



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
July 20, 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 July 6, 2016 stand approved unless there are corrections.

Letter of Commendation to the be Presented to Susan Mehring

CONTINUED ITEM

1. **PN 16-109, 409 Natoma Street – Remodel and Enclosure Commercial Design Review, Determination that the Project is Exempt from CEQA – Continued from the July 6, 2016 Historic District Commission Meeting**

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)**

NEW BUSINESS

2. **PN 14-395, 916 Figueroa Street – Tentative Parcel Map and Residential Design Review**

Request for approval of a Tentative Parcel Map and Residential Design Review for development of a two-story, 2,457-square-foot single-family residence on a 14,000-square-foot parcel located at 916 Figueroa Street. Zoning for this project is the Figueroa Subarea of the Historic Residential Primary Area/Two-Family Residence District (FIG /R-2). This project is categorically exempt from environmental review

under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
(Project Planner: Principal Planner, Steve Banks / Applicant: Doug Scalzi)

REPORTS

Historic District Commission/Principal Planner:

The next Historic District Commission meeting is scheduled for **August 3, 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, 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
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HISTORIC DISTRICT COMMISSION MINUTES
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

ABSENT: John Arnaz, Daron Bracht, Mary Asay

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 1, 2016 were approved as submitted.

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)**

COMMISSIONER MILLER MOVED TO CONTINUE 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 TO THE JULY 20, 2016 HISTORIC DISTRICT COMMISSION MEETING.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 6:05 p.m.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

CHAIR, DARON BRACHT

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	409 Natoma Street Remodel and Enclosure Commercial Design Review
PROPOSAL:	Request for Commercial Design Review Approval for enclosure of a 712-square-foot covered patio area and remodel of an existing 4,296-square-foot restaurant at 409 Natoma Street
RECOMMENDATION:	Approve, based upon findings and subject to conditions of approval
OWNER/APPLICANT:	Robert Lin/Brissa A. Galvanleon
LOCATION:	409 Natoma Street
ASSESSOR'S PARCEL NO.:	070-0166-009
ZONING:	C-1/NRB (Neighborhood Business District/ Natoma-Riley-Bidwell Commercial Primary Area of the Historic District)
GENERAL PLAN DESIGNATION:	CC (Community Commercial)
ADJACENT LAND USES AND ZONING:	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
SITE CHARACTERISTICS:	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
PREVIOUS ACTION:	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) Guidelines

ATTACHED REFERENCE MATERIAL:

1. Vicinity Map
2. Site Photographs
3. Site Plan, dated April 8, 2016 and Modified Building Elevations, dated July 12, 2016
4. Colors and Materials
5. 409 Natoma Street Remodel and Enclosure Commercial Design Review Staff Report (7/6/16)
6. Original Elevations, dated April 8, 2016

PROJECT PLANNER:

Josh Kinkade, Assistant Planner

BACKGROUND

At its July 6, 2016 meeting, the Historic District Commission reviewed the initial application for Design Review Approval for enclosure of a 712-square-foot covered patio area and remodel of an existing 4,296-square-foot restaurant at 409 Natoma Street. The staff report, including architectural analysis of the proposed modifications, has been included as Attachment 5, and the original elevations are included in Attachment 6. The aforementioned project included the following features:

- Enclosing the existing patio area with siding and roof to match existing and adding an array of windows with a five-sided window on top to the side elevation of the enclosed area;
- Adding arrays of new rectangular brown wood casement windows (replacing existing half-circular windows);
- Adding new single-pane windows, including an “L”-shaped window on the front elevation;
- Adding new doors, including a sliding glass door on the front, a glass door on the side and modifying the semi-circular wood double-door on the side by replacing the upper panels with glass;
- Adding blue and white tile trim around all existing and proposed windows and doors;
- Adding new skylights and an oven flue along the roof;

- Widening the small openings of the existing tower; and
- Adding decorative wood soffit brackets around the building.

After the staff report was published, the applicant proposed the following changes to the design of the building:

- Removal of the blue and white tile window and door trim;
- Painting the window frames dark cobalt blue;
- Increasing the height of the patio enclosure from 14.5 feet to 17.5 feet;
- The addition of several lights around the building; and
- The addition of fabric awnings around the building.

