



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
December 3, 2025

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project Name: 294 Leidesdorff St. New Custom Home
File #: DRCL25-00223
Request: Design Review, Commission Level
Location: 294 Leidesdorff St. Folsom, CA 95630
Parcel(s): APN 070-0020-013-0000
Staff Contact: Josh Kinkade, Senior Planner
jkinkade@folsom.ca.us, (916) 461-6209

Property Owner
Doug Scalzi
416 Sutter St.
Folsom, CA 95630

Applicant
Anthony Mull
108 Sombrero Wy.
Folsom, CA 95630

Project Summary

The project includes a request for design review approval for a proposed new two-story, 1,623-square-foot single-family residence located at 294 Leidesdorff Street. The property is located in the Folsom Historic District within Central Subarea of the Historic Residential Primary Area, and is not listed on the City of Folsom's Cultural Resources Inventory.

Recommendation

Staff requests that the Commission recommend approval of an application (DRCL25-00223) for Design Review for a 1,623-square-foot single-family residence located at 294 Leidesdorff St., as shown in Attachments 5 and 6, based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-13).

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Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", written over a horizontal line.

PAM JOHNS
Community Development Director

**ATTACHMENT 1
PROJECT SITE INFORMATION**

GENERAL PLAN DESIGNATION	Single-Family High Density (SFHD)
ZONING	Single-Family Residential Small Lot District (R-1-M) within the Central Subarea of the Historic Residential Primary Area of the Historic District (CEN)
ADJACENT LAND USES/ZONING	North: Folsom Lake State Recreation Area (OSC) South: Single-family Residential (CEN/R-1-M PD) East: SMUD Substation (CEN/R-1-M) West: Single-family Residential (CEN/R-1-M)
SITE CHARACTERISTICS	The project site is a 9,148-square-foot (0.21-acre) undeveloped parcel with mature trees surrounding the property.
APPLICABLE CODES	FMC Chapter 17.02 , Definitions FMC Chapter 17.14 , R-1-M, Residential, Single-Family Dwelling, Small Lot District FMC Chapter 17.52 , HD, Historic District FMC Section 17.52.300 , Design Review FMC Section 17.52.540 , Historic Residential Primary Area Special Use and Design Standards Historic District Design and Development Guidelines (DDGs)
PUBLIC NOTICING	A notice was posted on the project site five days prior to the Historic District Commission Meeting that met the requirements of FMC Section 17.52.320 .

ATTACHMENT 2 DESCRIPTION/ANALYSIS

Background

The project site is undeveloped. It has been under the same ownership as the neighboring parcel at 302 Leidesdorff Street, which has a residence that County Assessor's data indicates was built in 1920 but has been modified and updated over the years since then. The project site has been used as additional yard space for that property. A photograph of the project site is provided in Attachment 8.

Applicant's Proposal

The applicant is requesting Design Review approval for a new two-story, 1,623-square-foot single-family residence located at 294 Leidesdorff Street. The residence includes a second-story balcony facing Leidesdorff Street and a covered porch in the rear. Proposed exterior colors and materials include white horizontal composite lap siding, dark grey asphalt roof shingles, white columns, black wrought iron railings, and white-framed vinyl windows and wood doors with glass panels and black trim, all to match the colors and materials of the adjacent residence located at 302 Leidesdorff Street (also owned by the owner of the project site). Project plans are provided in Attachment 5 and images of the adjacent residence, including close-up images of the windows and doors, are provided in Attachment 6.

Policy/Rule

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

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

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

General Plan and Zoning Consistency

The project site is within the Single-Family Residential Small Lot District (R-1-M) Zoning District within the Central Subarea of the Historic Residential Primary Area of the Historic District. The General Plan land-use designation of the project site is Single-Family High-Density (SFHD).

The table on the following page shows how the project relates to the applicable development standards:

Historic Residential Primary Area (FMC 17.52.540) and R-1-M Zoning District (FMC 17.13) Development Standards		
	Required	Proposed
Front Setback	≥20 Feet	20 Feet
Rear Setback	≥20 Feet	>20 Feet
Side Setback	≥5 Feet	13.5 Feet, 5.5 Feet
Lot Coverage	≥45% Pervious Surface Required Minimum	~79% Pervious Surface Proposed
Maximum Building Height	≤35 Feet	~30.3 Feet
Maximum Number of Stories	2.5 Stories	2 Stories
Parking Requirement	2 On-Site Parking Spaces provided outside required front yard and street side yard setbacks	2 On-Site Parking Spaces provided in side setback area
Minimum Landscaping	≥60% of front 20 feet; and ≥50% of remaining open space area	~88% of front 20 feet; ~95% of remaining open space area

As shown in the above table, the proposed project meets all applicable development standards in the FMC. Staff also notes that the site plan shows two steps encroaching approximately 1.5 feet into the front setback. Per FMC Section 17.58.070(F), uncovered stairways may encroach up to six feet into a front setback. As such, the proposed staircase is allowed per the FMC.

Regarding the Single-Family High Density (SFHD) General Plan Designation, the density allowed for the property is between 4-7 dwelling units per acre (du/ac). Based on the size of the property, this density allows for one dwelling unit. The proposed single-residence project is therefore consistent with the allowable density of the SFHD 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-1-M zoning district outlined in the Folsom Municipal Code, and the density for the SFHD General Plan Designation.

Building Design and Architecture

The Historic District Design and Development Guidelines (DDGs) provide guidance on design-related issues within the Historic District. Section 5.04.03(b) describes the desired design concepts for the Central Subarea and encourages that new construction be a style from the period between 1850 and 1950. 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, as well as compatibility with the design period of the Subarea.

The residence is proposed to contain elements of the American Foursquare form, which

is a vernacular under the Arts and Crafts style that contains elements of the Prairie School and Craftsman styles, and was popular from the mid-1890's to the late 1930's. Features of this style include square, boxy design, two to two-and-a-half stories in height, a center dormer, a large front porch, large vertical front windows, and a hipped roof. Examples of the American Foursquare form are provided in Attachment 7.

The proposed residence, shown in Attachment 5, includes elements of the American Foursquare form with elements of the Craftsman style, including two-story boxy massing, a hipped roof with a center dormer above the second story, horizontal lap siding, and a large front porch. The only major deviation from the American Foursquare form is the use of French doors on both stories of the front façade in place of large windows though this is similar in style to the adjacent residence. Staff concluded that the project is consistent with the 1850-1950 design period described for the Central Subarea.

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 may have a radius top 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 vinyl windows that are predominantly vertically proportioned, consistent with this guideline.

Section C.4 encourages front porches in all new construction. The project includes a large front porch with a second-story balcony above. Section C.4 also calls for residentially scaled and detailed solid wood or glazed doors of many styles and types. The applicant is proposing a wood front door with glass panels and surrounds to match the front door of the residence at 302 Leidesdorff Street, as shown in Attachment 6. Finally, Section C.4 calls for placement of secondary entries on the building façade to be given careful consideration in order to complement the overall design. The applicant is proposing four French doors on the front elevation (two per floor). This is more entries than one typically sees on front façades of single-family residences. However, as shown in Attachment 7, several American Foursquare homes have elongated windows on the second story. Given the paneling and windows of the proposed French doors as shown in Attachment 6, staff concluded that they essentially act as large windows for architectural purposes and are therefore appropriate for the form of the American Foursquare. Staff notes that the applicant is proposing to match the French doors on the neighboring residence (as shown in Attachment 6) and that the French doors shown on the materials board in Attachment 5 are not accurate. For clarity, staff has proposed Condition 9a, which states that the types of French doors shown in Attachment 6 shall be used.

