



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

October 2, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, 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 September 18, 2019 will be presented for approval.

NEW BUSINESS

1. PN 19-285 906 Bidwell Street New Custom Home Design Review and Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Moe Hirani for design review approval for the construction of a 2,030-square-foot two-story 28-foot-tall residence on a 7,000 square-foot lot located at 906 Bidwell Street in the Central Subarea of the Historic Residential Primary Area. The project also includes demolition of a 480-square-foot garage structure and 394-square-foot attached carport. The zoning classification for the site is R-1-M, and the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Brianna Gustafson, Assistant Planner / Applicant: Moe Hirani)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **October 16, 2019**. 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.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
September 18, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Ankhelyi

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: A presentation was given by Jeff Ferreira-Pro on the Chan House Demolition Project.

MINUTES: The minutes of August 21, 2019 were approved as submitted.

NEW BUSINESS

1. **PN 19-259 Merlo Vineyards Wine Tasting Room Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Raymond Merlo for a Conditional Use Permit application for two locations, 815 Sutter Street Suite B and G, totaling at 800 square-feet for a wine tasting room. The zoning classification for the site is HD, and the General Plan land-use designation is HF within the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Brianna Gustafson, Assistant Planner / Applicant: Raymond Merlo)**

1. Mike Brenkwiz addressed the Historic District Commission citing concerns about the amount of liquor licenses in the Sutter Street area.
2. Bob Delp addressed the Historic District Commission citing concerns about parking and suggested condition of approval No. 10 regarding the hours of operation be corrected from '11:00 p.m.' to '11:00 a.m.' and for condition of approval No. 12 be modified to state 'non-amplified acoustical artists' only.

COMMISSIONER DUEWEL MOVED TO APPROVE THE CONDITIONAL USE PERMIT (PN 19-259) FOR THE MERLO VINEYARDS WINE TASTING ROOM LOCATED AT 815 SUTTER STREET, SUITE B AND G BASED ON THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONDITIONAL USE PERMIT FINDING G, AND CONDITIONS OF APPROVAL NO. 1-14 WITH MODIFICATIONS TO CONDITION NO. 10, 12, AND 14 TO STATE:

“10. Hours of operation (including private parties) will be limited as follows: ~~Monday through Sunday: 11:00 p.m. to 8:00 p.m.~~ **Sunday thru Thursday: 11:00 a.m. to 8:00 p.m. and Friday and Saturday: 11:00 a.m. to 10:00 p.m.** No expansion of business hours beyond what is stated above shall be permitted without prior approval being obtained from the Historic District Commission through a Conditional Use Permit Modification.”

“12. Entertainment shall be limited to music performances (**non-amplified** acoustical artists only), and similar uses, with similarity determined by the City of Folsom Community Development Department. No adult entertainment, as defined by Section 5.21.010 of the Folsom Municipal Code (FMC) shall be allowed at “Merlo Vineyards Tasting Room.”

“14. Future signage for the site **must comply with the existing sign criteria established for the subject building or** will require Historic District Commission approval and shall comply with the Folsom Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines.”

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, WEST, ASAY, DUEWEL, RODRIGUEZ, BRACHT
NOES: NONE
ABSTAIN: NONE
ABSENT: ANKHELYI

2. **PN 19-305, Gaslight Company Taproom Conditional Use Permit Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mark Dascallos for approval of a Conditional Use Permit Modification to allow for the sale and consumption of liquor and to accommodate an expansion of the business hours of operation at the 2,400-square-foot Gaslight Company Taproom located at 718 Sutter Street, Suite 200. The zoning designation for the site is HD, while the General Plan land-use designation is HF. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Mark Dascallos)**

1. Paul Keast addressed the Historic District Commission in support of the Gaslight Company receiving a liquor license, but concerned about business hours being expanded and alcohol being served late.
2. Mike Reynolds addressed the Historic District Commission in support of the project.
3. Laura Fisher addressed the Historic District Commission in support of letting patrons of the Gaslight Company dance, but concerned about the change to the hours of operation.

COMMISSIONER MILLER MOVED TO APPROVE THE GASLIGHT COMPANY CONDITIONAL USE PERMIT MODIFICATION (PN 19-305) TO ALLOW FOR THE SALE AND CONSUMPTION OF LIQUOR AND TO ACCOMMODATE AN EXPANSION OF THE BUSINESS HOURS OF OPERATION AT THE 2,400-SQUARE-FOOT GASLIGHT COMPANY TAPROOM LOCATED AT 718 SUTTER STREET, SUITE 200 SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONDITIONAL USE PERMIT FINDING G, AND CONDITIONS OF APPROVAL NO. 1-21 WITH MODIFICATION TO CONDITION NO. 10, 12, 13, 15, AND 16 TO STATE:

“10. Hours of operation (including private parties) shall be limited as follows: Monday thru Wednesday: 11:00 a.m. to 11:00 p.m., Thursday and Saturday: 11:00 a.m. to 1:00 a.m., Sunday 11:00 a.m. to 12:00 ~~p.m.~~ a.m.”

“12. Musicians shall be only permitted **to play music** in the area depicted on the submitted floor plan drawings.”

“13. Irrespective of the City’s noise ordinance, no music ~~or sound~~ coming from the premises shall be audible within 50 feet of the premises at any time. A noise study prepared by a qualified acoustic engineer shall be required at the business owner’s expense when deemed necessary by the City to mitigate noise impact on the adjoining properties and public rights-of-way.”

“15. Doors and windows to the deck shall be closed at all times when music (recorded or live) is being played, **with exception of customers and employees entering and exiting the outdoor balcony area.**”

“16. No dancing shall be permitted anywhere in the premises **with the exception of private events held in the banquet room** ~~including the outdoor deck/balcony~~. In addition, there shall be no structurally designated or raised dance floor or bandstand.”

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, WEST, ASAY, DUEWEL, BRACHT
NOES: NONE
ABSTAIN: RODRIGUEZ
ABSENT: ANKHELYI

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 6:25 pm.

Respectfully Submitted,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: October 2, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 906 Bidwell Street New Custom Home and Garage Demolition
File #: PN 19-285
Request: Design Review and Demolition
Location: 906 Bidwell Street
Parcel(s): 070-0201-009
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210
bgustafson@folsom.ca.us

Property Owner

Name: Moe Hirani
Address: 8272 Robert Court,
Granite Bay, CA 95746

Applicant

Name: Moe Hirani
Address: 8272 Robert Court,
Granite Bay, CA 95746

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review and Demolition Application to construct a 2,030-square-foot single-family residence and demolish a 480-square-foot garage structure and 394-square-foot attached carport at 906 Bidwell Street (PN19-285) subject to the findings included in this report (Findings A-J) and subject to the attached conditions of approval (Conditions 1-21).

Project Summary: The proposed project includes the approval for a Residential Design Review Application to construct a 2,030 square-foot, two-story 28-foot-tall residence on a 7,000 square-foot lot located at 906 Bidwell Street in the Central Subarea of the Historic Residential Primary Area. The project also includes the demolition of an existing 480 square-foot garage structure and a 394 square-foot attached carport.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Proposed Floor Plan, Elevations and Site Plan Dated July 25, 2019
- 5 - Garage and Carport Photos
- 6 - Colors and Materials
- 7 - Historic Preservation League Comment Letter



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: October 2, 2019

Submitted,

A handwritten signature in blue ink, appearing to read 'Ram Johns', written over a horizontal line.

RAM JOHNS

Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Moe Hirani, is requesting Design Review approval for a 2,030 square-foot single family residence located at 906 Bidwell Street. The proposed residence features a two-story floor plan with four bedrooms and four bathrooms. The lower floor is composed of two bedrooms, two bathrooms, great room and kitchen. The upper floor consists of two bedrooms and two bathrooms. Proposed site and floor plans are shown as Attachment 4.

The proposed single-family residence incorporates elements of the Craftsman-Style architectural design. The exterior of the residence is proposed to be sided with horizontal siding colored a forest green, with cream colored window and door trims. Furthermore, the residence features a composite decking porch with ornamental iron grill and double posts. Elevations of the proposed residence are included in Attachment 4 and the proposed Colors and Materials are included as Attachment 6.

The project also entails the demolition of an existing 480 square-foot garage structure and 394 square-foot attached carport.

POLICY/RULE

The Folsom Municipal Code (FMC Section 17.52.400) requires that all new structures and alterations to existing structures located within the Historic District obtain Design Review approval from the Historic District Commission. The Folsom Municipal Code (FMC Section 17.52.660) also states that demolition of a structure located in the Historic District is subject to review and approval by the Historic District Commission.

ANALYSIS

The project, which is located within the Central Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-1-M (Single-Family Dwelling Small Lot District) and is designated as SFHD in the General Plan. Single-family residences are an allowed use in both the Central Subarea and in the R-1-M zone. The proposed project is subject to the development standards established with the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building heights, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area.

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Width	50'	50'
Minimum Pervious Coverage	45% of lot area	68% of lot area
Maximum Building Height	35'	28'
Front Yard Setback	20'	20'
Side Yard Setback	5'	5', 10'
Rear Yard Setback	20'	63'
Setback To Other Structures	10'	N/A
Minimum Parking	2 spaces	2 spaces

As shown in the table above, the proposed residence will meet all applicable development standards.