In evaluating the project at the July 6 2016 HDC meeting, the Commission generally supported the proposed design, including the changes proposed subsequent to publishing of the staff report. However, the Commission (as well as the Heritage Preservation League) expressed a desire to see additional changes to preserve and enhance the historic, small-town atmosphere of the historic district as it developed between the years 1850 and 1950, consisting of the following:

- Changing the proposed sliding glass door on the front of the building to a more historically appropriate glass or wood door that swings open;
- Modifying the “L”-shaped window on the front elevation to a rectangular shape, preferably like the long window on the other side of this elevation;
- Changing the five-sided window on the enclosed patio to a rectangular shape; and
- Breaking up the window arrays around the building to groups of one to three windows, symmetrically grouped, adding additional spacing between windows and centering the arrays under the rooflines and parapets

In order to provide the applicant with sufficient time to address the aforementioned concerns, the Commission voted (4-0, with 3 commissioners absent) to continue the project to the July 20th Historic District Commission meeting.

PROJECT DESCRIPTION

Subsequent to the July 6, 2016 meeting, the applicant submitted plans to staff. These updated plans are included in Attachment 3. The sliding glass door was changed to a glass swinging double-door with wood frames painted blue. The L-shaped window was replaced with two long rectangular windows. The five-sided window was changed to a rectangular window. The window arrays were broken up into groupings of two to three windows, symmetrically designed with more space between them, and they were centered under rooflines and parapets. The window array on the Natoma-facing elevation was broken up into two sets of two windows with another double door in the middle to match the other proposed wood and glass double door on this elevation. The window array on the south elevation was separated into two three-pane arrays. These arrays were not centered under the roofline because doing so would compromise a load-bearing wall. A single glass and wood door is also proposed to replace the glass door on the west elevation as well. An example of the type of door proposed and the hue of blue proposed has been included in Attachment 4. Finally, the applicant included awnings over each of the three doors described above.

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

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.

Staff concluded that the updated design support both the owner’s and community’s benefit, enhance the structure’s architectural and historical value and utilize historically appropriate materials and design. The building now has enhanced symmetry as well as historically and architecturally appropriate windows and doors. To address the proposed lighting and awnings, staff has added a condition that color, material and design of all awnings and exterior lighting shall be subject to Community Development Department review and final approval. Staff supports the modifications described in the project description and concludes that the new design adequately address the concerns of the Commission.

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. With 27 existing parking stall, 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. 1-8).

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 plans dated April 8, 2016 and building elevations dated July 12, 2016.
2. A building permit shall be issued on the project within one year of the date of this approval (July 20, 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. Color, material and design of all awnings and exterior lighting shall be subject to Community Development Department review and final approval.
5. 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 Department.
6. 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.
7. 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.
8. 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