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

Materials and Colors

The Building Materials Palette, included as Attachment 2 of Appendix D of the DDGs, provides a list of what materials are considered appropriate or inappropriate for the

subareas of the Historic District. The Palette allows for the use of fiber board siding, asphalt shingle roofing, vinyl windows, wood doors, and painted metal railings for new construction. The adjacent residence at 302 Figueroa Street also utilizes these materials.

Regarding exterior colors, the DDGs state that bland color schemes where the values are all the same or very similar should be avoided. The applicant is proposing white siding with black doors, white vinyl windows, black trim around the doors and windows, and black railings. The mix of black and white provides good contrast consistent with this guideline. Staff notes that the color board provided in Attachment 5 shows black framed windows with white trim on all windows and doors, though the adjacent residence the applicant is looking to match has white framed windows with black trim on all windows and doors as shown in the images in Attachment 6. While staff is comfortable with both color options, the applicant verified that they prefer to match the adjacent residence. Staff therefore proposes Condition 9a to clarify that the colors of the windows, doors, and trim shall substantially match those shown in Attachment 6.

Based on staff's review of the proposed exterior materials and colors (as shown in Attachments 5 and 6), 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 Central Subarea.

Neighborhood 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'. As discussed in the previous sections, staff have determined that the project is compatible with the materials, textures, and colors with surrounding development. Regarding compatibility with the general design theme of the neighborhood, staff evaluated the compatibility of the project's architectural style with the DDG guidelines for the Central Subarea and the compatibility of the project's architectural style with other residences in the Central Subarea. Staff determined that the American Foursquare architectural form and Craftsman style fall within the 1850-1950 timeframe of the Central Subarea, and that the proposed style closely follows that of the adjacent residence.

Trees and Landscaping

The project site includes mature trees along its borders, including oaks in the vicinity of where the residence is proposed. To address this, staff has proposed Condition No. 11, which requires that the applicant prepare an arborist report that identifies and evaluates each tree and assesses the impact and necessary arboricultural management actions based on the proposed development activity. Tree permits and a tree protection plan are also required to protect existing oak trees both onsite and with canopies extending into the project site. These requirements would need to be fulfilled prior to issuance of any grading or building permits.

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 88 percent of landscaped area in the front yard and approximately 95 percent landscaped area in the remaining open space, 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 12 requiring that one street tree be planted along the front yard, in accordance with the Tree Preservation Ordinance (FMC 12.16.190)
- Condition 13 requiring adherence to the State's Model Water Efficient Landscape Ordinance (MWELo)

Environmental Review

The proposed new residence is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

Public Outreach and Comments

Staff provided application materials to the Folsom Heritage Preservation League (HPL) and the Historic Folsom Residents Association (HFRA) and placed a notice on the project site five days prior to the Historic District Commission meeting. HPL and HFRA submitted comment letters, provided in Attachments 9 and 10 respectively.

HPL's letter states that the next door residence at 302 Leidesdorff Street that the applicant is basing their design on is a house with an eclectic design style with Colonial Revival influences, and that they are questioning whether this design meets the design criteria for the Central Subarea. In staff's research and communication with the applicant, the proposed residence more resembles an American Foursquare form with elements of the Craftsman style, popular between the 1890s and 1930s. While the DDGs give examples of some potentially appropriate building styles (Craftsman, Queen Anne, etc.) they do not explicitly call for those specific styles as being the only ones appropriate for the Central Subarea. Based on the 1890s-1930s timeframe of the American Foursquare form, as well as the existence of other homes in the Central Subarea that utilize elements of this style (some of which were recently approved by the Commission), staff concluded that this style is appropriate in the Central Subarea.

HPL's letter goes on to state that the applicant did not include any building material details, and that proposed window and door glazing appears to be single pane while the adjacent residence has divided windowpanes. HPL recommends that the new house not match the adjacent house's architecture and materials based on the DDG language that states that diversity of expression is encouraged in the Central Subarea. Staff has since asked the applicant to provide images of the doors and windows on the adjacent house, and they have been included in Attachment 6. Regarding using the adjacent residence as inspiration for the proposed residence, staff notes that while the same colors, materials, and architectural style are proposed, the new residence has different forms and massing than the neighboring residence. The owner of the project site owns both properties and wants them to have the feel of one large property with no fence between

the parcels and residences that complement each other. Furthermore, while a diversity of expression is encouraged, design review findings also require architectural compatibility with the neighborhood. Staff found that given the unique situation the applicant is proposing with the two adjacent lots and the fact that the new residence is inspired by, but not a replica of, the adjacent residence, the proposed project strikes a balance between this goal and finding.

HFRA's letter asks whether French doors on the front elevation are allowed within the DDGs. The letter also states that this is the third Foursquare style house to be built in the last few years in the Historic District and that future design guidelines should address variety of architectural styles. Staff has addressed these concerns in the above analysis and response to the HPL comments.

Conclusion

Staff has determined that the overall design, colors, and materials of the proposed residence can be incorporated into quality residential design, that the proposed project is compatible with the existing residential character in the project vicinity, and that it 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/Historic District Commission Action

Move to recommend approval an application (DRCL25-00223) for Design Review of a 1,623-square-foot single-family residence at 294 Leidesdorff Street, as shown in Attachments 5 and 6, based on the attached findings (Findings A-H) and subject to the attached conditions of approval (Conditions 1-13).

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

CONDITIONS OF APPROVAL FOR 294 LEIDESDORFF STREET NEW CUSTOM HOME PROJECT (DRCL25-00223)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:</p> <ul style="list-style-type: none"> • Plan Set (Attachment 5) <p>This project approval is for the 294 Leidesdorff Street New Custom Home Project (DRCL25-00223), which includes the construction of a new single-family residence located at 294 Leidesdorff 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 (Expires December 9, 2026). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, sign permit or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in <u>FMC</u> section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</p>	B	CD (P)

4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith. <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD(P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD(E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD(P)(E)
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans, or beginning inspection, whichever is applicable.	B	CD(P)(E)

ARCHITECTURE DESIGN REQUIREMENTS

9.		<p>The project shall comply with the following architecture and design requirements:</p> <ul style="list-style-type: none"> a) The design, materials, and colors of the proposed 294 Leidesdorff Street Project (DRCL25-00223) shall be consistent with those provided in Attachments 5 and 6, to the satisfaction of the Community Development Department. Windows shall be white vinyl with black trim, consistent with the windows shown in Attachment 6, and French doors shall be consistent with those shown in Attachment 6. b) Any changes to the level of architectural detailing shown in Attachments 5 and 6, if not determined to be substantially consistent with the approved plans by the Community Development Department, shall be subject to Design Review. c) A Building Permit shall be required. 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. <p>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.</p>	OG	CD (P)
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NOISE REQUIREMENT

