



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

August 17, 2022

5:00 p.m.

50 Natoma Street

Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mickey Ankhelyi, Justin Raithel, John Felts, Mark Dascallos, Daniel West, John Lane, Kathy Cole

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of the August 3, 2022 meeting will be presented for approval.

NEW BUSINESS

1. DRCL22-00139, 1011 River Way Remodel Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Rachel Moore for approval of a Residential Design Review Application for an exterior remodel of an existing residence at 1011 River Way. The zoning classification for the site is R-4/RIV, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Rachel Moore)**

2. DRCL22-00186, 1002 Persifer Street Design Review Modifications and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Allison Konwinski for approval of a Design Review application for modifications to a remodel of an existing single-family residence located at 1002 Persifer Street. The zoning classification for the site is R-1-M/CEN, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Allison Konwinski)**

3. DRCL22-00192, 809 Figueroa Street Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from DC Custom Framing for approval of a Demolition Application for a 580-square-foot detached garage located at 809 Figueroa Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: DC Custom Framing)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next regularly scheduled meeting is **September 7, 2022**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or ksanabria@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF
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HISTORIC DISTRICT COMMISSION MINUTES

August 3, 2022

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, John Lane, Mickey Ankhelyi, Justin Raithel, John Felts, Mark Dascallos, Kathy Cole

ABSENT: Mickey Ankhelyi, John Felts

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: NONE

MINUTES: The minutes of the July 20, 2022 meeting were approved.

PRESENTATION

Historic District Residential Permit Parking Pilot Program Update, Mark Rackovan Public Works Director

1. Mike Reynolds, President of HFRA, addressed concerns with the pilot program but was optimistic about the future of the program.

NEW BUSINESS

1. DRCL22-00156, 906 Bidwell Street New Custom Home Design Review and Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider requests from Mark Roberts for 1) approval of a Residential Design Review to construct a 2,030-square-foot single-family residence and 2) approval of a Demolition Application to demolish a 480-square-foot garage structure and a 394-square-foot attached carport all at 906 Bidwell Street. The zoning classification for the site is R-1-M/CEN, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Mark Roberts)**

1. Brian Martell addressed the Historic District in support of the project

COMMISSIONER RAITHEL MOVED TO APPROVE THE DESIGN REVIEW FOR A 2,030-SQUARE-FOOT NEW CUSTOM HOME AND DEMOLITION OF A 480-SQUARE-FOOT GARAGE STRUCTURE AND A 394-SQUARE-FOOT CARPORT STRUCTURE AS ILLUSTRATED ON ATTACHMENTS 4 THROUGH 5 FOR THE 906 BIDWELL STREET NEW CUSTOM HOME AND GARAGE DEMOLITION PROJECT (DRCL 22-00156) BASED ON THE FINDINGS BELOW (FINDINGS A-I)

COMMISSIONER LANE SECONDED THE MOTION.

AYES: WEST, LANE, RAITHEL, COLE

NOES: NONE

RECUSED: DASCALLOS

ABSENT: ANKHELYI, FELTS

MOTION PASSED

2. DRCL22-00172, 1010 Persifer Street Garage Demolition and Addition Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider requests from Domum for 1) approval of a Residential Design Review to construct a 665-square-foot garage and 2) approval of a Demolition Application to demolish an existing 400-square-foot detached garage all located at 1010 Persifer Street. The zoning classification for the site is R-1-M/CEN, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Domum)**

COMMISSIONER RAITHEL MOVED TO APPROVE THE APPLICATION (DRCL22-00172) FOR DEMOLITION OF AN EXISTING 400-SQUARE-FOOT DETACHED GARAGE AND DESIGN REVIEW OF A 665-SQUARE-FOOT GARAGE LOCATED AT 1010 PERSIFER STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 1010 PERSIFER STREET GARAGE PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-18).

COMMISSIONER LANE SECONDED THE MOTION.

AYES: WEST, LANE, RAITHEL, DASCALLOS, COLE

NOES: NONE

RECUSED: NONE

ABSENT: ANKHELYI, FELTS

MOTION PASSED

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is tentatively scheduled for August 17, 2022.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: August 17, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 1011 River Way Remodel
File #: DRCL22-00139
Request: Design Review
Location: 1011 River Way
Parcel(s): 070-0045-031-0000
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: William & Chelsea Miller
Address: 1011 River Way,
Folsom, CA 95630

Applicant

Rachel Moore
5145 Golden Foothills Pkwy. Ste 190
El Dorado Hills, CA 95762

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review of an exterior remodel of an existing residence at 1011 River Way, as illustrated on Attachments 5 and 6 for the 1011 River Way project (DRCL22-00139) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11).

Project Summary: The proposed project includes the remodel of the existing building located at 1011 River Way. The remodel includes replacing all siding, replacing all existing windows, installing one new window on the right elevation, replacing the front door and installing an awning over the front door. The project does not include any addition or expansion of the existing residence. The project is located within the River Way Subarea of the Historic District with an underlying zoning of R-4 (General Apartment District).

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Site Plan, Received August 9, 2022
6. Proposed Elevations, Submitted May 26, 2022
7. Proposed Colors and Materials, Submitted May 26, 2022



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AGENDA ITEM NO. 1
Type: Public Meeting
Date: August 17, 2022

- 8. Project Summary
- 9. Site Photos

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Rachel Moore, is proposing an exterior remodel of an existing two-story 1,576-square-foot single-family residence located at 1011 River Way. The remodel includes the following:

- Replacing all siding with James Hardie factory prefinished horizontal siding on the first story, vertical board and batten siding with horizontal accents under the roof eaves on the second story. Proposed siding color is "Arctic White";
- Replacing existing board and batten chimney siding with stacked stone;
- Updating all existing windows and two sliding glass doors with vinyl windows and sliding doors, replacing the existing sliding glass door on second story of the rear elevation with a double window and adding one new window on the right elevation. Window frames will be black with white "Arctic White" James Hardie trim;
- Replacing the existing front door with a light blue wood door and adding a 17-square-foot black metal awning over the door; and
- Removing the existing second-story deck on the rear elevation.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code 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.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is HF (Historic Folsom Mixed Use), and the zoning designation for the project site is R-4 (General Apartment District), within the River Way Subarea of the Historic Commercial Primary Area. Despite the R-4 zone, the Folsom Municipal Code Section 17.52.540 (which institutes requirements for lot size, lot width, setbacks, pervious surface, and building height) and the design standards established within the Historic District Design and Development Guidelines (DDGs) state that single-family residences are permitted in the River Way Subarea.

The following table shows how the existing residence relates to the FMC zoning requirements. Note that FMC Section 17.02.480 defines "front yard" as "a yard extending across the full width of the lot measured between the street line (or the lot line connected

to a street by legal access) and the nearest line of the main building or enclosed or covered porch.” While the lot has a River Way address, it has frontages on both River Way and Leidesdorff Street, and the residence was built facing Leidesdorff Street with a shed facing River Way. As such, for the purposes of this analysis, the front yard faces Leidesdorff Street and the rear yard faces River Way.

	REQUIRED	PROPOSED
Minimum Lot Size	7,000 SF	5,250 SF (existing)
Minimum Lot Width	50 Feet	25 Feet (existing)
Front Setback	5 Feet	20 Feet (existing)
Rear Setback	5 Feet	6 Feet (existing)
Side Setback	5 Feet	5 Feet and 14 Feet
Minimum Pervious Surface	45%	49% (proposed)
Parking Requirement	2 Parking Spaces	0 Parking Spaces (existing)
Maximum Building Height	35 Feet	23 Feet (existing)
Structure Separation	10 Feet	>10 Feet

As shown in the above table, the site is not meeting the minimum lot size, lot width, parking or structural separation requirements. While these standards are not being met, no expansion of the floor area of the existing residence is proposed as part of the project.

FMC Section 17.52.690 states that:

1. A structure or part thereof is determined to be legally nonconforming if it was legally in place at the effective date of the ordinance but by reason of style, construction, or placement it does not meet the standards or intent of the district or subarea in which it is located;
- and
2. Any structure with legal nonconforming status may continue as long as it is maintained in good repair and that the nonconformity is not increased, (such as new construction which increases the size of the structure’s footprint within a required setback or intensification of the use of such area.)

Staff research found that the residence was legally permitted and constructed in 1984 and is therefore considered legal nonconforming. The residence has been maintained in good repair, and the nonconforming areas are not being increased in size or intensified in use as a result of the proposed project. As such, staff determined that the legal nonconforming structure/lot may continue and that the proposed project does not contain any additional square footage or intensification of use. Furthermore, while there is no existing parking located on-site, the project does not include any additional square footage to the residence. As such, the proposed project does not trigger the need to conform with the current parking requirement.

Building Design/Architecture

The property is located within the River Way Subarea of the Historic Residential Primary Area of the Historic District. The Historic District Design and Development Guidelines (DDGs) Chapter 5.02.02c discusses the design concept for the River Way Subarea, and states that structural design forms of the 1850-1950 timeframe is strongly encouraged. Requests to deviate from historic authenticity of styles may be more readily approved in this Subarea due to the area's mixed-use intent, but deviations must be justified on the basis of physical hardship or compatibility. The existing residence was built in 1984 and has white vertical board and batten siding with grey asphalt shingle roofing. It is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed remodel consists of new vertical board and batten and horizontal siding, stacked stone siding on the chimney, vinyl windows and sliding doors with black frames and white Hardie trim, a new wood front door painted blue, a new black metal awning over the front door and removing the existing second-story deck. The new window proposed on the residence would match the shape of the existing windows on that elevation and is vertically oriented, consistent with the DDGs. The new siding will reflect the existing board-and-batten siding while adding a second primary siding to break up the walls of the two-story residence and appropriate rock to give the chimney a more natural look. Furthermore, the proposed metal awning is complementary to the mid-century design of the residence and will match the color of the proposed window frames. Finally, removal of the second-story deck on the rear elevation would not be detrimental to the architecture, as there are several architectural features, including windows, doors and two different styles of siding that would remain.

Staff has determined that the overall design, colors, materials, and layout of the proposed project are consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design guidelines identified in the DDG's.

PUBLIC COMMENTS

A notice was posted on the project site five days prior to the Historic District Commission meeting of August 17, 2022 that met the requirements of the FMC Section 17.52.320. The initial set of plans were also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association. Staff did not receive any comments from these organizations relative to the proposed project as of the publication of this staff report.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (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(s) in this case.

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL22-00139) for Design Review of an exterior remodel of an existing residence at 1011 River Way, as illustrated on Attachments 5 and 6 for the 1011 River Way project, based on the findings below (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11) included as Attachment 3.

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 15301 (EXISTING FACILITIES) 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 CITY COUNCIL.

ATTACHMENT 2 BACKGROUND

BACKGROUND

Sacramento County records indicate that the 1,576 square-foot, two-story residence located at 1011 River Way was first constructed in 1984. The residence features white vertical siding with black windows and dark grey trim around the windows and doors. Imagery from Google Street view from May 2008 showed the same vertical siding but was painted brown previously. The property does not appear on the City of Folsom's Cultural Resources Inventory. The subject property is located in the River Way Subarea of the Historic Commercial Primary Area of the Historic District, with an underlying zoning of R-4 (General Apartment District).

GENERAL PLAN DESIGNATION

HF, Historic Folsom Mixed-Use

ZONING

River Way Subarea (RIV) of the Historic Commercial Primary Area, with an underlying zoning of R-4 (General Apartment District)

ADJACENT LAND USES/ZONING

North: River Way with single-family residences (RIV) and American River beyond (OSC)

South: Leidesdorff Street with single-family residences (RIV) and Folsom Blvd. beyond

East: Single-family residences (RIV) and Folsom Blvd. beyond

West: Single-family residences (RIV) and City of Folsom Corporation Yard (Resort Subarea) beyond

SITE CHARACTERISTICS

The 5,250-square-foot project site contains an existing residence, a detached storage shed and landscaping.

