



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
September 1, 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: Mark Dascalos, John Felts, Daniel West, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, 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 August 4, 2021 meeting will be presented for approval.

NEW BUSINESS

1. PN 21-080, 413 Figueroa Street Detached Garage Demolition, Detached Garage and Accessory Dwelling Unit Design Review, and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Marsha Hunkins-Flores for approval of a demolition and Design Review application for demolition of an existing detached garage and construction of a two-story structure containing a 952-square-foot garage and an 831-square-foot Accessory Dwelling Unit at 413 Figueroa Street. The zoning classification for the site is FIG (R-1-M), while the General Plan land-use designation is SFHD. The

project is exempt from the California Environmental Quality Act in accordance with Sections 15303 and 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Marsha Hunkins-Flores)**

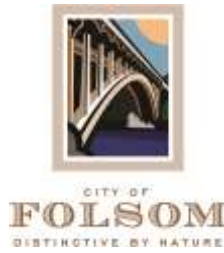
HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **September 15, 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
August 4, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Ankhelyi

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the June 16, 2021 meeting were approved as submitted.

NEW BUSINESS

1. PN 21-095, 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Pamela A. Bohall for approval of a Design Review application for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street. The zoning classification for the site is FIG with an underlying zoning of R-2, while the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines (**Project Planner: Josh Kinkade/Applicant: Pamela A. Bohall**)

1. Loretta Hettinger addressed the Historic District Commission with comments from the Heritage Preservation League regarding the craftsman design, driveway and ADU walkway.

COMMISSIONER DUEWEL MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (PN 21-095) FOR AN 1,809-SQUARE-FOOT CUSTOM HOME AND A TWO-STORY STRUCTURE WITH A 464-SQUARE-FOOT GARAGE AND A 464-SQUARE-FOOT ACCESSORY DWELING UNIT ABOVE AT 311 COLOMA STREET AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 311 COLOMA STREET NEW CUSTOM HOME AND GARAGE AND ACCESSORY DWELLING UNIT STRUCTURE PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-15).

COMMISSIONER DASCALLOS SECONDED THE MOTION WHICH LEAD TO THE FOLLOWING VOTE:

AYES: FELTS, WEST, DUEWEL, DASCALLOS, BRACHT
NOES: NONE
ABSTAIN: COLE
ABSENT: ANKHELYI

PUBLIC HEARING

2. PN 19-174, Folsom Prison Brews Conditional Use Permit, Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Konet Architecture for approval of a Conditional Use Permit and Design Review for development and operation of a craft beer establishment (Folsom Prison Brews) within an existing 4,377-square-foot building located at 608 ½ Sutter Street. The zoning classification for the site is HD (Historic District/Sutter Street Subarea), while the General Plan land-use designation is HF (Historic Folsom). The project is categorically exempt under Section 15301 Existing Facilities, and 15303 New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Konet Architecture)**

COMMISSIONER BRACHT MOVED TO CONTINUE ITEM NO. 2 TO THE AUGUST 18, 2021 SPECIAL HISTORIC DISTRICT COMMISSION MEETING AT 3PM.

COMMISSIONER COLE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, COLE, DUEWEL, BRACHT
NOES: NONE
ABSTAIN: FELTS, DASCALLOS
ABSENT: ANKHELYI

PRINCIPAL PLANNER REPORT

The next regularly scheduled meeting of the Historic District Commission is tentatively scheduled for August 18, 2021 at the special start time of 3PM.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: September 1, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 413 Figueroa Street Garage and Accessory Dwelling Unit
File #: PN 21-080
Request: Design Review
Location: 413 Figueroa Street
Parcel(s): 070-0116-002
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Marsha Hunkins-Flores
Address: 413 Figueroa Street
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for demolition of an existing detached garage and Design Review to construct a two-story structure containing a 952-square-foot garage and an 831-square-foot Accessory Dwelling Unit at 413 Figueroa Street (PN 21-080) subject to the findings included in this report (Findings A-J) and the attached conditions of approval (Conditions 1-12).

Project Summary: The proposed project consists of demolition of an existing detached garage and construction of a two-story structure containing a 952-square-foot garage and an 831-square-foot Accessory Dwelling Unit at 413 Figueroa Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

- 1 - Description/Analysis
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- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plans and Building Elevations dated 7-18-21
- 6 - Site Photos
- 7 - Comment Letter from Heritage Preservation League of Folsom, Dated May 20, 2021



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: September 1, 2021

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The proposed project consists of demolition of an existing 658-square-foot detached garage and 191-square-foot carport structure and construction of a two-story structure containing a 952-square-foot garage and an 831-square-foot Accessory Dwelling Unit at 413 Figueroa Street.

The two-story structure is proposed to be 23.25 feet in height. Exterior materials proposed are horizontal lap siding on the first floor and board-and-batten siding on the second floor, both colored green to match the main residence. Asphalt shingle roofing and white window trim are proposed to match the colors of the existing main residence.

The property at 413 Figueroa Street is not included on the City of Folsom Cultural Resources Inventory.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code (FMC) states that the Historic District Commission shall have final authority relating to the design and architecture of all new residential structures and all exterior renovations, remodeling, modification, or addition to existing structures within the Historic District. Section 17.52.330 states that, in reviewing projects, the Commission shall consider the following criteria:

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and
- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

Section 17.52.490 of the FMC states that ADUs in the Historic District shall comply with the standards set forth in FMC Chapter 17.105, which states that the design standards set forth in FMC Section 17.105.150 apply to all attached and detached ADUs city-wide and, in addition, the design standards of FMC Section 17.105.160 apply to all ADUs in the Historic District that are larger than 800 square feet or greater than 16 feet in height.

FMC Section 17.105.070 states that in the Historic District, any proposed detached ADU that exceeds a height of 16 feet shall be subject to review by the Historic District Commission, in compliance with the provisions of FMC sections 17.52.300 through 17.52.350, generally governing design review in the Historic District.

Section 17.52.660 of the FMC states that the demolition of a structure located in the Historic District is subject to the review and approval of the Historic District Commission. Before demolition is authorized, the applicant must provide documentation of the structure for the historical record, to the extent that the history of the structure is known to, or reasonably obtainable by, the applicant. If the structure is considered historically significant, the Historic District Commission shall consider several factors before authorizing the demolition. Section 4.13 of the Historic District Design and Development Guidelines (DDGs) makes clear that demolition may be more readily approved for structures that do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is SFHD (Single-Family High Density), and the zoning designation for the project site is R-1-M (Single-Family Residential, Small Lot), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. FMC Section 17.105.060 states that one ADU is permitted in single-unit zones with an existing or proposed single-unit dwelling. Accessory structures are allowed in the Historic Residential Primary Area per FMC Section 17.52.520(a)(1).

Section 17.52.540 of the FMC institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. Sections 17.105.070 and 17.105.110 of the FMC institute development standards regarding location, size, setbacks, height, separation, lot coverage, and parking for detached ADUs.