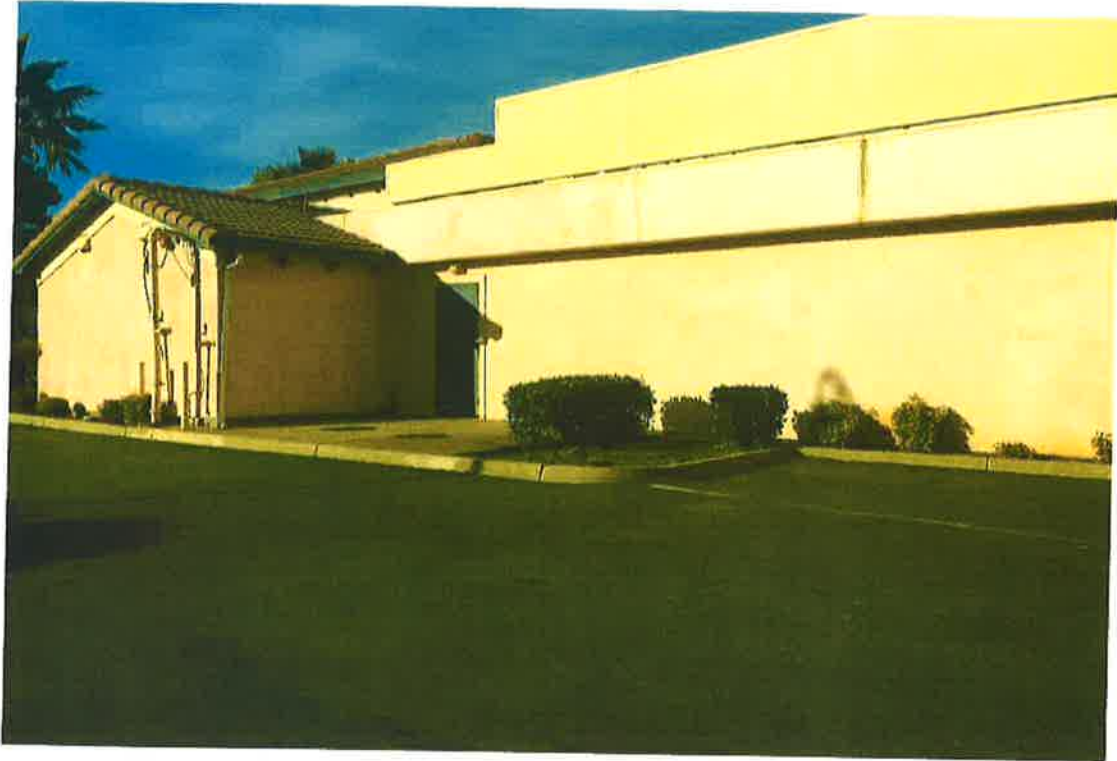
Coloma St. View

NATOMA ST. View



ALLEY VIEW

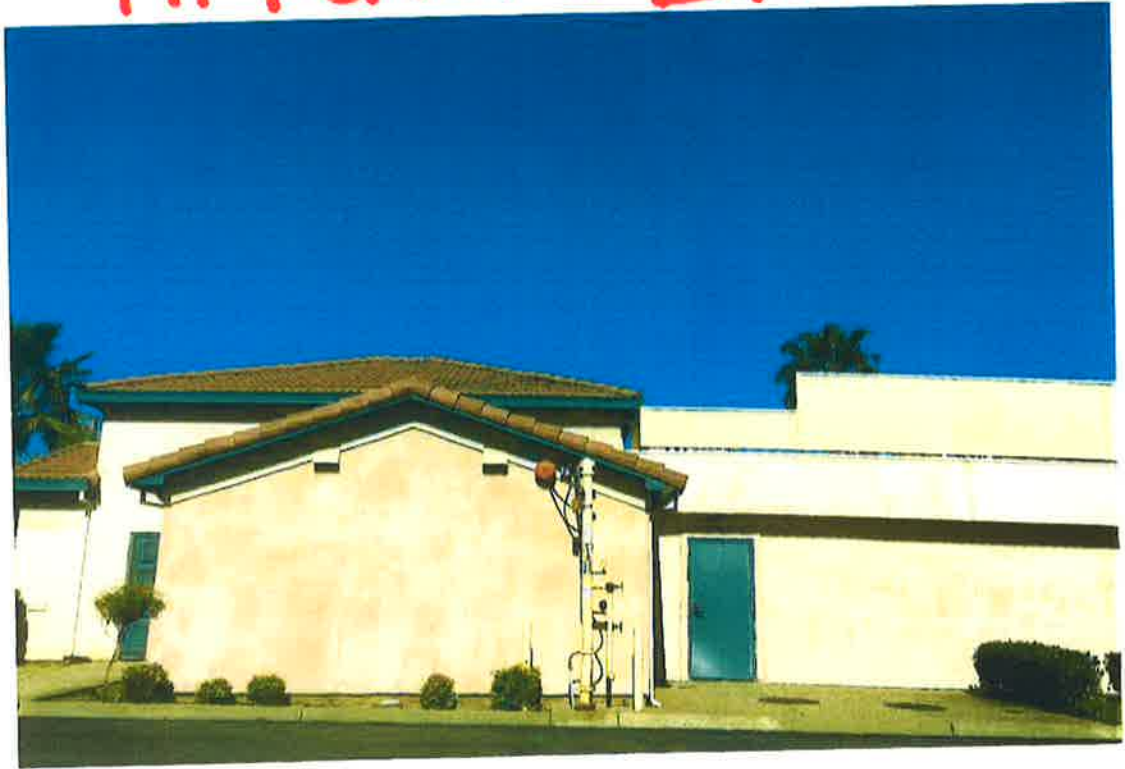
Kitchen Exit



Side Entrance



Kitchen EXIT



Attachment 3

Site Plan, dated April 8, 2016 and Modified Building
Elevations, dated July 12, 2016

REVISIONS	BY

CGF
 Architect, LEED AP, B2iC
CECILIA G. FAUST
 2638 HERITAGE PARK LANE
 SACRAMENTO, CA. 95835
 (916) 717-8243
 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: 01112015
 SHEET
A-1
 OF 4 SHEET

PROJECT SUMMARY

THE PROJECT CONSISTS OF THE RENOVATIONS AND ADDITION AT THE REPAIRS FOR AZTECA MEXICAN RESTAURANT.

