



Folsom City Council Staff Report

MEETING DATE:	8/11/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11677 – A Resolution Approving the Historic District Commission’s Recommendation for Approval of a Design Review Application for a Commercial Addition Project Located at 705 Sutter Street and Determination that the Project is Exempt from CEQA
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

The Historic District Commission held a public meeting for the project on August 5, 2026. During the meeting, the Commission recommended revisions to Condition 10 to clarify that the rear porch utilizes a standing seam metal roof, which is reflected in Attachment 3 of this report. Staff recommends that the City Council take the following action confirming the Commission’s decision:

1. Approve Resolution No. 11677 – A Resolution Approving the Historic District Commission’s Recommendation for Approval of a Design Review Application for a Commercial Addition Project Located at 705 Sutter Street and Determination that the Project is Exempt from CEQA.

BACKGROUND / ISSUE

The applicant is requesting approval for design review application for a 2,280 square-foot rear commercial addition located at 705 Sutter 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. However, as a result of the recent litigation, all entitlements in the Historic District are being submitted to City Council for final approval.

ANALYSIS

Staff have determined that the project complies with the 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) and 15061(b)(3) (Common Sense) 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. 11677 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review Application for a Commercial Addition Project Located at 705 Sutter Street and Determination that the Project is Exempt from CEQA.
2. Historic District Commission Staff Report and Attachments, dated August 5, 2026
3. Commission Revised Conditions of Approval, dated August 5, 2026

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

RESOLUTION NO. 11677

A RESOLUTION APPROVING THE HISTORIC DISTRICT COMMISSION'S RECOMMENDATION FOR APPROVAL OF A DESIGN REVIEW APPLICATION FOR A COMMERCIAL ADDITION PROJECT LOCATED AT 705 SUTTER STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

WHEREAS, the Historic District Commission on August 5th, 2026, held a public meeting on the proposed design review application for the Ruby's Books Commercial Addition Project (DRCL26-00079), 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 and Section 15061(b)(3);

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 application for the Ruby's Books Commercial Addition Project.

This approval is subject to the commission revised conditions of approval presented to the City Council as Attachment 3 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) AND UNDER SECTION 15061 (COMMON SENSE) OF THE CEQA GUIDELINES.
- D. NONE OF THE EXCEPTIONS LISTED UNDER CEQA GUIDELINES SECTION 15300.2 ARE PRESENT.

DESIGN REVIEW FINDINGS

- E. 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.
- F. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

PASSED AND ADOPTED this 11th day of August, 2026, by the following roll-call vote:

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

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project Name: Ruby's Books Commercial Addition Project
File #: DRCL26-00079
Request: Design Review, and Determination that the Project is Exempt from CEQA
Location: 705 Sutter Street, Folsom, CA 95630
Parcel(s): APN 070-0105-010-0000
Staff Contact: Nathan Stroud, Associate Planner
nstroud@folsom.ca.us, (916) 461-6220

Property Owner
705 Sutter LLC
6330 Reservoir Drive
Granite Bay, CA 95746

Applicant
Edward Mojica
514 Oak Street
Roseville, CA 95678

Recommendation

Move to recommend confirming staff's determination that Ruby's Books Commercial Addition Project is exempt from CEQA under Sections 15301 (Existing Facilities) and 15061(b)(3) (Common Sense Exemption); and recommend approval of an application (DRCL26-00079) for design review for a 2,280 square-foot rear commercial addition located at 705 Sutter Street, based on the findings (Findings A-F), and subject to the conditions of approval (Conditions 1-11) attached to this report.

Project Summary

The proposed project involves a 2,280 square-foot rear commercial addition located at 705 Sutter Street. The subject property is located within the Historic District (HD) Zoning District within the Sutter Street Subarea, with a General Plan Land Use Designation of Historic Folsom Mixed-Use (HF). The City Council will take final action.

Environmental Review

The proposed planned development permit modification is categorically exempt from environmental review under Sections 15301 (Existing Facilities) and 15061(b)(3) (Common Sense exemption) of the CEQA Guidelines since it involves the addition of 2,280 square-feet of space to an existing commercial building. Based on staff's analysis of this



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1

Type: Public Meeting

Date: August 5, 2026

project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

Public Noticing and Outreach

A notice was posted on the project site and mailed to adjacent property owners at least five days prior to the meeting that met the requirements of FMC Section 17.52.320

As of the writing of this report, no public comments have been received.

Attachments

- 1 –Description/Analysis
- 2 –Project Site Information
- 3 –Conditions of Approval
- 4 –Vicinity Map
- 5 –Plan Set
- 6 –Statement of Intended Use

Submitted,

PAM JOHNS

Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

PROJECT DESCRIPTION

The applicant, Edward Mojica, is requesting approval of a design review for a 2,280 square-foot rear commercial addition located at 705 Sutter Street, as shown on the plans provided in Attachment 5. The proposed commercial addition is located on the second story at the rear of the existing building and is intended to provide more space for Ruby's Books, a bookstore, for a reading room, children's section, and space for minor activities such as craft nights, book signings with authors, and other related activities. The project intends to match the existing building in terms of materials and colors, and no changes to the front façade are proposed. Renderings of the project have been provided in Figure 1 below and in Attachment 5.



Figure 1 – 3D Renderings (Front / Rear Elevation)

ANALYSIS

General Plan and Zoning Consistency

The project site is within the Historic District (HD) Zoning District within the Sutter Street Subarea, and the General Plan Land Use Designation of the project site is Historic Folsom Mixed-Use (HF). The General Plan Land Use Designation and Zoning District are consistent with each other and are not proposed to change as part of this project.

The following table shows applicable General Plan goals/policies:

General Plan Policies (2035)	
Goals/Policies	Description
LU 2.1.1 (Historic Folsom)	Maintain the existing street fabric and pattern and enhance the tourist-oriented, historic commercial uses in the Historic Folsom commercial areas to preserve the unique character of Folsom's historic center and support local business.
NCR 5.1.6 (Historic District Standards)	Maintain and implement design and development standards for the Historic District.

The project involves the expansion of an existing commercial building with an addition that matches the building in terms of colors and materials. As discussed later in this report, the project meets the standards of the Historic District Design and Development Guidelines, in compliance with General Plan Policy NCR 5.1.6. The minimal impact to the Sutter Street streetscape also satisfies General Plan Policy LU 2.1.1 by preserving the character of Sutter Street. Furthermore, the Historic Folsom Mixed-Use (HF) General Plan Designation specifies a Floor-Area-Ratio (FAR) between 0.5 and 2.0. As the project involves a 6,405 square-foot building (including the addition) on a 3,906 square-foot parcel, the FAR is 1.64, within the specified FAR. Overall, the project has been determined to comply with the goals and policies of the Folsom General Plan.