Accessory structures (such as garages) are allowed in the Historic Residential Primary Area per FMC Section 17.52.520(a)(1). FMC Section 17.52.480 institutes the applicable development standards regarding location, size, setbacks, height, and separation for accessory structures. The following table shows how the proposed garage and ADU structure relates to the FMC zoning requirements:

	REQUIRED	PROPOSED
Minimum Lot Size	n/a	7,000 sf
Minimum Lot Width	n/a	50 feet
Maximum ADU Size	One bed: 850 sqft Two+ beds: 1,000 sqft	974 sf (two beds)
Maximum Garage Size	No larger than the main structure in square footage or height	952 sf, 10.5 ft to ceiling of garage (main residence is 1,440 sf and 24.5 feet tall)
ADU and Garage Front Setback	Does not break front plane of primary dwelling and meets setback of primary dwelling (20 feet)	106 feet, in back of primary dwelling
Rear Setbacks	4 feet (ADU), 5 feet (garage)	5 feet (ADU and garage)
Side Setbacks	4 feet (ADU) 5 feet (garage)	10.3 feet and 5.6 feet (ADU and garage)
Minimum Pervious Surface	45%	51%
Parking Requirement	n/a 2 parking spaces (existing) 0 parking spaces (as proposed)	4 parking spaces (proposed)
Maximum Building Height	25 feet, or the height of the primary structure (whichever is less)	23.25 feet (primary structure is 24.5 feet tall)
Structure Separation	6 feet from the primary structure or other accessory structures on-site	24 feet from primary structure (no other structures on-site)

As shown in the above table (and on the site plan in Attachment 5), the proposed project meets all relevant development standards of the FMC upon demolition of the existing garage.

FMC Section 17.105.170(D) states that any accessory dwelling unit proposed for construction on or within fifty feet of the property line of a parcel containing a structure listed on the California Register of Historical Resources shall have a peak height above finished grade of no more than sixteen feet. The proposed ADU is not located within fifty feet of a property line of a parcel containing a structure listed on the California Register of Historical Resources or the City of Folsom’s Cultural Resources Inventory.

Because ADUs and garages are both allowed uses for the subject parcel, the proposed use is not subject to Commission approval. However, the design of the proposed structure is subject to Commission approval since this ADU exceeds the size (800 square feet) and height (16 feet) standards established in FMC Section 17.105.060(B).

Building Design/Architecture

Pursuant to FMC section 17.105.070(B)(1), this is a discretionary design review by the Commission. As a result, the design standards in FMC sections 17.105.150 and 17.105.160, as well as the design guidance established within the Historic District Design and Development Guidelines (DDGs) apply to this project.

The following table provides an analysis comparing the proposed ADU and the standards of FMC Section 17.105.150 for two-story ADUs or ADUs constructed above an accessory structure:

<u>STANDARD</u>	<u>ANALYSIS</u>
All exterior walls shall include at least two different materials, as well as either windows or projections or bays or recessed elements.	All exterior walls utilize two different materials (6-inch horizontal lap siding with board and batten) along with windows. Front elevation includes projections.
The accessory dwelling unit shall have the same roof pitch as the primary dwelling with matching eave details but may vary by up to 2/12 more or 2/12 less than the roof pitch of the primary dwelling. Roof must follow the roof pitch requirements for design style allowed in the Historic District subarea	Roof pitch of existing primary dwelling is 5/12. Roof pitch of ADU is 5/12. Craftsman design style is allowed in Figueroa Subarea, and mandates a roof pitch between 3/12 and 8/12.
Any second story wall facing an abutting property shall incorporate the following features: translucent glazed windows, transom windows, clerestory windows, false windows, or other similar design approach that achieves the same purpose.	Side windows to be translucent glazed.
The landing area of any external staircase shall be screened from the bottom of the landing to the top of the entry of the accessory dwelling unit to maintain the privacy of abutting properties. Materials used to screen the landing shall be of the same color and material as those used for the accessory dwelling unit.	The landing facing the rear (north) elevation is screened by a 6-foot privacy wall with the same board-and-batten siding of the remainder of the second floor. Staff has added Condition No. 3(a), which states that the upper landing shall be screened by a wood trellis or other privacy feature painted to match an approved ADU color to the satisfaction of the Community Development

	Department.
<p>Building massing shall be modified using one of the following methods:</p> <ol style="list-style-type: none"> 1. Use of at least two different building materials. 2. Use of recessed or projecting windows, doors, or parts of the wall to avoid flat monotonous facades. Recessed windows and doors shall project a minimum of six inches or shall be recessed a minimum of six inches. Any projection must be behind the parcel side or rear yard setback line. 3. Use of cantilevered areas so long as area does not extend beyond the side or rear yard setback. 4. Use of varied roof form such as a mix of different roof types (e.g., hipped, gabled, slant, etc.). 	<p>All exterior walls utilize two different materials (6-inch horizontal lap siding with board and batten). Varied roof forms and projections have also been incorporated into the design to address massing.</p>
<p>No decks or balconies shall be allowed, except that one balcony no larger than twenty square feet shall be allowed on the front facade</p>	<p>Project does not incorporate a deck or balcony</p>
<p>If any external staircase is necessary to access the unit, that staircase shall be located at the side or rear of the unit and shall be at least five feet from the adjacent property line.</p>	<p>Staircase is located on the side of the unit and is located 5 feet from the adjacent property line</p>

The applicant is also required to comply with the objective design standards of FMC Section 17.105.160, which mandate that an appropriate style (Craftsman, Queen Anne, Delta, Italianate, or Spanish Eclectic for all zones including the subject area) is chosen and that specific design elements are met for the chosen style. In this case, the applicant has chosen the Craftsman style. The below on the following page lists the required design elements of the Craftsman style from FMC Section 17.105.160(C)(1) and provides an analysis for how the applicant is meeting these design elements.

<u>DESIGN ELEMENT</u>	<u>ANALYSIS</u>
A roof pitch between 3/12 and 8/12.	Roof pitch is 5/12
Front-gabled, side-gabled or cross-gabled roof with unenclosed eave overhang.	ADU utilizes both front- side- and cross-gabled roofing with unenclosed eave overhangs
Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels).	ADU utilizes wood corbels on the gable ends.
Single- or double-hung sash windows with small panes above large pane (e.g., three small panes over one large pane, or six-over-one window) for all windows on the front elevation.	ADU utilizes single-hung windows with 3 and 6 panes over one large pane.
Horizontal clapboard or shingle siding that is 2.5 to 6 inches wide or board and batten or a mix of shingles, stone, and siding for different levels or elements may be used. Fiber cement board and shingles may be used in place of wood siding or shingles.	Proposed exterior materials are six-inch horizontal lap siding and board and batten siding
Optional: Shed or gabled roof dormer.	Not utilized
Optional: Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground.	Not utilized

As shown in the tables above, the applicant is meeting all required design elements of the FMC for two-story ADUs as well as ADUs in the Historic District.

The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03a of the DDGs, which addresses the design concepts for the Figueroa Subarea, states that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing.

The DDG's state that exterior materials and finishes for residential properties 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 utilizes horizontal siding, window trim and asphalt shingle roofing with a belly band and board-and-batten siding on the second floor, all to match the colors of the existing residence.

The applicant also included a hip under the roof gables to resemble the hipped roof of the main residence and existing garage. Pursuant to the DDG's Appendix D Chapter C.7.c, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence. Inappropriate materials consist of colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile. The proposed roof of the primary residence and garage will be composition shingle roofs colored gray, consistent with the DDGs.

In analyzing the architectural design of the proposed project, staff determined that the structure includes many key elements commonly found in early residential design (pre-1910) Craftsman style, including a low-pitched roof, gable vent, multi-pane sashes over the windows, horizontal shingle siding on the lower level and double-hung windows. Staff has also determined that the proposed structure include the use of building materials that are natural in appearance (lap and board-and-batten siding and trim and composition asphalt shingles), as encouraged by the Historic District Design and Development Guidelines (DDGs). In addition, the proposed project utilizes colors (light green siding, white trim and a gray roof) which are consistent with colors typically utilized on historic residential structures, especially those with Craftsman architecture.

