



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	12/9/2025
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11508 – A Resolution Approving the Historic District Commission’s Recommendation for Approval of a Design Review for a New Duplex Project Located at 307 Reading Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines
<b>FROM:</b>	Community Development Department

## **RECOMMENDATION / CITY COUNCIL ACTION**

The Historic District Commission held a public meeting for the project on November 5, 2025 and on December 3, 2025. Staff recommends that the City Council take the following action confirming the Commission’s decision:

1. Approve Resolution No. 11508 for a Design Review for a New Duplex Project located at 307 Reading Street.

## **BACKGROUND / ISSUE**

The applicant is requesting approval for design review to construct a 4,500 square-foot duplex at 307 Reading Street, as discussed in the attached Staff Report.

## **POLICY / RULE**

Folsom Municipal Code (FMC) Section 17.52.300 requires that all new office, industrial, commercial, and residential structures undergo design review by the Historic District Commission. Per 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.

## **ANALYSIS**

Staff have determined that the project complies with the objective standards of the Folsom Municipal Code and the Historic District Design and Development Guidelines, as discussed in the attached staff report.

**FINANCIAL IMPACT**

The project does not impact the General Fund.

**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 exemptions in this case.

**ATTACHMENTS**

1. Resolution No. 11508 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a New Duplex Project Located at 307 Reading Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines
2. Historic District Commission Staff Report and Attachments, dated December 3, 2025

Submitted,



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PAM JOHNS  
Community Development Director

**ATTACHMENT 1**  
**Resolution No. 11508**

## RESOLUTION NO. 11508

### **A RESOLUTION APPROVING THE HISTORIC DISTRICT COMMISSION'S RECOMMENDATION FOR APPROVAL OF A DESIGN REVIEW FOR A NEW DUPLEX PROJECT LOCTED AT 307 READING STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES**

**WHEREAS**, the Historic District Commission on December 3<sup>rd</sup>, 2025, held a public meeting on the proposed design review for the New Duplex project (DRCL25-00195), reviewed the staff report as well as the associated exhibits and attachments, considered public comment, and provided a recommendation to City Council; and

**WHEREAS** notice has been given at the time and in the manner required by State Law and City Code; and

**WHEREAS** the Historic District Commission determined that the proposed project would be exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby confirms the recommendation of the Historic District Commission and approves a design review for the 307 Reading St., New Duplex Project.

This approval is subject to the conditions of approval included in the staff report presented to the City Council and this Resolution is based on the following findings:

#### **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 OR CONVERSION OF SMALL STRUCTURES) OF THE 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**

- H. THE PROJECT IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE CHAPTER 17.52.
- 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.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of December, 2025, by the following roll-call vote:

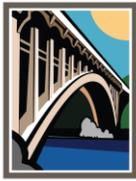
**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**ATTACHMENT 2**  
**HDC Staff Report**



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project Name:** 307 Reading St., New Duplex Project Project and Determination that the Project is Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines  
**File #:** DRCL25-00195  
**Request:** Design Review, Commission Level  
**Location:** 307 Reading St. Folsom, CA 95630  
**Parcel(s):** APN 070-0101-031-0000  
**Staff Contact:** Nathan Stroud, Associate Planner  
[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us), (916) 461-6220

### **Property Owner**

David Maselli  
906 Bidwell St  
Folsom, CA 95630

### **Applicant**

Natalie Hillenbrand  
9281 Sierra College Blvd  
Roseville, CA 95661

### **Project Summary**

The project includes a request for design review approval for a new duplex located at 307 Reading Street. The proposed project is designed in a Mission Revival Style and is proposed to be approximately 4,500 square-feet in size. The property is located in the Folsom Historic District within Figueroa Subarea, and is not listed on the City of Folsom’s Cultural Resources Inventory. Staff have determined that the project complies with the standards provided in the Folsom Municipal Code and is generally consistent with the Historic District Design and Development Guidelines. Staff recommends approval of the project, as conditioned.

The project was initially reviewed by the Historic District Commission at its regular meeting on November 5, 2025. The item was continued to the December 3, 2025, Historic District Commission meeting. Since the project was continued, the applicant has revised their plans to add two additional on-site parking spaces, replaced the rooftop parapets with balcony railings, reduced the height of the tower elements, and made certain other minor modifications to the design, as discussed in this report. Staff have also added “Design Compatibility” and “Massing and Scale Compatibility” sections to this report to expand the discussion on compatibility of the Mission Revival style with local examples, and compatibility of the project’s size with the neighborhood.



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## AGENDA ITEM NO. 3

Type: Old Business

December 3, 2025

### Background

On August 3, 2016, the Historic District Commission approved a project (PN 14-395) to subdivide a parcel (916 Figueroa Street) into two equal 7,000 square-foot parcels, a demolition permit to demolish a garage and carport on the new parcel now addressed as 307 Reading Street, and Design Review for development of a 2,457 square-foot single-family residence in a Queene Anne style. The Parcel Map was officially recorded in 2018, however the applicant did not move forward with the development of the single-family residence on 307 Reading Street.

On June 6, 2018, the Historic District Commission approved a project (PN 18-129) for Design Review for the development of a 5,701 square-foot duplex in a Greek Revival style on the project site at 307 Reading Street. During review of this project, the Heritage Preservation League (HPL) recommended denial with concerns regarding the garage door concealment from Reading Street due to the slope of the alley, and due to the lack of other Greek Revival architectural styles within the Figueroa Subarea. Although the project was approved by the Historic District Commission, the applicant did not move forward with development of the duplex on 307 Reading Street.

The current applicant, Natalie Hillenbrand, is proposing a new duplex structure (DRCL25-00195) of a Mission Revival style, with a smaller building footprint and a similar height to the project previously approved in 2018 (PN 18-129). The project also includes the construction of two detached accessory dwelling units (ADUs), which are not subject to discretionary design review approval due to their size per Gov. Code Section 66323.

### Policy/Rule

Government Code Section 65589.5, known as the Housing Accountability Act (HAA), requires that local governments make specific findings to deny or reduce the density of a housing development project. Pursuant to Gov. Code section 65589.5(j)(1), to deny a market-rate housing project or condition it to develop at a lower density than proposed, the approval authority would have to find (1) that the project would have a specific, adverse impact on public health or safety; and (2) there is no feasible method to mitigate or avoid this impact satisfactorily, other than by disapproving the project or requiring a lower density. A “specific adverse impact” is a “significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.”

The HAA also limits the City’s ability to require housing projects to comply with subjective design criteria. (Gov. Code section 65589.5(f)(1).)

Folsom Municipal Code (FMC) Section 17.52.330 states that, in reviewing design review applications, the Historic District 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



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**AGENDA ITEM NO. 3**

**Type: Old Business**

**December 3, 2025**

- 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.

**Recommendation**

Staff recommends approval of the application (DRCL25-00195) for Design Review for a 4,500 square-foot duplex at 307 Reading St., as shown in Attachment 5, based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-36).

**Table of Contents**

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- 2 – Description/Analysis
- 3 – Proposed Conditions of Approval
- 4 – Vicinity Map
- 5 – Plan Set
- 6 – Examples of Mission Revival Styles and Similar
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- 8 – HPL Comments Letter 9/12/25
- 9 – Laine and Carrie West Comments Letter 11/4/25
- 10 – Robert Delp Comments Letter 11/5/25

Submitted,

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PAM JCHNS

Community Development Director

**ATTACHMENT 1**  
**PROJECT SITE INFORMATION**

<b>GENERAL PLAN DESIGNATION</b>	Multi-Family Lot Density (MLD)
<b>ZONING</b>	Two Family Residential (R-2) within the Figueroa Subarea of the Historic District
<b>ADJACENT LAND USES/ZONING</b>	North: Commercial (SUT/HD) South: Single-family Residential (FIG/R-2) East: Single-family Residential (FIG/R-2) West: Residential Duplex (FIG/R-2)
<b>SITE CHARACTERISTICS</b>	The project site contains a concrete driveway and a lawn on a 7,022-square-foot (0.16-acre) undeveloped parcel.
<b>APPLICABLE CODES</b>	<a href="#">FMC Chapter 17.02</a> , Definitions <a href="#">FMC Chapter 17.14</a> , R-2, Two-Family Residence District <a href="#">FMC Chapter 17.52</a> , HD, Historic District <a href="#">FMC Section 17.52.300</a> , Design Review <a href="#">FMC Section 17.52.540</a> , Historic Residential Primary Area Special Use and Design Standards <u>Historic District Design and Development Guidelines (DDG's)</u> <a href="#">Government Code Section 66323</a> , Accessory Dwelling Unit Approvals <a href="#">Government Code Section 65589.5</a> , Housing Accountability Act
<b>PUBLIC NOTICING</b>	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 <a href="#">FMC Section 17.52.320</a> .

## ATTACHMENT 2 DESCRIPTION/ANALYSIS

### **Applicant's Proposal**

The applicant, Natalie Hillenbrand, is requesting Design Review approval for an approximately 4,500 square-foot duplex, located at 307 Reading Street. The duplex is proposed to be of a Spanish Mission Revival architectural style, which was predominant in California between 1890 – 1920. The project's style includes the use of white stucco siding, Spanish-tile roofs, arched and gridded windows, wide open roof eaves with exposed rafters, wooden trim details such as corbels, and wrought iron rails and decorative elements. The structure also includes one attached, sunken garage for each duplex unit facing the alleyway (two garage parking spaces), and two additional on-site surface parking spaces along the alleyway (four on-site parking spaces total). Tower elements also allow for rooftop access for the duplex units, and trash enclosures are provided along the alley, and landscaping is provided throughout.

Outside the scope of this Design Review, the project also includes two detached accessory dwelling units which, per Government Code Section 66323, are exempt from discretionary review due to their size (<800 square-feet, and <16 feet tall).

### **Housing Accountability Act (Government Code Section 65589.5)**

Senate Bill 330 added provisions to the HAA (Government Code Section 65589.5) that significantly limit the City's discretion over housing projects.

With respect to the proposed use (duplex), the City cannot deny the project or require the applicant to reduce the density unless findings are made, based on substantial evidence in the record, that (1) the project would have a specific, adverse impact on public health or safety; and (2) there is no feasible method to mitigate or avoid this impact satisfactorily, other than by disapproving the project or requiring a lower density. A "specific adverse impact" is a "significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." (Gov. Code section 65589.5(j)(1).)

With respect to design, the City now may only evaluate the project against objective design and development standards. (Gov. Code section 65589.5(f)(1)). In this context, "objective" means "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official".

In other words, based on state law, the City can only require housing development projects to comply with objective standards and cannot deny a housing development project unless there is a substantial health or safety issue that cannot be mitigated without denying the proposed development or reducing its proposed density.

Clearly defined standards in the Folsom Municipal Code (FMC), such as a height limit or setback, can be applied as objective standards; however, adherence to the Historic District Design and Development Guidelines (DDGs) generally cannot be required as the

DDGs were adopted, per Resolution 5757, as guidance and not enforceable objective standards.

### General Plan and Zoning Consistency

The project site is within the Two Family Residential (R-2) Zoning District within the Figueroa Subarea of the Historic District, and the General Plan land-use designation of the project site is Multi-Family Low Density (MLD).

The following tables show how the project relates to the applicable development standards:

Historic Residential Primary Area Development Standards (FMC 17.52.540)		
	Required	Proposed
<b>Front Setback</b>	≥20 Feet	20 Feet
<b>Rear Setback</b>	≥20 Feet	20 Feet
<b>Side Setback</b>	≥5 Feet	≥10 Feet
<b>Structural Heights</b>	Structural heights may extend 15 feet above main structure	Tower elements extend ~6.29 Feet above highest point of main structure
<b>Lot Coverage*</b>	≥45% Pervious Surface Required Minimum*	~58% Pervious Surface Proposed* (Inclusive of Exempted ADUs)
<b>Minimum Landscaping</b>	≥60% of front 20 feet; and ≥50% of remaining open space area	~73% of front 20 feet; ~74% of remaining open space area

\* Per Government Code Section 66321(b)(3) and [FMC 17.105.110\(E\)](#), lot coverage and pervious surface requirements do not apply to ADUs less than 800 square-feet. However, when including the ADUs in the calculation, the project still satisfies this requirement.

Applicable R-2 Zoning District Development Standards (FMC 17.14)		
	Required	Proposed
<b>Maximum Building Height†</b>	≤35 Feet	~30.77 Feet
<b>Maximum Number of Stories‡</b>	2.5 Stories‡	2.5 Stories‡
<b>Parking Requirement</b>	<i>Exempted Per AB 2097</i>	4 On-Site Parking Spaces proposed for Property

† The Historic Residential Primary Area Special Use and Design Standards do not specify a maximum building height. As a result, the R-2 base zone standards apply for maximum height.

