



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
December 15, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Assembly Bill 361 and the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency, the Folsom Historic District Commission, staff, and members of the public may participate in this meeting via teleconference.

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.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, Kathleen Cole, Mickey Ankhelyi, Mark Dascallos, John Felts, 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 November 18, 2021 special meeting will be presented for approval.

Commendation to be Presented to Daron Bracht

OLD BUSINESS

1. PN 21-273, 811 Sutter Street Sign Permit and Determination that the Project is Exempt from CEQA (Recommending Continuation Off Calendar)

A Public Meeting to consider a request from United Sign Systems for approval of a Sign Permit application for a wall sign and under-canopy sign for Maribou Salon located at 811 Sutter Street. The zoning classification for the site is SUT/HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act ("CEQA") in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: United Sign Systems)**

NEW BUSINESS

2. PN 21-264, 305 Coloma Street Custom Home and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Joan Walter for approval of a Residential Design Review application for a 2,246-square-foot custom home located at 305 Coloma 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 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Joan Walter)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **January 19, 2022**. 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.



CITY OF
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**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION MINUTES
November 18, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630**

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

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: 1. Bob Delp addressed the Historic District Commission concerned about public hearing noticing requirements.

MINUTES: The minutes of the November 3, 2021 meeting were approved as submitted.

NEW BUSINESS

1. PN 21-273, 811 Sutter Street Sign Permit and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from United Sign Systems for approval of a Sign Permit application for a wall sign and under-canopy sign for Maribou Salon located at 811 Sutter Street. The zoning classification for the site is SUT/HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act (“CEQA”) in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: United Sign Systems)**

1. Bob Delp addressed the Historic District Commission with comments regarding the size and position of the proposed sign.
2. Cindy Pharis addressed the Historic District Commission with comments regarding the proposed sign brackets and building color change.

COMMISSIONER COLE MOVED TO CONTINUE ITEM NO. 1 TO THE NEXT HISTORIC DISTRICT COMMISSION MEETING ON DECEMBER 1ST.

COMMISSIONER BRACHT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: COLE, ANKHELYI, DUEWEL, WEST BRACHT

NOES: FELTS

RECUSED: DASCALLOS

ABSENT: NONE

2. PN 21-239, 309 Figueroa Street Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Belwood Investments for approval of a Residential Design Review application for a remodel of an existing single-family residence located at 309 Figueroa 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 ("CEQA") in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Belwood Investments)**

1. Bob Delp addressed the Historic District Commission with comments regarding historical evaluation of the property and the garage conversion.
2. Laura Fisher addressed the Historic District Commission with comments regarding wood windows, easements, and why work had been started without a permit.
3. Loretta Hettinger addressed the Historic District Commission with comments regarding updating the cultural resource inventory list.
4. Margaret Weaver addressed the Historic District Commission with comments regarding the driveway and making a cooperative agreement with neighbors in the alley.

COMMISSIONER BRACHT MOVED TO CONTINUE ITEM NO. 2 OFF CALENDAR TO ADDRESS COMMISSION CONCERNS.

COMMISSIONER FELTS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ANKHELYI, DASCALLOS, FELTS, WEST, BRACHT

NOES: NONE

RECUSED: COLE, DUEWEL

ABSENT: NONE

PUBLIC HEARING

3. PN 19-174, Barley Barn Tap House Conditional Use Permit, Design Review, and Determination that the Project is Exempt from CEQA

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

1. Cindy Pharis addressed the Historic District Commission with comments regarding a parking variance and use of the property.
2. Joe Gagliardi addressed the Historic District Commission with comments regarding economic impacts.
3. Carrie Lane addressed the Historic District Commission with comments regarding the business district's balance and parking.
4. John Lane addressed the Historic District Commission with comments regarding parking.
5. Bonnie Darran addressed the Historic District Commission with comments regarding a parking variance.
6. Glenn Fait addressed the Historic District Commission with comments regarding public noticing and support of the project.
7. Beth Kelly addressed the Historic District Commission with comments regarding CEQA exemptions and possible impacts.
8. Loretta Hettinger addressed the Historic District Commission with comments regarding conditional use permit issues and parking.
9. Ben Fuentes addressed the Historic District Commission with comments regarding traffic and parking.
10. John Shaw addressed the Historic District Commission with comments regarding the parking lease with the Eagles and noise.

11. Jerry Bernau addressed the Historic District Commission with comments regarding parking studies.
12. Karen Holmes addressed the Historic District Commission with comments regarding parking and changes that are needed to the district.
13. Gary Richard addressed the Historic District Commission with comments regarding parking.
14. Mike Reynolds addressed the Historic District Commission with comments regarding parking.

COMMISSIONER DUEWEL MOVED TO APPROVE A CONDITIONAL USE PERMIT AND DESIGN REVIEW (PN 19-174) FOR BARLEY BARN TAP HOUSE, WHICH INCLUDES DEVELOPMENT AND OPERATION OF A CRAFT BEER ESTABLISHMENT WITHIN AN EXISTING 4,377-SQUARE-FOOT BUILDING LOCATED AT 608 ½ SUTTER STREET SUBJECT TO THE FINDINGS (FINDINGS A-I) AND CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-30).

COMMISSIONER BRACHT MADE A FRIENDLY AMENDMENT TO **STRIKE DESIGN REVIEW** FROM THE ORIGINAL MOTION.

COMMISSIONER DUEWEL ACCEPTED THE FRIENDLY AMENDMENT.

COMMISSIONER ANKHELYI SECONDED THE MOTION.

COMMISSIONER BRACHT MADE A FRIENDLY AMENDMENT TO ADD LANGUAGE THAT “the applicant shall make a good faith effort to improve the Eagles Lodge parking lot including paving and striping to the satisfaction of the Community Development Department with the voluntary agreement of the Eagles Lodge”.

