



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

January 18, 2017

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnaz, Mary Asay, Jeffrey Rempfer, Ross Jackson, Regina Konet

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 November 16, 2016 stand approved unless there are corrections.

Oath of Office Administered to Regina Konet and Mary Asay

Election of Chair and Vice- Chair

NEW BUSINESS

1. **PN 16-326: 905 Figueroa Street Residence and Detached Structure Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mark Hobberlin for approval of a Design Review application for a 2,342- square-foot residence and a 1,120-square-foot detached garage at 905 Figueroa Street. The zoning designation for the site is FIG/R-2 (The Figueroa Subarea of the Historic Residential Primary Area /Underlying Zoning of Two-Family Residence District) and the General Plan designation is MLD (Multi-Family Low Density). The project is categorically exempt under Section 15303 of the California Environmental Quality Act (CEQA) Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mark Hobberlin)**

2. **PN 16-360: 609 Wool Street Detached Garage Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from James J. Flakus for the partial demolition of a 342-square foot detached garage and a request for Design Review Approval for the construction of a new 600-square-foot detached garage at 609 Wool Street. The zoning designation for the site is CEN/R-1-M (The Central Subarea of the Historic Residential Primary Area /Underlying Zoning of Single Family Dwelling, Small Lot District) and the General Plan designation is SF (Single Family). The project is categorically

exempt under Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: James J. Flakus)**

REPORTS

Historic District Commission/Principal Planner:

The next Historic District Commission meeting is scheduled for **February 1, 2017**. 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 355-7222 and FAX number is 355-7274.

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
November 16, 2016
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnaz, Mary Asay, Jeffrey Rempfer, Mark Roberts, Ross Jackson

ABSENT: Candy Miller

CITIZEN COMMUNICATION: None

MINUTES: The minutes of August 3, 2016 were approved as submitted.

NEW BUSINESS

1. PN 16-281, 214 Dean Way - Detached Garage Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Bret Engelhart for approval of a Design Review application for the demolition of a 480-square-foot detached garage and the addition of a 576-square-foot detached garage at 214 Dean Way. The zoning designation for the site is PER/R-1-M (The Persifer-Dean Subarea of the Historic Residential Primary Area /Underlying Zoning of Single Family Dwelling, Small Lot District) and the General Plan designation is SF (Single Family). The project is categorically exempt under Section 15303 of the California Environmental Quality Act (CEQA) Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Bret Engelhart)**

COMMISSIONER JACKSON MOVED TO APPROVE THE DEMOLITION OF A 480-SQUARE-FOOT DETACHED GARAGE AND THE ADDITION OF A 576-SQUARE-FOOT DETACHED GARAGE AT 214 DEAN WAY (PN 16-281) BASED UPON THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DEMOLITION FINDING D; DESIGN REVIEW FINDINGS E & F; CONDITIONS OF APPROVAL 1 – 7.

COMMISSIONER REMPFER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ROBERTS, BRACHT, JACKSON, ASAY, REMPFER, ARNAZ
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: MILLER

2. **PN 16-264, 300 Persifer Street – General Plan Amendment, Rezone and Folsom Municipal Code Text Amendment and Consideration of Adoption of a Mitigated Negative Declaration**

A Public Hearing to consider a request from the City of Folsom for approval of a General Plan Amendment, Rezone and Zoning Code Text Amendment for development of a .8 acre site located at 300 Persifer Street. The zoning designations for the project site are C-1 and R-1-M and the General Plan designations are CC and SF. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Planning Manager, Scott A. Johnson / Applicant: City of Folsom)**

COMMISSIONER BRACHT MOVED TO APPROVE MOVE TO RECOMMEND CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR PN 16-264;

AND

MOVE TO RECOMMEND CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FOR A .8 ACRE PARCEL AT 300 PERSIFER STREET AS ILLUSTRATED ON ATTACHMENT NO. 1;

AND

MOVE TO RECOMMEND CITY COUNCIL APPROVAL OF A REZONE TO CHANGE THE ZONING FOR THE RELEVANT .3-ACRE PORTION OF THE PROJECT SITE LOCATED AT 300 PERSIFER STREET AS ILLUSTRATED ON ATTACHMENT 2;

AND

MOVE TO RECOMMEND CITY COUNCIL APPROVAL OF A ZONING CODE TEXT AMENDMENT TO CHANGE THE HISTORIC DISTRICT SUBAREA DESIGNATION FROM NATOMA RILEY BIDWELL COMMERCIAL PRIMARY AREA TO THE PERSIFER DEAN SUBAREA AS ILLUSTRATED ON ATTACHMENTS 3 AND 4;

AND

MOVE TO RECOMMEND CITY COUNCIL APPROVAL OF DEMOLITION OF THE EXISTING STRUCTURE, BASED UPON FINDINGS AND SUBJECT TO CONDITIONS 1-11: GENERAL FINDINGS A & B; CEQA FINDINGS C – F; GENERAL PLAN AMENDMENT FINDINGS G – I; REZONE AND ZONING CODE TEXT AMENDMENT FINDINGS J & K; DEMOLITION FINDING L; CONDITIONS OF APPROVAL NO. 1 – 11.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	REMPFER, BRACHT, ASAY, ROBERTS, ARNAZ, JACKSON
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MILLER

Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 5:24 p.m.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

CHAIR, DARON BRACHT

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	905 Figueroa Street Residence and Detached Structure
PROPOSAL:	Request for design review approval of a 2,342-square-foot residence and a 1,120-square-foot detached garage at 905 Figueroa Street and request for determination that the project is exempt from CEQA
RECOMMENDATION:	Approve, based on findings and subject to conditions
APPLICANT/OWNER:	Mark Hobberlin/Kelly Vaughn
LOCATION:	South of Figueroa Street between Decatur Street and Reading Street at 905 Figueroa Street
ASSESSOR'S PARCEL NUMBER:	070-0102-018
ZONING:	Figueroa Subarea of the Historic Residential Primary Area (FIG), with underlying zoning Two-Family Residence District (R-2)
GENERAL PLAN DESIGNATION:	Multi-Family Low Density (MLD)
ADJACENT LAND USES/ZONING:	North: Figueroa Street and a Condominium Development; (FIG/R-2) South: Alley and Single-Family Development; (CEN/R-2) East: Single-Family Development (CEN/R-2) West: Single-Family Development (CEN/R-2)
SITE CHARACTERISTICS:	The property is covered by grass, shrubs and some trees. The lot slopes toward Figueroa Street (and the American River).
FUTURE ACTION:	Issuance of a Building Permit
ENVIRONMENTAL REVIEW:	The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
APPLICABLE CODES:	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, The Historic Residential
Primary Area
The Design and Development Guidelines for the
Historic District

- ATTACHED REFERENCE MATERIAL:**
1. Vicinity Map
 2. Site Plan, Dated November 28, 2016, Building Elevations, and Floor Plans, dated August 15, 2016, Site & Building Section, Dated November 28, 2016
 3. Color Perspectives, Dated August 15, 2016
 4. Site Photos

PROJECT PLANNER: Josh Kinkade, Assistant Planner

BACKGROUND

On August 1, 2007, the Historic District Commission approved design review of a 2,766-square-foot main residence and a 698-square-foot second unit with a front-yard setback variance and demolition of an accessory structure on the project site. While the accessory structure was demolished and site grading began, construction of the residence and second unit did not occur. The project site is now stepped twice to include flat areas for both the originally-proposed main unit and second unit. The property has since been sold to a new owner.