‡ The garage is considered a half story and the rooftop area is not considered a story per the Folsom Municipal Code. See discussion below for more information.

Regarding height, the proposed project is approximately the same height as the previously approved project, with a reduced building footprint. Per [FMC 17.02.110](#), Building height means the vertical distance measured from the average of the highest

and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge, or parapet wall. Measuring the proposed project to the ridge, excluding the tower elements, the project on average is approximately 30.77 feet tall, within the maximum 35-foot height limit.

Per the height exceptions in FMC 17.58.080, towers, spires, chimneys, cupolas, and similar architectural structures may be built and used to a height not more than 25 feet above the height limit established for the district in which the structures are located, provided that no such architectural structure be used for sleeping or eating quarters. Furthermore, per FMC 17.52.540(E), within the Historic Residential Primary Area, structural heights can extend 15 feet above the main structure, subject to design review. This 15 foot height exception modifies the generally applicable 25 foot exception in FMC 17.58.080 for buildings in the Historic Residential Primary Area.

The proposed tower elements extend approximately 6.29 feet above the main structure, and will not be used for sleeping or eating quarters. As such, the proposed project is compliant with the height requirements of the Folsom Municipal Code.

Regarding the maximum number of stories, the R-2 zone limits buildings to 2.5 stories tall for the purposes of limiting height. Per FMC 17.02.410, a story is defined as the portion of a building between the upper surface of any floor and the floor above, with the topmost floor being between the area between the floor and the ceiling/roof. Since the rooftop area does not have a roof, the rooftop is not considered a story. Furthermore, FMC 17.02.410 also states that basements are only considered a story if the finished floor above the basement is more than six feet exposed above grade. Since the lowest level (garage level) does not have more than six feet exposed above grade, the lowest level (garage level) of the project is considered only a half story. Overall, due to the visible height of the structure, the project is considered effectively a 2.5 story structure in terms of height, satisfying this requirement.

Regarding the Multifamily Low Density (MLD) General Plan Designation, the density allowed for the property is between 7 – 12 dwelling units per acre (DU/Ac). Based on the size of 307 Reading Street, this density allows for up to two dwelling units. Furthermore, per Government Code Section 66319, Accessory Dwelling Units (ADUs) like those proposed here, shall be considered an accessory use and shall not be considered to exceed the allowable density for the lot. They are also deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot and cannot be considered in the application of any local ordinance or policy to limit residential growth. Since the project is proposing two primary dwelling units and two ADUs, the project is considered to have a total of two dwelling units for purposes of density, and thus the proposed project is consistent with the allowable density of the MLD General Plan Designation for the property.

Overall, the project has been determined to satisfy the development standards of the Historic Residential Primary Area and the R-2 zoning district outlined in the Folsom Municipal Code, and the density for the MLD General Plan Designation.

## **Building Design and Architecture**

### **Architectural Style: Mission Revival**

The duplex is proposed to be of a Mission Revival architectural style, a style which originated in California and was predominant between 1890 and 1920. The style sought to imitate the traditional colonial style of the Spanish Missions that existed across the southwestern United States through the incorporation of elements such as Spanish tiled roofs, mission-styled dormers and/or parapets, wide overhanging open roof eaves, stucco siding (usually smooth), and porch roofs supported by large, square piers, commonly with arches. The Mission Revival style was notably displayed during the 1893 World's Columbian Exposition, and appeared in house plan books, such as the Sears Roebuck and Co. catalog in the 1910s. The applicant has provided examples of Mission Revival Styles in California, which are included in Attachment 6.

The proposed duplex, shown in Attachment 5 and Figure 1 below, includes elements of the Mission Revival style. This includes the use of stucco siding, Spanish-tiled roofs, wide open roof eaves with exposed rafters, wooden trim and corbel detailing, and the use of arches. The project also includes other architectural features such as the use of gridded windows and wrought iron decorative detailing. Since the November 5, 2025 Historic District Commission meeting, the applicant has voluntarily removed Mission-style parapet elements from the project in response to comments from the Commission and the public.



Figure 1 – Proposed Duplex (Reading Street View)

### **Design Compatibility**

FMC 17.52.330(D) states that, in reviewing projects, the Historic District Commission shall consider, among other criteria, the ‘compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood’. Section 5.04.03(a) of the DDGs provides guidance on the design theme for the Figueroa Subarea, and encourages that new construction be of pre-1910 styles, including —but not limited to—styles previously existing in Folsom. The DDGs

further state that the intent of the guidelines is to allow for architectural styles which have existed within California between 1850 and 1950, and to “encourage the diversity which is the charm of old Folsom”.

However, as discussed in the “Housing Accountability Act” section, the City is limited to enforcing only objective standards for this project. Since FMC Chapter 17.52 does not have objective standards which regulate design and architecture, and since the DDGs were adopted by Resolution 5757 as guidelines and not standards, design compatibility cannot be considered as a reason for denial of the project. Having said that, the analysis below discusses how the project is compatible with the Figueora Subarea and the Historic District in terms of architecture and design.

Although Mission Revival architecture is strongly associated with Southern California, the style has also been used in Northern California, including in cities near Folsom. The City of Sacramento’s Preservation Element specifically identifies Mission Revival as an architectural style present within its jurisdiction. Examples of Mission Revival buildings in Sacramento include the Arata Brothers Building (c. 1890) at 3402 Broadway, the former Western Pacific Railroad Depot (c. 1909) at 1910 J Street, the Maydestone Apartments (c. 1912) at 1001 15<sup>th</sup> Street, and the Sutter Club (c. 1930) at 1220 9<sup>th</sup> Street, among many other examples. Photos of these examples are provided in Attachment 6.

Within the City of Folsom, staff have identified at least two existing structures with a Mission Revival style (1890 – 1920), including the former Folsom Firehouse building (c. 1921) at 710 Sutter Street built by Joe Murer, and a single-family residence at 401 Leidesdorff Street (c. 1952). City of Folsom also has other examples of architecture similar to the Mission Revival Style. At least six examples of the Spanish Revival Style (1915 – 1940) exist within the Historic District, one example of which is a residence that exists within the Figueora Subarea at 802 Figueroa Street (c. 1925), and another is the Granite Grammer School (c. 1915) at 909 Mormon Street which is listed on the State Register of Historic Places. At least two examples of the Italian Renaissance Style (1890 – 1935) exist with similar features, including the Joe Murer House (c. 1927) at 1121 Joe Murer Court which is listed on the National Register of Historic Places. These examples are also included in Attachment 6. Generally, each of these examples utilize curved tiled roofs, stucco siding, and Mediterranean-influenced architectural detailing similar to the proposed duplex project.

While the DDGs outline a pre-1910 design period for buildings within the Figueroa Subarea, they do not restrict architecture to specific styles. Instead, the DDGs state that one of the goals is to encourage the diversity of styles that existed in California, as in Folsom, between 1850 and 1950.

Historically, the traditional lot-by-lot development pattern of old Folsom has produced a diversity of architectural styles throughout the district, contributing to the variety and charm cited as a goal of the DDGs. The examples of Spanish Revival, Italian Renaissance, and Mission Revival styles that exist within the Historic District are not isolated to any one part of the district, but coexist among other Victorian, Folk, Romantic, and early Modern styles within the various subareas. This includes in the Figueroa Subarea, where a Spanish Revival residence at 802 Figueroa Street is adjacent to

Italianate, Gothic Revival, Tudor Revival, and National Folk styled residences. The Mission Revival specifically has been used in California, including in the Sacramento area, in the pre-1910s period.

Based on this review, staff have determined that the Mission Revival style (1890–1920) is consistent with the design period desired for the Figueroa Subarea, and satisfies the intent of the DDGs to encourage architectural diversity reflective of California styles from 1850 to 1950.

### Massing and Scale Compatibility

FMC 17.52.330(D) states that in reviewing projects, the Historic District Commission shall consider, among other criteria, the ‘compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood’. Furthermore, Section C of Appendix D of the DDGs contains the Historic Residential Design Criteria for residential structures in the Historic Residential Primary Area, and generally encourages consistency with neighboring development in setbacks, massing and scale.

However, as discussed in the “Housing Accountability Act” section, the City is limited to enforcing only objective standards for this project. The project has been determined to comply with the objective standards regulating height (35 foot maximum + 15 foot tower height) and the number of stories (2.5 stories maximum) in the Zoning Code, and as such the City is not able to require a further reduction in the number of stories or the height. Having said that, the paragraph below discusses how the project is compatible with the surrounding neighborhood in terms of massing, scale, and height.

For context, the project site immediately abuts properties which contain single-family and duplex dwellings which are single-story. On the same block, there is also a two-story multi-family complex containing eight dwelling units at 900 Figueroa Street that is of a comparable height in a vernacular style.

Regarding building footprint, the proposed duplex has a footprint of approximately 1,955 square-foot whereas the abutting properties (duplexes and single family residences) have building footprints ranging between 1,900 and 3,200 square-feet. The multifamily complex on the same block (900 Figueroa Street) has three buildings with a building footprint of between 3,400 and ~4,800 square feet. Based on these measurements, the proposed duplex project has a comparable, although smaller, building footprint compared to residential structures within the vicinity.

Regarding height, the proposed duplex is a 2.5 story structure, as discussed earlier in this report, and abuts properties which contain single-story structures. The nearest two-story residential structure is the multifamily complex at 900 Figueroa Street (approximately 184 feet away) and an ADU at 405 Reading Street (approximately 240 feet away), both less than a block away. One and two story residential structures also exist throughout the Figueroa Subarea, sometimes with an additional half story within the roof gable. Given that other two story structures exist within a block of the project site, staff consider the proposed structure compatible with the surrounding neighborhood.

Additionally, the project’s location on the downslope of the hill relative to adjacent

residential properties also means that the structure would sit at a lower elevation than the residences to the south and east. However, since the commercial property to the north is on the downslope, the structure will be taller than the commercial building at 929 Sutter Street.

Since the project complies with the objective standards regarding height and the number of stories, the project has been determined to be compliant with the applicable objective standards in the FMC. Furthermore, the project has also been determined in staff's assessment to be compatible with the scale of the surrounding neighborhood based on a similar building footprint and number of stories of residences within a block of the project site.

### Attached Garages

FMC 17.52.540(A)(3)(c) states that in the Figueroa Subarea, attached garages are not permitted in the general viewshed of the public, unless not readily identifiable as a garage. Section 5.04.03(a) of the DDGs also provides guidance regarding the design of garages in the Figueroa Subarea, stating that the design should reduce or eliminate the visibility of vehicles and garages in the Figueroa Subarea by utilizing alleyway access, providing screening, and/or disguising detached garages as carriage houses or other outbuildings.

The duplex proposes to have two attached garages, one for each duplex unit. The proposed garages are oriented to face the alleyway to the north, are proposed to be constructed an average of 4-feet below grade within the hillside of the side-sloping parcel, are setback 2-feet further from the alley than the upper stories, and utilize a 6.75-foot deep wall on either end of the duplex to provide partial screening of the garage from the front and rear elevations. Trees located across the alleyway to the north provide further screening of the garage from Sutter Street. The renderings provided in Attachment 5 and in Figure 2 below show the effect of the proposed screening measures. In consideration of these measures and site circumstances, staff believe that the project has adequately screened the attached garages from the general viewshed of the public, as the garages would not be easily visible from Reading Street or Sutter Street.



Figure 2 – Garage Views (Reading Street View)

### Historic Residential Design Criteria (Section C of Appendix D of the DDGs)

Section C (the Historic Residential Design Criteria) of Appendix D of the DDGs provides guidance for specific design elements of the project.

Regarding windows, Section C.3 states that double hung or casement windows are preferred, and windows may have a radius top (i.e., arched windows) if they are compatible with the building's design. Furthermore, windows are encouraged to be vertically proportioned, and the number of windowpanes will vary depending on the style. The project proposes to utilize gridded casement windows with radius tops, which is considered appropriate for the Mission Revival style. Nearly all windows are vertically proportioned.

Section C.4 encourages front porches in all new construction, stating they should be clearly identifiable and oriented toward the street to maintain the residential character, connect public and private realms, and provide "architectural eyes" on the street for security. For multifamily projects, primary access is encouraged through internal pathways. While the project includes a small porch facing Reading Street, staff believe its limited size does not fulfill the DDG's intent to create a sense of connection with the neighborhood, or to enhance street surveillance. However, staff note that the number and size of windows facing the street help achieve the intent for security through other means. The project also provides an internal pathway for access to both duplex units as well as the two detached ADUs, satisfying the requirement for multifamily access.

