



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION AGENDA**  
**July 6, 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

*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 June 1, 2016 stand approved unless there are corrections.

**NEW BUSINESS**

1. **PN 16-109, 409 Natoma Street – Remodel and Enclosure Commercial Design Review, Determination that the Project is Exempt from CEQA**

Request for Commercial Design Review Approval for an enclosure of a 712-square-foot covered patio area and remodel of an existing 4,296-square-foot restaurant at 409 Natoma Street. Zoning for this project is Neighborhood Business District/ Natoma-Riley-Bidwell Commercial Primary Area of the Historic District (C-1/NRB). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Robert Lin & Brissa A. Galvanleon**

**REPORTS**

**Historic District Commission/Principal Planner:**

The next Historic District Commission meeting is scheduled for **July 20, 2016**. 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**

**June 1 , 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, Susan Mehring, Jeffrey Rempfer, Mark Roberts, Tom Scott

**ABSENT:** Jackson

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of April 20, 2015 were approved as submitted.

**NEW BUSINESS**

**1. PN 16-126, 1007 Figueroa Street - Residential Design Review and the Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from TM Redevelopment, LLC for Design Review approval for construction of a 495-square-foot addition and remodel to an existing 1,388-square-foot single-family residence located at 1007 Figueroa Street. The property is located in the Figueroa Subarea of the Residential Primary Area of the Historic District. The underlying zoning for the site is R-2 (Two-Family-Residence District), and the General Plan land use designation for the site is MLD (Multi-Family Low Density). 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. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: TM Redevelopment, LLC)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE CONSTRUCTION OF A 495-SQUARE-FOOT ADDITION AND REMODEL TO AN EXISTING 1,388-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 1007 FIGUEROA STREET (PN16-126) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL 1-5.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. **PN 16-092, 506 Canal Street - Residential Design Review and the Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from David R. Clarke Jr. for approval of a Residential Design Review application to construct a 1,990-square-foot single-family residence at 506 Canal Street. The property is located in the Central Subarea of the Historic District Residential Primary Area. The underlying zoning of the project is R-1-M (Single-Family Residence, Small Lot District) and the General Plan land-use designation for the site is SF (Single Family). 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. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: David R. Clarke Jr.)**

COMMISSIONER MILLER MOVED MOVE TO APPROVE PN16-092, DESIGN REVIEW FOR CONSTRUCTION OF A 1,990-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT 506 CANAL STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL 1 – 3, ADDING CONDITION NO. 4 THAT READS AS FOLLOWS "THE OPTION OF BLUE ROOFING WILL BE ELIMINATED."; MODIFICATION TO THE STAFF REPORT THAT READS AS FOLLOWS "...PAINTED WHITE IN "EAGLET BEIGE.""

COMMISSIONER BRACHT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**Historic District Commission/Planning Manager:**

None

There being no further business, the meeting was adjourned at 5:25 p.m.

Respectfully Submitted,

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Amanda Palmer, Administrative Assistant

**APPROVED:**

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CHAIR, DARON BRACHT

## HISTORIC DISTRICT COMMISSION STAFF REPORT

<b>PROJECT TITLE:</b>	409 Natoma Street Remodel and Enclosure Commercial Design Review
<b>PROPOSAL:</b>	Request for Commercial Design Review Approval for an enclosure of a 712-square-foot covered patio area and remodel of an existing 4,296-square-foot restaurant at 409 Natoma Street
<b>RECOMMENDATION:</b>	Approve, based upon findings and subject to conditions of approval
<b>OWNER/APPLICANT:</b>	Robert Lin/Brissa A. Galvanleon
<b>LOCATION:</b>	409 Natoma Street
<b>ASSESSOR'S PARCEL NO.:</b>	070-0166-009
<b>ZONING:</b>	C-1/NRB (Neighborhood Business District/ Natoma-Riley-Bidwell Commercial Primary Area of the Historic District)
<b>GENERAL PLAN DESIGNATION:</b>	CC (Community Commercial)
<b>ADJACENT LAND USES AND ZONING:</b>	North: Natoma Street with office and preschool in residential type buildings; BP South: Public alley with mortuary and residential development; C-1 and R-2 East: Vacant land; C-1; and Coloma Street West: Commercial salon/spa buildings; C-1
<b>SITE CHARACTERISTICS:</b>	The 25,274-square-foot site is fully developed with a 4,296-square-foot single- story restaurant building and associated site improvements including parking
<b>PREVIOUS ACTION:</b>	Approval of a Conditional Use Permit to expand an existing restaurant business (building addition and site improvements) (PN 98-577), Approval of a Design Review Application to replace two windows along

the front elevation, to add site lights and a monument sign (PN 01-554)