APPLICABLE CODES

FMC Chapter 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.520, River Way Subarea Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 1011 RIVER WAY REMODEL DESIGN REVIEW (DRCL22-00139)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan received August 9, 2022 included in Attachment 5 and building elevations submitted May 26, 2022, included in Attachment 6. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction is required.	OG	CD (B)
3.		This approval is for an exterior remodel of an existing residence at 1011 River Way. The applicant shall submit building plans that comply with this approval and the attached site plan received August 9, 2022 included in Attachment 5, building elevations submitted May 26, 2022, included in Attachment 6 and colors and materials submitted May 26, 2022, included in Attachment 7.	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
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.		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)
7.		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 Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
8.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior's Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
9.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)

10.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be 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. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
11.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (August 17, 2023). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I M B O G	Prior to approval of Improvement Plans Prior to approval of Final Map Prior to issuance of first Building Permit Prior to approval of Occupancy Permit Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4 Vicinity Map



Historic District Commission
1011 River Way Remodel Design Review (DRCL22-00139)
August 17, 2022

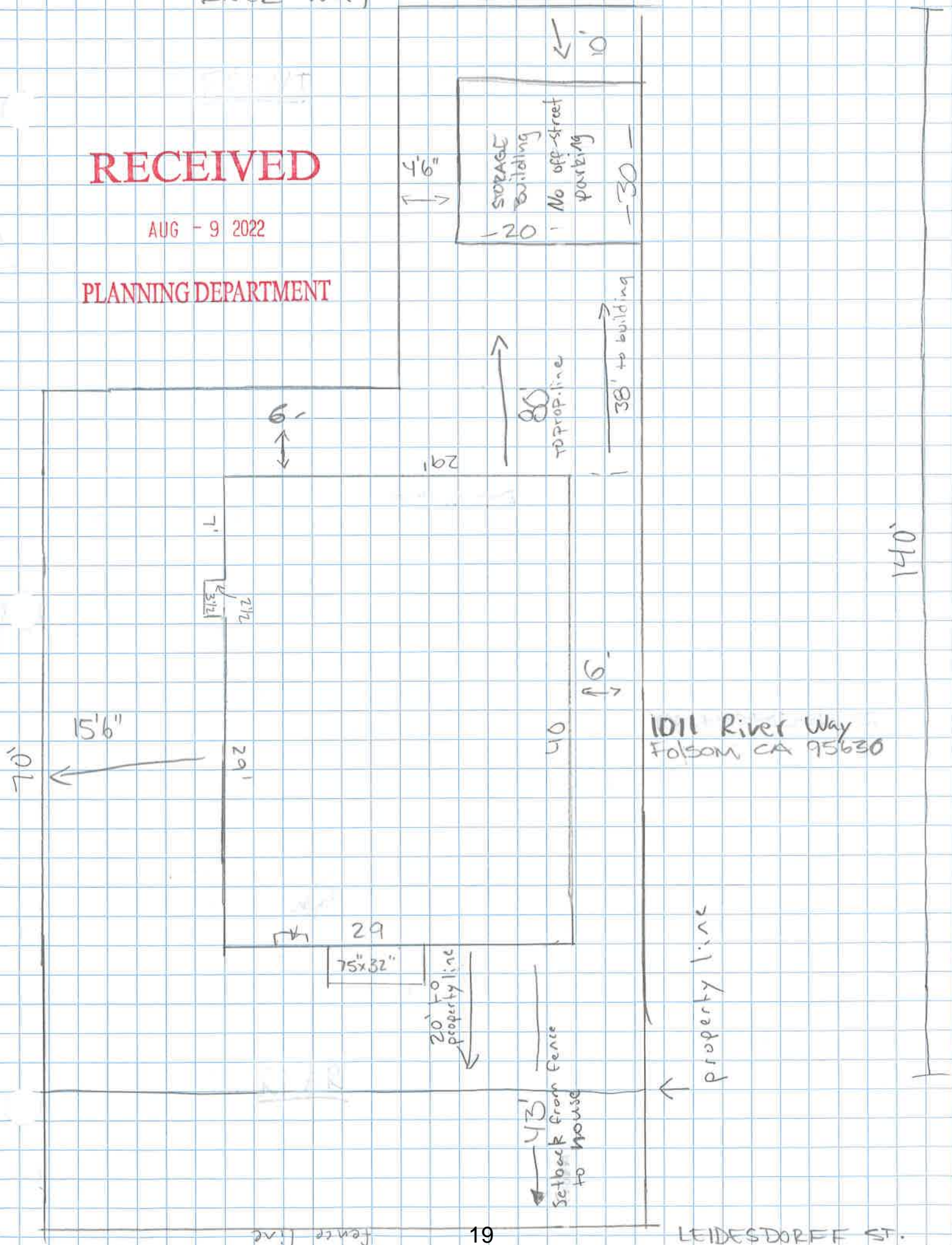
Attachment 5
Site Plan, Received August 9, 2022

RIVER WAY

RECEIVED

AUG - 9 2022

PLANNING DEPARTMENT



1011 River Way
Folsom CA 95630

Attachment 6
Proposed Elevations, Submitted May 26, 2022





Proposed Left Elevation



Proposed Rear Elevation



Proposed Right Elevation

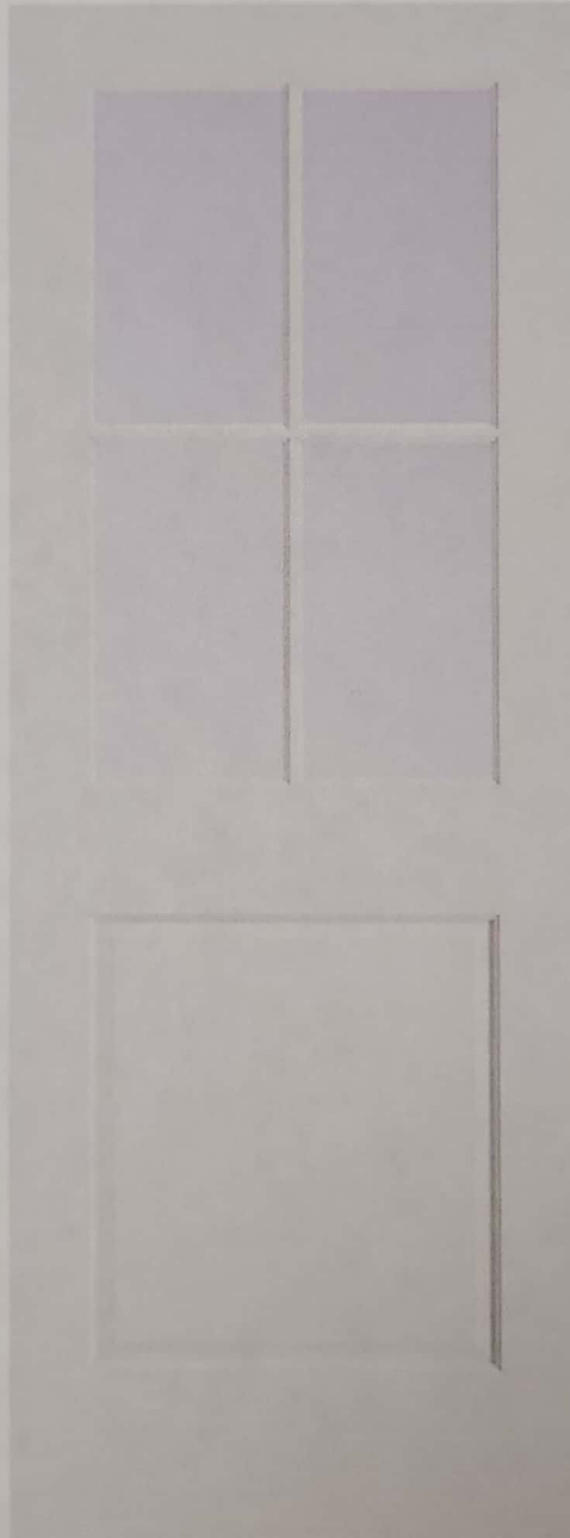
Attachment 7
Proposed Colors and Materials, Submitted
May 26, 2022



4 Lite (1/2)
Over 1 Panel
(442)

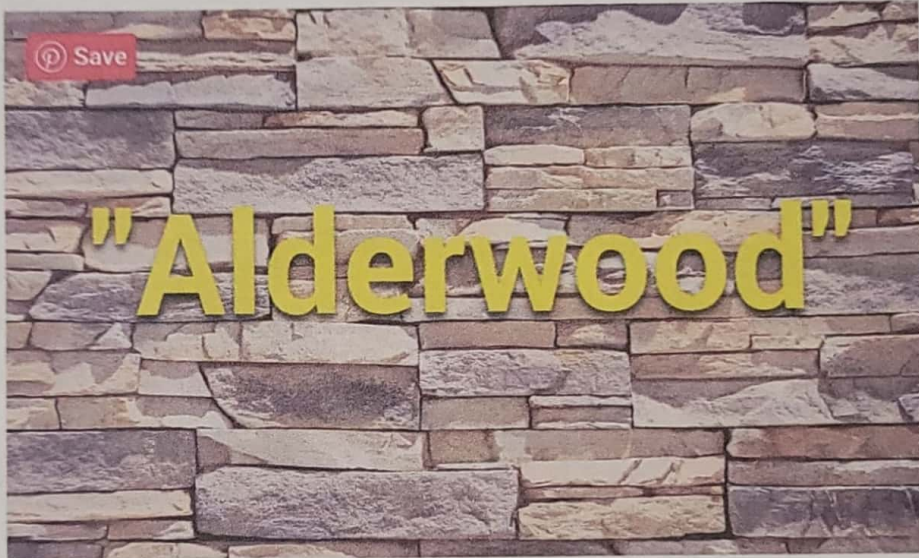
Where to Buy

Proposed Front Door





Stacked Stone



The classic elegance and intricate detail of small stones combined with the simplicity of a panel system give this stone the appearance of a precision hand-laid dry-stack set. This stone type makes installation easy for expansive walls and column

Proposed Chimney Stone

Proposed Awning



pikeawning.com

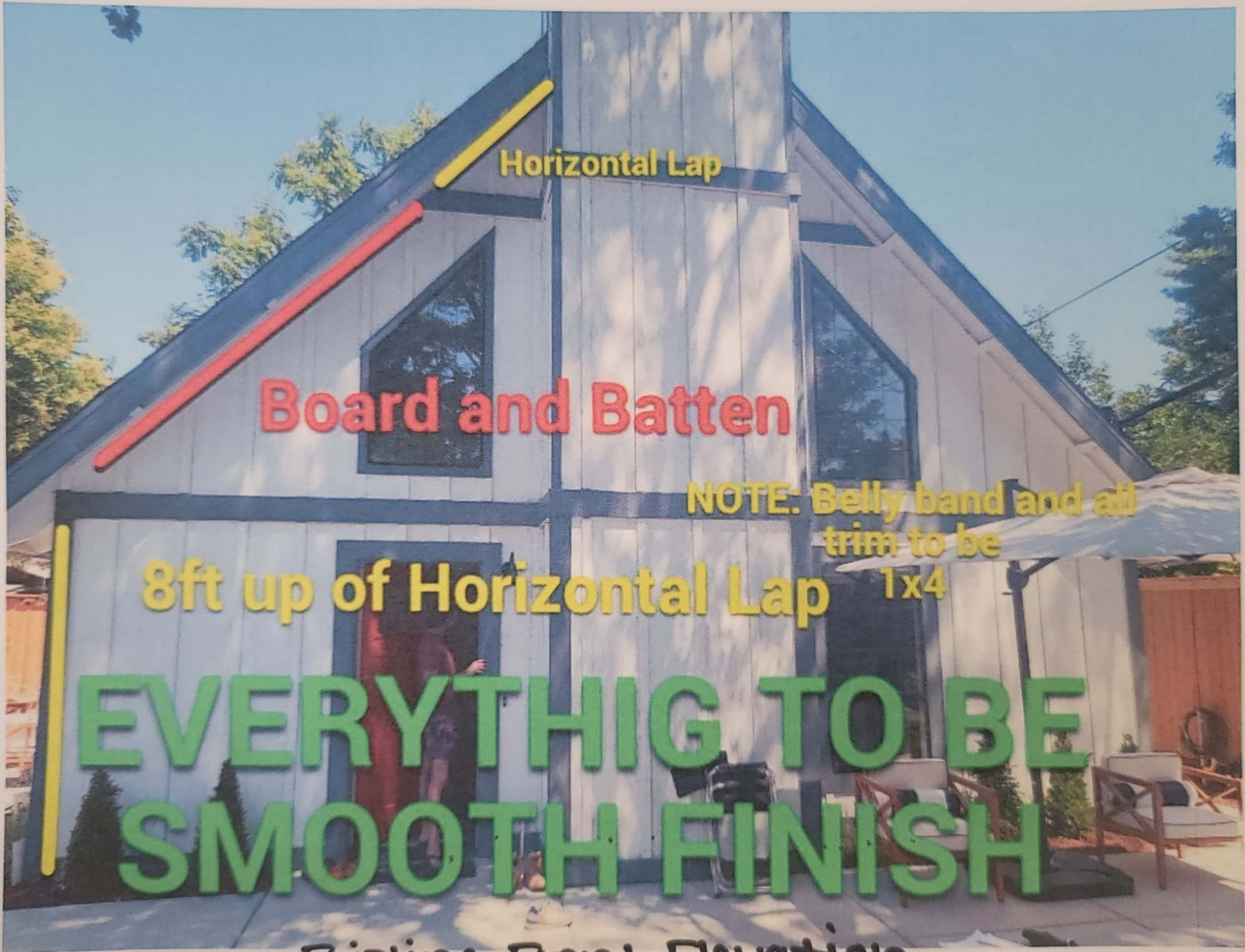


12:13 68%

**Customer Supplying
Awning / TMC to install
*CHANGE ORDER**

6" h x 64" w x 32" d

**Braces can be mounted
on center to any one of
the 8" inset roof slats so
as close as 4" inside of
the front corner edges.
Should be able to land
the braces with plenty of
clearance from outside
of window/trim**



