



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## HISTORIC DISTRICT COMMISSION AGENDA

June 21, 2017

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Mary Asay, Regina Konet, Vice Chair Candy Miller, Justin Raithel, Jeffrey Rempfer, 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 May 17, 2017 will be presented for approval.

### NEW BUSINESS

1. **PN 17-189, "Wine @ 815", 815 Sutter Street – Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Jeff Rempfer for approval of a Conditional Use Permit for operation of a wine tasting business at 815 Sutter Street. The zoning designation for the site H-D (Sutter Street Subarea of the Commercial Primary Area) and the General Plan designation is CA (Specialty Commercial). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Jeff Rempfer)**

2. **PN 17-140, 602 Figueroa Street Accessory Structure and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mark Roberts for approval of design review application for a 672-square-foot garage with a 600-square-foot game room located at 602 Figueroa Street. The zoning designation for the site is FIG /R-2 (The Figueroa Subarea of the Historic Residential Primary Area/Two Family Residence District) and the General Plan designation is MLD (Multi-Family Low Density). This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines

(New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mark Roberts)**

### **PRINCIPAL PLANNER REPORT**

The next Historic District Commission meeting is scheduled for **July 5, 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, 2<sup>nd</sup> 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**  
**May 17, 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: Mary Asay, Jeffrey Rempfer, Regina Konet, Justin Raithel, John Arnaz

**ABSENT:** Bracht

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of April 5, 2017 were approved as submitted.

**Commendation to be Presented to Mark Roberts**

**NEW BUSINESS**

1. **PN 17-076, 605 Mormon Street –Residential Addition & Garage Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Todd Dambly for approval of an application for demolition of an existing 280-square-foot detached garage, approval of a Residential Design Review application for construction of a 1,000-square-foot two-story addition and a 181-square-foot covered porch to an existing 828-square-foot residence located at 605 Mormon Street. The zoning designation for the site is CEN/R-2 (Central Subarea of the Historic Residential Primary Area/Two-Family Residence District) and the General Plan designation is MLD (Multi-Family Low Density). This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Todd Dambly)**

COMMISSIONER MILLER MOVED TO APPROVE DEMOLITION OF AN EXISTING 280-SQUARE-FOOT DETACHED GARAGE, A RESIDENTIAL DESIGN REVIEW APPLICATION FOR CONSTRUCTION OF A 1,000-SQUARE-FOOT TWO-STORY ADDITION AND A 181-SQUARE-FOOT COVERED PORCH TO AN EXISTING 828-SQUARE-FOOT RESIDENCE LOCATED AT 605 MORMON STREET (PN17-076), WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DEMOLITION FINDING D; DESIGN REVIEW FINDINGS E – G; CONDITIONS OF APPROVAL NO. 1 – 7.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. **PN 17-119, 507 Coloma Street - Residential Remodel and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from AMR Construction for approval of a Design Review application for a remodel of an existing 786-square-foot residence located at 507 Coloma Street. The zoning designation for the site is NRB/C-1 (Natoma-Riley-Bidwell Commercial Primary Area of the Historic District/Neighborhood Business District Underlying Zoning) and the General Plan designation is CC (Community Commercial). This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: AMR Construction)**

COMMISSIONER REMPFER MOVED TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION FOR A REMODEL OF AN EXISTING 786-SQUARE-FOOT RESIDENCE LOCATED AT 507 COLOMA STREET (PN17-119), WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D – F; CONDITIONS OF APPROVAL NO. 1 – 6.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**Historic District Commission/Planning Manager:**

None

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

Respectfully Submitted,

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Amanda Palmer, Administrative Assistant

**APPROVED:**

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DARON BRACHT, CHAIR

**HISTORIC DISTRICT COMMISSION STAFF REPORT**

**PROJECT TITLE:** “Wine @ 815” Wine Tasting Room  
Conditional Use Permit

**PROPOSAL:** Request for approval of a  
Conditional Use Permit for operation  
of a wine tasting business at 815  
Sutter Street

**RECOMMENDED ACTION:** Approval with findings and subject  
to conditions

**APPLICANT:** Jeff Rempfer

**OWNER:** Glenn Fait

**LOCATION:** 815 Sutter Street #A

**ZONING:** H-D, Sutter Street Subarea of the  
Commercial Primary Area

**GENERAL PLAN DESIGNATION:** CA, Specialty Commercial

**ADJACENT LAND USES AND ZONING:** North: Sutter Street (HD)  
  
South: Existing single-family  
development, Figueroa Subarea (R-  
2)  
  
East: Figueroa Subarea (R-2)  
  
West: Sutter Street retail area (HD)

**SITE CHARACTERISTICS:** The existing building is comprised of  
multiple retail spaces fronting Sutter  
Street. The tenant space utilized for  
the proposed use is 500 square feet.

**FUTURE ACTION:** Issuance of a Business Certificate

**APPLICABLE CODES:**

FMC Section 15.52; HD, Historic District  
FMC Section 17.60; Use Permits  
The Historic District Design and Development Guidelines

**ENVIRONMENTAL DOCUMENTATION:**

The Project is categorically exempt from environmental review based on Section 15301 (Existing Facilities) of the guidelines for the California Environmental Quality Act (CEQA)

**ATTACHED REFERENCE MATERIAL:**

1. Project Area
2. Proposed Floor Plan
3. Proposed Project Description

**PROJECT PLANNER**

Josh Kinkade, Assistant Planner

**BACKGROUND**

The existing building located at 815 Sutter Street includes multiple retail spaces along Sutter Street, including a jewelry store, barber, hair salon, day spa, candy store, gift stores, a wine tasting room and small boutiques. The tenant space that is proposed for this business is an internal space that does not front Sutter Street.