PROJECT DESCRIPTION

The applicant is requesting to develop the property at 905 Figueroa Street with a 2,342-square-foot two-story single family residence. The proposed façade materials include horizontal cement lap siding colored “Heathered Moss” on the first floor and horizontal cement shingle siding colored “Sandstone Beige” on the second floor, cement window and door trim colored “Sail Cloth”, a granite ledgestone and wood-slatted base and composition roof shingles colored grey.

Project drawings also show a proposed detached 1,120-square-foot four-car garage with a 1,120-square-foot second dwelling unit above. The garage includes three roll-up paneled bays with windows on top. Similar to the main dwelling, this structure consists of horizontal cement lap siding colored “Heathered Moss” on the first floor and horizontal cement shingle siding colored “Sandstone Beige” on the second floor, cement window and door trim colored “Sail Cloth” and composition roof shingles colored grey.

While the detached garage is subject to design review, Folsom Municipal Code (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. The proposed structure is on a vacant lot, and therefore does not present any adverse impacts on any real property that is listed in the California Register of Historic Places. As such, the second unit is not subject to discretionary approval by the Historic District Commission.

FMC Section 17.105.061(K) states that “the second dwelling unit shall be architecturally and aesthetically compatible with adjacent and nearby buildings...”. FMC Section 17.105.06(L) states that “in the historic overlay zoning district, the design of second dwelling units shall be consistent with Chapter 17.52 and the DDGs.” FMC Section 17.52.490 states that “accessory dwelling units shall comply with the design standards for the main structure in the primary area and subarea in which it is

located”. Staff will review the proposed second unit in a separate application to ensure consistency with these regulations.

PROJECT ANALYSIS

The project, which is located within the Figueroa Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-2 (Two-Family Residence District) and is designated Multi-Family Low Density (MLD) in the General Plan. The proposed project is subject to the development standards established within the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building height, 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.	7,011 sq. ft.
Minimum Lot Width	50'	50'
Minimum Pervious Coverage	45% of lot area	54% of lot area
Maximum Building Height (main structure)	35'	29'
Front Yard Setback (main structure)	20'	20'
Side Yard Setback (main structure)	5'	5'10" / 6'2"
Rear Yard Setback (main structure)	5'	7'9"
Maximum Building Height (accessory structure)	No taller than main structure	26' 9"
Side Yard Setback (accessory structure)	5'	5' / 5'1"
Rear Yard Setback (accessory structure)	5'	9'
Setback To Other Structures	8'	>8'
Minimum Parking	3 spaces	4 spaces

As shown in the table above, the proposed main dwelling and garage meet all applicable development standards.

Architecture/Design

The project site is located within the Figueroa Subarea of the City of Folsom’s Historic District. The Figueroa Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. Many of the oldest and most significant homes in Folsom, both architecturally and historically, are concentrated in this Subarea. Given that this Subarea is readily accessible by tourists, the intent of this Subarea is to maintain pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City’s early residential life-style. Adherence to historic authenticity is of great importance in this Subarea.

In analyzing the architectural design of the residence and garage, staff determined that the structures include many key elements commonly found in early residential design (pre-1910) Bungalow style, including a covered porch, lap and shingle siding, wood posts, and a gabled roof with dormers. Staff has also determined that the proposed project includes the use of building materials that are natural in appearance (cement board lap and shingle siding and trim, granite ledgerstone and wood-slatted base and composition asphalt shingles) encouraged by the Historic District Design and Development Guidelines. In addition, the proposed project utilizes colors (light green and beige with off-white accents) which are consistent with colors typically utilized on historic residential structures.

Section 5.04.03(a) of the DDGs state that in the Figueroa Subarea, detached garages should be disguised as carriage houses or other outbuildings, as automobiles were a rarity in the pre-1910 time period. Furthermore, Section C.4(e) of Appendix D of the DDGs states that wooden garage doors resembling those found during the design period of the Primary Area or Subarea are preferred, and if a roll up or metal door is used, it should be plain (not paneled) and windows are discouraged. The proposed garage includes three roll-up paneled bays with windows on top. To meet the DDGs, staff has included Condition No. 6, which states that garage doors shall not be paneled and shall not include windows. This condition further states that the two-car door shall include hinges in the middle to resemble carriage doors.

Based on the aforementioned factors, staff has determined that the proposed project, as conditioned, is consistent with the Historic District Design and Development Guidelines.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION / HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE PN16-626, DESIGN REVIEW FOR A 2,342-SQUARE-FOOT SINGLE FAMILY RESIDENCE AND A 1,120-SQUARE- FOOT DETACHED GARAGE LOCATED AT 905 FIGUEROA STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA, AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NOS. 1-12):

GENERAL PROJECT 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 ZONING CODE OF THE CITY.

CEQA FINDING

- C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.

DESIGN REVIEW FINDINGS

- D. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE GENERAL PLAN AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY,
- E. THE PROPOSED PROJECT COMPLIES WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- F. THE PROPOSED PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES, AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Submitted,



DAVID E. MILLER, AICP
Community Development Director

CONDITIONS OF APPROVAL

1. Compliance with all local, state and federal regulations pertaining to building is required.
2. The applicant shall submit a Building Permit Application to the Community Development Department for its review and approval that shall substantially conform to the items referenced below:
 - a) Site Plan, Dated November 28, 2016, Building Elevations, and Floor Plans, dated August 15, 2016
 - b) Color Perspectives, Dated August 15, 2016
3. A Building Permit shall be issued on the project within one year of the date of this approval (January 18, 2018).
4. The proposed second unit shall be subject to a separate staff-level review to determine conformance with FMC Chapter 17.105- Second Dwelling Units.
5. The proposed colors and siding, trim and roof materials of the residence and garage shall match the proposed colors and materials on file with the Community Development Department.
6. Garage doors shall not be paneled and shall not include windows. The two-car door shall include hinges in the middle to resemble carriage doors.
7. Permanent fencing shall be no greater than 3 ½ feet tall in front of the residence and 6 feet tall in the side and rear of the residence.
8. This project shall be subject to all applicable City-wide development impact fees.

9. 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.
10. 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.
11. If any tree(s), protected or otherwise, are within the property, on the property line or encroaching into the property, an arborist report is generally required which locates, identifies, assesses and quantifies each tree. A tree permit, protection plan and appropriate mitigation may also be required to protect and/or account for the proposed development activities. Specifically, a tree permit will be required to prune branches from or to do fill or excavation in the Tree Protection Zone (TPZ) of the two Interior live oaks on the adjacent property at 402 Decatur. This will require the permission of the owners at 402 Decatur Street and/or possible mitigation fees due to the extent of encroachment into the TPZ. A Registered Consulting Arborist shall be retained by the applicant to perform a Tree Risk Assessment on both Interior live oak trees.
12. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.

