



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
March 3, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Historic District Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Historic District Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, John Felts, Mark Dascallos, 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 the February 3, 2021 meeting will be presented for approval.

Oath of Office Administered to John Felts and Mark Dascallos

NEW BUSINESS

1. PN 21-017, 502 Natoma Street Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Adrian Blanco for approval of a Design Review application for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street. The zoning

classification for the site is BP/NRB, while the General Plan land-use designation is CC. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines.
(Project Planner: Josh Kinkade/Applicant: Adrian Blanco)

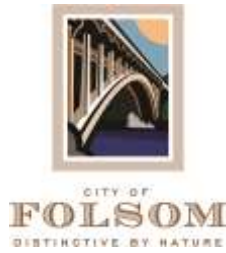
HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **March 17, 2021**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



**HISTORIC DISTRICT COMMISSION MINUTES
February 3, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daron Bracht, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Daniel West

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 30, 2020 Special Meeting and December 2, 2020 were approved as submitted.

Oath of Office Administered to Mickey Ankhelyi, Kevin Duewel, and Daniel West

Election of Chair and Vice Chair

THE HISTORIC DISTRICT COMMISSIONERS ANNOUNCED THEIR VOTES FOR CHAIR AS FOLLOWS:

DARON BACHT: DARON BRACHT
KATHLEEN COLE: DARON BRACHT
MICKEY ANKHELYI: DARON BRACHT
KEVIN DUEWEL: DARON BRACHT
DANIEL WEST: DARON BRACHT

COMMISSIONER BRACHT WAS SELECTED TO SERVE AS CHAIR FOR 2021.

THE HISTORIC DISTRICT COMMISSIONERS ANNOUNCED THEIR VOTES FOR VICE CHAIR AS FOLLOWS:

DARON BRACHT: KATHLEEN COLE
KATHLEEN COLE: KATHLEEN COLE
MICKEY ANKHELYI: KATHLEEN COLE
KEVIN DUEWEL: KATHLEEN COLE
DANIEL WEST: KATHLEEN COLE

COMMISSIONER COLE WAS SELECTED TO SERVE AS VICE CHAIR FOR 2021.

INFORMATIONAL ITEM

1. Follow Up on 908 Bidwell Residential Design Review and Variance (Pam Johns, Community Development Director)

1. Jennifer Lane addressed the Historic District Commission siting concerns regarding the project at 908 Bidwell Street.
2. Paul Keast addressed the Historic District Commission siting concerns regarding the project at 908 Bidwell Street.
3. Bob Delp addressed the Historic District Commission siting concerns regarding the project at 908 Bidwell Street.
4. Brian Martell addressed the Historic District Commission regarding his project at 908 Bidwell Street.

NEW BUSINESS

2. PN 20-266, 402 Sutter Street Addition Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Kale Elledge for approval of a Design Review application for converting 469 square feet of a basement and 160 square feet of an existing covered porch into habitable space on an existing 1,905-square-foot residence located at 402 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade / Applicant: Kale Elledge)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE APPLICATION (PN 20-266) FOR DESIGN REVIEW OF CONVERTING 469 SQUARE FEET OF BASEMENT AND 160 SQUARE FEET OF AN EXISTING COVERED PORCH INTO HABITABLE SPACE ON AN EXISTING 1,905-SQUARE-FOOT RESIDENCE LOCATED AT 402 SUTTER STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 402 SUTTER STREET ADDITION PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-7).

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BRACHT, ANKHELYI, DUEWEL, WEST
NOES: NONE
RECUSED: COLE
ABSENT: NONE

3. PN 20-272, 504 Sutter Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Avalon Danz for approval of a Design Review application for converting an existing 148-square foot covered porch into enclosed habitable space and replacing windows on the front and rear elevations on an existing 993-square-foot single-family residence located at 504 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade / Applicant: Avalon Danz)**

COMMISSIONER ANKHELYI MOVED TO APPROVE THE APPLICATION (PN 20-272) FOR DESIGN REVIEW TO CONVERT AN EXISTING 148-SQUARE-FOOT COVERED PORCH INTO ENCLOSED HABITABLE SPACE AND REPLACE WINDOWS ON THE FRONT AND REAR ELEVATIONS ON AN EXISTING 993-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 504 SUTTER STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 504

SUTTER STREET ADDITION PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER WEST SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BRACHT, ANKHELYI, DUEWEL, WEST

NOES: NONE

RECUSED: COLE

ABSENT: NONE

PRINCIPAL PLANNER REPORT

The next tentatively scheduled Historic District Commission meeting will be held March 3, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
FOLSOM
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: March 3, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 502 Natoma Street Remodel
File #: PN 21-017
Request: Design Review
Location: 502 Natoma Street
Parcel(s): 070-0163-010
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: LDD Investments
Address: 502 Natoma St.
Folsom, CA 95630

Applicant

Name: Adrian Blanco
Address: 29 Natoma St. Ste H
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street, as illustrated on Attachment 5 for the 502 Natoma Street Remodel project (PN 21-017) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project consists of remodeling an existing 1,631-square-foot commercial building located at 502 Natoma Street. The property is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Floor Plans, Elevations and Rendering dated 2-15-21
- 6 - Proposed Exterior Colors
- 7 - Site Photos
- 8 - Comment Letter from Heritage Preservation League of Folsom, dated 2-10-21
- 9 - PowerPoint Presentation



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: March 3, 2021

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Adrian Blanco, is proposing to remodel an existing single-story 1,431-square-foot commercial building located at 502 Natoma Street. The remodel consists of removing the covered porch and shop entrance from the left elevation, removing two windows on the front elevation and replacing them with a large window and shop entrance (accessible via new concrete steps), replacing an ADA-accessible door on the front elevation with a window and moving the ADA access ramp on the front elevation to the new entrance. As part of the remodel, the applicant is also proposing to repaint the structure white with black accents. The property is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition or demolition of existing structures within the Historic District.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is CC (Community Commercial), and the zoning designation for the project site is BP (Business Professional), within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. Jewelry stores are allowed by right in the Natoma-Riley-Bidwell Commercial Primary Area.

Section 17.52.530 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Natoma-Riley-Bidwell Commercial Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. The proposed project would not expand the footprint of the building or alter the parking requirement from the previous use.

Building Design/Architecture

The property is located within the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. This subarea of the Historic District features a mixture of residences and commercial development. In order to accommodate this mixture of land uses, the design concept for the Natoma-Riley-Bidwell subarea (Folsom Municipal Code, Section 17.52.530(B)) is that all new construction or substantial remodeling or reconstruction utilize a residential architectural design theme. The FMC states that the residential architectural design theme should be interpreted broadly to include 1850 to 1950

designs of homes, inns, boarding houses, or other uses of a residential area. Furthermore, in assessing the appropriateness of a particular use/design, the Historic District Design and Development Guidelines (DDGs) recommend that consideration be given to the physical circumstances of the project site and its surroundings in the Natoma-Riley-Bidwell Commercial Primary Area. All future signs are required to be designed to be consistent with the Natoma-Riley-Bidwell Commercial Primary Area standards and are subject to approval of a sign permit.

The property at 502 Natoma Street is not included on the City of Folsom Cultural Resources Inventory. The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project consists of removing two windows and a door and replacing them with a new large window and front entrance on the front elevation, moving the ADA ramp on the front elevation to the new entrance and adding new concrete steps to the entrance, and removing the existing front entrance and covered patio from the left elevation. While the proposed window is square, the remaining windows will continue to be vertically-oriented, consistent with the DDGs. Removing the entrance from the left elevation will allow for wall signage, as allowed in the Natoma-Riley-Bidwell Commercial Primary Area for corner commercial parcels. If no wall signage is proposed, there is adequate articulation on the left elevation to justify removing the existing entrance from that wall. Future signage will be subject to Section 17.52.530(l) of the Folsom Municipal Code and will be reviewed separately by staff, per Condition 6. The new door and floor-length window will not have frontage on either Natoma Street or Bridge Street and are consistent with the 1960's construction of the structure.