Building Design and Architecture

The proposed project is subject to compliance with the Historic District Design and Development Guidelines (DDGs) Section 5.04.03 (b), which establishes the design concepts for the Central Subarea, and provides property owners with broad discretion in choosing styles from the 1850-1950 historical timeframe. Restoration, reconstruction, and new construction of “average” homes are encouraged, rather than increase in the number of “high-style” homes.

The architectural design of the proposed residence has elements of the Craftsman-Style. General characteristics of the Craftsman-style design is typically characterized by the use of prominent front porches, gable roof elements, decorative roof vents, horizontal wood siding, and wood-framed doors and windows. As shown in the submitted building elevations (Attachment 4), the proposed project incorporates a number of significant Craftsman-style design features including horizontal lap siding, wood shingle-siding, decorative roof vents, and wood-framed windows and doors.

Siding and Trim

The exterior of the residence is proposed to be sided with horizontal siding colored forest green. The doors, windows and roof gables will have cream trim. The residence will also feature a roof vent, a porch, decorative iron railings and decking columns, all painted cream. The style, colors, and materials of the proposed siding and trim are consistent with the design intent of the Central Subarea as outlined in the DDGs.

Windows and Doors

The DDGs state that wood frame double hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDGs state that residentially-scaled and detailed

solid wood or glazed doors of many styles may be appropriate.

The applicant proposes vinyl windows that are primarily vertically-sliding. The front of the residence features one picture windows. The east side elevation of the residence has three vertically-sliding windows, and the west elevation has five vertically sliding window. The front and side entrances are proposed to be wood doors and the rear entrance is proposed to be a sliding glass door.

Roofing

Pursuant to the DDGs, Appendix D, Section C.7, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence, with inappropriate materials including colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission style. The proposed roof will be an asphalt composition shingle roof colored charcoal grey.

Staff has determined that the overall design, colors, materials, and layout of the proposed residence can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity and is consistent with the design and development guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Historic District Design and Development Guidelines.

Parking

The FMC Section 17.52.540 requires two parking spaces for each single-family detached dwelling unit in within the Residential Primary Area of the Historic District. Required parking spaces must be provided outside required front and street side yards. No garage is proposed at this time as part of the project. The applicant is proposing two paved off-street parking spaces in the rear of the lot, behind the proposed residence. This would be accessible via the alley. Based on this, staff has determined that the proposal complies with the parking requirements.

Demolition

The applicant is proposing to demolish a 480-square-foot garage structure and a 394-square-foot attached carport located on the subject property in order to accommodate development of the proposed custom home. In order to approve a request for demolition of a structure considered historically significant, the Folsom Municipal Code, (FMC Section 17.52.660) states that the Historic District 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 clarifies 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. However, Section 4.13 of the Design and Development Guidelines also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of the Folsom Municipal Code, (FMC Section 17.52) and the Design and Development Guidelines themselves.

The 480-square-foot garage structure and the 394-square-foot carport appear to have been constructed around the mid-1950s. The garage was constructed with horizontal lap siding and the carport is composed of metal. Neither are considered historically significant in terms of design and building materials. In addition, neither structure is listed on the City of Folsom's Cultural Resources Inventory list.

PUBLIC COMMENTS

The Folsom Heritage Preservation League (HPL) submitted a comment letter based on the initial plans that were submitted. This letter is included in the report as Attachment 7. The HPL recommended that based on the DDGs for the Central Subarea, that the rear parking area should be accessed from the alley and be screened by landscaping. Staff agrees with the assessment that parking should be accessed from the alley behind the parcel, and per the submitted plans, the applicant has reserved space off of the street to park cars. HPL also commented that in order to demonstrate that front yard landscaping and pervious surface requirements be met, that a landscape plan should be added. Staff is requiring that a Landscape Plan (that complies with the state-mandated Model Water Efficient Landscape Ordinance – AB 1881) is required to be submitted prior to issuance of the Custom Home building permit. This has been conditioned (Condition #17) in this report.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to Approve Design Review and Demolition for a 2,030-square-foot new custom home and demolition of a 480-square-foot garage structure and an 394-square-foot carport structure as illustrated on Attachments 4 through 5 for the 906 Bidwell Street New Custom Home and Garage Demolition project (PN 19-285) subject to the findings

(Findings A-J) and conditions of approval (Conditions 1-21) included as Attachment 3.

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 UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

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

DEMOLITION FINDINGS

- J. THE EXISTING GARAGE STRUCTURE (480-SQUARE-FOOT) AND CARPORT (394-SQUARE-FOOT) PROPOSED TO BE DEMOLISHED ARE NOT CONSIDERED HISTORICALLY SIGNIFICANT.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

A 1,202-square-foot single-family residence was located on the neighboring property at 908 Bidwell Street and was constructed in 1952. This is also when the 480 square-foot garage structure and 394 square-foot attached carport are believed to be constructed. The carport and garage structure are located on the subject property at 906 Bidwell Street. The garage was constructed with horizontal lap siding and the carport is composed of metal. Neither are considered historically significant in terms of design and building materials.

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density)

ZONING

CEN/R-1-M (Central Subarea of the Historic Residential Primary Area/Single-Family Dwelling, Small Lot District)

ADJACENT LAND USES/ZONING

North: Single Family Residential Parcel (CEN/R-1-M) with the Persifer Street/Bidwell Street Alley Beyond

South: Bidwell Street with Multi-Family Residential Development (CEN/R-4) Beyond

East: Single-Family Residential Development (CEN/R-1-M) with Decatur Street Beyond

West: Single Family Residential Development (CEN/R-1-M) with Reading Street Beyond

SITE CHARACTERISTICS

The 0.16-acre project site is developed with a 480 square-foot garage structure and a 394 square-foot attached carport.

APPLICABLE CODES

FMC Chapter 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Section 17.52.660, Demolition
Historic District Design and Development Guidelines (DDG's)

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 906 BIDWELL STREET NEW CUSTOM HOME AND GARAGE/CARPORT DEMOLITION (PN 19-285)				
GENERAL REQUIREMENTS				
Cond. No.	Mitigation Measure		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"> • Building Elevations and Floor Plans, dated July 25, 2019 <p>This project approval is for the 906 Bidwell Street New Custom Home, which includes a 2,030-square-foot single-family residence, demolition of a 480-square-foot garage structure, and demolition of a 394-square-foot carport located at 906 Bidwell Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building 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.</p>	B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report (Design Review and Demolition) shall remain in effect for two years from final date of approval (October 2, 2021). 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.</p>	B	CD (P)

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.		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)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)

9.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, 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 (October 2, 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
10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
11.		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)
SITE DEVELOPMENT REQUIREMENTS				
12.		The improvement plans for the required private improvements shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
13.		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)
14.		The owner/applicant shall obtain a Demolition Permit prior to demolition of the 394-square-foot carport and 480-square-foot garage. In addition, compliance with all local, state and federal regulations pertaining to demolition of the garage/carport structure is required.	I, B	CD (E), B
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
15.		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		
16.	<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 2,030-square-foot new single-family residence for the 906 Bidwell Street New Custom Home project. The applicant shall submit building plans that comply with this approval, the attached building elevations and attached floor plan, dated July 25, 2019. 2. The design, materials, and colors of the proposed 906 Bidwell Street Residential New Custom Home project shall be consistent with the submitted building elevations, material samples, and color scheme to the satisfaction of the Community Development Department. 3. The final design of the windows and doors shall be subject to review and approval by the Community Development Department. 4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. 	OG CD (P)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS		
17.	<p>A Landscape Plan (that complies with the state-mandated Model Water Efficient Landscape Ordinance - AB 1881) is required to be submitted prior to issuance of the Custom Home building permit, and landscaping of the front yard shall be completed prior to receipt of full Certificate of Occupancy. Alternately, an Irrigation & Landscape Permit shall be applied for, paid for and issued with the stipulation that landscape plans are submitted within 180 calendar days of the initial Irrigation & Landscape Permit issue date and completed within 1 year, with a possible 90-day extension if substantially in progress. Landscaping shall be consistent with the Historic District Design and Development Guidelines.</p>	I CD (P)(E)
NOISE REQUIREMENT		
18.	<p>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.</p>	I, B CD (P)(E)

CULTURAL RESOURCE REQUIREMENTS			
19.		<p>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 consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.</p>	G, I, B CD (P)(E)(B)
20.		<p>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.</p>	G, I, B CD (P)(E)(B)
21.		<p>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.</p>	G, I, B CD (P)(E)(B)