10.		<p>Compliance with the City of Folsom Noise Control Ordinance, General Plan Safety & Noise Element and Standard Construction Specifications and Details Section 7.23 is required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Request to work during days and times not permitted under these regulations may only occur with written permission from the City of Folsom Community Development Director or duly authorized deputy.</p>	I, B	CD (P)(E)
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ARBORIST/LANDSCAPING REQUIREMENTS

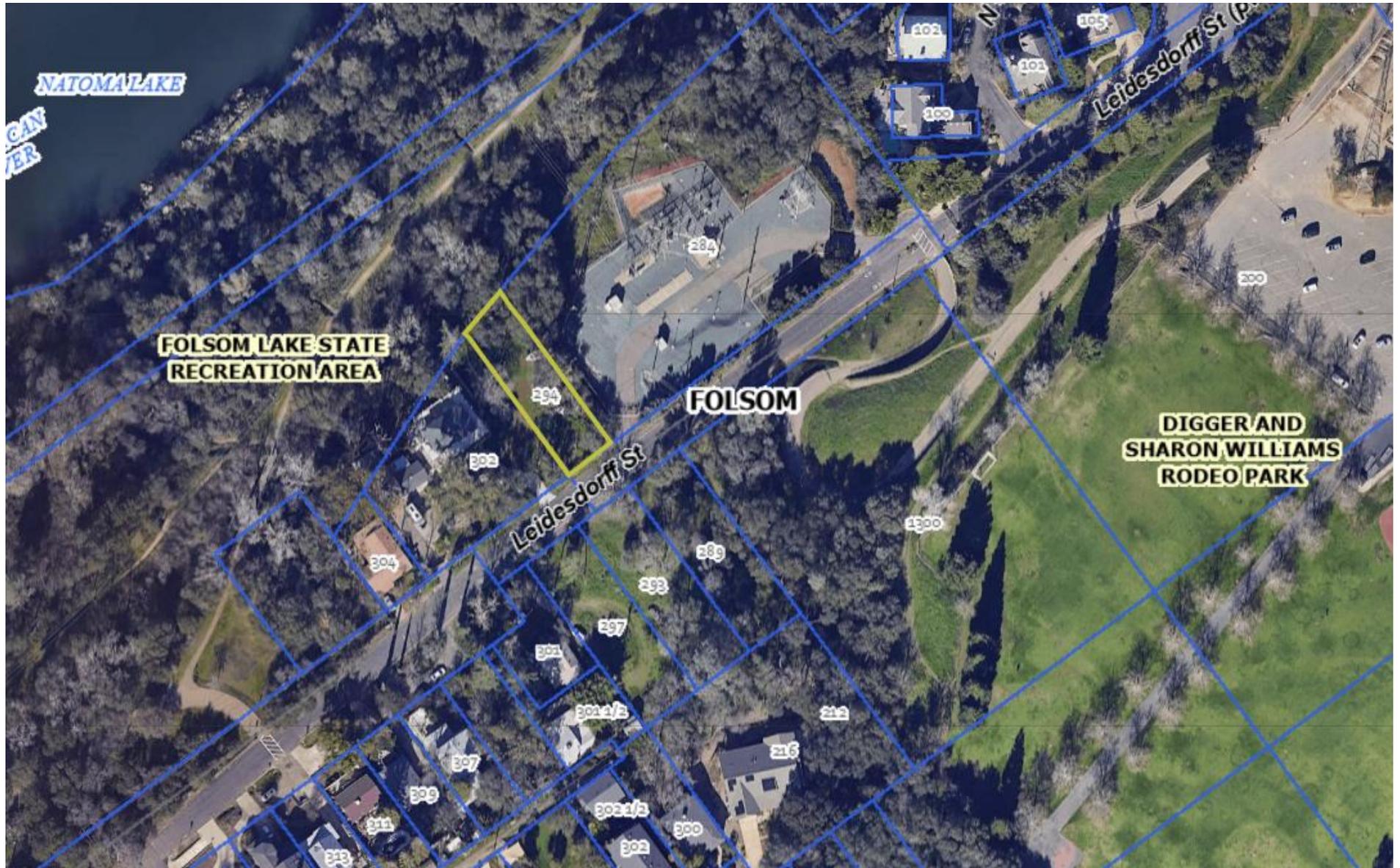
11.		<p>An arborist report which locates, identifies and evaluates each tree and assesses the impact and necessary arboricultural management actions based on the proposed development activities shall be required prior to the issuance of any permits. Tree permits and a tree protection plan shall be required to protect existing oak trees (both onsite and offsite) and account for tree impacts from the proposed development activities. The tree protection plan shall be prepared in collaboration with a qualified arborist and shall be subject to review and</p>	B, I	CD(A)
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		approval by the CDD. The tree protection plan shall contain the contact information of the project arborist and shall be included in all associated plan sets for the project. Tree permits and the tree protection plan shall be reviewed and approved by the Community Development Department prior to the issuance of any grading or building permits.		
12.		Pursuant to <u>Folsom Municipal Code</u> Section 12.16.190, the owner/applicant shall plant a minimum of one (1) street tree in the front yard prior to the final building inspection for certificate of occupancy. The new street tree(s) shall be shown in the landscape plan to be included with the building plan set, subject to review and approval by the CDD. Street trees shall be a species listed on the Folsom Master Tree List and shall be a minimum 15-gallon container size located within 12.5' of the front property line.	B, O	CD(A)
13.		<p>Pursuant to the state's Model Water Efficient Landscape Ordinance (MWELo), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. 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> <p>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.</p> <p>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.</p> <p>Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein.</p> <p>The City-approved landscape plan shall be installed at the time of the final inspection for the</p>	I, B	CD(A)