Horizontal Lap

Board and Batten

NOTE: Belly band and all trim to be 1x4

8ft up of Horizontal Lap

EVERYTHING TO BE SMOOTH FINISH

Existing Front Elevation

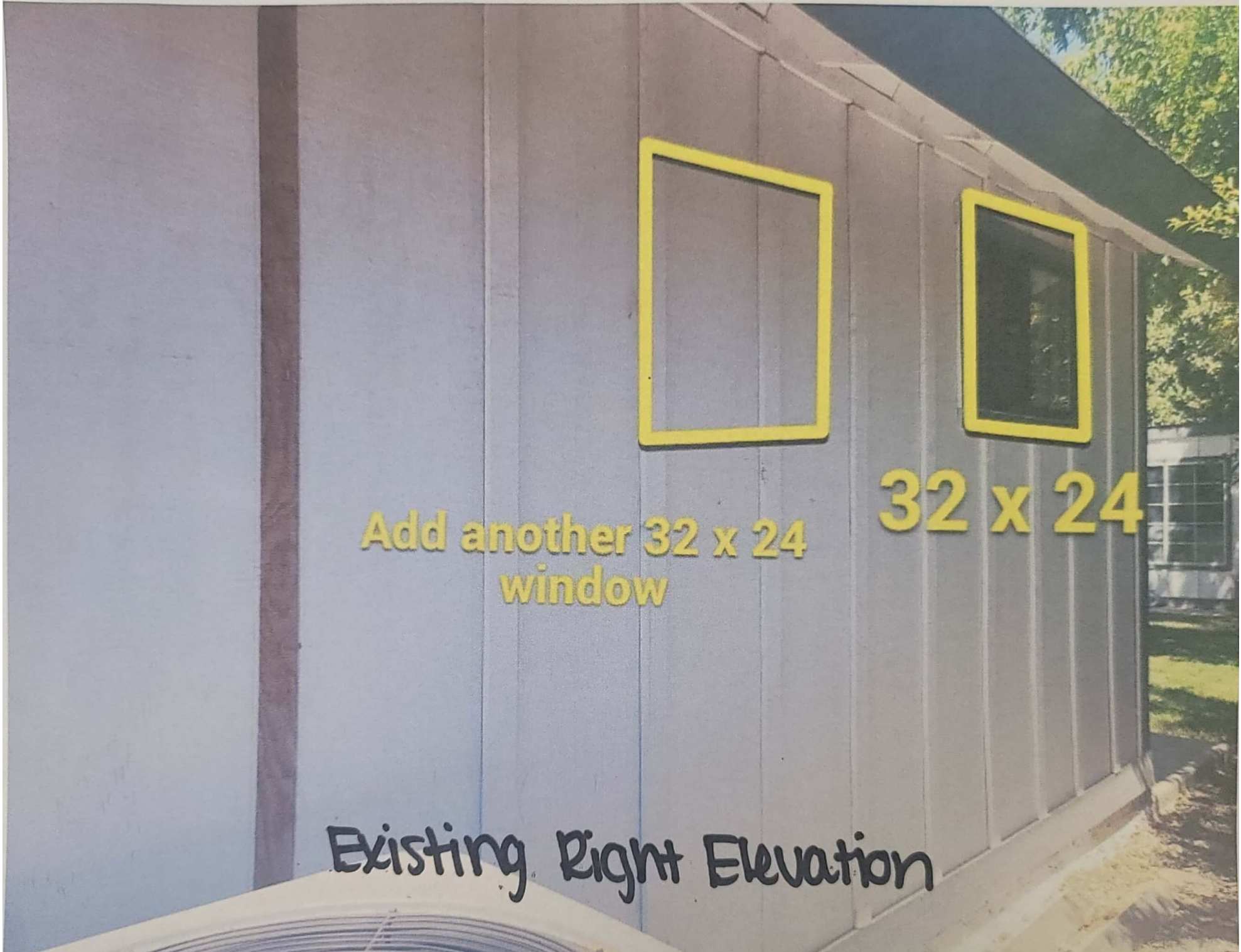


Horizontal

Board & batten

Horizontal

Existing Rear Elevation



Attachment 8 Project Summary



Applicant: Rachel Moore
Contractor: Stephen Riley
Riley Bros Inc dba Taylor Made Construction
Lic 1067462
5145 Golden Foothills Parkway Ste 190,
El Dorado Hills CA 95762

Project Name/ Address: 1011 River Way, Folsom CA 95630
Homeowner: William & Chelsea Miller
Phone: 617-35-0977

PROJECT SUMMARY

Siding Replacement:

- Supply and install James Hardie factory prefinished horizontal siding to complete home. Design to include install of prefinished vertical board and batten style to front gable of home between belly bands. **Color choice to be James Hardie "Artic White."**
- **All James Hardie trims used in all applications. Custom trim field painted "Artic White" as required.** All installation procedures recommended by manufacturer followed for full warranty compliance.
- Note: Will be removing the existing deck at Rear Elevation. To include removal of the existing Sliding Glass door and replacing it with Anderson 100 Series Window. Reference "Rear Elevation PDF."

Window Replacement:

- Supply and install (17) window units. To include 2 sliding glass doors replacing existing like for like.
- Product to be Anderson 100 series. Dual pane LowE vinyl window, color to be black finish framing interior and exterior.
- Adding of (1) window to Right Elevation for symmetry.

Chimney:

- Install "Alderwood" stacked stone to complete chimney. Reference "Front Elevation PDF"

Front Door:

- Replace front door with similar Masonite 4 Lite (½), 1 panel door. Color to be "Light Blue." Reference "Front Elevation PDF"
- Masonite product is hardboard engineered wood, oil tempered for extra toughness.

Awning:

- Install (1) Black Metal awning over front door. Reference "Front Elevation PDF"

For additional questions please reach out to Rachel Moore directly at 530-558-0566 or rachel@thetmcfamily.com.

Attachment 9 Site Photos



Existing Front Elevation





Existing Right Elevation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: August 17, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 1002 Persifer Street Design Review Modifications
File #: DRCL 22-00186
Request: Design Review
Location: 1002 Persifer Street
Parcel(s): APN No. 070-0145-010-0000
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Allison Konwinski
Address: 1002 Persifer Street
Folsom, CA 95630

Recommendation Conduct a public meeting, and upon conclusion recommend approval of a Design Review application for modifications to a remodel of an existing single-family residence located at 1002 Persifer Street, as illustrated on Attachment 5 for the 1002 Persifer Street Design Review Modifications project (DRCL 22-00186) based on the findings included in this report (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11).

Project Summary: The proposed project consists of a modification to an existing design review remodel approval (PN 20-215) of a residence located at 1002 Persifer Street by replacing an existing window on the rear elevation with two smaller windows, retaining an existing window on the west elevation and painting gables. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

1. Description/Analysis
2. Background
3. Proposed Conditions of Approval
4. Vicinity Map
5. Site Plan, Floor Plans and Elevations dated 7-13-22
6. Site Photos



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: August 17, 2022

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Allison Konwinski, is proposing to modify an existing Design Review remodel approval (PN 20-215) by replacing an existing window on the rear elevation with two smaller windows, retaining an existing window on the west elevation that was previously proposed to be enlarged and painting gables on the front and rear elevations dark blue. The project site is located in the Central Subarea of the Historic Residential Primary Area with an underlying zoning of R-1-M.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code (FMC) 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. 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.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is SFHD (Single-Family High-Density), and the zoning designation for the project site is R-1-M (Single-Family Residential Small Lot District), within the Central Subarea of the Historic Residential Primary Area of the Historic District. Single-family residences are allowed by right in the Central Subarea.

Building Design/Architecture

The design guidelines established within the Historic District Design and Development Guidelines (DDGs) apply to this project. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03(b) of the DDG's, which addresses the design concepts for the Central Subarea, states that the subarea provides property owners with broad discretion in choosing styles

from the entire 1850-1950 time frame, guided by the overall principles and any designation of significance of the building or site. The 1002 Persifer Street property is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes for residential properties should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project consists of replacing an existing window on the rear elevation with two smaller windows, retaining an existing window on the west elevation that was previously proposed to be enlarged and painting gables on the front and rear elevations dark blue. Staff determined that the proposed modifications do not substantially change the approved design. The two new smaller windows replacing the previously approved larger window are both vertically oriented and include window trim to match the rest of the elevation. The color chosen for the gable siding appears compatible with the approved design review as well.

The proposed project's architecture continues to be consistent with residential appearance through the use of the proposed building materials and design. Staff has determined that the overall design, colors, materials, and layout of the proposed modified project are consistent with the design and development guidelines for the Central Subarea and the building materials, textures and colors are consistent with surrounding development and with the general design theme of the neighborhood. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

PUBLIC NOTICING

A notice was posted on the project site five days prior to the Historic District Commission meeting of August 17, 2022 that met the requirements of FMC Section 17.52.320.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (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.

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (DRCL 22-00186) for Design Review modifications for an existing approval of a remodel of a single-family residence located at 1002 Persifer Street, as illustrated on Attachment 5 for the 1002 Persifer Street Design Review Modifications project, based on the findings below (Findings A-H) and subject to the attached conditions of approval (Conditions 1-11) included as Attachment 3.

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 15301 (EXISTING FACILITIES) 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 CITY COUNCIL.

ATTACHMENT 2 BACKGROUND

Sacramento County records indicate that the residence located at 1002 Persifer Street was first constructed in 1950. A 1,342 square-foot addition was then constructed in 1996, and a 350-square-foot addition and 49-square-foot uncovered rear deck were approved by the HDC in 2020. The residence features beige stucco siding with red horizontal siding under the roof gables in front. The property does not appear on the City of Folsom's Cultural Resources Inventory. The subject property is located in the Central Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District).

GENERAL PLAN DESIGNATION

SFHD, Single-Family, High Density

ZONING

CEN, Central Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District)

ADJACENT LAND USES/ZONING

North: Persifer Street/Natoma Street alley with single-family residences beyond (CEN)

South: Persifer Street with single-family residences beyond (CEN)

East: Reading Street with single-family residences beyond (CEN)

West: Existing residences (CEN)

SITE CHARACTERISTICS

The 7,000-square-foot project site contains an existing residence in the front of the property accessory structures in the rear, and landscaping.

APPLICABLE CODES

FMC Chapter 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

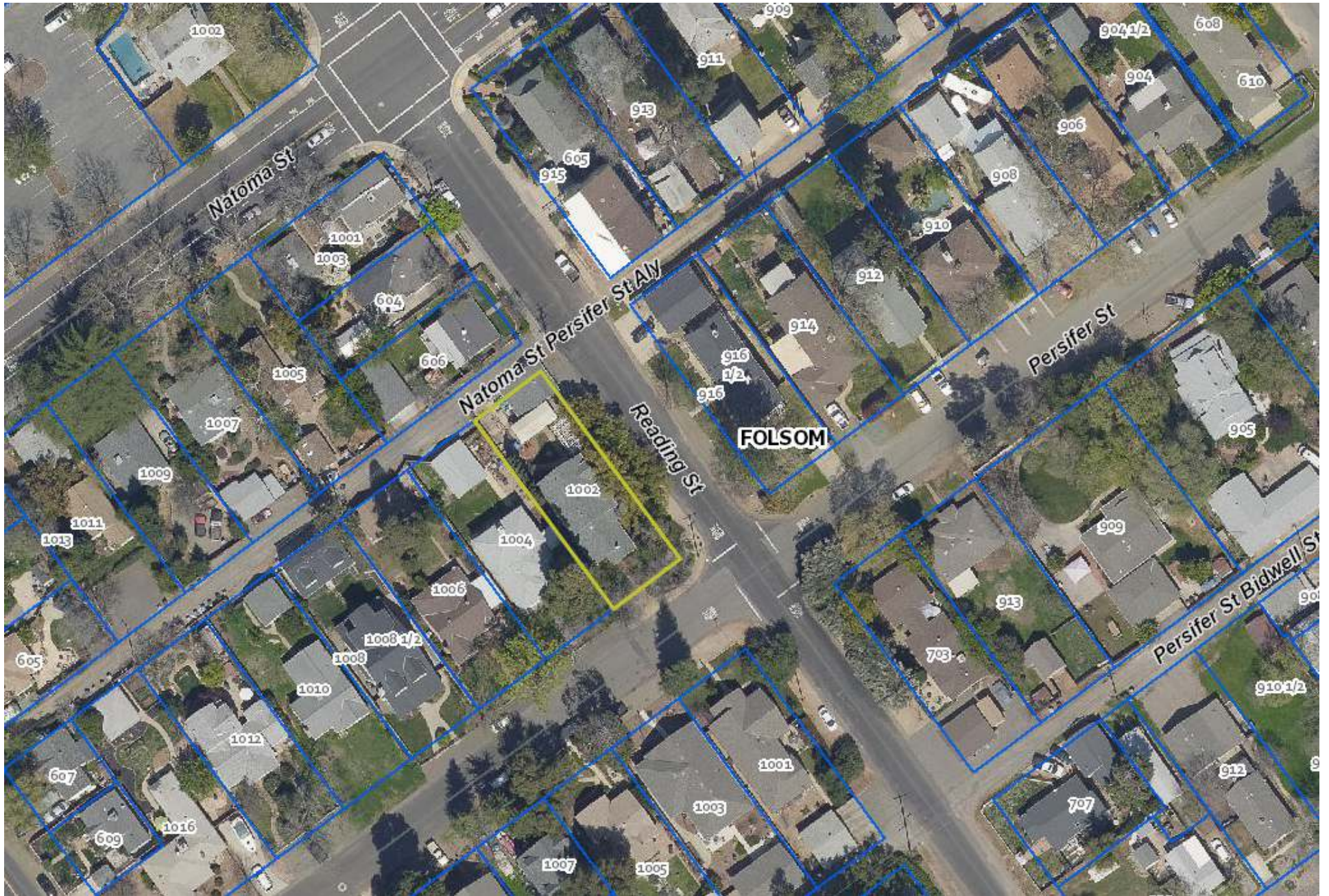
CONDITIONS OF APPROVAL FOR 1002 PERSIFER STREET DESIGN REVIEW MODIFICATIONS (DRCL22-00186)				
Cond. No.	Mitig. Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the Site Plan, Floor Plans and Elevations dated 7-13-22, included in Attachment 5. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.	OG	CD (B)
3.		This approval is for Design Review modifications for an existing approval of a remodel of a single-family residence located at 1002 Persifer Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans and Elevations dated 7-13-22 included in Attachment 5.	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