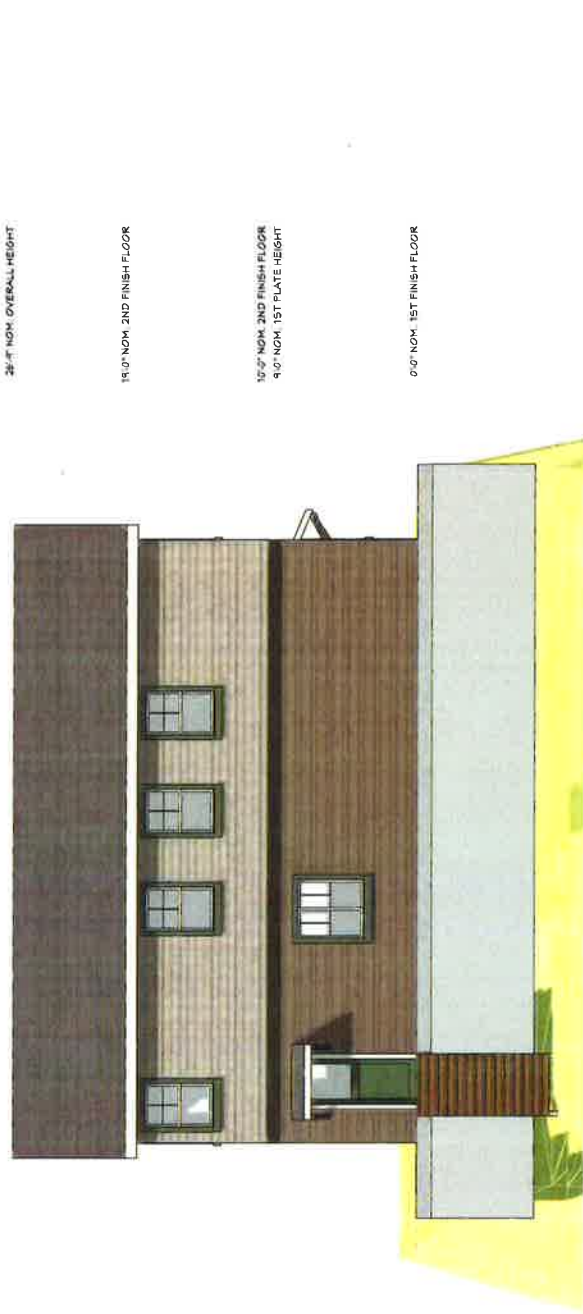
ATTACHMENT 1

Vicinity Map



ATTACHMENT 2

Site Plan, Dated November 28, 2016, Building Elevations, and
Floor Plans, dated August 15, 2016, Site & Building Section,
Dated November 28, 2016



24'-0" NOM. OVERALL HEIGHT

19'-0" NOM. 2ND FINISH FLOOR

10'-0" NOM. 2ND FINISH FLOOR
9'-0" NOM. 1ST PLATE HEIGHT

0'-0" NOM. 1ST FINISH FLOOR

1 North Elevation - Detached Structure
Scale: 1/4" = 1'-0"



20'-0" NOM. EXISTING OVERALL HEIGHT

19'-0" NOM. 2ND FINISH FLOOR

10'-0" NOM. 2ND FINISH FLOOR
4'-0" NOM. 1ST PLATE HEIGHT

0'-0" NOM. 1ST FINISH FLOOR



2 West Elevation - Detached Structure
Scale: 1/4" = 1'-0"

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Hobberlin/Vaughn Residence
 903 Figueroa Street
 Polson, CA 95630

APPLIED ARCHITECTURE
 PROFESSIONAL ARCHITECTS

02/19/16
 AS NOTED
 R019

A4.4



1 South Elevation - Detached Structure
 Scale 1/8" = 1'-0"



2 East Elevation - Detached Structure
 Scale 1/8" = 1'-0"

26'-4" NOM. OVERALL HEIGHT
 19'-0" NOM. 2ND FINISH FLOOR
 10'-0" NOM. 2ND FINISH FLOOR
 4'-0" NOM. 1ST PLATE HEIGHT
 6'-0" NOM. 1ST FINISH FLOOR



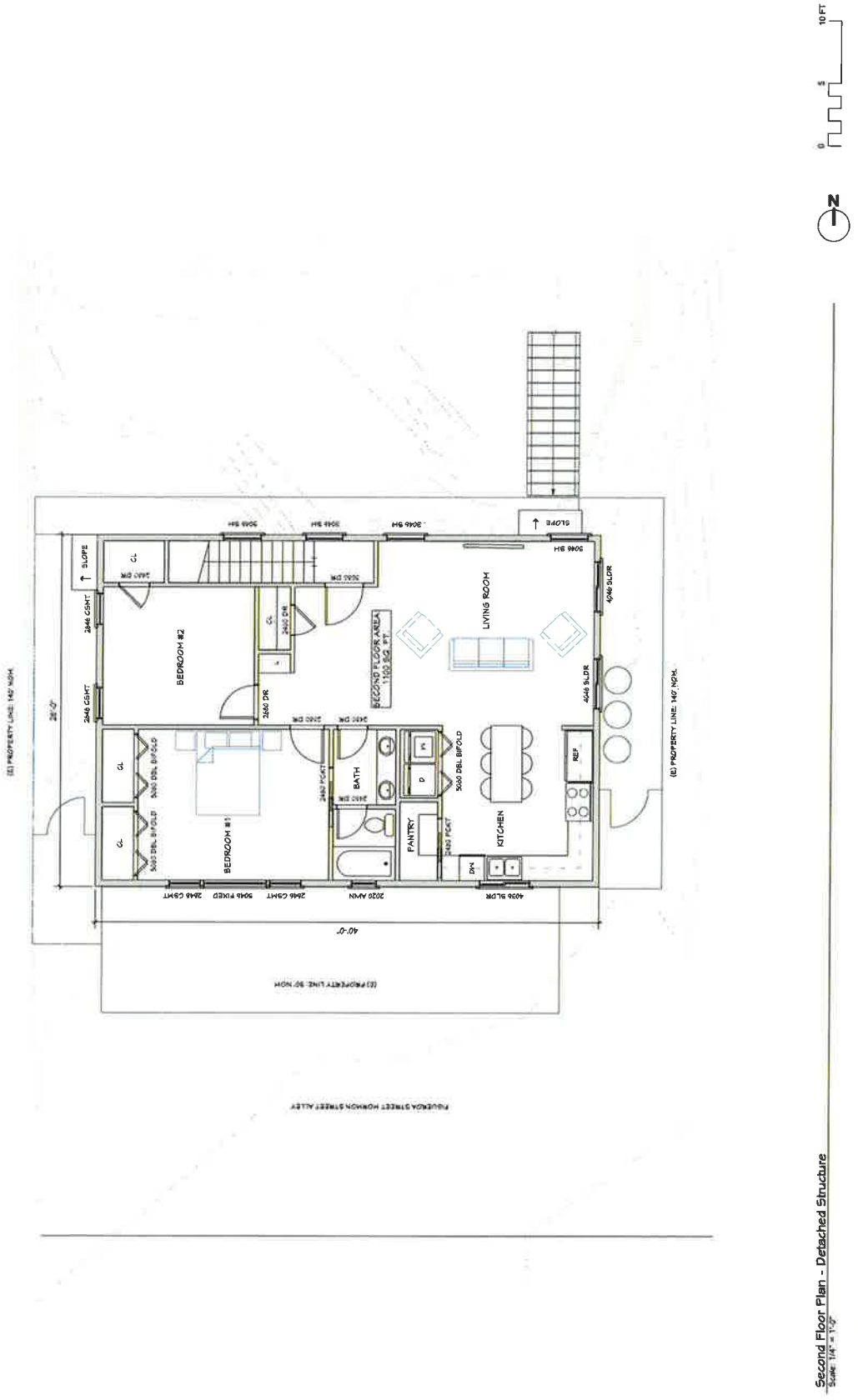
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Hobberlin/Vaughn Residence
 903 Figueroa Street
 Polson, CA 95630