**APPLICABLE CODES:**

FMC Section 17.52, Historic District  
Historic District Design and Development  
Guidelines

**ENVIRONMENTAL DOCUMENTATION:**

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

**ATTACHED REFERENCE MATERIAL:**

1. Vicinity Map
2. Site Photographs
3. Site Plan and Building Elevations, dated  
April 8, 2016
4. Colors and Materials

**PROJECT PLANNER:**

Josh Kinkade, Assistant Planner

**BACKGROUND**

The project site is located in the Natoma-Riley-Bidwell Commercial Primary Area. This area represents a mixture of residences and commercial development, coordinated through residential design in the 1850 to 1950 timeframe. The existing restaurant represents many non-residential architectural styles that have been merged over the years. Restaurants that have been operated from this property include the original ‘A&W Root Beer’, ‘Under Dog’s Café USA’, ‘Tio Pepe Mexican Restaurant’ and the ‘Sol Azteca Mexican Restaurant’.

In 1999, the Historic District Commission approved the remodel and expansion of the Sol Azteca restaurant building to an overall size of 4,290 square feet, with an approximately 700-square-foot covered outdoor seating area. In 2001, the Historic District Commission approved a decrease in the size of two windows along the north elevation, the installation of 8 parking lot light poles and a 12-square-foot monument sign accented by spotlights. Sol Azteca closed in 2011, and the building has been vacant since that time.

**PROJECT DESCRIPTION**

The applicant is requesting approval of a Commercial Design Review Application to enclose the 712-square foot covered outdoor seating area and remodel the existing restaurant building located on a 0.58-acre site at 409 Natoma Street. The proposed remodel includes new rectangular casement windows (replacing existing half-circular windows), a new sliding glass door (on the north elevation), and a new glass door (replacing an existing wooden door on the west elevation). All existing and proposed lower-level windows and doors are proposed to be trimmed with blue and white tiles with a bird design. The semi-circular wood double-door on the east elevation is proposed to be modified to replace the upper panels with glass. The roof remodel includes new skylights along the north and south elevations and a flue for a proposed pizza oven. The small openings of the existing tower are proposed to be widened. The proposed enclosure of the existing patio area would include stucco siding colored “omega white”, a new tile roof colored “burnt terracotta” and decorative wood soffit brackets, all to match the existing building’s colors

and materials.

**GENERAL PLAN AND ZONING CONSISTENCY**

The General Plan land use designation for the project site is CC (Community Commercial). The zoning designation for the project site is C-1 (Neighborhood Business District) and is located within the overlay zone of Natoma Riley Bidwell Commercial Primary Area. The zoning district corresponds with the General Plan land use designation. Pursuant to the Folsom Municipal Code (FMC) Section 17.52.530.A.1, restaurants are permitted uses in the Primary Area. As a result, the proposed project is consistent with the General Plan and overlay zoning.

**LAND USE COMPATIBILITY**

The proposed enclosure of the 712-square-foot covered patio area will not increase the footprint of the existing restaurant. Enclosing this patio area will not substantially change the physical characteristics of the site, nor will it have negative impacts on the project vicinity. Based on this, staff has determined that the proposed enclosure is consistent with the City of Folsom Historic District Design and Development Guidelines and appropriate in the Natoma Riley Bidwell Commercial Primary Area.

**ARCHITECTURE AND DESIGN**

Pursuant to the FMC Section 17.52.530.B, the Natoma Riley Bidwell Commercial Primary Area is intended to include a mixture of residential and commercial development and utilize “residential architectural design,” which should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses or other uses of a residential area. As described in the Project Description above, the proposed remodel of the existing building includes new rectangular casement windows, two new glass doors, adding glass panels to an existing door, new window and door tile trim, new skylights and a flue on the roof, widening the openings of the existing tower, and enclosing the existing patio area.