The applicant also proposes to repaint the structure white with black accents on the shutters and along the roofline fascia. The new door and window trim, as well as new posts and beams, are proposed to be painted white to match the proposed main color of the structure. The proposed colors were chosen from a list of historically-appropriate colors from Kelly Moore. If those specific colors are not available at the time of construction, staff will review the proposed alternative colors to ensure constancy with the approval colors.

Staff has determined that the overall design, colors, materials, and layout of the proposed remodel are consistent with the design and development guidelines for the Natoma-Riley-Bidwell Commercial Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG's.

PUBLIC COMMENTS

The Heritage Preservation League of Folsom (HPL) sent staff a letter regarding the proposed project dated February 10, 2021, and it has been included as Attachment 8 to the staff report. In the letter, the HPL states that a site plan should be included in the application package to ensure ADA parking can be met and additional trees may need

to be installed to meet the parking lot shading requirement. Staff is not requiring a site plan as part of the design review package, as the building footprint is not expanding as part of the proposal and the building currently sits over 60 feet from the rear property line and over 30 feet from the interior side property line. ADA compliance will be reviewed as part of the building permit process, and staff will ensure that all proposed ramps will not encroach into the 20-foot rear setback or the 5-foot interior side setback during that review. Regarding parking lot shading, the applicant's proposal will not expand the existing building and will not increase existing parking demand on the lot. As such, no new tree shading will be required under this proposal.

The comment letter goes on to discuss architectural comments. Comments made regarding large blank wall panels, tile facing, goose neck lighting and optional signage are referencing an earlier version of the elevations and no longer apply to the elevations being presented to the Historic District Commission. As stated above, future signage will be subject to staff-level review. Finally, the commenter states that the proposed front entrance and window on the front elevation do not reflect historic building design and recommends that the new door and windows be compatible with the existing building. Staff suggests that the proposed front door and window are consistent with the building, which was first constructed in 1960 and are appropriate for a commercial business on a corner parcel.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption(s) in this case.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (PN 21-017) for Design Review for the remodeling of an existing 1,631-square-foot commercial building located at 502 Natoma Street, as illustrated on Attachment 5 for the 502 Natoma Street Remodel project, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-7).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING 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 FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

- G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

ATTACHMENT 2 BACKGROUND

BACKGROUND

Sacramento County records indicate that the 1,668-square-foot commercial building located at 502 Natoma Street was first constructed in 1960, and has been used primarily for business and professional offices. The building features beige stucco siding with white trim, blue window sills, brown shake siding under the roof, stone accents on the lower level and porch columns, and grey asphalt shingle roofing and two covered porches. Photographs of the existing building are included here as Attachment 7. The property does not appear on the City of Folsom's Cultural Resources Inventory. The subject property is located in the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District, with an underlying zoning of B-P (Business and Professional Office).

GENERAL PLAN DESIGNATION

CC, Community Commercial

ZONING

NRB, Natoma-Riley-Bidwell Commercial Primary Area, with an underlying zoning of B-P (Business and Professional Office)

ADJACENT LAND USES/ZONING

North: Mormon Street-Natoma Street alley with single-family residences beyond (CEN)

South: Natoma Street with commercial buildings beyond (NRB)

East: Bridge Street with commercial buildings beyond (NRB)

West: Existing commercial buildings (NRB)

SITE CHARACTERISTICS

The 14,000-square-foot project site contains an existing commercial building, paved parking and landscaping.

APPLICABLE CODES

FMC Section 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.530, Natoma-Riley-Bidwell Commercial Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 502 NATOMA STREET REMODEL DESIGN REVIEW (PN 21-017)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the floor Plans and elevations dated 2-15-21, included in Attachment 5 and proposed colors included in Attachment 6. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.	OG	CD (B)
3.		This approval is for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street. The applicant shall submit building plans that comply with this approval and the floor plans and building elevations dated 2-15-21 included in Attachment 5 as well as the proposed colors and materials in Attachment 6. If those specific colors are not available at the time of construction, staff will review the proposed alternative colors to ensure consistency with the approval colors.	B	CD (P)
4.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior's Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
5.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)
6.		Future signage for the site shall comply with the <u>Folsom Municipal Code</u> Chapter 17.59 as modified by Chapter 17.52 and the Historic District Design and Development Guidelines.	OG	CD (P, B)

7.	The project approval granted under this staff report shall remain in effect for one year from final date of approval (March 3, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
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RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I M B O G	Prior to approval of Improvement Plans Prior to approval of Final Map Prior to issuance of first Building Permit Prior to approval of Occupancy Permit 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		

Attachment 4 Vicinity Map



Attachment 5
Floor Plans, Elevations and Rendering dated
2-15-21

INDEX OF DRAWINGS

PAGE	TITLE
0.0	COVER PAGE
C1.0	PLOT/SITE PLAN
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	DEMO FLOOR PLANS
S1.0	FOUNDATION PLAN
S2.0	STRUCTURAL FLOOR PLAN
M1.0	MECHANICAL PLAN
E1.0	ELECTRICAL PLAN
P1.0	PLUMBING PLAN



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Blanco TI
502 Natoma St.
Folsom, CA 95630

APN #
700-16-301



ARTISTIC ILLUSTRATION

ABBREVIATIONS

AMP	Ampere	MFR	Manufacturer
AB	Aggregate Base	MIN	Minimum
A/C	Air Conditioning	MISC	Miscellaneous
AFF	Above Finish Floor		
		N	North
BLDG	Building	OC	On Center
BM	Beam	OD	Outside Diameter
		OX	Right Sliding
CC	Center to Center		
CLG	Ceiling	PD	Pocket Door
C/W	Cold Water	FOC	Point of Connection
		PSI	Pounds per Square Inch
DBL	Double	PSF	Pounds per Square Foot
DEPT	Department	PLY	Plywood
DH	Double Hung	PVC	Polyvinyl Chloride
DIA	Diameter		
DIM	Dimension	REF	Reference
DR	Door	REFR	Refrigerator
DS	Down Spout	REINF	Reinforced
D/W	Dishwasher	REQ	Required
D/WY	Doorway	RO	Rough Opening
		RWD	Redwood
E	East		
(E)	Existing	S	South
EA	Each	SC	Single Casement
E/W	Each Way	SCHED	Schedule
		SGD	Sliding Glass Door
FD	French Door	SF	Square Feet
FLR	Floor	SH	Single Hung
FOC	Face of Concrete	SHT	Sheet
FOF	Face of Finish	SQ	Square
FOS	Face of Stud	SST	Stainless Steel
FT	Foot or Feet	STL	Steel
FTG	Footing	STD	Standard
FX	Fixed		
		T & B	Top and Bottom
GALV	Galvanized	T & G	Tongue and Groove
GYP	Gypsum	TBD	To Be Determined
		TOJ	Top of Joist
HB	Hose Bib	TV	Television
HDR	Header	TYP	Typical
HP	Horse Power		
HT	Height	UNFIN	Unfinished
HTR	Heater	UON	Unless Otherwise Noted
H/W	Hot Domestic Water		
		W	West
ID	Inside Diameter	w/	With
IN	Inch	w/o	With Out
INT	Interior	WC	Water Closet
		WH	Water Heater
LB	Pound	W/P	Water Proof
LP	Low Pressure	WT	Weight
LPG	Liquid Propane Gas	XO	Left Sliding
LV	Low Voltage	XOX	Double Vent - Left & Right Sliding
M	Meter		
MAX	Maximum		
MECH	Mechanical		

