



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
November 7, 2018
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Justin Raithel, John Arnaz, 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 October 3, 2018 will be presented for approval.

NEW BUSINESS

1. **PN 18-340, 414 Mormon Street Residential Addition and Shed Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Kevin Thompson for approval of a Residential Design Review for a 467-square-foot building addition and 183-square-foot front porch addition to an existing 852-square-foot residence, and demolition of a shed at 414 Mormon Street. The zoning classification for the site is CEN/R-2 and the General Plan land-use designation is MLD. 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: Assistant Planner, Josh Kinkade / Applicant: Kevin Thompson)**

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **December 5, 2018**. 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
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HISTORIC DISTRICT COMMISSION MINUTES
October 3, 2018
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, Justin Raithel, John Arnaz, Mary Asay, Chair Daron Bracht

ABSENT: Rodriguez

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of September 19, 2018 were approved as submitted.

NEW BUSINESS

1. **PN 18-289, 715 Mormon Street Front Patio Extension & Re-Siding and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Ken Paradis for approval of a Residential Design Review for a 200-square-foot front patio extension and re-siding of an existing 1,310-square-foot residence. The zoning classification for the site is CEN/R-4 and the General Plan land-use designation is MLD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Ken Paradis)**

COMMISSIONER ASAY MOVED TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION FOR A 200-SQUARE-FOOT FRONT PATIO EXTENSION AND RE-SIDING OF AN EXISTING 1,310-SQUARE-FOOT RESIDENCE AT 715 MORMON STREET (PN 18-289) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDING G & H, AND CONDITIONS OF APPROVAL (NO. 1-7).

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, RAITHEL, ARNAZ, ASAY, BRACHT
NOES: NONE
ABSTAIN: NONE

ABSENT: RODRIGUEZ

2. PN 18-170, Abundant Living Senior Care Residence – Commercial Design Review and Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from LaMont Sudbury for approval of Commercial Design Review and a Conditional Use Permit for development and operation of a 10-unit, 4700-square-foot senior care residence within an existing commercial building at 317 Natoma Street. The zoning classification for the site is C-1/NRB and the General Plan land-use designation is CC. 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: Principal Planner, Steve Banks / Applicant: LaMont Sudbury)**

COMMISSIONER BRACHT MOVED TO APPROVE THE COMMERCIAL DESIGN REVIEW APPLICATION FOR THE ABUNDANT LIVING SENIOR CARE RESIDENCE PROJECT (PN 18-170), WHICH INCLUDES A 1,393-SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-STORY COMMERCIAL BUILDING, BRINGING THE BUILDING UP TO 4,700 SQUARE FEET IN SIZE, REMODELING THE EXTERIOR OF THE EXISTING BUILDING, AND ASSOCIATED SITE IMPROVEMENTS; AND MOVE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE ABUNDANT LIVING SENIOR CARE RESIDENCE TO OPERATE AT THE SUBJECT PROPERTY LOCATED AT 317 NATOMA STREET WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G & H, CONDITIONAL USE PERMIT FINDING I, AND CONDITIONS OF APPROVAL NO. 1-37, MODIFYING CONDITION #14 TO READ AS FOLLOWS: "...all other improvements shall be provided in accordance with the current edition of the City of Folsom Standard Construction Specifications, the Design and Procedures Manual and Improvement Standards, and the Historic District Design and Development Guidelines" MODIFYING CONDITION #24.7 TO READ AS FOLLOWS: "If possible, the trash/recycling enclosure should be relocated to the alley or flush with the wall plane of the building..." AND MODIFYING CONDITION #31 TO READ AS FOLLOWS: "A minimum of 17 vehicle parking space shall be provided for the project..."

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, RAITHEL, ARNAZ, ASAY, BRACHT
NOES: NONE
ABSTAIN: NONE
ABSENT: RODRIGUEZ

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 6:15pm.

Respectfully Submitted,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Daron Bracht, CHAIR

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE	414 Mormon Street Residential Addition and Shed Demolition and Determination that the Project is Exempt from CEQA
PROPOSAL	Request for Design Review approval for a 467-square-foot building addition and 183-square-foot front porch addition to an existing 852-square-foot residence, and demolition of a shed at 414 Mormon Street
APPLICANT/OWNER	Kevin Thompson
LOCATION	414 Mormon Street
ASSESSOR'S PARCEL NUMBER	070-0116-027
GENERAL PLAN DESIGNATION	MLD (Multi-Family, Low Density)
ZONING	CEN/R-2 (Central Subarea of the Historic Residential Primary Area/Two Family Residence)
PREVIOUS ACTION	Historic District Commission approval of a detached recreation room (PN 08-050)
FUTURE ACTION	Issuance of Building and Demolition Permits
APPLICABLE CODES	<u>FMC</u> Section 17.52 HD, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.330, Plan Evaluation <u>FMC</u> Section 17.52.340, Approval Process <u>FMC</u> 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
ENVIRONMENTAL DOCUMENTATION	This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures).

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Site Photographs
3. Existing and Proposed Site Plan, Floor Plans, and Elevations, dated 9-28-18
4. Letter from Heritage Preservation League

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

The existing single-story, 852-square-foot residence at 414 Mormon Street was built in 1958. The stucco-sided residence is of a contemporary design. Exterior materials of the residence include stucco painted white, window trim painted dark grey and asphalt roof shingles colored light brown. In 2008, the Historic District Commission approved a detached recreation room 10 feet from the rear of the house (PN 08-050). The 7,400-square-foot lot is generally level, with drainage from back-to-front toward Mormon Street. Images of the existing residence are shown in Attachment 2. The subject property is located in the Central Subarea of the Historic Residential Primary Area, with an underlying zoning of R-2 (Two-Family Residence District).

PROJECT DESCRIPTION

The applicant is requesting Design Review approval for a 467-square-foot building addition and 183-square-foot front porch addition to an existing 852-square-foot residence at 414 Mormon Street. The building addition is proposed to match the colors, stucco, trim and roofing of the existing residence. The front porch addition is proposed to include a wood base, gray composite decking, and a white railing and fascia board with black aluminum balusters. The proposed site plan, floor plan and elevations are shown in Attachment 3. The applicant is also requesting approval for the demolition of a 96-square-foot shed in the rear of the property to make room for a future garage/second unit structure, as shown in the attached site plan. Images of the shed are shown in Attachment 2.

PROJECT 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 District), within the Central Subarea of the Historic Residential Primary Area. Folsom Municipal Code Section 17.52.540 states that single-family residences are permitted in the Central Subarea of the Historic Residential Primary Area. Folsom Municipal Code section 17.14.020 states that single family residences are permitted in the R-2 zone.