With regards to remodeling projects, Section 4.11 of the Historic District Design and Development Guidelines (DDGs) states that in evaluating a remodeling request, the Historic District Commission shall consider:

1. The property owner’s and community’s benefit;
2. The structure’s architectural and historical value; and
3. Resources available for historic authenticity purposes, such as historical and architectural documentation, materials availability, and financing.

The DDGs express a preference for returning a building to its original, pre-1950 appearance. As a second preference, or when the previous section is not applicable, the DDGs recommend remodeling a building to a good design of the “right” era for the Subarea where the building is located. The DDGs also allow a remodel that is a good design of a building’s existing style.

In this case, the restaurant building was designed to reflect the Spanish Eclectic residential building style that is represented in historic Folsom. The proposed modifications generally adhere to the elements of the existing style. The structure itself does not have any historic value, as it was built after the 1850-1950 Historic era. The redesign and enclosure would not have a negative effect on the property owner’s or the community’s benefit, as the elements of the project, as discussed below, consist of good design of the 1850-1950 era.

The DDGs state that the use of same or like materials is preferred for remodels and that materials predominant in the Historic District are the most appropriate. The proposed enclosure of the existing patio includes stucco siding colored “omega white”, a new tile roof colored “burnt terracotta” and decorative wood soffit brackets. The enclosure has been designed to match the design, color, material and scale of the existing restaurant building.

For openings, the DDGs state that the original proportions of wall openings should be retained. Regarding doors, the DDGs state that doors are to have glass to increase transparency, with wood-frame, commercial-grade glazed doors being acceptable. The proposed revisions include new rectangular casement windows (replacing existing half-circular windows), a new sliding glass door (on the north elevation), and a new glass door (replacing an existing wooden door on the west elevation). All existing and proposed windows and doors are proposed to be trimmed with blue and white tiles with a bird design. The semi-circular wood double-door on the east elevation is proposed to be modified to replace the upper panels with glass. Finally, the small openings on the existing tower are proposed to be widened. Staff concludes that these modified openings are complimentary to the existing building’s architecture.

The applicant also proposes adding new skylights along the north and south elevations and a flue for a proposed pizza oven. It is important to note that the DDGs do not provide guidelines regarding existing roofs on buildings built after the 1850-1950 Historic Era (the structure was built in 1959). However, staff has determined that the proposed skylights and flue complement the existing building’s architecture.

The applicant is not proposing any signage with this particular Commercial Design Review application. All future signs for the project comply with the FMC Section 17.52.530.I, FMC Section 17.59 (City Sign Standards), and City of Folsom Historic District Design and Development Guidelines. Condition No. 4 is included to reflect this requirement.

### **ROOFTOP EQUIPMENT**

All existing rooftop equipment is screened from public view with an existing parapet. The applicant is not requesting to modify this design, and the equipment will continue to be screened from public view under the proposed redesign. Condition No. 3 is included to reflect this requirement.

### **PARKING**

There are 27 existing parking stalls, including two ADA stalls, on the site. Parking requirements in the Natoma-Riley-Bidwell Commercial Primary Area are governed by FMC Section 17.52.530. FMC Section 17.52.530.J(2) requires 1 parking space for every 200 square feet of commercial building area. In this case, the restaurant has 4,888 square feet of net floor area, so 24 parking stalls are required. Therefore, the project exceeds the minimum parking requirement.

### **ENVIRONMENTAL REVIEW**

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



**RECOMMENDATION / HISTORIC DISTRICT COMMISSION ACTION:**

MOVE TO APPROVE COMMERCIAL DESIGN REVIEW FOR THE ENCLOSURE OF A 712-SQUARE-FOOT COVERED PATIO AREA AND REMODEL OF AN EXISTING 4,296-SQUARE-FOOT RESTAURANT AT 409 NATOMA STREET AS ILLUSTRATED ON ATTACHMENT 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NOS. 1-7).