The DDG's state that wood frame double-hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDG's state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate. The building includes both vertically- and horizontally-oriented windows, but windows are primarily vertically-oriented, consistent with the DDGs. Proposed doors are residentially-scaled, consistent with the DDGs. According to the DDGs, Appendix D, Section C.4 (e), two single garage doors are preferred over a double door. The proposed garage features two overhead roll-up doors, one of which is a two-car garage door. The doors incorporate hinges and handles and vertically-oriented paneling to resemble a carriage style, thereby meeting the intent of the DDGs. The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design.

The scale of the building (952 square feet on the lower floor and 831 square feet on the upper floor) is appropriate as an accessory use to the 1,440 square foot two-story primary residence on the site. As described in the tables in this section, massing and height issues are addressed via the use of two exterior finish materials and colors for each story of the structure with a belly band dividing the floors. The structure also incorporates different roof forms on the front elevation and includes roofing with hipped with gable ends. These elements all add sufficient architectural interest to the structure to address height issues.

Staff has determined that the overall design, colors, materials, and layout of the proposed project are consistent with the design and development guidelines for the Figueroa Subarea and the building materials, textures and colors are consistent with surrounding development and with the general design theme of the neighborhood. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

Demolition

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

The existing garage to be demolished (shown in the photographs in Attachment 6) consists of wood siding, wood studs, composition shingles, glass windows, wood doors, and an aluminum garage door. The garage was likely built around the same time as the main residence, which was constructed in 1983. The garage is not considered historically significant and contains no historically significant building materials. In addition, the residence is not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the garage.

PUBLIC NOTICING AND COMMENTS RECEIVED TO DATE

On June 2, 2021, the Historic District Commission reviewed a Design Review application from Zach Thomas (the owner of 413 Figueroa Street at the time) for demolition of an existing garage and construction of a two-story structure containing an 864-square-foot garage and a 974-square-foot Accessory Dwelling Unit at the subject parcel. The commission continued the item and asked staff for additional analysis regarding the structure's consistency with the DDGs and pre-1910 design standards. The commission also asked for the structure to better relate to the primary structure and internal architectural consistency of the structure (with regards to windows, corbels and massing). The property owner has since sold the property and the new property owner (Marsha Hunkins-Flores) has worked on creating an updated design that attempts to address these architectural concerns by modifying the windows and adding additional roof forms and architectural interest.

A notice was posted on the project site five days prior to the Historic District Commission meeting of September 1, 2021, in compliance with the requirements of FMC Section 17.52.320.

Initial plans proposed by the prior property owner were routed to the Heritage Preservation League (HPL) and Historic Folsom Residents Association (HFRA). Staff received a comment letter regarding the original design of the proposed project from the

HPL on May 21, 2021 (see Attachment 7). The letter asks that the proposed structure be moved further from the alley to improve access to the garage. Staff notes that the applicant has since moved the structure an additional five feet back from the alley, and it now sits 10 feet from the rear property line.

The letter asks that documentation is provided regarding the existing garage and that existing materials that can be saved are recycled. Staff notes that given the fact that the structure was built after the historic era, these measures would not be required.

Finally, the letter states that the proposed roof should include the same hipped roof detail that was incorporated with the existing residence and garage and to select garage doors that resemble barn doors or carriage house doors. Staff discussed this comment with the applicant and the applicant modified the plans to include hipped roofing details and garage doors with a carriage style appearance.

Public comments are welcomed up until and through the public meeting.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Sections 15303 (New Construction of Small Structures for the new construction) and 15301 (Existing Facilities for the demolition) 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 exemptions in this case.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the findings included in this report (Findings A-J) and the attached conditions of approval (Conditions 1-12).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the demolition and Design Review application (PN 21-080) to demolish an existing detached garage and construct a two-story structure containing a 952-square-foot garage and an 831-square-foot Accessory Dwelling Unit located at 413 Figueroa Street, subject to the findings included in this report (Findings A-J) and attached conditions of approval (Conditions 1-12).

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 15303 (NEW CONSTRUCTION OF SMALL STRUCTURES) AND 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.

DEMOLITION FINDING

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

DESIGN REVIEW FINDINGS

- H. THE PROJECT IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE CHAPTER 17.105.
- I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- J. 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.

ATTACHMENT 2 BACKGROUND

BACKGROUND

A 1,440-square-foot two-story residence and detached garage were first constructed on the property in 1983. The residence features horizontal and vertical siding with shingle accents on the front porch, all painted green, and white trim around the windows, vents and doors. The property does not appear on the City of Folsom's Cultural Resources Inventory.

On June 2, 2021, the Historic District Commission reviewed a Design Review application from Zach Thomas (the owner of 413 Figueroa Street at the time) for demolition of an existing garage and construction of a two-story structure containing an 864-square-foot garage and a 974-square-foot Accessory Dwelling Unit on the subject parcel. The Commission continued the item and asked staff for additional analysis regarding the structure's consistency with the DDGs and pre-1910 design standards. The Commission also asked for the structure to better relate to the primary structure and internal architectural consistency of the structure (with regards to windows, corbels and massing). The property owner has since sold the property and the new property owner (Marsha Hunkins-Flores) has worked on creating an updated design that attempts to address these architectural concerns by modifying the windows and adding additional roof forms and architectural interest.

GENERAL PLAN DESIGNATION

SFHD, Single-Family High Density

ZONING

FIG, Figueroa Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single-Family Residential-Small Lot)

ADJACENT LAND USES/ZONING

North: Figueroa Street with residences beyond (FIG)
South: Figueroa-Mormon Street alley with residences beyond (CEN)
East: Existing residences (FIG)
West: Existing residences (FIG)

SITE CHARACTERISTICS

The 7,000-square-foot project site contains a single-family residence, a detached garage, and associated landscaping.

APPLICABLE CODES

FMC Chapter 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 17.52.540, Historic Residential
Primary Area Special Use and Design
Standards
FMC Section 17.52.660, Demolition
FMC Chapter 17.105, Accessory Dwelling
Units
Historic District Design and Development
Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 413 FIGUEROA STREET GARAGE AND ACCESSORY DWELLING UNIT DESIGN REVIEW (PN 21-080)				
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 site plan, floor plans and elevations dated 7-18-21, included in Attachment 5. 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 demolition of an existing detached garage and construction of a two-story structure containing a 952-square-foot garage and an 831-square-foot Accessory Dwelling Unit located at 413 Figueroa Street. The applicant shall submit building plans that comply with this approval and the site plan, floor plans and building elevations dated 7-18-21 included in Attachment 5, with the following modifications: a) The upper exterior stair landing of the garage/ADU structure shall be screened by a wood trellis or other privacy feature painted to match an approved ADU color to the satisfaction of the Community Development Department. b) All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings	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)