**APPLICANT'S PROPOSAL**

The applicant, Jeff Rempfer, is proposing to operate a wine tasting room in a 500-square-foot internal tenant space located at 815 Sutter Street #A. The floor layout features a front and back bar and seating. The business will operate as a wine tasting room with retail wine sales and wine tasting by the glass. Pre-packaged food snacks would also be available for purchase. Non-amplified acoustic would also be played inside the space approximately once per month. Proposed days and hours of operation are Thursday through Saturday from 1:00 p.m. to 8:15 p.m., although minor fluctuations of these hours are anticipated depending on business flow.

**PROJECT ANALYSIS**

**General Plan and Zoning Code Consistency**

The General Plan land use designation for the site is CA (Specialty Commercial). The Zoning designation for the project site is HD/SUTR (the Historic District/Sutter Street Subarea). FMC Section 17.52.510 states that uses which would require a conditional use permit from the planning commission in the modern central business district (C-2 zone) require a conditional use permit from the historic district commission in the Sutter Street Subarea. A Conditional Use Permit is required for wine tasting rooms in the C-2 zone when the commercial structure is located five hundred feet or more from a residential use and one thousand feet from the property line of any public or private school. As the proposed wine tasting room is less than 500 feet from a residential use, it is therefore subject to approval of a Conditional Use Permit. The proposed wine tasting room is

consistent with the General Plan and the zoning designation upon approval of a Conditional Use Permit by the Historic District Commission.

### **Conditional Use Permit**

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

In evaluating the Conditional Use Permit, staff considered the proposed use and its compatibility with existing land uses in the area relative to traffic/access/circulation impacts, parking impacts, noise impacts and visual impacts, among others.

With respect to traffic/access/circulation and parking-related impacts, staff does not anticipate any significant impacts as the proposed use is very limited (500-square-foot retail space with minimal food and entertainment component/minimal vehicle trips) in nature. As is typical for commercial properties in the Sutter Street Subarea, the existing public parking will be utilized for this establishment.

In relation to noise-related impacts, staff does not expect any significant impacts due to the fact that the proposed use does not include any outdoor component. Furthermore, given the proposed use and hours of operation, staff has determined that the noise generated by the patrons and occasional acoustic music is not likely to adversely impact the single-family properties south of the rear alley during typical night-time sleeping hours. In addition, Section 17.52.510 of the Folsom Municipal Code recognizes that residential uses located within the Sutter Street Commercial Subarea are expected to tolerate greater impacts from commercial uses than residential uses located in the residential subareas of the Historic District. It is staff’s conclusion that the potential noise generated by the wine tasting and sales will not pose significant adverse impacts to nearby residents. In addition, conditions have been added prohibiting outdoor activity and limiting entertainment to acoustical musical performances (Conditions #11 and #12).

The proposed use will require the issuance of an alcohol beverage license. While the applicant is only requesting the business be open Thursday through Sunday from 1:00 p.m. to 8:15 p.m., staff has proposed that the conditions allow it to be open Monday through Sunday from 12:30 p.m. to 9:00 p.m. to allow for the potential for the business to be open every day, and to allow for anticipated minor fluctuations in business flow (Condition #10).

### **ENVIRONMENTAL REVIEW:**

The project is categorically exempt from environmental review based on Section 15301 (Existing Facilities) of the guidelines for the California Environmental Quality Act (CEQA).

**STAFF RECOMMENDATION/ HISTORIC DISTRICT COMMISSION ACTION:**  
MOVE TO APPROVE A CONDITIONAL USE PERMIT (PN 17-189) FOR  
OPERATION OF THE "WINE @ 815" WINE TASTING ROOM WITH THE  
FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL:

**GENERAL PROJECT 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 GENERAL PLAN AND THE ZONING CODE.

**CEQA FINDING**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), UNDER SECTION 15301, EXISTING FACILITIES.

**CONDITIONAL USE PERMIT FINDING**

- D. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY, SINCE THE PROPOSED USE IS COMPATIBLE WITH SIMILAR COMMERCIAL USES IN THE SURROUNDING NEIGHBORHOOD.

Submitted,



DAVID E. MILLER AICP  
Community Development Director



## CONDITIONS

See the attached table of conditions for which the following legend applies:

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

**CONDITIONS OF APPROVAL FOR  
“WINE @ 815” WINE TASTING ROOM CONDITIONAL USE PERMIT  
815 SUTTER STREET #A (PN17-189)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		The project is approved for a Conditional Use Permit to allow for the operation of a 500-square-foot wine tasting room facility in an existing retail establishment located at 815 Sutter Street, #A. Implementation of the project shall be consistent with the project description, as modified by these conditions of approval.	OG	CD (P)
2.		If the Community Development Director finds evidence that conditions of approval for “Wine @ 815” have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.	OG	CD (P)
3.		This Conditional Use Permit shall be deemed revoked without further action by the Historic District Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months, unless the applicant or current owner is actively engaging in work on the premises pursuant to a valid building permit and the Community Development Department Director has approved a written request from the applicant for an additional period not to exceed twelve (12) months when it is not in operation. Such an extension request shall be submitted to the Community Development Department no less than 30 days prior to the six-month deadline.	OG	CD
4.		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:	OG	CD (P)(E)(B) PW, PR, FD, PD
	<ul style="list-style-type: none"> <li>• The City bears its own attorney’s fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul>			
	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.			