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.		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)
7.		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 Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
8.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior's Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
9.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)

10.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be 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. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
11.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (August 17, 2023). Failure to obtain the relevant building, demolition, or other permits within this time period, without the timely extension of this approval, shall result in the termination of this approval.	B	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy Permit
	Fire Division	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4 Vicinity Map



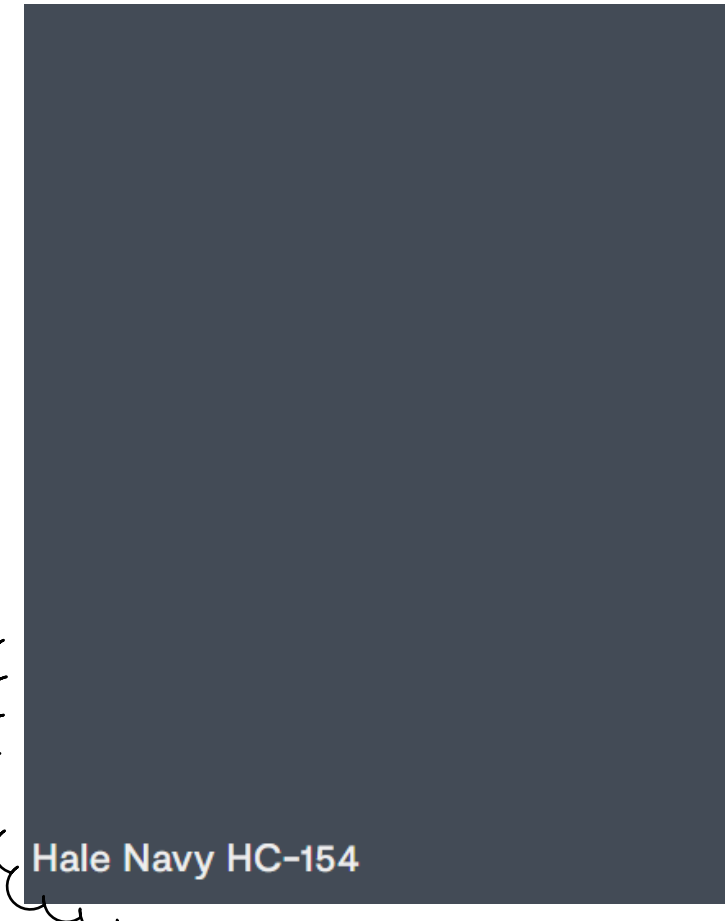
Attachment 5
Site Plan, Floor Plans and Elevations
dated 7-13-22

TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, c}	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.133") or 3-8d common (2 1/2" x 0.133"); or 3-10d box (3" x 0.128") or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.133"); or 3-8d common (2 1/2" x 0.133"); or 3-10d box (3" x 0.128") or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter; laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1 1/2" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.162"); or 3-10d common nails (3" x 0.128"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.162"); or 3-10d common (3" x 0.128"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.162"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
Wall			
8	Stud to stud (not at braced wall panels)	1-6d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	1-6d box (3 1/2" x 0.162"); or 3" x 0.131" nails	12" o.c. face nail 16" o.c. face nail
10	Build-up header (2" to 2" header with 1/2" spacer)	1-6d common (3 1/2" x 0.162"); 1-6d box (3 1/2" x 0.162"); or 1-3" x 0.131" nails	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.133"); or 4-8d common (2 1/2" x 0.133"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	1-6d common (3 1/2" x 0.162"); 1-10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice	5-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	1-6d common (3 1/2" x 0.162"); 1-10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels)	3-16d box (3 1/2" x 0.162"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.133"); or 3-16d box (3 1/2" x 0.162"); or 4-8d common (2 1/2" x 0.133"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.133"); or 2-8d common (2 1/2" x 0.133"); or 2-10d box (3" x 0.128"); or 2 staples 1 1/2"	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.133"); or 3-8d common (2 1/2" x 0.133"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.133"); or 3-8d common (2 1/2" x 0.133"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 1/2" long	Face nail

LIST OF REVISIONS FROM PREVIOUS APPROVED DESIGN REVIEW:
 1. PAINT EXISTING RED GABLE IN FRONT AND NEW GABLE IN REAR BENJAMIN MOORE HALE NAVY (HC-154) FROM HISTORIC COLLECTION
 2. LEAVE (E) WINDOW ON WEST FACING SIDE OF HOUSE AT 2ND FLOOR (PREVIOUSLY PROPOSED TO REPLACE AND ENLARGE OPENING)
 3. REVISE PROPOSED ONE WINDOW IN UPPER LEFT PORTION OF REAR ELEVATION TO BE TWO SMALLER WINDOWS THAT MATCH IN SIZE

NOTE: ALL REVISIONS ARE CLOUDED IN THIS SET OF DRAWINGS WITH DELTA 2 DESIGN REVISIONS

PAINT THE (E) RED GABLE BENJAMIN MOORE HALE NAVY TO MATCH THE NEW GABLE AT THE REAR FROM BENJAMIN HISTORIC COLLECTION



Hale Navy HC-154



PROJECT INFORMATION:

Project Address: 1002 Persifer St
 Folsom, CA
 Occupancy: R-3
 No. Stories: 2
 (E) units in bldg.: 1
 APN: 070-0145-010-0000
 Zone: R-1-M
 Construction Type: VB
 Lot Size: 50ft x 140ft = 7,000 sq. ft.
 Fire Sprinklers: No

Existing Square Footage
 Conditioned Space:
 1st floor: 1250 sq. ft.
 2nd floor: 925 sq. ft. (no change)
 Covered Porch: 108 sq. ft. (no change)
 Attached Garage: 450 sq. ft.
 Detached Garage: 620 sq. ft. (no change)
 Trellis: 220 sq. ft. (no change)
 RV Garage: 320 sq. ft. (no change)
 Lot Coverage: 2968 sq. ft.
 % Lot Coverage: 42%
 Rear Paved Parking: 540 sq. ft.
 Driveway: 100 sq. ft. (no change)
 Permeable Cover: 3288 sq. ft. **
 % Permeable: 46%

**RV Garage not included, gravel permeable surface

Project Square Footage
 Conditioned Space:
 1st floor: +350 sq. ft.
 Attached Garage: -230 sq. ft.
 Deck: +49 sq. ft.
 Rear Paved Parking: -240 sq. ft.

Proposed Square Footage
 Conditioned Space:
 1st floor: 1600 sq. ft.
 2nd floor: 925 sq. ft. (no change)
 Covered Porch: 108 sq. ft. (no change)
 Attached Garage: 270 sq. ft.
 Detached Garage: 620 sq. ft. (no change)
 Trellis: 220 sq. ft. (no change)
 RV Garage: 320 sq. ft. (no change)
 Deck: 49 sq. ft.
 Lot Coverage: 3079 sq. ft.
 % Lot Coverage: 43.9%
 Rear Paved Parking: 300 sq. ft.
 Driveway: 100 sq. ft. (no change)
 Permeable Cover: 3159 sq. ft.
 % Permeable: 45% **

**RV Storage not included, gravel permeable surface

INSULATION NOTES:
 Roof/ceiling assemblies: R-38
 2x6 exterior wall framing: R-21
 Crawlspace Floors: R-19

FENESTRATION NOTES:
 Window Max. U-Factor: 0.30
 Window Min. SHGC: 0.23

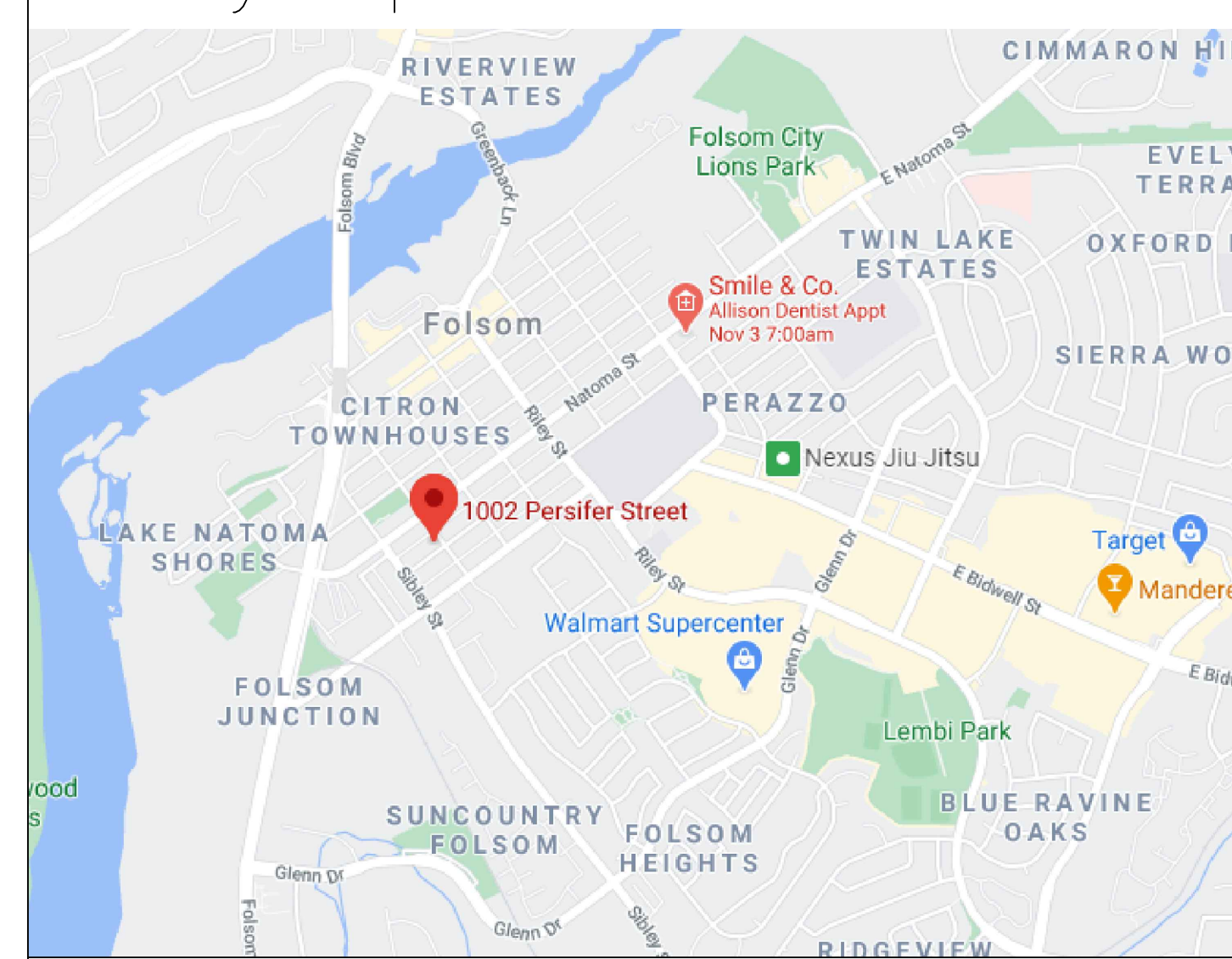
VENTING CALCULATIONS:
 Minimum Roof Venting = 1/150th of Area
 Roof Area = 96 sq. ft.
 Min. Venting = 96/150 = 0.64 sq. ft. = 93 sq. in.
 Use 1 Gable Vent with min. 110 sq. in. net free area
 Gibraltar 14"x18" Retangulat white galvanized built-in screen gable louver vent

Minimum Crawlspace Venting = 1/150th of Area
 Crawlspace Area = 96 sq. ft.
 Min. Venting = 96/150 = 0.64 sq. ft. = 93 sq. in.
 Use minimum 2 crawlspace vents with min. 52 sq. in. net free area
 Gibraltar 14"x6" galvanized 2-way reversible vent

