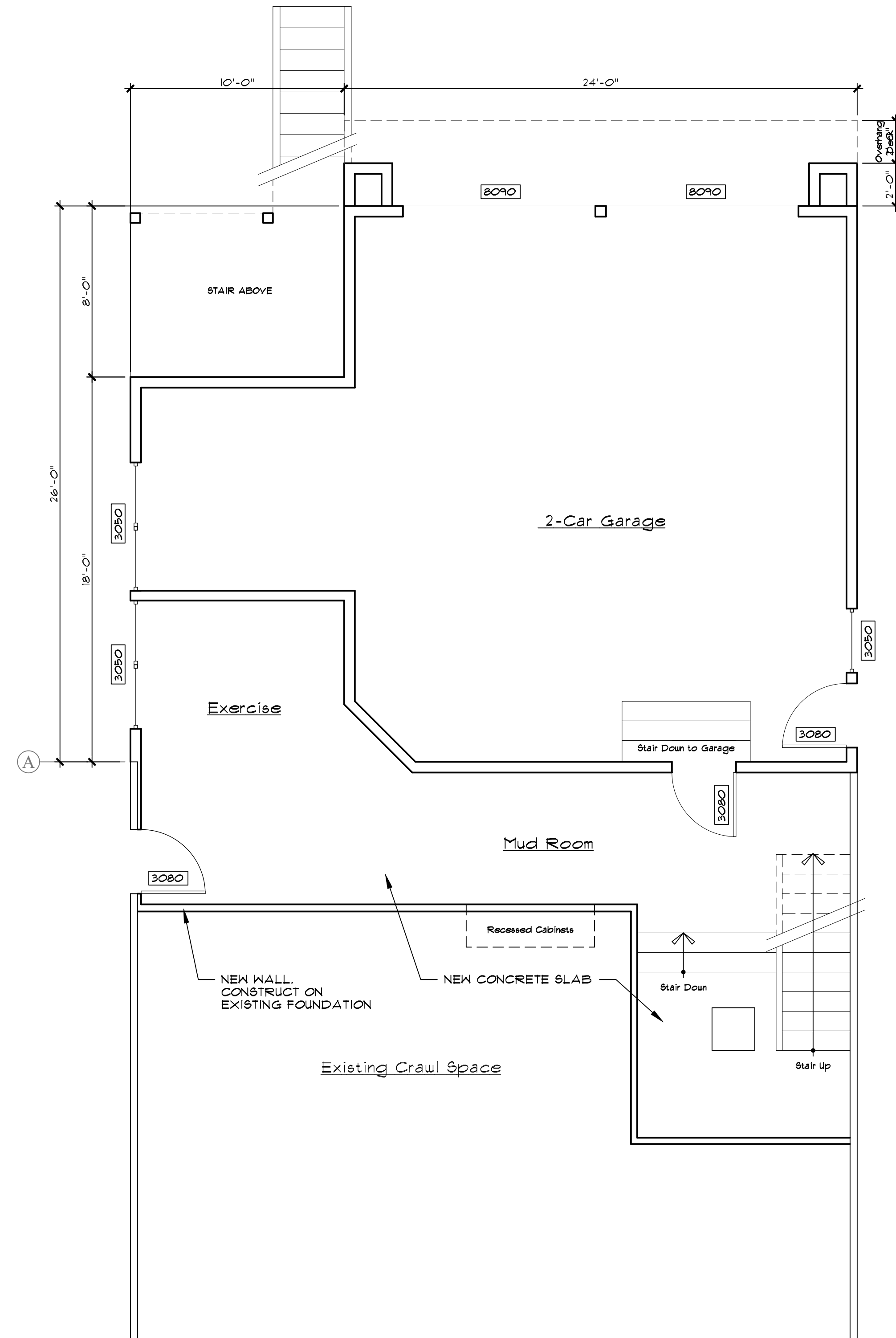
A2

Sheet ___ of ___

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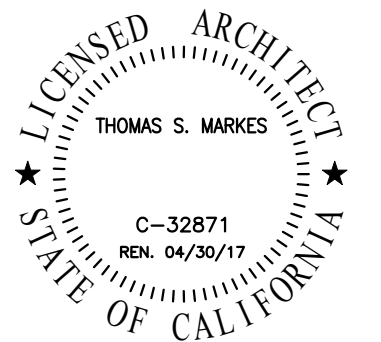
01 - BACK ELEVATION - 1/4"
(North - View from Alley)