		<p>building permit, prior to Certificate of Occupancy. Any significant modification to the City-approved landscaping shall comply with the State’s Model Water Efficient Landscape Ordinance.</p> <p>For purposes of this condition of approval, “landscape area” means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).</p>		
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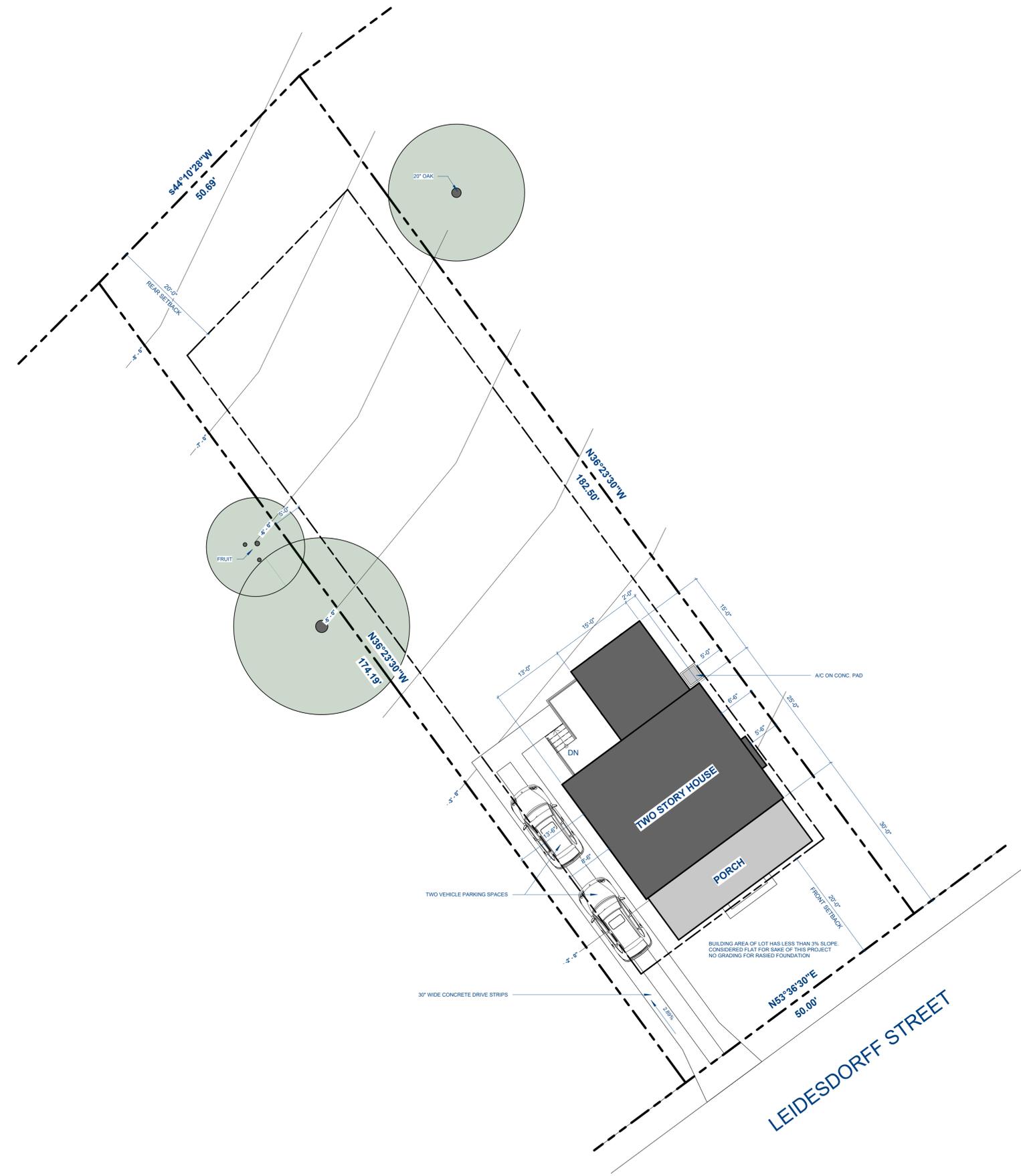
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit
(A)	City Arborist/Urban Forester	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
U	Utilities Department	OG	On-going requirement
PR	Park and Recreation Department		
PD	Police Department		
FD	Fire Department		

Attachment 4 Vicinity Map



Attachment 5

Plan Set



SITE PLAN
1" = 10'-0"

PROJECT INFORMATION

ADDRESS:
LEIDESDORFF STREET
FOLSOM, CA. 95630

APN: 070-0020-013-0000

DESCRIPTION:
CENTRAL SUBAREA HISTORIC DISTRICT
CITY OF FOLSOM, CA.

ZONING: R-1-M

GENERAL PLAN: SINGLE FAMILY

OCCUPANCY GROUP: R3

CONSTRUCTION TYPE: VB

SPRINKLERS: YES

FLOOR AREA:

FIRST FLOOR	=	981 SF
SECOND FLOOR	=	642 SF
TOTAL	=	1,623 SF
COVERED PORCH	=	240 SF

LOT COVERAGE:

LOT SIZE	=	8,930 SF
HOUSE + PORCH	=	981 SF
COVERED PORCH	=	240 SF
UNCOVERED PORCH	=	109 SF
CONCRETE AREA	=	446 SF
TOTAL COVERED	=	1,776 SF
LOT COVERAGE	=	19.8%

BUILDING CODE:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE

TITLE 24
2022 CAL GREEN

CITY ORDINANCES & STATE LAWS

PROJECT TEAM

OWNER:
DOUG SCALZI
302 LEIDESDORFF STREET, FOLSOM CA. 95630
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DOUG@SACPROP.COM

ARCHITECT:
ANTHONY MULL ARCHITECTS INC.
ANTHONY MULL
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LICENSE #: C 41408

SHEET INDEX

ID	SHEET NAME
A010	SITE PLAN
A100	MAIN HOUSE - FLOOR PLANS
A300	MAIN HOUSE ROOF PLAN
A400	MAIN HOUSE - ELEVATIONS
A900	MATERIALS