The following table shows how the project relates to applicable zoning requirements:

Sutter Street Subarea Development Standards (FMC 17.52.510)		
	Required	Proposed
Setbacks	No Setbacks Required	No change in setback proposed
Height Maximum	35 Feet	Appx. 32.5 Feet (+2.5 feet increase)

Regarding height, the addition would increase the height of the existing structure by approximately 2.5 feet due to the rear addition's roof gable, however the building height is within zoning allowances, and the finished structure would be shorter than the Folsom Hotel located adjacent to the project site. Overall, the project has been determined to satisfy the development standards of the Historic District (HD) Zoning District within the Sutter Street Subarea, as outlined in the Folsom Municipal Code.

Policy/Rule

Folsom Municipal Code (FMC) Section 17.52.300 states that the Historic District Commission shall review projects involving additions to existing buildings over 25% of the total square-footage of the existing building or over five hundred square-feet, whichever is less, in 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 litigation, all entitlements in the Historic District are being submitted to City Council for final approval.

Historic Context

Background

The building at 705 Sutter Street was originally built sometime between 1915 and 1930. According to the Folsom History Museum, the original building was constructed with a typical wooden Western False Front style façade but was later purchased by Guiseppe Murer (also known as Joe Murer) and heavily modified to its current façade which exhibits similar characteristics with the Spanish Eclectic or Italian Renaissance styles with stucco exterior, arches, and a curved tile roofing on the top of the parapet. Joe Murer was a prominent figure in early 1900s Folsom, having owned, developed, and renovated various properties in the Historic District, notably using the Spanish Eclectic, Mission Revival, and Italian Renaissance architectural styles for the building's he owned and developed.

Historic Resource Listing and Eligibility

According to the Built Environment Resources Directory (BERD), records show that the property at 705 Sutter Street was determined to be ineligible for listing on the National Register of Historic Places in 1991, however the property has not yet been evaluated for listing on the California Register or City Cultural Resources Inventory.

Given the age and association with historically significant figures in Folsom's History, particularly with regards to the building's architectural style, the building may be eligible for listing on the City's Cultural Resources Inventory. The property is currently not listed in the California Register, nor on the City's Cultural Resources Inventory.

Impact on Architectural Significance

Although not listed as a Historic Resource, the building's architectural style and association with Joe Murer are important factors for its potential for future listing. Because the proposed project preserves the building's front façade, where most of the architecturally significant elements are located, staff anticipate that the commercial addition for this project would not have a substantial adverse impact on its eligibility for local listing on the City's Cultural Resources Inventory.

Design Review

Form and Design

The project's second story rear addition will have a simple form of a two-story building with an open-gabled roof. The proposed gabled roof will have a slightly steeper roof pitch (5/12) than the existing gabled roof (3/12) at the front of the building, however this is considered compatible with the structure. Existing rooftop equipment is proposed to be replaced and relocated to a new mechanical well, located in the center of the rooftop. An elevator doghouse will also be located here for the proposed new elevator. Renderings

of the project seen from the ground-level have been provided on Sheet dd05 of the plan set (Attachment 5), as shown in Figure 2 below.



Figure 2 – 3D Renderings from Ground Level (Top / Front View)

As was common for emerging settlements in the 1800s, several of the buildings on Sutter Street utilize the Western False Front architectural form wherein the front façade of the building contains a flat parapet, with a gabled roof hidden behind it. In recognition of this historic form of construction, the Historic District Design and Development Guidelines (DDGs) state that, generally in the Sutter Street Subarea, parapets should be used to screen roof and roof top elements. The project will not change the look of the public facing front elevation of the building, and the proposed addition and rooftop mechanical well would not be visible from public view on Sutter Street due to screening provided by the existing parapet and roof. The height of building with the proposed addition (appx. 32.5 feet) is anticipated to be lower than the peak height of the Folsom Hotel (703 Sutter Street), located adjacent to the project site to the east. Visual impacts will primarily be at the rear elevation of the building along the alley, where the project is proposed.

On the rear elevation, the project has the appearance of a two-story gabled structure. The rear addition has a similar form to the rear elevations of other commercial buildings on Sutter Street, as shown in Figure 3 below, and staff have determined that the building form of the rear addition is compatible with other commercial buildings on Sutter Street.



Figure 3 – Rear Elevation Comparison (Project / 726 Sutter Street)

The project proposes using vertically oriented, double-hung, gridded windows, compliant

with the window guidelines in the Historic Commercial Design Criteria of the DDGs. This includes using windows that are vertically oriented, with each window not exceeding 5-foot width, and having a double-hung function.

Overall, the proposed form and design of the project has been determined to be compatible with surrounding historic commercial development in the Sutter Street Subarea, and consistent with the DDGs.

Colors and Materials

The Building Materials Palette of the DDGs provides a list of what is considered appropriate or inappropriate materials for certain building elements. The table below shows whether the proposed exterior materials are considered appropriate in this palette:

Building Materials Palette (Appendix D of <u>DDGs</u>)		
Building Element	Proposed Materials	Appropriate / Inappropriate
Exterior Walls	Stucco Cladding (i.e., Cement Plaster)	Appropriate
Roof Materials (Main Roof)	Composition Shingles	Appropriate
Roof Materials (Rear Porch)	Corrugated Metal	<i>Appropriate per Section B.14(b) of the Historic Commercial Design Criteria of <u>DDGs</u></i>
Windows	Wood Frame with Clear Glass	Appropriate

Although the DDGs do not provide specific color recommendations for buildings in the Historic District, with the exception for some building elements, staff have compared the project with the existing building and with nearby commercial buildings to determine the compatibility of the project. Staff's findings are provided in the table below:

Color Scheme Compatibility		
Building Element	Proposed Colors	Compatibility
Exterior Walls	"Sunbleached" (SW 9585) Stucco	Consistent with Existing Building
Roof Colors (Main Roof)	Black Composition Shingles	Compliant with <u>DDGs</u>
Roof Colors (Rear Porch)	Dark Bronze Corrugated Metal	Compatible with Other Metal Roof Colors on Sutter Street
Window Frames	"Iron Ore" (SW 7069) Wood Frames	Consistent with Existing Building

Overall, staff have determined that the proposed project's colors and materials are both consistent with the DDGs as well as compatible with both the existing building as well as with surrounding commercial buildings.

Intended Use

As discussed in the Statement of Intended Use provided in Attachment 6, Ruby's Books intends to use the property as a bookstore, and to use the proposed addition for a children's section, reading room, and minor associated activities. Bookstores are allowed by right in the Sutter Street Subarea. Condition 11 has been provided stating that should the business propose to have entertainment activities in the future that are subject to FMC 5.90 (Entertainment Permit), that an Entertainment Permit shall be obtained prior to these entertainment activities.