REMODEL FLOOR PLAN (LOWER LEVEL) - 1/4"

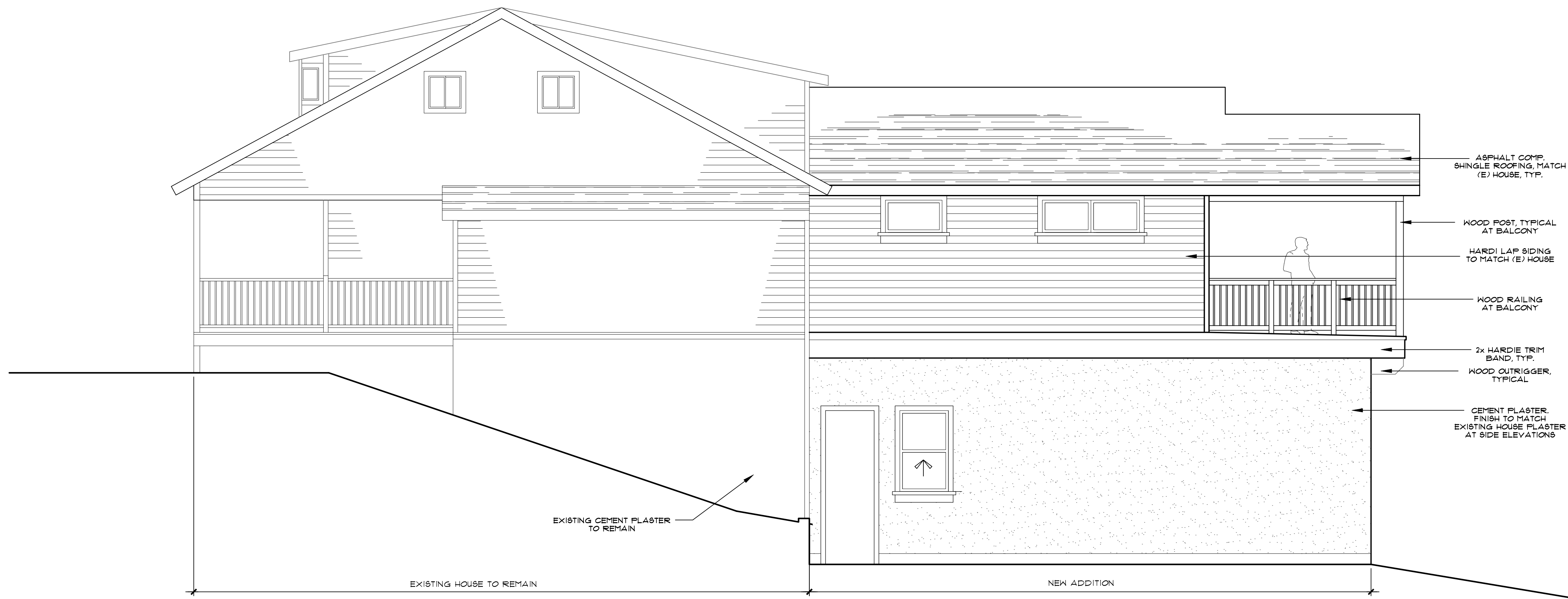


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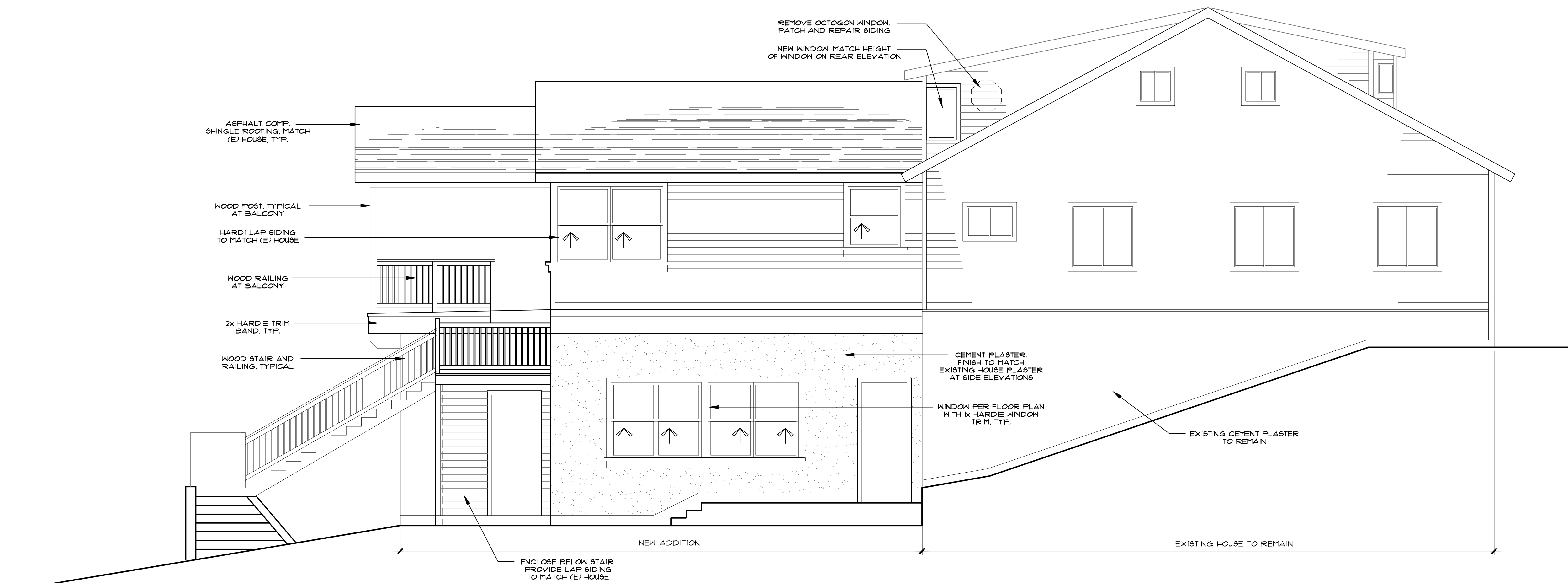


BENNETT ADDITION
310 SUTTER STREET
FOLSOM, CA 95630

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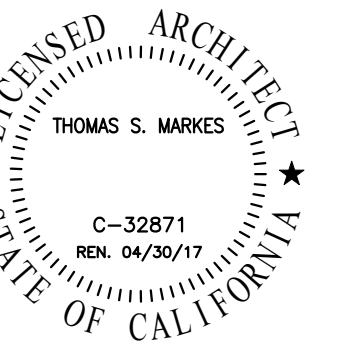
02 - SIDE ELEVATION - 1/4"



03 - SIDE ELEVATION - 1/4"



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BENNETT ADDITION
310 SUTTER STREET
FOLSOM, CA 95630

Job No.: 20.02 Date: 5/8/2020