GENERAL NOTES

- All work done on this project shall comply with the applicable codes. In addition, all work on this project shall comply with all applicable state and local fire, safety, and energy codes.
- The Contractor shall field verify that all plans, dimensions, details, specifications and construction features are consistent and are coordinated with the design of the project, and that the design is coordinated with the structural design.
- In the case of existing work, the Contractor shall further verify that the as-built conditions conform to the requirements of the project. The Contractor shall verify that all architectural and structural designs are buildable. If any discrepancies or inconsistencies are found, the Contractor shall notify the architect/designer and engineer immediately. The Contractor shall not proceed with any work or order or fabricate any materials until all information is verified and any discrepancies or inconsistencies are resolved by the architect/designer and engineer.
- The Contractor shall verify conditions and framing members within existing construction as necessary to accommodate addition and alteration. The Contractor shall bring all unforeseen concealed conditions and conflicts to the attention of the Owner as soon as they become apparent.
- The Contractor shall provide the necessary management, labor, equipment, materials and transportation to fully execute the work as indicated, reasonably inferred and required for a complete and properly finished job.
- The Contractor shall accurately construct the work to the required lines, levels and alignment; report to the Owner any apparent discrepancies for resolution and direction before proceeding with the portion of the work affected.
- Electrical work within existing portions of the building to remain unaltered except as necessary for the execution of the addition and remodeling work or as specifically noted.

SCOPE OF WORK

- The following is a high-level overview of the work to be performed. All work shall be constructed per plans. The work includes:
- Relocating storefront to parking lot side
 - Building new ADA ramp to new storefront
 - Alteration to existing interior layout to create showroom area and ADA compliant water closet
 - Cosmetic changes to exterior (paint)
 - Modifying electrical and plumbing to accommodate new interior layout

VICINITY MAP



DESIGN CRITERIA

Seismic Design Category D
Site Class D
Basic Wind Speed 85MPH, exposure C
Roof Live Load 20psf W300# concentrated, no snow load
Maximum Rainfall 3"/hr
Climate Zone 12

APPLICABLE CODES

- 2019 California Building Code (CBC)
- 2019 California Residential Code (CRC)
- 2019 California Plumbing Code (GPC)
- 2019 California Mechanical Code (CMC)
- 2019 California Electrical Code (CEC)
- 2019 California Energy Code (Title 24)
- 2019 Green Building Standards Code

PROJECT DATA

Showroom LF:60 11.3
Office/Breakroom LF:100 9.53
Occupancy Total 22

Jurisdiction City of Folsom
Occupancy Group M
Type of Construction V-B
Fire Sprinklers No

Zoning BP - Business & Professional Office
Lot Area 14000 sq ft / .32 Acres
Building Setbacks No Change to Existing Footprint
Water Service Public
Sewer Public
Year Built 1960

SQUARE FOOTAGE SUMMARY (SF)

CLASSIFICATION	EXISTING	±	TOTAL
Building Square	1631	0	1631
Tenant Space	1631	0	1631
Covered Exterior Areas	340	-54	286

COVER PAGE

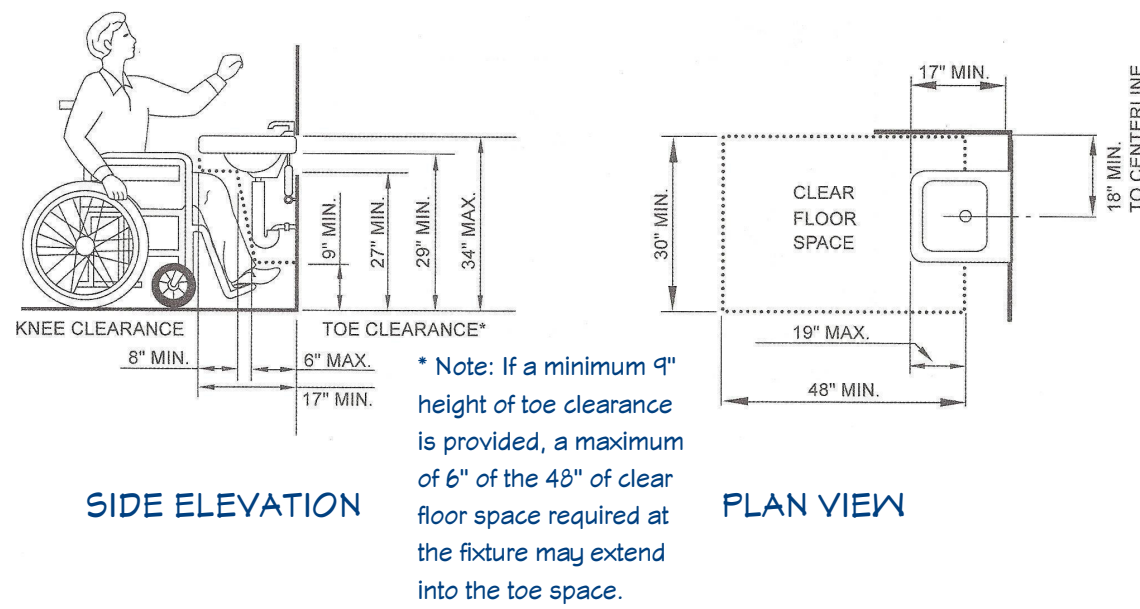
Date: 2/15/2021

Drawn by:
Suzy Holtrichter

EOR:

Sheet No.:

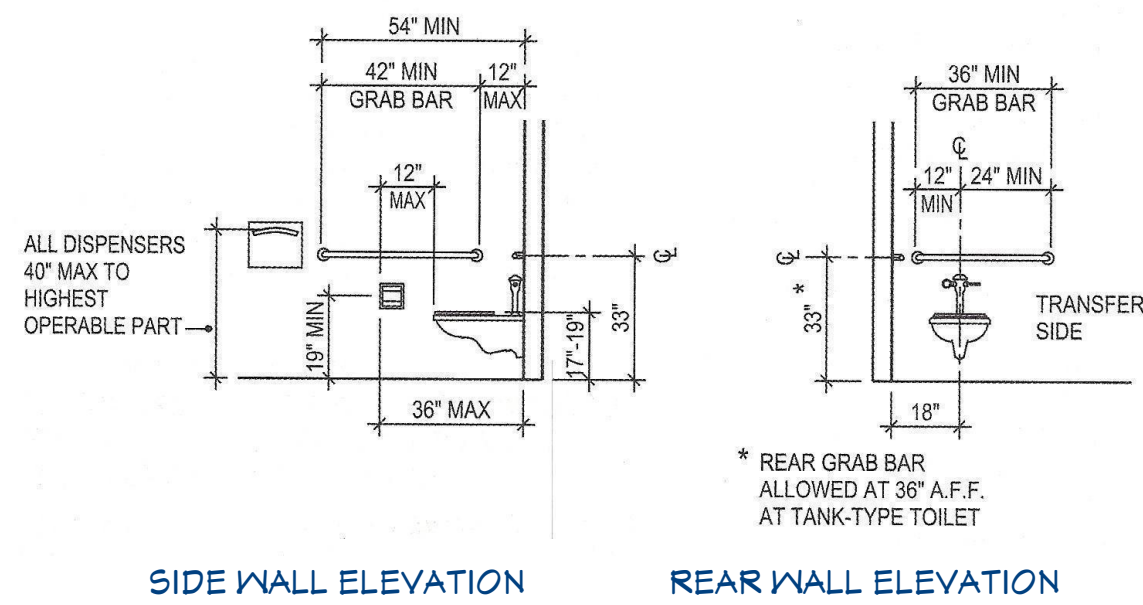
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SIDE ELEVATION