Section C.7 encourages larger scale projects with large roof areas to break up roof forms into smaller, traditional design elements, and roofing materials may utilize clay tiles. The project breaks up the roof through the use of varying roof forms, tower elements, and cantilever features; and utilize clay Spanish roof tiles, satisfying these guidelines. Section C.7 further states that for new roof designs, parapets are considered inappropriate and are not allowed. Although parapets are an essential and common feature in Mission Revival style buildings, there exist some Mission Revival structures that do not include the parapet element (uncommon). The applicant has voluntarily removed the parapet elements from the project based on feedback from the last Historic District Commission meeting on November 5, 2025. In its place, a balcony railing has been placed at the minimum height needed for fall safety (42 Inches tall).

Overall, staff have determined that the project satisfies the design guidelines provided in the Historic Residential Design Criteria of the DDGs.

### Building Materials Palette

FMC 17.52.330(D) states that in reviewing projects, the Historic District Commission shall consider, among other criteria, the 'compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood'. The Building Materials Palette, which is Attachment 2 of Appendix D of the DDGs, provides a list of what materials are considered appropriate or inappropriate for the project.

The Palette allows for the use of cement plaster (e.g., stucco) siding, tile roof, and wood fencing for new construction. Furthermore, there are some examples of residences within

the Figueroa Subarea (e.g., 802 Figueora Street) which have a Spanish tile roof, stucco siding, and wood fencing, although these examples utilize a Spanish Revival style (1915 – 1940). Other residences within the vicinity, including the existing duplex across Reading Street from the project site, also utilize stucco siding.

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 and compatible with the building materials, textures, and colors of the Figueroa Subarea.

### Architectural Conditions of Approval

Staff have provided the following conditions related to architecture and design:

- Condition 9b requiring that changes to the level of architectural detailing, if not determined to be substantially consistent with the approved plans, shall be subject to Historic District Commission Review.
- Condition 9d requiring that the fencing shall not exceed 3.5 feet in the front yard and 6 feet in the side and rear yard areas.
- Condition 9e requiring that the driveway and interior pathway pavement, as shown on the site plan of Attachment 5, be permeable.
- Condition 9f requiring that the garage door be consistent with the rendering on sheet A.3 and with resolution HDC23-002.
- Condition 9g requiring that the architectural detailing shown and noted in the building elevations and renderings be included in the project prior to final inspection.

### **Trees and Landscaping**

The project site includes an existing oak tree in the center of the lot and three olive trees located in front of the property within the City right-of-way on Reading Street. The project proposes to remove the existing small oak tree on the property, and to provide landscaping and tree planting in the project area.

Per FMC 17.52.540(G), at least 60% of the front yard area and 50% of the remaining lot is required to be landscaped. Based on staff's review of the project, the project provides approximately 73% of landscaped area in the front yard, and approximately 80% of landscaped area in the remaining open space (excluding pavement, building footprint, and gravel), of the parcel thus satisfying the landscape requirement.

Additionally, after review by the City's Urban Forester, the following conditions of the project have been provided regarding trees and landscaping:

- Condition 13 requiring that the olive trees in the City right-of-way be protected from potential impacts from the project.
- Condition 14 requiring that one tree be planted along the alley, in accordance with the Tree Preservation Ordinance (FMC 12.16.190)
- Condition 15 requiring adherence to the State's Model Water Efficient Landscape Ordinance (MWELo)

### **Site Development Conditions of Approval**

The property at 307 Reading Street was previously approved for a Tentative Parcel Map and Design Review (PN14-295) in 2014, which included certain Conditions of Approval for the property. Although the previous project did not proceed with development, the parcel map was recorded to split the property from 916 Figueroa Street. Some conditions of approval from this previous project still apply to the property, and staff have added these conditions for this project to clarify that they are still required and need to be completed in association with development of this project.

Specifically, Conditions 16 – 26 include requiring that existing overhead utility lines for 916 Figueroa Street that cross the project site be undergrounded, that a drainage swale be constructed along the southern property line to redirect cross property drainage, that the project is responsible for the provision of public and private improvements (e.g., curb, gutter, etc.), and the requirement for a drainage memo and geotechnical report, among other conditions. The conditions also require coordination with various utility agencies, and with the property owners at 916 Figueroa Street, regarding impacts to utility connections during development of the project. The conditions also restate the requirement for all structures to remain outside of easements on the property.

### **Other Conditions of Approval**

Staff have also added several standard conditions of approval relating to requirements for grading (if applicable), cultural resource discovery, best management practices during construction to address storm water pollution, standard security requirements, and addressing requirements. These have been provided as conditions 27 – 36.

### **Environmental Review**

The proposed new duplex 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 exemptions in this case.

As a part of the analysis for this project, staff closely reviewed CEQA Guidelines Section 15300.2, which states that categorical exemptions shall not be used for a project in which:

- a. It is located in a Sensitive Environment where there is an impact to an environmental resource of hazardous or critical concern;
- b. There is a Cumulative Impact of successive projects of the same type in the same place over time is significant;
- c. There are activities which will have a Significant Effect on the environment due to unusual circumstances;
- d. There is damage to scenic resources within a Scenic Highway;
- e. It is located on a Hazardous Waste Site;
- f. There is a substantial adverse change in the significance of a Historical Resource.

### **Analysis: Sensitive Environments**

The project is not located in any known sensitive environment, and is not anticipated to

have an impact on an environmental resource of hazardous or critical concern. This is an infill project on a vacant lot surrounded by existing development.

Analysis: Cumulative Impact

The project is not anticipated to have a significant cumulative impact in the area because it involves the construction of only one duplex project on an individual lot in an infill area that is already developed with single-family homes, duplexes and smaller multi-family complexes.

Analysis: Significant Effect

As the proposed duplex is a residential use with similar activities to adjacent single family and duplex dwellings in the immediate vicinity, staff do not anticipate that the activities at the project would have a significant effect on the environment beyond similar adjacent residences. No unusual circumstances exist.

Analysis: Scenic Highway

The project site is not located near a scenic highway nor would the project result in damage to scenic resources within a scenic highway.

Analysis: Hazardous Waste Sites

The project site is not listed on the Hazardous Waste and Substances Sites List.

Analysis: Historical Resources

The project site does not contain a historic resource, nor are there historic resources of local, state, or national recognition located on adjacent properties. As such, staff have determined that the project will not have a substantial adverse change in the significance of a historical resource.

**Public Outreach and Comments**

The applicant had reached out directly to meet with both the Heritage Preservation League (HPL) and the Historic Folsom Resident's Association (HFRA) to discuss the project and answer questions. Based on their communications with these organizations, both HFRA and HPL have provided comments.

Historic Folsom Resident's Association (HFRA)

The Historic Folsom Resident's Association (HFRA) provided an email, provided in Attachment 7, stating that they believe the project meets the Historic District Design Guidelines, and that HFRA does not have any additional comments for the project. No further comments have been provided since meeting with the applicant.

Heritage Preservation League (HPL)

The Heritage Preservation League (HPL) provided a comments letter dated 10/12/25, shown in Attachment 8. The letter includes concerns regarding the compatibility of the Mission Revival architectural style with the Historic District, concerns regarding how the height of the proposed duplex was measured, and the visibility of the attached garage. Furthermore, HPL has stated they believe that the project is not able to satisfy previous

surface requirements and landscaping requirements. After the letter was provided, HPL met with the applicant and did not provide a subsequent comment letter, but did call staff and reaffirmed their concerns regarding visibility of the attached garage discussed in the initial comments letter dated 10/12/25.

Regarding architectural compatibility, staff have provided further discussion in the “Design Compatibility” section regarding how the design of the project is consistent with the DDGs. Furthermore, as discussed in the “Housing Accountability Act” section, the City is limited to enforcing only objective standards for this project, and design compatibility cannot be considered as a reason for denial of the project due to the lack of objective design standards.

Regarding the attached garage, as discussed earlier in this report, the project has implemented several measures to provide screening of the attached garage from Reading Street, including an increased setback, wall features to provide screening, constructing the garage partially below grade within the hillside, and orienting the garage towards the alleyway. The existing tree cover across the alley to the north also provide additional screening for the garages.

Regarding pervious surface and landscaping, as discussed earlier in this report, the project has been revised to include more landscaping per staff’s and HPLs comments. After review, staff have determined that the project satisfies landscape and pervious surface requirements, and have provided Condition 9e requiring that the project use the permeable pavement indicated in the Plans provided in Attachment 5.

Laine and Carrie West Letter (Historic District Resident, 916 Figueroa Street)

Laine and Carrie West, residents at 916 Figueroa Street adjacent to the project site, submitted a comments letter on 11/4/25, provided in Attachment 9. The letter includes concerns regarding parking and traffic due to the additional dwelling units, density, size, architectural compatibility, privacy, and impacts to their utilities which cross over the project site.

Regarding parking and traffic, per AB 2097, the project is exempt from parking requirements; however, the applicant is proposing two garage parking spaces, and has added two additional on-site surface parking spaces since the last Historic District Commission meeting on 11/5/25, resulting in a total of four on-site parking spaces. Per FMC 17.52.540(I), parking shall be provided on-site, outside of front and street side yards, and screened from public view. Based on the location of the parking spaces along the alley behind the building, the project has been determined to comply with this standard. Additionally, residents at 307 Reading Street will be able to utilize street parking alongside the other residents of the neighborhood.

Regarding density, the MLD General Plan Designation allows for a density of between 7 and 12 dwelling units per acre (du/ac). The project site is 0.16 acres, which allows for up to 2 dwelling units maximum. Since the project is proposing two primary dwelling units and, per California Government Code Section 66319, Accessory Dwelling Units (ADUs) do not count towards the density, the project has been determined to be compliant with the density allowances of the MLD General Plan Designation.

Regarding architectural compatibility, staff have provided further discussion in the “Design Compatibility” section regarding how the design of the project is consistent with the DDGs. Furthermore, as discussed in the “Housing Accountability Act” section, the City is limited to enforcing only objective standards for this project, and design compatibility cannot be considered as a reason for denial of the project due to the lack of objective design standards.

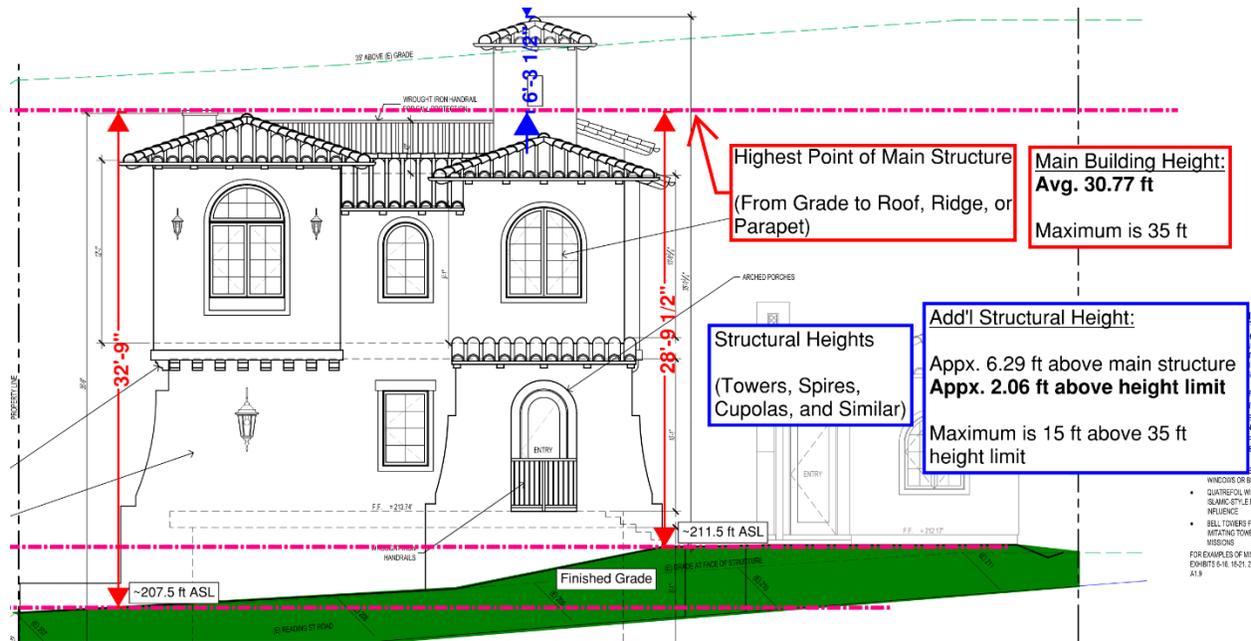
Regarding privacy, per Government Code Section 66314, ADUs are allowed to be as close as 4-feet from the property line and the City is not able to require a greater setback. However, the applicant does propose to utilize a wood fence that will provide some privacy screening from the residence at 916 Figueroa Street. Regarding the rooftop deck on the duplex, the duplex itself is setback approximately 29 feet from 916 Figueroa Street. The portion of the deck nearest to 916 Figueroa Street will have tower elements, stairway access, and a roof between the deck and the edge of the building which would provide an additional setback of approximately 8 feet from the building edge (for a total of 37 feet from 916 Figueroa Street) and provide a physical barrier between the deck and the neighboring property.