<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>			
5.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
7.	This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all Citywide 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, Quimby, 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 has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
8.	This project approval shall remain in effect for one year until June 21, 2018. If a use permit is not vested within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for a permit extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to Section 17.60 of the <u>Folsom Municipal Code</u> .	B	CD (P, B)
<b>CONDITIONAL USE PERMIT REQUIREMENT</b>			
9.	Any intensification or expansion of the use will require a use permit modification approval by the Historic District Commission	B, OG	FD NS (B)
<b>NOISE ABATEMENT REQUIREMENTS</b>			
10.	Hours of operation (including private parties) will be limited as follows:  Monday through Sunday: 12:30 p.m. to 9:00 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.	OG	CD (P)

**OPERATIONAL REQUIREMENTS**

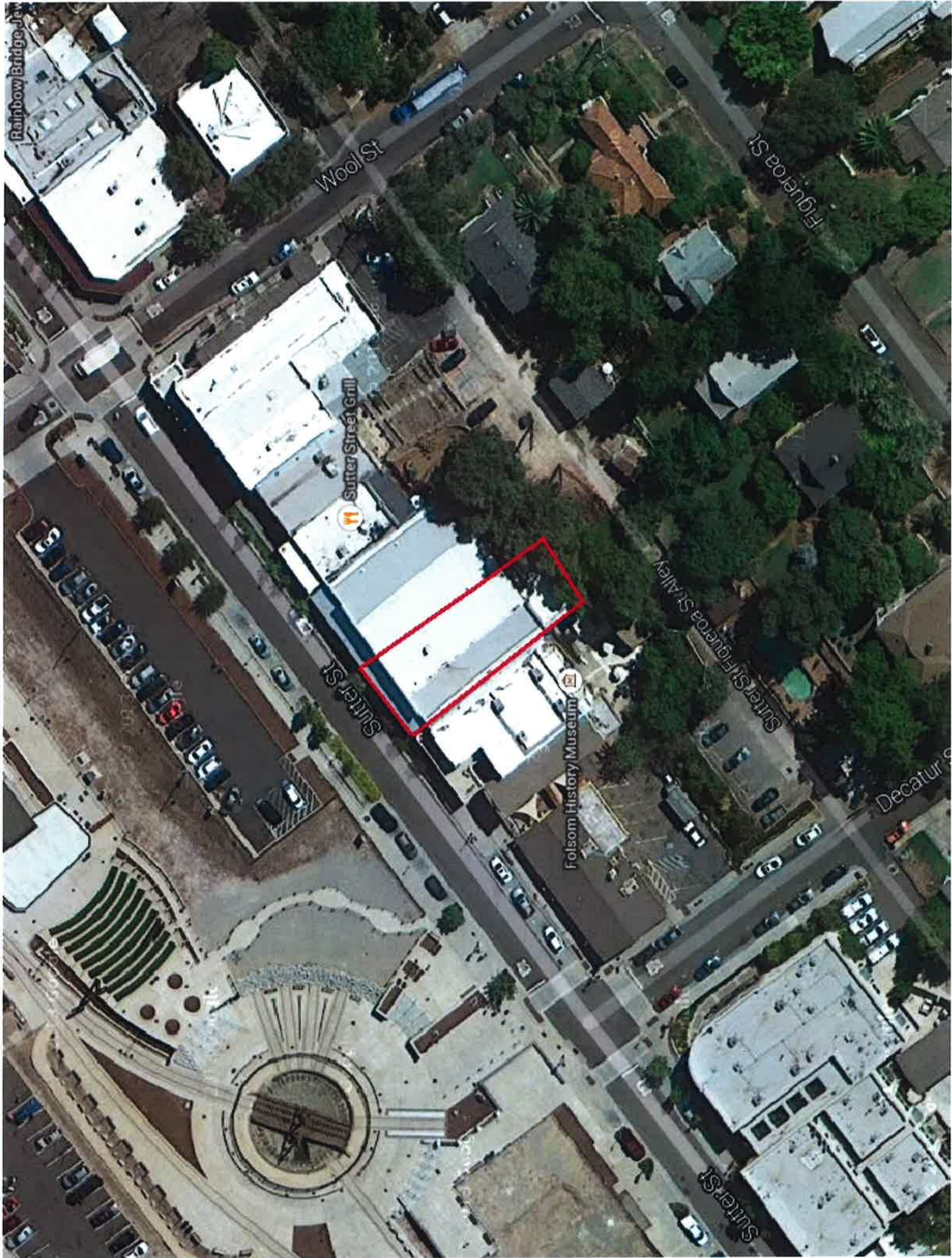
11.	Outdoor activity of any kind at the "Wine @ 815" Wine Tasting Room shall be prohibited.	OG	CD (P)
12.	Entertainment shall be limited to music performances (acoustical artists only), and similar uses, with similarity determined by the City of Folsom Community Development Department. No adult entertainment, as defined by Section 5.21.010 of the Folsom Municipal Code (FMC) shall be allowed at "Wine @ 815".	OG	CD (P)
13.	Current occupancy loads shall be posted at all times, and the owner/applicant shall have an effective system to keep count of the number of occupants present at any given time. This information shall be provided to public safety personnel upon request. The occupant load based on code provisions, as determined by the Chief Building Official/Building Division, shall be less than 50 persons; otherwise, a second required exit will be required. The layout exhibit submitted indicates one (1) exit from the drinking/bar area. In addition, when alterations or repairs within any 12-month period exceed fifty percent (50%) of the value of the existing building or structure, such building or structure shall be provided with an automatic fire extinguishing system, if it does not exist.	OG	F
<b>SIGN DESIGN REQUIREMENTS</b>			
14.	Future signage for the site 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.	B	CD (P, B)