Folsom Municipal Code Section 17.52.540 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 in the area of this project. As proposed, the modified portion of the residence meets all FMC zoning requirements, as demonstrated in the following table. Staff notes that the front of the existing residence encroaches approximately 3.3 feet into the 20-foot front setback. However, the proposed addition occurs entirely outside of all setbacks (24.8 feet from the front property line and 5 feet from the side property line) and therefore does not expand this non-conformity. Furthermore, the house was legally in place at the time this setback standard came into place, and is therefore considered legal non-conforming per Section 17.52.690 of the Folsom Municipal Code and may continue to exist in its current location.

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	7,400 SF (existing)
Minimum Lot Width	50 Feet	58 Feet (existing)
Front Setback	20 Feet	16.6 Feet (existing) 24.8 Feet (proposed)
Rear Setback	20 Feet	94 Feet
Side Setback	5 Feet, 5 Feet	5.8 Feet and 5 Feet
Minimum Pervious Surface	45%	57%
Parking Requirement	2 Parking Spaces	3 Parking Spaces
Maximum Building Height	35 Feet	15 Feet
Setback To Other Structures	10 Feet	>10 Feet

Building Design/Architecture

The Historic District Design and Development Guidelines (DDG's) Chapter 5.04.03 (b), which addresses the design concepts for the Central Subarea, states that the Central Subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe. Restoration, reconstruction, and new construction of "average" homes are encouraged, rather than an increase in the number of "high-style" homes. The design, color, and scale of the proposed residence are consistent with the architectural styles prevalent during the 1850-1950 timeframe in the Subarea.

The proposed additions are designed to match the contemporary style of the existing residence. Staff has concluded that the applicant has met the design standards identified in the Historic District Design and Development Guidelines.

Shed Demolition

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

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

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

The applicant believes that the shed was built in the early 1980's, and is therefore not considered historically significant and does not contain any historically significant building materials. Images of the shed are provided in Attachment 2. The structure is not listed on the City of

Folsom's Historical Properties Inventory list. Therefore, staff supports the demolition of the shed.

PUBLIC COMMENTS

The Folsom Heritage Preservation League (HPL) sent a letter to staff regarding this project. The letter has been included as Attachment 4. In the letter, the HPL expresses concerns regarding the accuracy of the site plan that was initially submitted, as well as the feasibility of a future garage/second unit structure.

Staff notes that the applicant has since revised the site plan to show accurate lot dimensions. The future garage/second unit structure is not a part of this project. However, staff notes that FMC Section 17.105.040 states that if an application for a second dwelling unit complies with all of the requirements of FMC Chapter 17.105- Second Dwelling Units, and the project does not present any adverse impacts on any real property that is listed in the California Register of Historic Places, such an application shall only be considered ministerially by Staff without discretionary review. In association with its ministerial review, Staff will consider HPL's comments with respect to any application for a future garage/second unit structure on this site.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE APPLICATION PN18-340 FOR DESIGN REVIEW OF A 467-SQUARE-FOOT BUILDING ADDITION AND A 183-SQUARE-FOOT FRONT PORCH ADDITION TO AN EXISTING 852-SQUARE-FOOT RESIDENCE, AND DEMOLITION OF A SHED AT 414 MORMON STREET, WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-6):

GENERAL FINDINGS

- A. NOTICE 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, THE ZONING CODE, AND THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

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.

DEMOLITION FINDING

- H. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

DESIGN REVIEW FINDINGS

- I. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND ZONING ORDINANCES OF THE CITY.
- J. 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.
- K. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

Submitted,



Pam Johns

Community Development Director

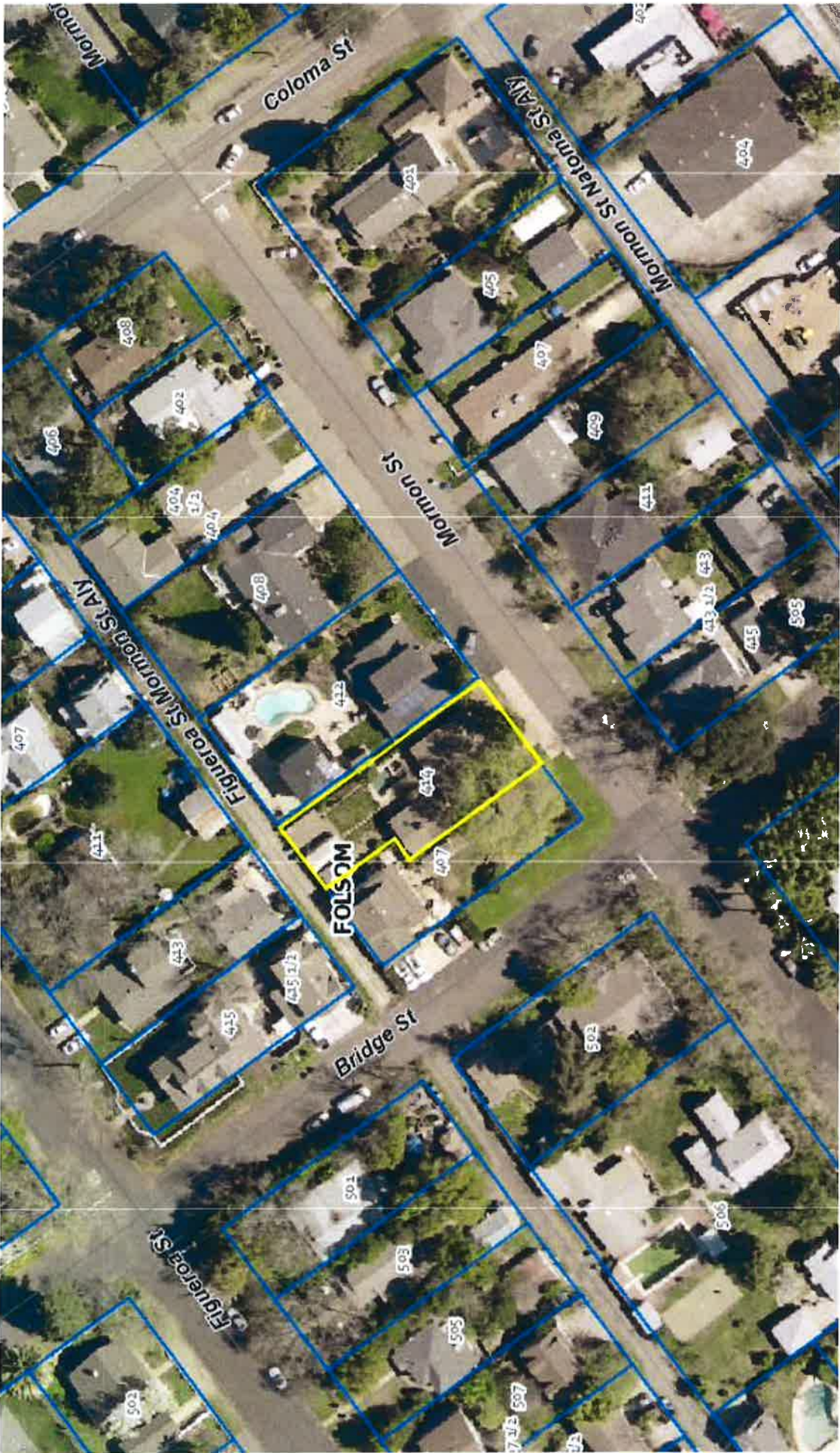
CONDITIONS OF APPROVAL

1. Issuance of Demolition and Building Permits is required.
2. Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.
3. 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 9-28-18. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.
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 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.

5. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
6. This Design Review approval is valid for two years and will expire on November 7, 2020. A Building Permit shall be applied for prior to expiration.

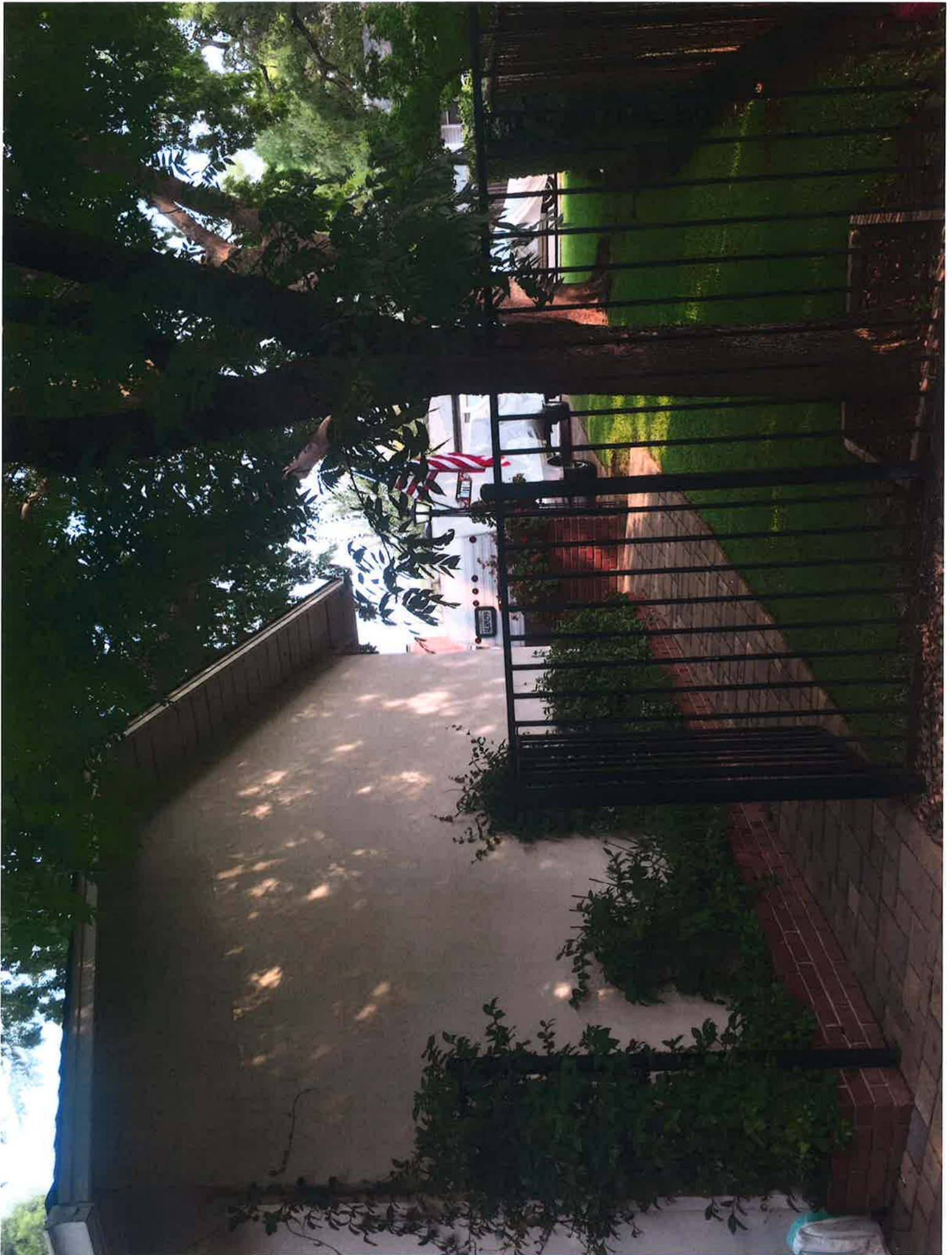
Attachment 1

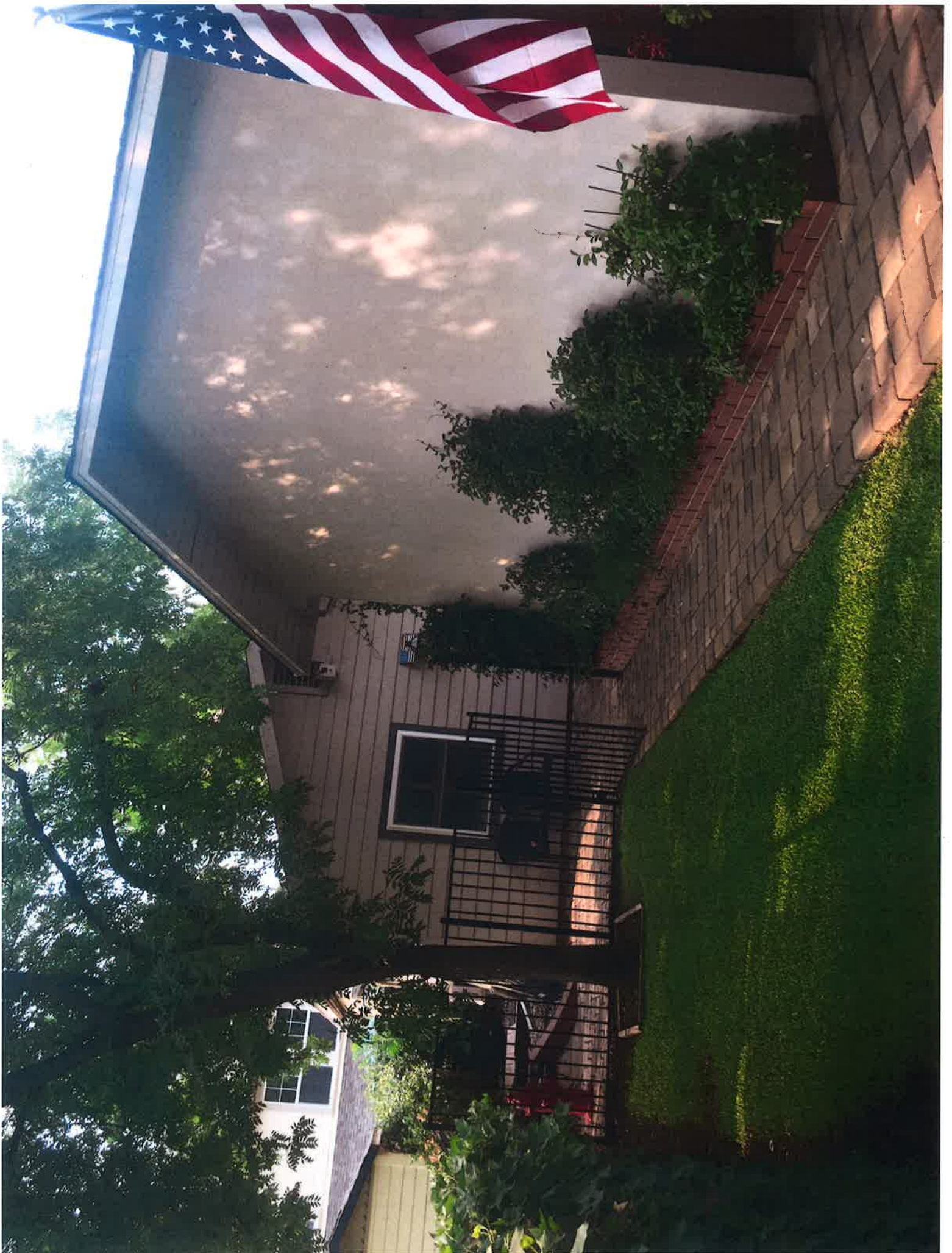
Vicinity Map



Attachment 2

Site Photographs





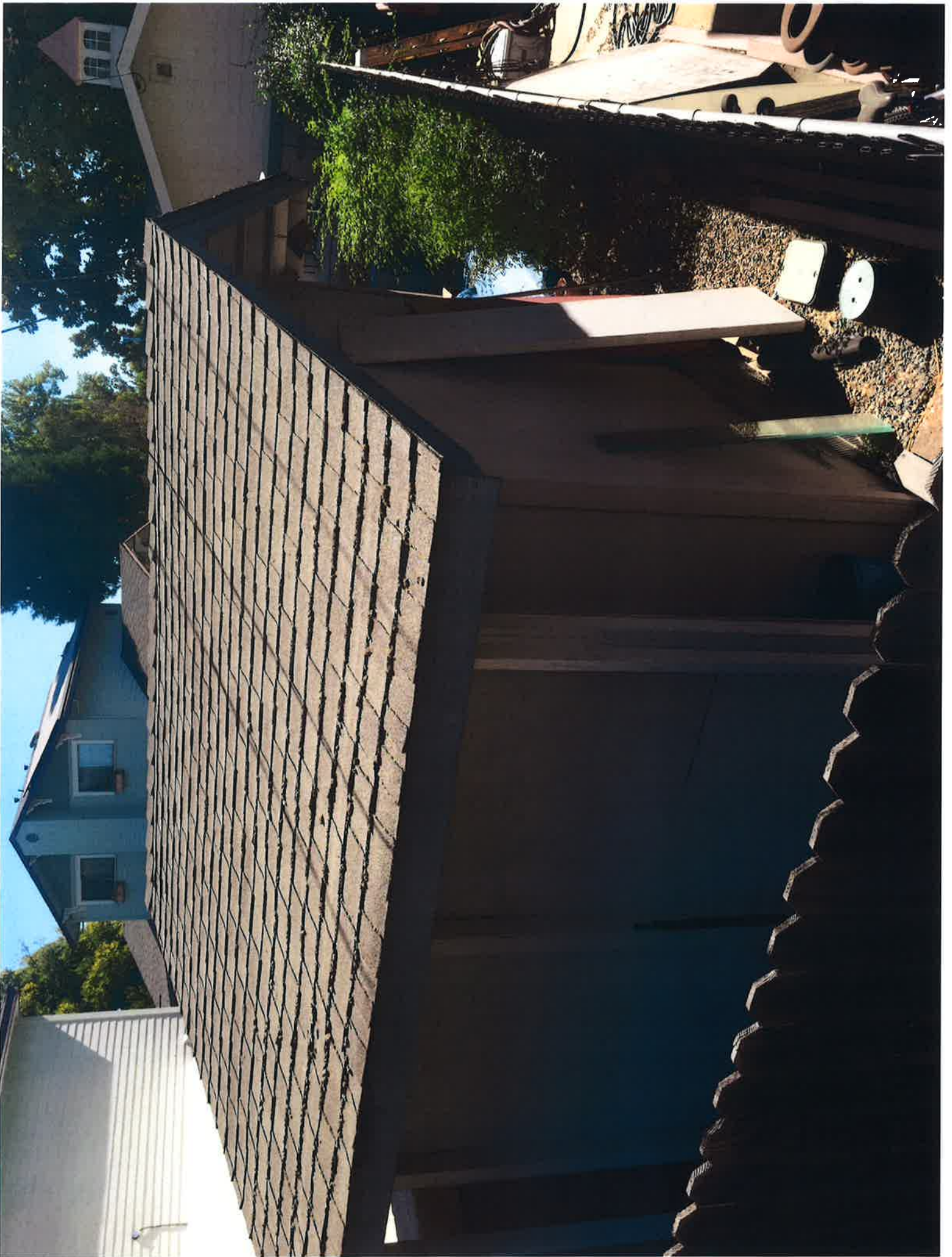












Attachment 3

Existing and Proposed Site Plan, Floor
Plans, and Elevations, dated 9-28-18

ABBREVIATIONS

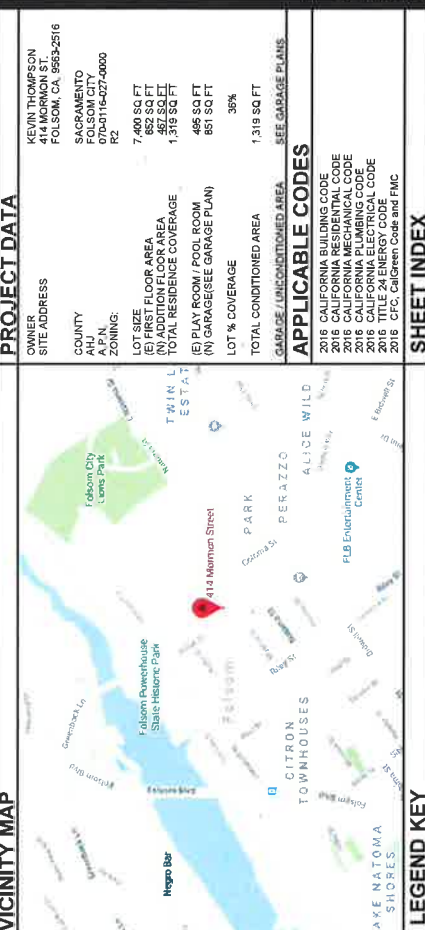
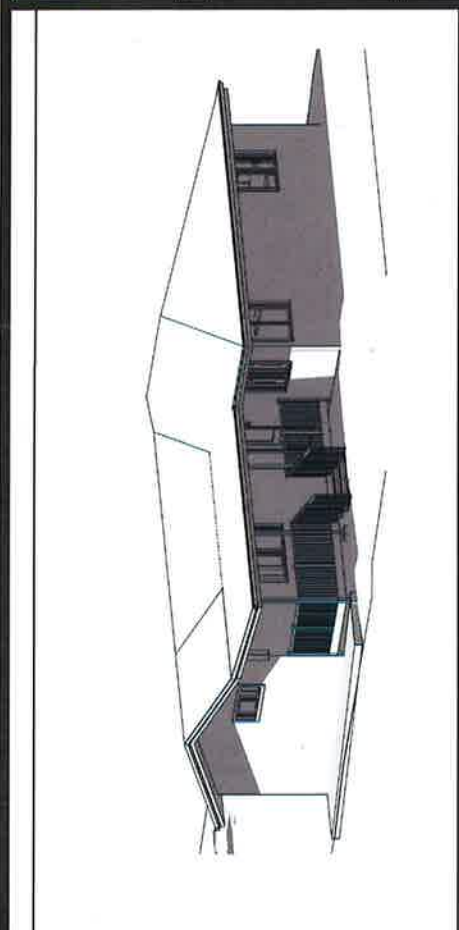
1. **ARCHITECTURE**
2. **STRUCTURAL**
3. **MECHANICAL**
4. **ELECTRICAL**
5. **PLUMBING**
6. **PAINTS**
7. **FINISHES**
8. **WOODWORK**
9. **GLASS**
10. **CONCRETE**
11. **MASONRY**
12. **ROOFING**
13. **MECHANICAL**
14. **ELECTRICAL**
15. **PLUMBING**
16. **PAINTS**
17. **FINISHES**
18. **WOODWORK**
19. **GLASS**
20. **CONCRETE**
21. **MASONRY**
22. **ROOFING**

GENERAL NOTES

1. THE CONTRACTOR AND/OR APPLICABLE SUBCONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. MODIFICATIONS TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT THROUGH A REVISION SHEET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. EXPENSIVE MANNER AT THEIR OWN COST.