Regarding impacted utilities, the conditions of approval for development of the property placed during the Tentative Parcel Map in 2014 (PN14-395) still apply to the project site at 307 Reading Street and require that the property owner/applicant underground the existing overhead utility lines and grant a private sewer easement for 916 Figueroa Street. To ensure the applicant is aware of these conditions or approval, staff have reiterated these conditions of approval for this project (DRCL25-00195) in Condition 24. Additionally, staff have provided Condition 23 requiring that the property owner/applicant coordinate with the property owners at 916 Figueroa Street regarding impacts to their utility connections.

#### Robert Delp Letter (Historic District Resident)

Robert Delp, Historic District Resident, submitted a comments letter on 11/4/25, provided in Attachment 9. The letter includes concerns regarding how building height was measured, requested clarification regarding the accuracy of the building renderings in relation to trees on the site, questioned applicability of the Housing Accountability Act (GOV 65589.5) to the project, particularly with respect to the proposed parapet, and questions the project’s compliance with the City’s DDGs.

Regarding building height, the FMC 17.02.110 states that building height is “the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge, or parapet wall”. Additionally, FMC 17.58.080 states that towers, spires, chimneys, cupolas, scenery lofts, and similar architectural structures may be built to a height of not more than 25 feet above the height limit, provided that no such architectural structure be used for sleeping or eating. FMC 17.52.540 further reduces this additional height allowance to 15 feet above the main structure. Staff have provided the diagram below to demonstrate how the height was calculated. The project has been determined to be complaint based on how the FMC specified building height should be measured.



Regarding the renderings, the applicant has revised the provided renderings to accurately show the existing street trees which will be located in front of the project site along Reading Street to clarify how the project will look in relation to existing trees.

Regarding the Housing Accountability Act, this section of the Government Code (GOV) applies to all “Housing Development Projects”, which is defined in GOV 65589.5(h)(2) as a project consisting of residential units only, among other project types. As the project consists of only residential units, the project qualifies as a “Housing Development Project” and therefore is subject to the Housing Accountability Act, including the provisions relating to the application of objective design standards for review and the restriction on the grounds for denial of a housing development project to only health and safety concerns that cannot be mitigated.

Regarding compliance with the City’s DDGs, although not required per the Housing Accountability Act due to the DDGs’ adoption as guidelines and thus non-objective standards, the applicant has worked with staff to try to meet the goals and guidelines of the DDGs. As discussed earlier in the report, the Mission Revival style is consistent with the design and architectural guidelines existing within the DDGs as it is of the pre-1910s design period prescribed for the Figueroa Subarea. Furthermore, existing Spanish and Mediterranean styles similar to the project exist within the District and within Northern California, providing a basis of compatibility with the 1850 to 1950 design period in California that is called out in the DDGs.

**Conclusion**

Staff has determined that the overall design, colors, and materials of the proposed duplex can be incorporated into quality residential design, is compatible with the existing residential character in the project vicinity, and is consistent with FMC 17.52 for the

Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the design guidelines in the Historic District Design and Development Guidelines.

### **Recommendation**

Staff recommends that the Historic District Commission recommend approval of the proposed project to the City Council, subject to the attached conditions of approval.

### **Historic District Commission Action**

Move to recommend approval of an application (DRCL25-00195) for Design Review for an approximately 4,500 square-foot duplex at 307 Reading Street, as shown in Attachment 5 based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-36).

### **Alternative Historic District Commission Action**

Move to recommend approval of an application (DRCL25-00195) for Design Review for an approximately 4,500 square-foot duplex at 307 Reading Street, as shown in the version of the plans dated 10/21/25 and shown at the November 5, 2025 Historic District Commission Meeting, based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-36).

### **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 SECTION 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**

<b>CONDITIONS OF APPROVAL FOR 307 READING ST., NEW DUPLEX PROJECT (DRCL25-00195)</b>			
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>  <b>Responsible Department</b>
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"> <li>• Plan Set (Attachment 5)</li> </ul> <p>This project approval is for the 307 Reading St., New Duplex Project (DRCL25-00195) which includes the construction of a new duplex building located at 307 Reading Street. 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 (<b>Expires December 9, 2026</b>). 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 Folsom Municipal Code. 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>EMC</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"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith.</li> </ul> <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
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
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.		<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 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)

**ARCHITECTURE DESIGN REQUIREMENTS**

<p>11.</p>	<p>The project shall comply with the following architecture and design requirements:</p> <ul style="list-style-type: none"> <li>a) The design, materials, and colors of the proposed 307 Reading St., New Duplex Project (DRCL25-00195) shall be consistent with Attachment 5, to the satisfaction of the Community Development Department.</li> <li>b) Any changes to the level of architectural detailing shown in Attachments 5, if not determined to be substantially consistent with the approved plans by the Community Development Department, shall be subject to a subsequent design review.</li> <li>c) A Building Permit shall be required.</li> <li>d) Fencing shall not exceed 3.5 feet in height in the front yard area, and shall not exceed 6 feet in height in the side and rear yard areas of the property.</li> <li>e) The driveway and internal pathway pavement, as shown on Sheet A2.1 of the plan set provided in Attachment 5, shall be permeable pavement, to the satisfaction of the Community Development Department.</li> <li>f) The garage doors shall be of a style that is consistent with Resolution HDC23-002 regarding metal garage doors, to the satisfaction of the Community Development Department.</li> <li>g) The project shall include all architectural detailing shown and noted on the building elevations and renderings, to the satisfaction of the Community Development Department, prior to final inspections. This includes, but is not limited to: Exposed roof eaves with rafter tails, decorative wood corbels, decorative wrought iron, unadorned stucco siding, windows with divided lites, arched porches, arched windows, and wood trim.</li> </ul> <p>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>	<p>OG</p>	<p>CD (P)</p>
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<b>NOISE REQUIREMENT</b>		
12.	<p>Compliance with the City of Folsom Noise Control Ordinance, General Plan Safety &amp; 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)
<b>ARBORIST REQUIREMENTS</b>		
13.	<p>The owner/applicant shall protect the three city olive trees located along the Reading St frontage from any potential direct or indirect impacts as a result of the project. Any encroachment of construction or sitework within the critical root zones of the city olive trees (as determined by the Urban Forester) shall require a tree work permit.</p>	OG  CD(P)
14.	<p>The owner/applicant shall plant at least (1) one tree along the alley frontage as shown in the preliminary landscape plan prior to the final building inspection for the project. The trees shall be from a 15-gallon container size or greater and shall be a species listed on the Folsom Master Tree List. The trees shall be shown on the final landscape plan, subject to review and approval by the Community Development Department.</p>	O  CD(P)

15.		<p>Pursuant to the states 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. Landscape plans must be submitted with the building permit plan set. The landscape permit shall be applied and paid for prior to approval of the building permit plans.</p> <ol style="list-style-type: none"> <li>a. Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may comply with either the Performance Approach requirements or the Prescriptive Approach requirements of the MWELO.</li> <li>b. Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the Performance Approach Requirements of the MWELO.</li> <li>c. The City-approved landscape plan shall be installed at the time of the final inspection for the building permit, prior to Certificate of Occupancy. Any significant modification to the City-approved landscaping shall comply with the States Model Water Efficient Landscape Ordinance.</li> <li>d. 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).</li> </ol>	I, B	CD(P)
<b>SITE DEVELOPMENT REQUIREMENTS</b>				
16.		<p>Applicant shall provide a Drainage Memo prepared by a Licensed Civil Engineer, and provided to the City prior to issuance of the first building permit. At a minimum, the memo shall identify existing and proposed drainage patterns, quantify pre- and post-development runoff rates, and demonstrate that downstream facilities have adequate capacity to accommodate project flows. Any necessary on-site or off-site improvements as determined by the City based on the memo shall be incorporated into the project design.</p>	B	CD (E)

17.		The owner/applicant shall construct a drainage swale along the southerly boundary of 307 Reading Street to convey storm runoff from 916 Figueroa Street to Reading Street. The drainage swale shall be shown on the plans submitted for permit review, and reviewed and approved by the Community Development Department prior to permit issuance. Requirements of the drainage swale shall be addressed in the prepared Drainage Memo.	I, B	CD(E)(P)
18.		Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)
19.		Public and private improvements, including roadways, sidewalks, curbs, gutters, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the Historic District Design and Development Guidelines, the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> to the satisfaction of the Community Development Department.	I, B	CD(P)(E)
20.		The applicant/owner shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, if necessary, in accordance with conditioned studies mentioned herein, and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I, B	CD (E)
21.		The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to permit issuance.	I, B	CD(E)
22.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I, B	CD (P)(E)
23.		The owner/applicant shall coordinate the planning, development and completion of this project with the residents at 916 Figueroa Street specifically regarding impacts to the utility connections for 916 Figueroa Street.	I, B	CD (P)(E)

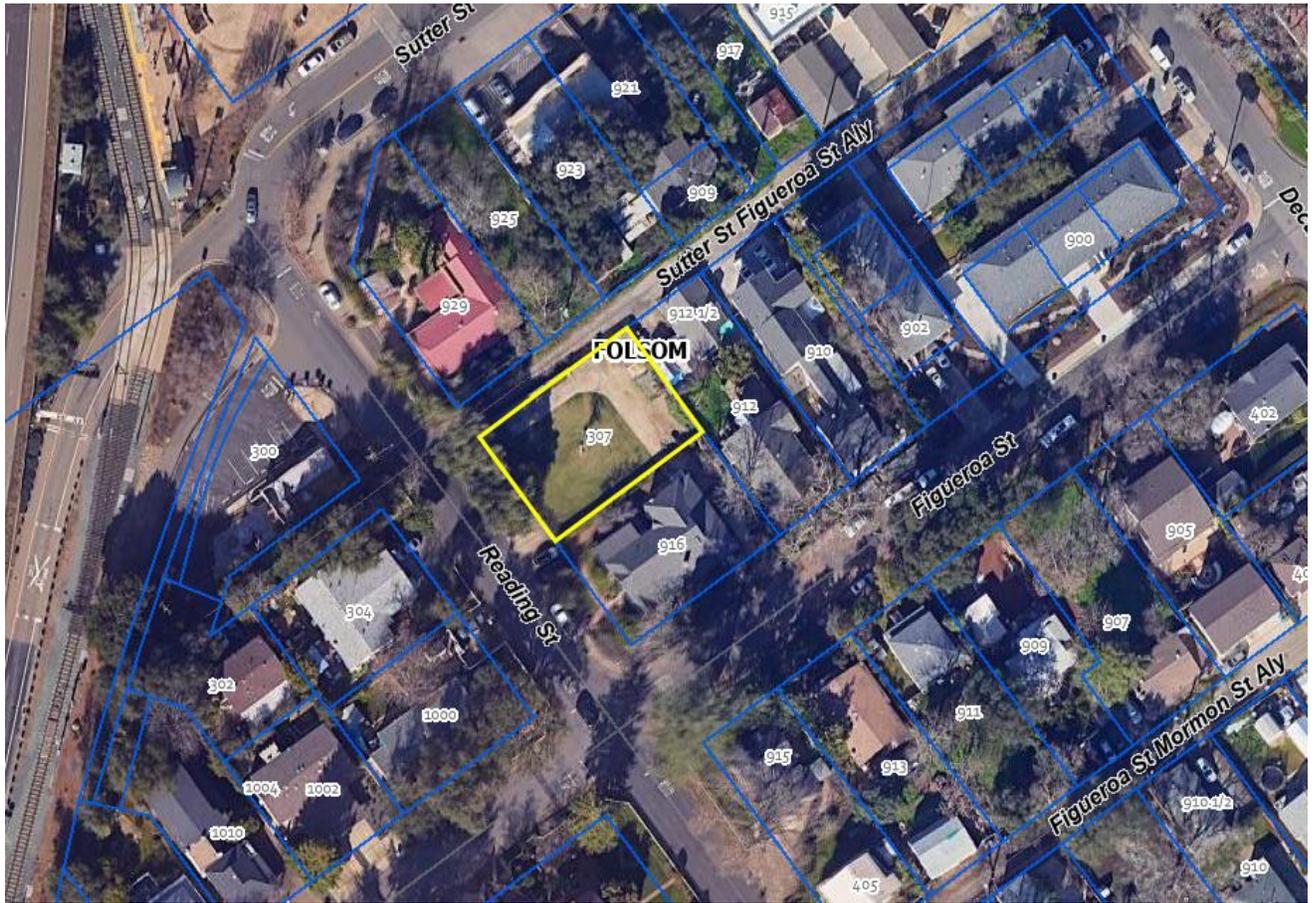
24.		The owner/applicant shall be responsible for the undergrounding of existing overhead utility service running from the Sutter/Figueroa Street alleyway lines to the existing residence at 916 Figueroa Street. The owner/applicant shall also be responsible for undergrounding the new utility service from the same alleyway lines to the proposed residential units at 307 Reading Street.	I, B	CD(E)
25.		The owner/applicant shall provide a new domestic water service from the existing water main in Reading Street. The new domestic water service shall serve all proposed future dwellings at 307 Reading Street. The water service shall be installed prior to approval of the first building permit.	I, B	CD(E)
26.		No part of a structure, including overhangs, shall encroach into any public or private easements on the property.	OG	CD(E)(P)
<b>CULTURAL RESOURCE REQUIREMENTS</b>				
27.		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	CD(P)(E)
28.		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 consultation with the Folsom Historical Society, City staff, and the Historic Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historic Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.	G, I	CD(P)(E)