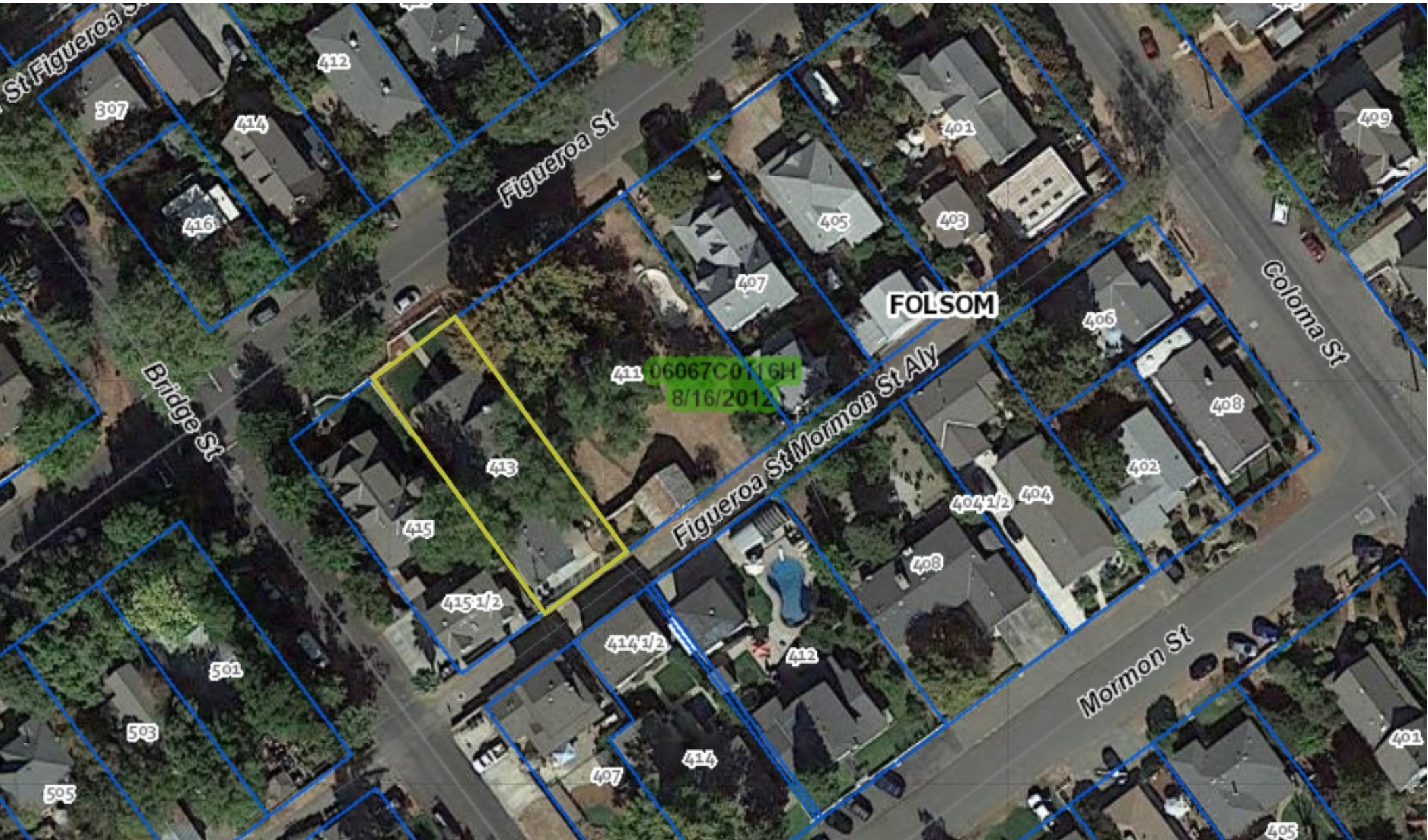
5.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines 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.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK

10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
11.		Per <u>FMC Section 17.105.140(J)</u> , all ADUs approved under this chapter may be rented separate from the primary residence; however, the rental must be for a term longer than thirty days. Per <u>FMC Section 17.58.050(1)</u> , a maximum of three paying guests are permitted to rent rooms in a dwelling. Per <u>FMC Chapters 17.11, 17.12, 17.13 and 17.14</u> , boarding houses, defined as a residence wherein three or more rooms are rented to individuals under separate rental agreements or leases, are not allowed in single-family or two-family zones. Per <u>FMC Section 17.105.140(I)</u> , no ADU may be sold or otherwise conveyed separately from the primary dwelling in the case of a single-unit parcel, or from the parcel and all of the dwellings in the case of a multi-unit parcel.	O	CD (P)
12.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (September 1, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the timely extension of this approval, shall result in the termination of this approval.	B	CD (P)

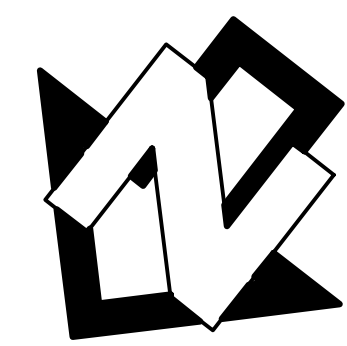
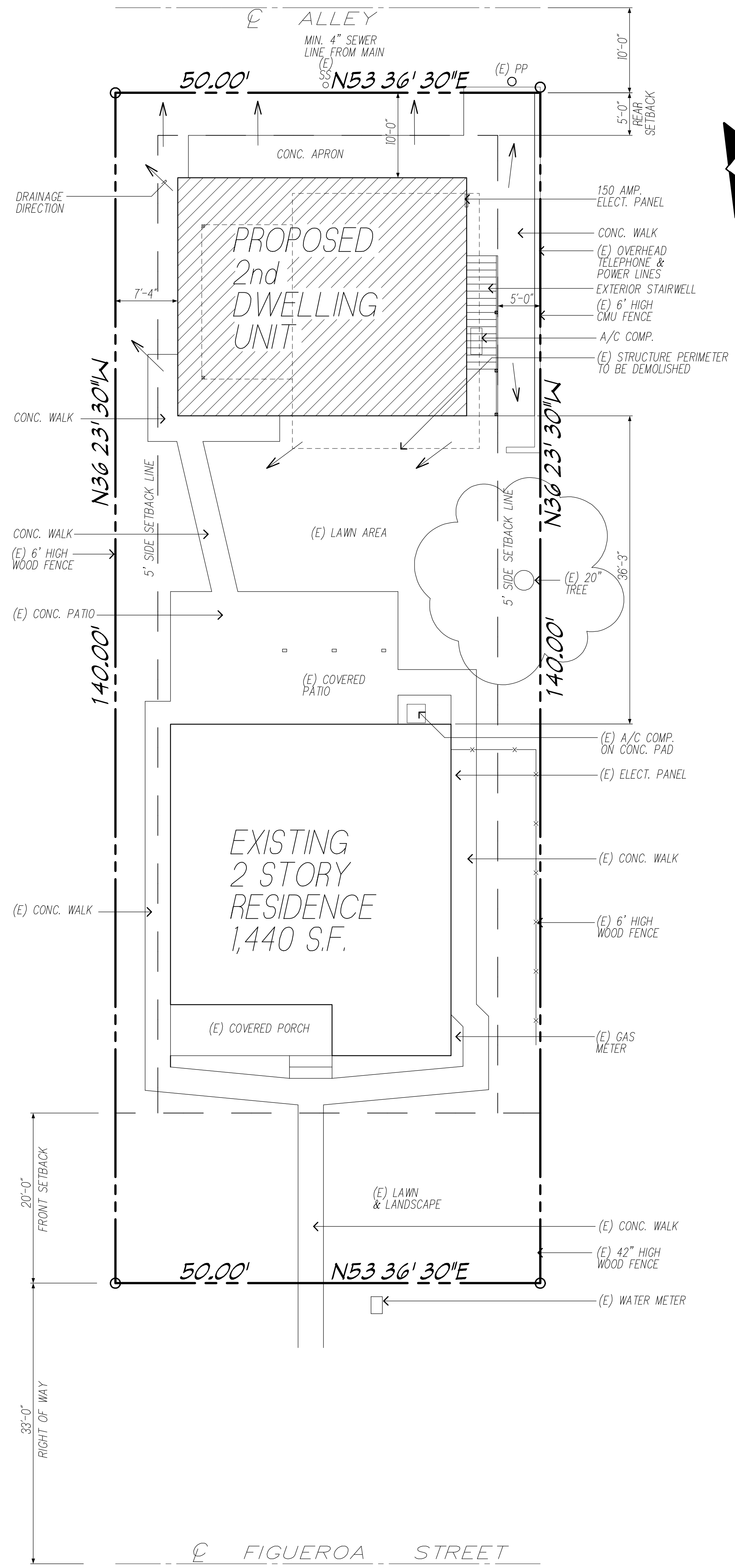
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
(P)		M	Prior to approval of Final Map
(E)		B	Prior to issuance of first Building Permit
(B)		O	Prior to approval of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