ANTHONY MULL ARCHITECTS



JOB #
AMA_079

DATE
2023/09/18

CLIENT
DOUG SCALZI

PROJECT ADDRESS
**LEIDESDORFF STREET
FOLSOM, CA. 95630**

PROJECT NAME
SCALZI RESIDENCE

REVISIONS

#	DATE	DESCRIPTION

PHASE
DESIGN REVIEW

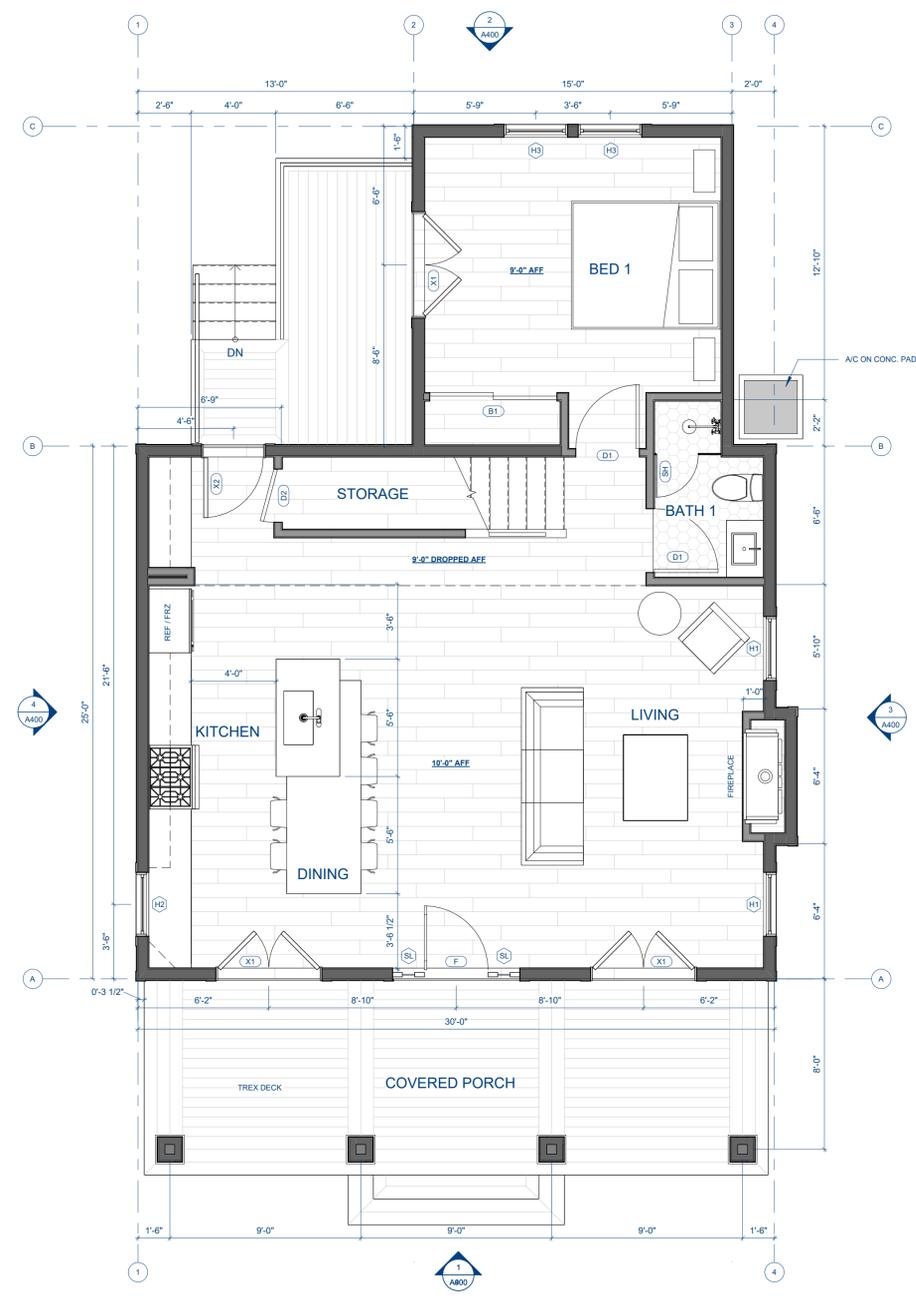
SHEET NAME

SITE PLAN

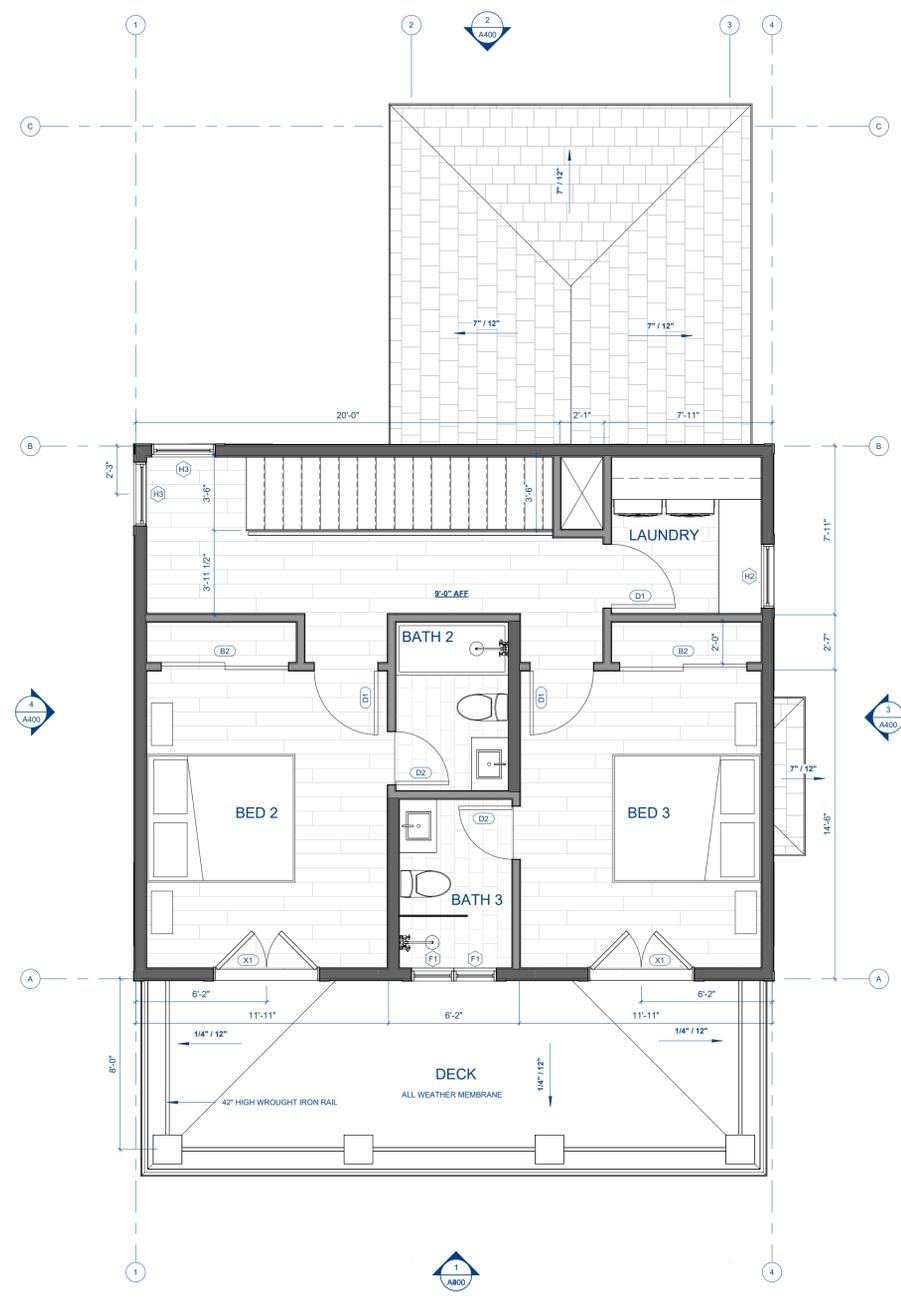
SHEET NUMBER
A010

NOT FOR CONSTRUCTION





L1 - FLOOR PLAN
1/4" = 1'-0"



L2 - SECOND FLOOR
1/4" = 1'-0"

DOORS						
ID	WIDTH	HEIGHT	LOCATION	TYPE	NOTES	COUNT
B1	6' - 0"	8' - 0"	INTERIOR	BI-PASS		1
B2	6' - 0"	8' - 0"	INTERIOR	BI-PASS		2
D1	3' - 0"	8' - 0"	INTERIOR	SWING		5
D2	2' - 6"	8' - 0"	INTERIOR	SWING		3
F	3' - 0"	8' - 0"	EXTERIOR	FRONT DOOR	W/ SIDELITES (SL)	1
SH	2' - 0"	8' - 0"	INTERIOR	GLASS SHOWER		1
X1	5' - 0"	8' - 0"	EXTERIOR	INSWING, DOUBLE PATIO DOORS		5
X2	3' - 0"	8' - 0"	EXTERIOR	INSWING, PATIO DOOR		1

WINDOWS						
ID	WIDTH	HEIGHT	SILL	TYPE	NOTES	COUNT
F1	2' - 0"	4' - 0"	4' - 0"	FIXED		2
F2	2' - 0"	2' - 0"	2' - 0"	FIXED		1
H1	3' - 0"	7' - 0"	1' - 0"	HUNG		2
H2	3' - 0"	4' - 6"	3' - 6"	HUNG		2
H3	3' - 0"	5' - 0"	3' - 0"	HUNG		4
SL	1' - 6"	8' - 0"	0' - 0"	SIDELITE		2



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2025/07
CLIENT
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PROJECT ADDRESS
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FOLSOM, CA. 95630**