COMMISSIONER DUEWEL ACCEPTED THE FRIENDLY AMENDMENT.

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

THE CONDITIONAL USE PERMIT FOR THE PROJECT WAS APPROVED.

COMMISSIONER COLE MOVED TO APPROVE THE DESIGN REVIEW (PN 19-174) FOR BARLEY BARN TAP HOUSE, WHICH INCLUDES DEVELOPMENT AND OPERATION OF A CRAFT BEER ESTABLISHMENT WITHIN AN EXISTING 4,377-SQUARE-FOOT BUILDING LOCATED AT 608 ½ SUTTER STREET SUBJECT TO THE FINDINGS (FINDINGS A-I) AND CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-30).

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

THE DESIGN REVIEW FOR THE PROJECT WAS APPROVED.

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is tentatively scheduled for December 1st.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR

HISTORIC DISTRICT COMMISSION STAFF REPORT

DATE: December 15, 2021
TO: Historic District Commission
FROM: Community Development Department
SUBJECT: **811 Sutter Street Sign Permit (PN 21-273)**

STAFF RECOMMENDATION

The applicant has requested that this item be continued off calendar so the business owner will be able to attend the meeting and to allow more time to consider potential design options.

HISTORIC DISTRICT COMMISSION ACTION

MOVE TO CONTINUE PN 21-273, A SIGN PERMIT APPLICATION FOR A WALL SIGN AND UNDER-CANOPY SIGN FOR MARIBOU SALON LOCATED AT 811 SUTTER STREET, OFF CALENDAR.

ATTACHMENT

E-mail message from the applicant (enclosed).

Josh Kinkade

From: Marco Ospina <marco@unitedsign.net>
Sent: Wednesday, December 1, 2021 11:40 AM
To: Josh Kinkade
Subject: RE: 811 Sutter St (Maribou Salon) - Historic District Commission Meeting
Attachments: Plans_Maribou_113021.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Josh,

The property owner requested the changes shown on the revised set of sign plans. I changed the photos on the drawings to show the current wall paint of the building. The property owner is requesting to have two under canopy signs at either end of the property, while keeping the maximum sign area at 22.5 SF. We hope that these changes will satisfy the Historic Commission.

Unfortunately the property owner will not be able to attend the December 15th meeting, and I know is important for her to be present, so it will be best to place this item on the next one.

Thank you and please let me know if you have any questions.

MARCO A. OSPINA
United Sign Systems
Ph 916-361-3200 Cell 530-400-1094
www.unitedsign.net



CITY OF
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AGENDA ITEM NO. 2
Type: Public Meeting
Date: December 15, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 305 Coloma Street Custom Home
File #: PN 21-264
Request: Design Review
Location: 305 Coloma Street
Parcel(s): 070-0120-001
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Joan Walter
Address: 301 Coloma Street
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion, approve an application for Design Review for a 2,246-square-foot custom home at 305 Coloma Street (PN 21-264) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-12).

Project Summary: The proposed project consists of development of a 2,246-square-foot two-story custom home and 550-square-foot attached garage on a 7,012-square-foot lot located at 305 Coloma 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
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plans, Elevations and Roof Plan, dated 11-11-21
- 6 - Renderings and Proposed Colors and Materials
- 7 - Site Photographs



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AGENDA ITEM NO. 2
Type: Public Meeting
Date: December 15, 2021

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant is requesting Design Review approval for development of a 2,246-square-foot two-story custom home and a 550-square-foot attached garage on a 7,012-square-foot lot located at 305 Coloma Street. The residence is proposed to be 26.5 feet in height. The proposed site plans, floor plans, color elevations, color and material board and renderings for the proposed project are included in Attachment 5. Proposed exterior colors and materials include white horizontal lap siding, black vinyl window frames with white wood trim, white wood porch columns, black asphalt shingle roofing and brick porch base.

The property at 305 Coloma 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.

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 District), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. FMC Section 17.52.540 states that one-family dwellings are permitted in the Historic Residential Primary Area.

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.

The following table shows how the proposed primary residence relates to the FMC zoning requirements:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	7,000 sq. ft.	7,012 sq. ft.
Minimum Lot Width	50'	70.09'
Minimum Pervious Coverage	45% of lot area	62% of lot area
Maximum Building Height	35'	26.5'
Front Yard Setback	20'	20'
Side Yard Setback	5' (interior), 10' (street-side)	5' (interior), 10' (street-side)
Rear Yard Setback	20'	31'
Setback To Other Structures	8' (6' to ADU)	>8' (6' to ADU under separate application)
Minimum Parking	2 spaces	2 spaces

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

The site plan also shows a detached accessory dwelling unit (ADU) located in the rear of the parcel. Staff has reviewed the preliminary plans for the ADU and found that based on it being no taller than 16 feet in height, it would be subject to only a staff-level ministerial review per (FMC) Section 17.105.070(B)(1) and would not be subject to review by the Historic District Commission. Because the ADU is not greater than 800 square feet, it will not be subject to the design standards in FMC Sections 17.105.150 and 17.105.160.

Building Design/Architecture

The project site is located within the Figueroa Subarea of the City of Folsom's Historic District. The Figueroa Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. Many of the oldest and most significant homes in Folsom, both architecturally and historically, are concentrated in this Subarea. Given that this Subarea is readily accessible by tourists, the intent of this Subarea is to maintain pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City's early residential lifestyle. Adherence to historic authenticity is of great importance in this Subarea.

In analyzing the architectural design of the residence, staff determined that the structure includes many key elements commonly found in early residential design (pre-1910)

Craftsman style, including a low-pitched roof, asymmetric distribution of front openings, a full porch with large columns, gabled dormers, horizontal shingle siding, brick wainscoting and double-hung windows. Staff has also determined that the proposed residence includes the use of building materials that are natural in appearance (lap siding, wood trim and composition asphalt shingles), as encouraged by the Historic District Design and Development Guidelines (DDG's). In addition, the proposed project utilizes colors (white siding, white trim and a black roof) which are consistent with colors typically utilized on historic residential structures.