Parking Requirements

Pursuant to Government Code Section 65863.2 (AB 2097), parking is not required for developments located within 0.5 miles of a public transit stop. As such, the project is not subject to parking requirements. No dedicated parking spaces are currently provided on-site, and customers are anticipated to utilize existing public parking in the vicinity. As the business is relocating from another location in the Sutter Street Subarea, no new or additional parking impacts are anticipated.

Environmental Review

The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, which exempts additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and if the area is not environmentally sensitive (Cal. Code Regs. Tit. 14, § 15301(e)(2).). The previous use of the property was for an art gallery and studio (retail commercial) and the proposed use is a bookstore (retail commercial). The project is located in an urban developed area. As the project site involves a 2,280 square-foot addition in an already developed part of the City with access to public services and facilities, such as water, sewer, electricity, and street access; is not located in an environmentally sensitive area; and results in a negligible expansion of a retail commercial use, the project qualifies for this exemption.

For these same reasons, the project is also exempt from CEQA under Section 15061(b)(3) (Common Sense Exemption), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (Cal. Code Regs. Tit. 14, § 15061(b)(3).)

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. These

exceptions include:

- a. If the project is located in a Sensitive Environment where there is an impact to an environmental resource of hazardous or critical concern;
- b. If there is a Cumulative Impact of successive projects of the same type in the same place over time is significant;
- c. If there are activities where there is a reasonable possibility that the activity will have a Significant Effect on the environment due to unusual circumstances
- d. If there is damage to scenic resources within a Scenic Highway;
- e. If the project is located on a Hazardous Waste Site;
- f. If 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.

Analysis: Cumulative Impact

The project is not anticipated to have a significant cumulative impact in the area over time since the project is limited to the addition of commercial space within what is allowed under the Floor-Area-Ratio (FAR) specified by the Historic Folsom Mixed-Use (HF) General Plan Designation. Any further expansion would need to be reviewed and approved through design review.

Analysis: Significant Effect

The project is not anticipated to have an unusual or significant impact on the environment, as the project is seeking to expand an existing commercial building with an addition that matches the design and architecture of the building with a height similar to adjacent commercial buildings. Accordingly, there is no possibility that the project would have a significant effect on the environment beyond that of the existing commercial building.

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 listed historic resource, and has been determined ineligible for listing on the National Register. However, the property has associations with a significant local historical figure (Joe Murer), including a unique architectural style associated with this figure, and may potentially be eligible for listing on the City's Cultural

Resources Inventory. As the project does not propose to modify the front façade of the building, preserving the architectural significance of the structure, the project is not anticipated to have a substantial adverse effect on the significance of this potentially eligible historic resource.

Furthermore, a locally listed historic resource exists on an adjacent parcel (The Historic Ronchi Residence at 708 Figueroa Street) across the alley to the south, as shown in Figure 4 below. As the project proposes to match the design and architecture of the existing commercial structure, is approximately the same height as other buildings on Sutter Street, and is located approximately 133 feet away from The Historic Ronchi Residence, visual impacts are anticipated to be limited. Staff have determined that the project would not have an adverse impact on the historic significance of The Historic Ronchi Residence at 708 Figueroa Street.

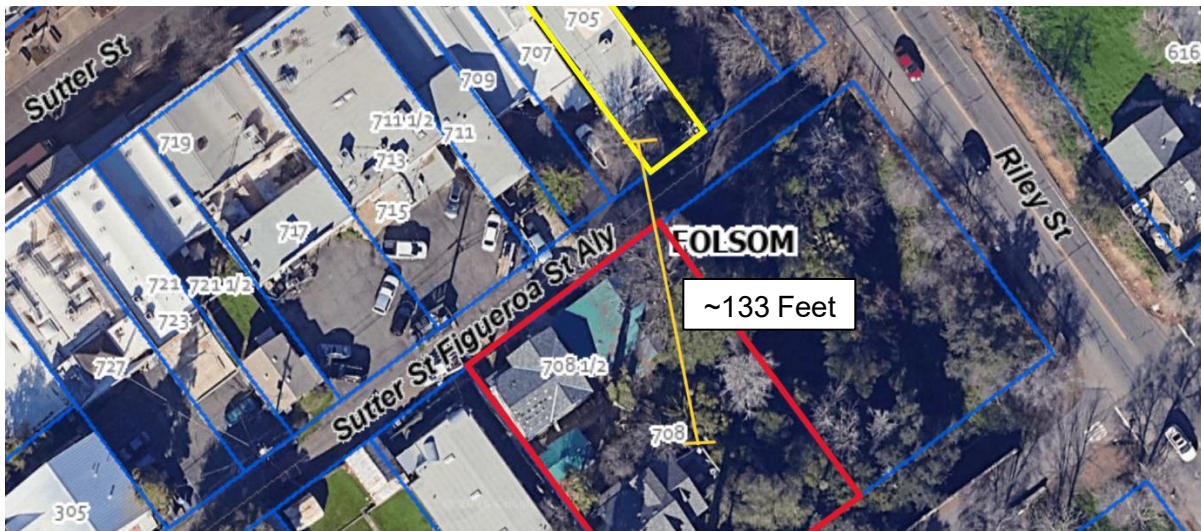


Figure 4 – Ronchi Residence (Red) and Project Site (Yellow)

Public Comments

As of the writing of this report, no public comments have been received.

Conclusion

Staff has determined that the overall design, colors, materials, and layout of the proposed commercial addition can be successfully incorporated into quality commercial design and are compatible with the existing commercial character in the project vicinity and is generally consistent with the Design and Development Guidelines for the Sutter Street Subarea of the Historic Commercial 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. Staff recommend approval of the proposed project, subject to the attached conditions of approval.

Recommendation / Planning Commission Action

Move to recommend confirming staff's determination that Ruby's Books Commercial Addition Project is exempt from CEQA under Sections 15301 (Existing Facilities) and 15061(b)(3) (Common Sense Exemption); and recommend approval of an application (DRCL26-00079) for design review for a 2,280 square-foot rear commercial addition located at 705 Sutter Street, based on the findings (Findings A-F), and subject to the conditions of approval (Conditions 1-11) attached to this report.

GENERAL FINDINGS

- A. NOTICE OF PUBLIC HEARING 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 EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) AND UNDER SECTION 15061 (COMMON SENSE) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. NONE OF THE EXCEPTIONS LISTED UNDER CEQA GUIDELINES SECTION 15300.2 ARE PRESENT.