**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.

**DESIGN REVIEW FINDINGS**

- C. THE PROJECT COMPLIES WITH THE DESIGN STANDARDS IDENTIFIED IN THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- D. THE PROJECT'S BUILDING MATERIALS, TEXTURES, AND COLORS ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**REMODELING FINDING**

- E. IN EVALUATING THIS REMODELING REQUEST, THE HISTORIC DISTRICT COMMISSION CONSIDERED THE PROPERTY OWNER'S AND COMMUNITY'S BENEFIT; THE STRUCTURE'S ARCHITECTURAL AND HISTORICAL VALUE; AND THE RESOURCES AVAILABLE FOR HISTORIC AUTHENTICITY PURPOSES, SUCH AS HISTORICAL AND ARCHITECTURAL DOCUMENTATION, MATERIALS AVAILABILITY, AND FINANCING.

**CEQA FINDING**

- F. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 EXISTING FACILITIES OF THE GUIDELINES FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Submitted,



DAVID E. MILLER, AICP

Community Development and Public Works Director

## CONDITIONS OF APPROVAL:

1. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site and building elevations dated April 8, 2016.
2. A building permit shall be issued on the project within one year of the date of this approval (July 6, 2017).
3. All roof-mounted mechanical equipment and devices shall be screened from public view with an appropriately designed parapet or other methods of screening that are compatible with the existing building color, materials, and scale.
4. All future signage associated with the project shall comply with the FMC Section 17.52.530.I, FMC Section 17.59 (City Sign Standards), and City of Folsom Historic District Design and Development Guidelines to the satisfaction of the Community Development Director.
5. The existing exterior automatic fire sprinkler system (AFSS) riser located on the west side of the building is not shown on the exterior drawings submitted. The AFSS shall be accessible from the exterior at its current location or shall be located within an approved fire control room per the City Fire Code. The existing AFSS shall be inspected, serviced and certified in accordance with California Code of Regulations Title 19 prior to occupancy permit approval.
6. The existing fire alarm system shall be inspected, serviced and certified in accordance with California Code of Regulations Title 19 prior to occupancy permit approval.
7. All existing fire lanes on the property shall be maintained and repainted red with 3" or larger stenciled markings that read "NO PARKING – FIRE LANE" every 25' along the curb.

Attachment 1

Vicinity Map



Attachment 2  
Site Photographs

# MAIN ENTRANCE



# Parking lot view



Existing Front Entrance



SIDE EXIT



PATIO ENTRANCE / WINDOWS



# Existing Windows



# Existing NaToma ST. side Windows





# Existing Side Walk view



# Existing Windows



# Corner Street View



# Coloma St. View

# NATOMA ST. View



# ALLEY VIEW

# Kitchen Exit



# Side Entrance



# Kitchen EXIT



Attachment 3

Site Plan and Elevations, dated April 8, 2016

REVISIONS	BY

**CGF**  
Architect, LEED AP, B+C

**CECILIA G. FAUST**  
2836 HERITAGE PARK LANE  
SACRAMENTO, CA 95835  
(916) 717-8249  
cfaust.architect@yahoo.com

**BRISSA & CO**  
**BAKERY & CATERING**

409 NATOMA STREET  
FOLSOM, CA 95630

PROJECT DATA



DRAWN BY: CGF  
DATE: 04/08/2016  
SCALE: 1/4" = 1'-0"  
JOB No. 09132015  
SHEET

**A-1**

OF 4 SHEET

### PROJECT SUMMARY

THE PROJECT CONSISTS OF THE RENOVATION AND ADDITION AT THE FORMER SO ALTECA TEXAN RESTAURANT.

THE SCOPE OF WORK IS AS FOLLOWS:

- THE EXISTING RESTAURANT WILL BE REMOVED
- TWO EXISTING KITCHEN AREAS WILL REMAIN WITH NEW COOKING EQUIPMENT
- A NEW KITCHEN HOOD WILL BE INSTALLED AT THE CONNECTION POINTS
- THE EXISTING FLOOR SHALL BE REPAIRED. ONE ORANGE WILL BE PROVIDED TO COMPENSATE FOR THE EXISTING AREAS
- THE EXISTING WALLS WILL BE REPAIRED TO CREATE AN OPEN MARKET WHERE THE CUSTOMERS WILL PARTICIPATE IN THE PREPARATION OF THE MEALS
- KITCHEN AREAS WILL BE OPEN TO THE PUBLIC TO CREATE AN OPEN MARKET
- THE FACILITY WILL COMPRISE MULTIPLE FOOD STALLS TO INCLUDE HOT FOOD, COLD FOOD, FRESH OPEN, SANDWICH PREP AREA, JAZZ BAR, CORNER BAR, CATERING AND ICE CREAM BAR
- THE EXISTING SEATING WILL BE AT THE ADDITION WHERE USE TO BE A 14' X 10'
- THE FACILITY WILL HAVE RETAIL AND CATERING AREAS
- NEW LARGER WINDOWS WILL BE INSTALLED TO COMMUNICATE WITH THE EXTERIOR, UTILIZED NATURAL LIGHT, CREATE AN IMPROVED AND REVOLVED SPACE
- NEW SIGNAGES AND CLERESTORY WINDOW
- DOORS AND SPOULDER PILES WILL BE PAINTED AND REFINISHED
- RENOVATION LIGHT FIXTURES WILL BE PROVIDED TO PROVIDE AREAS OF SERVICE
- THE ADDITION WILL HAVE AN OPEN CORNER WITH EXPOSED STRUCTURE RESTROOMS WILL BE REMOVED
- EXISTING AREA IS EXISTING AS THE EXISTING INTERSECTION
- A NEW AUTOMATIC SLIDING DOOR WILL BE INSTALLED AT THE WEST SIDE
- NEW EXTERIOR WALLS WILL CONNECT THE EXISTING RAMP WITH THE NEW DOOR AND WILL BE OPEN PARALLEL TO THE BUILDING
- THE EXISTING ENTRY COVER WILL BE OPEN AT THE UPPER AREA AND A
- EXISTING DOOR WILL BE INSTALLED

### APPLICABLE CODES

- CGC CALIFORNIA BUILDING CODE - 2013
- SGC CALIFORNIA MECHANICAL CODE - 2013
- CGC CALIFORNIA PLUMBING CODE - 2013
- CGC CALIFORNIA ELECTRICAL - 2013
- CGC CALIFORNIA FIRE CODE 2013
- CGC CALIFORNIA ENERGY CODE - 2013
- CGC CALIFORNIA GREEN BUILDING STANDARDS CODE - 2013
- CGC CALIFORNIA GREEN BUILDING STANDARDS CODE - 2013 (11-14)
- CALIFORNIA ENERGY EFFICIENCY STANDARDS - 2013 (11-14)
- 2013 IBC INTERNATIONAL BUILDING CODE (CALIFORNIA)
- 2013 IBC INTERNATIONAL BUILDING CODE (CALIFORNIA)

### PROJECT DATA

LEGAL DESCRIPTION	LOT 1 AND 2 OF 17 OF LOT 1 BLOCK 1, SUBDIVISION 070-266-008
ASSESSORS PARCEL NO.	070-266-008
JURISDICTION	CITY OF FOLSOM
ZONE	C-CALIFORNIA RAIL/BIKE/BIOPOL COMMERCIAL DISTRICT
LOT AREA	6,511 SQ. FT. (151.74 SQ. FT.)
FLOOR AREA (B/T/O ROAD)	5,511 SQ. FT.
LOT COVERAGE	84.6%
STAIRWAY SURFACE	12' X 12' (144 SQ. FT.)
LANDSCAPE	210' X 12' (2,520 SQ. FT.)
PERVIOUS SURFACE COVERAGE	210' X 12' (2,520 SQ. FT.)
PAVING	12' X 12' (144 SQ. FT.)
TO REMAIN	12' X 12' (144 SQ. FT.)

### BUILDING DATA

CODEBOOK: A-1, B	
TYPE OF CONSTRUCTION: I-A-B	
STORIES: 1	
ADJUSTABLE STORIES: 1	
ACTUAL STORIES: 1	
ENTRYS REQUIRED: 5	
ACTUAL BUILDING HEIGHT: 31'-0"	
ALLOWABLE BUILDING HEIGHT: 40'-0"	
ALLOWABLE AREA: 6,000 SQ. FT.	
BUILDING AREA:	
EXISTING	4,750 SQ. FT.
ADDITION	1,500 SQ. FT.
CONVERT ENTRY:	250 SQ. FT.
TOTAL:	6,500 SQ. FT.