PLAN VIEW

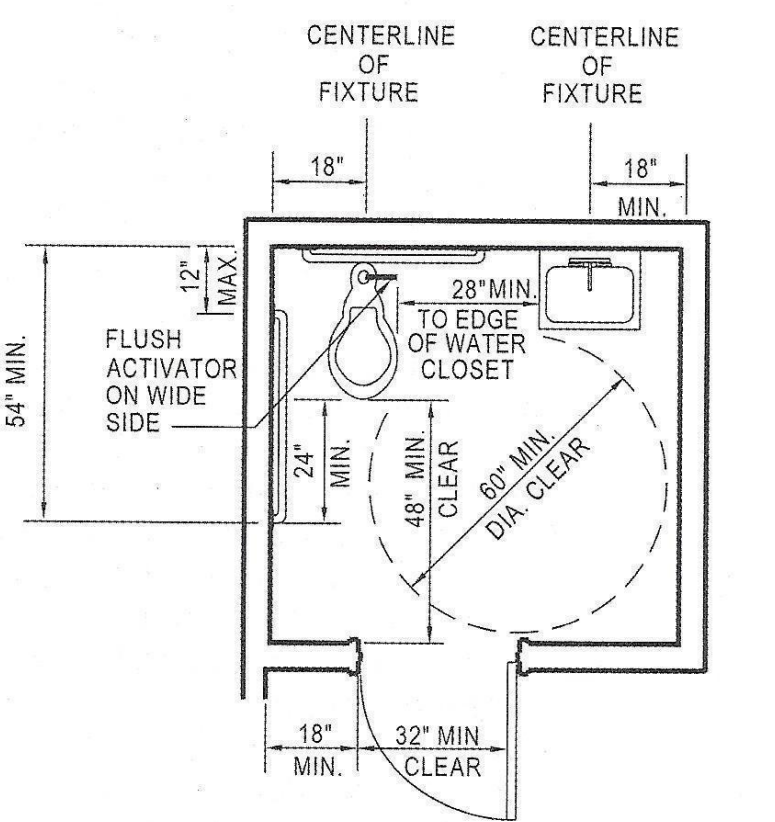
* Note: If a minimum 4" height of toe clearance is provided, a maximum of 6" of the 48" of clear floor space required at the fixture may extend into the toe space.



SIDE WALL ELEVATION

REAR WALL ELEVATION

* REAR GRAB BAR ALLOWED AT 36" A.F.F. AT TANK-TYPE TOILET



SINGLE ACCOMMODATION TOILET FACILITY

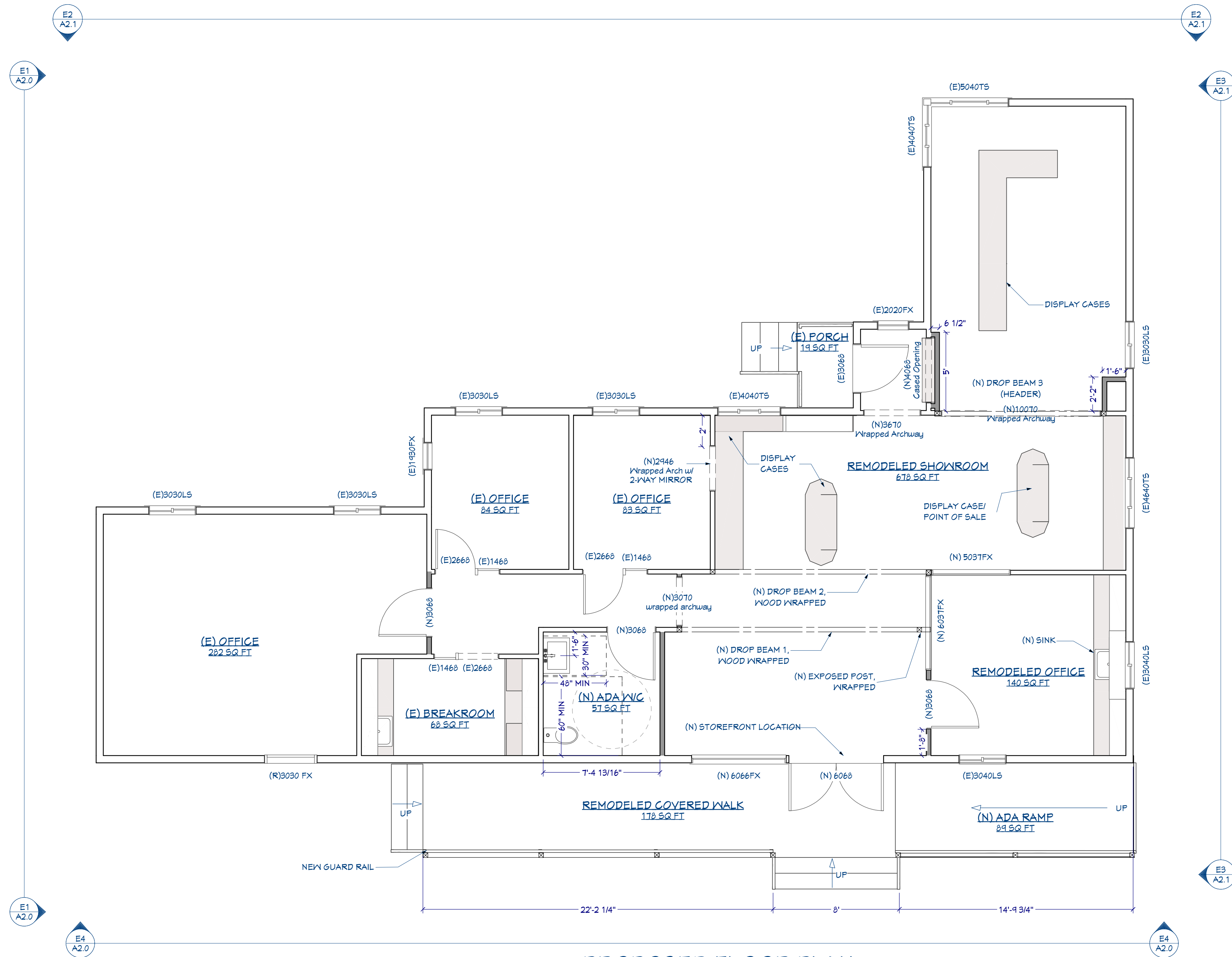
WALL, WINDOW & DOOR LEGEND

SEE SHEET G-0 FOR WINDOW & DOOR ABBREVIATIONS

- NEW 2x WALL
- EXISTING 2x WALL TO REMAIN
- DEMOLITION WALL
- (E) 6040 DW EXISTING WINDOW/DOOR TO REMAIN
- (D) 5040 SH EXISTING WINDOW/DOOR TO BE REMOVED
- (R) 5040 SH REPLACEMENT WINDOW/DOOR
- (no new header required)
- (N) 5068 SGD NEW WINDOW/DOOR

GRADE LEVEL FLOOR PLAN NOTES

- 1 SLOPE FINISH GRADE FOR PROPER DRAINAGE 6" WITHIN 10' FROM THE FOUNDATION WALL. IMPERVIOUS SURFACES TO BE SLOPED 2 PERCENT FOR 10' FROM STRUCTURE TO APPROVED DRAINAGE WAY.
- 2 MAINTAIN 8" CLEAR FROM TOP OF FINISH GRADE TO ALL WOOD NOT PRESSURE-TREATED.