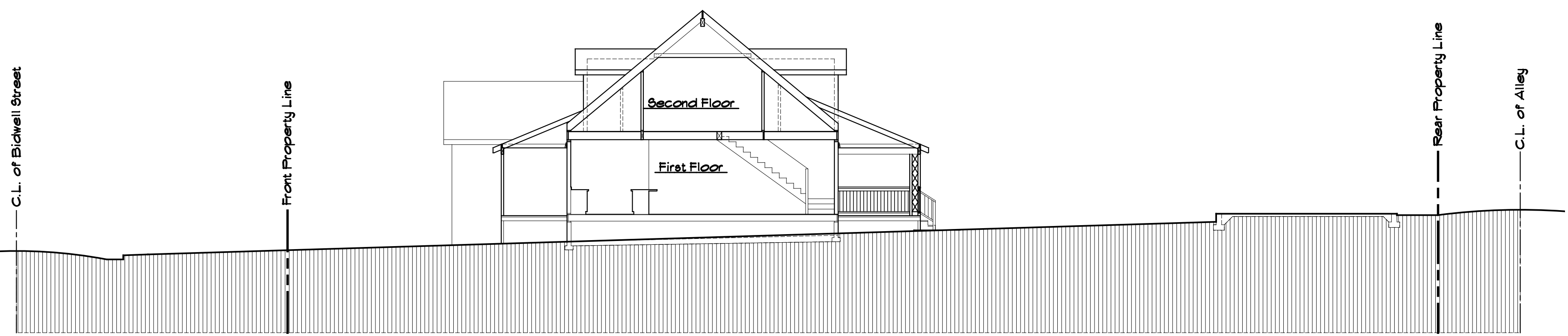
Historic District Commission
 906 Bidwell Street New Custom Home and Garage Demolition (PN 19-285)
 October 2, 2019

RESPONSIBLE DEPARTMENT		WHEN REQUIRED
CD	Community Development Department Planning Division Engineering Division Building Division Fire Division	I
(P)		M
(E)		B
(B)		O
(F)		G
PW		Public Works Department
PR	Park and Recreation Department	OG
PD	Police Department	

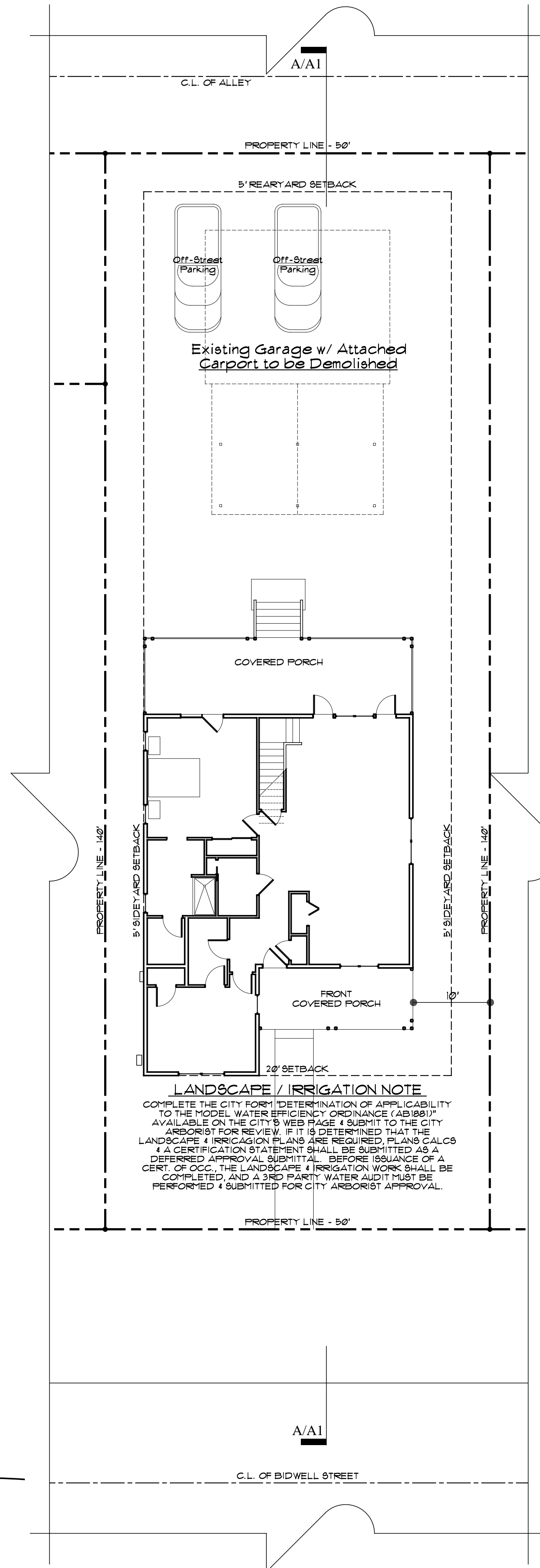
Historic District Commission
906 Bidwell Street New Custom Home and Garage Demolition (PN 19-285)
October 2, 2019

Attachment 4
Proposed Floor Plan, Elevations and Site Plan

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A-A SITE SECTION - 1"=10'



SITE PLAN - 1"=10'

LANDSCAPE / IRRIGATION NOTE
 COMPLETE THE CITY FORM "DETERMINATION OF APPLICABILITY TO THE MODEL WATER EFFICIENCY ORDINANCE (MWEEO)" AVAILABLE ON THE CITY'S WEB PAGE & SUBMIT TO THE CITY ARBORIST FOR REVIEW. IF IT IS DETERMINED THAT THE LANDSCAPE & IRRIGATION PLANS ARE REQUIRED, PLANS CALCS & A CERTIFICATION STATEMENT SHALL BE SUBMITTED AS A DEFERRED APPROVAL SUBMITTAL BEFORE ISSUANCE OF A CERT. OF OCC. THE LANDSCAPE & IRRIGATION WORK SHALL BE COMPLETED AND A 3RD PARTY WATER AUDIT MUST BE PERFORMED & SUBMITTED FOR CITY ARBORIST APPROVAL.

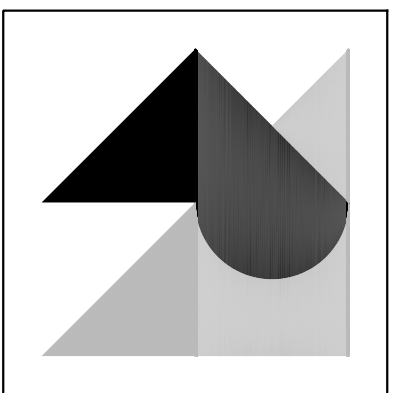
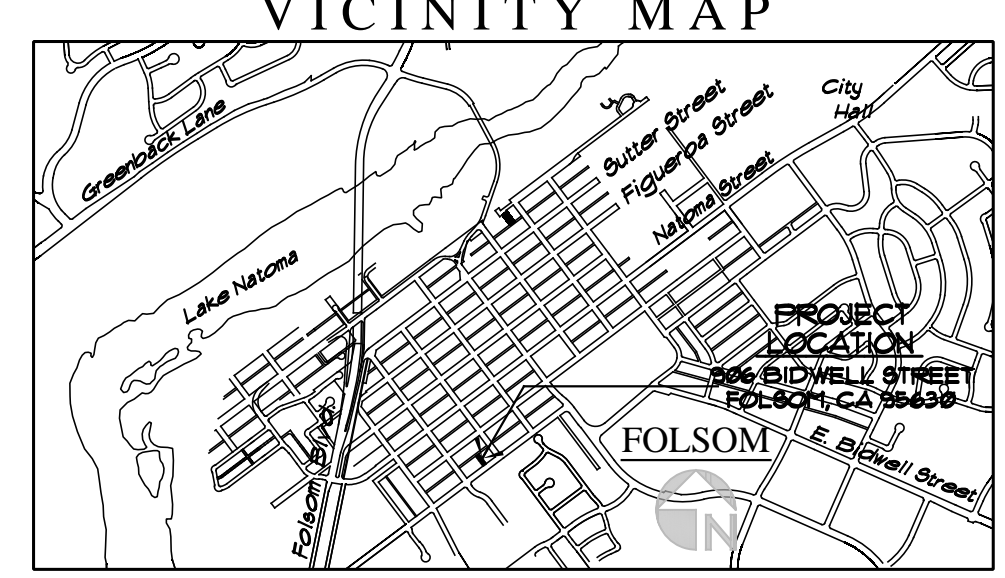
CONSTRUCTION NOTES
GENERAL NOTES
 DRAWINGS REPRESENT THE DESIRED RESULT OF CONSTRUCTION. THE METHODS OF CONSTRUCTION & THE RISKS INVOLVED DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE BUILDING'S STRUCTURAL INTEGRITY AT ALL STAGES OF CONSTRUCTION.
 PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL CONTRACTOR HAS RECEIVED ALL PLANS & ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING & ANY OTHER REGULATORY AUTHORITIES. FAILURE TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF WORK MANDATED BY ANY REGULATORY AUTHORITY.
 CONTRACTOR TO REMOVE DEBRIS, ROOTS, WEEDS AND OTHER DELETERIOUS MATERIAL FROM SITE. CONTRACTOR SHALL REMOVE ALL UNUSED EXCAVATED EARTH FROM SITE.
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES IN DIMENSIONS WHICH MAY BE FOUND SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR HIS DECISION BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
 CONTRACTORS SHALL FOLLOW SIZES IN THE CONSTRUCTION DOCUMENTS OR FIGURES ON THE DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS. FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS.
 WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIVE AND SO CONSTRUCTED.
 ALL CONTRACTOR PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING ANY PERTINENT WORK.
 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES INCLUDING THOSE ITEMS SUPPLIED BY THE OWNER.
 DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF STUDS OR CONCRETE OR TO CENTERLINE OF COLUMNS, U.O.N.