THE SCOPE OF WORK IS AS FOLLOWS:

THE EXISTING STATION HOODS WILL BE REMOVED AND NEW COOKING EQUIPMENT A NEW EXISTING HOOD WILL BE INSTALLED AT THE CORNER OF THIS HOOD. THE EXISTING HOOD WILL BE INSTALLED AT THE CORNER OF THIS HOOD. THE EXISTING HOODS WILL BE REMOVED AND THE HOODS WILL BE RELOCATED TO THE NEW POSITION. THE HOODS WILL BE RELOCATED TO THE NEW POSITION. THE HOODS WILL BE RELOCATED TO THE NEW POSITION.

THE FACILITY WILL CONTAIN MULTIPLE FOOD BARS TO INCLUDE HOT FOOD, COLD FOOD, READY TO GO SANDWICH, PREP AREA, JAR BAR, CORNER BAR, BREAKFAST AND ICE CREAM BAR.

THE ORIGINAL BUILDING WILL BE AT THE ADDITION. THERE ARE 2 PLANT AND THE FACILITY WILL HAVE RETAIL AND CATERING AREAS.

NEW LARGER WINDOWS WILL BE INSTALLED TO COMPLY WITH THE EXISTING UTILIZED NATURAL LIGHT, ONE OF AN APPOINTMENT AND FREELY SPACE.

NEW SIGNAGE AND GRAPHIC DESIGN FOR THE BUILDING AND INTERIOR AND EXTERIOR. THE NEW SIGNAGE WILL BE INSTALLED AT THE CORNER OF THE BUILDING. THE NEW SIGNAGE WILL BE INSTALLED AT THE CORNER OF THE BUILDING.

THE ADDITION WILL HAVE AN OPEN CEILING WITH EXPOSED STRUCTURE. SIGNAGE AREAS ARE AS FOLLOWS:

RENOVATIONS WILL BE REMOVED.

A NEW AUTOMATIC SLIDING DOOR WILL BE INSTALLED AT THE BEST SIDE AND NEW PERVIOUS WALKWAY WILL CONNECT THE EXISTING RAMP WITH THE NEW DOOR AND WILL BE IN THE PARALLEL TO THE BUILDING.

THE EXISTING ENTRY DOOR WILL BE OPEN AT THE UPPER AREA AND A BUSINESS LOGO WILL BE INSTALLED.

APPLICABLE CODES

CEC CALIFORNIA BUILDING CODE - 2013
 CEC CALIFORNIA MECHANICAL CODE - 2013
 CEC CALIFORNIA ELECTRICAL CODE - 2013
 CEC CALIFORNIA PLUMBING CODE - 2013
 CEC CALIFORNIA FUEL GAS CODE - 2013
 CEC CALIFORNIA ENERGY CODE - 2013
 CALIFORNIA GREEN BUILDING STANDARDS CODE - 2013
 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE - 2013
 2012 IBC INTERNATIONAL BUILDING CODE (CALIFORNIA EDITION)
 2012 IBC INTERNATIONAL BUILDING CODE (CALIFORNIA EDITION)

PROJECT DATA

LEGAL DESCRIPTION	LOT 5 AND 6 OF PL 01
ASSASSIN'S PARCEL NO.	BLOCK # 1 3002 1
ASSASSIN	200-106-020
ZONE	CITY OF FOLSOM
LOT AREA	638 SQUARE FEET 146.80 SQ FT
PLAZA AREA BUILDING FLOOR	201
LOT COVERAGE	0.98 SQ FT
STAIRS SERVICE	74.00 SQ FT 1.71% OF LOT
LAUNDRY	14.00 SQ FT 1.71% OF LOT
REAR PORCH	14.00 SQ FT 1.71% OF LOT
PARKING	14.00 SQ FT 1.71% OF LOT
REAR PORCH	14.00 SQ FT 1.71% OF LOT