PROPOSED FLOOR PLAN

1/4" = 1'



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FLOOR PLAN

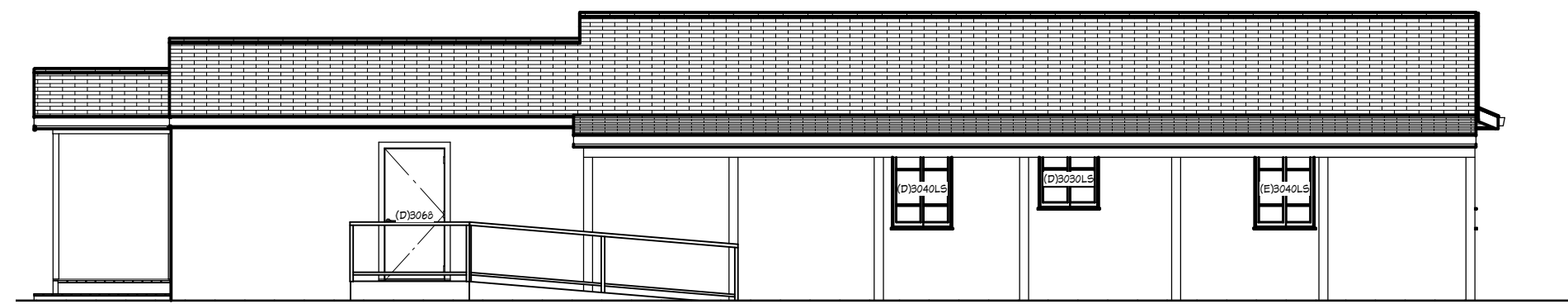
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Drawn by:
Suzy Holtrichter

EOR:

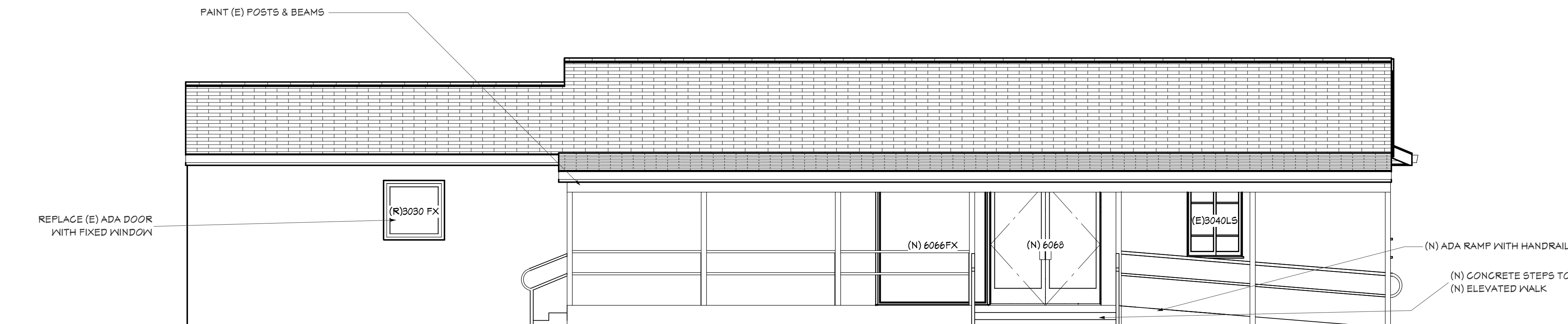
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A1.0



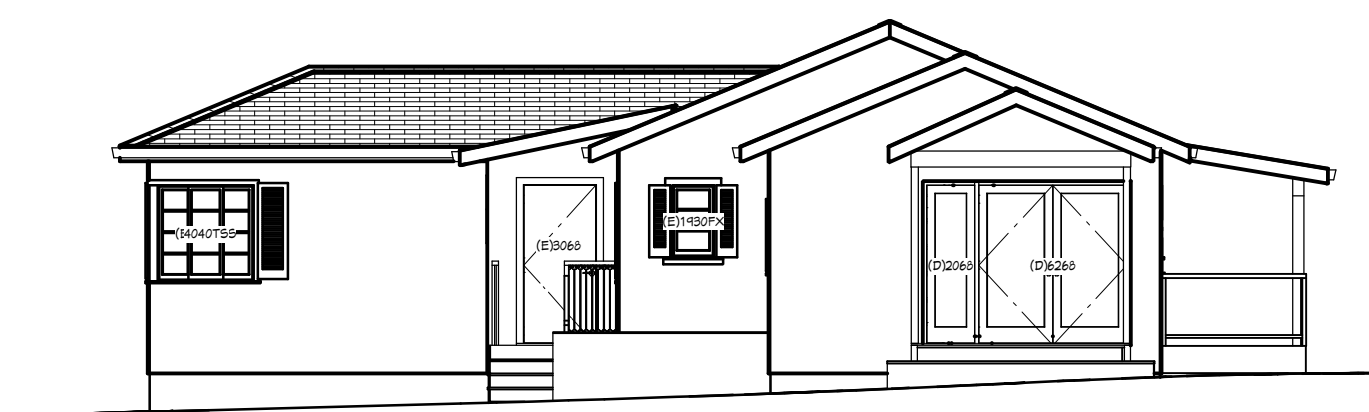
EXISTING FRONT ELEVATION

1/8" = 1'



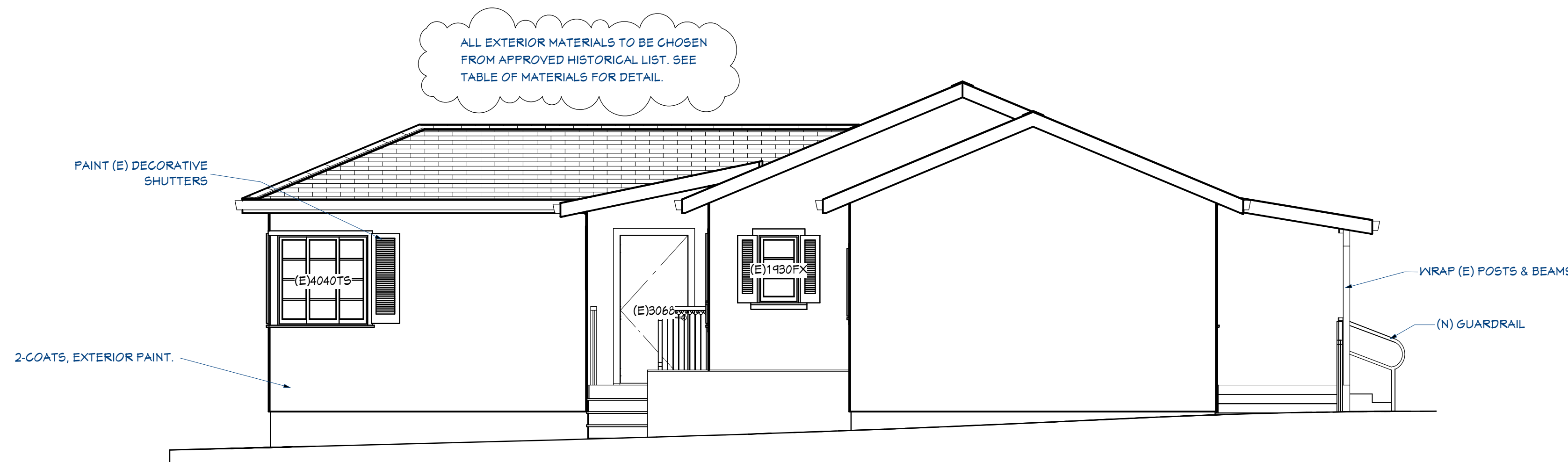
PROPOSED FRONT ELEVATION

1/4" = 1'



EXISTING LEFT ELEVATION

1/8" = 1'



PROPOSED LEFT ELEVATION

1/4" = 1'

GUARDS

Guards shall be located along open-sided walking surfaces, including ramps, stairs, and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.