PROJECT INFO
CODES: ALL CONSTRUCTION PERFORMED SHALL COMPLY W/ THE 2016 C.B.C., C.R.C., C.M.C., C.P.C., C.E.C., CGBSC & CALIFORNIA ENERGY CODE, AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION
PROJECT: DEMO EXISTING 2-CAR GARAGE & CARPORT. CONSTRUCT SINGLE FAMILY DETACHED HOUSE
OWNER: MOE HIRANI 916 208 7869
 906 BIDWELL STREET, FOLSOM, CA 95630
APN: 070-0201-003-0000
LOT SIZE: 7,000 SQ.FT.
OCC. / CONSTRUCTION: R-3 / V-B
PROPOSED HOUSE: 2,030 SQ.FT.
FIRST FLOOR: 1,365 SQ.FT.
SECOND FLOOR: 665 SQ.FT.
COVERED PROJECTIONS: 510 SQ.FT.
IMPERVIOUS SURFACE RATIO: 1,875 : 7,000 = 27%

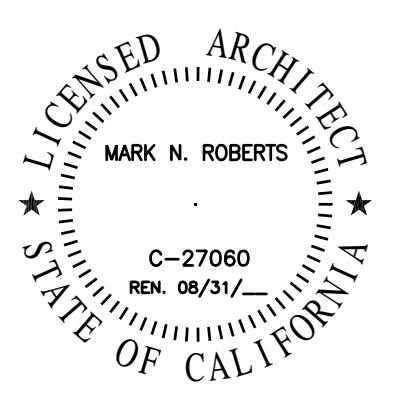
DRAWING INDEX
 A1 NOTES, VICINITY MAP, PROJECT INFO & SITE PLAN & SECTION
 A2 HOUSE FLOOR PLANS
 A3 HOUSE SECTION & EXTERIOR ELEVATIONS

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 CONSIDERED 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. I WILL PROVIDE ACCESS TO 4 HOURS FOR INSPECTION OF THE WORK.
 THIS STRUCTURE IS EQUIPPED W/ A RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM.
 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
 1. DRAINAGE SWALES SHALL BE INSTALLED TO CITY OF FOLSOM'S SATISFACTION
 2. 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
 3. THERE IS NO CUT OR FILL NECESSARY TO CONSTRUCT THIS BUILDING
 4. NO WORK SHALL BE PERMITTED W/ IN OR UNDER THE DRIP LINE OF AN (E) OAK TREE W/ OUT A PERMIT
 5. CONSTRUCTION SHALL BE "CHALKED" & OAK TREES SHALL BE FENCED W/ HIGH VISIBILITY FENCING PRIOR TO PRE-SITE INSPECTION
 6. CALL U.S.A. SERVICE PRIOR TO EXCAVATION
 7. EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED BETWEEN OCT. 15th & APRIL 1st
 8. CLEARING & GRUBBING SHALL CONFORM TO THE CITY OF FOLSOM'S REQUIREMENTS
 9. ALL EXCAVATION, EMBANKMENT & BACKFILL SHALL CONFORM TO THE CITY OF FOLSOM'S REQUIREMENTS
 10. SOIL IS ASSUMED TO BE STABLE, DRY, NON-EXPANSIVE & NON-FILL MATERIAL
 11. IF SITE / SOIL CONDITION DEVIATES FROM THE ABOVE CRITERIA, CONTRACTOR SHALL OBTAIN GEOTECHNICAL DATA OF SITE / SOIL & RECOMMENDED MEASURES FOR FOUNDATION / CONSTRUCTION
 12. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NAT. SOILS
 13. ARCHITECT SHALL REVIEW EXCAVATIONS PRIOR TO PAD & FTG. PLACEMENT & PROVIDE WRITTEN REPORT TO BLDG. DEPT.



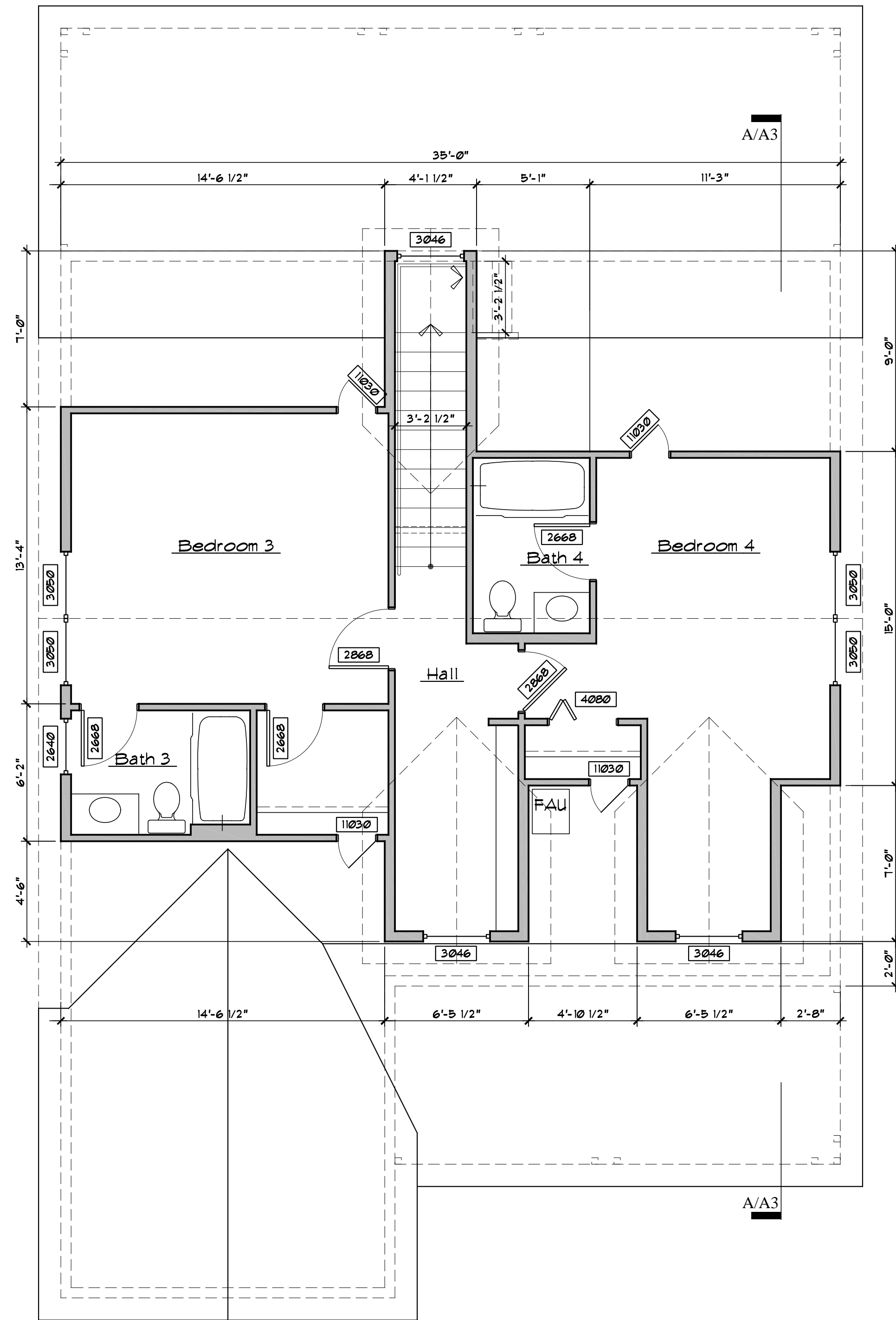
MARK N. ROBERTS
 ARCHITECT
 711 Orange Grove Way
 Folsom, CA 95630
 916.608.0833