**LEGEND FOR "WHEN REQUIRED" AND "RESPONSIBLE DEPARTMENT"**

<u>When Required</u>	<u>Responsible Department/Division</u>
I = Prior to Approval of Improvement Plans	CD (E) = Community Development Engineering Division
M = Prior to Approval of Final Map/Parcel Map	CD (P) = Community Development Planning Division
B = Prior to Issuance of Building Permit	NS (B) = Neighborhood Services Building Inspection Division
G = Prior to Grading Permit	FD = Fire Department
D = During grading	CD (L) = Landscaping and Lighting Division
OG = On Going/Life of the project	PD = Police Department
P = Prior to construction	CM = City Manager
C = During construction	PK = Parks Department
O = Prior to Occupancy	PW = Public Works Department
PD = Planned Development Permit	

# Attachment 1 Vicinity Map





Rainbow Bridge Jew

Wool St

FIGUEROA ST

Sutter Street Grill

Sutter St

Folsom History Museum

Sutter St/Figueroa St Alley

Decatur St

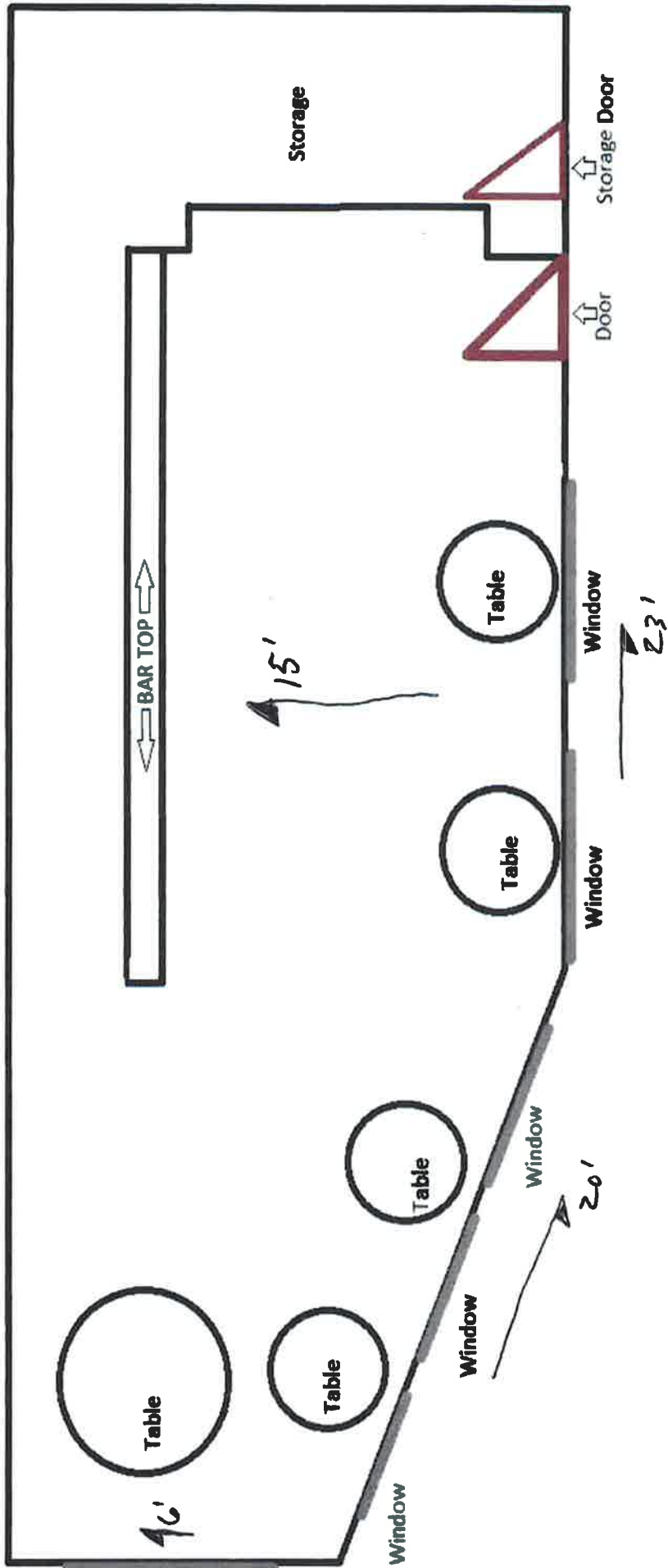
Sutter St

**ATTACHMENT 2**

**Proposed Floor Plan**



→ 43'





## **ATTACHMENT 3**

### **Proposed Project Description**



Staff,

We are proposing a multi winery tasting room located at 815 Sutter St. Our plan is to offer customers the experience of tasting wines from 3 different wineries in one location. Each winery will have its own payment system and will be separate from mingling fees and costs between them. We will be offering a tasting which have a tasting fee to sample. We will also be offering wines by the glass/bottle with pre packaged small bites available for purchase. We will also be offering bottles for purchase to take. Our proposed hours of operation would be Thursday through Sunday from approximately 1pm to 8:15pm. These house may be slightly increased or decreased depending of traffic flow. We would like to occasionally have a small guitarist play inside with no amplification, probably only once a month. Below is a small Bio of the wineries that will be coming in.