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 applicant proposes vinyl primarily double-hung windows with white trim. The windows are predominantly proportioned vertically. The front entrance of the residence is proposed to be a glass door with red wood trim, consistent with the style of the residence.

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 residence and garage will be composition shingle roofs colored black, consistent with the DDGs.

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 white horizontal siding, white window trim and black shingle roofing.

FMC Section 17.52.540 (A)(1)(a) states that in the Figueora subarea, attached garages are not permitted in the general view shed of the public, unless not identifiable as a garage. The project includes an attached garage with doors facing the Sutter Street/Figueora Street alley. From the front of the residence, the garage appears as a single-story element with a window that is not identifiably a garage. From the alley, the garage is in scale with other single-story garages along the alley. Staff also notes that adding the garage to the side of the residence provides for the required parking while allowing a single-story ADU to be developed in the rear of the property that would not have to be located on top of the garage. As such, staff has concluded that the proposed garage meets this requirement of the FMC.

According to the DDGs, Appendix D, Chapter C.4 (e), two single garage doors are preferred over a double door. The proposed garage features two single roll-up doors,

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.

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.

PUBLIC NOTICING COMMENTS

Initial plans were routed to the Heritage Preservation League (HPL) and Historic Folsom Residents Association (HFRA). No comments from these organizations were received at the time this staff report was published. A notice was posted on the project site five days prior to the Historic District Commission meeting of December 15, 2021, in compliance with the requirements of FMC Chapter 17.52.320.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 (New Construction of Small Structures) 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 in this case.

RECOMMENDATION

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

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Design Review application (PN 21-264) for a 2,246-square-foot custom home at 305 Coloma Street as illustrated on Attachment 5 for the 305 Coloma Street New Custom Home project, subject to the findings included in this report (Findings A-H) 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) 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 PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- H. 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

On August 5, 2020, the Historic District Commission approved an application to subdivide a 21,036-square-foot parcel into three separate parcels, including the subject property. The resultant parcel of this parcel map created the subject property, which is currently vacant and does not appear on the City of Folsom’s Cultural Resources Inventory. The subject property is located in the Figueroa Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District).

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: Single-Family Residential Development (FIG/R-1-M) with Sutter Street Beyond
South: Sutter Street-Figueroa Street alley with Figueroa St. with Single-Family Residential Development (FIG/R-2) beyond
East: Single-Family Residential Development (FIG/R-1-M)
West: Coloma Street with Single Family Residential Development (FIG/R-1-M) Beyond

SITE CHARACTERISTICS

The 7,012-square-foot project site is flat and vacant, and currently contains vegetation.

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
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 305 COLOMA STREET CUSTOM HOME DESIGN REVIEW
 (PN 21-264)**

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, Elevations and Roof Plan dated 11-11-21, and the Color and Material Board included in Attachments 5 and 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 is required.	OG	CD (B)
3.		This approval is for a 2,246-square-foot custom home and 550-square-foot attached garage on a residential lot located at 305 Coloma Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans, Elevations and Roof Plan, dated 11-11-21, included in Attachment 5.	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.		<p>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.</p>	G, I, B	CD (P)(E)(B)
6.		<p>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.</p>	B	CD (P)(E)
7.		<p>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.</p>	B	CD (P)(E)
8.		<p>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.</p>	B	CD (P)(E)

9.		<p>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.</p>	B	CD (P)(E), PW, PK
10.		<p>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.</p>	B	CD (P)