DESIGN REVIEW FINDINGS

- E. 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.
- F. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

ATTACHMENT 2
PROJECT SITE INFORMATION

General Plan Designation	Historic Folsom, Mixed-Use (HF)
Zoning	Sutter Street Subarea (SUT) of the Historic District Zoning District (HD)
Adjacent Uses / Zoning	North: Commercial / Sutter Street Subarea (SUT) of the Historic District Zoning District (HD) South: Residential / Two-Family Zoning District (R-2) within the Figueroa Subarea (FIG) of the Historic District East: Commercial / Sutter Street Subarea (SUT) of the Historic District Zoning District (HD) West: Commercial / Sutter Street Subarea (SUT) of the Historic District Zoning District (HD)
Site Characteristics	The project site contains an existing two-story 4,125 square-foot retail commercial building on a 3,906-square-foot (0.09-acre) parcel.
Applicable Policies and Rules	<u>FMC</u> Chapter 17.52, HD, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Chapter 17.52.510, Sutter Street Subarea Special Use and Design Standards <u>Historic District Design and Development Guidelines (DDG's)</u> <u>Government Code</u> Section 65863.2, Adoption of Regulations (Parking Requirements)

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR RUBY'S BOOKS COMMERCIAL ADDITION PROJECT (DRCL26-00079) 705 SUTTER STREET, DESIGN REVIEW				
Cond. No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
GENERAL REQUIREMENTS				
1.		<i>Final Development Plans</i> 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: Plan Set (Attachment 5) This project approval is for the Ruby's Books Commercial Addition Project (DRCL26-00079) located at 705 Sutter Street, which includes design review for a 2,280 square-foot rear commercial addition as shown in Attachment 5. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.	B	CD (P)(E)
2.		<i>Community Development Department Subsequent Review</i> 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.	B	CD (P)(E)(B)
1.		<i>90-Day Protest Period</i> The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to <u>Government Code</u> Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of <u>Government Code</u> Section 66020, the applicant will be legally barred from later challenging such exactions.	OG	CD (E)(P)

3.		Indemnity for City 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: • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith. 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.	OG	CD (P)(E)(B) PW, PR, FD, PD
4.		Validity The project approval granted under this staff report shall remain in effect for two years from final date of approval (Expires August 11, 2028). 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 <u>Folsom Municipal Code</u> Section 17.52.350. 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 project approval shall be tolled during the time that any litigation is pending, including any appeals.	OG	CD (P)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		Applicable Taxes, Fees, and Charges 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.		<i>Existing Assessments</i> 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.		<i>Use of Outside Legal Counsel and Consultants</i> 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.	OG	CD(P)(E)
8.		<i>Special Studies</i> 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)
ARCHITECTURAL REQUIREMENTS				
9.		<i>Architectural Requirements</i> The project shall comply with the following requirements: a) This approval is for the Ruby's Books Commercial Addition Project (DRCL26-00079), which includes design review for a 2,280 square-foot rear commercial addition as shown in Attachment 5, located at 705 Sutter Street. 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. c) A Building Permit shall be required. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.	OG	CD (P)(E); PW

NOISE REQUIREMENT				
10.		Noise Ordinance Compliance with the City of Folsom Noise Control Ordinance (<u>FMC 8.42</u>), 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.	I, B	CD (P)(E)
11.		Entertainment Permit The Ruby's Books shall obtain an Entertainment Permit should the business propose to have entertainment activities subject to this permit in accordance with FMC 5.90.		

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)	Arborist Division	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		
FD	Fire Department		
UT	Utilities		

Attachment 4

Vicinity Map



Attachment 5

Plan Set



RUBY'S BOOKS



PROJECT DATA

Ruby's Books returns 705 Sutter Street to active retail use through the adaptive reuse of the existing one-story building and the addition of a new second story for a children's section, event space, and reading room. The addition is conceived as contemporary detailing on a traditional form: a pitched gable roof, stucco cladding, and accent materials at the gable ends — drawn directly from the vocabulary of the 700 block. The new ridge sits higher than the existing roof at a steeper 6:12 pitch to accommodate the second floor program while maintaining the low-rise, pitched-roof rhythm of the surrounding Historic District. Mechanical equipment is concealed within a recessed roof well at the rear of the building. The project preserves the existing footprint, sidewalk, relationship, and address presence on Sutter Street, and complies with the California Historical Building Code.

Parcel Information
APN: 070-0105-010
Address: 705 SUTTER STREET - HISTORIC FOLSOM
City: FOLSOM
Zip Code: 95630

City Zoning
Zone: HD-HISTORIC

Parcel Area:
3906 SF / 0.09 AC

Green Building Area (EXISTING / PROPOSED):
3125 sq ft (1st floor) / 3125 sq ft (1st floor)
1000 sq ft (2nd floor) / 3280 sq ft (2nd floor)
4125 sq ft (total) / 6405 sq ft (total)

Proposed Second Floor Addition:
2280 sq ft.

Year Built:
1915

Stories:
2

PROJECT TEAM

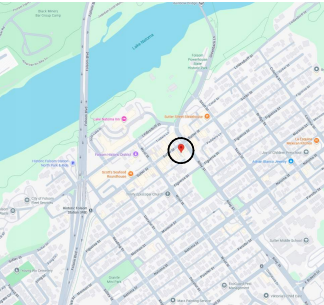
OWNER
Stacy Gould
Ruby's Books
705 Sutter Street
Folsom, CA 95630
530-574-3617
stacy@rubysfolsom.com

ARCHITECT
Edward Mica SARA / NCARB
514 Oak Street
Roseville, CA 95678
916-765-2956
ed.mica@designamas.com

STRUCTURAL ENGINEER
Tom McPartland
ATM Engineering
2525 East Bidwell Street
Folsom, CA 95630
916-859-7300 office
916-844-6828 cell
tmcpartland@ATMENGINEERING.COM

CONTRACTOR
Roi Thayer - President & CEO
DAMI Structures & Management, Inc.
102 Center Street
Roseville, CA 95678
Phone: 916-797-1121
rthayer@damisami.com

VICINITY MAP - 705 SUTTER STREET



NAC WILCOX ARCHITECTURE STUDIO

514 OAK STREET
ROSEVILLE | CALIFORNIA | 95678
916.763.9277

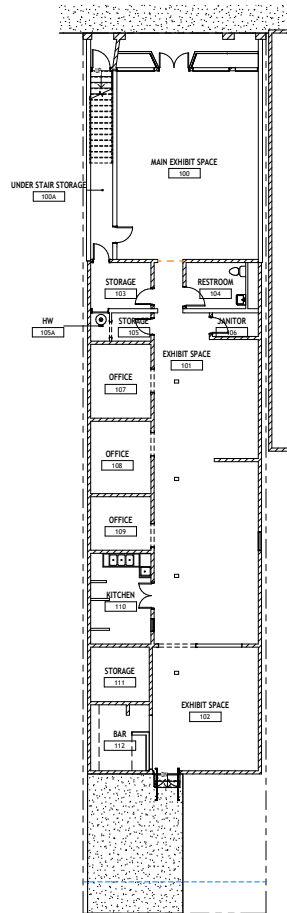
Ruby's Books
705 Sutter Street
Folsom, CA 95630
APN: 070-0105-010 | COUNTY OF SACRAMENTO