PROJECT NAME

SCALZI RESIDENCE

REVISIONS #	DATE	DESCRIPTION

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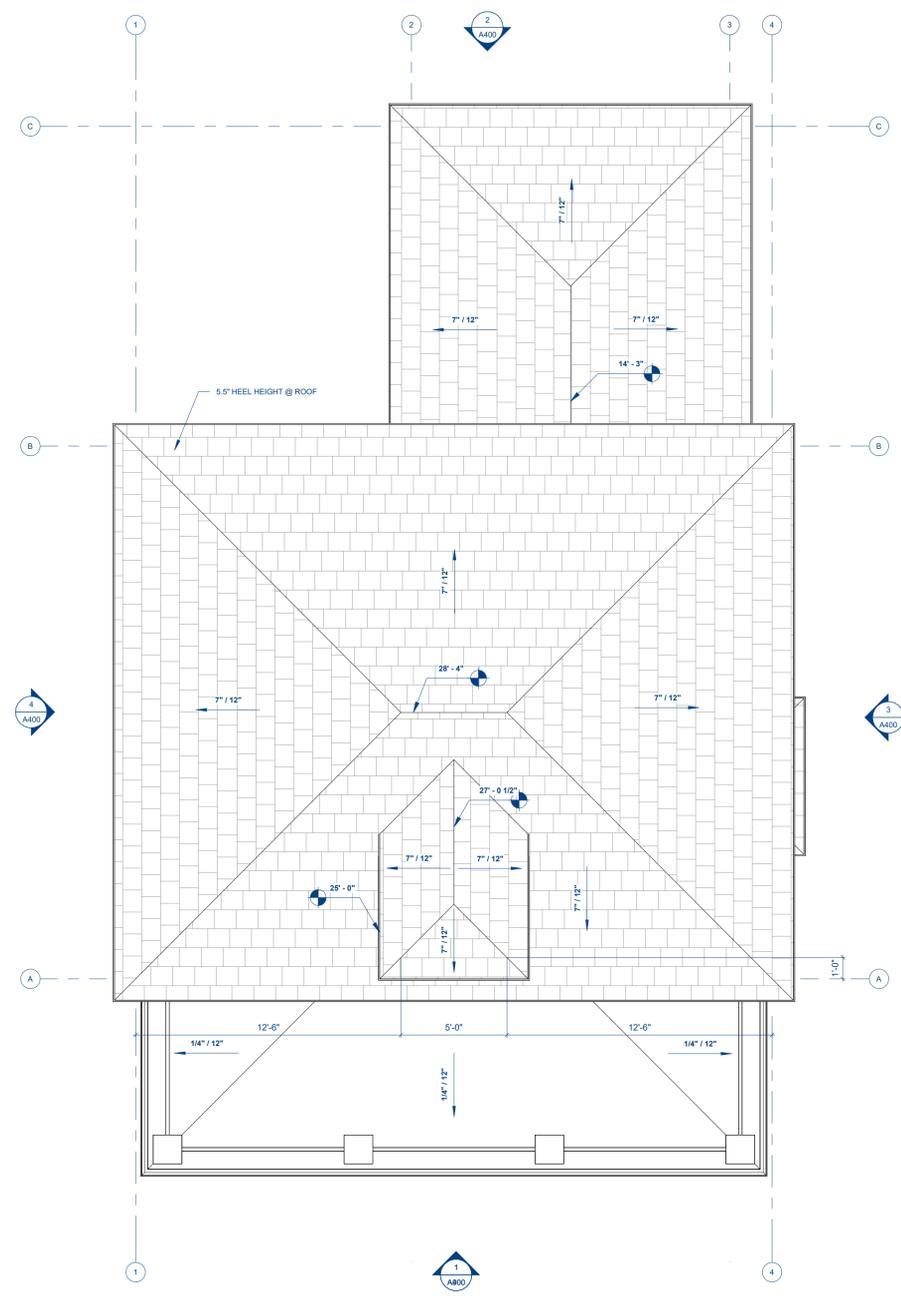
PHASE
DESIGN REVIEW
SHEET NAME

MAIN HOUSE - FLOOR PLANS

SHEET NUMBER

A100





ROOF PLAN
1/4" = 1'-0"



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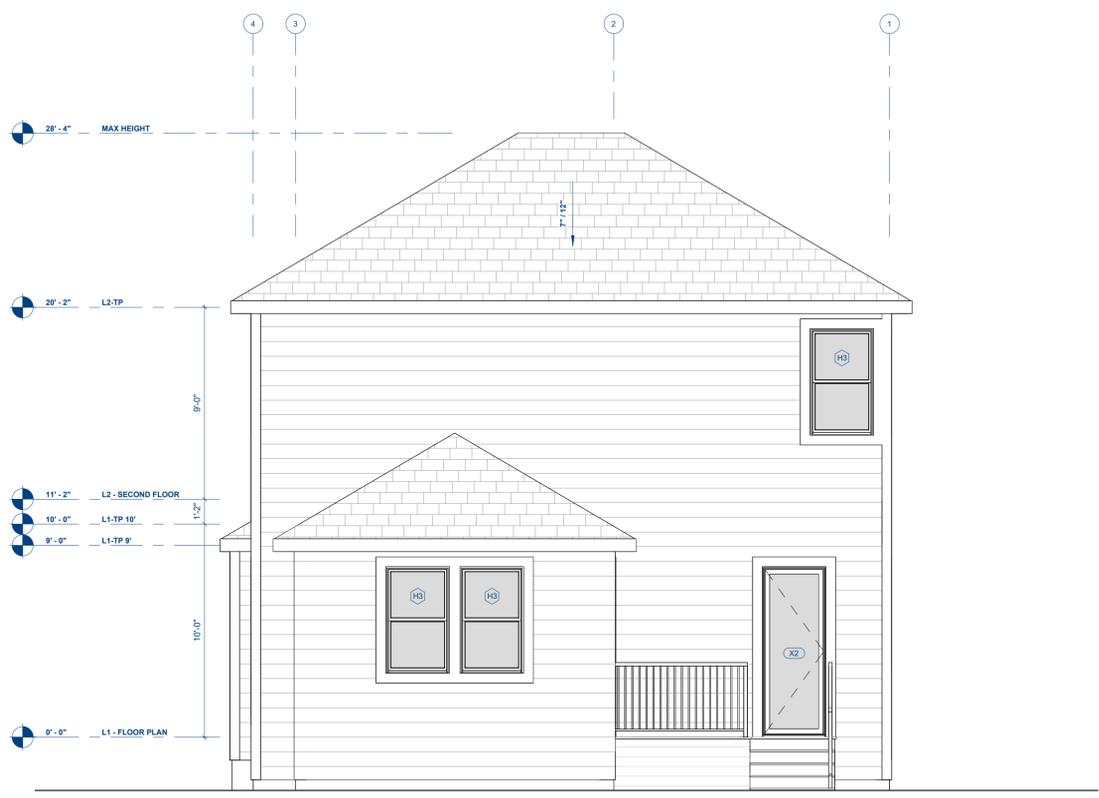
SHEET NAME