APPLIED ARCHITECTURE
 CONSULTANTS

DATE: 08/15/18
 AS NOTED
 NO. 18

A2.4



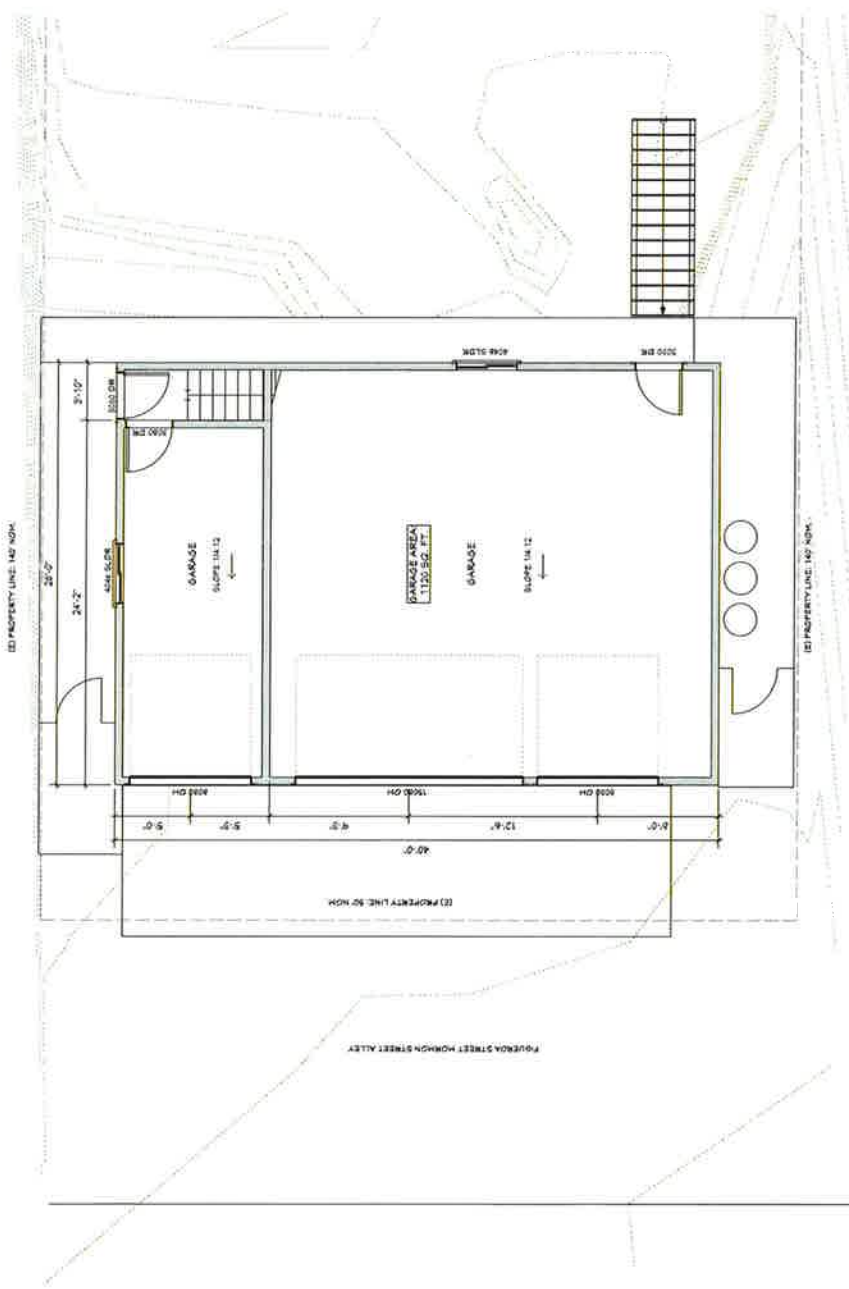
Second Floor Plan - Detached Structure
 Date: 8/15/18

Hobberlin/Vaughn Residence
 903 Figueroa Street
 Poisson, CA 93630

APPLIED ARCHITECTURE
 REGISTERED ARCHITECTS
 1220 14th Street, Suite 201
 Berkeley, CA 94710
 TEL: 415.863.1111
 WWW: APPLIEDARCHITECTURE.COM