06/12/26

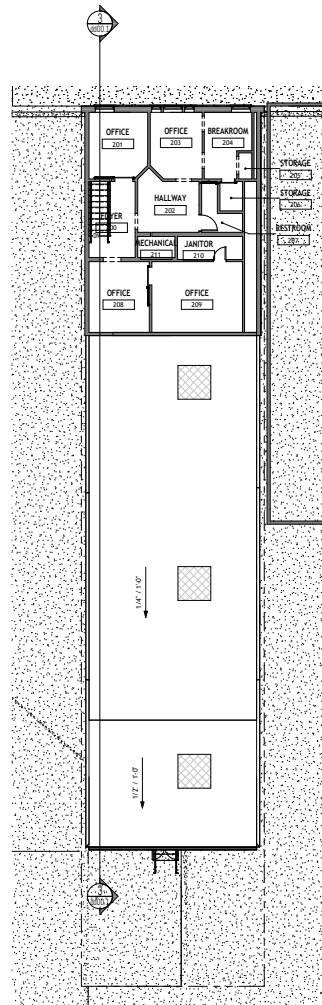
Cover Sheet

dd00

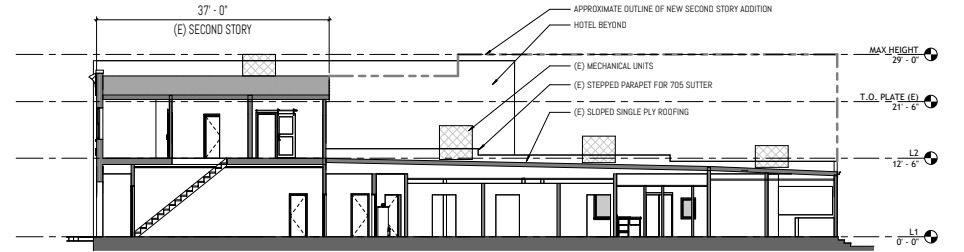
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1 First Floor Existing Architectural Plan
dd00.1 | 1/8" = 1'-0"



2 Second Floor Existing Architectural Plan
dd00.1 | 1/8" = 1'-0"



3 Existing Building Section
dd00.1 | 1/8" = 1'-0"

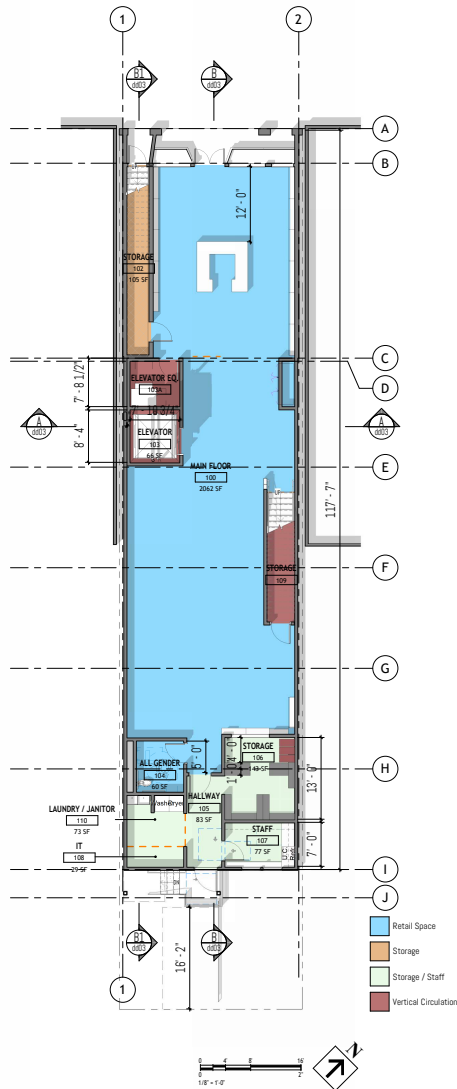
RUBY'S BOOKS

Ruby's Books
705 Sutter Street
Folsom, CA 95630
APN: 070-0105-010 | COUNTY OF SACRAMENTO

