



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project Name: FHDA Temporary Storage Shed Project and Determination that the Project is Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures)
File #: DRCL25-00231
Request: Design Review, Commission Level
Location: 810 Sutter St. Folsom, CA 95630
Parcel(s): APN 070-0052-026-0000
Staff Contact: Nathan Stroud, Associate Planner
nstroud@folsom.ca.us, (916) 461-6220

Property Owner

Folsom Railroad Block Developers
921 Sutter St
Folsom, CA 95630

Applicant

Folsom Historic District Association
921 Sutter St
Folsom, CA 95630

Project Summary

The proposed project involves Design Review for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA), located at 810 Sutter St. The subject property is in the Historic District (HD) Zoning District within the Sutter Street Subarea of the Historic District, with a General Plan land-use designation of Historic Folsom Mixed-Use (HF). The City Council will take final action.

Staff have determined that the project complies with the standards provided in the Folsom Municipal Code and the Historic District Design and Development Guidelines and recommends approval of the project as conditioned.

Policy/Rule

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



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AGENDA ITEM NO. 1
Type: Public Meeting
December 3, 2025

- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

However, as a result of the recent *Robert Delp v. City of Folsom et al.* decision, the Historic District Commission does not currently have approval authority and all entitlements in the Historic District require final approval by the City Council.

Recommendation

Conduct a public meeting and upon conclusion staff recommends that the Historic District Commission confirm that the project is exempt from CEQA and recommend approval of an application (DRCL25-00231) for design review for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter St., based on the Findings below (Findings A-H), and subject to the conditions of approval attached to this report (Conditions 1-10).

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Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1
PROJECT SITE INFORMATION

GENERAL PLAN DESIGNATION	Historic Folsom Mixed-Use (HF)
ZONING	Historic District (HD) within the Sutter Street Subarea of the Historic District
ADJACENT LAND USES/ZONING	North: Folsom Depot (SUT/HD) South: Commercial Uses (SUT/HD) East: Commercial Uses (SUT/HD) West: Commercial Uses (SUT/HD)
SITE CHARACTERISTICS	The project site contains a parking lot on a 23,943-square-foot (0.55-acre) parcel.
APPLICABLE CODES	FMC Chapter 17.52 , HD, Historic District FMC Section 17.52.300 , Design Review FMC Section 17.52.510 , Sutter Street Subarea Special Use and Design Standards Historic District Design and Development Guidelines (DDG's)
PUBLIC NOTICING	A notice was posted on the project site five days prior to the Historic District Commission and City Council Meetings that met the requirements of FMC Section 17.52.320 .

ATTACHMENT 2 DESCRIPTION/ANALYSIS

Applicant's Proposal

The applicant, Jeremy Bernau, is requesting Design Review approval for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter St. The shed is proposed to be used for storage in association with FHDA activities on the Railroad Plaza and Zittel Amphitheatre. The shed is intended as a temporary solution until the Sutter Row building has been constructed. At that point, the shed would be removed and FHDA storage would be relocated into the Sutter Row building. The project also includes a concrete pathway to the shed located on City-owned property.

The proposed temporary storage shed includes a typical shipping container with a constructed exterior façade for screening, which incorporates design elements similar to the nearby Folsom Depot, including:

1. Asphalt composition shingles
2. Horizontal lap siding painted "Station Yellow" with trim painted "Station Brown"
3. Shingle accent siding painted "Station Yellow"
4. Double doors for access

General Plan and Zoning Consistency

The project site is within the Historic District (HD) within the Sutter Street Subarea of the Historic District, and the General Plan land-use designation of the project site is Historic Folsom Mixed-Use (HF). The following table shows how the project relates to the applicable development standards:

Sutter Street Subarea Development Standards (FMC 17.52.510)		
	Required	Proposed
Setbacks	No Setbacks Required	0 Foot Setback from nearest Property Line
Height Maximum	35 Feet	~9.5 Feet

The project has been determined to satisfy the development standards of the Sutter Street Subarea outlined in the Folsom Municipal Code.

Building Design and Architecture

The proposed project is subject to compliance with the DDGs. Section 5.02.01(a) establishes the design concepts for the Sutter Street Subarea, which states that new structures should be of a pre-1900s design; however the Historic District Commission may approve new construction of a post-1900 design on an exception basis if it finds that the architecture is an outstanding design which represents a structure or use which formerly existed in Historic Folsom. The Building Materials Palette, which is Attachment 2 of Appendix D of the DDGs, also provides a list of what materials are considered

appropriate or inappropriate for the project. The Building Materials Palette allows for the use of wood clapboard and shingle siding, and asphalt composition shingles. The project proposes to use horizontal lap siding, shingle siding, and asphalt composition roof shingles.