MAIN HOUSE ROOF PLAN

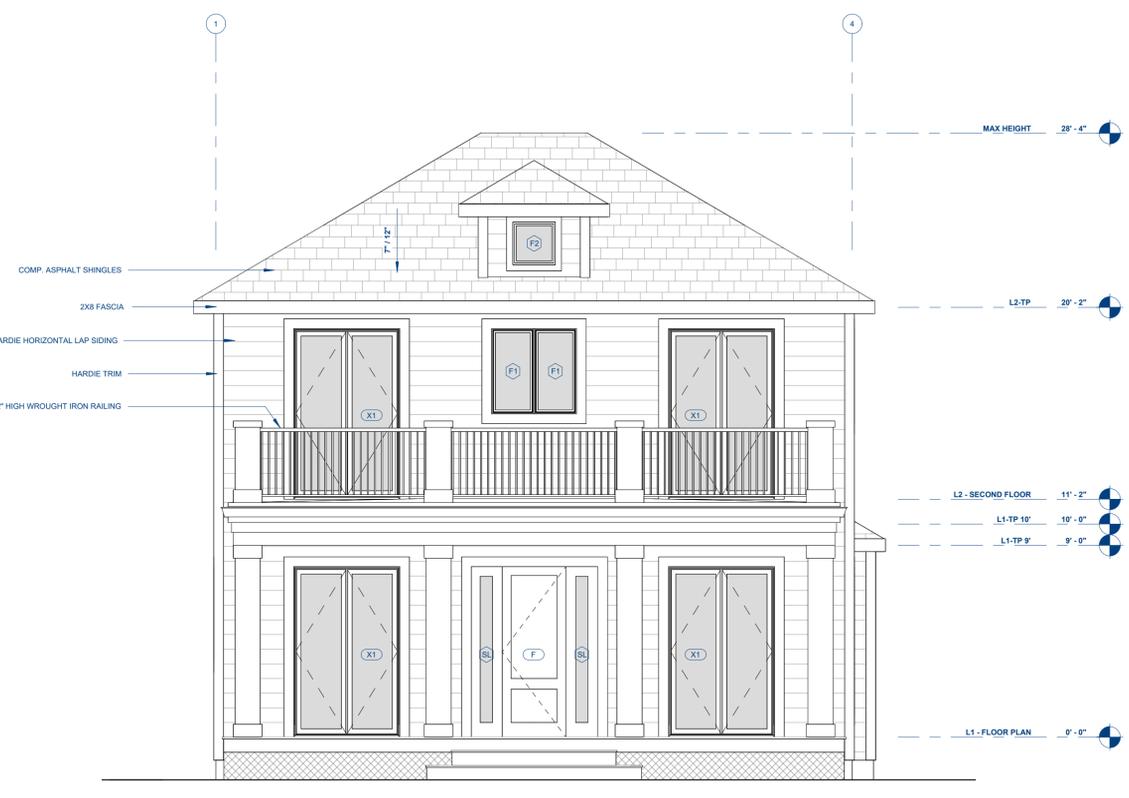
SHEET NUMBER

A300

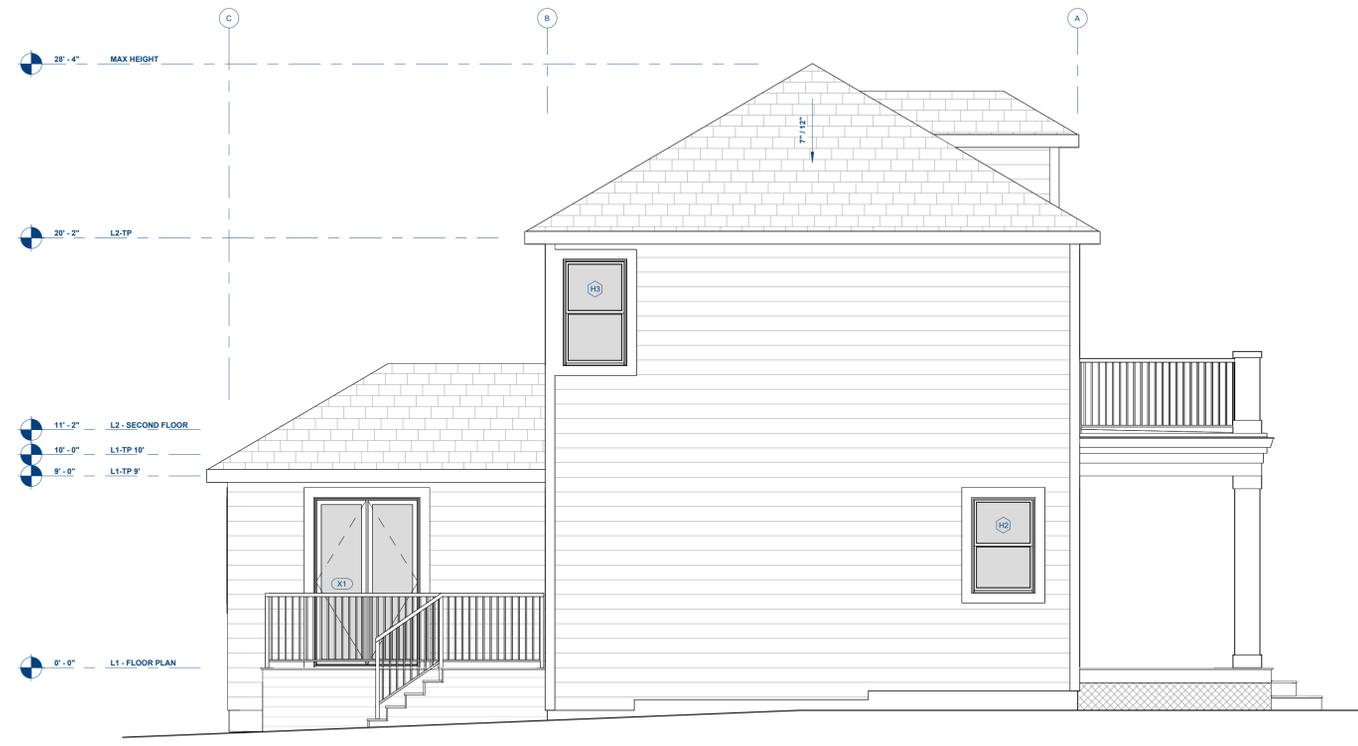




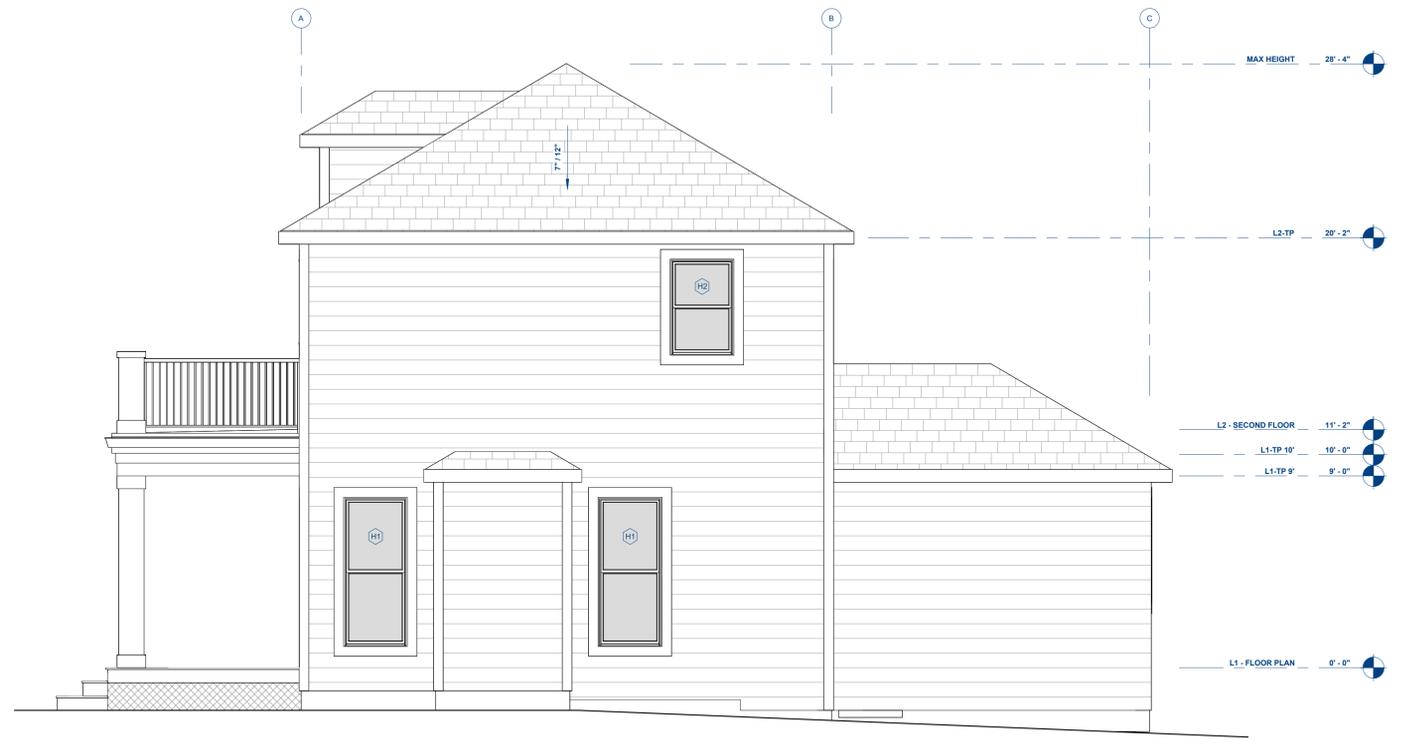
2 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



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PROJECT NAME

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DATE DESCRIPTION

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PHASE
DESIGN REVIEW
SHEET NAME

MAIN HOUSE - ELEVATIONS

SHEET NUMBER

A400



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JOB #

AMA_079

DATE

09/17/25

CLIENT

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LEIDESDORFF STREET
FOLSOM, CA. 95630

PROJECT NAME

SCALZI RESIDENCE

REVISIONS

DATE DESCRIPTION

#	DATE	DESCRIPTION

PHASE

DESIGN REVIEW

SHEET NAME

MATERIALS

SHEET NUMBER

A900

EXTERIOR MATERIALS TO MATCH NEIGHBORING PROPERTY @ 302 LEIDESDORFF



EXTERIOR MATERIALS TO MATCH NEIGHBORING PROPERTY @ 302 LEIDESDORFF



NOT FOR CONSTRUCTION

Attachment 6

Example Windows and Doors

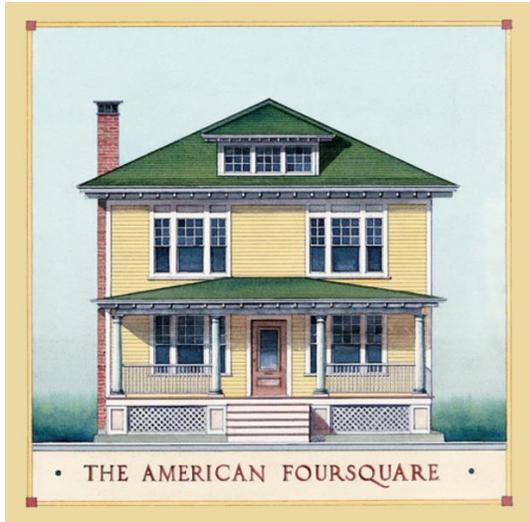






Attachment 7

American Foursquare Examples



Attachment 8 Site Photograph



Attachment 9
HPL Comments, dated 10/28/25

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

October 28, 2025

PROJECT SITE: 294 Leidesdorff Street in the Central Subarea

REQUEST: Design Review of New Residential Home

PROJECT HISTORY: Application Circulated by the City on October 16, 2025
Feedback requested by October 31, 2025

PROJECT SITE

The project site is adjacent to Folsom Lake State Recreation Area and the north half of the lot is sloping towards the American River.

ARCHITECTURE

The applicant is proposing a design that will compliment the adjacent residence (at 302 Leidesdorff Street). According to the assessors records, this residence was built year 1920, but the building has later been remodeled. The current design style is eclectic, but the front wrap-around covered porch supported by columns appears to be influenced by Colonial Revival style. This design has not been identified as representative of the Historic District and HPL is questioning if it meets the design criteria for the Central Subarea ('styles from the 1850-1950 time frame').