Rempfer Cellars, is a small boutique winery producing approximately 500 cases a year. Jeff produces wine from the Amador County, Napa County and Monterey County. Jeff Rempfer is a local firefighter for over 23 years and has been a resident of Folsom for 24 years. Jeff opened The Cellar Wine Bar on Sutter st. in 2008 and sold his business in 2014 when he started to produce wines. The Cellar Wine Bar is still operating to this day. Jeff is also an Historic District Commissioner for the past 3 years. He is very involved in his community and wants to enhance the Historic District by offering high end wines.

Fiddletown Cellars was started by Joe Shebl, who is the winemaker, in 2007. He has been in the winemaking business for over 20 years and graduated from UC Davis. His current full time position is the master wine maker for Renwood Winery in Plymouth Ca. He has also consulted for over 10 other local wineries. Fiddletown Cellars produces approximately 4500 cases per year and can be found from coast to coast. Joe travels the world judging wine competitions many times a year.

Borjon Winey is a small family owned winery in Plymouth Ca. They started over 30 years ago with a vineyard management company and grew to a large scale management company and winery. They produce over 8000 cases a year and are very active in the Plymouth community. They have two wine labels and the Los Portales label will be offered at wine at 815.

**Our goal is to enhance the experience for the Folsom Historic District's local residents and many tourists that visit each and every day. They have already built bonds with the other local wineries and look forward to working with each and every business and citizen.**

A handwritten signature in black ink, appearing to read 'Jeff Rempfer', with a long horizontal flourish extending to the right.

**Jeff Rempfer**

**Rempfer Cellars**

## HISTORIC DISTRICT COMMISSION STAFF REPORT

<b>PROJECT TITLE:</b>	602 Figueroa Street Accessory Structure
<b>PROPOSAL:</b>	Request for Design Review Approval for a 672-square-foot garage with a 600-square-foot game room located at 602 Figueroa Street
<b>RECOMMENDED ACTION:</b>	Approve, based upon findings and subject to conditions of approval
<b>OWNER/APPLICANT:</b>	Charlie Green/Mark Roberts
<b>LOCATION:</b>	602 Figueroa Street
<b>ASSESSOR'S PARCEL NO.:</b>	070-0111-012
<b>ZONING:</b>	FIG /R-2 (The Figueroa Subarea of the Historic Residential Primary Area/Two Family Residence District)
<b>GENERAL PLAN DESIGNATION:</b>	MLD (Multi-Family Low Density)
<b>ADJACENT LAND USES/ZONING:</b>	North: Peddlers Lane and single-family residential development; SUTR/H-D South: Figueroa Street and single-family residential development; FIG/R-2 East: Scott Street and single-family residential development; FIG/R-1-M West: The Bradley House Bed and Breakfast Inn; FIG/R-2
<b>SITE CHARACTERISTICS:</b>	The subject property includes two Theodore Judah lots that have been merged (100' x 140'). The property is level and mature vegetation surrounds the existing residence. The site is fully developed with a 2,503-square-foot, two-story single-family residence, and a detached accessory unit with a 640-square-foot garage on the first floor and a 640-square-foot apartment on the second floor.

**APPLICABLE CODES:**

FMC Section 17.52, Historical District  
Historic District Design and Development  
Guidelines (DDGs)

**ENVIRONMENTAL DOCUMENTATION:**

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

**PREVIOUS ACTION:**

Listing of the subject property and main  
residence on the City of Folsom Cultural  
Resource Inventory List on February 7, 2007  
(PN 06-436)

Design Review Approval for a 168-square-  
foot deck addition, and remodel of the main  
residence on November 5, 2014 (PN 14-365)

**ATTACHED REFERENCE MATERIAL:**

1. Vicinity Map
2. Site Plan, Floor Plans, and Building Elevations, dated April 17, 2017
3. Site Photographs

**PROJECT PLANNER:**

Josh Kinkade, Assistant Planner

**BACKGROUND**

The Sacramento County Assessor’s records for the property located at 602 Figueroa Street indicate that the lot was originally developed (by Reuben Clark) with a single-family, three-story, Queen Ann style residential structure in 1889. The Burnham House was originally constructed with three floors and a free roof form including many gables, chimneys, and a round tower element. However, after the building was damaged by fire in 1975, the third floor of the building was not rebuilt and a low-pitch roof covered by composition shingles was installed over the second floor. Among the original features that have been preserved are the wrap-around porch with rounded supports, bay windows along the first floor, pairs of double-hung windows on the second floor, and decorative trim and carved wood details.

On November 5, 1998, the City Council approved a Historic Preservation Master Plan for the City of Folsom. The purpose of the Master Plan is to preserve and promote the City’s rich, colorful, and historic heritage by protecting its cultural and historical resources and educating the citizenry and the general public of its past. On February 7, 2007, the Historic District Commission determined that the subject property and structure (known as the Historic Burnham Residence) located at 602 Figueroa Street was eligible for listing on the City of Folsom Cultural Resource Inventory. On November 5, 2014, the Historic District Commission approved a Design Review application for a 168-square-foot deck addition, and remodel of the main residence.