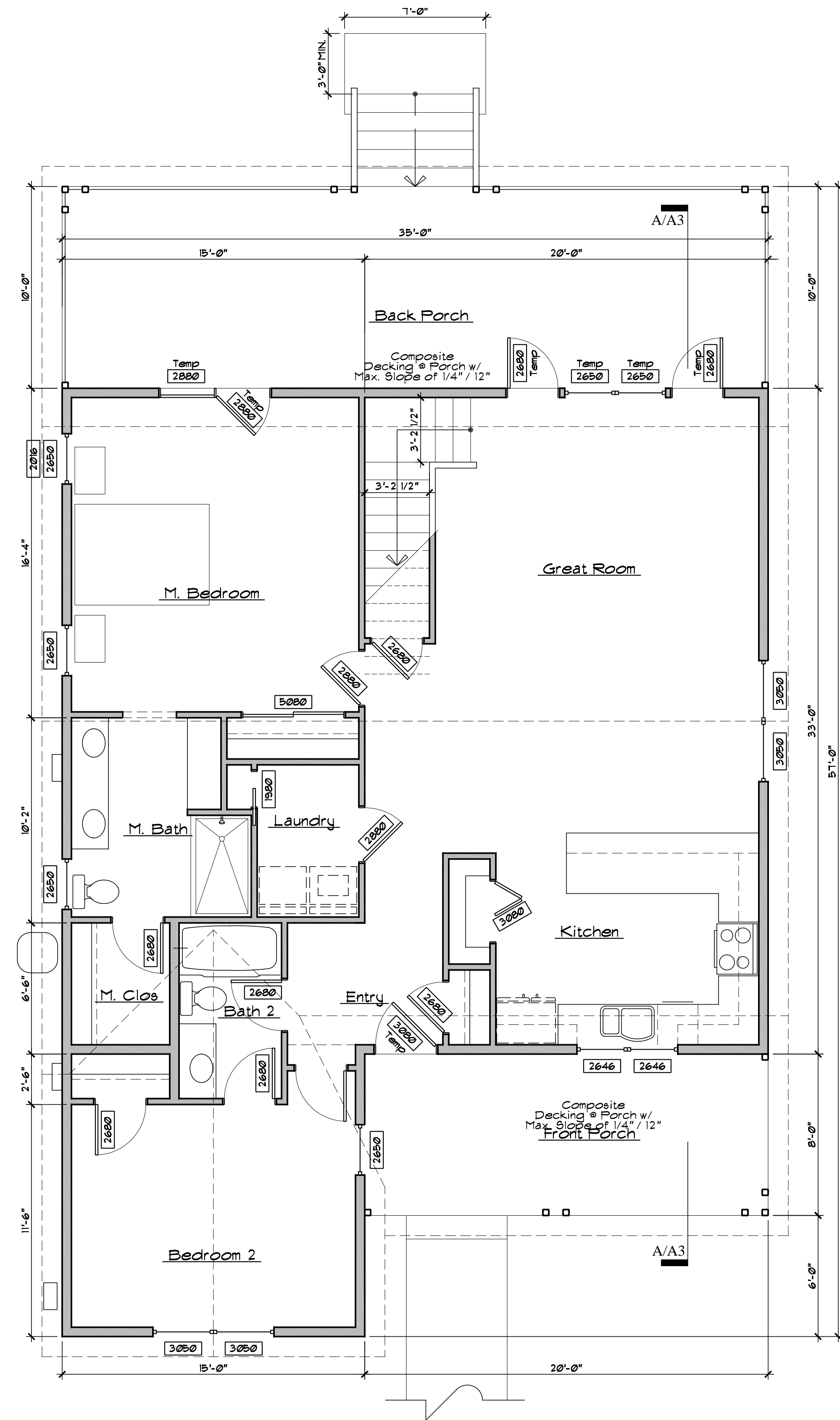
HIRANI HOUSE
 906 BIDWELL STREET
 FOLSOM, CA 95630

Job No.: 19.03 Date: 07.25.19
 A1
 Sheet ___ of ___

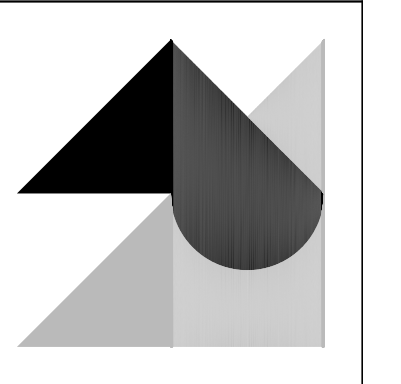
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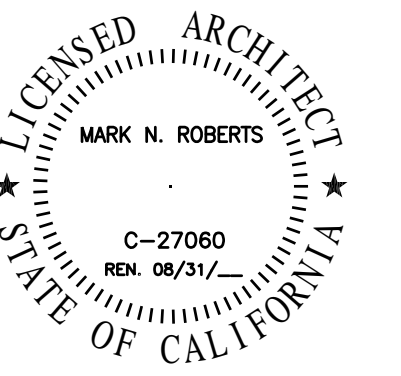
SECOND FLOOR PLAN - 1/4" 



FIRST FLOOR PLAN - 1/4" 



MARK N. ROBERTS
ARCHITECT
711 Orange Grove Way
Folsom, CA 95630
916.608.0833

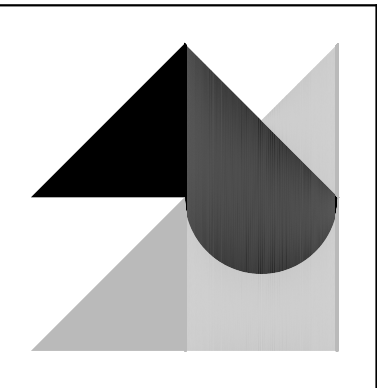


HIRANI HOUSE
906 BIDWELL STREET
FOLSOM, CA 95630

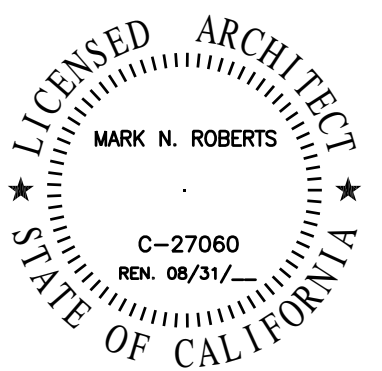
Job No.: 19.03 Date: 07.25.19

A2

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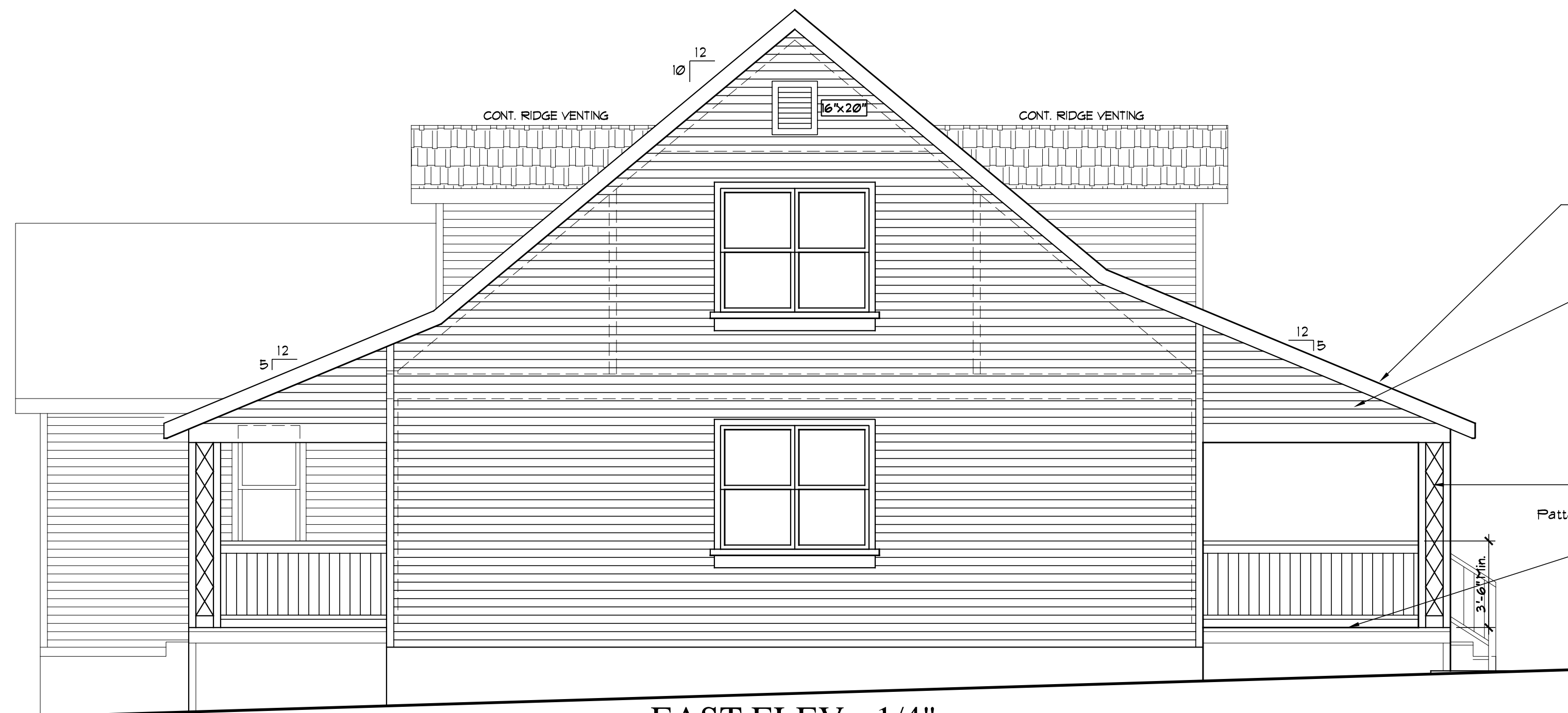