11.	<p>Pursuant to the state’s Model Water Efficient Landscape Ordinance (MWELo), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit.</p> <p>Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may either:</p> <ul style="list-style-type: none"> a. Comply with the performance requirements of the MWELo and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD; or b. Comply with the simpler Prescriptive Compliance Option contained in Appendix D to the MWELo and, by the time of final inspection for a Building Permit for the custom home, shall install the City-approved landscape and submit a Certificate of Completion to the CDD. <p>Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the performance requirements of the MWELo and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD.</p> <p>Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein. The City-approved landscaping shall be installed within 24 months of the date of building permit issuance.</p> <p>Any significant modification to the City-approved landscaping shall comply with the State’s Model</p>	B	CD (E)
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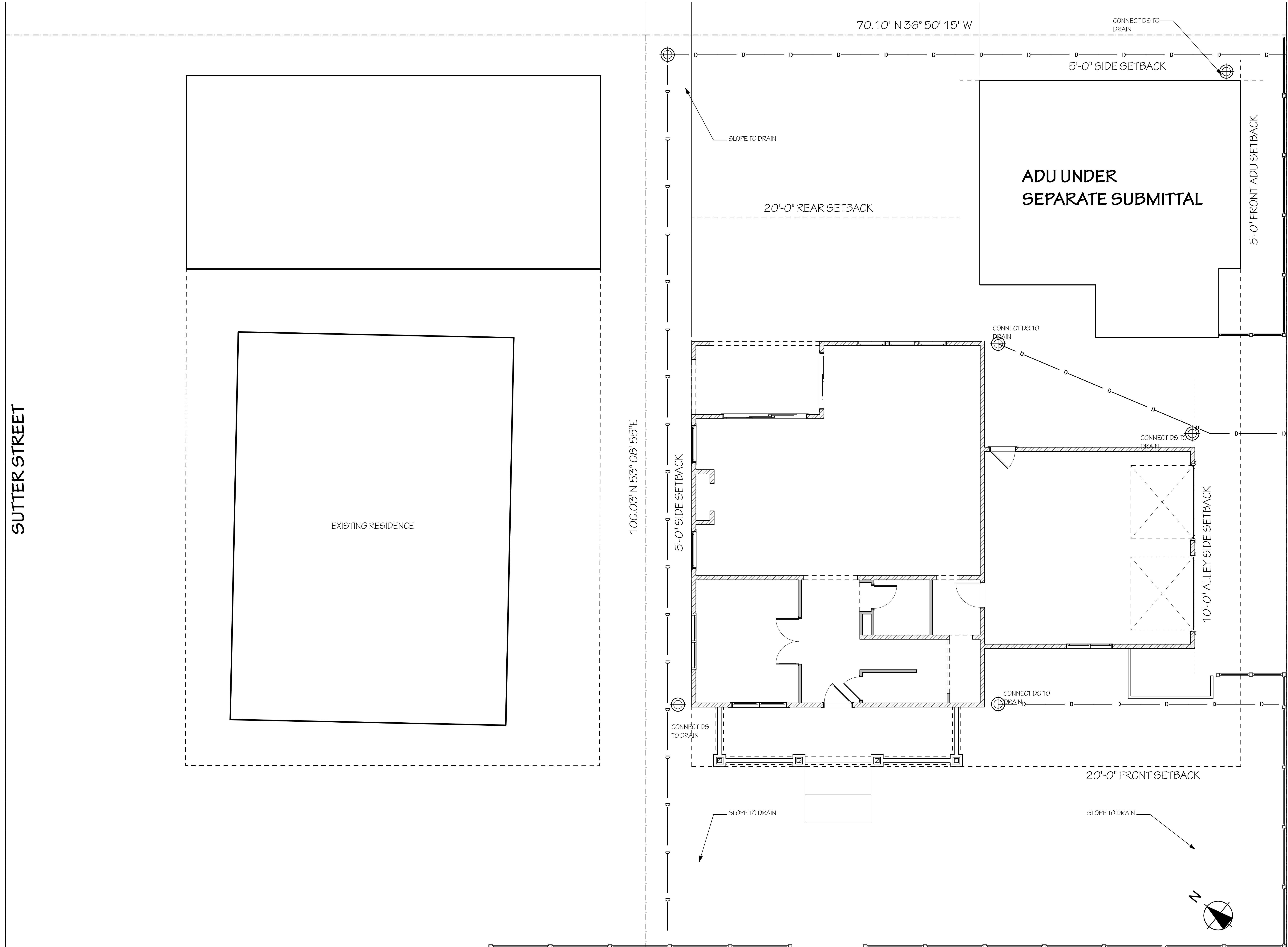
		<p>Water Efficient Landscape Ordinance.</p> <p>For purposes of this condition of approval, “landscape area” means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).</p>		
12.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (December 15, 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.</p>	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	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4 Vicinity Map



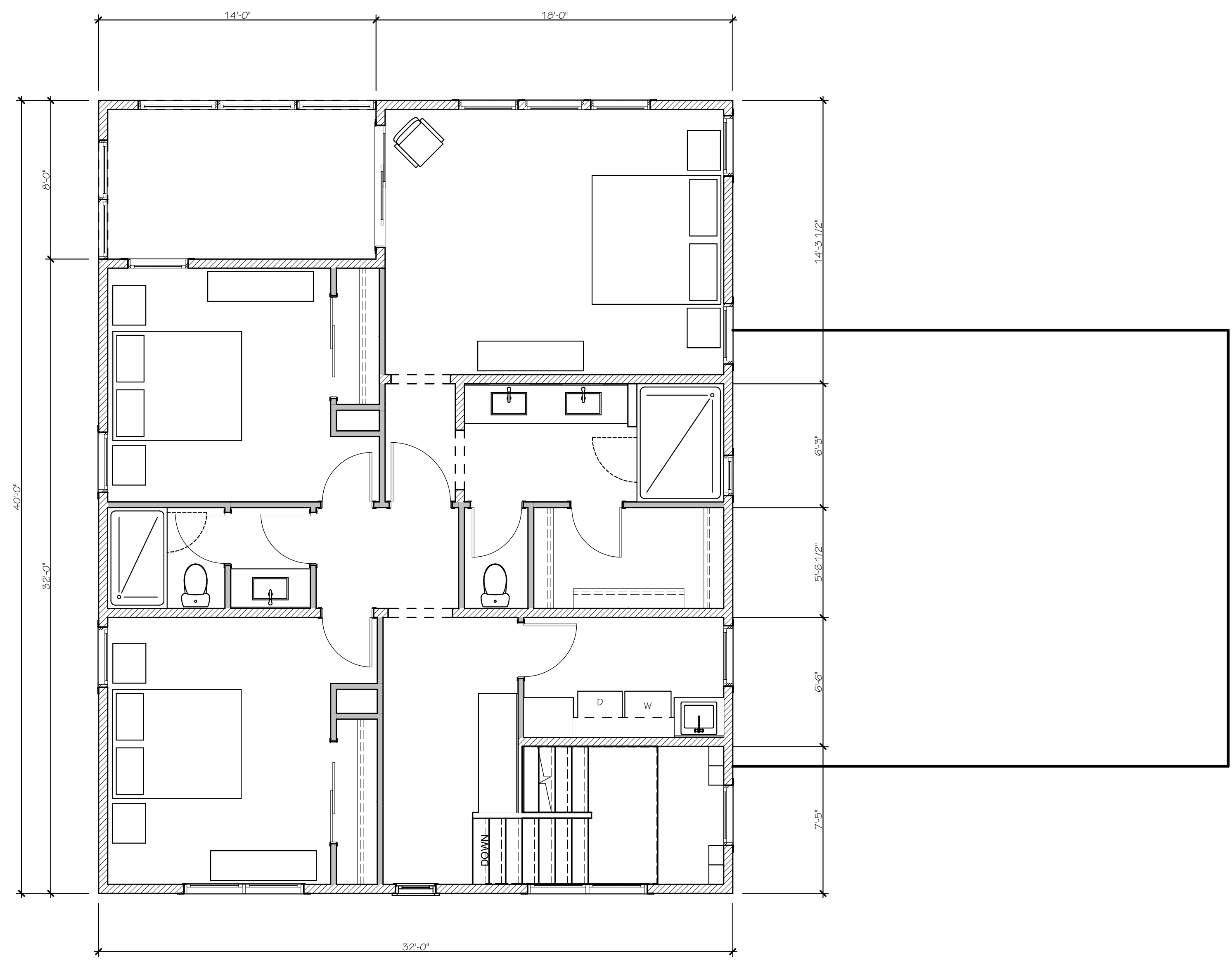
Attachment 5
Site Plan, Floor Plans, Elevations and Roof Plan,
dated 11-11-21



