

# Folsom City Council Staff Report

<b>MEETING DATE:</b>	2/9/2021
<b>AGENDA SECTION:</b>	Scheduled Presentations
<b>SUBJECT:</b>	Follow Up on 908 Bidwell Street Residential Addition and Remodel
<b>FROM:</b>	Community Development Department

## **BACKGROUND**

On April 3, 2019, the Historic District Commission held a public hearing and approved Design Review and Variances for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence at 908 Bidwell Street. The project also included approval of the demolition of a 120-square-foot rear portion of the main building and an 81-square-foot accessory structure. That action was appealed to the City Council, and the Commission's decision for project approval was upheld by the City Council on June 11, 2019.

As originally proposed and approved, modifications to the existing residence included demolition of a 120-square-foot section of the rear portion of the residence, a 423-square-foot addition to the main section of the residence, a 350-square-foot front porch addition, a 606-square-foot attached garage addition, and a 606-square-foot attached second unit addition on top of the garage. The existing residence was also to be remodeled to match the design, materials, and colors of the proposed residential additions.

The project approval included three separate variances as follows:

1. The first variance allowed the existing residence to be located six-inches from the rear property line whereas a twenty-foot setback is required. That variance request included removal of a 120-square-foot section of the rear portion of the residence, resulting in the rear wall plane of the residence being shifted approximately two-feet, six-inches to the south (at the time of project review by the Commission, the existing residence was situated two feet over the rear property line).

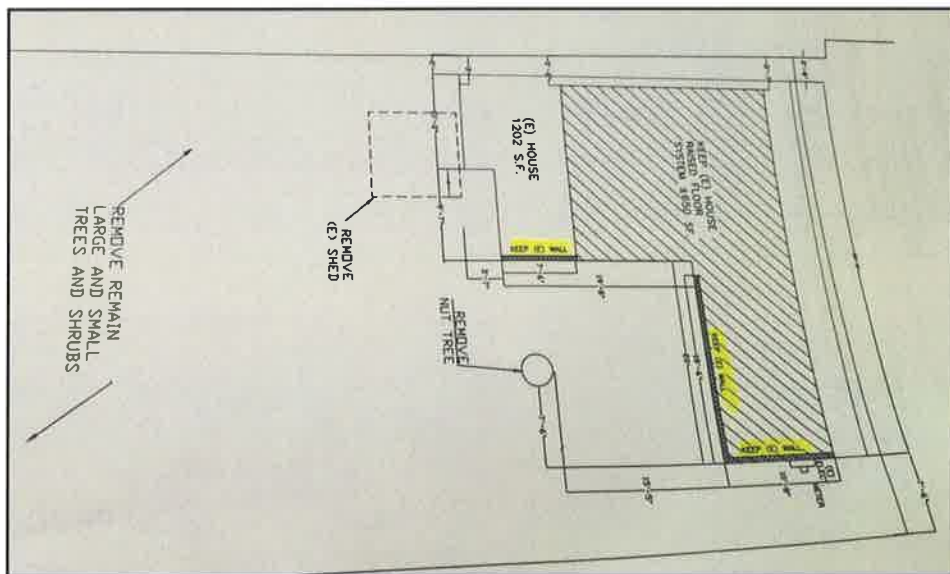
2. The second variance allowed the proposed additions to the existing residence to be located two-feet from the left-side yard (western) property line whereas a five-foot side yard setback is required (at the time of project review by the Commission, the existing residence was two-feet from the left property line).
3. The third variance allowed for development of a second unit on the 5,500-square-foot residential lot whereas the minimum lot size required for development of a second unit on a residential lot is 6,000 square feet. Change in State law precludes minimum lot size restrictions for Accessory Dwelling Units.

The project was conditioned to submit plans consistent with the specific approvals, including limited demolition.

### ISSUE

A Historic District resident brought to staff's attention that the 908 Bidwell Street remodel project was being constructed inconsistent with City approval because the demolition of the original structure was more significant than what was approved by the Historic District Commission. Staff went over the project submittal, entitlement, and the permitting process, and it became apparent that there was a mismatch of expectations between building permit processing and the entitlement approved by the Historic District Commission. The mismatch resulted in staff erroneously permitting additional structures to be demolished without Commission review and approval.

As required for a building permit, a complete plan set with structural drawings were originally submitted consistent with the approval showing exiting foundations and walls to remain.