<b>GRADING REQUIREMENTS</b>		
29.	<p>The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.</p>	G, I  CD(E)
30.	<p>Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the Erosion and Sediment Control Handbook of the State of California Department of Conservation, and shall comply with all updated City standards.</p>	G, I  CD(E)
<b>STORM WATER POLLUTION/CLEAN WATER REQUIREMENTS</b>		
31.	<p>The owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season.</p>	G, I, B  CD(E)
32.	<p>The storm drain improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. These facilities shall be constructed concurrent with construction of grading and the initial public improvements and shall be completed prior to issuance of a building permit.</p>	G, I, B  CD(E)
33.	<p>Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento Erosion and Sedimentation Control Standards and Specifications-current edition and as directed by the Community Development Department.</p>	G, I  CD(E)

<b>POLICE/SECURTY REQUIREMENTS</b>		
34.	<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> <li>• A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings).</li> <li>• Security measures for the safety of all construction equipment and unit appliances shall be employed.</li> <li>• New Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</li> </ul>	G, I, B  PD
<b>FIRE DEPARTMENT REQUIREMENTS</b>		
35.	<p>The building shall have addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.</p>	B  FD
36.	<p>Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.</p>	I, B  FD

<b>RESPONSIBLE DEPARTMENT</b>	<b>WHEN REQUIRED</b>
CD	I
(P)	M
(E)	B
(B)	O
(F)	G
PW	DC
PR	OG
PD	

## **Attachment 4 Vicinity Map**



# **Attachment 5 Plan Set**





MURRAY T. DUNCAN, AIA  
PRINCIPAL ARCHITECT OF RECORD

**CONSTRUCT NEW  
DUPLX AND ADUS**

FOR:  
DK3 DEVELOPMENT LLC  
307 READING STREET  
FOLSOM, CA 95630  
APN: 070-0101-030

**REVISIONS**

MARK	DATE	DESCRIPTION
A	10/20/23	FOR CLIENT COMMENTS

PROJECT NO.: 2300  
DATE:  
DESIGNED BY: M.T.D.  
DRAWN BY: T.M.D./K.M.T.H.  
CHECKED BY: MURRAY T.  
COMPILED BY: MURRAY T.  
SHEET TITLE:  
SITE PLAN

CONTRACT DATE: 7/20/2023  
SHEET FORMAT: A20X30 ARCH D

**PROPERTY INFORMATION:**

ADDRESS: 307 READING STREET, FOLSOM, CA 95630  
ZONING: R-2 / HISTORIC RESIDENTIAL PRIMARY AREA SPECIAL USE & DESIGN STANDARDS  
DENSITY ALLOWED: 7-12 UNITS/ACRE  
SETBACKS:  
FRONT (INTERIOR): 27'  
CORNER/SIDE: 17'  
REAR: 20'  
BUILDING HEIGHT: 2 STORIES, NO MORE THAN 20' HIGH  
PROPERTY SIZE: 7,021 SQ. FT.  
MAIN BUILDING COVERAGE: 45% OF TOTAL LOT AREA (3,169 SQ. FT.), PROPOSED MAIN BUILDING COVERAGE = 1,827 SQ. FT.  
PARKING REQUIRED: (2) TWO COVERED PARKING SPACES PER UNIT (17,572 SQ. FT. OF STREET PARKING).  
PERVIOUS SURFACE: A MINIMUM OF 45% PAVING ON THE LOT TO BE PERVIOUS (4,139 SQ. FT. REQUIRED PROPOSED = 3,618 SQ. FT.).  
LANDSCAPING: A MINIMUM OF 60% OF THE FRONT 20 FEET OF THE LOT PLUS 50% OF THE REMAINING AREA OF THE LOT IS REQUIRED TO BE LANDSCAPED.  
FRONT YARD: = 841 SQ. FT. \* 60%  
LANDSCAPE PROVIDED = 841 SQ. FT. (GREEN HATCHED).  
REMAINING AREA = 2,260 SQ. FT. LANDSCAPE REQUIRED.  
TOTAL LANDSCAPING = 2,708 SQ. FT. PROVIDED ON SITE

**ADUS**

- 800 SQ. FT. OR LESS
- 16' TALL MAXIMUM (UNLESS OVER A GARAGE)
- 4' SIDE & REAR YARD SETBACK
- ADU SHALL BE LOCATED WITHIN THE FRONT PLANE OF THE PRIMARY DWELLING
- SEPARATION: DETACHED ADUS SHALL BE LOCATED AT LEAST 6' FROM THE PRIMARY DWELLING OR AN ACCESSORY STRUCTURE ON THE SAME PARCEL OTHER THAN A FENCE OR A WALL (SEE WALL REAR YARD COVERAGE). THE AREA COVERED BY AN ADU SHALL NOT EXCEED 45% OF THE REAR YARD OR AT LEAST 800 SQ. FT. OPEN SPACE. ADUS SHALL NOT ENDOACH INTO REQUIRED OPEN SPACE.
- PARKING: NOT REQUIRED IN HISTORIC DISTRICT
- ACCESS: ACCESS TO ADU SHALL HAVE DIRECT EXTERIOR ACCESS INDEPENDENT OF THE EXTERIOR ACCESS OF THE PRIMARY DWELLING

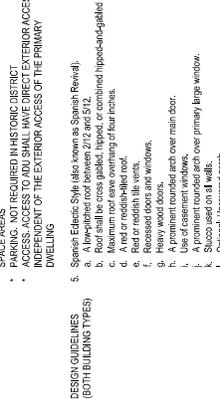
**DESIGN GUIDELINES (BOTH BUILDING TYPES)**

- Spanish Eclectic Style (also known as Spanish Revival).
  - A low-pitched roof between 2/12 and 5/12.
  - Road shall be cross gabled, hipped, or combined hip-and-gabled roof.
  - Use of a variety of other materials.
  - A red or redish-baked roof.
  - Recessed doors and windows.
  - Arched windows.
  - A prominent rounded arch over primary large window.
  - Use of casement windows.
  - Use of wrought iron.
  - Optional: Uncovered porch.

\*\* STORY #

\* Story means that portion of a building included between the upper surface of the top-most floor and the upper surface of the next floor above, with story to that portion of a building included between the upper surface of the top-most floor and the ceiling or roof thereof. If the finished floor level directly above the basement is more than six feet above grade at any point, such basement shall be considered a story. (Prior code § 3114)

**SITE LEGEND:**



**SITE PLAN**

APN 070-0101-030  
PARCEL 1  
PM 233-7

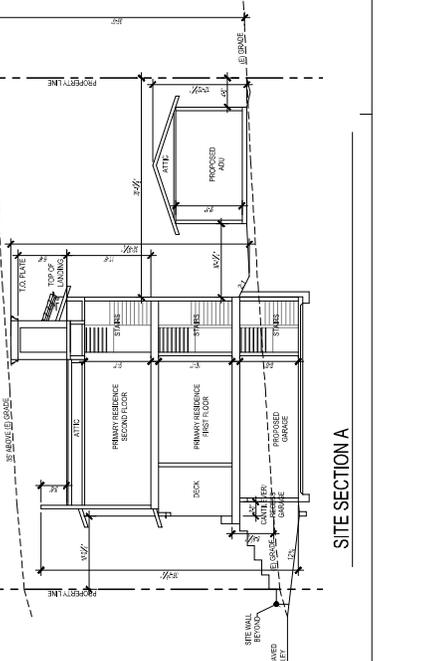
**NOTES:**

- ARCHITECTURAL SITE PLAN IS FOR BUILDING IDENTIFICATION AND INFORMATION ONLY.
- CIVIL ENGINEER TO PROVIDE ALL SETBACKS, PROPERTY BOUNDARY, AND GRADING INFORMATION.
- LANDSCAPE ARCHITECT TO REVIEW ALL WALKWAYS AND OPEN SPACE REQUIREMENTS.
- REFER TO CIVIL ENGINEERS PRECISE GRADING PLAN FOR BUILDING LOCATIONS

**KEYNOTES:**

- VERTICAL BOARD FENCE PER OWNER WITH MIN. OF 30% OPENINGS. MAX. 42" HIGH WITHIN 20' FROM READING STREET PROPERTY LINE AND MAX. 6' HIGH IN REAR/SIDE YARDS.

**SITE SECTION A**

























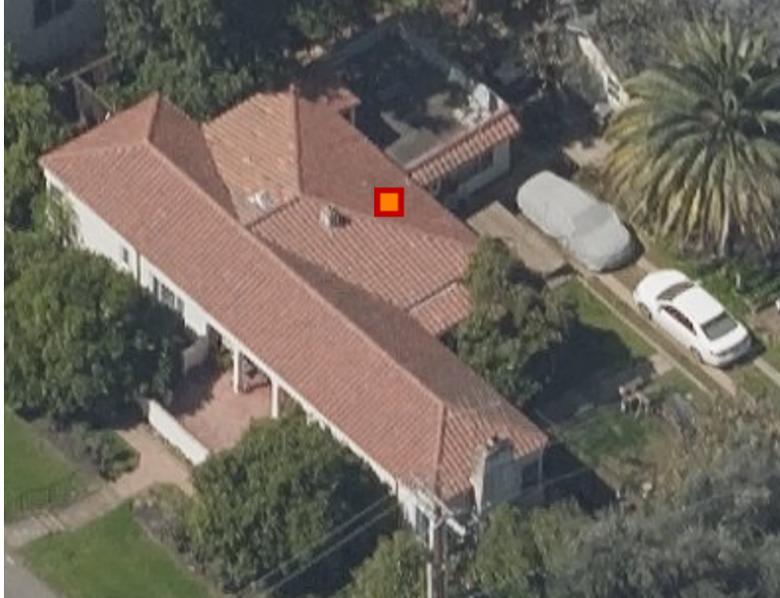


## **Attachment 6**

# **Examples of Mission Revival Styles and Similar**

## Folsom Historic District Examples

### Spanish Revival Style (1915 – 1940)



Address: 802 Figueora Street, Folsom CA  
Subarea: **Figueora Subarea**  
Built 1925



Address: 216 Natoma Street, Folsom CA  
Subarea: Natoma-Riley-Bidwell Commercial Primary Area  
Built 1938



Address: 909 Mormon Street, Folsom CA  
Subarea: Open Space/Public Primary Area  
Built 1915

State Register of Historic Places



Address: 512 Natoma Street, Folsom CA  
Subarea: Natoma-Riley-Bidwell Commercial Primary Area  
Built 1934



Address: 701 Street, Folsom CA  
Subarea: Sutter Street Subarea  
Built 1930



Address: 409 Natoma Street, Folsom CA  
Subarea: Natoma-Riley-Bidwell Commercial Primary Area  
Built 1959

### Italian Renaissance Style (1890 – 1935)



**MURER HOUSE, EST. 1925**



Address: 1121 Joe Murer Court, Folsom CA  
Subarea: Central Subarea  
Built 1927

**National Register of Historic Places**



Address: 705 Sutter Street, Folsom CA  
Subarea: Sutter Street Subarea  
Built 1927

### Mission Revival Style (1890 – 1920)



Address: 710 Sutter Street, Folsom CA  
Subarea: Sutter Street Subarea  
Built 1932



Address: 401 Leidesdorff Street, Folsom CA  
Subarea: Central Subarea  
Built 1952

## City of Sacramento Examples Mission Revival Style (1890 – 1920)



Address: 3402 Broadway, Sacramento CA  
Arata Brothers Building  
Built 1890



Address: 1910 J Street, Sacramento CA  
Western Pacific Railroad Depot  
Built 1909



Address: 1001 15<sup>th</sup> Street, Sacramento CA  
Maydestone Apartments  
Built 1912



Address: 1220 9<sup>th</sup> Street, Sacramento CA  
Sutter Club  
Built 1930



6 EXHIBIT 6 – MONTGOMERY WAY GATEWAY HISTORIC DISTRICT  
CURTIS PARK / MONTGOMERY WAY, SACRAMENTO

1. 2881 MONTGOMERY WAY, SACRAMENTO, CA. 1923.