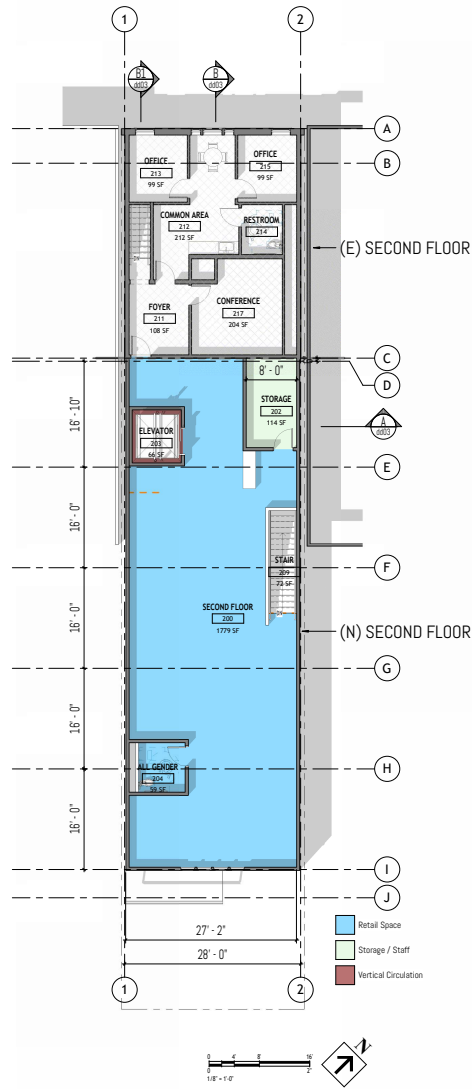


NICK WILKIN ARCHITECTURE STUDIO
854 BAY STREET
ROSELILLE (CALIFORNIA) 95670
916.783.8277

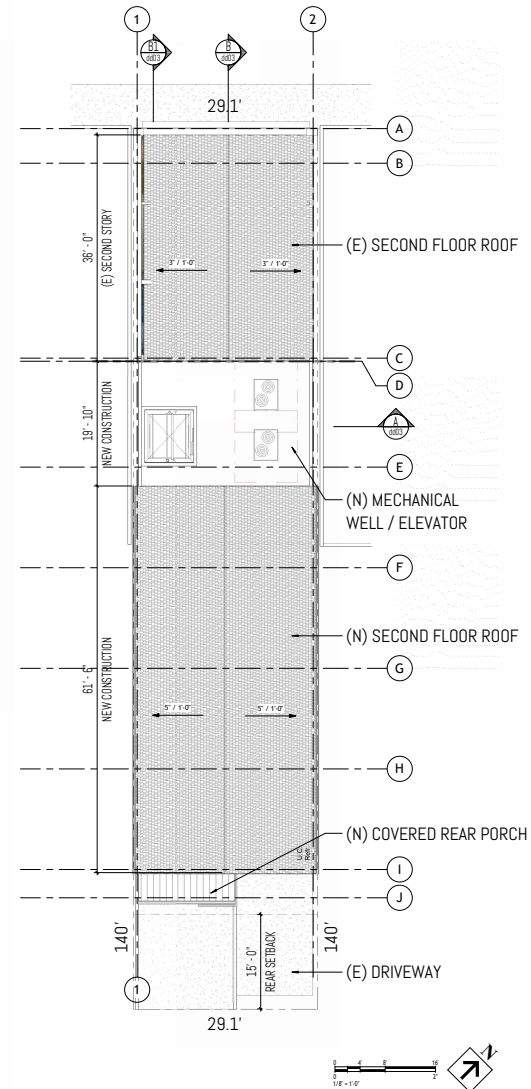
06/12/26
Existing Architectural
Plans
dd00.1
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2 First Floor Architectural Plan
dd01 1/8" = 1'-0"



3 Second Floor Architectural Plan
dd01 1/8" = 1'-0"



1 Site Plan / Roof Plan
dd01 1/8" = 1'-0"

705 SUTTER STREET
APN: 070-0105-010 **Parcel Area:**
3906 SF / 0.09 AC

Gross Building Area (EXISTING / PROPOSED):
3125 sq ft (1st floor) / 3125 sq ft (1st floor)
1000 sq ft (2nd floor) / 3280 sq ft (2nd floor)
4125 sq ft (total) / 6405 sq ft (total)

Proposed Second Floor Addition:
2280 sq ft.

Year Built:
1915

Stories:
2



NGS ARCHITECTURE STUDIO
654 DIX STREET
ROSELILLE, CALIFORNIA 95670
916.783.9277

RUBY'S BOOKS

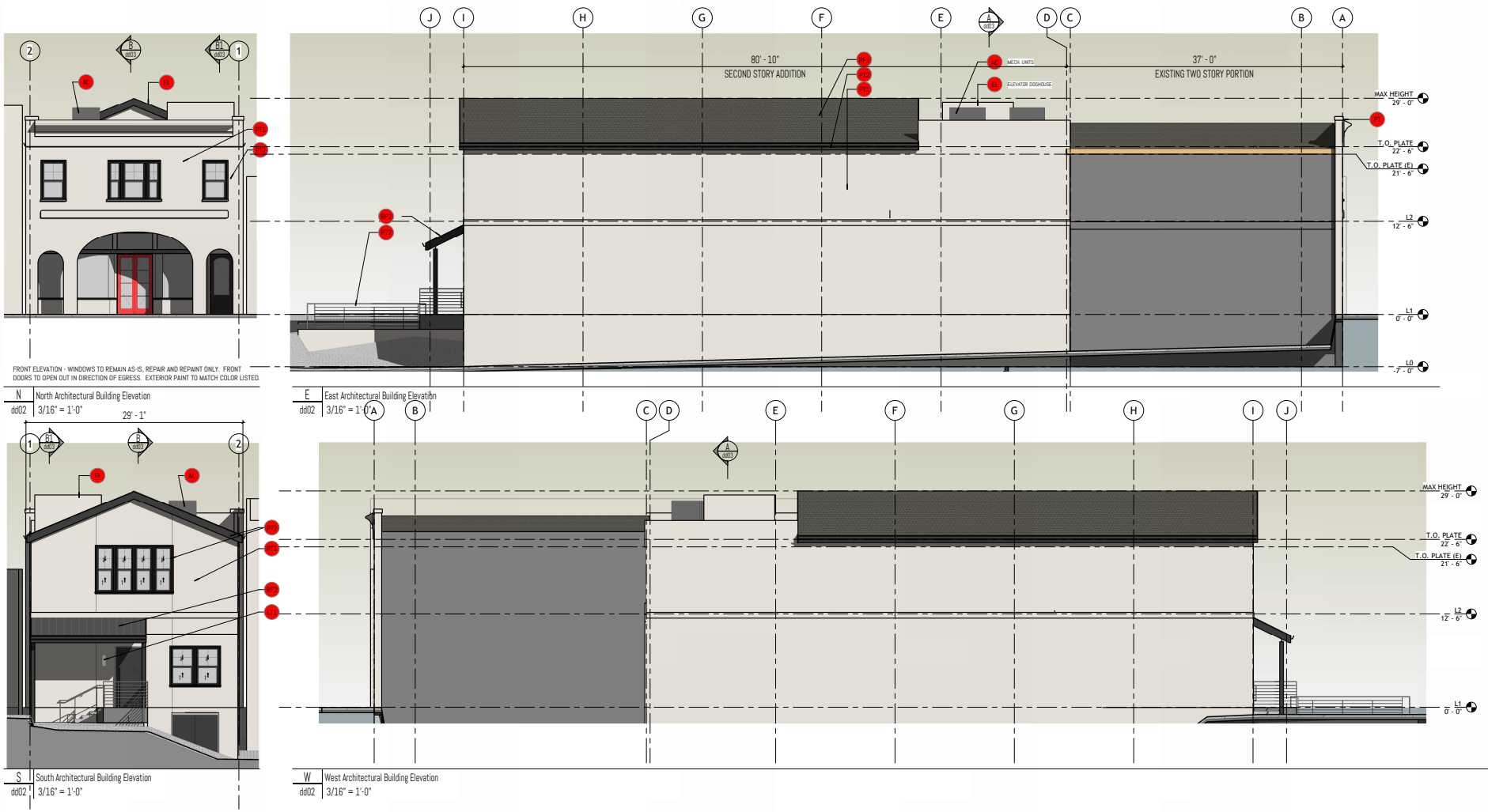
Ruby's Books
705 Sutter Street
Folsom, CA 95630
APN: 070-0105-010 | COUNTY OF SACRAMENTO

06/12/26

Architectural Plans -
Proposed

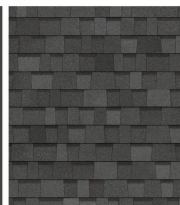
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SW 9585
Sunbleached
FULL DETAILS ^
LRV: 75 ⓘ
RGB: 229 / 224 / 215
Hex Value: #E5E0D7

SW 7069
Iron Ore
FULL DETAILS ^
LRV: 6 ⓘ
RGB: 67 / 67 / 65
Hex Value: #434341
Location Number: 251-C7