The project proposes a style that seeks to imitate the colors and materials of the Folsom Depot building, constructed in 1906, whose design was the Southern Pacific's standard "Two-Story Combination Depot No. 22" which was used between 1899 and 1910. The project includes similar features such as horizontal lap and shingle siding painted "Station Yellow" to match, trim painted "Station Brown" to match, and asphalt composition shingles with matching colors.

Since the design seeks to imitate a post-1900 building that is historic to Folsom, staff is supportive of the request for an exception to allow for the post-1900 design for the project. Based on staff's review of the proposed exterior materials, staff have determined that the project is consistent with the Building Materials Palette of the DDGs.

Future Demolition

Ordinance No. 1353 was adopted by City Council on 10/28/25, and will become effective on 1/1/26. This ordinance allows for demolitions of non-historic structures that are less than 50 years old to be exempt from Historic District Commission review. As such, future demolition of the proposed temporary storage shed upon the construction of the Sutter Row building will not be subject to Historic District Commission review.

Project-Specific Conditions of Approval

Staff have provided the following project-specific conditions of approval:

- Condition 9c requiring that the shed be used as a temporary structure that will be removed upon development of the Sutter Row building or if an alternative storage location has been found, whichever is earlier.
- Condition 9d stating that the applicant has permission to construct a concrete path on City-owned property to the shed with the understanding that the City reserves the right to request and require the removal of the pavement by the FHDA at their own cost. The applicant is also required to obtain an Encroachment Permit prior to construction of the pavement.

Environmental Review

The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the 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.

Public Comments

No public comments have been received.

Recommendation

Staff recommends approval of the proposed project, subject to the attached conditions of approval.

Historic District Commission Action

Move to recommend approval of an application (DRCL25-00231) for design review for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter St., based on the (Findings A-H), and subject to the conditions of approval attached to this report (Conditions 1-10).

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 THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER 15303 (NEW CONSTRUCTION OR CONVERSION 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 BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR FHDA TEMPORARY STORAGE SHED PROJECT (DRCL25-00231)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:</p> <ul style="list-style-type: none"> • Plan Set (Attachment 5) • Color and Materials Board (Attachment 6) <p>This project approval is for the FHDA Temporary Storage Shed Project (DRCL25-00231) which includes the construction of a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter St. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (Expires December 9, 2026). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, sign permit or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in <u>FMC</u> section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</p>	B	CD (P)

4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith. <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		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)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD(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)

ARCHITECTURE DESIGN REQUIREMENTS				
9.		<p>The project shall comply with the following architecture and design requirements:</p> <ul style="list-style-type: none"> a) The design, materials, and colors of the proposed FHDA Temporary Storage Shed Project (DRCL25-00231) shall be consistent with Attachments 5 and 6, to the satisfaction of the Community Development Department. b) A Building Permit shall be required. c) The shed may be used as a temporary structure until the Sutter Row building has been developed, or an alternative storage location has been found, whichever is earlier. d) The applicant has permission from the City to construct a concrete pathway on City-owned property as shown in the Site Plan in Attachment 5. The City, in its sole discretion, may require that the concrete pathway be removed by the FHDA at FHDS's sole cost and expense. The applicant shall obtain an encroachment permit from the City before construction of the path. <p>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>	OG	CD (P)
NOISE REQUIREMENT				
10.		<p>Compliance with the City of Folsom Noise Control Ordinance, General Plan Safety & Noise Element and Standard Construction Specifications and Details Section 7.23 is required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Request to work during days and times not permitted under these regulations may only occur with written permission from the City of Folsom Community Development Director or duly authorized deputy.</p>	I, B	CD (P)(E)

Historic District Commission
 FHDA Temporary Storage Shed Project (DRCL25-00231)
 December 3, 2025

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit
(F)	Fire Division	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



Leidesdorff St

FOLSOM

Sutter St

Wool St

Sutter St Figure

825

810

824

805 814
800 192

807

809

811

801

803

805

813

823

310

802

910

900

200

733 1/2

728

733

731

729

30

Attachment 5

Plan Set

Attachment 6

Color and Materials Board

810 Sutter Street
FHDA Temporary Storage Unit
Color Board

Siding

Sherwin Williams
Color: Custom- FCC23-0939 Station Yellow



Horizontal Lap Siding 7" Showing

Paint color: station yellow



Trim

Sherwin Williams
Color: Custom- FCC23-0942 Station Brown



Shingle Siding

Paint color: station yellow



Asphalt Roof Shingles

Color to match existing public restroom roof shingles