ATTACHMENT 4

Vicinity Map



ATTACHMENT 5
Site Plan, Floor Plans and Elevations dated
7-18-21



2nd DWELLING UNIT FOR:
413 1/2 FIGUEROA STREET
 CITY OF FOLSOM, CA. A.P.N. 070-0116-002-0000

MODEL CODE:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- CURRENT CITY OF FOLSOM ORDINANCES

SQUARE FOOTAGE:

- UPPER RESIDENCE FLOOR AREA= 831 SQ. FT.
- COVERED PORCH AREA= 19 SQ. FT.
- GARAGE FLOOR AREA= 952 SQ. FT.

DESIGN CRITERIA:

- SEISMIC DESIGN C
- 110 MPH BASIC WIND SPEED
- WITH 3 SECOND GUST
- WIND EXPOSURE B
- ROOF LIVE LOAD 20 PSF
- CLIMATE ZONE 12
- NO SNOW LOADING REQ.

GENERAL NOTES:

1. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING, AND BECOME GENERALLY FAMILIAR WITH ON-SITE AND OFF-SITE CONDITIONS WHICH AFFECT THE WORK AND PROCESSES OF CONSTRUCTION.
2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT SPECIFIED. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT WITH COMPLIANCE.
3. THE BUILDING DESIGNER WILL NOT BE OBSERVING CONSTRUCTION OF THIS PARTICULAR PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND STANDARDS FOR THE PROJECT.
4. THE WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES AND BUILDING CODES. THE JOBSITE SHALL BE MAINTAINED CLEAN AND ORDERLY. ALL DEBRIS AND STORED MATERIALS SHALL BE HANDLED ON A DAILY BASIS SO AS NOT TO ENCUMBER THE SITE. ALL DEBRIS OR CONSTRUCTION/DEMOLITION MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
5. THE BUILDING DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
6. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PROPERTY LINES, VERIFYING ALL SETBACKS, EASEMENTS AND RIGHTS OF WAYS. CONTRACTOR SHALL VERIFY THE NEW WILL BE CONSTRUCTED WITHOUT ENCRDACHING ANY OF THESE BOUNDARIES. DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND RESOLVED PRIOR TO CONSTRUCTION. IF THE PROPERTY CORNERS MUST BE LOCATED BY A LICENSED ENGINEER IT IS THE RESPONSIBILITY OF THE HOME OWNER.
7. CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY OF WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR AS PER THE CURRENT C.B.C.
8. THESE DRAWINGS HAVE BEEN PREPARED WITH THE UTMOST CARE FOR RELIABLE AND ACCURATE INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS FOUND OR CHANGES DUE TO UNFORESEEN FIELD CONDITIONS OR HUMAN ERROR. NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO RESUMPTION OF WORK OR ITEMS IN QUESTION.

ABBREVIATIONS:

A/C	AIR CONDITION	MFG	MANUFACTURE
AMP	AMPERE	MIN	MINIMUM
APN	ASSESSOR PARCEL NUMBER	MISC	MISCELLANEOUS
BLDG	BUILDING	NO	NUMBER
CL	CENTER LINE	NTS	NOT TO SCALE
CLG	CEILING	OBSC	OBSCURE
CLR	CLEAR	OC	ON CENTER
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	PL	PLATE
COND	CONDENSER	QTY	QUANTITY
DBL	DOUBLE	REQ	REQUIRED
DEPT	DEPARTMENT	REV	REVISION REVISED
DN	DOWN	SPCG	SPACING
EA	EACH	SC	SOLID CORE
ELECT	ELECTRICAL	SH	SINGLE HUNG
(E)	EXISTING	SIM	SIMILAR
EXIST	EXISTING	SQ FT	SQUARE FOOT (FEET)
FF	FINISHED FLOOR	SS	SANITARY SEWER
FXD	FIXED	TMP	TEMPERED
GYP	GYP SUM	TYP	TYPICAL
HGT, HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VF	VERIFY IN FIELD
HB	HOSE BIB	WD	WOOD
HR	HOUR	W/	WITH
LAM	LAMINATE	W/O	WITHOUT
MAX	MAXIMUM	XO	FIXED/SLIDING
MECH	MECHANICAL		

LOT COVERAGE:

LOT SIZE= 7,000 SQ. FEET
 EXIST. MAIN RESIDENCE/CVR'D PORCH AREA= 1,394 SQ. FT.
 CONCRETE AREA= 1,485 SQ. FT.
 GARAGE W/ 2nd DWELLING AREA= 952 SQ. FT.
 TOTAL LOT COVER AREA= 3,831 SQ. FT.
 LOT COVERAGE= 55%
 PERVIOUS SURFACE= 45%

PROJECT DESCRIPTION:

THE PROJECT WILL BE THE NEW CONSTRUCTION OF A 2nd DWELLING UNIT. THE STRUCTURE WILL BE 2 STORIES WITH A GARAGE BELOW AND LIVABLE SPACE ABOVE. IT WILL HAVE AN EXTERIOR STAIRWELL TO THE 2nd FLOOR. THE EXTERIOR STYLE AND COLORS WILL MATCH THE EXISTING PRIMARY RESIDENCE.

DRAWING INDEX:

- 1 COVER SHEET/PLOT PLAN
- 2 LOWER & UPPER FLOOR PLANS/NOTES & LEGENDS
- 3 FOUNDATION PLAN/NOTES & TABLES/BUILDING SECTION/DETAILS
- 4 ROOF FRAMING/2ND FLOOR FRAMING PLANS/NOTES & LEGENDS/ATTIC VENTILATION PLAN
- 5 EXTERIOR ELEVATIONS
- 6 LOWER & UPPER ELECTRICAL PLANS/NOTES & LEGENDS
- G1 CALGREEN BUILDING STANDARDS CODE
- SD.1 STRUCTURAL DETAILS
- SD.2 STRUCTURAL DETAILS
- SN.1 GENERAL NOTES
- SN.2 GENERAL NOTES
- T1 TITLE 24 ENERGY COMPLIANCE