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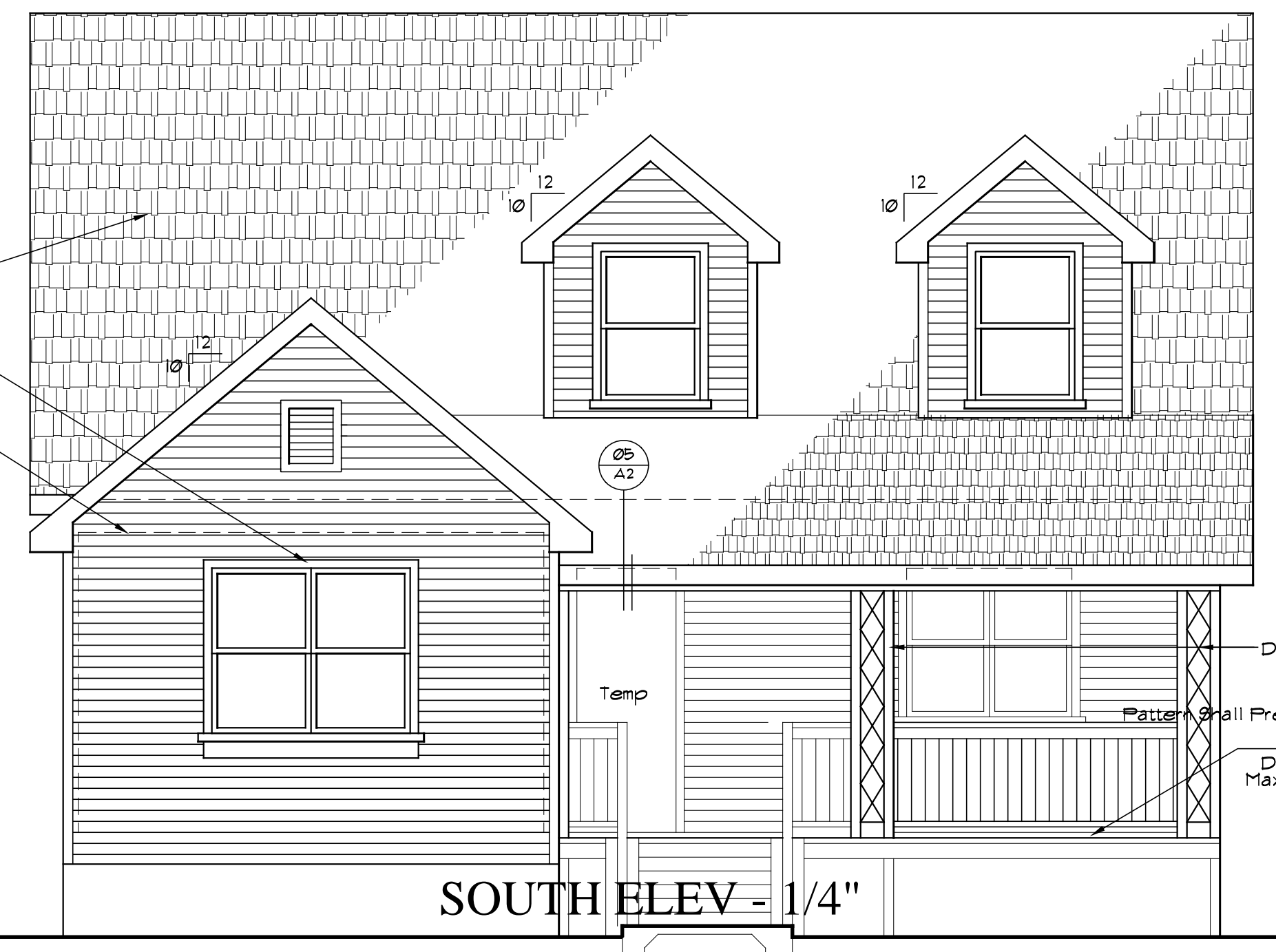


HIRANI HOUSE
906 BIDWELL STREET
FOLSOM, CA 95630

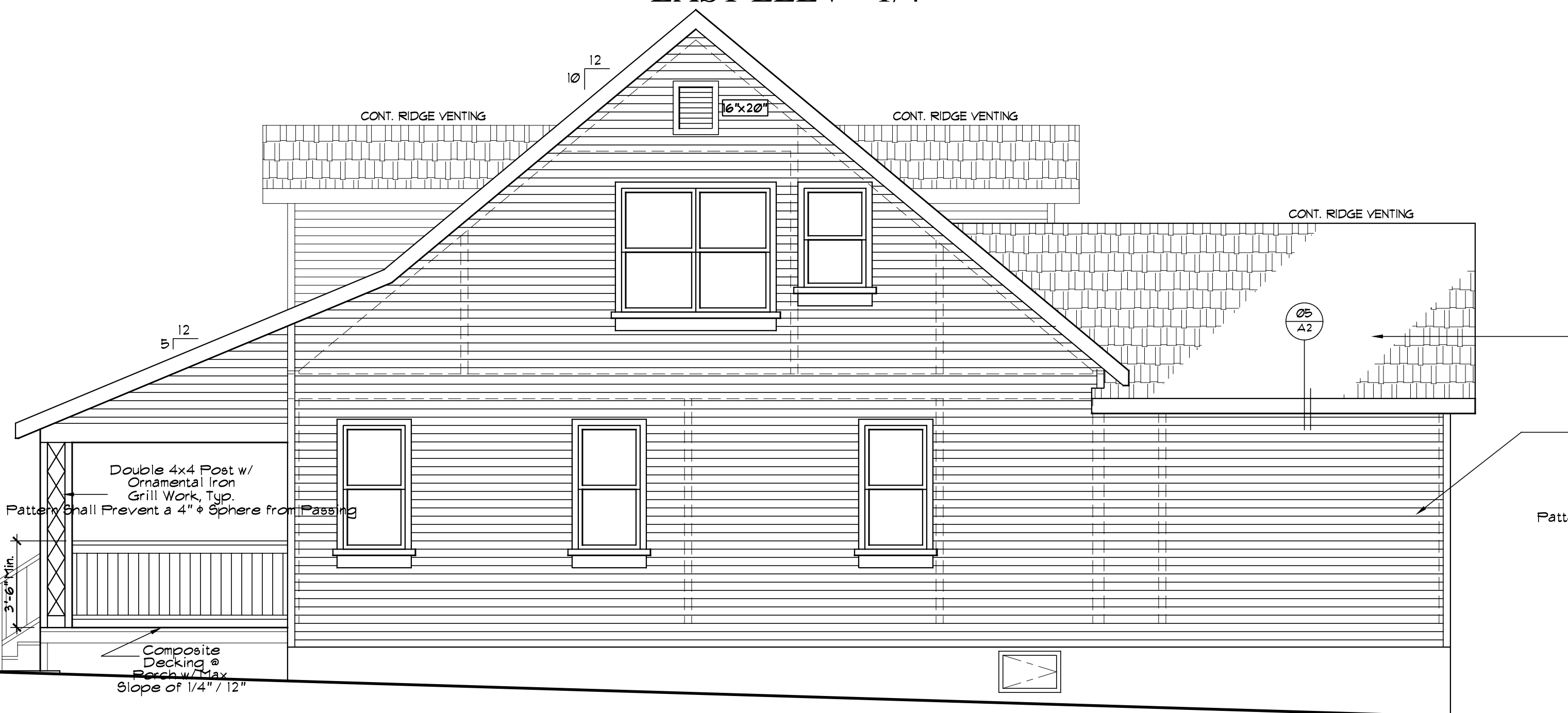
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EAST ELEV - 1/4"