Required guards on open-sided walking surfaces, including stairs, porches, balconies, or landings, shall be not less than 42 inches in height measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:
Guards on the open sides of the stairs shall have a height of not less than 34 inches measured vertically from a line connecting the leading edges of the treads.

Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.

required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

Exceptions:
The triangular openings at the open side of a stair formed by the riser, tread and bottom rail of a guard shall not allow passage of a sphere 6 inches in diameter.

Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches in diameter.

HANDRAILS

Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

Riser height and tread depth shall be uniform within each flight of stairs, including any foundation structure used as one or more treads of the stairs. Variations in riser height or tread depth shall not be over 1/4-inch (0.6 cm) on any stairway.

Unprotected sides and edges of stairway landings shall be provided with railings.

Stair rails and handrails. The following requirements apply to all stairways as indicated:

The height of stair rails shall be not less than 34 inches nor more than 38 inches from the upper surface of the stair rail to the surface of the tread, in line with the face of the riser at the forward edge of the tread.

Handrails and the top rails of stair rails shall be capable of withstanding, without failure, a force of at least 200 pounds (90 n) applied within 2 inches (5 cm) of the top edge, in any downward or outward direction, at any point along the top edge.

The height of handrails shall be not less than 34 inches nor more than 38 inches from the upper surface of the handrail to the surface of the tread, in line with the face of the riser at the forward edge of the tread.

When the top edge of a stair rail also serves as a handrail, the height of the top edge shall be not less than 34 inches nor more than 38 inches from the upper surface of the stair rail to the surface of the tread, in line with the face of the riser at the forward edge of the tread.

EXTERIOR MATERIALS

AREA	PAINT COLOR	SHEEN
Exterior Walls	KM231-L, PICKET WHITE	EGGSHELL
Shutters	KM240-N, UMBRELLA BLACK	SEMI-GLOSS
Barge & Facia	KM240-N, UMBRELLA BLACK	SEMI-GLOSS
Door & Window Trim	KM231-L, PICKET WHITE	SEMI-GLOSS
Posts and Beams	KM231-L, PICKET WHITE	SEMI-GLOSS



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ELEVATIONS

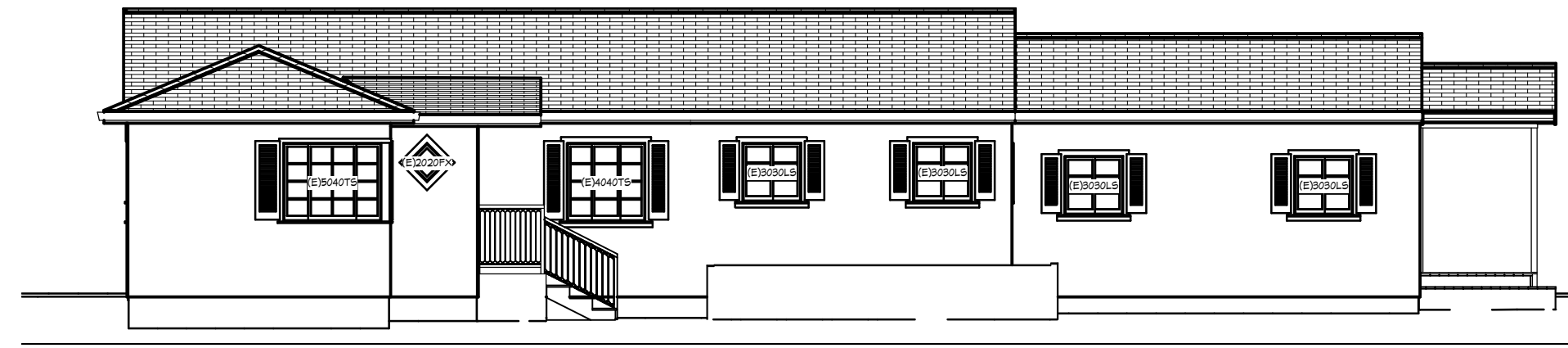
Date: 2/15/2021

Drawn by:
Suzy Holtrichter

EOR:

Sheet No.:

A2.0



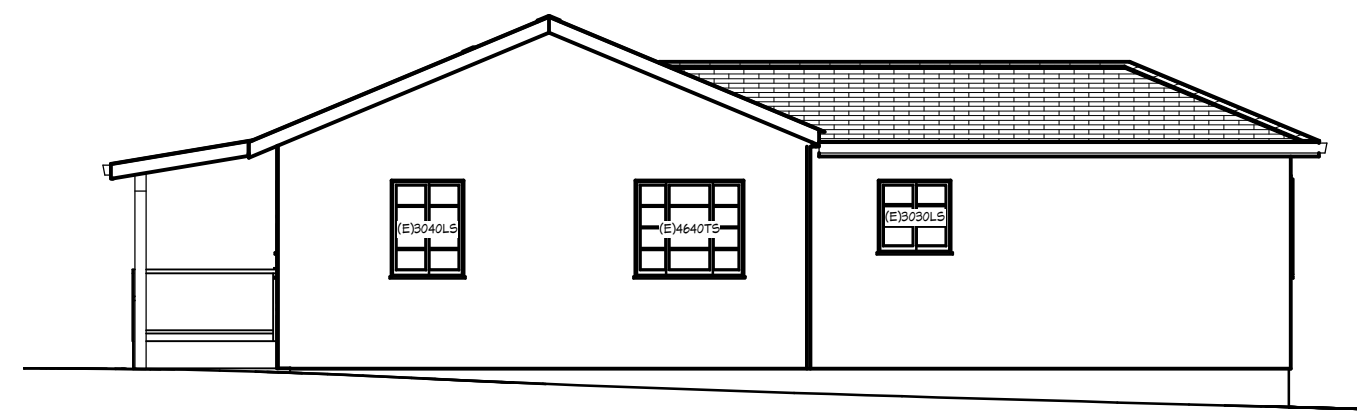
EXISTING REAR ELEVATION

1/8" = 1'