2. 2866 MONTGOMERY WAY, SACRAMENTO, CA. 1924.



3. 2720 MONTGOMERY WAY, SACRAMENTO, CA. 1924.

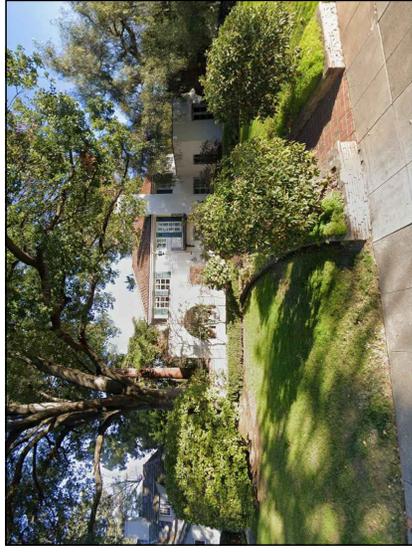


4. 3065 E. CURTIS DRIVE, SACRAMENTO, CA. 1929.



5 EXHIBIT 5 – J.C. CARLY HOUSE  
2761 MONTGOMERY WAY, SACRAMENTO

1922, THE J. C. CARLY HOUSE IS A 2,831 SQUARE FOOT, TWO-STORY SPANISH MEDITERRANEAN REVIVAL-STYLE HOUSE CONSTRUCTED IN 1922 BY LOCAL ARCHITECTS DEAN & DEAN. THE PROPERTY WAS LISTED AT THE LOCAL LEVEL OF SIGNIFICANCE UNDER CRITERION B IN THE AREA OF COMMUNITY PLANNING AND DEVELOPMENT FOR ITS ASSOCIATION WITH DEVELOPER JAMES DEAN AND ARCHITECTS DEAN & DEAN. THE HOUSE IS ONE OF THE EARLIEST SPANISH MEDITERRANEAN REVIVAL-STYLE HOUSES IN THE CITY OF SACRAMENTO IN 1911. THE SOUTH CURTIS OAKS TRACT WAS DEVELOPED WHILE CARLY WAS AT THE PEAK OF HIS CAREER, AND HIS HOUSE, WHICH HE OCCUPIED FROM 1922 UNTIL 1933, STOOD AS THE ENTRANCE TO THIS NEW TRACT OF ARCHITECT-DESIGNED HOMES. SOUTH CURTIS OAKS WAS HIS PREMIER DEVELOPMENT PROJECT. IT WAS PRIZED FOR ITS ARCHITECTURAL AESTHETICS AND THE PRESERVATION OF NATURAL BEAUTY. CARLY'S TRACT SET A NEW STANDARD FOR DEVELOPMENT IN THE CURTIS PARK AREA. IT WAS ALSO LISTED UNDER CRITERION C AS AN EXCELLENT EXAMPLE OF A SPANISH MEDITERRANEAN-STYLE HOUSE DESIGNED BY DEAN AND DEAN.



4 EXHIBIT 4 – GIUSEPPE MURER HOUSE  
1121 FOLSOM BOULEVARD, FOLSOM



MURER HOUSE 2021, SOUTHWEST FRONT



MURER HOUSE 2021, SOUTHEAST SIDE



MURER HOUSE 1933 DETAIL PRIMARY ENTRANCE

GIUSEPPE MURER BECAME AN AMERICAN CITIZEN IN 1910. GIUSEPPE JOE BECAME INVOLVED IN THE LOCAL COMMUNITY, DEVELOPING LONG-LASTING TIES. HE SERVED AS CHAIRMAN OF THE FOLSOM SENIORS CLUB AND THE FOLSOM JUNIOR LEAGUE. HE WAS A MEMBER OF THE KNIGHTS OF PYTHIAS IN 1917. HE WAS A 25-YEAR MEMBER OF THE FOLSOM BRIGADE OF THE EAGLES. MURER WAS AN ACTIVE MEMBER OF THE PRESIDENT OF THE PORTUGUESE CLUB AFTER BEING ASKED TO DO BY HIS NUMEROUS PORTUGUESE FRIENDS. BY 1921, JOE BOUGHT THE SITE OF THE MURER HOUSE. HE STARTED BUILDING HIS RESIDENCE THERE IN 1924, BASING HIS DESIGN ON THE ARCHITECTURE IN HIS BORN TOWN OF PORTUGAL. MURER BOUNDED ON THE WEST BY DREDGE TAILINGS. TO RETAIN THESE TAILINGS, MURER CONSTRUCTED TERRACES USING PORTUGUESE-STYLE STONE AND WENT FROM HOUSE BACK INTO THE PILE TO MAXIMIZE YARD AND GARDEN SPACE. JOE DESIGNED THE HOUSE AND DID ALL THE CONSTRUCTION WORK, PROBABLY WITH THE HELP OF HIS NEPHEW, PAUL. MURER DID ALL THE INTERIOR WOODWORK IN THE HOUSE, SUCH AS THE PILLARED PORCHES, THE STAIRS, AND THE WOODWORK IN THOSE IN THE FOLSOM HOTEL, TODAY AND BUILT IN HUTCHES.

- FROM THE MURER HOUSE FOUNDATION



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MURRAY T. DUNCAN, AIA  
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CONSTRUCT NEW  
DUPLEX AND ADUS

FOR:  
DK3 DEVELOPMENT LLC  
307 READING STREET  
FOLSOM, CA 95630  
APN: 079-0101-081

REVISIONS	DATE	DESCRIPTION
1	10/20/20	PLAN REVIEW COMMENTS

PROJECT NO.: 2280  
DRAWN BY: LEAD, KENNETH W.  
CHECKED BY: MURRAY T.  
COPYRIGHT LEV DESIGN

HISTORICAL CONTEXT EXHIBITS

CURRENT DATE: 10/20/2020

SHEET FORWARD: 21 OF 30 ARCH 02





**8** EXHIBIT 8 – LAND PARK AREA, SACRAMENTO  
COLLEGE TRACTS DEVELOPED FROM LATE 1920s

1. 2418 BROCKWAY COURT, SACRAMENTO, CA



3. 3500 MCKINLEY WAY, SACRAMENTO, CA



5. 3710 BROCKWAY COURT, SACRAMENTO, CA



2. 3530 BROCKWAY COURT, SACRAMENTO, CA



4. 3630 BROCKWAY COURT, SACRAMENTO, CA



6. 3628 MCKINLEY WAY, SACRAMENTO, CA



7. 3530 BROCKWAY COURT, SACRAMENTO, CA



8. 3530 BROCKWAY COURT, SACRAMENTO, CA



9. 3530 BROCKWAY COURT, SACRAMENTO, CA



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APN: 079-0101-081

**REVISIONS**

MARK	DATE	DESCRIPTION
A	10/20/20	PLAN REVIEW COMMENTS

PROJECT NO.: 2280  
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DESIGNED BY: M.A.P.  
DRAWN BY: LEAD KENNIE THW  
CHECK BY: MURRAY T.  
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SHEET TITLE:  
HISTORICAL CONTEXT EXHIBITS

CURRENT DATE: 7/20/2022  
SHEET FORMAT: 24"x36" ARCH D



11 EXHIBIT 11

FRANK A. FORESTER HOUSE - SAN JUAN CAPISTRANO, CA

THE FRANK A. FORESTER HOUSE IN SAN JUAN CAPISTRANO, CALIFORNIA IS A 6,000-SQUARE-FOOT STUCCO, SPANISH TILED-ROOFED MANSSION BUILT IN 1910 FOR \$10,000 BY FRANK AMBROSIO FOSTER, GRANDSON OF RANCHER JOHN (DON JUAN) FORBSTER. IT IS THE ONLY REMAINING HOME OF ITS STYLE AND ERA IN THE AREA. IT WAS DESIGNED AS A 5-BEDROOM, 1 BATHROOM HOME IN THE MISSION REVIVAL STYLE BY LOS ANGELES ARCHITECTS ROBERT FRANKPARK TRIM AND ROBERT EDWARDS WILLIAMS.



10

EXHIBIT 10 – NORTH SACRAMENTO SCHOOL  
670 DIXIEANNE AVENUE, SACRAMENTO, CA

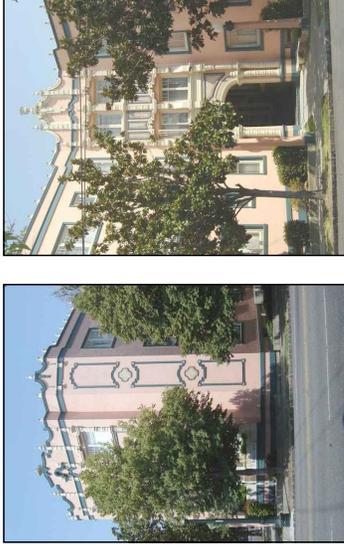
NORTH SACRAMENTO SCHOOL IS LOCATED IN A RESIDENTIAL OLD NORTH SACRAMENTO NEIGHBORHOOD CHARACTERIZED BY SINGLE-FAMILY RESIDENCES CONSTRUCTED BETWEEN 1910 AND 1930. DEL PASO BOULEVARD, THE NEIGHBORHOOD'S PRINCIPAL ARTERIAL, IS A 1920S-STYLE BROADWAY WITH A 1920S-STYLE SIDEWALK. THE SCHOOL SITES ARE LOCATED ON A 2.53-ACRE, 1920S-STYLE SPANISH COLONIAL BUILDING'S COMPLEX SYMMETRICAL PLAN IS FORMED BY SEVERAL CONNECTING RECTANGULAR VOLUMES. THE MAIN NORTH FACADE IS DOMINATED BY THE ONE-AND-A-HALF STORY CENTRAL AUDITORIUM VOLUME WITH CLAY TILE GABLED ROOF, WHICH IS FLANKED BY PROJECTING CLASSROOM WINGS. A THREE-SIDED ARCADE LINES THE FRONT COURTYARD FORMED BY THE DOMINANTIVE CLASSICAL COLUMNS PROJECTING FROM THE SOUTHEAST CORNER OF THE AUDITORIUM AS WELL AS SHAPED PARAPETS, BUTTRESSED WALLS, AND RECESSED WINDOW ASSEMBLAGES WITH CLASSICAL COLUMNS ON PROJECTING INTERIOR WINGS. BUILT IN STAGES BEGINNING IN 1915, WITH ADDITIONS IN 1927, 1928, AND 1947, THE BUILDING IS CONSTRUCTED OF A LIGHT-TAN STUCCO WITH A RED TILED ROOF. THE BUILDING IS A HISTORIC LANDMARK AND WAS LISTED IN THE NATIONAL ARCHITECTURAL FOOTAGE. NOR WAS THE SPECIFIC SIZE OF THE BUILDING REVEALED IN CONTEMPORANEOUS NEWSPAPER REPORTS. ALTHOUGH THE BUILDING HAS NOT BEEN USED AS A SCHOOL FOR MANY DECADES, NORTH SACRAMENTO SCHOOL HAS BEEN ALTERED ONLY SLIGHTLY AND RETAINS ALL ASPECTS OF ITS INTEGRITY.