DATE: 08/15/16
 AS NOTED
 R014

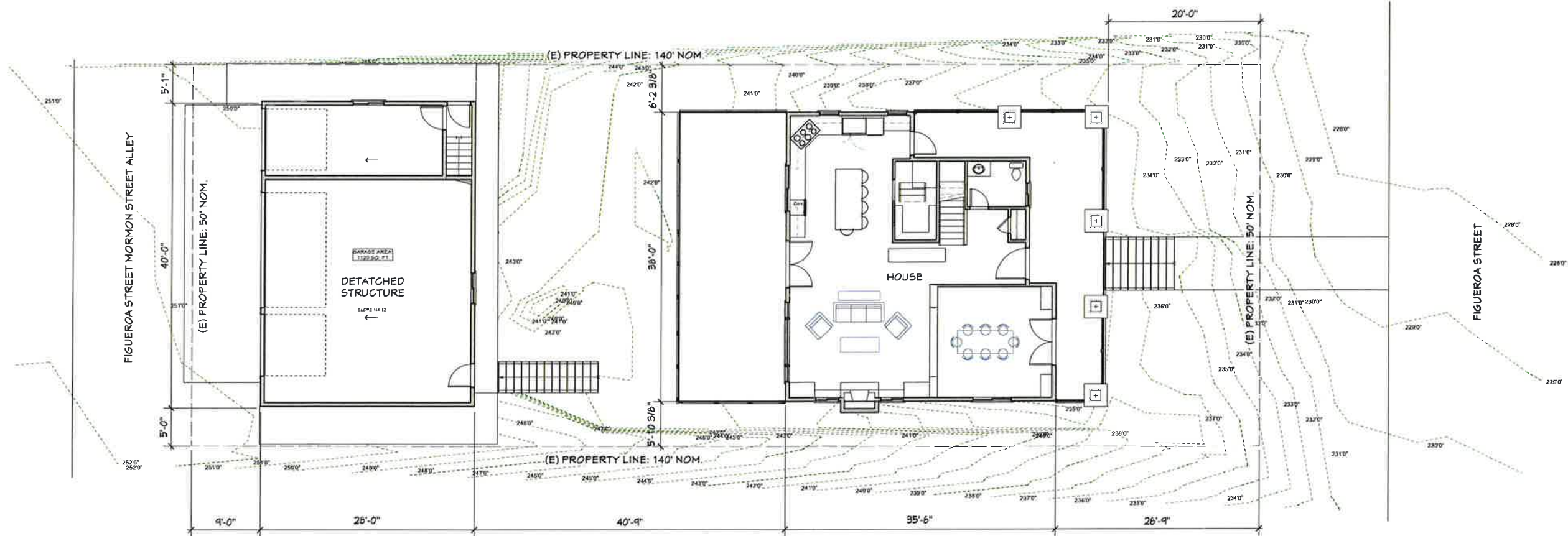
A2.3



First Floor Plan - Detached Structure
 Sheet 1A of 14



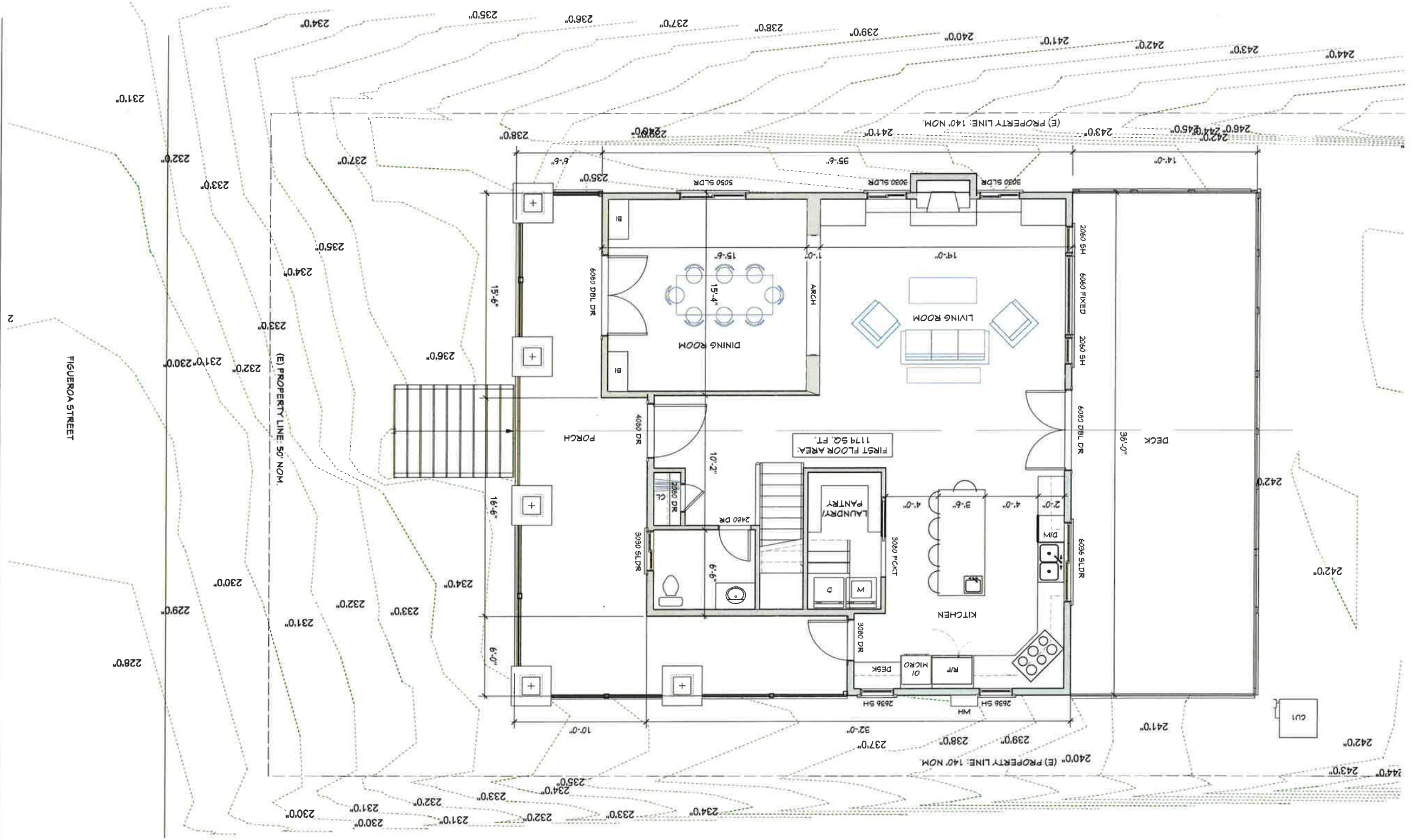
① SITE & BUILDING SECTION
SCALE: 1/8" = 1'-0"



	AREA ANALYSIS		Conditioned Area (gross)	Un-conditioned Area (gross)	Project Total Area (gross)
	ENCLOSED	House	First Floor	1,179 sq.ft.	0 sq.ft.
Second Floor			1,163 sq.ft.	0 sq.ft.	1,163 sq.ft.
Total			2,342 sq.ft.	0 sq.ft.	2,342 sq.ft.
Detached Structure		First Floor	22 sq.ft.	1,098 sq.ft.	1,120 sq.ft.
		Second Floor	1,120 sq.ft.	0 sq.ft.	1,120 sq.ft.
		Total	1,142 sq.ft.	1,098 sq.ft.	2,240 sq.ft.
Project Total		3,484 sq.ft.	1,098 sq.ft.	4,582 sq.ft.	

UN-ENCLOSED	Additional Lot Coverage (open-covered)	0 sq.ft.	939 sq.ft.	939 sq.ft.
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COVERAGE	Total Lot Coverage	1,201 sq.ft.	2,037 sq.ft.	3,238 sq.ft.
	Total Lot Area	7,011 sq.ft.	7,011 sq.ft.	7,011 sq.ft.
	Total Lot Coverage (%)	17%	29%	46%