A4

Sheet ___ of ___

Historic District Commission
310 Sutter Street
December 2, 2020

Attachment 6

Staff PowerPoint Presentation



PN 20-234: 310 Sutter Street Addition Design Review



CITY OF
FOLSOM



Leidesdorff St Sutter St Aly

310 1/2

FOLSOM

Project Vicinity

87

Sutter St

307

309

311

313

315

317

314

312

316

302 1/2

300

302

308

306

310

216

Site Photos



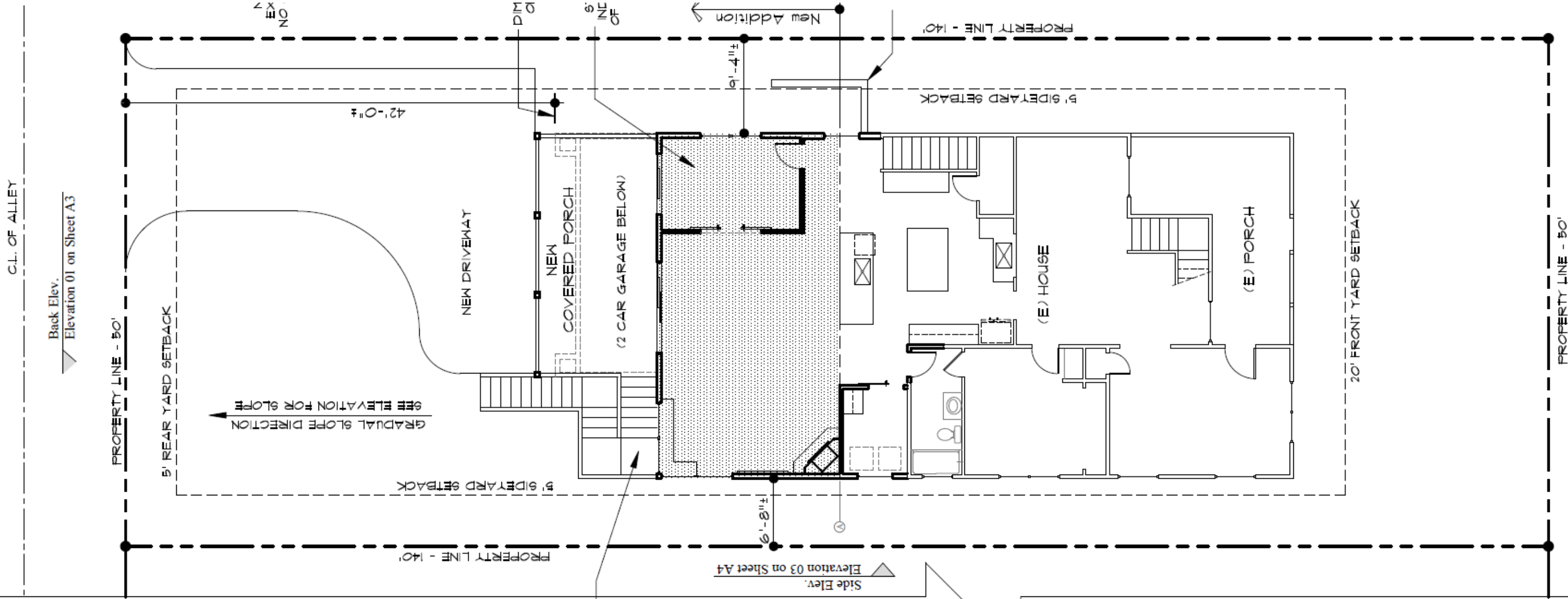
CITY OF
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Site Plan