9

EXHIBIT 9 – BENNETT APARTMENTS  
135 E. MAGNOLIA, STOCKTON, CA

1919. DESIGNED BY PIONEER ARCHITECT RALPH P. MORELL IN THE SPANISH COLONIAL REVIVAL STYLE. THIS UNIQUE STRUCTURE WAS HOME TO MANY OF STOCKTON'S WELL-RESPECTED CITIZENS. IT IS DESIGNED SO THAT NO APARTMENT DIRECTLY FACED ANOTHER.



**DESIGN**  
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FOR:  
DK3 DEVELOPMENT LLC  
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FOLSOM, CA 95630  
APN: 079-0101-081

REVISIONS

MARK	DATE	DESCRIPTION
A	10/20/20	PLAN REVISION COMMENTS

PROJECT NO.: 2280  
DATE: 10/20/20  
DESIGNED BY: MAP  
DRAWN BY: LEAD KENNE TH W  
CHECKED BY: MURRAY T.  
COPYRIGHT LEVEL: NONE

HISTORICAL CONTEXT EXHIBITS

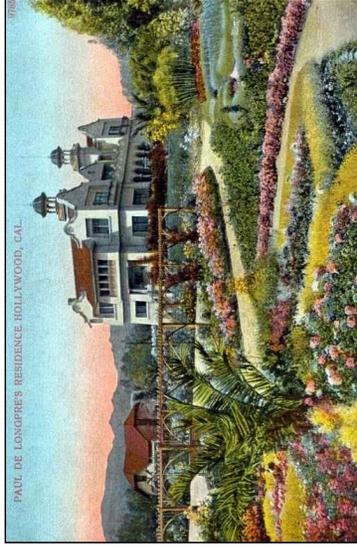
CURRENT DATE: 10/20/2020  
SHEET FORWARD: 21 OF 26 ARCH'D



14 EXHIBIT 14

PAUL DE LONGPRÉ RESIDENCE - HOLLYWOOD, CA

THE PAUL DE LONGPRÉ RESIDENCE WAS BUILT BY LOUIS BOURGEOIS FOR PAUL DE LONGPRÉ IN 1901, ON THREE LOTS OBTAINED FROM DAVID WILCOX BEVERIDGE IN EXCHANGE FOR THREE OF LONGPRÉ'S PAINTINGS. THE ESTATE, WHICH FEATURED AN ELABORATE TWO-STORY MISSION REVIVAL MOORISH MANSION, DE LONGPRÉ'S PERSONAL ART COLLECTION, AND FLOWER GARDENS THAT THEIR PEAK CONTAINED MORE THAN 400 ROSES IN 800 VARIETIES, DREW NOT ONLY HOLLY



PAUL DE LONGPRÉ RESIDENCE HOLLYWOOD, CAL.

13 EXHIBIT 13

DUNKER HOUSE - PALO ALTO, CA

THE DUNKER HOUSE IS A HISTORIC HOUSE IN PALO ALTO, CALIFORNIA. THE PROPERTY HAS BEEN LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES SINCE FEBRUARY 9, 1982. IT WAS BUILT IN 1926 FOR JOHN DUNKER AND HIS WIFE, WHO WERE AMONG THE FIRST CALIFORNIANS TO BRING THE SPANISH COLONIAL REVIVAL STYLE TO THE AREA. THE HOUSE WAS PART OF THE SPANISH COLONIAL REVIVAL MOVEMENT IN PALO ALTO.



12 EXHIBIT 12

WATTLES MANSION - HOLLYWOOD, CA

THE WATTLES MANSION, FORMALLY KNOWN AS JULITA, IS A FORMER ESTATE IN THE HOLLYWOOD AREA OF LOS ANGELES, CALIFORNIA. THE MANSION IS A MISSION REVIVAL STYLE MANSION BUILT IN THE ESTATE IN 1907 FOR WEALTHY OMAHA BANKER EDWARD WATTLES. THE MANSION IS PART OF THE COMPLEX OF GARDENS, THE MANSION AND GARDENS WERE DESIGNATED AS LOS ANGELES HISTORIC-CULTURAL MONUMENT IN 1988.



SoCal Landmarks  
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PRINCIPAL ARCHITECT OF RECORD

CONSTRUCT NEW  
DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC  
307 READING STREET  
FOLSOM, CA 95630  
APN: 079-0101-081

REVISIONS

MARK	DATE	DESCRIPTION
A	10/20/20	PLAN REVIEW COMMENTS

PROJECT NO.	2200
DATE	
SCALE	
DESIGNED BY	MAKP
DRAWN BY	LEAD KENNETH W.
CHECKED BY	MURRAY T.
COPYRIGHT	LEAV DESIGN

SHEET TITLE:  
HISTORICAL CONTEXT EXHIBITS

CURRENT DATE: 7/20/2022  
SHEET FORMAT: 24"X36" ARCH-D



17 EXHIBIT 17

CASA DE PARLEY JOHNSON - DOWNEY, CA

THE CASA DE PARLEY JOHNSON IS A HISTORIC HOUSE IN DOWNEY, CALIFORNIA, U.S. IT WAS BUILT FOR ALEXANDER PARLEY JOHNSON, AN HERITAGE INVESTOR, REAL ESTATE AND OIL INVESTMENTS, IN 1927. IT WAS DESIGNED IN THE SPANISH REVIVAL STYLE BY FIELDS AND COMPANY. IT HAS BEEN LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES SINCE MARCH 23, 1988.



16 EXHIBIT 16

ORANGE GROVE COURT - PASADENA, CA

ORANGE GROVE COURT IS A BUNGALOW COURT LOCATED AT 746 EAST ORANGE GROVE BLVD. IN PASADENA, CALIFORNIA. THE COURT, WHICH WAS BUILT IN 1924, CONTAINS TWELVE SINGLE-FAMILY HOMES ARRANGED ALONG A CENTRAL WALKWAY. THE HOMES ARE DESIGNED IN THE MISSION REVIVAL STYLE AND FEATURE ARCHED PORCHES AND WINDOWS, STUCCO EXTERIORS, AND TILE ROOFS.



15 EXHIBIT 15

MARY LOUISE COURT - PASADENA, CA

MARY LOUISE COURT IS A BUNGALOW COURT LOCATED AT 883-899 N. MENTOR AVE. IN PASADENA, CALIFORNIA. ROBERT HARRIS BUILT THE COURT IN 1928. THE COURT CONSISTS OF SEVEN BUILDINGS SURROUNDING A CENTRAL PATHWAY. THE BUILDINGS ARE DESIGNED IN THE MISSION REVIVAL STYLE AND FEATURE ARCHED PORCHES AND WINDOWS, STUCCO EXTERIORS, SPANISH TILE ROOFS, AND CURVED BRACING AROUND THE DOORS.



DESIGN

MURRAY T. DUNCAN  
9281 SIERRA  
COLLEGE BLVD  
ROSEVILLE,  
CA 95678  
916.312.2131  
info@tvdesigns.com



MURRAY T. DUNCAN, AIA  
PRINCIPAL ARCHITECT OF RECORD

FOR:  
DK3 DEVELOPMENT LLC

307 READING STREET  
FOLSOM, CA 95630  
APN: 070-0101-081

MARK	DATE	DESCRIPTION
A	10/20/24	PLAN REVIEW COMMENTS

PROJECT NO.	2200
DATE	
DESIGNED BY	MARK P.
DRAWN BY	LEAD KENNIE TAYLOR
CHECKED BY	MURRAY D.
COPYRIGHT	LEAV DESIGN

SHEET TITLE:  
HISTORICAL CONTEXT EXHIBITS

CURRENT DATE: 7/20/2025  
SHEET FORMAT: 24"X36" ARCH-D





CONSTRUCT NEW  
DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC  
307 READING STREET  
FOLSOM, CA 95630  
APN: 079-0101-081

REVISIONS	
MARK	DATE / DESCRIPTION
A	10/2/2024 PLACEMENT COMMENTS

PROJECT NO.	2200
DATE	
SCALE	
PROJECT	
ARCHITECT	
DESIGNED BY	MAAP
DRAWN BY	LEAD KENNE TAYLOR
CHECKED BY	MURRAY T. DUNCAN
COPYRIGHT	LEVELEONE

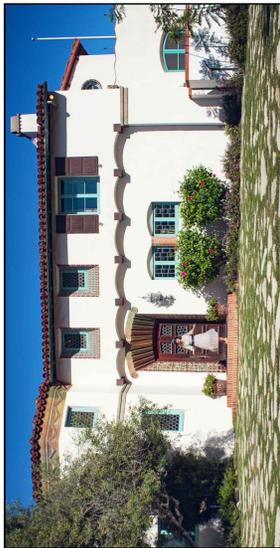
SHEET TITLE:  
HISTORICAL CONTEXT EXHIBITS

CURRENT DATE: 7/20/2025  
SHEET FORWARD: 21'X36" ARCH D

18 EXHIBIT 18

ADAMSON HOUSE - MALIBU, CA

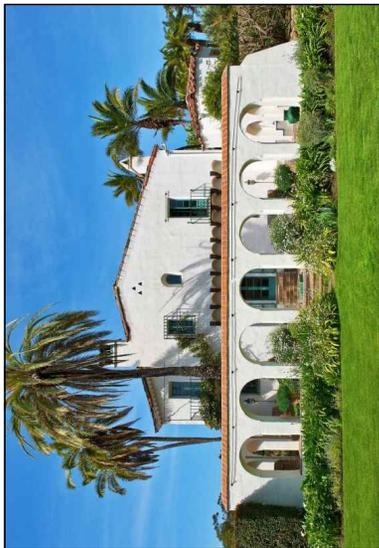
THE TWO-STORY, TEN-ROOM ADAMSON HOUSE WAS DESIGNED BY STILES O. CLEMENTS AND BUILT OF STEEL-REINFORCED CONCRETE. COMPLETED IN 1930, STILES CALLED THE HOUSE AN OUTSTANDING EXAMPLE OF MODIFIED MEDITERRANEAN AND SPANISH COLONIAL REVIVAL ARCHITECTURE. HISTORICISTS REFER TO THE STYLE AS A SYNTHESIS OF SPANISH COLONIAL REVIVAL AND MODORNE REFINED ARCHITECTURE.



19 EXHIBIT 19

CASA DEL HERRERO - MENTECITO, CA

CASA DEL HERRERO IS A HISTORIC HOUSE, MUSEUM AND BOTANICAL GARDEN LOCATED IN MONTECITO NEAR SANTA BARBARA, CALIFORNIA. CASA DEL HERRERO WAS DESIGNED BY ARCHITECT GEORGE WASHINGTON SMITH. THE RESIDENCE WAS COMPLETED IN 1925. AN EXAMPLE OF SPANISH COLONIAL REVIVAL ARCHITECTURE.



20 EXHIBIT 20

PHILLIP ACKLEY STANTON HOUSE - ANAHEIM, CA

PHILLIP ACKLEY STANTON HOUSE IS A MISSION REVIVAL—SPANISH COLONIAL REVIVAL STYLE HOUSE IN ANAHEIM, CALIFORNIA. IT IS NOW WITHIN THE FARMINGTON PREPARATORY ACADEMY. THE SPANISH COLONIAL HACIENDA-STYLE HOUSE BUILT IN 1929 BY COL. PHILIP A. STANTON.



**Attachment 7**  
**HFRA Comments 9/12/25**

## Nathan Stroud

---

**From:** Robert Walter [REDACTED]  
**Sent:** Friday, September 12, 2025 3:45 PM  
**To:** Nathan Stroud  
**Cc:** Michael Reynolds; mike sellitti; Carrie Lane; Laura Fisher  
**Subject:** Re: Request for Comments – DRCL25-00195: Reading Street Duplex Project (APN 070-0101-031-0000)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Nathan,

It appears to meet the Historic District Design Guidelines. We expect that you will be contacting the immediate neighbors about the project. The HFRA board doesn't have any additional comments. The applicant's architect has reached out to us to present the design to us. We look forward to that meeting.  
Bob Walter

On Fri, Sep 12, 2025 at 10:52 AM Nathan Stroud <[nstroud@folsom.ca.us](mailto:nstroud@folsom.ca.us)> wrote:

Good morning Robert,

The applicant has not requested any variances as part of this project, and the entitlements include only the Design Review.