2. DIMENSIONS SHALL BE THE CONTRACTORS AND/OR APPLICABLE SUBCONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS AND TO CONDUCT FIELD CHECKS TO VERIFY ALL DIMENSIONS. DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE THE BASIS FOR CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTIFIED TO THE ARCHITECT IMMEDIATELY. NO DIMENSIONS SHALL BE CONSIDERED CORRECT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE INDICATED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE INDICATED.
5. CEILING HEIGHT DIMENSIONS ARE FROM UNFINISHED INTERIOR FINISH.
6. CEILING HEIGHT DIMENSIONS ARE FROM UNFINISHED INTERIOR FINISH.
7. ALL DOORS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL SHALL BE LOCATED AS SHOWN IN THE DRAWINGS OR NEAREST DOOR BUCK OR CENTERED ON THE WALL.
8. DETAILS MARKED TYPICAL (TYP) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
9. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION.
10. PROVIDE ALL NECESSARY ANCHORAGE BLOTTING, BACKING AND FRAMING FOR THE INSTALLATION OF LIGHT-FIXTURES, BRACKETS AND BLOTTING FOR A COMPLETE FUNCTIONAL INSTALLATION, AS REQUIRED BY CODE.
11. ALL PLUMBING WALLS SHALL BE 2 X 6 MIN.
12. BEHIND BATHROOM VANITIES: PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD.
13. SHOWER AND TUB-SHOWER COMBINATIONS: PROVIDE A MOLD RESISTANT GYPSUM BOARD TO A HEIGHT OF 64" MIN. PROVIDE TEMPERED GLASS ENCLOSURES.