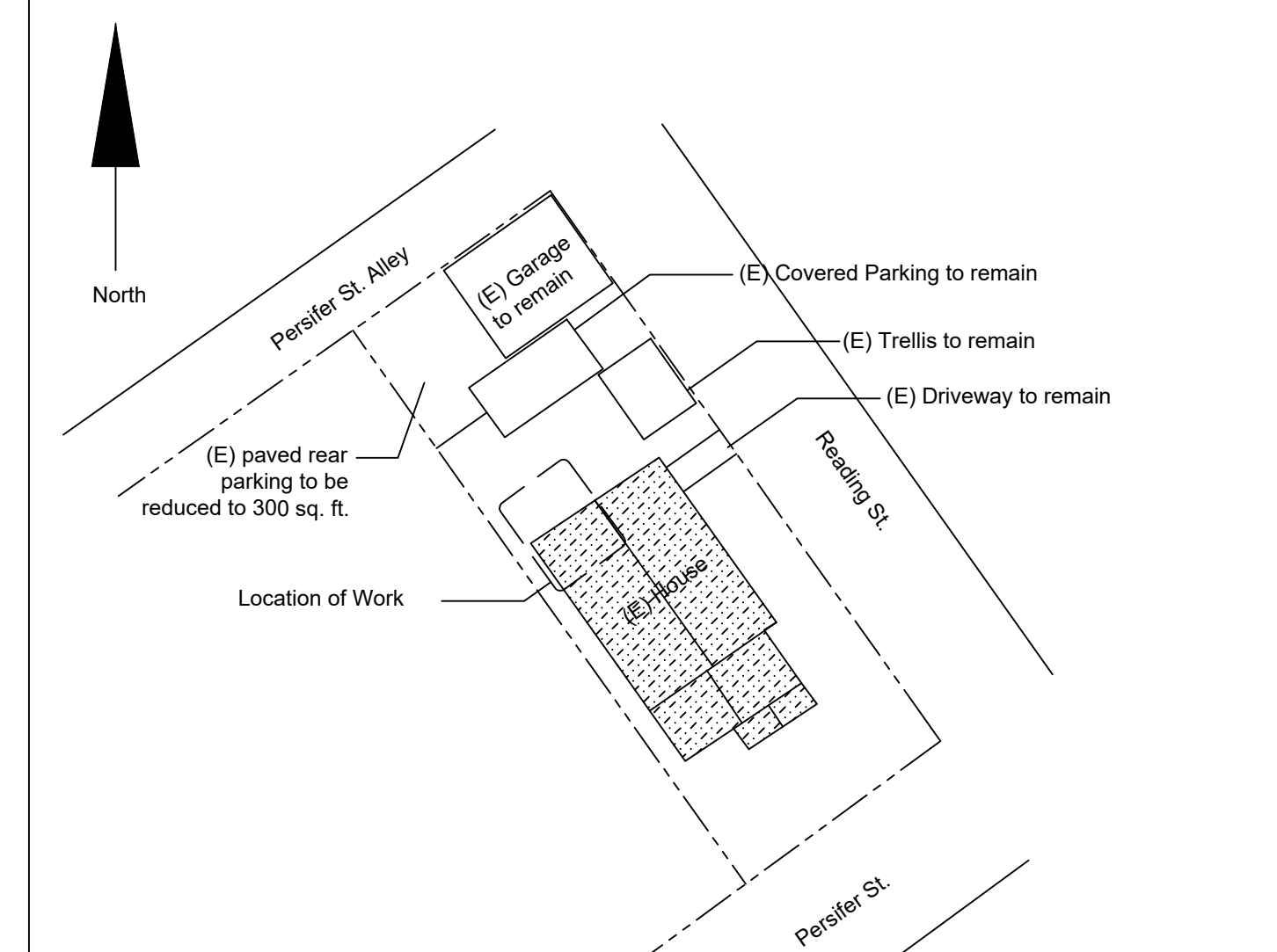
Construction Document:

- Work shall be installed in accordance with the approved construction documents. Any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted to the City of Folsom for approval as an amended set of construction documents.
- Inspections:
 - It shall be the duty of the permit holder or authorized agent to notify the building official when work is ready for inspection, provide access and means for inspections of such work that are required by this Code.
 - All work shall be subjected to inspection by the City of Folsom Building Official (or his/her representatives). Such work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection per CRC Section 109.
 - All new equipment (such as heating/cooling, water heater, tankless water heater, fireplace, and similar equipment) shall be installed in accordance to the manufacturer's specifications and installation instructions. A copy of each equipment installation instructions manual shall be presented upon inspection.

Vicinity Map



Site Map



INDEX OF DRAWINGS:

- A1.0 - COVER SHEET
- A1.1 - SITE PLAN
- A2.0 - FLOORPLANS
- A3.0 - ELEVATIONS
- A4.0 - MEP PLANS
- A4.1 - ENERGY DOCUMENTS
- S1.0 - GENERAL NOTES
- S2.0 - FRAMING PLANS
- S3.0 - DETAILS I
- S3.1 - DETAILS II
- S3.2 - DETAILS III

DESCRIPTION OF WORK:

- Residential addition, conversion, and remodel.
- Conversion of a portion of an existing 1-car garage to habitable space to include a bedroom and bathroom.
 - Rear addition for portion of bedroom and bathroom
 - Rear addition of deck and stairs to yard.
 - 1st floor remodel to include a half bathroom in an existing hallway
 - Remodel of second floor owners suite. Relocate existing bathroom, bedroom conversion and playroom.
 - Relocate existing water heater to be located under the stairs.
 - Window revisions and addition in remodeled areas.

PROJECT DIRECTORY:

Owner: Tommy & Allison Konwinski
 1002 Persifer St.
 Folsom, CA 95630

Structural Engineer: AK Engineering
 Allison Konwinski
 1002 Persifer St.
 Folsom, CA 95630
 209.769.5597

Designer: AK Engineering
 Allison Konwinski
 1002 Persifer St.
 Folsom, CA 95630
 209.769.5597

Konwinski Residence
 Bedroom Addition
 1002 Persifer St.
 Folsom, Ca 95630

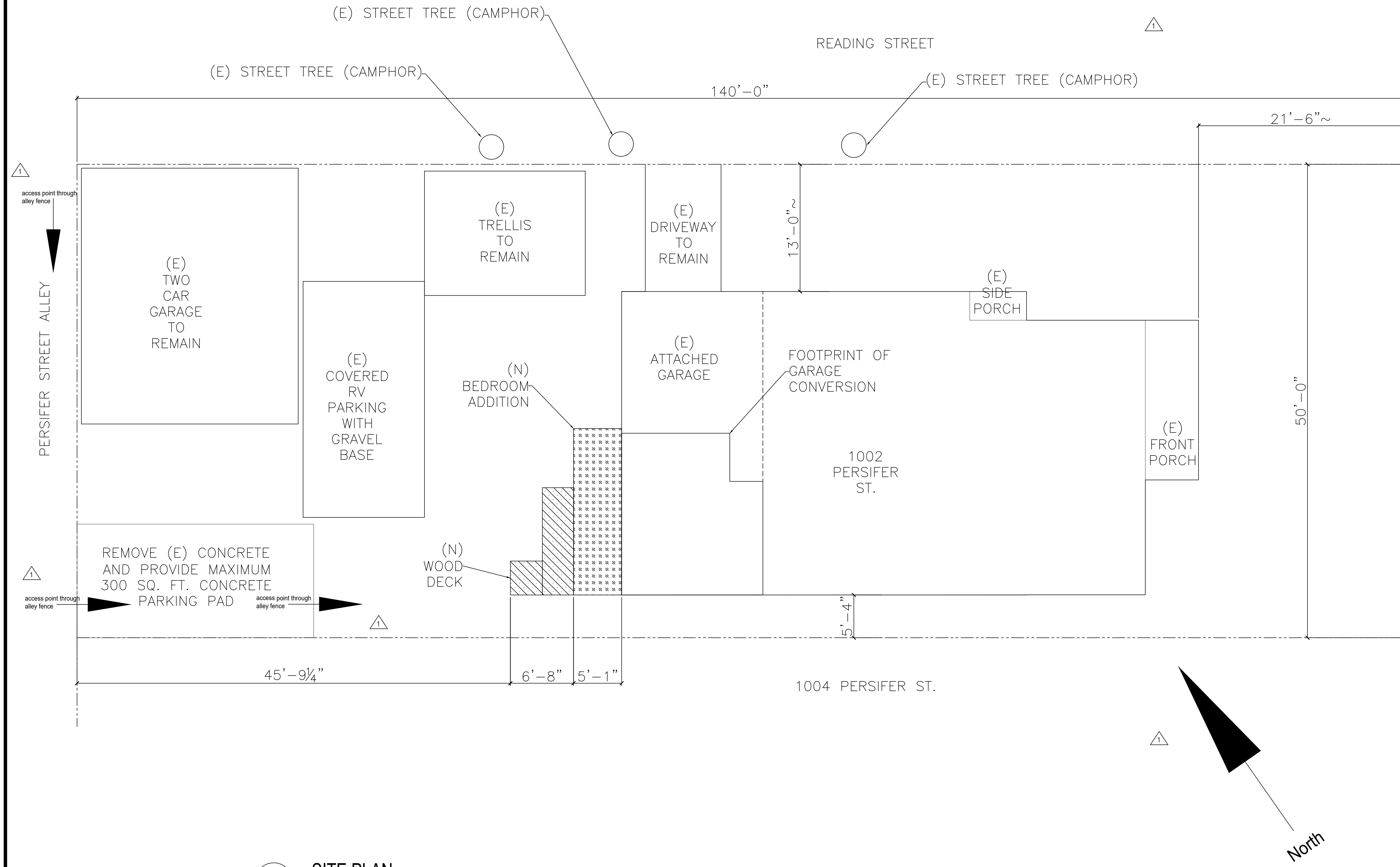


Design Review Submittal	09.23.2020
Building Permit Submittal	11.26.2020
Plan Check Resp. 1	12.16.2020
Design Revisions	07.13.2022

Cover Sheet

A1.0

NOTE: ACCESS TO SITE THROUGH ALLEY IN REAR. NO HEAVY MACHINERY TO BE UTILIZED ON SITE TO NOT DISTURB EXISTING SITE



Konwinski Residence
Bedroom Addition
1002 Persifer St.
Folsom, Ca 95630



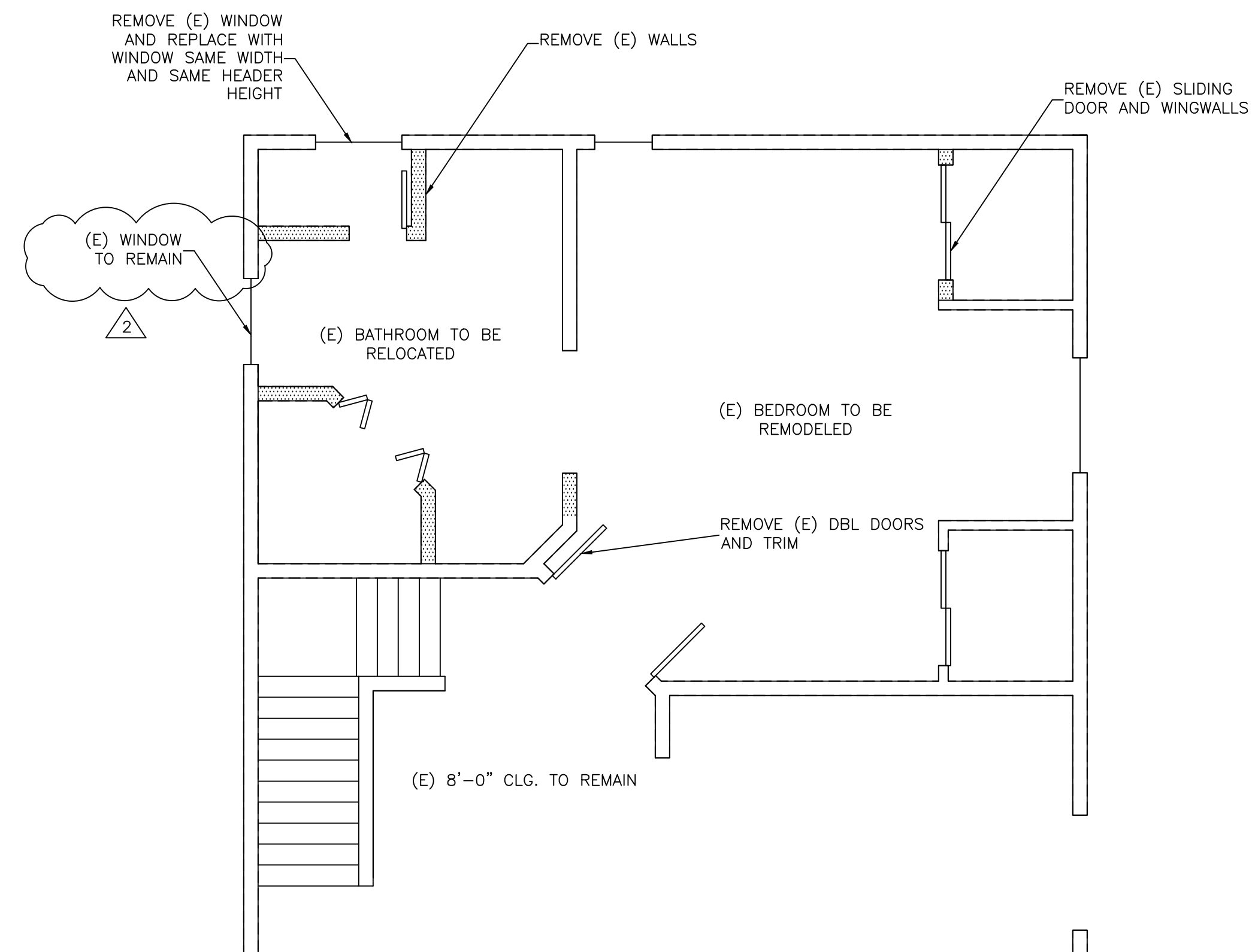
Design Review Submittal	09.23.2020
Building Permit Submittal	11.26.2020
Plan Check Resp. 1	12.16.2020
Design Revisions	07.13.2022