Hobberlin/Vaughn Residence

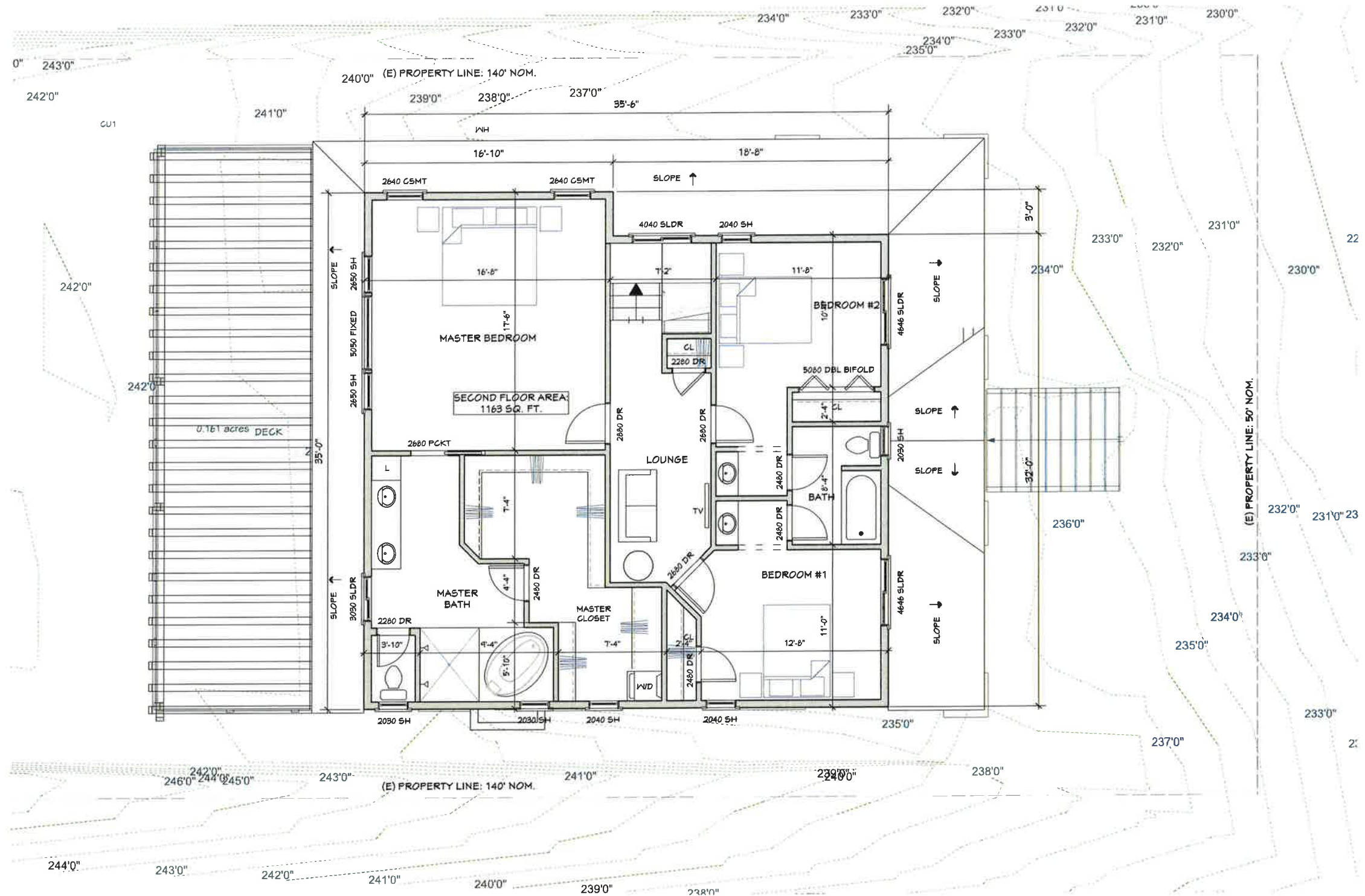
APPLIED
IDENTIFICATION

08/ AS

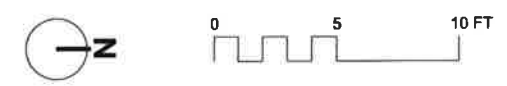
SCALE

©

10 FT 0 5



FLOOR PLAN - SECOND
 Scale: 1/4" = 1'-0"



RE: 131

Hobberlin/Vaughn Residence

APPLIED ARCHITECTURE

DATE: 08/11/11
 SCALE: A5
 SHEET: 103 OF 104

FIGUEROA STREET

(E) PROPERTY LINE: 50' NOM.

(E) PROPERTY LINE: 140' NOM.

(E) PROPERTY LINE: 140' NOM.