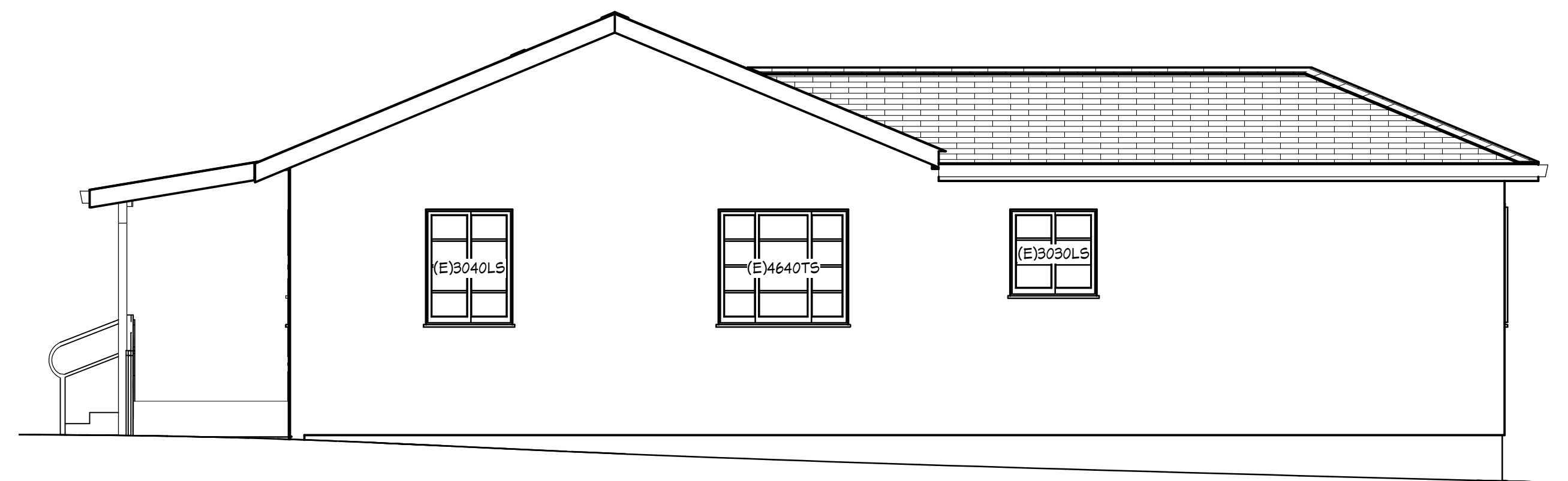
PROPOSED REAR ELEVATION

1/4" = 1'



EXISTING RIGHT ELEVATION

1/8" = 1'



PROPOSED RIGHT ELEVATION

1/4" = 1'



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ELEVATIONS

Date: 2/15/2021
 Drawn by: Suzy Holtrichter
 EOR:

Sheet No.:
A2.1

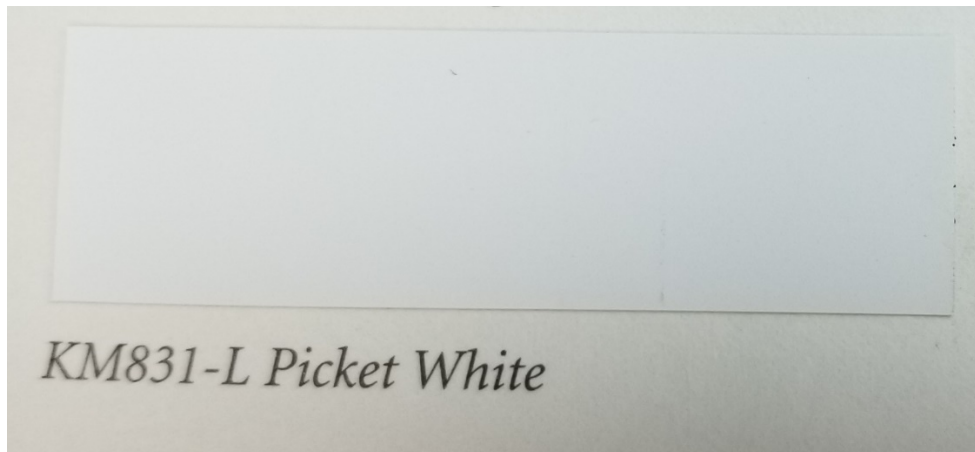
Attachment 6

Proposed Exterior Colors

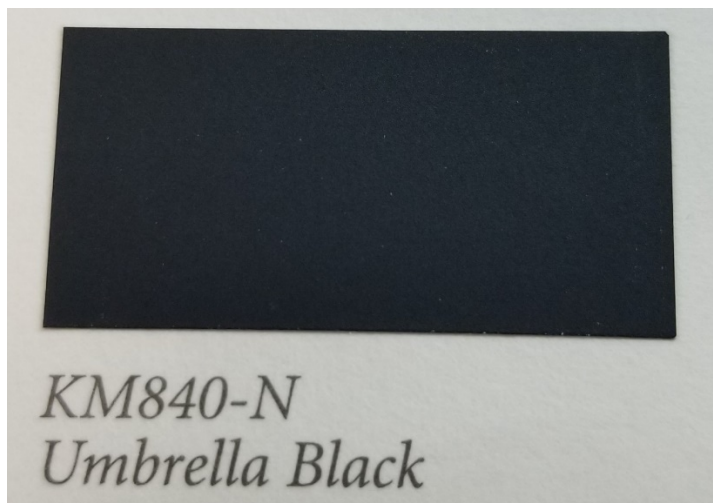
502 Natoma Street – Adrian Blanco Jewelry

Proposed Exterior Paint Colors:

Base: KM831 -L, Picket White



Trim: KM840-N, Umbrella Black



Attachment 7 Site Photos











Attachment 8
Comment Letter from Heritage Preservation
League of Folsom, dated 2-10-21

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

February 10, 2021

PROJECT: Remodel of an existing 1,631 square feet office building at 502 Natoma Street in the Natoma-Riley-Bidwell Commercial District (File: 21-017)

REQUEST: Design Review

PROJECT

HISTORY: Application Circulated by City on February 2, 2021 and feedback requested by February 16.

PROJECT REVIEW:

General Observation

Zoning Code requirements for the Natoma-Riley-Bidwell Commercial District have not been applied to the proposed project.

Site Design

A Site Plan needs to be added to the application package. As a part of the relocation of an access ramp to the rear entrance, a safe path needs to be added from a handicap accessible parking space to the west end of the porch (as required by Building Code)..

Additional trees may also need to be installed behind the commercial building, in order to meet the City's shade requirements for parking lots.

Architecture

The existing building meets the Design Criteria for the Natoma-Riley Bidwell Commercial District (*Residential design used in Folsom from 1850 to 1950*). However, the proposed new door and window (facing the rear parking lot) does not reflect historic building design. Because the parking lot opens the view of the rear façade to Bridge Street and the alley, HPL recommends that the new window and door should be compatible with the existing building.

Large blank wall panels (as proposed along the south, east and north elevations) cannot be considered historic residential design. In lieu of these panels, the existing two windows along the front façade should remain and a new windows with a similar design could be installed along the east and north façade.

At the front entrance (facing Natoma Street) the applicant has proposed to add tile facing. This material would also not be compatible with historic residential building design. HPL recommends that the small screen wall at the front entrance should be covered with a similar material as the rest of the building or removed

The existing six windows along the front façade all have shutters. In addition, two of the windows are proposed to have awnings. This could create an uncoordinated impression. More information will need to be provided to the Historic District Commission regarding the design, material and color of the awnings.

Signs

The building elevations along three sides of the building (facing Natoma Street, Bridge Street and the rear parking lot), include large blank panels labeled ‘optional signage’. The panels range between 57-67 square feet in size and the front panel (facing Natoma Street) covers two of the existing windows. Each panel exceeds the sign allowance for the District (by 28-38 square feet). The content of the sign panels have not been clearly specified. Before the Historic District Commission can approve signs, a detailed sign application will need to be prepared, in compliance with the sign standards for the Natoma-Riley-Bidwell District

Two goose-neck lights are proposed to illuminate the sign panel along the east side of the building (facing Bridge Street). It is not clear if some other type of lighting is proposed for the other wall panels. HPL recommends that the applicant should submit a design detail for the goose-neck lights.

SUMMARY OF HPL’S PROJECT RECOMMENDATIONS:

Prepare a new application package in compliance with City Codes and Guidelines:

- a) Include a Site Plan that shows how the new porch ramp can be accessed from the parking lot and where trees can be added.
- b) Select a new door and window for the rear entrance area that is compatible with the existing building design’
- c) Remove the small screen wall at the front entrance or cover it with a similar façade material as the rest of the building.
- d) Eliminate the proposed wall panels and keep the existing windows (or add new windows) in the same areas of the building facades.
- e) Prepare a sign proposal for building signs (per FMC 17.530.I) with a combined area of 29 square feet (avoiding neon, internal illumination or back lighting).
- f) Prepare a design detail for a freestanding sign (per FMC 17.52.530.I), if more advertisement is needed.
- g) Submit design details of the proposed awnings and goose-neck wall lights.