Site Plan

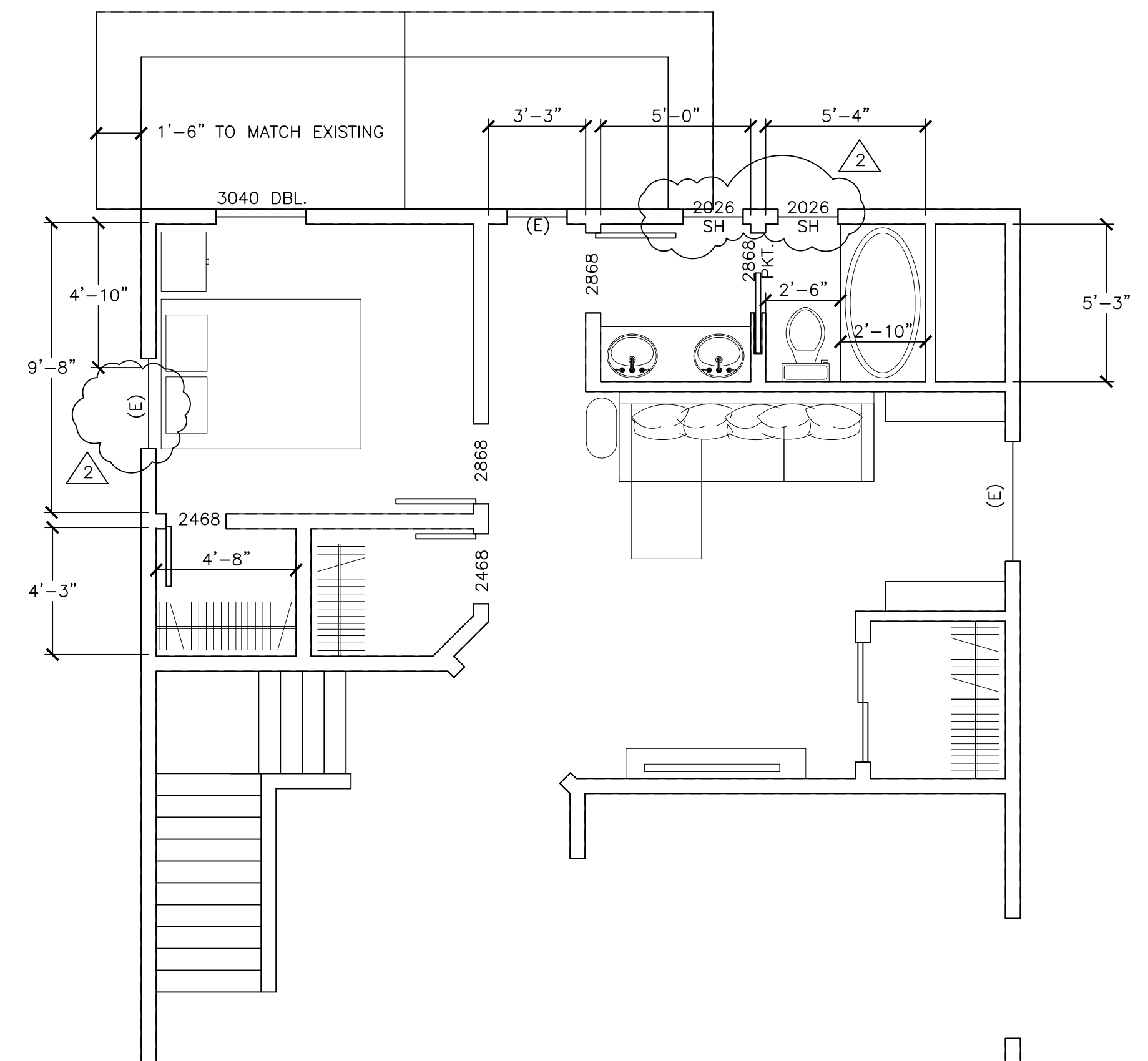
A1.1

1 SITE PLAN

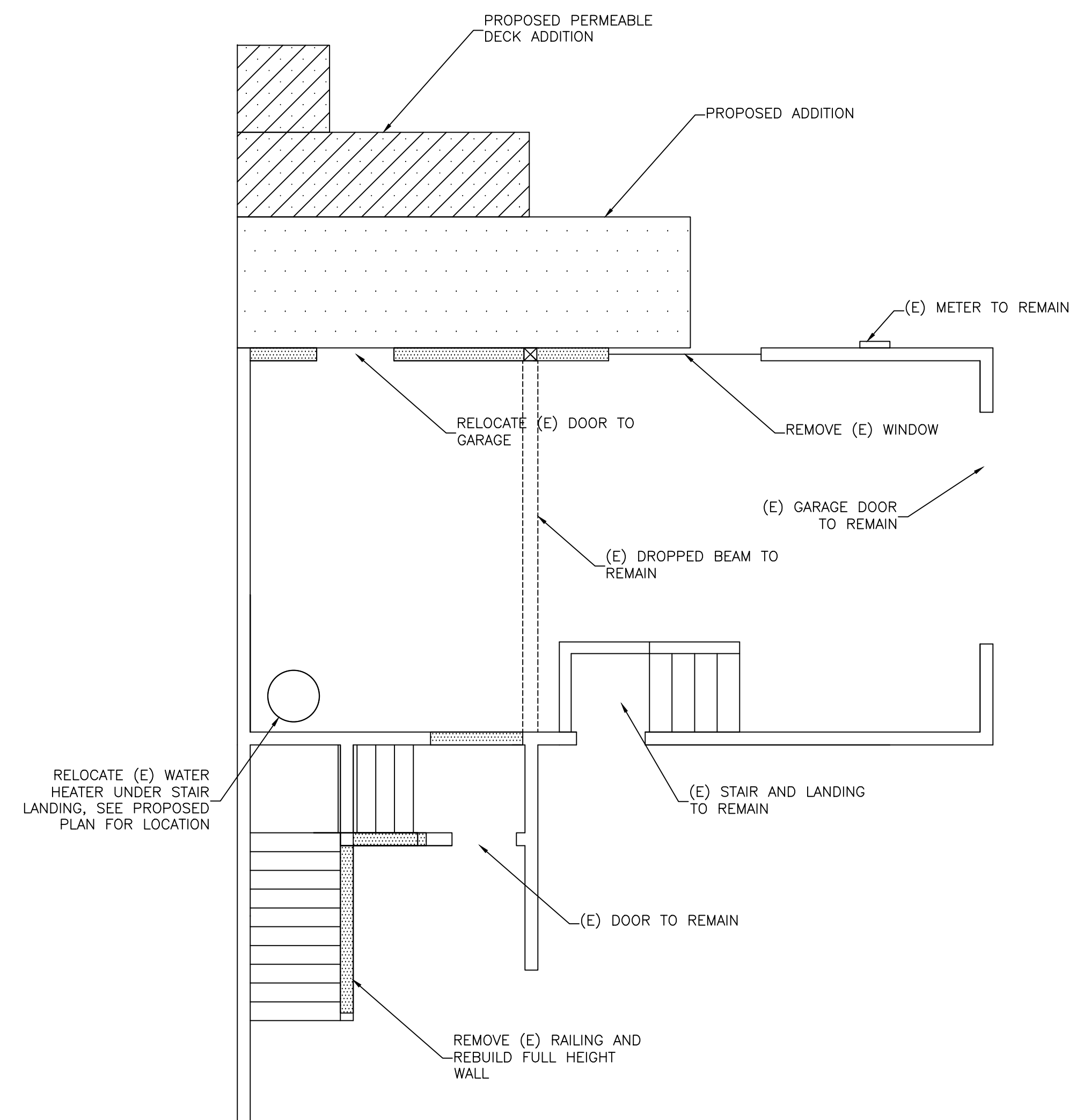
SCALE: 3/16" = 1'-0"



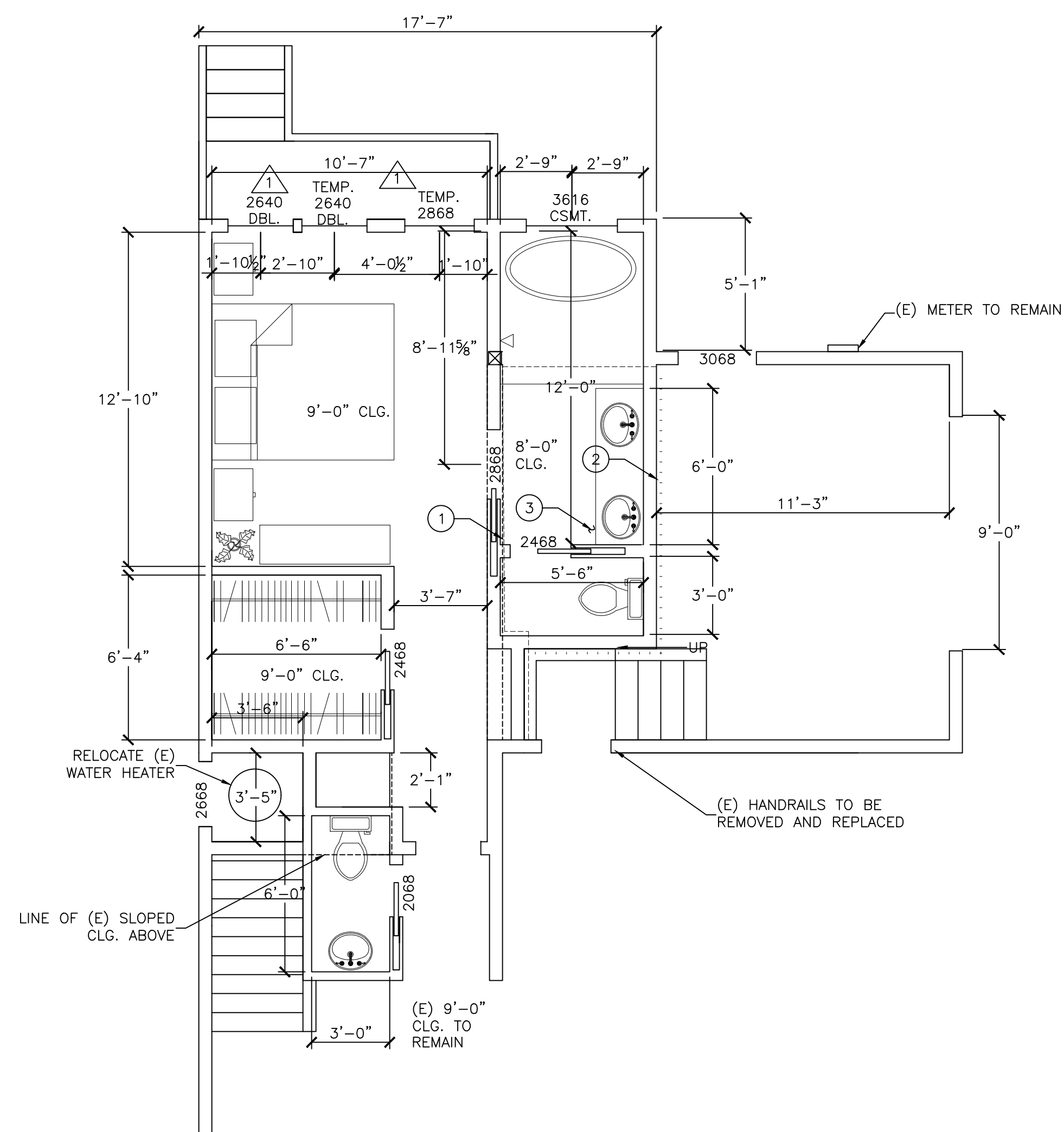
3 EXISTING 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- (E) WALLS TO REMAIN
- ▨ (E) WALLS TO REMOVE
- (N) FOUNDATION
- ▨ (N) FOUNDATION BELOW
- (E) FOUNDATION
- ▨ (E) FOUNDATION BELOW
- ⊗ (E) POST ABOVE AND BELOW
- ⊙ (E) POST ABOVE
- ⊚ (E) POST BELOW
- ⊗ POST ABOVE AND BELOW
- ⊙ POST ABOVE
- ⊚ POST BELOW
- REFERS TO NOTE ○
- ⊠ SW TYPE, REFER TO SCHED. SW LENGTH (FT)
- SIMPSON HD, NOTED ON PLANS

PLAN NOTES:

- ① A2.0: PROVIDE MIN. 1/2" GYP BOARD AT CRAWLSPACE WALL FOR DWELLING/GARAGE SEPARATION OF UNDERFLOOR GARAGE STORAGE TO BATHROOM
- ② A2.0: PROVIDE MIN. 1/2" GYP BOARD AT BATHROOM/GARAGE WALL FOR DWELLING/GARAGE SEPARATION
- ③ A2.0: BELOW BATHROOM, PROVIDE MINIMUM 5" GYP BOARD BETWEEN GARAGE STORAGE AND BATHROOM FLOOR FOR DWELLING/GARAGE SEPARATION

S2.0: 4x6 SLOPED BEAM STITCH TO (E) STRINGER WITH 2 ROWS SDWS 1/4x3 @ 8" O.C.
DRILL AND EPOXY HD ROD PER DET. 5/S3.1

General Notes:
Finished Material - Flame Spread Index:
a. Wall and ceiling finishes shall have a flame spread index of not greater than 200.
b. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.
c. Testing shall be made in accordance with ASTM E 84 or UL 723.