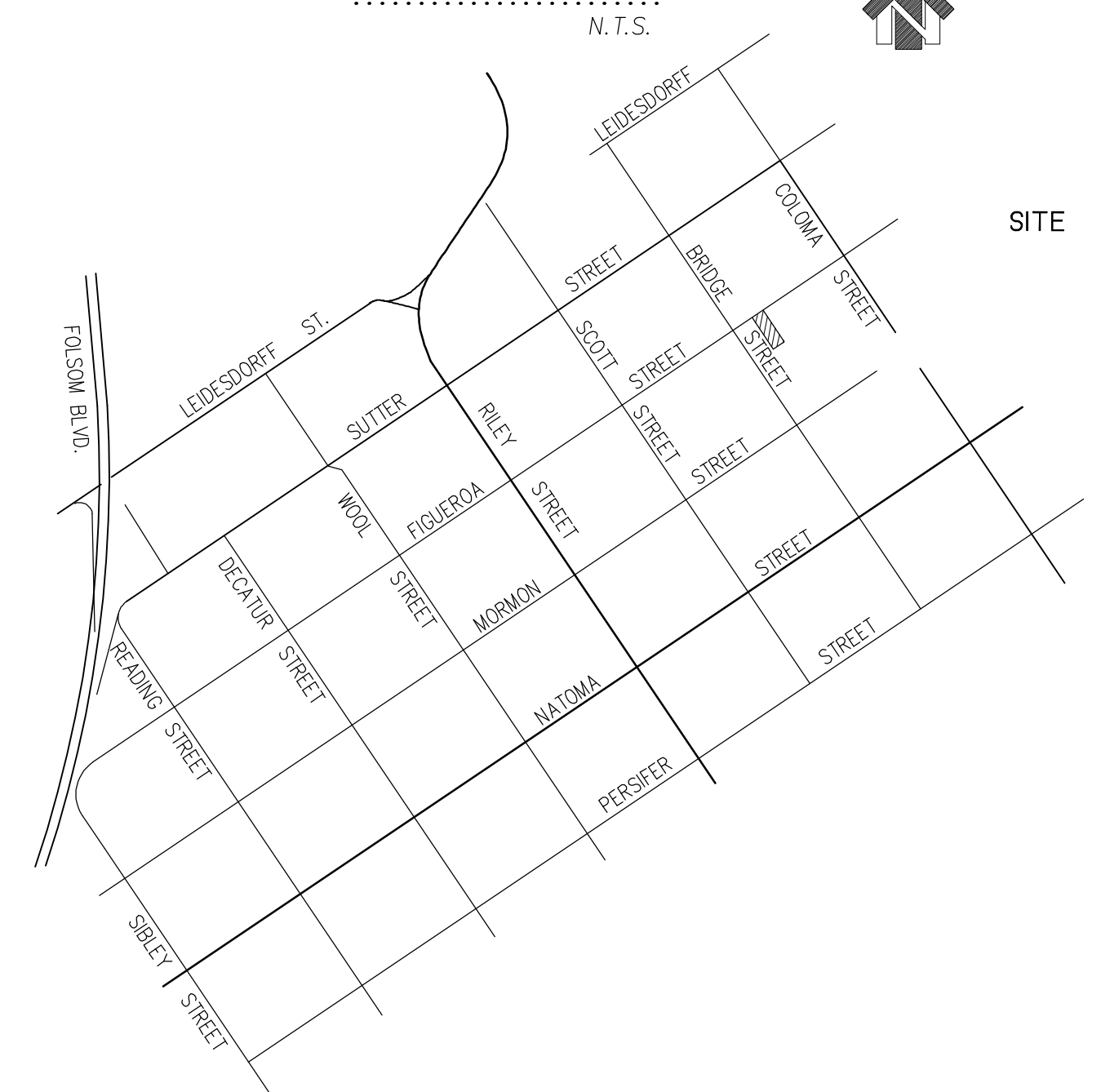
LEGAL DESCRIPTION:

THE FIGUEROA SUBAREA HISTORIC DISTRICT
 CITY OF FOLSOM, SACRAMENTO COUNTY, CALIFORNIA.
 413 1/2 FIGUEROA STREET
 APN= 070-0116-002-0000

PROJECT DATA:

ZONING: R-1-M
 OCCUPANCY: GROUP R-3, U
 TYPE OF CONSTRUCTION: V-B
 GENERAL PLAN DESIGNATION: SINGLE FAMILY DWELLING (SF)
 FIRE SPRINKLERS: NOT REQUIRED-EXISTING BUILDING IS CONTAINING NON-FIRE SPRINKLERS

VICINITY MAP
 N.T.S.



DATE	REVISIONS

ENGINEER: **Paulo Ibanez P.E.**
 P.O. Box 781
 Citrus Heights, CA, 95611
 Ph. (916) 524-3052
 pibanez@surewest.net

DESIGNER: **d. i. potis drafting services**
 Deanna L. Potis
 Orangevale, Ca. 95602
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 dpotisdrafting@gmail.com

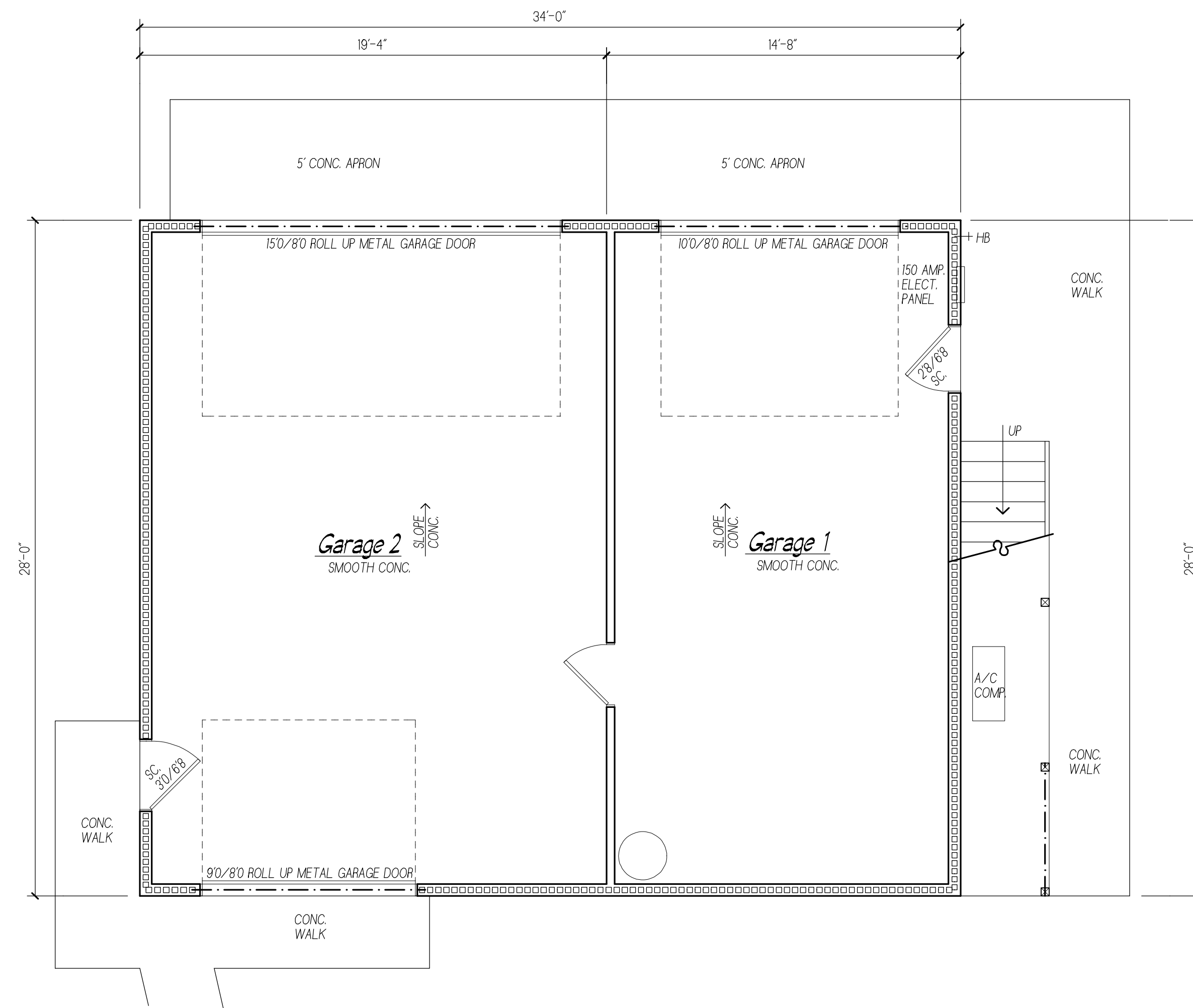
PROJECT: **FLORES 2nd DWELLING UNIT**
 413 1/2 FIGUEROA ST., CITY OF FOLSOM
 COUNTY OF SACRAMENTO, CA. A.P.N. 070-0116-002
 OWNER: **MARSHA HUNKINS FLORES**
 413 FIGUEROA STREET FOLSOM, CA. 95630
 PH: (916) 730-7515 EMAIL: mae@flore2008@gmail.com