14. A. CRC Sect. 702.3.8 Water-resistant gypsum backing board used as the base or batten for adhesive application of stone, tile or other finish materials in wet areas shall be 1/2" minimum gypsum backing board (1/2" thick) with a minimum of 16 inches (406.4 mm) minimum edge distance from the edge of the gypsum board shall not be installed over a glass 1/2" or 1" vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.
15. B. CRC Sect. 702.3.8.1 Limitations. Water-resistant gypsum backing board shall not be used where there will be direct exposure to water or in areas subject to continuous high humidity.
16. A. ALL SHOWER AND TUB-SHOWERS SHALL HAVE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
17. (MUD SET TILE WALLS PER BUILDER).
18. INSULATE AREAS AS FOLLOWS: CEILING - R-38, WALLS - R-19, FLOORS - R-25.
19. ALL DEAD BOLT STRIKES SHALL HAVE FOUR (4) # 8 X 4" ANCHORS.
20. AND EACH HINGE SHALL HAVE ONE (1) # 8 X 4" SCREW.
21. INSTALL CATS JACKS IN COMPUTER AREA OF FAMILY ROOM AS INDICATED ON PLANS OR PER OWNER INSTRUCTIONS.
22. ALL EXTERIOR ELECTRICAL OUTLETS, ALL BATHROOM OUTLETS WITHIN OF A WATER SOURCE TO BE GFCI PROTECTED.
23. SERVICE PANEL SHALL BE APPROPRIATELY SIZED TO ALL LOAD REQUIREMENTS AND COMPLY WITH CURRENT CODES.
24. PROVIDE CONTINUOUS CALLINGS AT ALL EXTERIOR TRIM AND INTERIOR TRIM EXCEEDING 1/8".
25. BACK PRIME ALL EXTERIOR TRIM; PRIME AND PAINT ALL CUT EDGES.
26. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND CRACKS, SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS, AS DESCRIBED IN SECTION R703.1.