301-A COLOMA STREET

COLOMA STREET

LOT COVERAGES:
MAIN HOUSE WITH PORCHES = 1953.48
ADU WITH PORCHES = 709.52
38% LOT COVERAGE
DRIVEWAYS:
MAIN HOUSE DRIVEWAY = 220.00
ADU DRIVEWAY = 466.00
TOTAL LOT IMPERVIOUS COVERAGE 47%



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND:	
	2x4 WALL
	2x6 WALL
	2x8 WALL

ELEVATION KEYNOTES

- 1 SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10 FEET WITH A MINIMUM GRADE OF 6 INCHES. FINISH GRADE AROUND THE STRUCTURE/FOUNDATION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. WHERE THIS REQUIREMENT CANNOT BE MET, AN ALTERNATE METHOD WILL BE REQUIRED. PER 2019 CRC R401.3.
- 2 CEMENTITIOUS LAP SIDING WITH MITERED CORNERS PER BUILDER. INSTALL PER MANUFACTURER.
- 3 CEMENTITIOUS SHINGLE SIDING WITH 1x CORNER BOARDS PER BUILDER. INSTALL PER MANUFACTURER REQUIREMENTS.
- 4 ADHERED THIN BRICK VENEER. INSTALL PER MANUFACTURER REQUIREMENTS. HEIGHT AS NOTED ON ELEVATIONS. 2019 CRC R703.12.
- 5 2x6 FASCIA WITH CORROSION RESISTANT GUTTER. OGEE PROFILE. PER BUILDER.
- 6 RAKE BOARD. 2x6. U.N.O. PER BUILDER.
- 7 EXTERIOR COACH LIGHTS. PER BUILDER.

- 11 ILLUMINATED ADDRESS SIGN. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF 1/2 INCH. INSTALL THE ADDRESS SIGN SO IT IS CLEARLY SEEN FROM THE STREET. 2019 CRC R319.1.
- 12 COMPOSITE SHUTTERS. SEE DETAILS FOR STYLE. MATCH WINDOW OR OPENING HEIGHT. WIDTH OF EACH SHUTTER TO EQUAL ONE-HALF OF WINDOW OR OPENING WIDTH. U.N.O.
- 13 WOOD PLANK RAILING. PER BUILDER. STYLE AS SHOWN. SEE DETAILS.
- 14 CORROSION RESISTANT METAL UNDERFLOOR VENT. SIZE AS NOTED. SEE DETAILS.
- 15 PAIRIE STYLE FRONT DOOR PER BUILDER WITH GLAZING. INSTALL PER MANUFACTURER. PAINT DOOR SHERWIN WILLIAMS 2802 - ROO/WOOD RED.
- 16 PAIRIE STYLE FRONT DOOR PER BUILDER WITH GLAZING. INSTALL PER MANUFACTURER. PAINT DOOR SHERWIN WILLIAMS 2802 - ROO/WOOD RED.
- 17 VINYL OR ALUMINUM WINDOWS WITH BLACK FRAMES PER MANUFACTURER.
- 18 TAPERED COLUMN WITH CEMENTITIOUS TRIM. SEE DETAILS.
- 19 FRIEZE TRIM. ALIGN WITH TOP OF WINDOW HEAD TO ENCLOSED SOFFITED EAVE.

ELEVATION NOTES

- A. SEE ELEVATIONS FOR HEIGHTS OF THE BUILDING ABOVE THE ADJACENT FINISH GRADE.
- B. ALL EXTERIOR WALLS SHALL HAVE A WATER RESISTIVE BARRIER INSTALLED OVER WOOD STUDS OR SHEATHING ACCORDING TO MANUFACTURER INSTRUCTIONS AND 2019 CRC R703.
- C. FLASHING AND COUNTER FLASHING SHALL BE INSTALLED AT PARAPETS, ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE AN EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL, CRICKETS OR GABLES. FLASHING SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION. WHEN OCCURS METAL FLASHING OR CRICKETS SHALL BE CORROSION RESISTANT AND NOT LESS THAN 0.19 INCH OR 26 GAUGE THICK. PER 2019 R903.2.1 AND R903.2.2.

UNDERFLOOR VENTILATION

VENTILATION OPENINGS FOR UNDERFLOOR AREAS SHALL BE A 1/1,500 RATIO WHEN THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED TO PROVIDE GROSS VENTILATION OF THE SPACE. 2019 CRC R409.2 EXCEPT:

AREA #1			
UNDERFLOOR AREA:		XXXX SQ. FT.	
VENT RATIO:		1/1,500	
REQUIRED VENTILATION: (SQ. FT. x 1.44) / 1,500		XXX SQ. IN.	
PROPOSED VENTILATION:		XXX SQ. IN.	
VENTS:	QUAN.	AREA:	TOTAL:
8'x14"	X	112 SQ. IN.	XXX SQ. IN.