## PROJECT DESCRIPTION

The applicant, Mark Roberts, is requesting Historic District Design Review approval for a 672-square-foot detached garage at ground level with a 600-square-foot game room and 72-square-foot balcony on the second floor at 602 Figueroa Street. The proposed building is 27 feet in height. The property currently contains a 2,503-square-foot two-story main residence (on the Historic District Cultural Resources Inventory) and an existing two-story detached second unit. The accessory structure is proposed to match the colors and materials of the main residence. Faux-carriage garage doors are proposed on the east elevation, facing Scott Street, and the balcony is proposed on the south elevation, facing the main residence. A staircase is also proposed on the west (interior yard) elevation to access the upstairs game room.

## PROJECT ANALYSIS

The project, which is located within the Figueroa Subarea of the Historic Residential Primary Area, has a zoning designation of R-2 (Two Family Residence District) and is designated MLD (Multi-Family Low Density) in the General Plan. The proposed project is subject to the development standards established within the Folsom Municipal Code, Section 17.52.540, which establish requirements for lot size, lot width, 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:

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	14,000 SF (existing)
<b>Minimum Lot Width</b>	50 Feet	100 Feet (existing)
<b>Rear Setback (for Accessory Structures)</b>	5 Feet	5 Feet
<b>Street-Side Side Setback (for Accessory Structures)</b>	10 Feet	10 Feet
<b>Maximum Building Height (for Accessory Structures)</b>	No higher than main structure (31'6")	27 Feet
<b>Setback To Other Structures On Property</b>	6 Feet	13 Feet
<b>Distance to Front Property Line</b>	20 Feet	106 Feet
<b>Minimum Pervious Surface</b>	45%	83.1%
<b>Maximum Accessory Structure Coverage for Required Rear Yard</b>	50%	44%

As shown in the table above, the proposed project meets all applicable development standards. However, it is important to note that the existing detached accessory structure is located directly on the side and rear property lines respectively. Since no modifications are proposed to the size or location of the accessory structure, and because the accessory structure was built prior to the adoption of the Folsom Municipal Code, staff has determined that the accessory structure is considered a legal, non-conforming building and may remain in place.

### 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 the 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.

As previously mentioned, in 2007 the Historic District Commission determined that the subject property and main residence at 602 Figueroa Street was eligible for listing on the City's Cultural Resources Inventory. The Commission determined that the residence met two (Criteria 2 and 3) of the following four criteria for listing as established by the City's Historic Preservation Master Plan.

- 1) Property is associated with events that have made a significant contribution to the broad patterns of our history.
- 2) Property is associated with the lives of persons significant in our past.
- 3) Property embodies distinctive characteristics of a type, period, region, construction method, or represents the work of a creative individual.
- 4) Property has yielded, or is likely to yield, information important in Folsom's prehistory or history.

According to the City's Cultural Resource Inventory Purpose and Procedures, listing on the City's Cultural Resource Inventory does not grant any special privileges or impose any restrictions on private property rights. However, listing may assist the property owner in obtaining awards or financial benefits from outside agencies.

In reviewing the subject application, staff considered a number of factors including the project's compatibility with the main residence and the project's adherence to pre-1910 design and material standards. Per FMC 17.52.540 (A), attached garages are not permitted in the Figueroa subarea, so a detached garage is deemed appropriate for this property. The applicant is proposing Hardie board 8-inch horizontal siding, vertically-sliding windows, Hardie window trim, brick wainscoting on the base, Hardie shingle panel siding on the roof gables, an asphalt composition shingle roof, and ornamental guardrails on the deck. The DDGs state that accessory structures should be constructed of the same materials as the main structure. As proposed, all colors and materials for the accessory structure would match the existing main residence. Images of the main residence (and existing second unit) are shown in Attachment 3. As determined in the prior exterior remodel and porch approved for the main residence by the HDC in 2014, the colors are consistent with colors typically utilized on historic residential structures. The proposed faux-carriage garage doors meet the intent of the DDGs, which state that garage doors should be broken up into smaller components. The proposed deck and stairway both face the interior of the lot, and therefore do not pose any privacy concerns to adjacent properties. Based on the aforementioned



factors, staff has determined that the proposed project is consistent with the Historic District Design and Development Guidelines. As a result, staff is in support of the applicant's request.

**ENVIRONMENTAL REVIEW**

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

**STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION**  
MOVE TO APPROVE THE CONSTRUCTION OF A 672-SQUARE-FOOT GARAGE WITH A 600-SQUARE-FOOT GAME ROOM LOCATED AT 602 FIGUEROA STREET (PN 17-140) BASED UPON THE FOLLOWING FINDINGS AND WITH CONDITIONS:

**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 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

**DESIGN REVIEW FINDINGS**

- D. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES.
- E. THE PROPOSED PROJECT COMPLIES WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.
- F. 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,  


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DAVID E. MILLER, AICP  
Community Development and Public Works Director



## **CONDITIONS OF APPROVAL**

1. The applicant shall submit a Building Permit Application to the Community Development Department for its review and approval that shall substantially conform to the most recent site plan, building plans, elevations and color and materials board submitted for Design Review.
2. A Building Permit shall be issued on the project within one year of the date of this approval (June 21, 2018).
3. Compliance with all local, state and federal regulations pertaining to building and demolition is required.