29'-0" NOM. EXISTING OVERALL HEIGHT

19'-4" NOM. EXISTING 2ND FINISH FLOOR

10'-4" NOM. EXISTING 2ND FINISH FLOOR
9'-4" NOM. EXISTING 1ST PLATE HEIGHT

0'-0" NOM. EXISTING 1ST FINISH FLOOR

1 SOUTH ELEVATION - HOUSE
Scale: 1/4" = 1'-0"

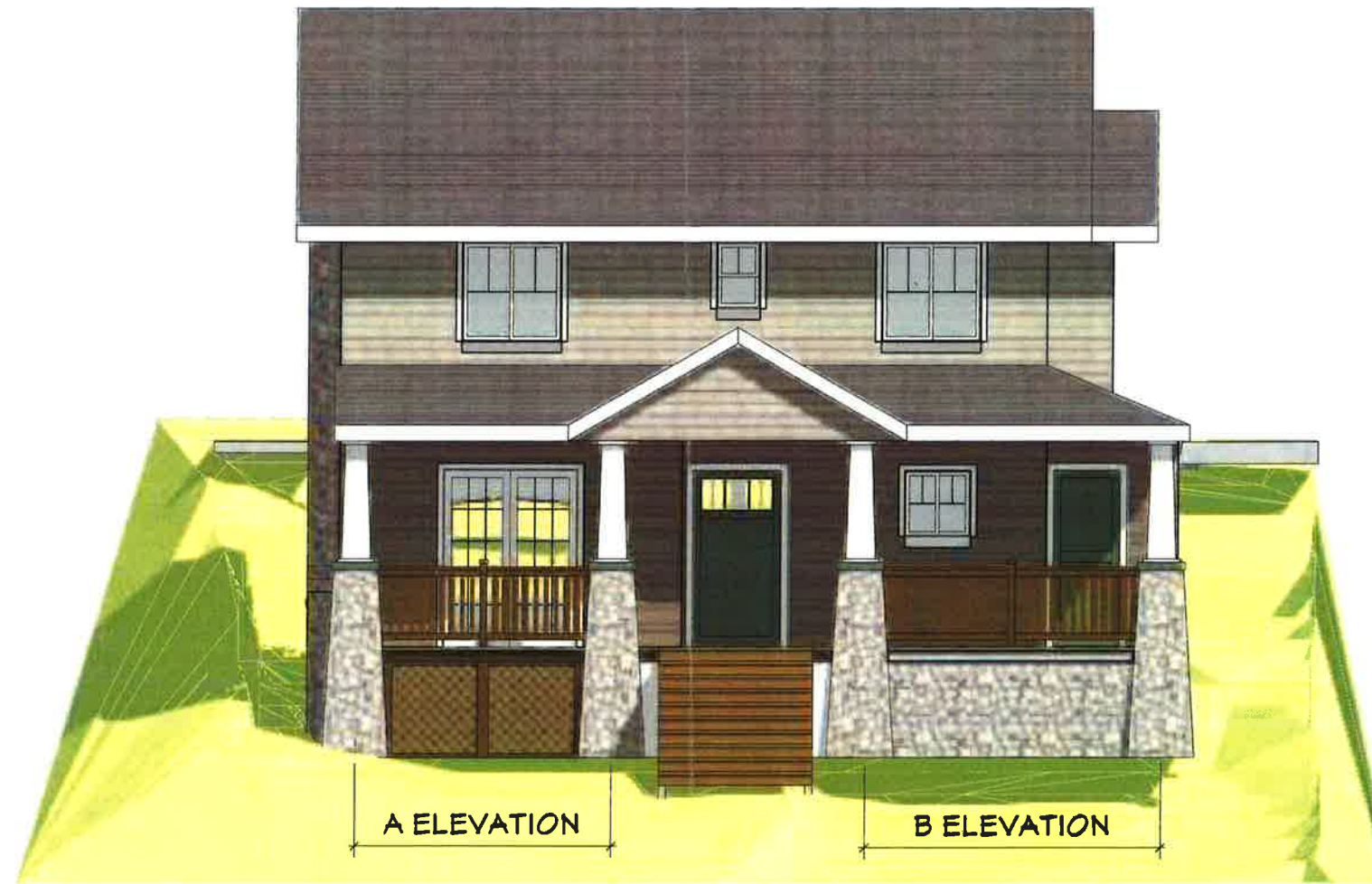


29'-0" NOM. EXISTING OVERALL HEIGHT

19'-4" NOM. EXISTING 2ND FINISH FLOOR

10'-4" NOM. EXISTING 2ND FINISH FLOOR
9'-4" NOM. EXISTING 1ST PLATE HEIGHT

0'-0" NOM. EXISTING 1ST FINISH FLOOR



29'-0" NOM. EXISTING OVERALL HEIGHT

19'-4" NOM. EXISTING 2ND FINISH FLOOR

10'-4" NOM. EXISTING 2ND FINISH FLOOR
9'-4" NOM. EXISTING 1ST PLATE HEIGHT

0'-0" NOM. EXISTING 1ST FINISH FLOOR

A ELEVATION

B ELEVATION

1 NORTH ELEVATION - HOUSE
Scale: 1/4" = 1'-0"



29'-0" NOM. EXISTING OVERALL HEIGHT

19'-4" NOM. EXISTING 2ND FINISH FLOOR

10'-4" NOM. EXISTING 2ND FINISH FLOOR
9'-4" NOM. EXISTING 1ST PLATE HEIGHT

0'-0" NOM. EXISTING 1ST FINISH FLOOR

ATTACHMENT 3

Color Perspectives, Dated August 15, 2016

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



Outbuilding Front Perspective
Scale: 1/4" = 1'-0"

Outbuilding Rear Perspective
Scale: 1/4" = 1'-0"



Hobberlin/Vaughn Residence

903 Figueroa Street
Polson, CA 95630

APPLIED
ARCHITECTURE

FILE: 08/15/16

SHEET: AS NOTED

DATE: 8/01/16

DRAWN: [unreadable]

SCALE:

X3

NO.	DESCRIPTION	DATE



NO. 101.1
©

Hobberlin/Vaughn Residence

APPLIED
ARCHITECTURE
08/1
AS
R01



Rear Perspective

ATTACHMENT 4

Site Photo



HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE	609 Wool Street Detached Garage
PROPOSAL	Request for approval of the partial demolition of a 342-square foot detached garage and a request for Design Review Approval for the construction of a new 600-square-foot detached garage at 609 Wool Street
APPLICANT/OWNER	James J. Flakus
LOCATION	609 Wool Street
ASSESSOR'S PARCEL NUMBER	070-0156-011
ZONING	CEN/R-1-M (The Central Subarea of the Historic Residential Primary Area /Underlying Zoning of Single Family Dwelling, Small Lot District)
GENERAL PLAN DESIGNATION	SF (Single Family)
PREVIOUS ACTION	None
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
APPLICABLE CODES:	<u>FMC Section 17.52.300 , Design Review</u> FMC Section 17.52.330, Plan Evaluation FMC Section 17.52.340, Approval Process FMC Section 17.52.480, Accessory Structures 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
ENVIRONMENTAL REVIEW:	This project is categorically exempt from environmental review under Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or

ATTACHED REFERENCE MATERIAL:

1. Vicinity Map
2. Site Plan, Elevations and Floor Plan, dated November 14, 2016
3. Photographs of Existing House and Garage

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

The property at 609 Wool Street includes an existing 1,160-square-foot single-family residence. Sacramento County records indicate the residence was built in 1940. The house, which is a simple rectangular structure with no particular architectural style, features light green lap siding, dark green trim on the doors and windows, and a grey asphalt-shingled roof.

A 342-square-foot detached garage, which building permits indicate was built in 1958, currently sits in the rear of the lot. The garage features the same exterior materials as the house, and has a single-car roll-up metal garage door facing the alley. Photographs of the existing residence and garage are shown in Attachment 3.

PROJECT DESCRIPTION

The applicant, James J. Flakus, is requesting approval to demolish the north, south and west walls of the existing 342-square-foot detached garage, and he is requesting Design Review approval for construction of a 600-square-foot detached two-car garage in its place in the rear of the lot at 609 Wool Street.

The proposed garage is to be sided in Hardie cementitious lap siding and window trim as well as asphalt composition shingle roofing, all colored to match the existing residence. Features include double windows on the south and west elevations and roll-up metal garage doors on the north (alley-facing) and west (street-facing) elevations. The new garage also includes a 160-square-foot covered patio under a roofline. The floor plan is generally open, and no bath or kitchen amenities are proposed. The proposed site plan, elevations and floor plan are shown in Attachment 2.

PROJECT ANALYSIS

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

This garage is not historically significant and contains no historically significant building materials, as it was built in 1958. The structure is not listed on the City of Folsom’s Historical Properties Inventory list. The detached garage is a simple rectangular, single-story structure with lap siding, reflecting no particular architectural theme. Therefore, staff supports the demolition of three walls of the existing garage.

New Garage

The project site is located within the Central Subarea of the Historic Residential Primary Area and is designated SF (Single Family) in the General Plan. The proposed project is subject to the development standards established within the Folsom Municipal Code, Section 17.52.480 (which institutes requirements for accessory structures) and Section 17.52.540 (which institutes requirements for lot size, lot width, lot coverage, setbacks, pervious surface, and building height) and the design standards established within the Historic District Design and Development Guidelines (DDGs). As proposed, the new detached garage complies with the FMC requirements, as demonstrated in the table below:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	7,000 SF (existing)
Minimum Lot Width	50 Feet	70 Feet (existing)
Rear Setback (for Accessory Structures)	5 Feet	5 Feet
Side Setback (for Accessory Structures)	5 Feet	5 Feet
Parking Requirement	2 Parking Spaces	2 Parking Spaces
Maximum Building Height (for Accessory Structures)	No higher than main structure (18 Feet)	14.42 Feet
Setback To Other Structures On Property	6 Feet	14 Feet
Distance to Front Property Line	20 Feet	74 Feet
Minimum Pervious Surface	45%	72.6%

As shown above, the proposed garage would meet all setback, parking, height, and pervious surface requirements as established for the Residential Primary Area by FMC Sections 17.52.480 and 17.52.540.

Architecture/Design

Design in the Central Subarea of the Historic Residential Primary Area reflects styles of the 1850-1950 timeframe. Accessory structures must be coordinated in appearance with the primary structure. The proposed single-story garage consists of a simple rectangular design and includes a 160-square-foot covered patio under the roofline. The proposed garage is to be sided in Hardie cementitious lap siding and window trim as well as asphalt composition shingle roofing, all colored to match the existing residence. Features include double windows on the south and west

elevations and roll-up metal garage doors on the north (alley-facing) and west (street-facing) elevations.