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301-B COLOMA STREET
FOLSOM, CA 95630

**ROBERT AND JOANIE
WALTER**

SHEET CONTENT:
**EXTERIOR
ELEVATIONS**



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 11, 2021

REVISIONS:

FILE: RESIDENCE & ADU

SHEET NO.:

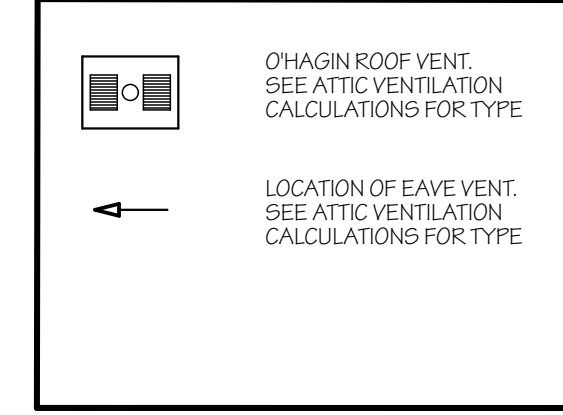
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ROOF PLAN KEYNOTES

- MECHANICAL / HVAC**
- M1** ATTIC ACCESS. SEE FLOOR PLAN NOTES FOR SIZE AND REQUIREMENTS.
 - M2** FORCED AIR UNIT (FAU) IN ATTIC ON PLATFORM. VERIFY LOCATION WITH MECHANICAL DRAWINGS. PROVIDE UNOBSTRUCTED PASSAGEWAY NOT LESS THAN 22"x30" WITH 24" WIDE SOLID FLOORING AND A LEVEL WORK PLATFORM NOT LESS THAN 30"x30" AT THE SERVICE SIDE OF THE EQUIPMENT WITHIN 20 FEET OF THE ATTIC ACCESS. 2019 CMC 304.2 AND 304.4
 - M3** WHOLE HOUSE FAN. SEE FLOOR PLAN NOTES FOR SIZE AND REQUIREMENTS.
- ROOF**
- R1** DASHED LINE INDICATES OUTLINE OF EXTERIOR FRAME WALL OF BUILDING BELOW.
 - R2** CORROSION RESISTANT GUTTER, PER BUILDER.
 - R3** LOCATION OF DOWN SPOUT. VERIFY W/ CIVIL ENGINEER DRAWINGS.
 - R4** DOWN SPOUT TO DRAIN INTO GUTTER AT LOWER ROOF LEVEL. SEE EXTERIOR ELEVATIONS.
 - R5** ROOF VENT AS SPECIFIED IN ROOF PLAN NOTES.

- SOLAR**
- S1** EXTENTS OF SOLAR READY ZONE. PER SOLAR ROOF PLAN NOTE A. VERIFY LOCATION IN FIELD FOR ORIENTATION.
 - S2** ELECTRICAL CONDUIT LINE TO THE MAIN SERVICE ELECTRICAL PANEL. PROVIDE RESERVED AREA FOR INVERTERS AND METERING EQUIPMENT. 2019 CALIFORNIA ENERGY CODE SECTION 110.10(1).
 - S3** PLUMBING CONDUIT LINE TO THE WATER HEATING SYSTEM. 2019 CALIFORNIA ENERGY CODE SECTION 110.10(2).

SYMBOLS:



ROOF PLAN NOTES

- A** ROOFING MATERIAL. CLASS 'M' FIRE-RETARDANT ROOFING MATERIAL. ELEVATION 'A'. <CONCRETE 5' TILE ELEVATION 'B'. <CONCRETE FLAT TILE ELEVATION 'C'. <COMPOSITION ASPHALT SHINGLES W/ STANDING SEAM METAL. ROOF RIDGES AND RAKE EDGE TRIM CONDITIONS PER MANUFACTURER INSTRUCTIONS.
- B** ROOFING MANUFACTURER. MANUFACTURER NAME. PRODUCT NAME. ERS REPORT #.
- C** PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS WHERE SCHEDULED AND LOCATE PER CIVIL DRAWINGS AND SOLS REPORT.
- D** RADIANT BARRIER TO BE INSTALLED ON THE UNDERSIDE OF THE ROOF SHEATHING AND THE INSIDE SURFACE OF GABLE ENDS PER CALIFORNIA ENERGY CODE SECTION 150.1(c)2. OMIT AT NON-VENTED ATTIC ASSEMBLIES.

ATTIC VENTILATION

- A** THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE ATTIC AREA. THE MINIMUM NET FREE VENTILATION AREA MAY BE 1,300 SF AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE LOCATED WITHIN 3 FEET MEASURED VERTICALLY OF THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. 2019 CRC R206.2.
- B** ENCLOSED RAFTER SPACES WHERE THE CEILING IS APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. PROVIDE ATTIC VENTILATION FOR EACH SEPARATE ATTIC SPACE. PER 2019 CRC R206.1.
- C** GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
- D** ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES OR SHALL BE VENTED INDEPENDENTLY TO CBC AND CRC REQUIREMENTS.
- E** OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" IN DIMENSION. PER 2019 CRC R206.1.
- F** WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. THERE IS TO BE A MINIMUM 1" AIR SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING. PER 2019 CRC R206.3.
- G** EAVE VENTS ARE NOT PERMITTED WITHIN STRUCTURAL SHEAR WALLS. FIELD VERIFY LOCATION OF SHEAR WALLS PER STRUCTURAL DRAWINGS.