The Request for Comments Document details some other helpful information, such as the exemptions per State Law for parking and the associated ADUs. Please let me know if you have any questions

Regards,

Nathan



**Nathan R. Stroud**  
*Assistant Planner*

**City of Folsom**  
50 Natoma Street, Folsom, CA 95630

**Attachment 8**  
**HPL Comments Letter 9/12/25**

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

September 12, 2025

- PROJECT:** Reading Street Duplex Project with two ADU's  
307 Reading Street in the Figueroa Subarea
- REQUEST:** New Duplex with two detached Accessory Dwelling Units
- PROJECT HISTORY:** Application Circulated by the City on September 2, 2025  
Feedback requested by September 12, 2025

**PROJECT SITE**

Some of Folsom's oldest and most significant homes are located in the Figueroa Subarea. The Municipal Code and the Design and Development Guidelines for the Historic District specify that new and remodeled homes in this area should reflect pre-1910 designs and that attached garages are not permitted.

The two historic lots at the west end of Figueroa Street's 900-block have long been merged under the address 916 Figueroa Street. Recently, this double lot was subdivided into two lots facing Reading Street. 307 Reading Street also fronts the alley between Figueroa Street and Sutter Street.

Sheet A2.1 in the application package includes 'imaginary property lines' between the duplex and the Accessory Dwelling Units. In order to clarify that the property will not be subdivided, HPL recommends that these lines should not be illustrated or identified as property lines.

**ARCHITECTURE**

At the time when the Town of Folsom was established, California's Mission Era had already ended. 'Mission Style' is therefore not one of the residential design styles that have been identified in the Historic District. The proposed 'Mission Revival' architecture for 307 Reading Street appears to be out of context with the surrounding development.

HPL has noted that the existing residential development in the project area is dominated by one-story homes. As a result, the proposed 3-level duplex appears oversized. The main part of the building meets the 35 feet height limit of the Figueroa Subarea, but the raised parapets and tower elements extend up to 43 feet above grade (as measured along the north building elevation). Because each tower adds a 4<sup>th</sup> level to the central staircase area, HPL is questioning if these parts of the building can be classified as architectural features.

The proposed duplex includes two standard roll-up garage doors along the north façade. Because the lot area and Reading Street are sloping down towards Sutter Street, it is not possible to conceal the view of

this side of the building. The garage doors will therefore be visible from Reading Street, and the project may not be able to claim an exemption from the requirement that attached garages are not permitted.

#### Project Recommendations

1. Consider using a residential design style that is compatible with the Figueroa Subarea.
2. Avoid using architectural features that extend the building height above 35 feet.
3. If attached garages are proposed along the alley, they should not be readily identifiable as garages.

#### **LANDSCAPING**

Based on the information that is available to HPL, the proposed project exceeds the 50% pervious area requirement (for lots with accessory dwelling units). The project also falls short of the 50% landscape requirement for the lot area behind the front setback area.

#### Project Recommendations

1. Verify if the areas of building coverage and hardscape meet the City's requirements for pervious surfaces and landscaping. Adjust the site and building design as necessary.

**Attachment 9**  
**Laine and Carrie West Comments Letter**  
**11/4/25**

# Laine and Carrie West

Homeowners

916 Figueroa Street

November 4 2025

I am writing to express my opposition to the proposed housing development for the property of 307 Reading Street. While I would love to see a beautiful home rather than an untended lot, I believe that this project will have a detrimental impact on our Historic community for various reasons.

First and foremost this proposed development will make a huge impact on the already burdened historic streets. This multi unit project will add approximately 6-8 additional cars that will not all have designated parking within the property making it inadequate. The traffic congestion is an already an ongoing problem with Folsom blvd and Sutter street feeding directly into Reading street. The work commute hours are busy but the weekends and special events make parking and driving problematic. The added vehicles will definitely put a strain on our narrow historic streets, community resources and add to the neighborhood frustrations that impact us all.

Secondly the proposed plan appears to be for a large multi family two story duplex with an upper deck. This mission revival although beautiful it is not compatible with the architectural style of the existing historic homes in this area, taking away from the character and charm that we are trying to preserve. In addition the plan also calls for two ADUs to be built. I am in favor of an ADU but building two is concerning with the density and setbacks of this project. I believe it will impact the neighborhood parking and traffic as well as the other city impacts including waste management.

Finally I am personally concerned as our home sits on the south side of the project and we will be directly impacted. As I said before the parking is a huge problem. The size and height of the duplex with its upper deck and the two ADU will impact our privacy. With additional concerns for noise with the ADUs setting only 4 feet from our fence line. There is also the fact that our sewer and power currently run right through this lot providing us no way to avoid the impact this project has personally.

In conclusion I strongly urge the historic commission and city planners to reconsider the size and density of this project. I do not oppose building a home, I just oppose the size, question the architectural style and lack of infrastructure to support this project and its potential impact for this particular part of the historic Folsom.

Thank you, Carrie and Laine West

**Attachment 10**  
**Robert Delp Comments Letter 11/5/25**

November 5, 2025

City of Folsom Historic District Commission

50 Natoma Street

Folsom, CA 95630

via email to: [ksanabria@folsom.ca.us](mailto:ksanabria@folsom.ca.us); [pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us);

**SUBJECT: Comments to HDC for November 5, 2025, Meeting Agenda Item 2 – 307 Reading Street Duplex**

Dear Historic District Commissioners:

By way of this letter I am requesting that the Historic District Commission (HDC) obtain additional and corrected information regarding the proposed 307 Reading Street Duplex Project (Project) and provide input to the applicant encouraging design modifications to be consistent with the City's *objective* standards for the Historic District and to achieve an *architectural style and massing* consistent with the Historic District as it developed between 1850 and 1950.

In its role as an advisory body to the City Council, the HDC has an opportunity to bridge staff's review of the Project application and the City Council's ultimate consideration of final approval. In bridging these two steps, the HDC's review and advisory role can help ensure that any deficiencies in application materials or staff's evaluation are remedied, design refinements acceptable to both the applicant and the HDC in consideration of public input can be sought, and a project can ultimately be recommended for approval by the City Council that meets the applicant's interests while ensuring protection of the Historic District consistent with Folsom Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines (DDGs).

The November 5, 2025, Staff Report, as amended<sup>1</sup>, includes information and analysis that warrants clarification and corrections before a full assessment of the Project can be made. Additionally, the Project design does not fully meet objective standards of the FMC and DDGs and does not warrant design exemptions to avoid compliance with applicable objective standards.

**1. Clarification of the Building Height and Method of Calculating is Needed**

The Staff Report references the Project building height as 34.5 feet but the basis for this is unclear. The "average height" method used on Sheets A4.2/A4.3/A4.4 of the application materials (see Staff Report Attachment 5) do not use the methodology prescribed by FMC section 17.02.110 and also appear to be based on a building design different than the currently proposed design. Information necessary to calculate the building height pursuant to the FMC 17.02.110 building height definition does not appear to be available in the application materials or Staff Report.<sup>2</sup> Clarification of the method used for the calculation and the actual building height in accordance with FMC 17.02.110 are needed before a determination can be made that the building complies with the applicable height standard or whether a height variance is required.

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<sup>1</sup> November 5, 2025, *Changes/Modifications to Historic District Commission Agenda Item No. 2* modifying the referenced size of the building from 3,888 to 4,500 square feet and modifying the suggested HDC motion from "to approve" to "to recommend to the City Council to approve" and adjusting the approval's effective period.

<sup>2</sup> To assess building height per FMC section 17.52.110, three elevations (feet above mean sea level) are needed: 1) the highest point of the portion of the lot on which the building would be located, 2) the lowest point of the portion of the lot on which the building would be located, and 3) the elevation of the highest point of the roof/ridgeline/parapet.

## 2. Clarification and Correction of Building Renderings is Needed

The Project rendering on Sheet A5.4 in Staff Report Attachment 5 appears to misrepresent the actual building scale in consideration of adjacent vegetation, in particular, including what looks like a large, towering oak tree behind the proposed duplex building. An explanation or corrected rendering(s) should be made available for consideration by the public and the HDC.

## 3. Applicability of Gov. Code section 65589.5(j)(1)

The Staff Report references Gov. Code section 65589.5(j)(1) advising the HDC that “to deny a market-rate housing project or condition it to develop at a lower density than proposed, the Commission would have to find...”. Yet, the Staff Report appears to be misguided in suggesting that Gov. Code section 65589.5(j)(1) applies in this instance.

Gov. Code section 65589.5(j)(1) is only applicable,

**When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete,...**

(Gov. Code § 65589.5(j)(1))

The Staff Report acknowledges that the Project includes “parapet elements” and that the DDG’s Historic Residential Design Criteria expressly prohibit parapets, stating, as pertains to the scale, design, and materials for new roof design,

The design of roofs for new buildings shall be consistent with the small scale and residential materials that are prevalent in the neighborhood. **Parapets are inappropriate and not allowed.** False "mansard" roofs are not allowed.

(DDGs, Appendix D, Design Criteria, section C.7.b, pg. 51.)

The Project’s failure to comply with this *objective design standard*, and possibly other objective design standards (e.g., see above for need to clarify building height), precludes the Project from coverage under Gov. Code section 65589.5(j)(1). Thus, should the HDC wish to recommend that the City Council deny the Project, it appears the City may do so *without* an obligation to make findings pursuant to Gov. Code § 65589.5(j)(1).

It is unclear why the Staff Report appears to suggest that denial of the Project is somehow subject to Gov. Code section 65589.5(j)(1), and perplexing that staff might present information ostensibly constraining the City’s discretion to deny or condition a project if such constraints are not applicable. At a time when the City’s objective standards for the Historic District are becoming increasingly important in the face of state housing laws, clear and accurate advice from staff to the HDC and City decision-makers is needed.

I suggest that the HDC seek clarification from staff on this matter to ensure that any recommendation to the City Council correctly reflects only actual constraints and obligations of the City pertaining to compliance with state housing laws without citing inapplicable factors.

## 4. The Project Conflicts with the City’s Design and Development Objectives

The Staff Report states that, “staff *believe* that the proposed Mission Revival style of the project is consistent with the pre-1910s design period prescribed for the Figueroa Subarea.”

Notwithstanding what staff believe, the HDC should independently assess the Project’s consistency with local architectural style objectives. Such an independent assessment may be the

November 5, 2025

most important role that an advisory HDC can perform in bridging staff's review and a final decision by the City Council.

Staff Report Attachment 5, *Plan Set*, includes several pages of photographs apparently intended as representative of Mission Revival-style structures in Los Angeles, Santa Barbara, Sacramento, San Juan Capistrano, Stockton, Hollywood, Palo Alto, Downey, Pasadena, Anaheim, Montecito, and Malibu. Of the 27 structures presented with photographs in Staff Report Attachment 5, only one of the structures is within Folsom – the Guiseppe Murer House. As described in Staff Report Attachment 5, the Guiseppe Murer House was designed based on architecture in Guiseppe Murer's native Italy.

FMC 17.52 purposes include the following purpose:

To ensure that new residential and commercial development **is consistent with the historical character of the historic district as it developed between the years 1850 and 1950.**

The Guiseppe Murer House is an anomaly in Folsom's residential architecture – unique to the Historic District in both its architectural style and its origin. Even if the Project duplex building design is somehow reflective of a similar architectural style to the Guiseppe Murer House, that style is atypical of the overall character of the Historic District as it developed between 1850 and 1950. In fact, developing a modern structure in the Historic District with similarities to the Guiseppe Murer House could inadvertently *detract* from the historical significance of the Guiseppe Murer House by diminishing its uniqueness.

Moreover, a structure that demonstrates architectural styles common in early 20<sup>th</sup> century Los Angeles, Santa Barbara, Montecito, Hollywood, Pasadena, and Anaheim seemingly attempts to shoe-horn an architectural style and building mass into the Figueroa Subarea that does not reflect the Historic District as it developed between 1850 and 1950.

As a final comment on design, I would point the HDC to the Project's arched windows. In the example photographs of 27 other structures apparently reflective of the design influences for the Project, I see very few examples of arched windows<sup>3</sup> with all but one structure<sup>4</sup> predominated by rectangular windows. While the arched windows of the Project building may be an attractive feature of the building in isolation, the window style does not appear to be in any way consistent with residential architectural design in the Historic District. The windows are a predominant design feature of the Project building and the Staff Report does not evaluate or provide evidence to demonstrate that the proposed window styles are consistent with a Mission Revival-style design or, more importantly, the Historic District residential character.

Please consider recommendations to the applicant that provide for a residential structure at 307 Reading Street that is more reflective of Folsom's Historic District residential character.

Thank you for considering my comments.

Sincerely,

Bob Delp

Historic District Resident - Folsom, CA 95630 - [bdelp@live.com](mailto:bdelp@live.com)

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<sup>3</sup> Some structures have arched entryways or other arch-like features, but windows are predominantly rectangular.

<sup>4</sup> At a ginormous property and botanical garden in Montecito.