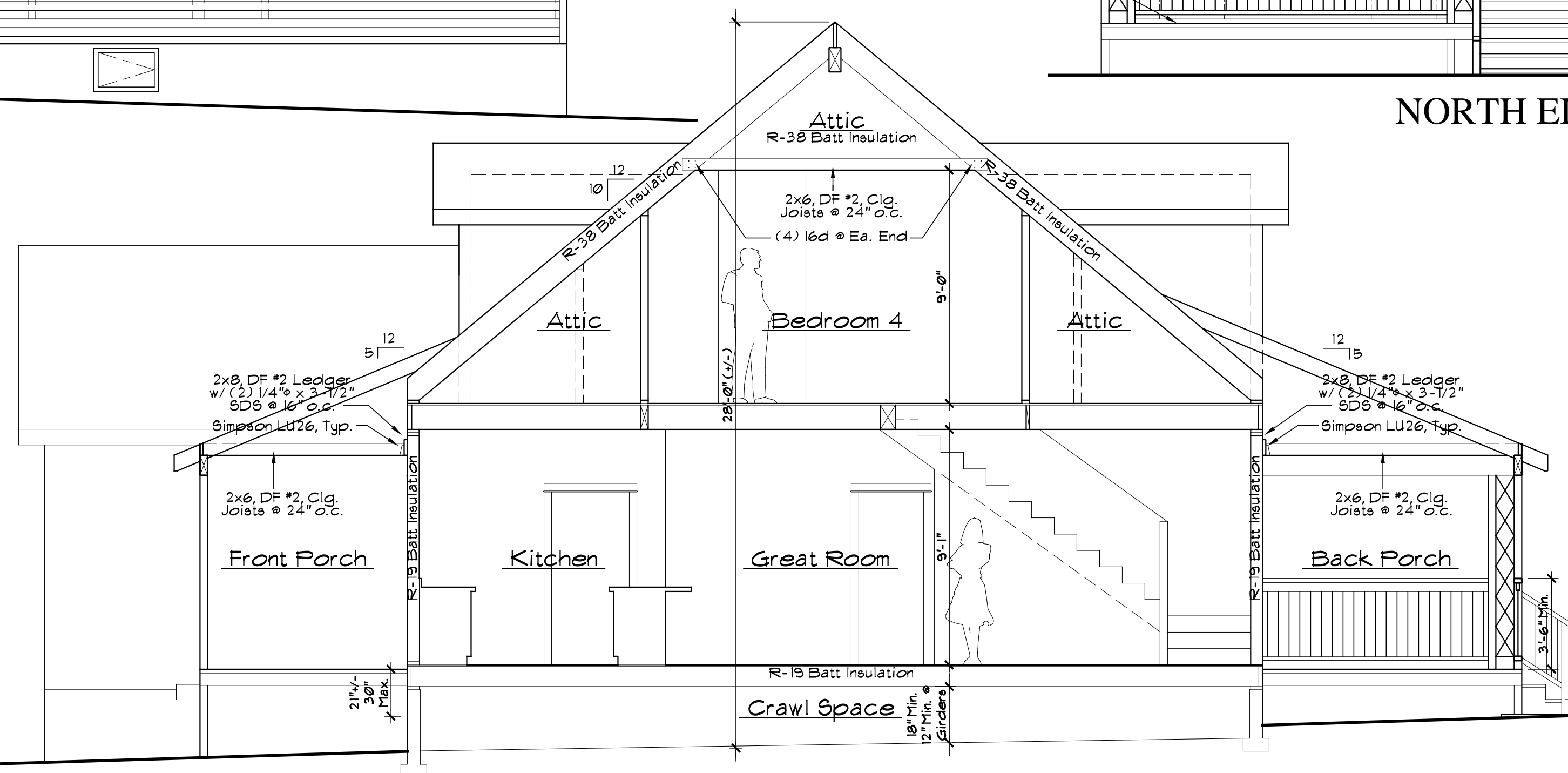
SOUTH ELEV - 1/4"



WEST ELEV - 1/4"



NORTH ELEV - 1/4"



A-A SITE SECTION - 1/4"

- FINISH MATERIALS:**
- FLOORS AT BOTH LEVELS ARE PER OWNER'S PREFERENCE
 - INT. WALLS ARE 1/2" GYP. w/ SMOOTH WALL TEXTURE
 - INT. CEILINGS ARE 5/8" GYP. BD. w/ SMOOTH WALL TEXTURE
 - EXT. WALLS ARE PAINTED, HORIZ. LAP BOARD SIDING @ MIN. 1/4" BLDG. PAPER / MOISTURE BARRIER, INSTALL PER MANUFACTURER'S REQUIREMENTS
 - ROOFING IS ASPHALT COMPOSITION SINGLE, CLASS A ROOFING SYSTEM, INSTALL PER MANUFACTURER'S REQUIREMENTS, COLOR SHALL COMPLY w/ 2013 CALIFORNIA ENERGY CODE "COOL ROOF" REG. INSTALL ROOFING @ MIN. 2 LAYERS BLDG OR 1 LAYER 3/8" BLDG PAPER
 - FASCIA IS PAINTED CVG 2x8 D.F.
 - GUTTERS & DOWNSPOUTS ARE G.S.M. w/ BAKED ENAMEL FINISH
- FRAMING:**
- EXT. WALLS ARE 2x6 @ 16" O.C., U.O.N. OR DIMENSIONED
 - INTERIOR WALLS ARE 2x4 @ 16" O.C., U.O.N. SHOWN OR DIMENSIONED
 - WALL SHEATHING IS MIN. 1/2" PLY. WD. OR OSB, U.O.N., SEE BRACED WALL INFORMATION ON STRUCTURAL SHEETS FOR ADDITIONAL REQ.
 - ROOF SHEATHING IS 1/2" RADIANT BARRIER CDX PLYWOOD OR OSB, PROVIDE ACX @ EXPOSED EAVES, TYP. U.O.N.
- INSULATION:**
- R-19 BATT INSULATION AT EXTERIOR WALLS
 - R-38 BATT INSULATION AT ROOF FRAMING/ATTIC