However, during building permit plan review, City staff determined that the proposed structure could not meet current Building and Fire Code requirements as designed. One solution was that the west wall could be setback three feet from the property line, rather than the two feet approved. As such, that west wall (along with the rear wall approved for demolition) would need to be removed. As a result, the foundation needed to be modified and the roof framing above removed based on the revised design. The building permit was modified and approved by City staff for that more extensive demolition as part of the renovation.

While the Community Development team worked together to discuss and ensure that the changes were necessary and would comply with all of the setback Variances granted by the Commission (and Council), staff lost sight of the special demolition requirements in the Historic District and the limited demolition approval. Ultimately, a permit was issued to the project applicant in error that allowed demolition of additional structures; instead, staff should have stopped the permitting process and required the applicant to return to the Commission for further review on the additional demolition needed for the project.

In the end, the project will be built consistent with the design approved by the Commission and Council; however, the permitting process did not meet expectations and did not comply with the unique demolition requirements in the Historic District. As a result, the Community Development team is implementing several changes to our process and procedures so that this does not happen again.

## **SOLUTION**

Staff is implementing the following changes to the permitting process relative to remodels and demolitions in the Historic District:

1. Early Technical Review: Planning entitlement review by Building Plan Check staff for structural remodels and additions to flag potential Code compliance issues.
2. Modified Project Conditions of Approval: Expand conditions of approval relative to preservation of existing structures or portions thereof during renovation, particularly if the structure is non-conforming (e.g., located within a required setback area).
3. Demolition Notes on Building Plans/Permit. Within the Historic District, add notes to building plans and permits regarding demolition limitations and conditions consistent with City Code and project conditions of approval. This will serve to alert Planning and Building Inspection staff to discuss with applicant/contractors and monitor during construction.

## **ATTACHMENT**

1. 908 Bidwell Site Plan and Elevations Approved in 2019

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

---

Pam Johns, Community Development Director

# 908 Bidwell HDC Approval 4-3-19

## Existing/Proposed Site Plan



CITY OF  
**FOLSOM**

**SCOPE OF WORK**  
PROPOSED IMPROVEMENTS TO EXPAND EXISTING HOUSE FROM 1302 SF TO 1555 SF, AND BUILD 606 SF CARRIAGE HOUSE STYLE APARTMENT WITH 575 SF GARAGE.

**SHEET INDEX**  
A1 COVER, DEMO PLAN, PROPOSED SITE PLAN  
A2 FLOOR PLANS AND LANDSCAPE ELEVATIONS  
A3 COLOR AND MATERIAL ELEVATIONS

**DEMO SCHEDULE**  
[---] AREAS FOR REMOVAL

**PROJECT DATA**  
ADDRESS 908 BIDWELL ST, FOLSOM, CA  
JURISDICTION SACRAMENTO COUNTY, CA  
APN 070-0201-010-000  
LOT & BLOCK LOT 13 - BLOCK 88  
APPROX. PARCEL AREA 5000 SF (0.13 ACRES)  
PROPOSED LOT COVERAGE 38%  
CURRENT ZONING R-1.4M - SINGLE FAMILY  
PROPOSED USE R-1.4M - SINGLE FAMILY