SOLAR

- A** PROVIDE SOLAR READY REQUIREMENTS FOR NEWLY CONSTRUCTED SINGLE FAMILY RESIDENCES LOCATED IN SUBDIVISIONS WITH 10 OR MORE RESIDENCES. 2019 CALIFORNIA ENERGY CODE SECTION 110.10(6).
- B** THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET. 2019 CALIFORNIA ENERGY CODE SECTION 110.10(1)(a). OBSTRUCTIONS, INCLUDING VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT SHALL NOT BE LOCATED IN THE SOLAR ZONE. 2019 CALIFORNIA ENERGY CODE SECTION 110.10(9)(A).
- C** RESERVE A SPACE ON THE MAIN ELECTRICAL SERVICE PANEL, PERMANENTLY MARKED FOR FUTURE SOLAR ELECTRIC. THE MAIN ELECTRICAL SERVICE PANEL SHALL BE A MINIMUM OF 200 AMPS. 2019 CALIFORNIA ENERGY CODE SECTION 110.10(6).

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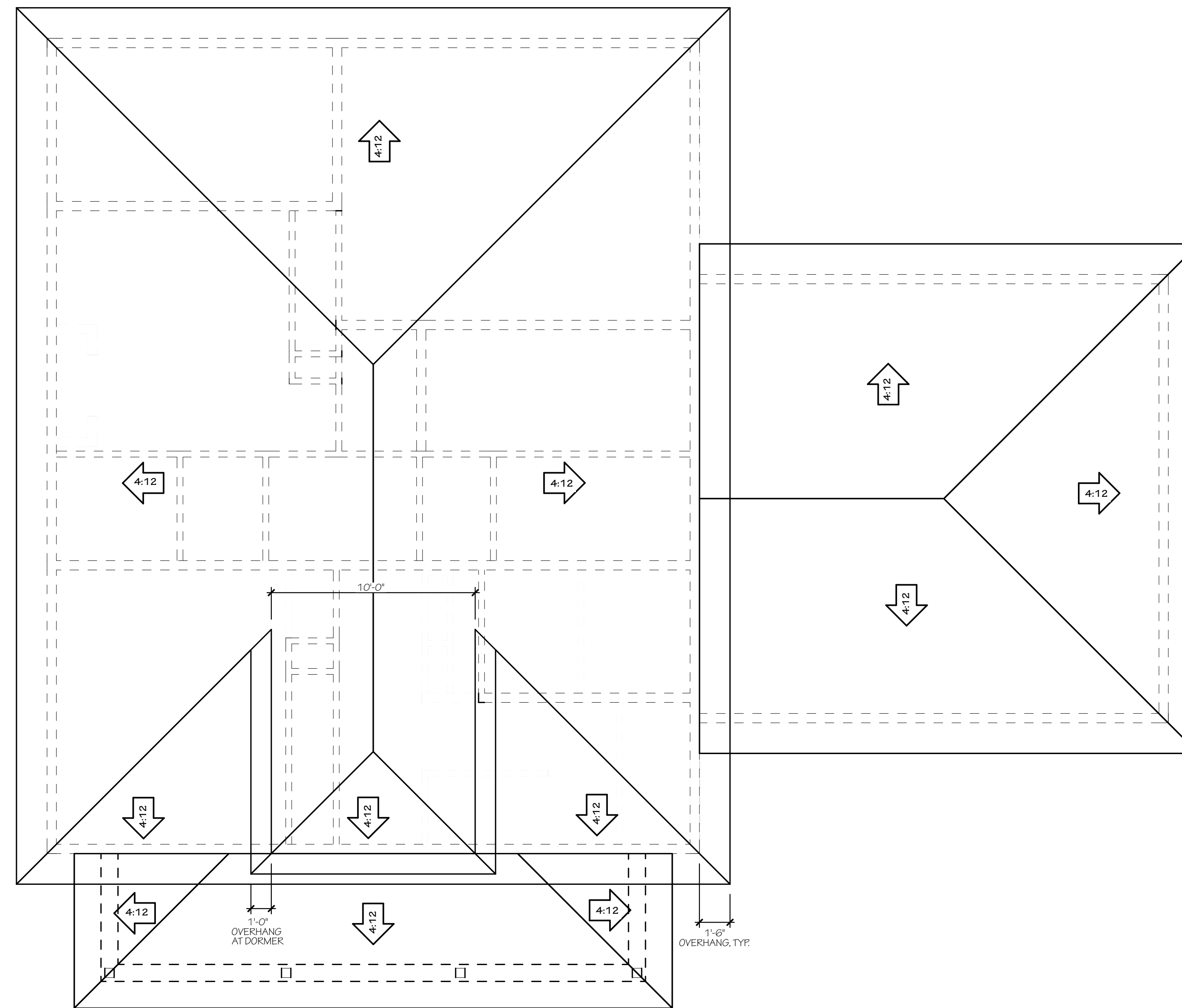
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JOB NAME:
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ROBERT AND JOANIE
WALTER

SHEET CONTENT:

ROOF PLAN



ROOF PLAN

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 11, 2021

REVISIONS:

FILE: RESIDENCE & ADU

SHEET NO.:

A2.02

Attachment 6
3D Renderings and Proposed Colors and
Materials

4944 WINDPLAY DRIVE, #116
EL DORADO HILLS, CA 95762
PH: 916.343.3737

JOB NAME:
#Project Name

#Contact Address1
#Contact City, #Contact
Country #Contact Postcode

#Client Company

SHEET CONTENT:
VIEWS

SCALE: 1/4" = 1'-0"