# **ATTACHMENT 1**

## **Project Area**







**Attachment 2**  
**Site Plan, Building Elevations and Floor**  
**Plans, dated April 17, 2017**



**GREEN DETACHED GARAGE & ACCESSORY LIVING**  
 602 FIGUEROA STREET  
 FOLSOM, CA 95630

**CONSTRUCTION NOTES**

**GENERAL NOTES**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. ALL PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

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**PROJECT INFO**

**OWNER:** GREEN DETACHED GARAGE & ACCESSORY LIVING ABOVE

**APN:** 971-011-011-0000

**LOT SIZE:** 10,000 SQ. FT.

**EXISTING HOUSE:** 10,000 SQ. FT.

**PROPOSED GARAGE:** 10,000 SQ. FT.

**PROPOSED ACCESSORY SPACE:** 10,000 SQ. FT.

**DRAWING INDEX**

1. SITE / BUILDING SECTION - 1"=10'

2. SITE PLAN - 1"=10'

3. FLOOR PLAN - 1"=10'

4. ELEVATION - 1"=10'

**BLDG. DEPT. NOTES**

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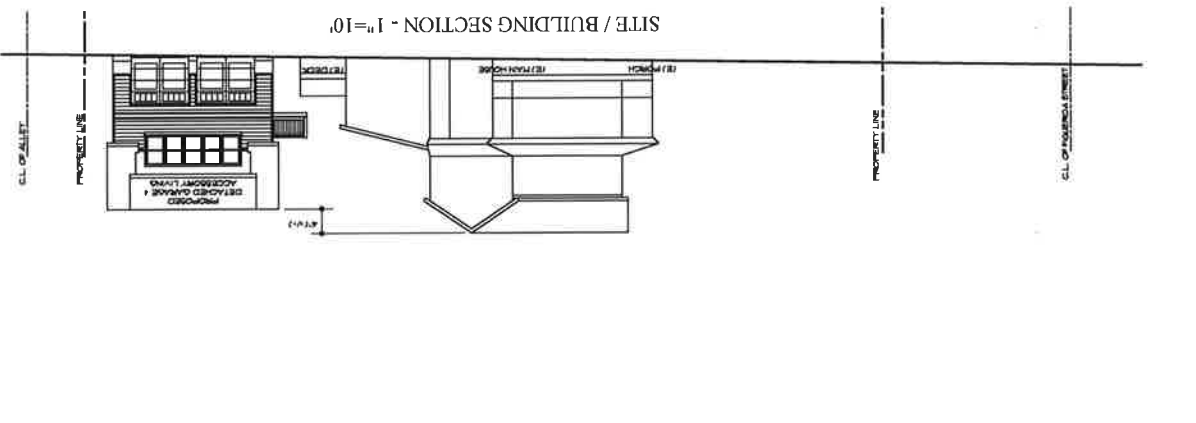
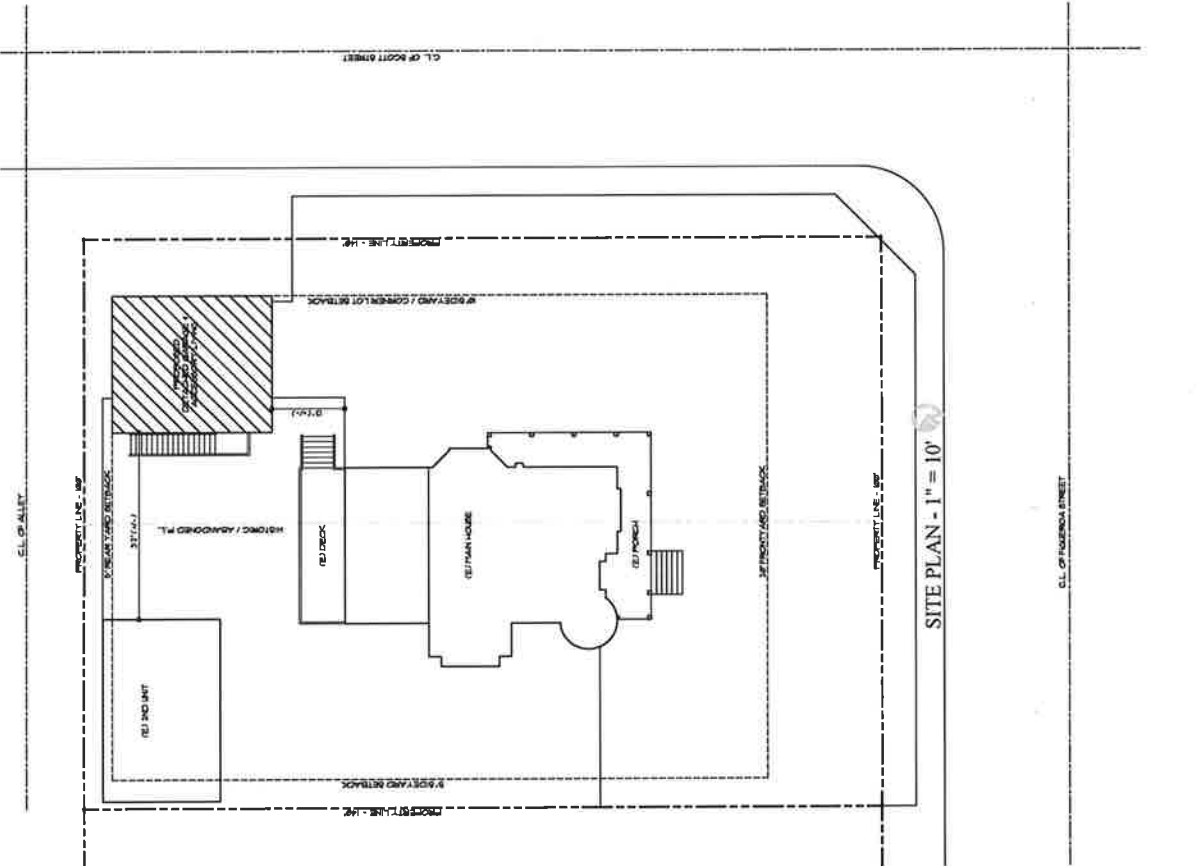
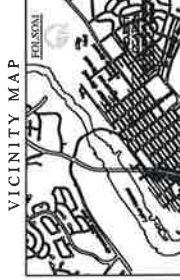
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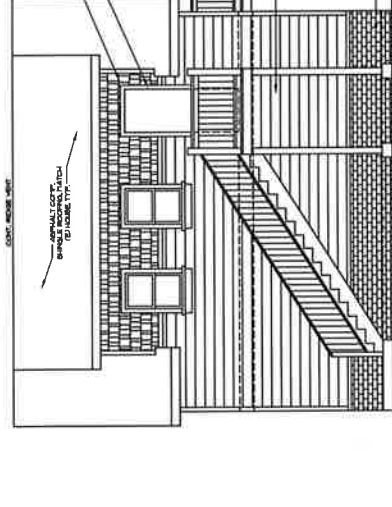
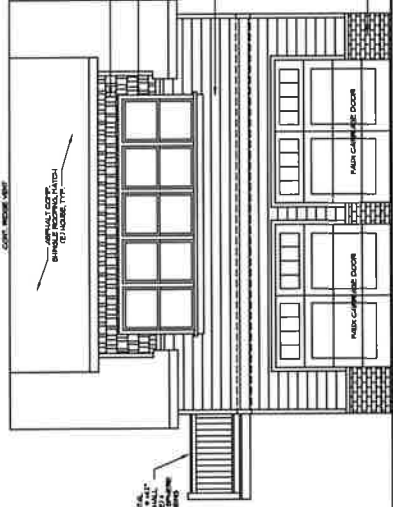
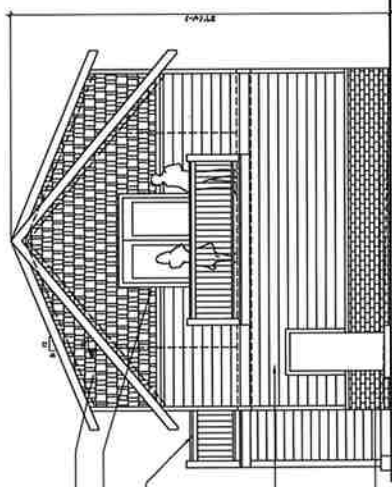
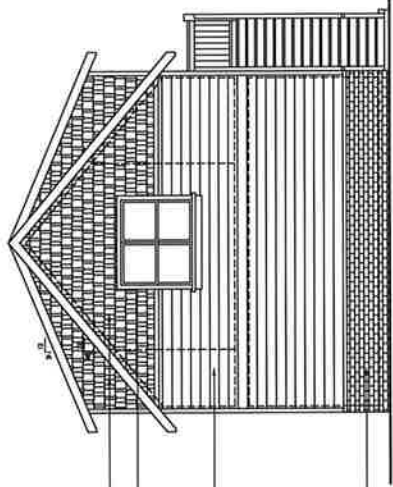
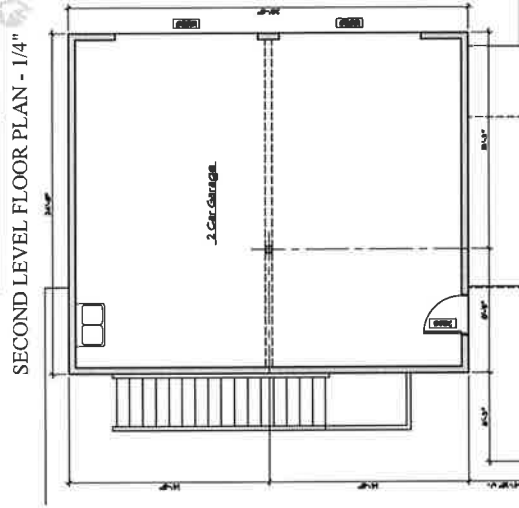
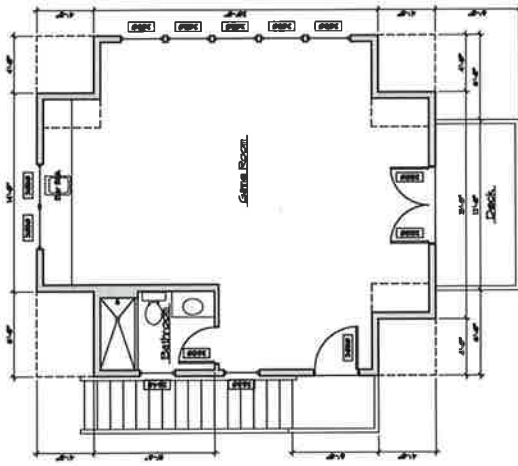


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GREEN DETACHED GARAGE & ACCESSORY LIVING  
602 FIGUEROA STREET  
FOLSOM, CA 95630

DATE: 11/11/11  
DRAWN BY: MNR  
A2  
Sheet \_\_\_ of \_\_\_



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Attachment 3  
Site Photographs



NO  
PARKING







602