Vehicular access to the detached garage from the alley will be from two roll-up metal garage doors on the north (alley-facing) and west (street-facing) elevations. According to the DDGs, Appendix D, Section C.4 (e), two single garage doors are preferred over a double door. Wooden garage doors resembling those found during the design period of the primary Area of Subarea are preferred, but if a roll up or metal door is used, it should not be paneled. The proposed detached garage features a 16-foot-wide metal overhead roll-up door facing the street. Staff has conditioned that hinges and handles be included on this door to resemble two carriage-style doors, thereby meeting the intent of the DDGs.

Overall, staff has determined that the proposed materials and colors for the project are in keeping with the style of the existing residence and are appropriate for use within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDGs.

ENVIRONMENTAL REVIEW

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

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
MOVE TO APPROVE THE PARTIAL DEMOLITION OF A 342-SQUARE-FOOT DETACHED GARAGE AND THE CONSTRUCTION OF A 600-SQUARE-FOOT DETACHED GARAGE AT 609 WOOL STREET (PN 16-360) BASED UPON FINDINGS AND WITH CONDITIONS:

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 AND THE ZONING CODE.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.

DEMOLITION FINDING

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

DESIGN REVIEW FINDINGS

- E. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES.

F. THE PROPOSED PROJECT COMPLIES WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

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

Submitted,



DAVID E. MILLER, AICP
Director of Community Development

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 and building elevations dated November 14, 2016. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.
4. Hinges and handles shall be included on the garage door on the west elevation to resemble two carriage-style doors.
5. Any and all proposed construction that may affect an existing tree shall be reviewed by the City's arborist to determine if a tree permit is required.
6. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
7. This Design Review approval is valid for one year and will expire on January 18, 2018. A building permit shall be applied for prior to expiration.

Attachment 1

Vicinity Map



Attachment 2

Site Plan, Elevations and Floor Plan, dated November 14,
2016



FLAKUS DETACHED GARAGE ADDITION / REMODEL
609 WOOL STREET
FOLSOM, CA 95630

DATE: 11/15/18
SCALE: 1/8" = 1'-0"
SHEET: 11 OF 11

CONSTRUCTION NOTES

GENERAL NOTES
DRAWING REVISIONS: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

CONSTRUCTION NOTES

WOOD FRAMING
WOOD FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101. ALL WOOD SHALL BE DRY AND TREATED WITH AN APPROPRIATE PRESERVATIVE. ALL WOOD SHALL BE DRY AND TREATED WITH AN APPROPRIATE PRESERVATIVE. ALL WOOD SHALL BE DRY AND TREATED WITH AN APPROPRIATE PRESERVATIVE.

CONSTRUCTION NOTES

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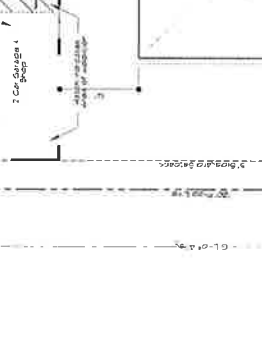
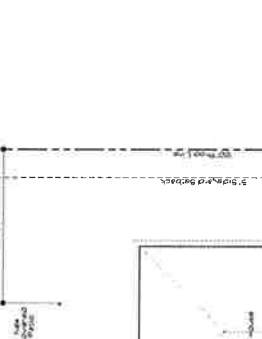
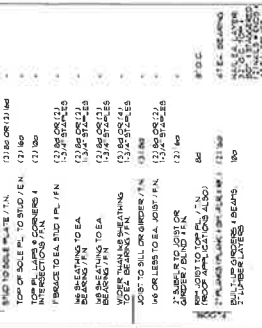
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PROJECT INFO
OWNER: JIM FLAKUS
ADDRESS: 609 WOOL STREET, FOLSOM, CA 95630
APN: 017-010-0000
LOT SIZE: 1,000 SQ FT
OCC. CONSTRUCTION: 1,000 SQ FT
EXISTING TO REMAIN HOUSE: 1,000 SQ FT
EXISTING DETACHED GARAGE: 342 SQ FT
PROPOSED ADDITION TO GARAGE: 288 SQ FT
PROPOSED TOTAL: 688 SQ FT

DRAWING INDEX
41 PROJECT INFO, NOTES, SITE PLAN
42 PLAN

BLDG. DEPT. NOTES
WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101.



SITE PLAN - 1"=10'

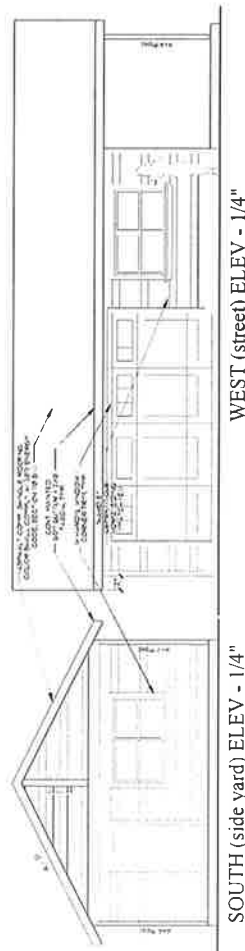
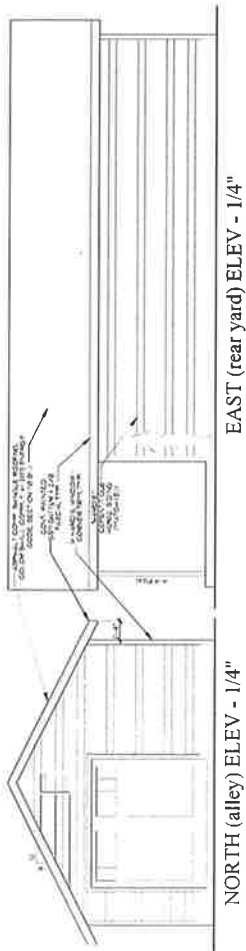
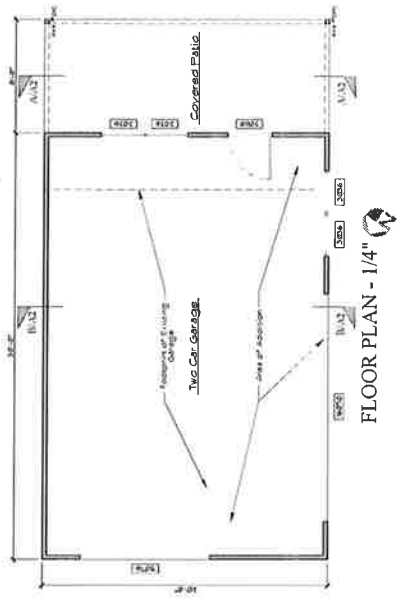


MARK N. ROBERTS
ARCHITECT
807 Santa Street, Suite 200
Folsom, CA 95630
Tel/Fax 916 698 9833



FLAKUS DETACHED GARAGE ADDITION / REMODEL
609 WOOL STREET
FOLSOM, CA 95630

Sheet of
A2



Attachment 3

Photographs of Existing House and Garage



609 WOOL ST
FOLSOM, CA



FLAKUS
609 CLOOL ST.



FLAKUS
609 WOOD ST