Along the front façade of the new home, the applicant is proposing two glass doors on each floor and wrought iron railing for the top floor balcony. The application package does not include any details of the doors, windows, asphalt shingles or wrought iron railing, but instead refers to the existing home at 302 Leidesdorff Street. On the building elevations (Sheet 400), the glazing in windows and doors appears to be single panes, while the adjacent residence has divided windowpanes. Based on the guidelines for the Central Subarea (diversity of expression is encouraged'), it is HPL's impression that new development should not match adjacent residences.

Project Recommendation:

Encourage the applicant to select a design that sets the home apart from the adjacent residence at 302 Leidesdorff Street and that is consistent with the 1850-1950 time-period in Folsom.

General Observation:

The City's submittal process may run smoother if all applicants within the Historic District are required to select an architectural style, and to provide written justification why this style meets the design criteria.

Attachment 10
HFRA Comment Letter, dated 11/4/25

Josh Kinkade

From: Robert Walter <robertwalter27@gmail.com>
Sent: Tuesday, November 4, 2025 9:28 AM
To: Josh Kinkade
Cc: mike sellitti; Michael Reynolds; Carrie Lane; Laura Fisher; kaleelledge@icloud.com; Robert Walter
Subject: Re: 294 Leidesdorff St. New Custom Home Design Review Request for Comments

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.

Hi Josh,
Sorry this is late, I have been out of town. We have a question on this one. Are the french doors on the front elevation within the guidelines? It looks like he is trying to match a pattern from the house next door. Also, this looks like a Craftsman Four Square style house, this is the third Fours Square to be built in the last few years in the Historic District. Should the Guidelines address variety of architectural styles in the future?
Bob Walter

On Thu, Oct 16, 2025 at 5:15 PM Josh Kinkade <jkinkade@folsom.ca.us> wrote:

All,

Please find the attached Request for Comments for the 294 Leidesdorff St. New Custom Home Design Review. Please send me any comments or proposed conditions of approval by 10/31/25. Let me know if you have any questions.

Thanks,



Josh Kinkade
Associate Planner



City of Folsom
50 Natoma Street, Folsom, CA 95630
jkinkade@folsom.ca.us
o:916-461-6209

www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

All permits submitted prior to October 20, 2025, will remain in ProjectDox until approved. Please visit the [ePermit Center](#) or see Forms [B402](#), [B403](#), and [B404](#) for more information.