101 MAIN BODY PAINT

102 ACCENT PAINT

103 ROOF SHINGLE

104 METAL ROOF OVERHANG

105 WALL SCONCE

106 WINDOW - SIERRA PACIFIC PREMIUM DOUBLE HUNG TO MATCH FRONT ELEVATION

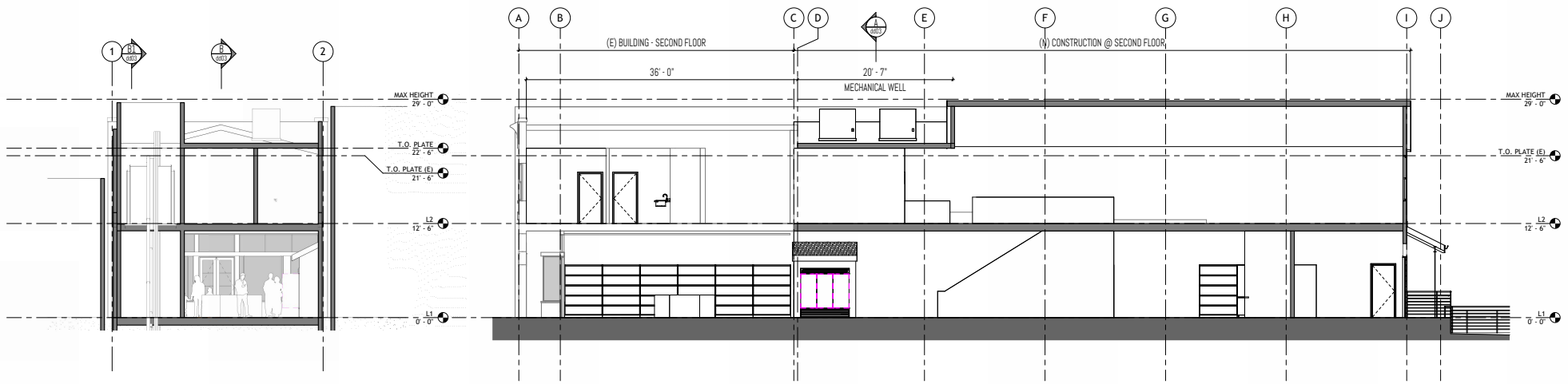


NWS ARCHITECTURE STUDIO
654 BAY STREET
ROSELILLE (CALIFORNIA) 95678
916.793.9277

RUBY'S BOOKS

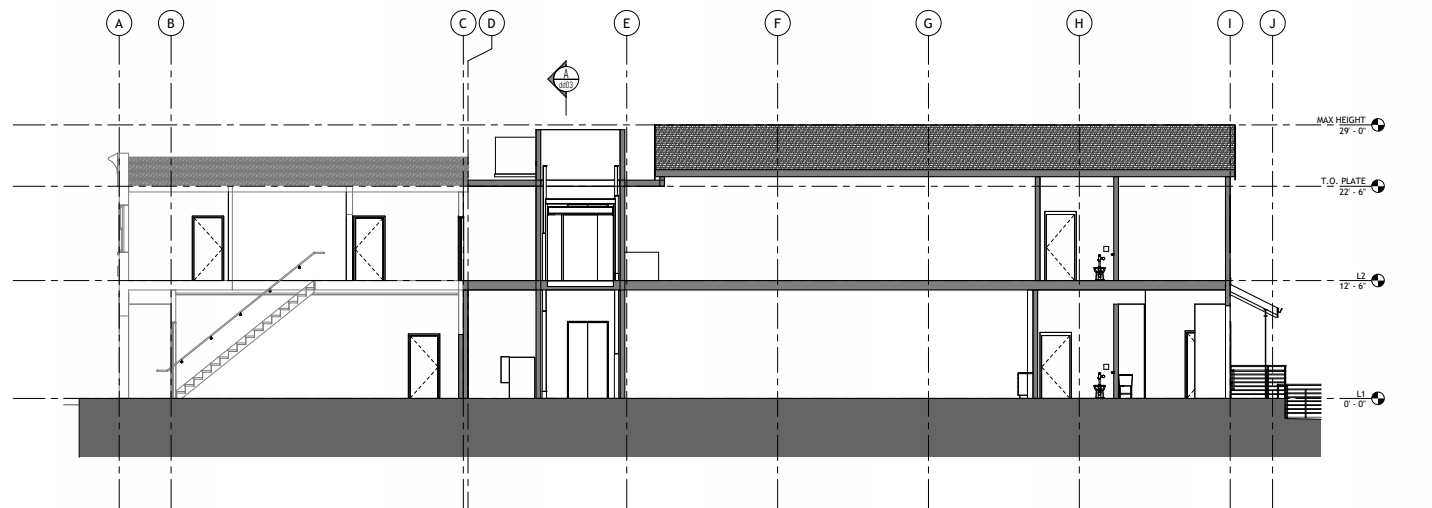
Ruby's Books
705 Sutter Street
Folsom, CA 95630
APN: 070-0105-010 | COUNTY OF SACRAMENTO

06/12/26
Architectural Elevations
dd02
PRINTED ON: 6/12/26 2:53:58 PM



A Section A
dd03 3/16" = 1'-0"

B Section B
dd03 3/16" = 1'-0"



B1 Section B1
dd03 3/16" = 1'-0"



NGS WILCH ARCHITECTURE STUDIO

854 BAY STREET
ROSELAND, CALIFORNIA 95670
916.783.8277

RUBY'S BOOKS

Ruby's Books
705 Sutter Street
Folsom, CA 95630
APN: 070-0105-010 | COUNTY OF SACRAMENTO

06/12/26

Architectural Sections

dd03

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6/12/2025 5:52:01 PM



1 Site Plan / Roof Plan
dd04 1" = 10'-0"

RUBY'S BOOKS



view A



view B



view 2



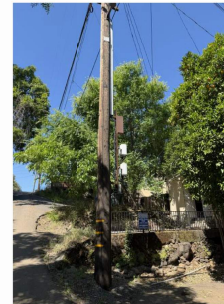
view 3



view 4



view 5



view 6



view 7



view 8



view 9



NAC (NAC) ARCHITECTURE STUDIO

854 DAW STREET
ROSELILLE (CALIFORNIA) 95670
916.783.8277

Ruby's Books
705 Sutter Street
Folsom, CA 95630
APN: 070-0105-010 | COUNTY OF SACRAMENTO