CONSTRUCTION NOTES

1. ALL 2X FRAMING SHALL BE STANDARD GRADE OR BETTER UNLESS OTHERWISE SPECIFIED.
2. 2X6 FRAMING SHALL BE "NO. 2" OR BETTER UNLESS NOTED OTHERWISE.
3. 4X POSTS OR COLUMNS SHALL BE "NO. 2" OR BETTER UNLESS NOTED OTHERWISE.
4. ALL 2X & 4X NOT INCLUDED ABOVE SHALL BE "NO. 2" OR BETTER UNLESS NOTED OTHERWISE.
5. 6X & LARGER LUMBER SHALL BE "NO. 1" OR BETTER UNLESS NOTED OTHERWISE.
6. ALL TRUSS MEMBERS SHALL CONFORM TO CBC STANDARDS FOR ALL TRUSS MEMBERS. ALL TRUSS MEMBERS SHALL CONFORM TO 23-10 & 23-11 CONNECTORS SHALL CONFORM TO 23-10 & 23-11 OTHERWISE.
7. ALL BATT INSULATION SHALL BE CDX OR BETTER UNLESS NOTED OTHERWISE.
8. ALL WALLING NOT SPECIFIED SHALL BE PER IBC "MILING SCHEDULE".
9. RAFTERS, CEILING JOISTS & FLOOR JOISTS SHALL BE SOLID BLOCKED @ ALL SUPPORTS. ADDITIONALLY, FOR 2X10 & 2X12, SOLID BLOCK @ 8'0" INTERVALS UNLESS THE PLANS SPECIFICALLY STATE NO BLOCKING REQUIRED.
10. ALL CARPENTRY SHALL CONFORM TO THE CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS OF CBC.
11. MANUFACTURER SHALL PROVIDE STAMPED ENGINEERING FOR ALL TRUSS/PREFAB MEMBERS.
12. STRUCTURAL MEMBERS SHALL NOT BE CUT UNLESS SPECIFICALLY NOTED OR DETAILED.
13. ALL JOIST HANGERS SHALL BE SIMPSON OR AN APPROVED EQUAL.
14. PROVIDE 2X FIRE STOPS @ ALL INTERSECTIONS OF STUD WALL & OR STUD PARTITIONS AT FLOOR, CEILING & ROOF. FIRE STOPS SHALL BE SOLID BLOCK @ THE ENCLOSURE SPACE. PLACE FIRE STOPS @ A MAXIMUM OF 8'0" ON EACH SIDE OF THE INTERSECTIONS & AT THE SAME LINE AS FIRE STOPS IN ADJACENT STUD WALL.
15. ALL ROOF PLYWOOD SHEETS SHALL BE 2" WIDE MIN. & SHEAR WALL PLYWOOD SHEETS SHALL BE 24" WIDE MIN.



PROJECT DATA	
OWNER:	KEVIN THOMPSON 414 MORMON ST. FOLSOM, CA 95630-2116
SITE ADDRESS:	414 MORMON ST. FOLSOM, CA 95630-2116
COUNTY:	SACRAMENTO
AHJ:	FOLSOM CITY
APPLICABLE ZONING:	PD-2
LOT SIZE:	7,400 SQ FT
FLOOR AREA:	487 SQ FT
(N) ADDITION FLOOR AREA:	1,319 SQ FT
TOTAL RESIDENCE COVERAGE:	1,806 SQ FT
(E) PLAY ROOM / POOL ROOM:	68 SQ FT
(N) GARAGE/SEE GARAGE PLAN:	851 SQ FT
LOT % COVERAGE:	36%
TOTAL UNCONDITIONED AREA:	1,319 SQ FT
GARAGE / UNCONDITIONED AREA:	SEE GARAGE PLAN

APPLICABLE CODES	
2016 CALIFORNIA BUILDING CODE	
2016 CALIFORNIA RESIDENTIAL CODE	
2016 CALIFORNIA MECHANICAL CODE	
2016 CALIFORNIA ELECTRICAL CODE	
2016 CALIFORNIA PLUMBING CODE	
2016 CALIFORNIA ENERGY CODE	
2016 TITLE 24 ENERGY CODE	
2016 CFC, California Code and FMC	

SHEET INDEX	
A-0	General Information
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A-1.1	Callouts & Sections
A-2.0	Roof Plans
A-3.0	Exterior Elevations
A-4.0	New Electrical Plan
A-5.0	Foundational Plan
SD-1	Structural Details
SN-1	Structural Notes
T-24-1	Energy Calculations
T-24-2	Energy Calculations

Taylor / Hoyle & Associates
Local Contractor for Over 40 Years

5470 Arden Way
Carmichael, CA 95608
916.261.0957
Taylor@th429@gmail.com

STRUCTURAL & T-24

Burns Engineering
5407 Robert J. Mathews Pkwy, #600
El Dorado Hills, CA 95762

File #
Company:
Elizabeth Smithwick
530.286.9722

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 60463

NO.	DESCRIPTION	DATE

SEP 03 2018

PROJECT NAME: House Plans

DRAWING NAME: General Information

DATE: 9/24/18

DRAWN BY: DT

DRAWING NUMBER: A-0

SCALE: As indicated



Tajmar Architecture & Construction
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STRUCTURAL & T-24

Banks Engineering
 5047 Robert J. Mathews Pkwy, #600
 El Dorado Hills, CA 95762
 530.672.1000

Title: 24
 Elizabeth Smithwick
 530-286-9722



SEP 03 2018

NO.	DESCRIPTION	DATE

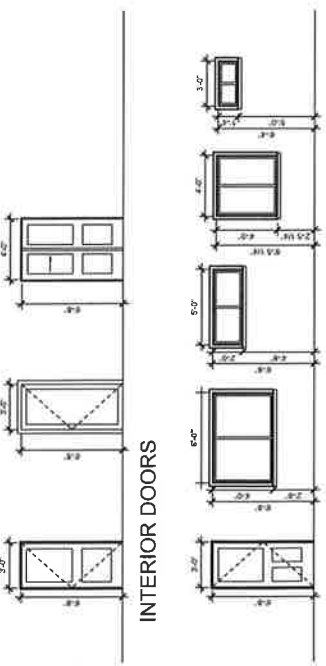
PROJECT NAME: **House Plans**
 DRAWING NAME: **Floor Plans**
 DATE: 9/28/18
 DRAWN BY: DT
 DRAWING NUMBER: **A-1.0**
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:
 ALL EXTERIOR STAIRS
 1'-0" - RUN
 7'-3/4" - MAX RISE