CITY OF
FOLSOM



Rear Elevation



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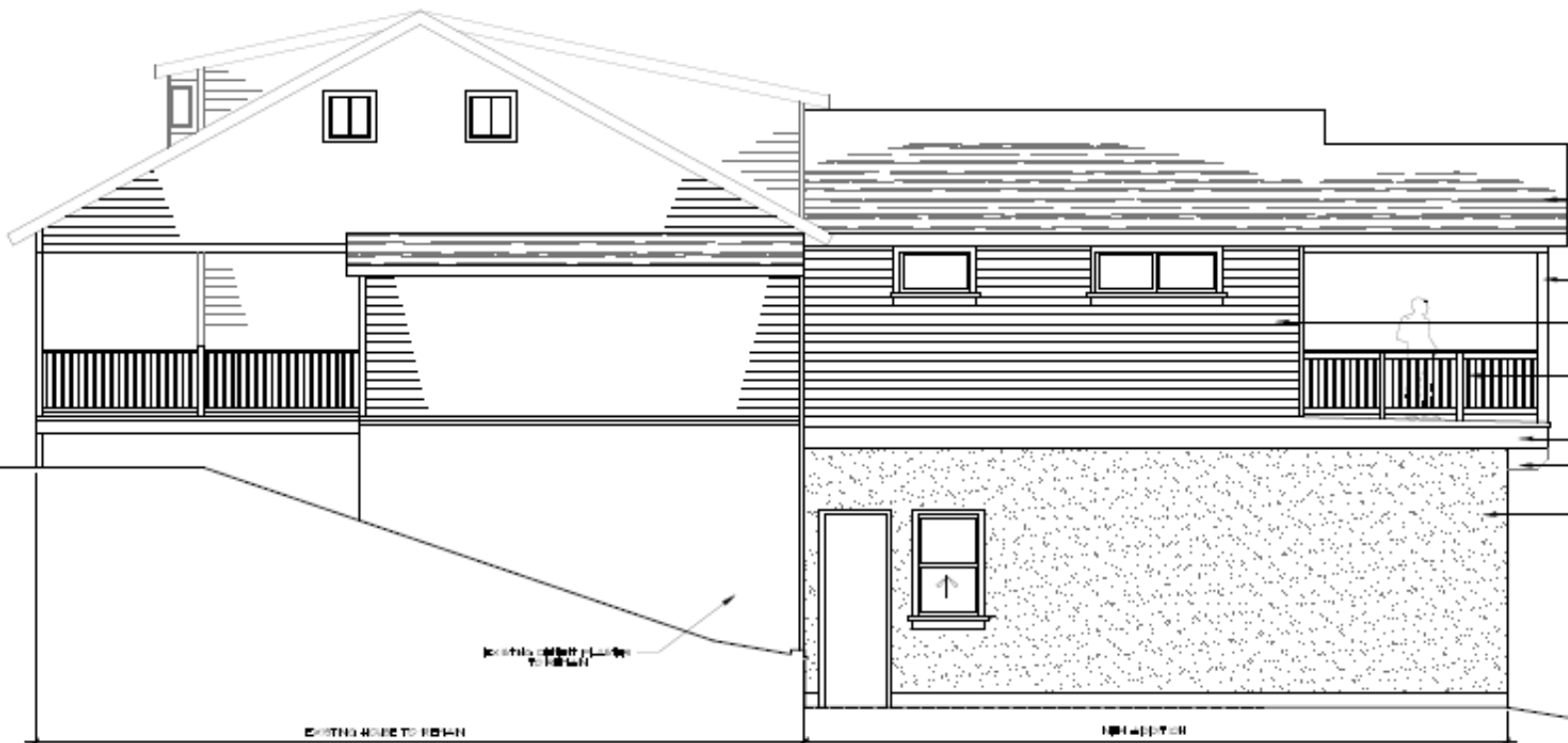