BUILDING DATA

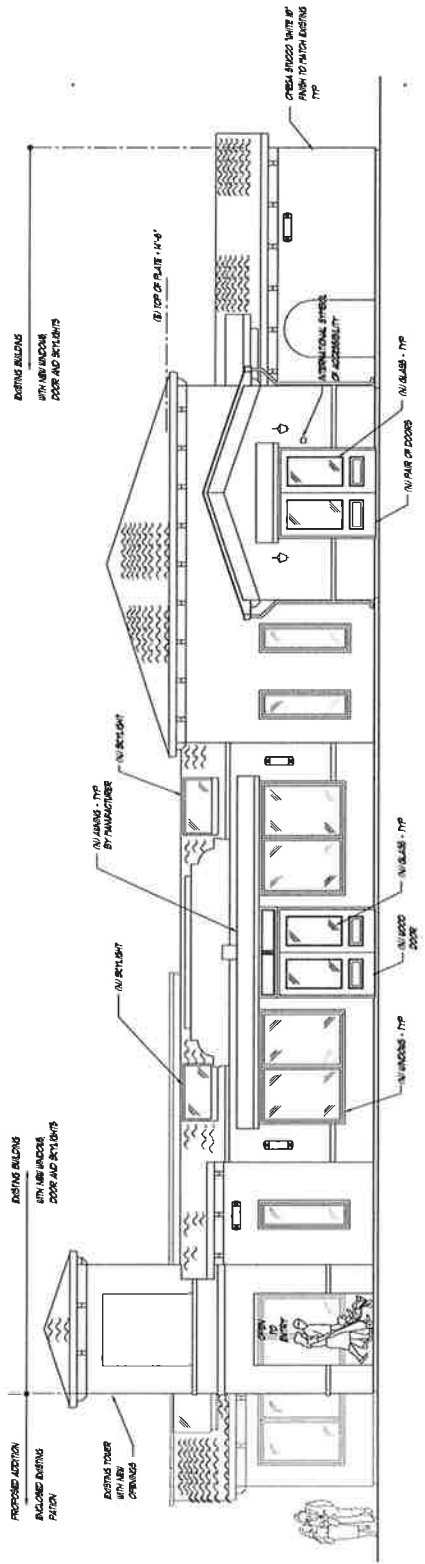
OCCUPANCY CLASS	1.0
TYPE OF CONSTRUCTION	1.0
SPRINKLER	YES
ALLOWABLE STORY	5
STORIES PROVIDED	5
EXITS REQUIRED	1
ALLOWABLE BUILDING HEIGHT	40'-0"
ALLOWABLE FLOOR AREA	8000 SQ FT
BUILDING AREA	
EXISTING	4380 SQ FT
ADDITION	3600 SQ FT
COVER ENTRY	2100 SQ FT
TOTAL	10080 SQ FT