06/12/26

Photographs

dd04

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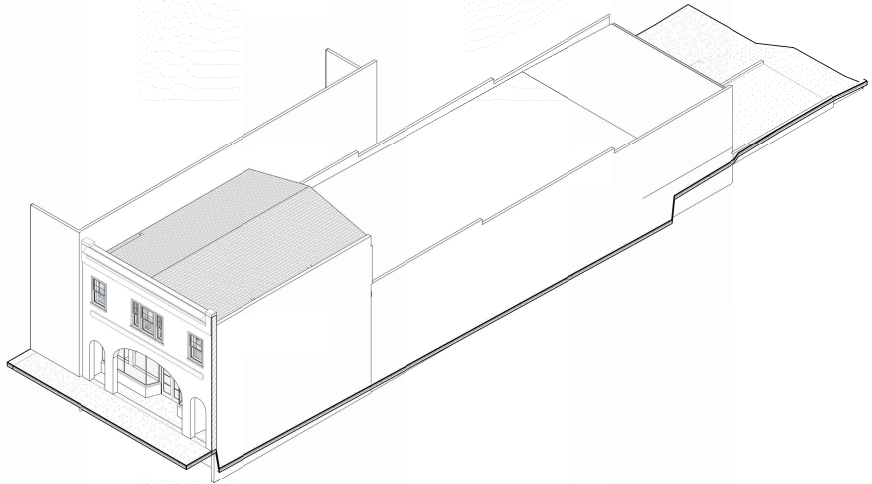


1 3D View 1
dd05

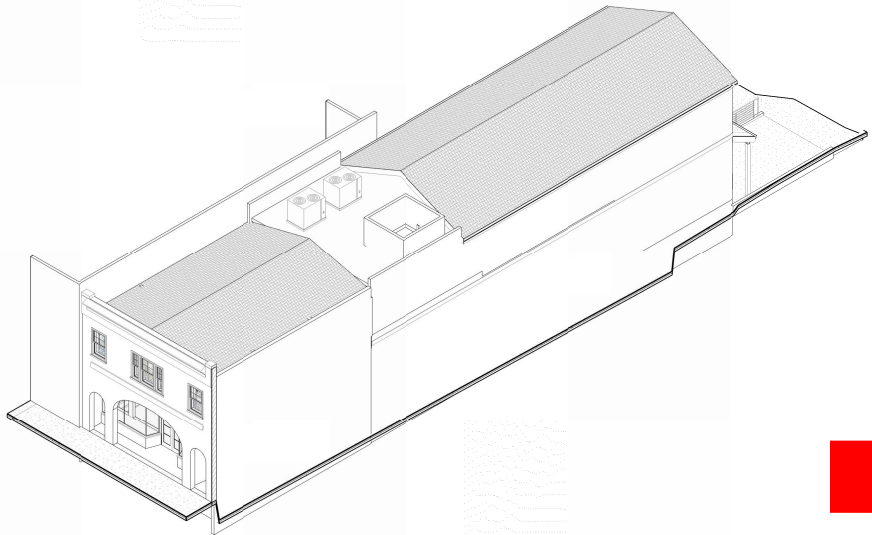


4 3D View 12
dd05

RUBY'S BOOKS



2 3D - EXISTING
dd05



3 3D - PROPOSED
dd05



WILKINSON ARCHITECTURE STUDIO
854 DIX STREET
ROSELILLE (CALIFORNIA) 95070
916.783.8277

Ruby's Books
705 Sutter Street
Folsom, CA 95630
APN: 070-0105-010 | COUNTY OF SACRAMENTO

06/12/26

3d Images

dd05

PRINTED ON: 06/12/2025 9:53:08 AM

Attachment 6

Statement of Intended Use

Nathan Stroud

From: ed.mojica@designmas.com
Sent: Saturday, June 20, 2026 12:09 PM
To: Nathan Stroud
Subject: Re: DRCL26-00079: Addition and renovation of 705 Sutter Street

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.

From Stacy:
(Business Owner)

Hi Nathan,

Thanks for reaching out — happy to clarify how we plan to use the space.

Ruby's Books has been part of the Folsom Historic District for nearly six years, and at 705 Sutter we'll simply continue hosting the same kinds of events we've always held in our store: conversations and signings with authors, craft nights, and such.

Please let me know if there's anything else you need ahead of the hearing.

Best,
Stacy

Thanks!

Ed



Edward Mojica, Registered Architect [ca / co / nv] | SARA | NCARB | NOMA
C28430 | ARC.00409021 | NV6775
President | CEO

514 Oak Street, Roseville, CA 95678

E ed.mojica@designmas.com

T 916.783.6277

C 916.765.2956

Attachment 3

CONDITIONS OF APPROVAL FOR RUBY'S BOOKS COMMERCIAL ADDITION PROJECT (DRCL26-00079) 705 SUTTER STREET, DESIGN REVIEW				
Cond. No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
GENERAL REQUIREMENTS				
1.		<i>Final Development Plans</i> 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: Plan Set (Attachment 5) This project approval is for the Ruby's Books Commercial Addition Project (DRCL26-00079) located at 705 Sutter Street, which includes design review for a 2,280 square-foot rear commercial addition as shown in Attachment 5. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.	B	CD (P)(E)
2.		<i>Community Development Department Subsequent Review</i> 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.	B	CD (P)(E)(B)
3.		<i>90-Day Protest Period</i> The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to <u>Government Code</u> Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of <u>Government Code</u> Section 66020, the applicant will be legally barred from later challenging such exactions.	OG	CD (E)(P)

4.		Indemnity for City 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: • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith. 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.	OG	CD (P)(E)(B) PW, PR, FD, PD
5.		Validity The project approval granted under this staff report shall remain in effect for two years from final date of approval (Expires August 11, 2028). 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 <u>Folsom Municipal Code</u> Section 17.52.350. 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 project approval shall be tolled during the time that any litigation is pending, including any appeals.	OG	CD (P)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
6.		Applicable Taxes, Fees, and Charges 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)

7.		Existing Assessments 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)
8.		Use of Outside Legal Counsel and Consultants 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.	OG	CD(P)(E)
9.		Special Studies 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)
ARCHITECTURAL REQUIREMENTS				
10.		Architectural Requirements The project shall comply with the following requirements: a) This approval is for the Ruby's Books Commercial Addition Project (DRCL26-00079), which includes design review for a 2,280 square-foot rear commercial addition as shown in Attachment 5, located at 705 Sutter Street. 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. c) A Building Permit shall be required. d) <u>The rear porch shall utilize a standing seam metal roof, as shown in the elevations and renderings provided in Attachment 5. (This condition was added at the 8/5/26 Historic District Commission meeting)</u>	OG	CD (P)(E); PW

		All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.		
NOISE REQUIREMENT				
11.		Noise Ordinance Compliance with the City of Folsom Noise Control Ordinance (<u>FMC</u> 8.42), 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.	I, B	CD (P)(E)
12.		Entertainment Permit The Ruby's Books shall obtain an Entertainment Permit should the business propose to have entertainment activities subject to this permit in accordance with <u>FMC</u> 5.90.	OG	CD (P)

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
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PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		
FD	Fire Department		
UT	Utilities		