Job No: 19.03 Date: 09.17.19

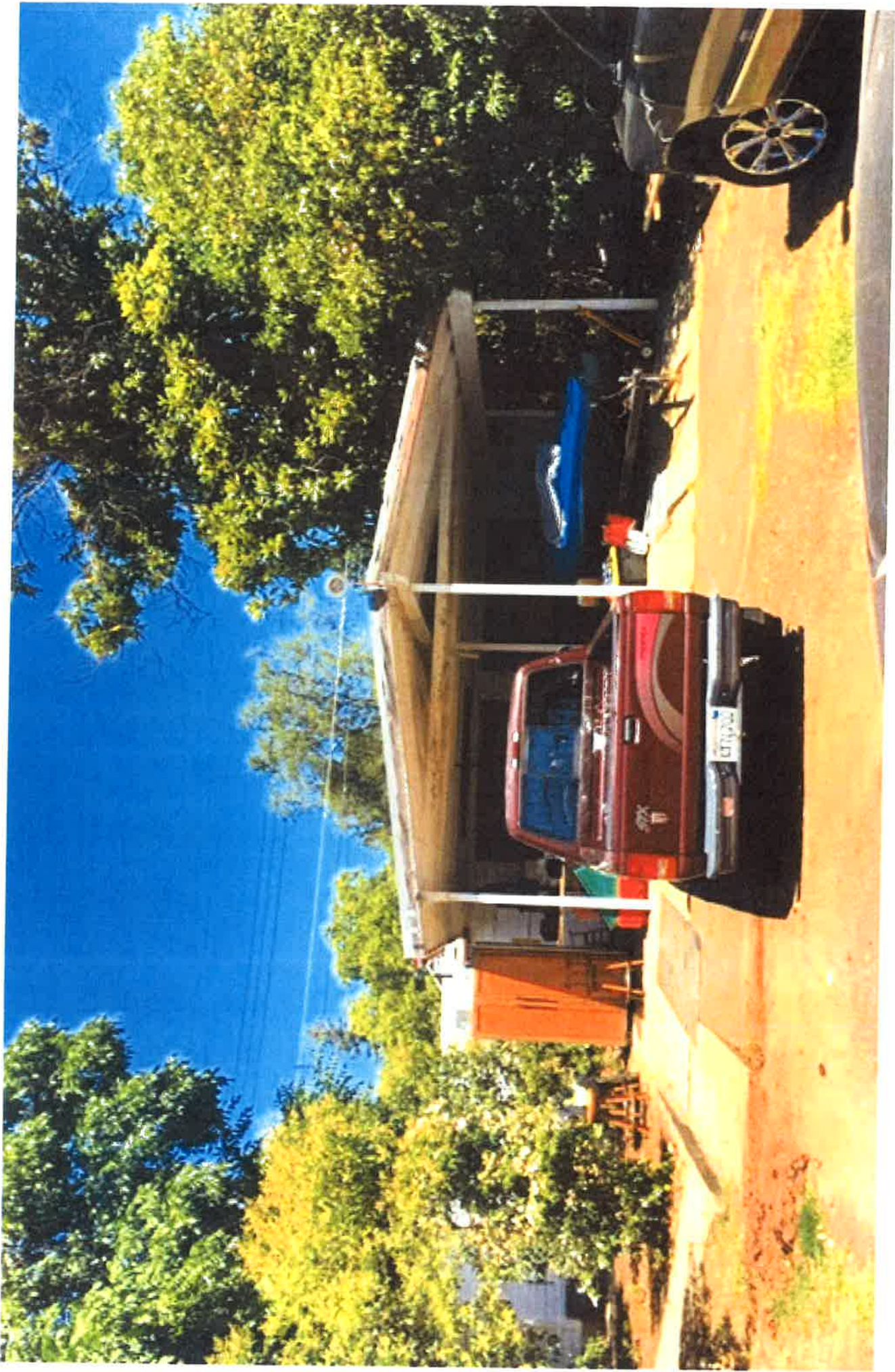
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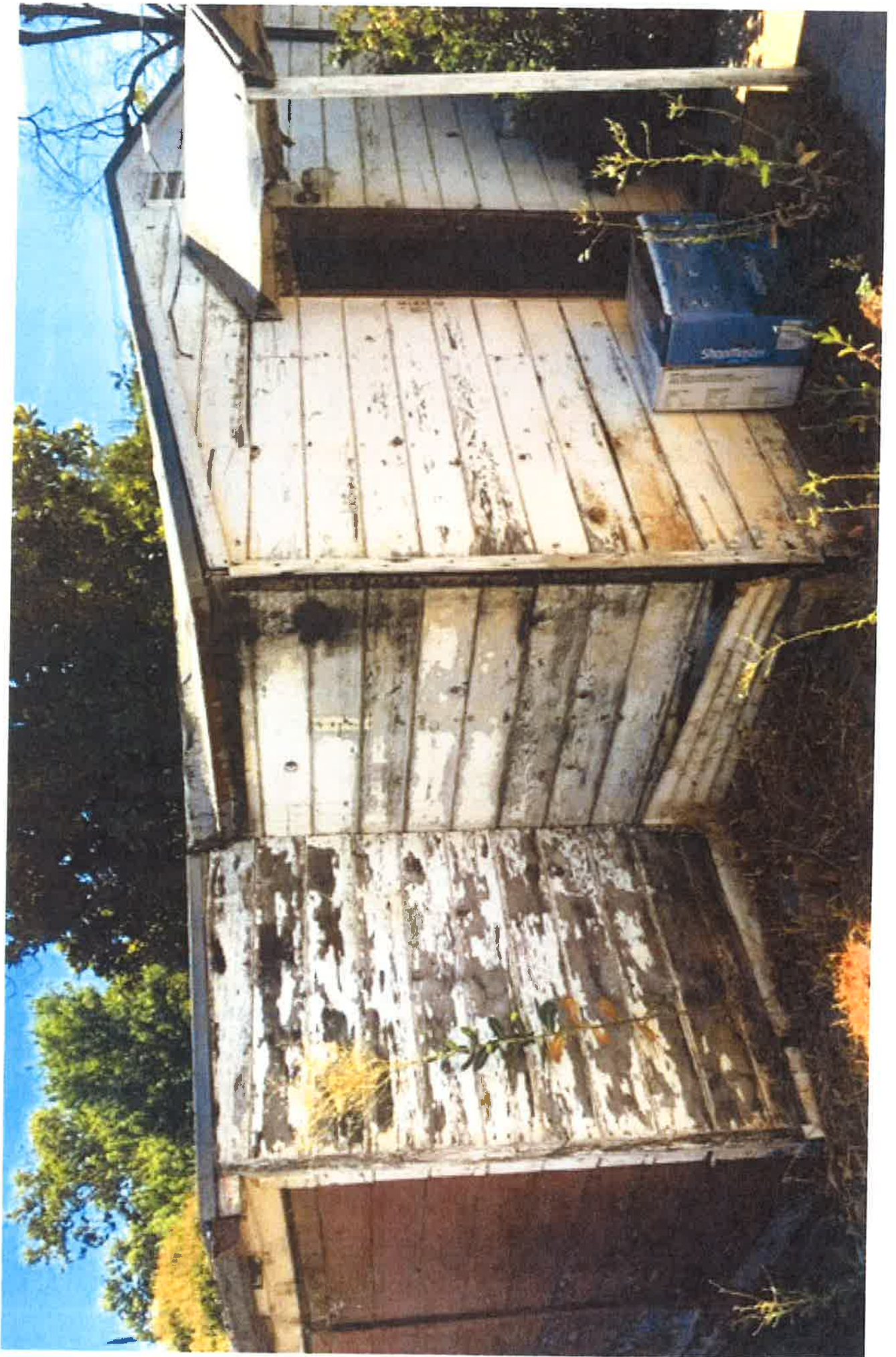
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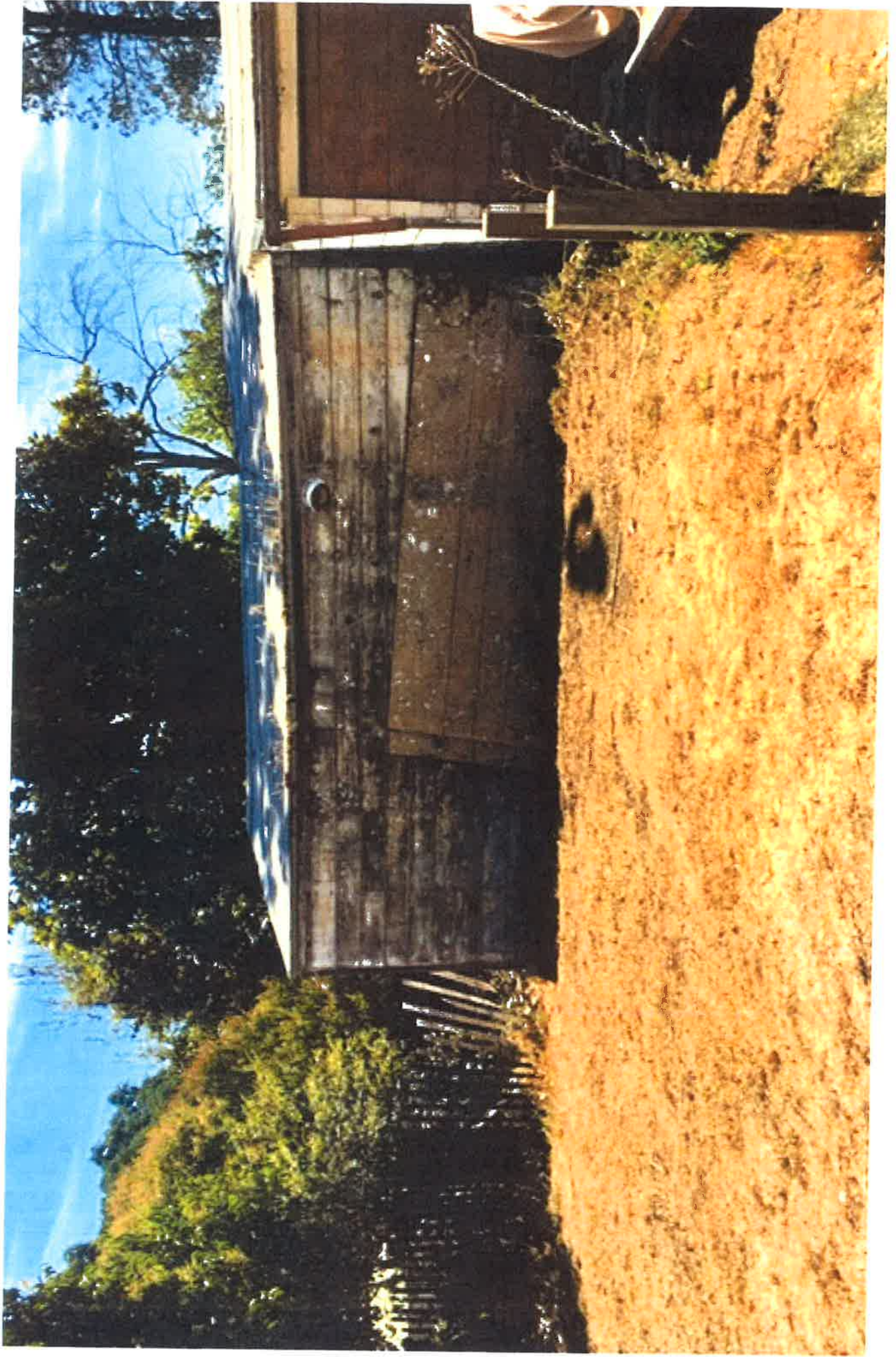
Historic District Commission
906 Bidwell Street New Custom Home and Garage Demolition (PN 19-285)
October 2, 2019

Attachment 5

Garage and Carport Photos







Historic District Commission
906 Bidwell Street New Custom Home and Garage Demolition (PN 19-285)
October 2, 2019

Attachment 6

Proposed Colors and Materials

Colors and Materials



Materials – Hardie Lap Siding



Main Body Color



Trim Color

mannequin cream
2152-60

Historic District Commission
906 Bidwell Street New Custom Home and Garage Demolition (PN 19-285)
October 2, 2019

Attachment 7
Comment Letter from the Historic Preservation
League

**HERITAGE PRESERVATION LEAGUE OF FOLSOM
PROJECT APPLICATION REVIEW**

August 26, 2019

PROJECT: Construction of a new custom home and the removal of an existing garage at 908 Bidwell Street, in the Central Subarea (File: 19-285)

REQUEST: Design Review and the Demolition of an Accessory Structure

PROJECT

HISTORY: Application Circulated by City on August 16, 2019 and feedback requested by August 30.

PROJECT REVIEW COMMENTS:

The proposed residential building meets the codes and guidelines for the Central Subarea and is compatible with the surrounding neighborhood.

While a garage has not been requested at this time, it is not clear, if the existing driveway (at the west side of the property) will remain or if a new driveway is requested (along the east property boundary).

Landscape plans have not been included with the application. As required by the Municipal Code, the property will need a minimum of one street tree.

PROJECT RECOMMENDATIONS:

Parking

The Design and Development Guidelines for the Central Subarea state: *...an applicant may be required to reduce visibility of autos by such means as eliminating driveways from streets in favor of using alley access, disguising detached garages as outbuildings or provide screen plantings for outdoor parking areas.*

- Based on these guidelines, HPL recommends that the rear parking area should be accessed from the alley and be screened by landscaping.

Landscaping

Regarding landscaping along public right-of-way areas the Design and Development Guidelines state: *...the applicant and the Historic District Commission must consider the impact of the alleyscape as well as the streetscape on the single-family character of the neighborhood. Factors to be considered include....maintaining landscaping and tree cover....*

- In order to demonstrate that the front yard landscape and pervious surface requirements will be met, HPL recommends that a simple landscape plan should be added to the application.