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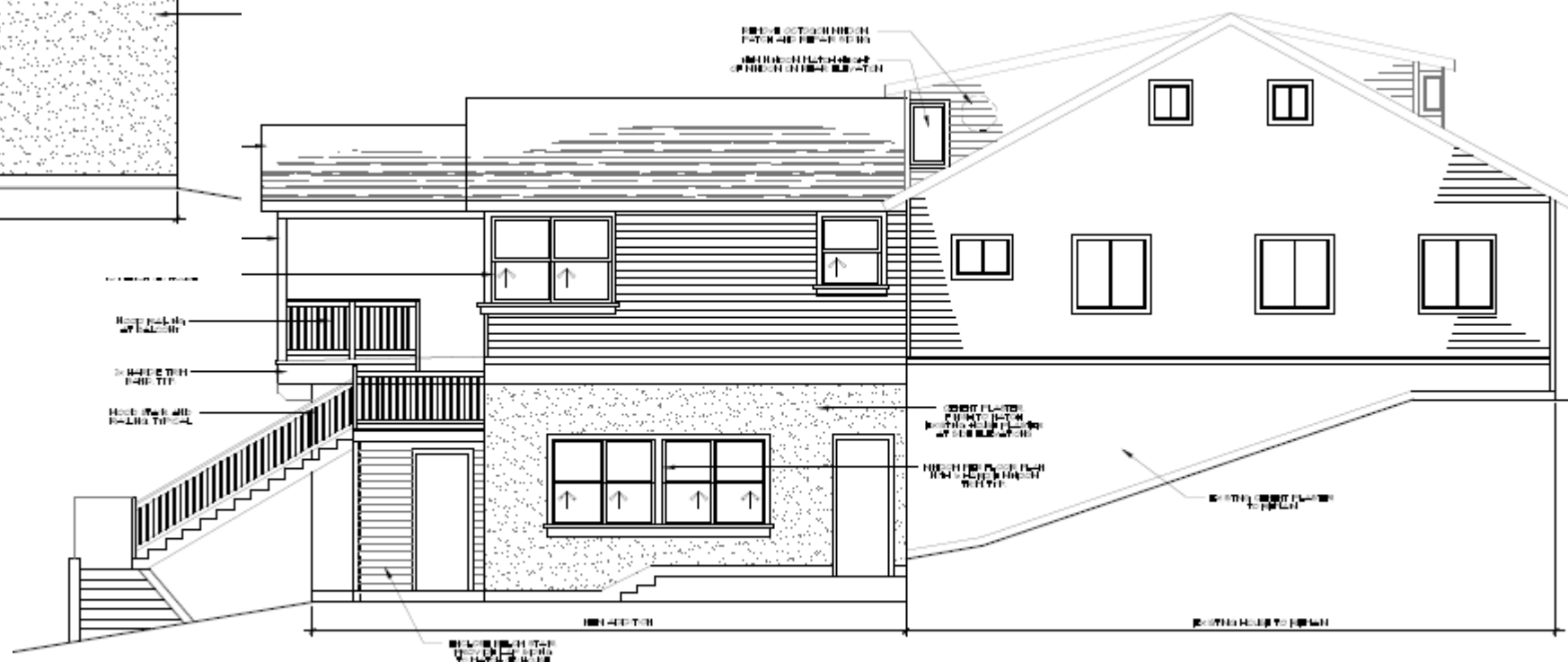
Side Elevations



CITY OF
FOLSOM



02 - SIDE ELEVATION - 1/4"



91
03 - SIDE ELEVATION - 1/4"

Rear Yards



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Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of 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.