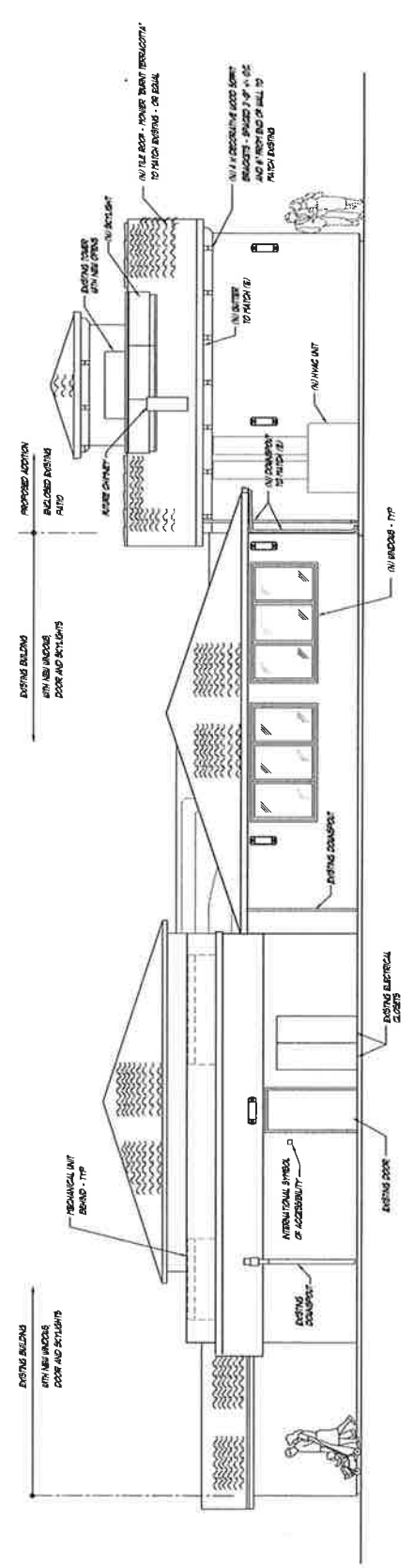
FOOT PRINT
 NTS

SITE IMPROVEMENT

1. SLOUGH	46 SQ FT
2. STOUTLE PARKING	68 SQ FT



NORTH ELEVATION
 SCALE 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

REVISIONS	BY

REVISIONS	BY

CGF
 ARCHITECT LEED AP, BD+C
CECILIA G. FAUST
 2636 HERITAGE PARK LANE
 SACRAMENTO, CA 95836
 (916) 717-8243

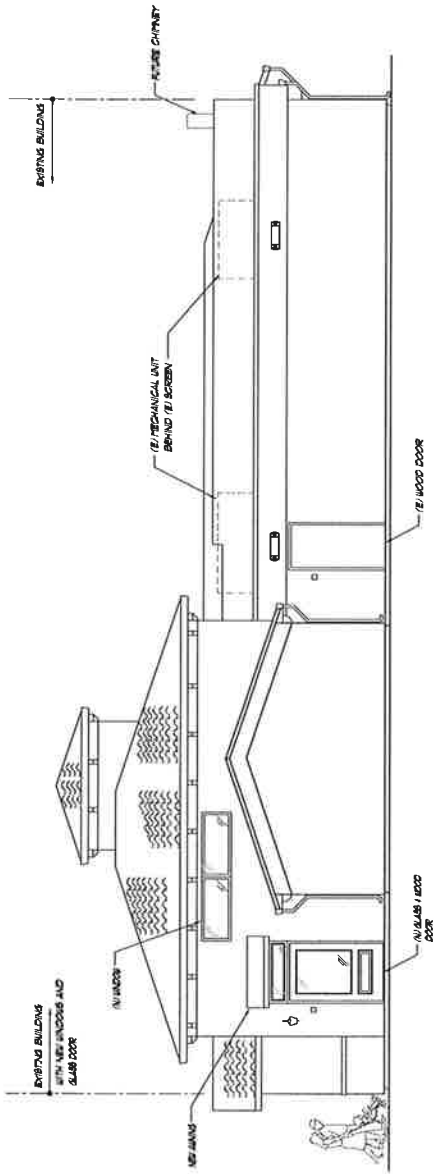
BRISSA & Co
BAKERY & CATERING
 409 NATOMA STREET
 FOLSOM, CA 95630