**FOOT PRINT** 

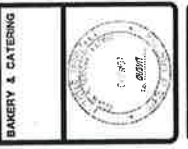
### SITE IMPROVEMENT

- 1. LANDSCAPE 12' X 12' (144 SQ. FT.)
- 2. STAIRWAY SURFACE 12' X 12' (144 SQ. FT.)

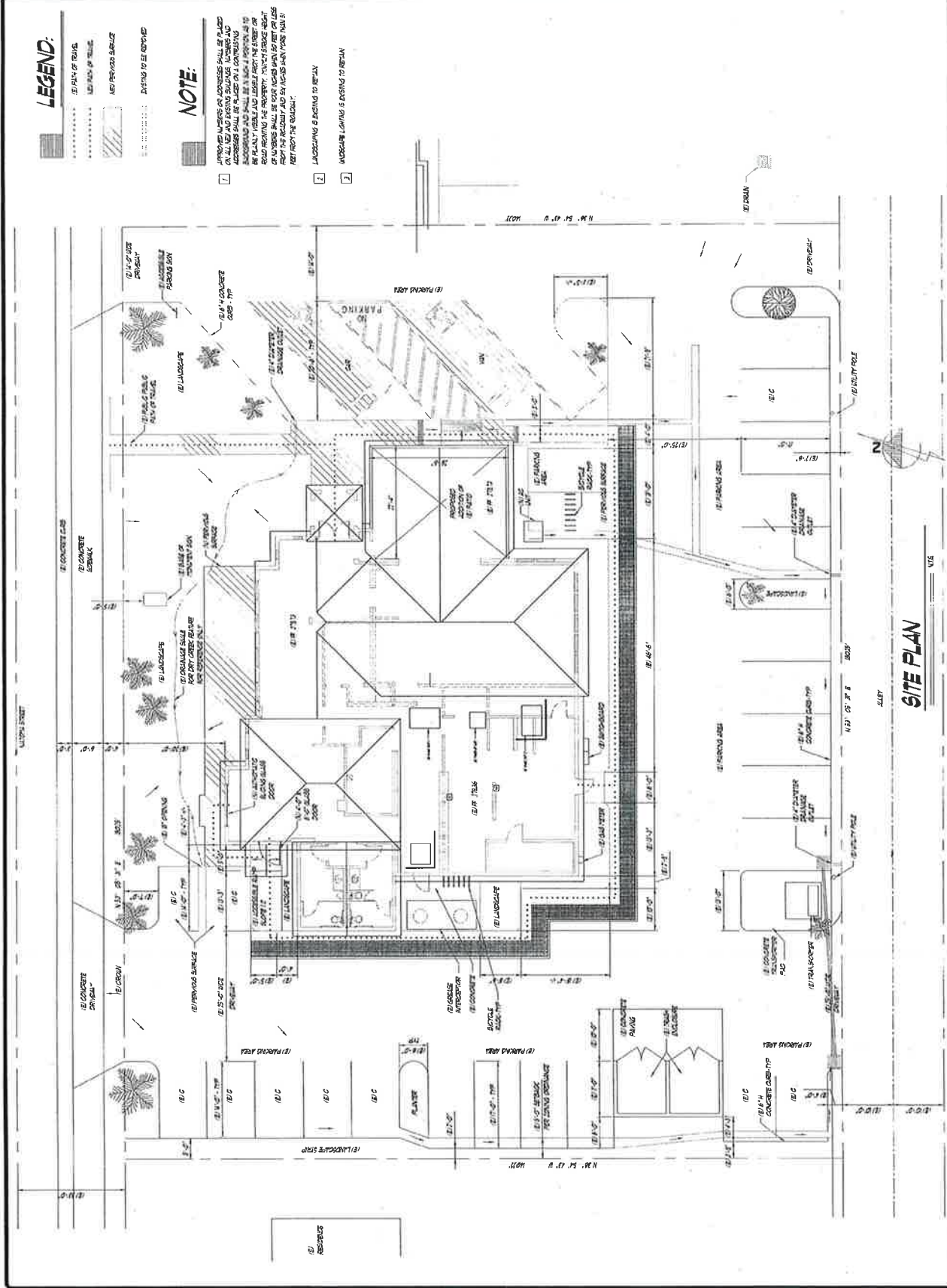
NO.	REVISIONS	BY

**CGF**  
 Architect, LEED AP-BD+C  
**CECILIA G. FAUST**  
 2628 HENTAOE PARK LANE  
 SACRAMENTO, CA 95895  
 (916) 717-8243  
 cfaust.architect@yohoho.com