Door Schedule			
Mark	Count	Family	Width
1	1	Door-Exterior-Single-Entry-Hell Flat	6'-8"
2	1	Glass-Wood Clad	6'-8"
3	1	Slider-Double	6'-8"
4	1	Door-Interior-Double-Slider-2-Panel-Wood	6'-8"

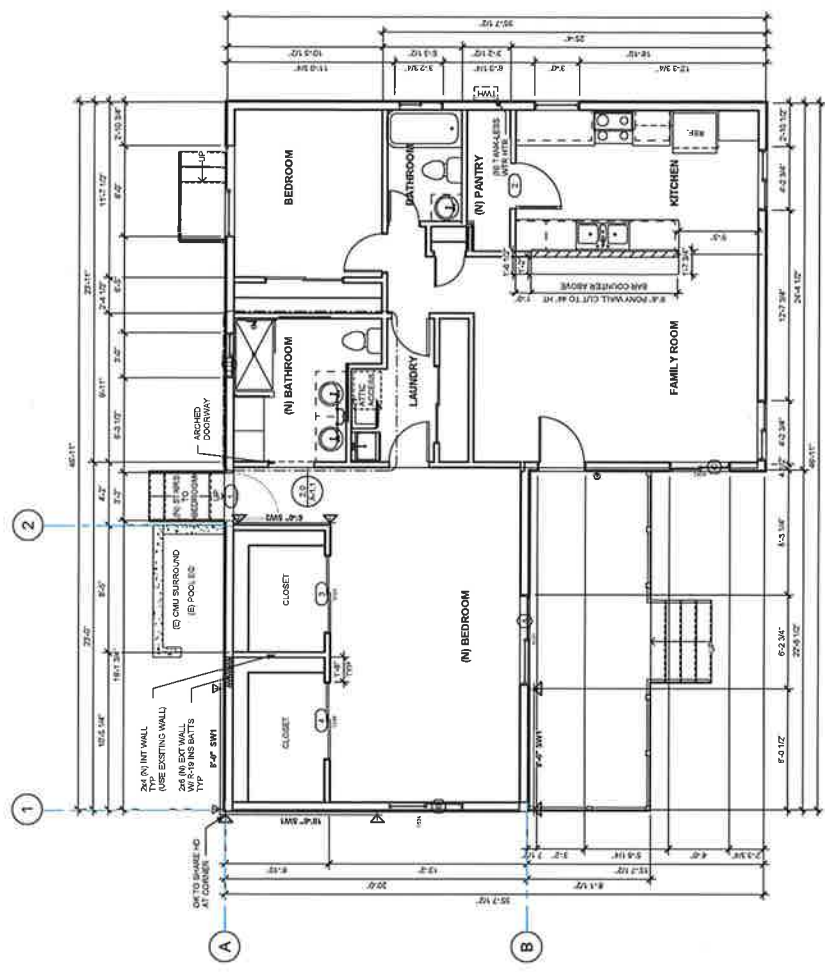
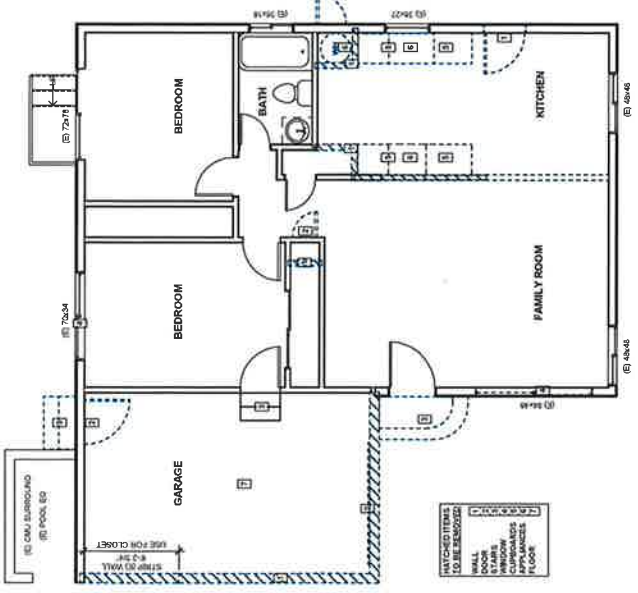
Window Schedule					
Mark	Count	Family	Type	Height	Width
A	1	Slider with Trim	7'-2" x 4'-8"	6'-0"	7'-0"
B	1	Slider with Trim	6'-0" x 2'-4"	2'-0"	5'-0"
C	1	Slider with Trim	4'-8" x 4'-8"	4'-0"	7'-0"
D	1	Slider with Trim	3'-6" x 1'-8"	1'-4"	3'-0"

INTERIOR DOORS



EXTERIOR DOOR & WINDOWS

House Windows & Door Legend
 1/4" = 1'-0"