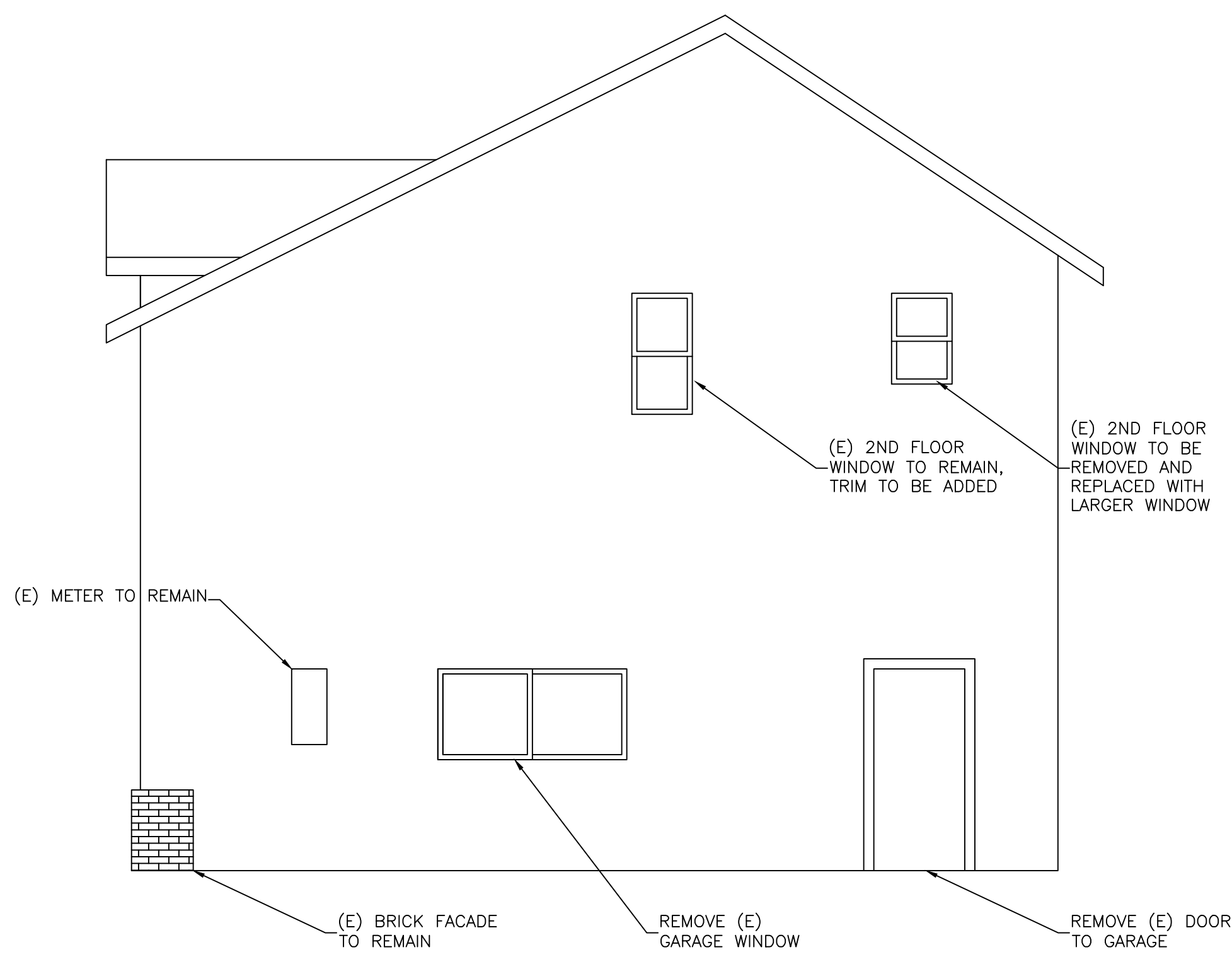
Konwinski Residence
Bedroom Addition
1002 Persifer St.
Folsom, Ca 95630



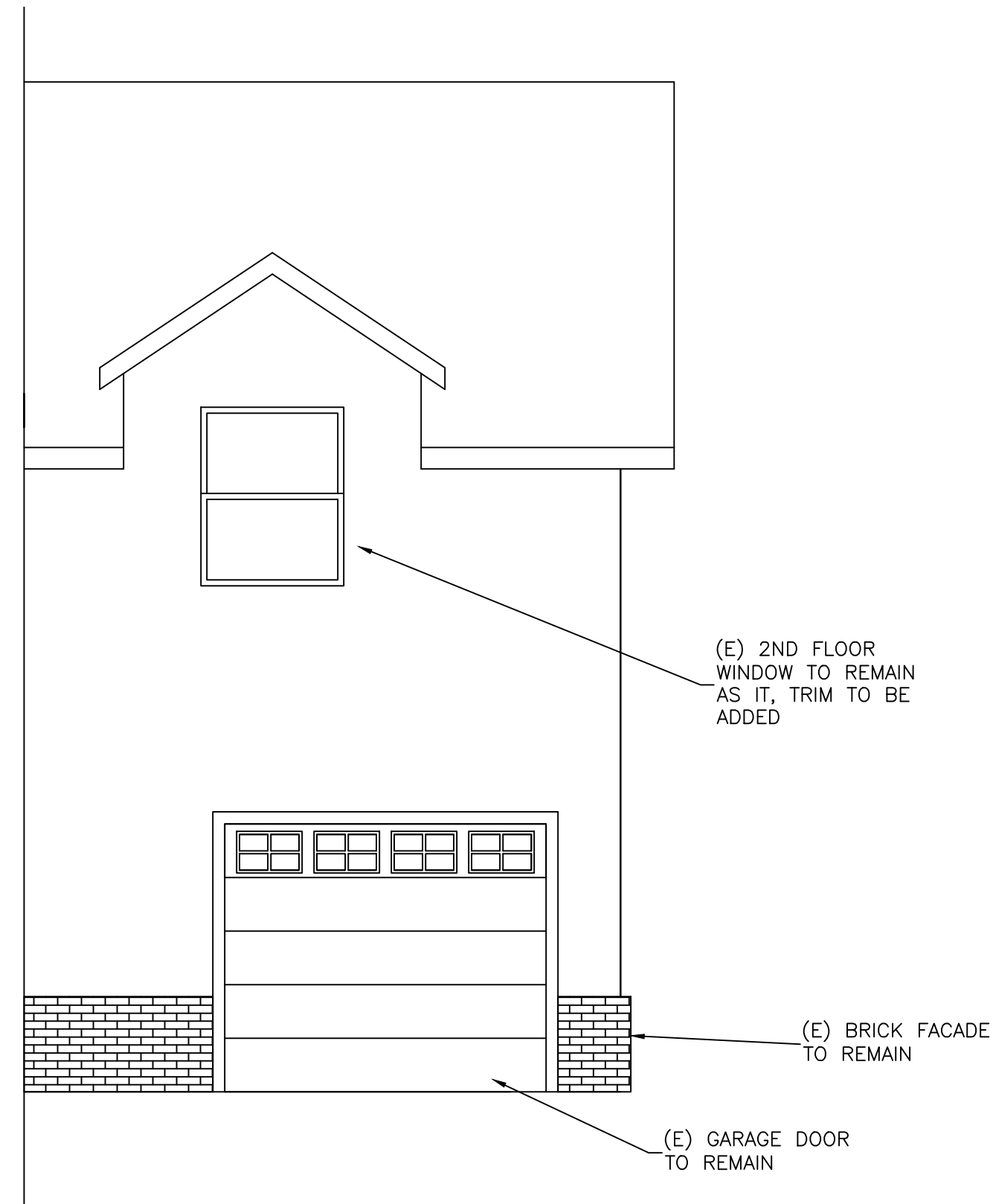
Design Review Submittal	09.23.2020
Building Permit Submittal	11.26.2020
Plan Check Resp. 1	12.16.2020
Design Revisions	07.13.2022