**BRISSA & CO**  
 BAKERY & CATERING  
 409 NATOMA STREET  
 FOLSOM, CA 95630



DRAWN BY: CGF  
 DATE: 04/08/2018  
 SCALE: 1/4"=1'-0"  
 JOB No. 20112016  
 SHEET  
**A-2**  
 OF 4 SHEETS



**LEGEND:**

- PATH OF TRAVEL
- AREA OF TREE
- RETENTION SURFACE
- EXISTING TO REMAIN

**NOTE:**

- 1 APPROVED NUMBER OF TREES SHALL BE PLACED ON ALL NEW AND EXISTING SURFACE AREAS AND AREAS SHALL BE PLACED IN A CONTINUOUS LINE. TREES SHALL BE PLACED AT A MINIMUM OF 10 FEET FROM THE PROPERTY LINE AND 5 FEET FROM THE DRIVEWAY. TREES SHALL BE PLACED AT A MINIMUM OF 10 FEET FROM THE DRIVEWAY. TREES SHALL BE PLACED AT A MINIMUM OF 10 FEET FROM THE DRIVEWAY.
- 2 LANDSCAPING & EXISTING TO REMAIN
- 3 EXISTING LIGHTING & EXISTING TO REMAIN

**SITE PLAN**

USE





REVISIONS	BY

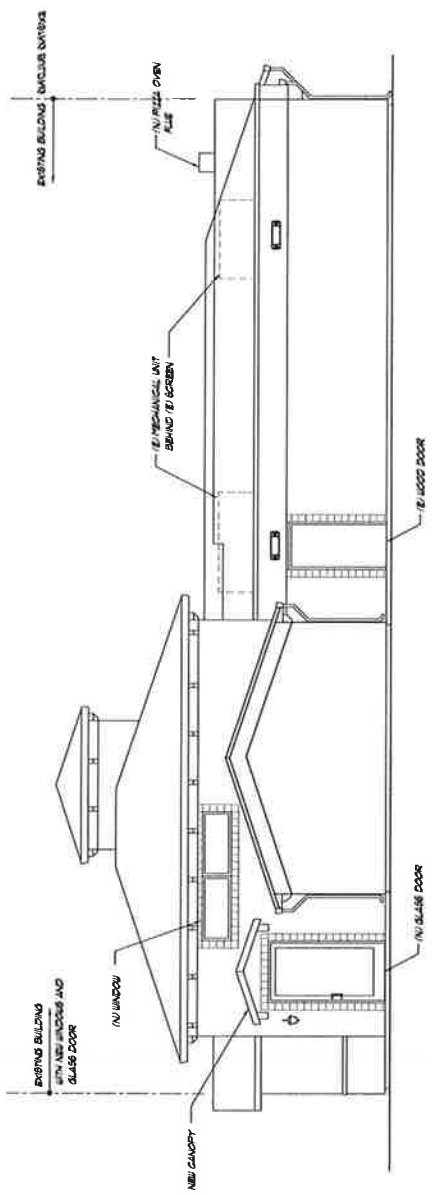
**CGF**  
 Architect, LEED AP, BD+C  
**CECILIA G. FAUST**  
 2636 HERITAGE PARK LANE  
 SACRAMENTO, CA, 95835  
 (916) 717-6243