BAKERY & CATERING
 EXTERIOR ELEVATIONS
 WEST - EAST

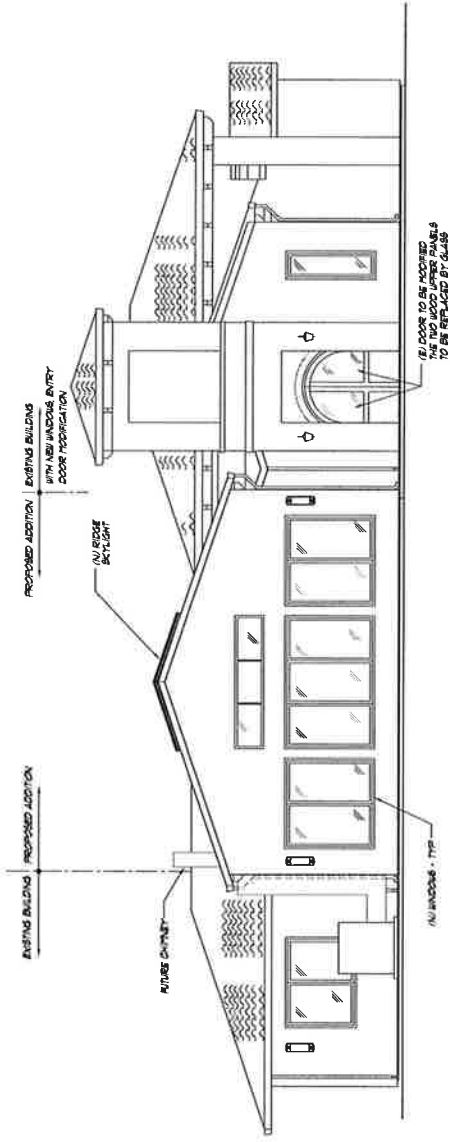


DRAWN BY: GCF
 DATE: 02/11/2016
 SCALE: 1/4" = 1'-0"
 JOB No. 02132016
 SHEET

A-4
 OF 4 SHEETS



1 WEST ELEVATION
 1/4" = 1'-0" SCALE



2 EAST ELEVATION
 1/4" = 1'-0" SCALE

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



10 OMEGA WHITE Base 10



12 CHENILLE Base 10



407 CORNICO BEIGE Base 2



420 FLORAL WHITE Base 10



412 BISON BEIGE Base 2



405 SURREY BEIGE Base 2



18 COCONUT Base 10



437 ROUGH KHAKI Base 2



411 OAK FLATS Base 2



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

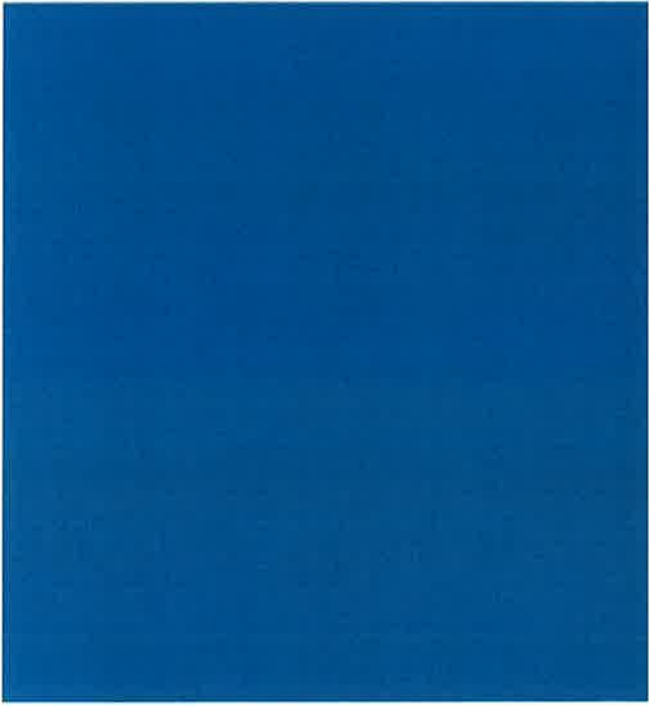


69 TRUE GREY Base 2



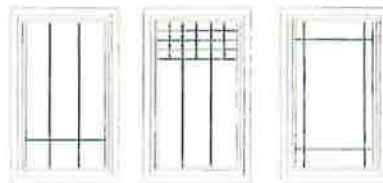
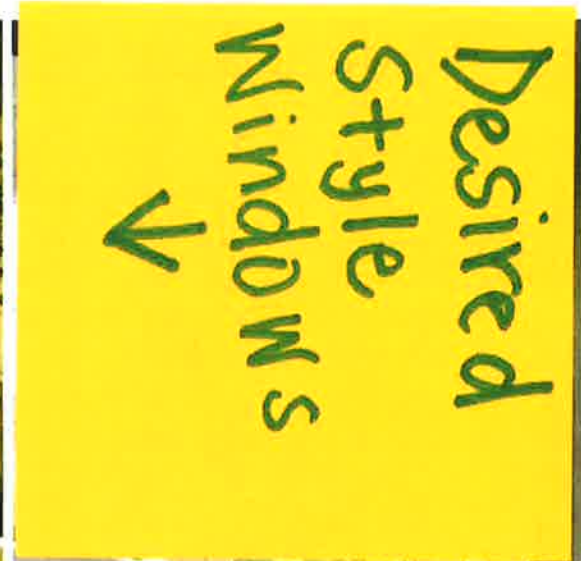


Proposed door style



Proposed window and door frame color

Casement



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

Attachment 5

409 Natoma Street Remodel and Enclosure Commercial
Design Review Staff Report (7/6/16)

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	409 Natoma Street Remodel and Enclosure Commercial Design Review
PROPOSAL:	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
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OWNER/APPLICANT:	Robert Lin/Brissa A. Galvanleon
LOCATION:	409 Natoma Street
ASSESSOR'S PARCEL NO.:	070-0166-009
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GENERAL PLAN DESIGNATION:	CC (Community Commercial)
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FMC Section 17.52, Historic District
Historic District Design and Development
Guidelines

ENVIRONMENTAL DOCUMENTATION:

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Section 15301 (Existing Facilities) of the
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ATTACHED REFERENCE MATERIAL:

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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 6

Original Elevations, dated April 8, 2016

REVISIONS	BY

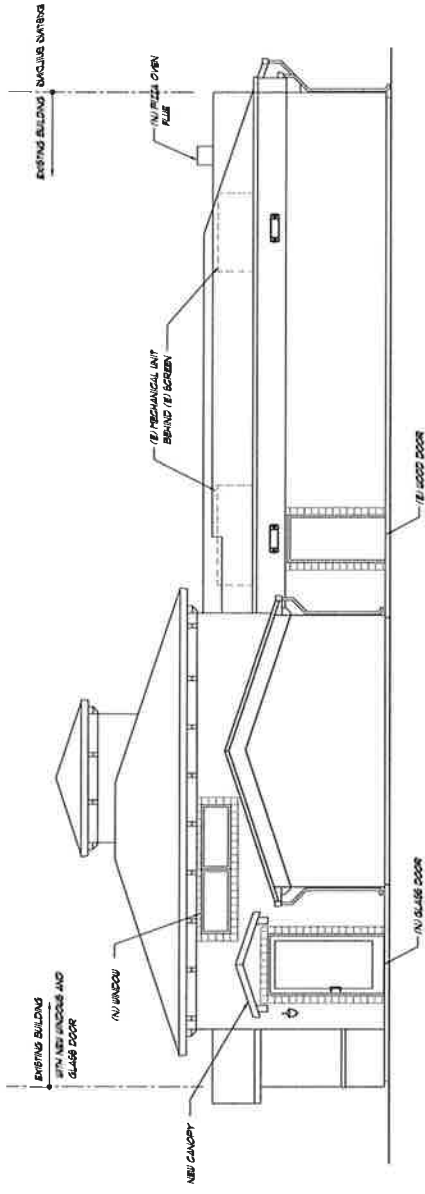
CGF
 Architect, LEED AP, BD+C
CECILIA G. FAUST
 2636 HERITAGE PARK LANE
 SACRAMENTO, CA 95835
 (916) 717-6243

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

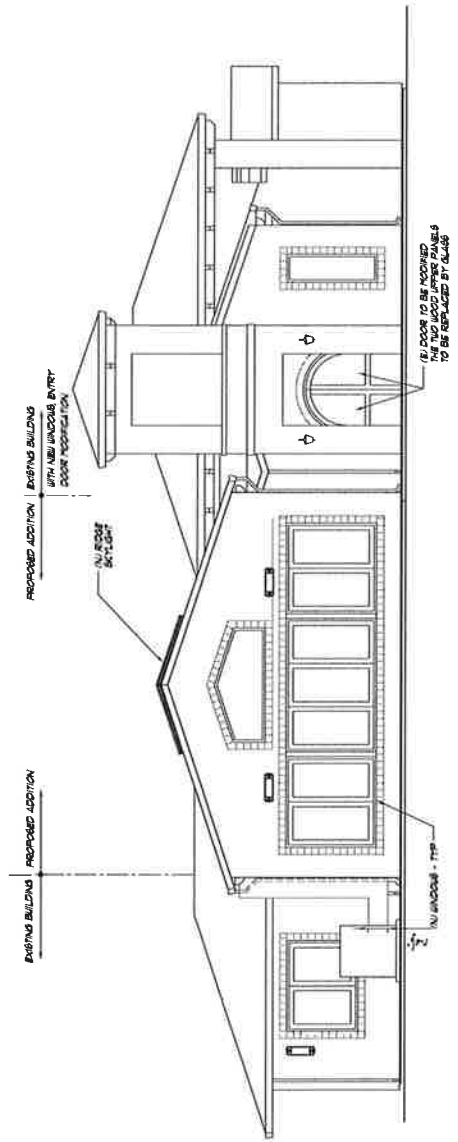
BAKERY & CATERING



DRAWN BY: CGF
 DATE: 04/08/2016
 SCALE: 1/8" = 1'-0"
 JOB No: 04132016
 SHEET
A-4
 OF 4 SHEETS



1 WEST ELEVATION
 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE 1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE

916 Figueroa Street Custom Home

PROPOSAL

Request for approval of a Tentative Parcel Map and Residential Design Review for development of a two-story, 2,457-square-foot single-family residence on a 14,000-square-foot parcel located at 916 Figueroa Street

Please Note: There is no staff report for this item. City staff will offer a recommendation on this agenda item to the Historic District Commission during open session.