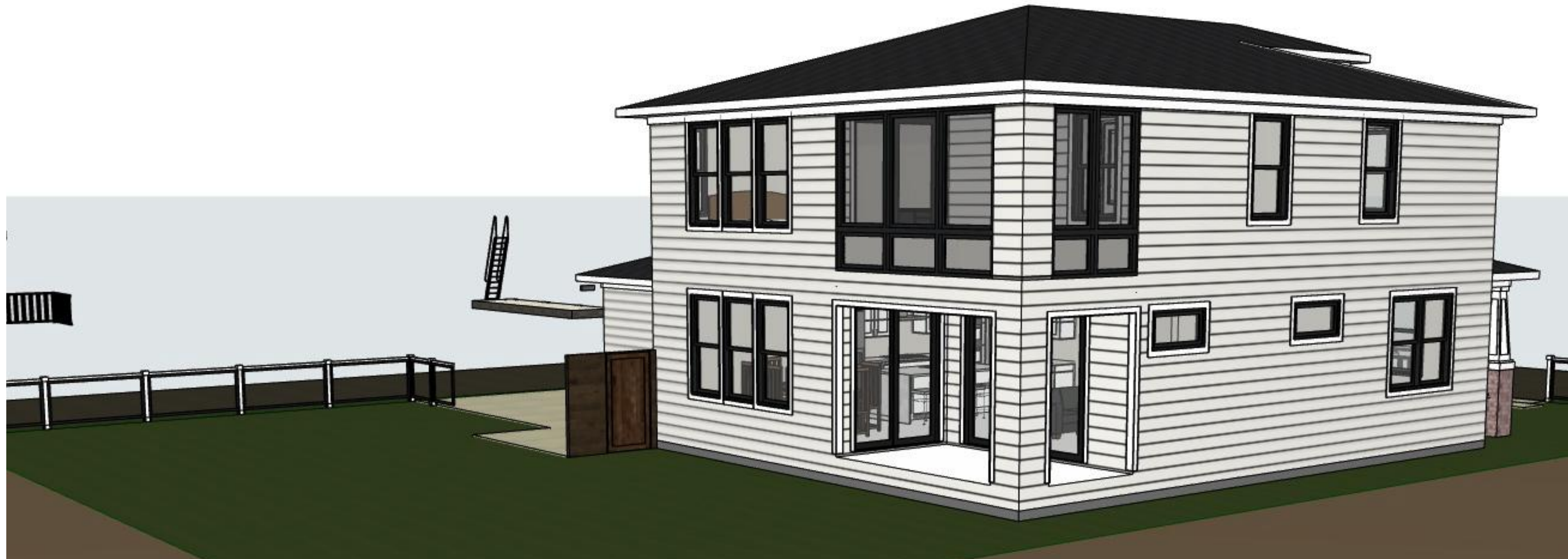
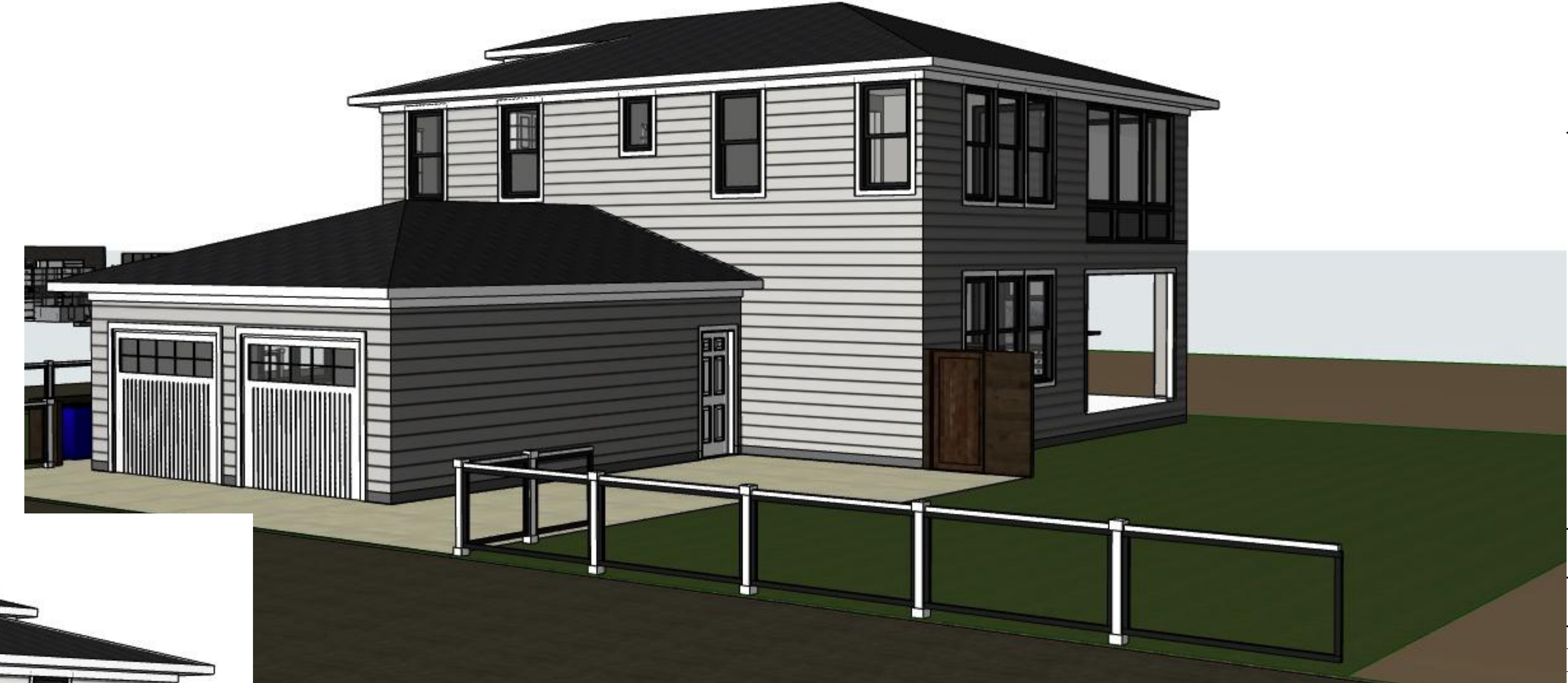
DATE: NOVEMBER 9, 2020

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A-901



Attachment 7 Site Photographs