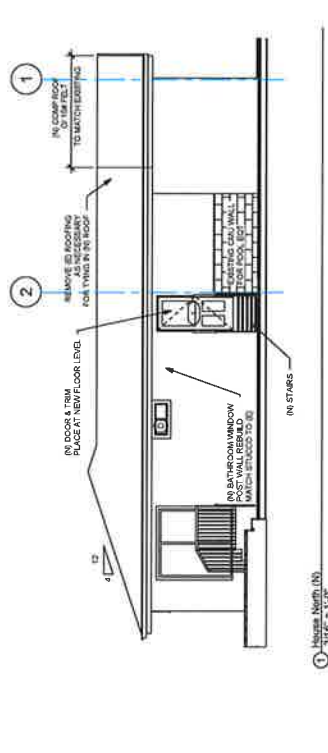
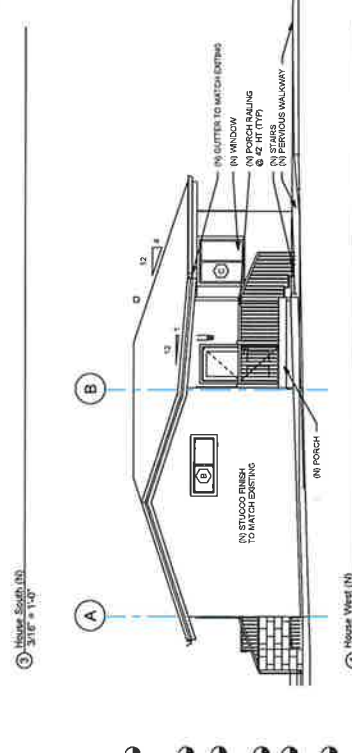
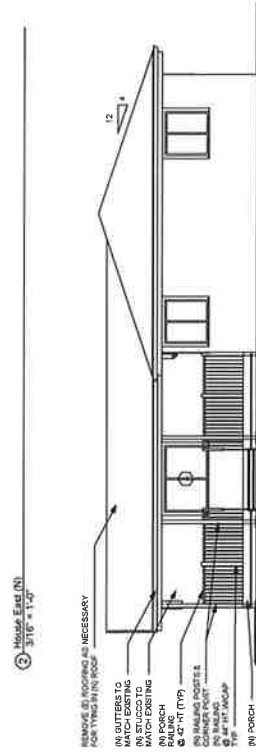
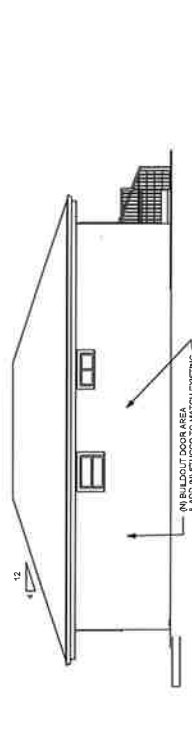
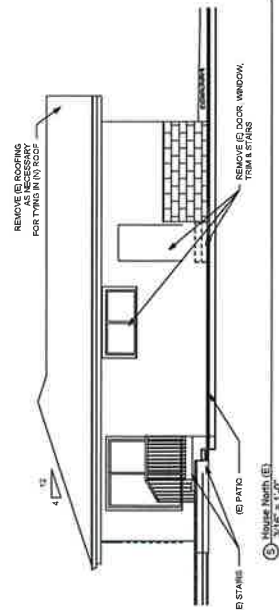
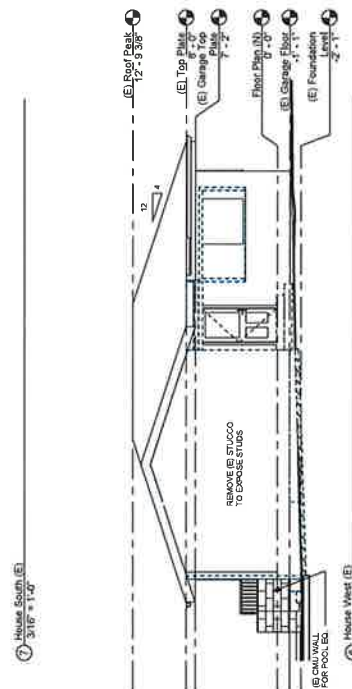
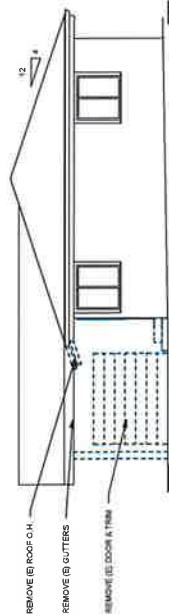
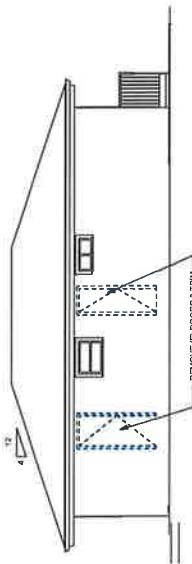


1 Floor Plan (N)
 1/4" = 1'-0"

2 Floor Plan (E)
 1/4" = 1'-0"

NO.	DESCRIPTION	DATE

PROJECT NAME: House Plans
 DRAWING NAME: Exterior Elevations
 DATE: 9/28/18
 DRAWN BY: DT
 DRAWING NUMBER: A-3.0
 SCALE: 3/16" = 1'-0"



Attachment 4

Letter from Heritage Preservation League

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

October 15, 2018

PROJECT: Removal of an attached garage and an accessory structure and the expansion of a residence at 414 Mormon Street in the Central Subarea (PN18-340)

REQUEST: Demolition and Design Review

PROJECT

HISTORY: Application Circulated by City on October 5, 2018 (feedback requested by October 15)

GENERAL DISCUSSION:

Site Plan

The site plan may have been based on field measurements and therefore does not reflect the actual lot size. As a result, the setbacks of the existing home and the proposed future garage have also not been shown correctly.

Architecture

The existing one-story residence at 414 Mormon Street is generally consistent with homes built in the 1950's. Homes with attached one-car garages were constructed during this time. However, garages were also installed in existing outbuildings close to the rear alley.

Second Units

The City's Municipal Code regarding Second Units (Chapter 17.105) specifies that the height and design of second units are governed by the codes for the Historic District (Chapter 17.52) and the Historic District Design and Development Guidelines. Under 'Definitions', Chapter 17.105 makes 'Accessory Dwelling Units' synonymous with 'Second Units'.

Per Chapter 17.52 of the City Code, Accessory Structures and Second Units are required to comply with the design standards for the Primary Area and Subarea in which it is located. The code also specifies that accessory structures and dwelling units should not exceed the size or height of the main structure. However, the Historic District Design and Development Guidelines suggest that in some cases, it may be justified to permit Second Units with a height of up to 5 feet above the main residence. In addition, the Design Guidelines for the Historic District state that Accessory Dwelling Units must be coordinated in appearance with the primary structure.

The residence at 414 Mormon Street has only one floor and a low roof line. Even after the proposed building expansion, the future garage/second unit will become the largest structure on the property. It is therefore HPL's opinion that the two-story garage/second unit will not be consistent with the design standards for the Residential Primary Area.

Guest House/Pool House

In addition to a second unit, a residential lot with a minimum area of 6,000 s.f., may also have a guest house/pool house with bathroom facilities but no kitchen. A small pool house is located behind the residence at 414 Mormon Street.

SITE DESIGN:Main Residence

While the site plan will need to be corrected before existing and proposed building setbacks can be reviewed, HPL believes that the residence encroaches into the front setback area. This deviation from code could be considered legal but nonconforming. However, in order to not increase the nonconformity, the covered porch along the front of the building addition will need to be located behind the front setback line.

Accessory Structure

The existing rear accessory structure does not have any historic value and can therefore be demolished.

Parking

After the single-car garage is removed, the two parking spaces along the alley, will meet the residential parking requirements. A plastic canopy structure is currently covering these spaces.

ARCHITECTURE:

The proposed building addition is compatible with the existing residence and the design standards for the Central Subarea.

FUTURE STAFF REVIEW:

While a two-story structure that is larger than the expanded residence and does not appear consistent with the design standards of the Residential Primary Area, the applicant has other options to add a second unit. One alternative would be to modify the existing pool house to a second unit and add a one-story garage close to the alley. It may also be possible to design a small one-story residential unit combined with an attached two-car tandem garage behind the existing pool house.

PROJECT RECOMMENDATIONS:

HPL recommends that the site plan is corrected and that the applicant is encouraged to reconsider the size and height of the proposed future mixed-use building, or install a second unit in the existing one-story pool house.