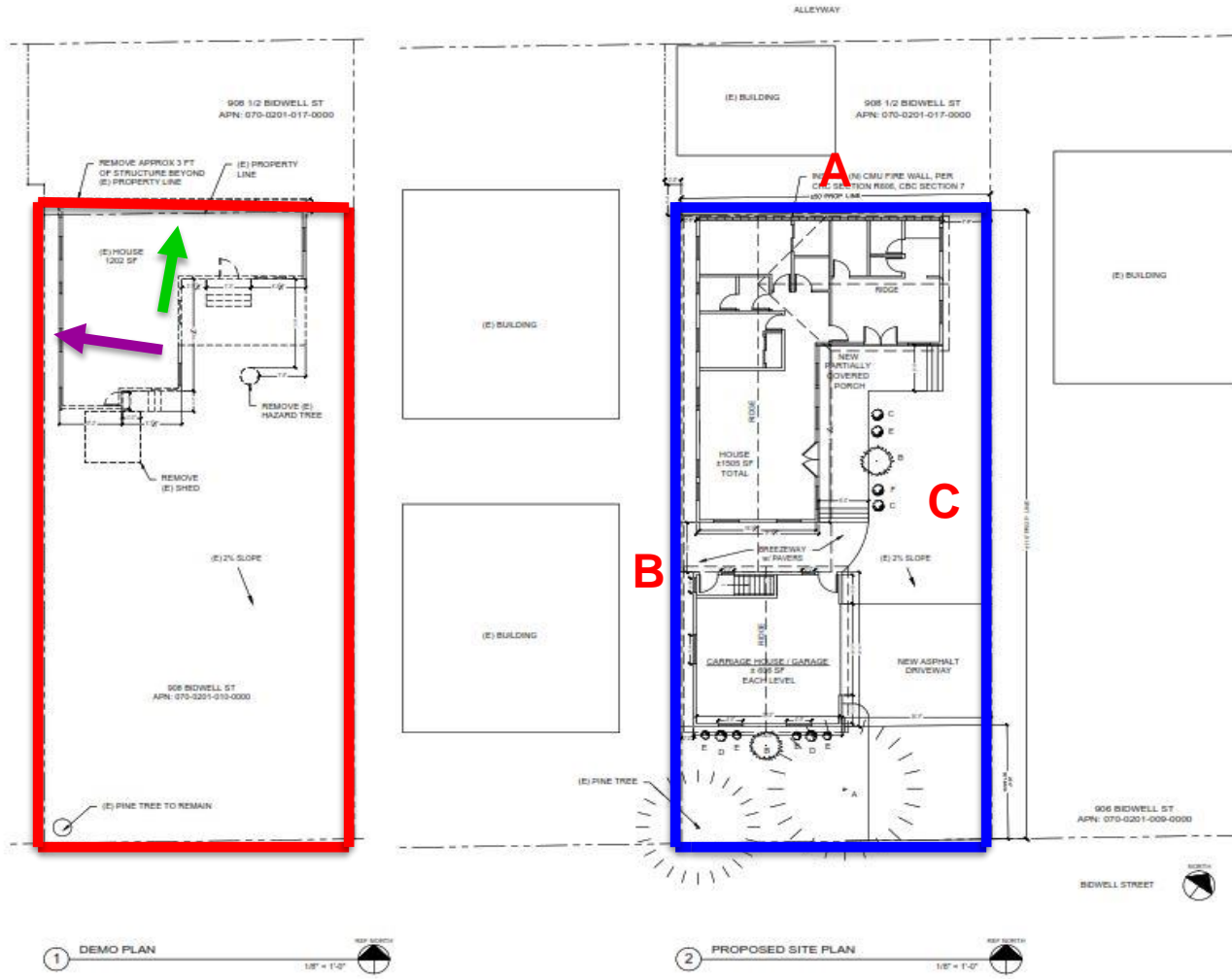
**BUILDING SF**  
EXISTING HOUSE 1302 SF  
PART OF BLDG REMOVED -120 SF  
TOTAL +1182 SF  
PROPOSED NEW ADDED +423 SF  
TOTAL PROPOSED +1555 SF  
APARTMENT 606 SF  
GARAGE 606 SF

**LANDSCAPE SCHEDULE**

SYMB	QTY	TYPE	SIZE	SPECIES
A	1	TREE	HT 25-30' DIA 22-30"	SHANTUNG MARBLE (SHADU TREE)
B	2	SHRUB	HT 6' DIA 7"	GOLDEN BUONNYMUS
C	4	SHRUB	HT 24-30' DIA 20-30"	EUPHORBIA ASSCOT RAINBOW
D	2	SHRUB	HT 5' DIA 4-5"	NEW ZEALAND FLAX SUNCROWNER
E	1	SHRUB	HT 2' DIA 2"	CLYTHEA HYSSOPIFOLIA MEXICAN HEATHER

- LANDSCAPE NOTES**
1. THERE ARE NO OAK TREES ON SITE
  2. (E) HAZARD TREES IN FRONT OF HOUSE TO BE REMOVED
  3. (E) EVERGREEN TREE LOCATED AT FRONT OF PROPERTY TO REMAIN
  4. (E) SITE SLOPE IS 2%.

**APPLICABLE CODES**  
2018 FOLSOM MUNICIPAL CODE, TITLE 17  
2018 CALIFORNIA RESIDENTIAL CODE  
2018 CALIFORNIA BUILDING CODE  
2018 CALIFORNIA PLUMBING CODE  
2018 CALIFORNIA MECHANICAL CODE  
2018 CALIFORNIA ELECTRICAL CODE  
2018 CALIFORNIA ENERGY CODE  
2018 CALIFORNIA FIRE CODE & NFPA 13  
2018 CALIFORNIA GREEN BUILDING STANDARDS CODE



1 DEMO PLAN 1/8" = 1'-0"

2 PROPOSED SITE PLAN 1/8" = 1'-0"

# 908 Bidwell HDC Approval 4-3-19

## Building Elevations



CITY OF  
**FOLSOM**







This page is intentionally left blank.