**BRISSA & Co**  
**BAKERY & CATERING**  
 409 NATOMA STREET  
 FOLSOM, CA 95630

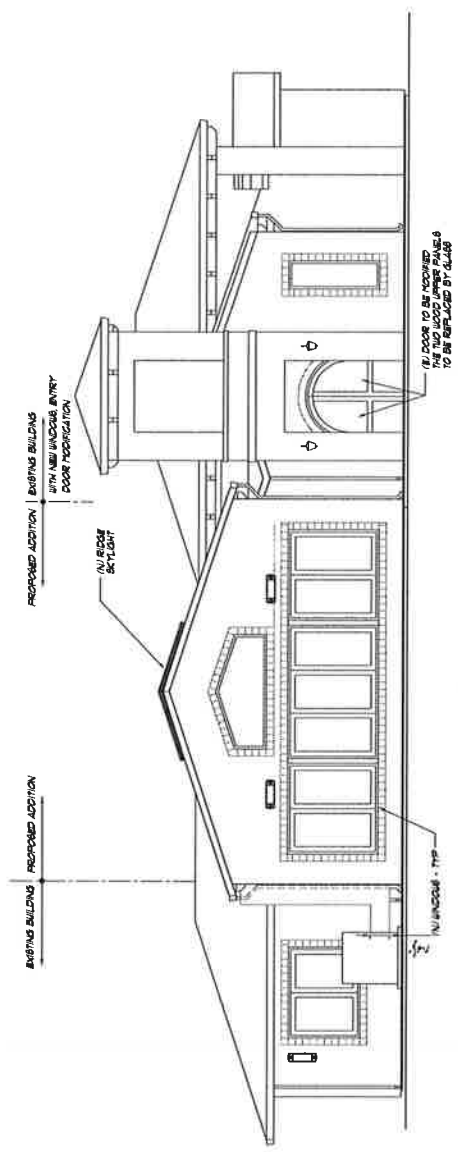
BAKERY & CATERING



DRAWN BY: CGF  
 DATE: 04/08/2018  
 SCALE: 1/4"=1'-0"  
 JOB No. 02132016  
 SHEET  
**A-4**  
 OF 4 SHEETS



**1 WEST ELEVATION**  
 1/4" SCALE 1/4"



**2 EAST ELEVATION**  
 1/4" SCALE 1/4"

## Attachment 4

### Colors and Materials

Desired  
color  
10 Omega White  
↓



BUTTERSCOTCH Base 2



CLOUD GREY Base 2



404 BARN SWALLOW Base 2



403 BAKED POTATO Base 2



407 CORNICO BEIGE Base 2

10 OMEGA WHITE Base 10

12 CHENILLE Base 10



412 BISON BEIGE Base 2



405 SURREY BEIGE Base 2

420 FLORAL WHITE Base 10



437 ROUGH KHAKI Base 2



411 OAK FLATS Base 2

18 COCONUT Base 10



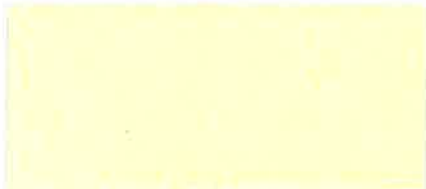
434 VANILLA CREAM Base 2



438 MOJAVE SUNSET Base 2



416 SAFARI TAN Base 2



413 MORNING MOON Base 10



414 CLOUD COVER Base 2



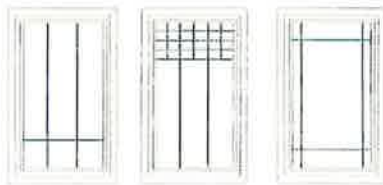
69 TRUE GREY Base 2



# Casement



Desired  
Style  
Windows  
↓



Milgard® Essence Series® casement windows combine unobstructed views with great function. The fold down handle and slim line sash lock give the window's interior a clean, elegant look. Casement windows are hinged on the left or right edge and swing out which gives you maximum ventilation.

Casement windows are ideal in just about any situation, and they are available in a fixed model, giving you the option to use them in combinations with casements and other operating styles.



**Folding, nesting handle**  
For casement and awning  
Shown in clay



## Create a vibrant mural of the outdoors on your wall.

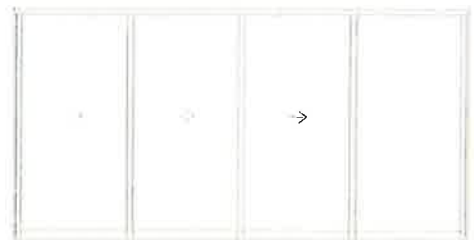
Large sliding glass panels offer sweeping outdoor views, flooding the room with natural light and fresh air.

Choose from warm, rich wood interior to paint or stain to match your vision with tough, durable aluminum exteriors in designer colors. Your wood-framed glass wall can also be accessorized with grids. The all-aluminum option is a sleek, modern design in colors to match any decor.

**3-Panel Doors**



**4-Panel Doors**



Doors can be ordered with a left or right sliding direction



\* Tile around windows