Attachment 9

Staff PowerPoint Presentation



PN 21-017: 502 Natomia Street Remodel Design Review



CITY OF
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CITY OF
FOLSOM



Project Vicinity

Site Photos



CITY OF
FOLSOM



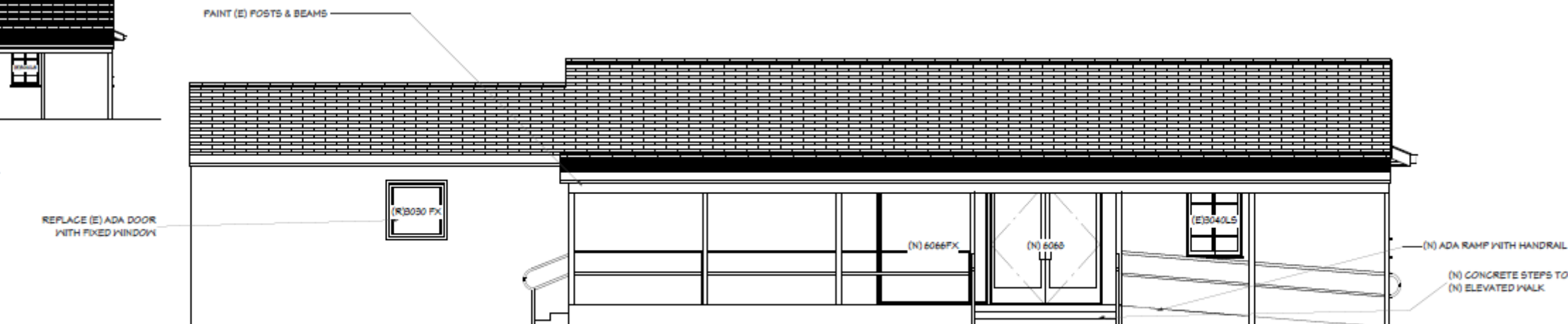
Elevations



CITY OF
FOLSOM



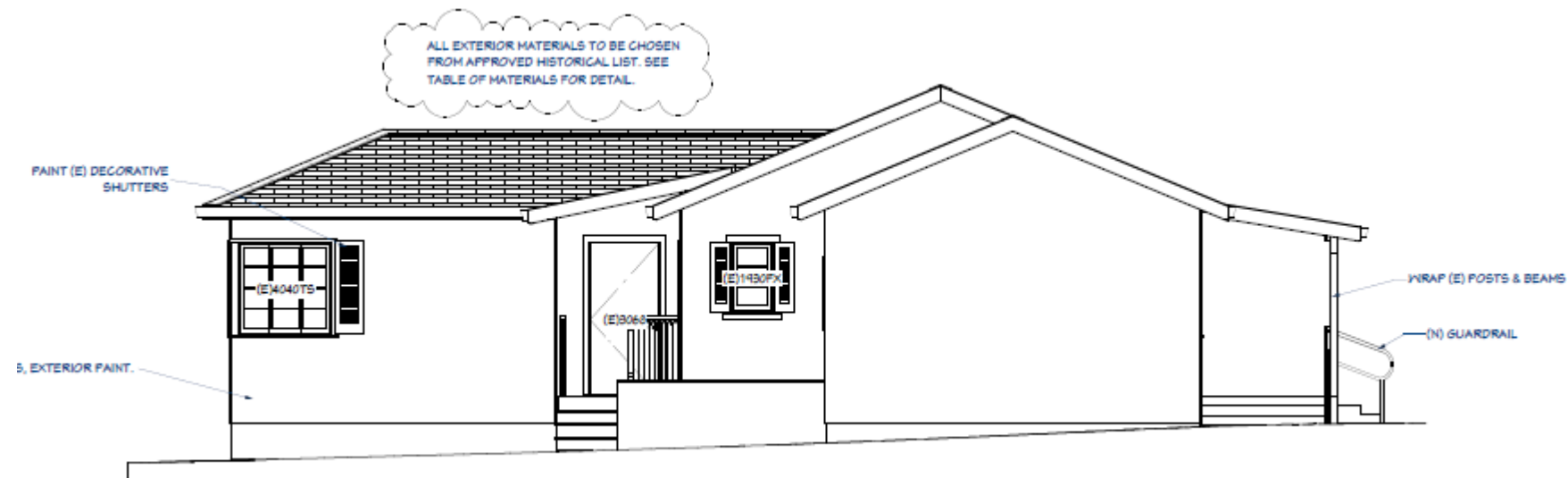
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

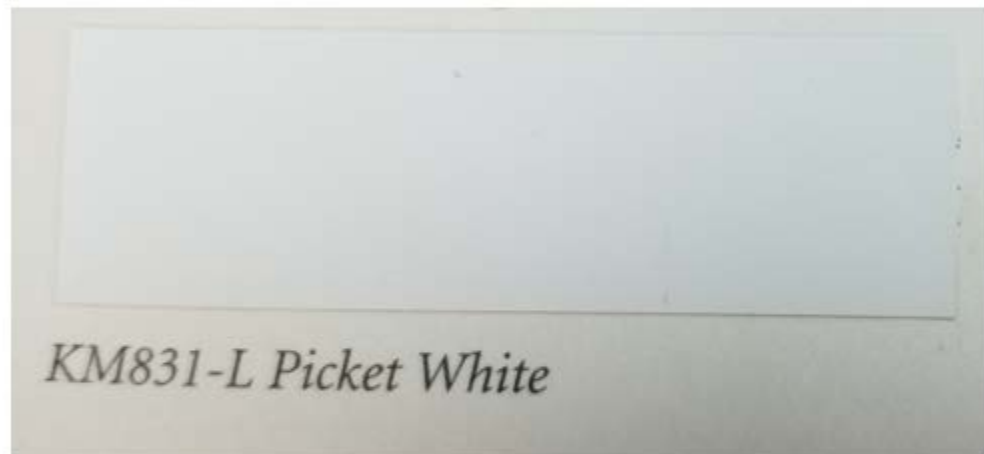
Proposed Colors and Rendering



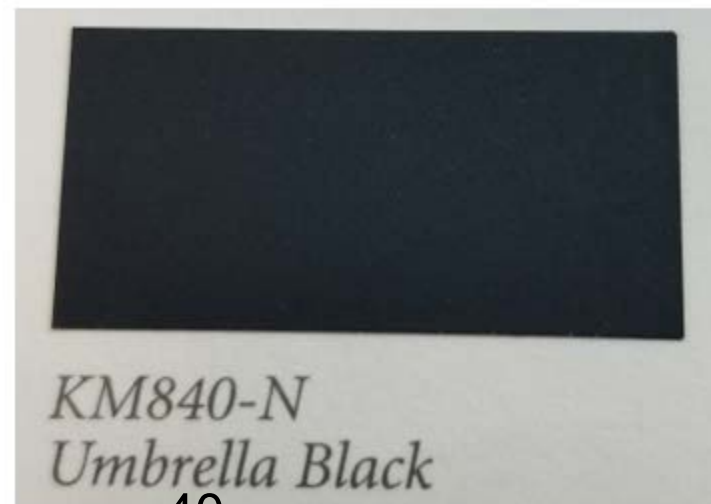
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Base: KM831 -L, Picket White



Trim: KM840-N, Umbrella Black



Staff Recommendation



CITY OF
FOLSOM

Staff recommends approval of PN 21-017 for Design Review for the remodel of an existing 1,631-square-foot commercial building located at 502 Natoma Street.