**PLOT PLAN
 COVER SHEET**

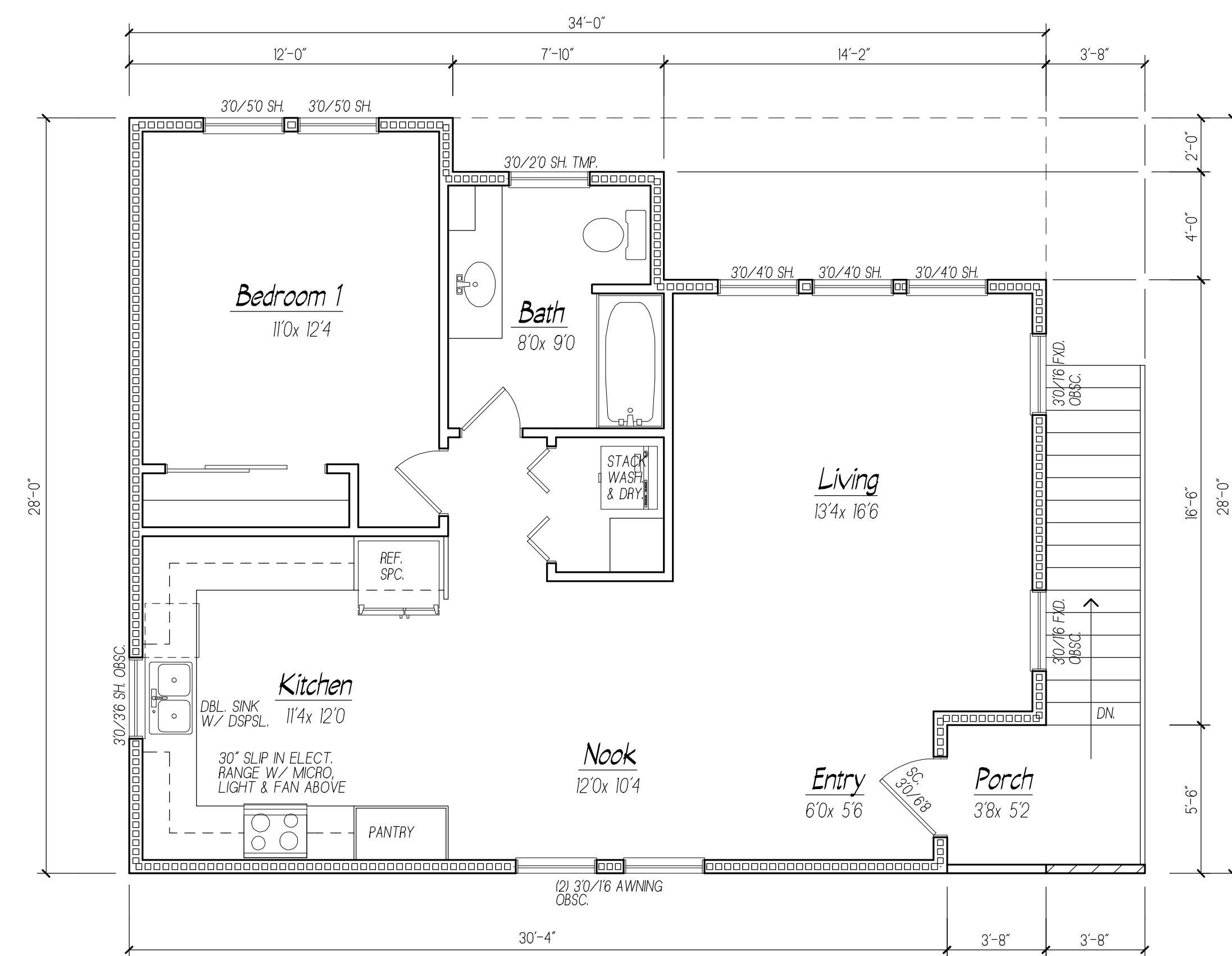
DATE: 7-18-21
 DRAWN: djp
 SCALE: 1/8" = 1'-0"
 JOB: 21-806
 SHEET: 1

FLOOR NOTES:

- 1) ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 C.R.C., C.B.C., C.M.C., C.P.C. & C.E.C. USE 2019 TITLE 24 ENERGY CODES, PLUS ALL LOCAL GOVERNING CODES.
- 2) CONTRACTOR IS TO VERIFY WITH OWNER MATERIALS & CONSTRUCTION METHODS TO MATCH ON EXISTING RESIDENCE.
- 3) CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PROPERTY LINES, VERIFYING ALL SETBACKS, EASEMENTS & RIGHT OF WAYS. CONTRACTOR TO VERIFY THAT FOOTPRINT OF STRUCTURE WILL BE CONSTRUCTED WITHOUT ENCRoACHING WITHIN THESE BOUNDARIES. IF PROPERTY CORNERS ARE TO BE LOCATED BY A LICENSED ENGINEER IT IS THE OWNERS RESPONSIBILITY.
- 4) THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES, DELETIONS OR SUBSTITUTIONS OF MATERIALS OR METHODS WITHOUT PRIOR WRITTEN APPROVAL.
- 5) WRITTEN DIMENSIONS, CONSTRUCTION DETAILS AND APPROVED BUILDING DEPT. SET HAVE PRECEDENCE OVER SCALED DIMENSIONS OR ALTERNATIVE BUILDING SETS.
- 6) EVERY EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THESE DRAWINGS. ANY ERRORS, OMISSIONS FOUND OR CHANGES DUE TO UNFORSEEN FIELD CONDITIONS OR HUMAN ERROR SHALL BE BROUGHT TO THE DESIGNERS ATTENTION AND RESOLVED PRIOR TO RESUMPTION OF WORK IN QUESTION.
- 7) THE DESIGNER IS NOT RESPONSIBLE FOR THE TIME OR CRAFTSMANSHIP OF WORK PERFORMED BY THE LICENSED CONTRACTOR.
- 8) ALL EQUIPMENT, APPLIANCES, FIXTURES, HARDWARE, FINISH MATERIALS AND COLOR SELECTIONS TO BE DETERMINED BY AGREEMENT BETWEEN THE OWNER AND GENERAL CONTRACTOR.
- 9) CONTRACTOR IS RESPONSIBLE TO REVIEW AND COMPLY WITH STRUCTURAL ENGINEERS CALCULATIONS.
- 10) ALL WALL FRAME TO BE 2" STUDS DF, # 2 OR BETTER @ 16" OC. (Unless Noted Otherwise)
- 11) PLATE HEIGHT TO BE 9'-0" @ LOWER, 8'-0" @ UPPER (U.N.O.)
- 12) ALL OPENING HEADERS TO BE DF, # 2 OR BETTER (U.N.O.) HEADERS MORE THAN 6'-0" IN LENGTH TO HAVE DBL. CRIPPLE STUDS @ EACH END.
- 13) ALL ANCHOR BOLTS ON PRESSURE TREATED WOOD PLATE SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL OR ALUMINUM ALLOY CORROSION RESISTANT.
- 14) THERMOSTATIC MIXING VALVES REQUIRED ON ALL SHOWER & TUB COMBINATIONS.
- 15) PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACKDRAFT DAMPER
- 16) THE SHOWER/TUB WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE DRAIN INLET.
- 17) STAIRWELL INCLUDED IN LOWER FLOOR SQ. FOOTAGE CALCS. ONLY.
- 18) PROVIDE 5/8" 1 HR FR. TYPE 'X' GYP. BRD. UNDER STAIRWELL AT WALLS & SOFFIT.
- 19) ALL STAR HANDRAILS SHALL HAVE A 1 1/4" - 2" GRIP-PABLE CROSS SECTION & NO SHARP CORNERS.
- 20) REFER TO SHEAR WALL TABLE FOR SIZE OF FRAMING MEMBERS & SILL PLATES AT ALL SHEAR WALLS. REFER TO SHEETS SNI1 & SNI2 FOR STANDARD DETAILS AND GENERAL NOTES.
- 21) ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE.
- 22) PROVIDE 1" AIR GAP FITTING AT DISHWASHER AND DISPOSAL.
- 23) ALL AIR DUCTS PENETRATING SEPARATION WALL, OR CEILING BETWEEN GARAGE & LIVING AREA SHALL BE 26 GA. MIN.
- 24) SIMPSON BRAND HARDWARE MAY BE SUBSTITUTED, AN ALTERNATE MAY BE USED WITH EQUAL SPECIFICATIONS.
- 25) ALL ROUGH PLUMBING FOR HOT AND COLD RUNS TO USE VANGUARD PEX SYSTEMS OR EQUAL IN LIEU OF COPPER.
- 26) THE MINIMUM SLOPE OF ALL DRAINAGE PIPING TO BE 1/4" PER FOOT. DRAINAGE PIPE 4" OR LARGER MAY HAVE A SLOPE OF 1/8" PER FOOT WHEN SPECIFICALLY APPROVED BY THE CITY PER C.P.C. 708.
- 27) ALL COUNTER TOPS TO BE A SOLID SURFACE. OWNER TO VERIFY MATERIAL.
- 28) CONTRACTOR TO VERIFY ALL HEIGHTS BETWEEN F.F. AND LEVEL AT TERMINATION OF STAIRS FOR EXACT RISE AND RUN DIMENSIONS.
- 29) EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE C.B.C. 1030
 - MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
 - 24" MINIMUM NET CLEAR OPENING HEIGHT
 - 20" MINIMUM NET CLEAR OPENING WIDTH
 - BOTTOM NET CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR
 - OPERATION SHALL BE FROM INSIDE THE ROOM WITHOUT THE USE OF SPECIAL KEYS, TOOLS OR KNOWLEDGE.
- 30) ALL LANDINGS AT EXTERIOR DOORS SHALL NOT MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD.
- 31) ANY FOAM PLASTIC INSULATION USED SHALL COMPLY WITH C.R.C. R302.101 AND SECTION R318.
- 32) MINIMUM U-FACTOR FOR ALL NEW WINDOWS AND DOORS WITH GLAZING PER ENERGY REPORT RECOMMENDATIONS.



Lower Floor Plan



Upper Floor Plan

WALL LEGEND

	INDICATES 2x4 STUDS @ 16" OC.
	INDICATES 2x6 STUDS @ 16" OC.
	INDICATES 2x4 STUDS @ 16" OC. (HALF WALL)

UPPER RESIDENCE AREA= 831 SQ. FT.
 GARAGE FLOOR AREA= 952 SQ. FT.
 COVERED PORCH AREA= 19 SQ. FT.

DATE	REVISIONS

ENGINEER: Paulo Ibanez P.E.
 P.O. Box 781
 Citrus Heights, CA, 95611
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 pibanez@surewest.net

DESIGNER: d. l. potis drafting services
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 Orangevale, Ca. 95602
 Off./Fax (916) 988-7388
 dpotisdrafting@gmail.com

PROJECT: FLORES 2nd DWELLING UNIT
 413 1/2 FIGUEROA ST. CITY OF FOLSOM
 COUNTY OF SACRAMENTO, CA. A.P.N. - 070-0116-002

OWNER: MARSHA HUNKINS FLORES
 413 FIGUEROA STREET FOLSOM, CA. 95630
 Ph: (916) 730-7515 EMAIL: maeflores2008@gmail.com

LOWER & UPPER FLOOR PLANS/NOTES & LEGENDS

DATE: 7-18-21
DRAWN: djp
SCALE: 1/4" = 1'-0"
JOB: 21-806
SHEET: 2

ATTACHMENT 6

Site Photos



30





ATTACHMENT 7
Comment Letter from Heritage Preservation
League of Folsom, Dated May 20, 2021

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

May 20, 2021

PROJECT: Detached Garage and Accessory Dwelling Unit at 413 Figueroa Street in the Figueroa Subarea (File: 21-080)

REQUEST: The demolition of an existing garage and the construction of a new garage with a second story Accessory Dwelling Unit.

PROJECT

HISTORY: Application Circulated by City on May 7, 2021 (feedback requested by May 21).

PROJECT REVIEW:

Site Conditions:

Many large garages with ADU's are facing the alley between the 400-block of Coloma Street and Bridge Street. The public alleyway is often congested by parked cars and larger vehicles have a hard time to get through. Three car garages have already been built across from the project site and west of the project site.

In the current proposal a 10-foot setback has been maintained along the east side of the new structure. This area can provide an additional parking area

- To reduce the visual massing of two story structures along the alley and improve access to the new garage, the proposed building should have a larger setback from the alley (more than 5-feet).

Demolition

The existing garage building appears to have been constructed at the same time as the main structure. Should this building include salvageable lumber or hardware, these materials could be preserved at a location that is approved by the Community Development Department.

- Provide the Historic District Commission with photo's and documentation regarding the existing garage.
- Save existing materials that can be recycled.
- Document the small hipped roof area at the end of the ridgeline of the existing garage and incorporate this feature with the new building.

Building Design

The proposed new structure is larger than 800 sq. ft. and is therefore subject to design review. Because the new garage/residence does not resemble the existing home on the same property, HPL is recommending that the existing hipped roof detail (included with both the main structure and the garage) should also be included with the new detached accessory structure.

- Connect the new building to the existing home by using the same hipped roof detail that has been incorporated with the original structures at 413 Figueroa Street.

Because few personal cars existed in Folsom before year 1910, garages in the Figueroa Street Subarea should generally be disguised as storage barns or carriage houses. The proposed garage doors do not meet these recommendations.

- Select garage doors that resemble barn doors or carriage house doors,