Floorplans

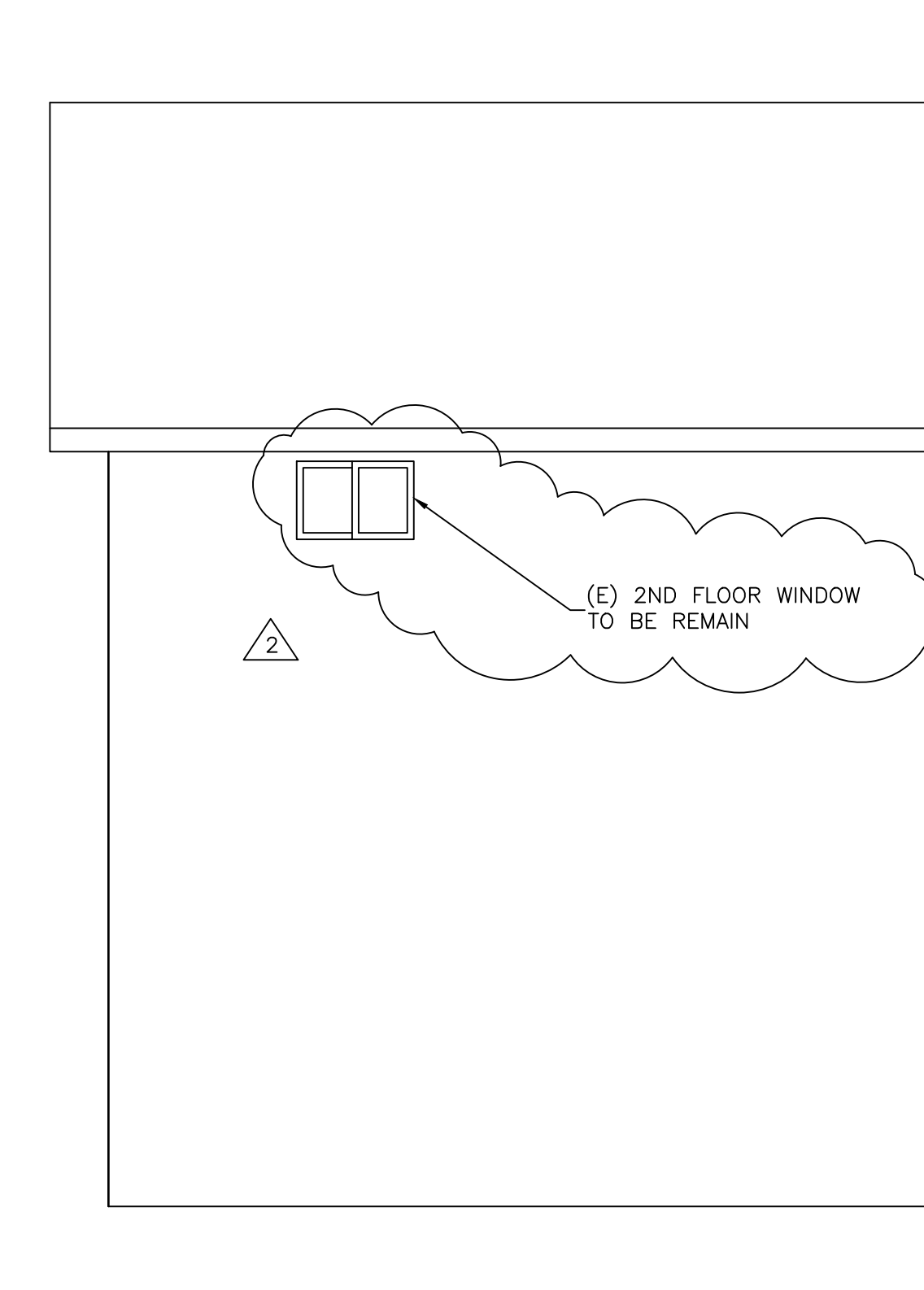
A2.0



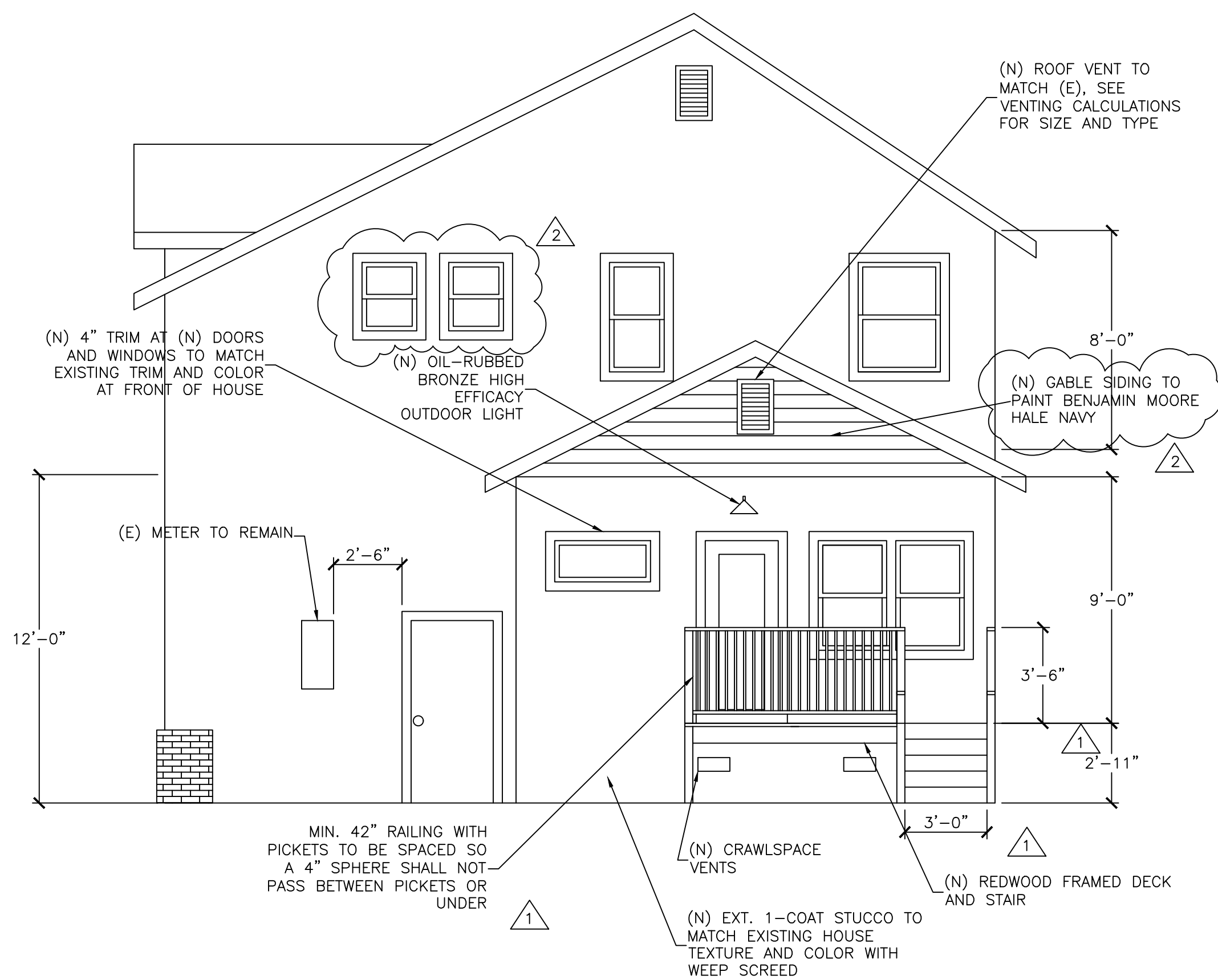
1 (E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



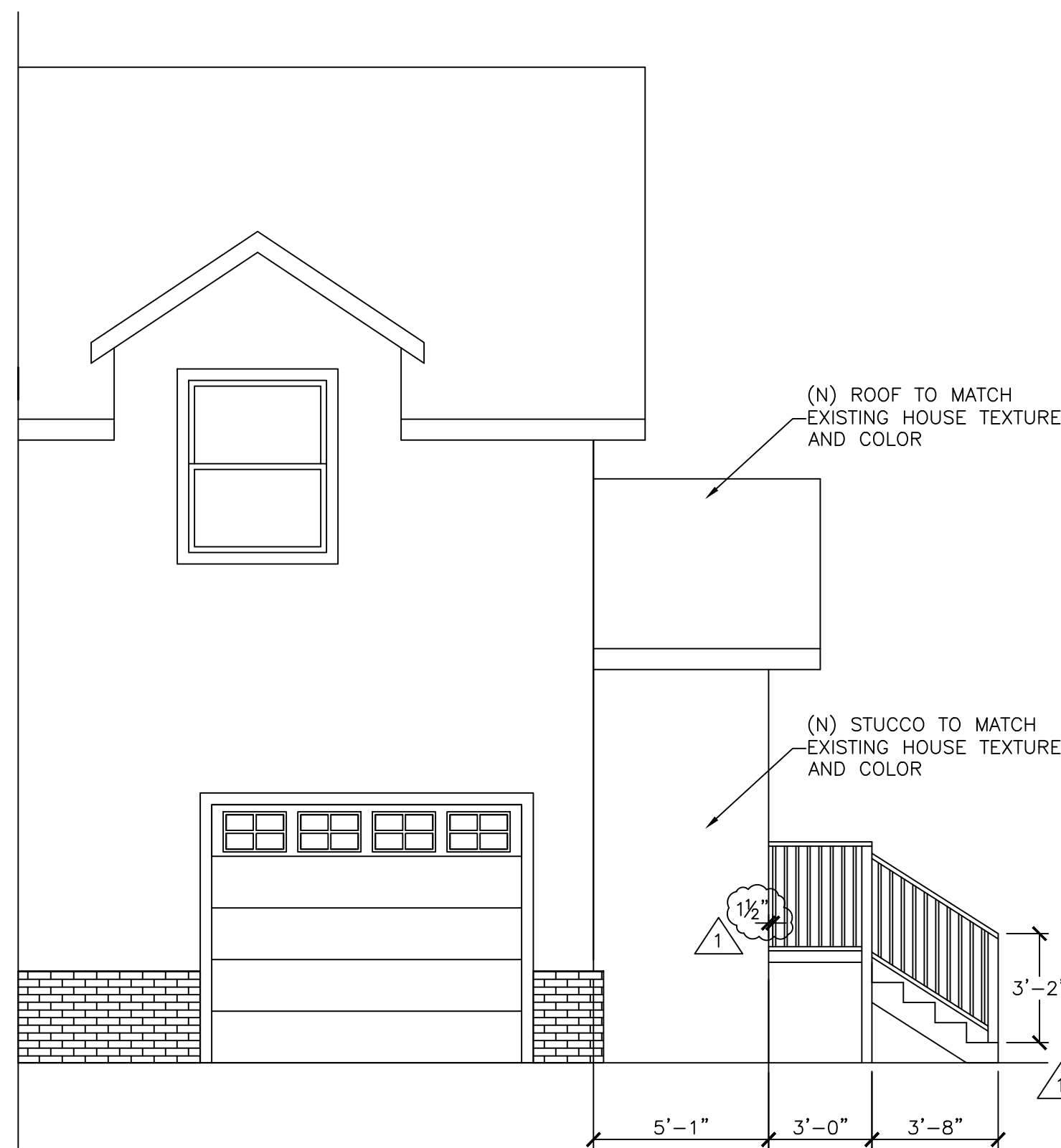
2 (E) PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



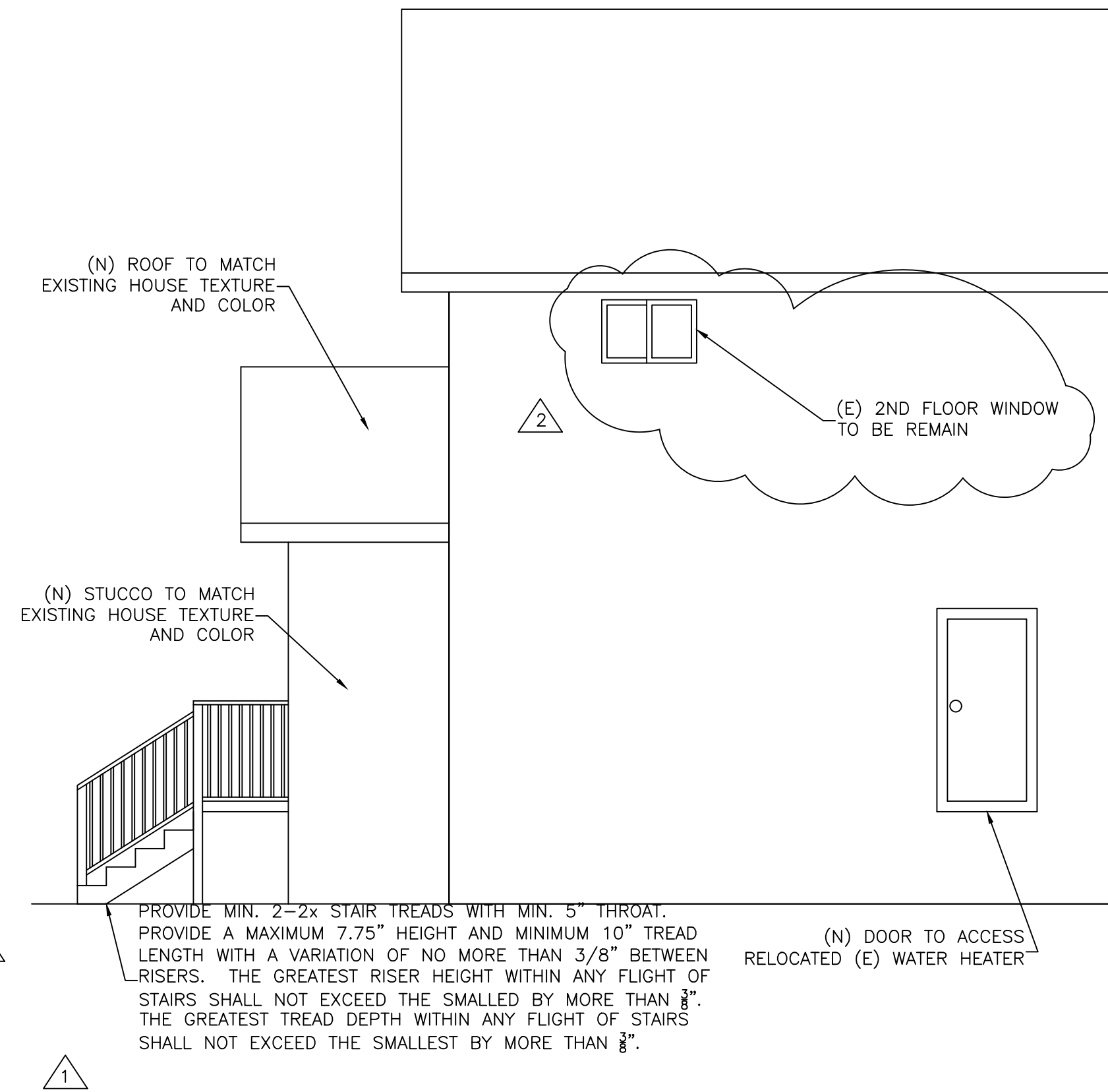
3 (E) PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 (N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 (N) PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



6 (N) PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"

Konwinski Residence
Bedroom Addition
1002 Persifer St.
Folsom, Ca 95630



Design Review Submittal	09.23.2020
Building Permit Submittal	11.26.2020
Plan Check Resp. 1	12.16.2020
Design Revisions	07.13.2022

Elevations

A3.0

Attachment 6 Site Photos











CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: August 17, 2022

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 809 Figueroa Street Garage Demolition
File #: DRCL22-00192
Request: Demolition
Location: 809 Figueroa Street
Parcel(s): 070-0104-003-0000
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Applicant

Name: DC Custom Framing
Address: PO Box 323
Newcastle, CA 95658

Property Owner

J/K Hoag Family Living Trust
809 Figueroa St.
Folsom, CA 95630

Recommendation: Conduct a public meeting and upon conclusion, approve a Demolition application for a 580-square-foot detached garage located at 809 Figueroa Street (DRCL22-00192) based on the findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-7).

Project Summary: The proposed project includes the demolition of a 580-square-foot detached garage located at 809 Figueroa Street. The property and structure are not listed on the City of Folsom’s Cultural Resources Inventory. The garage is also not considered historically significant and contains no historically significant building materials. Therefore, staff supports the demolition of the structure.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan
- 6 - Photographs of Existing Garage



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: August 17, 2022

Submitted,

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

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, DC Custom Framing, is proposing to demolish an existing 580-square-foot detached garage located at 809 Figueroa Street. The age of the garage is unknown, but it has been standing since at least the 1970s and was likely constructed in the late 1950s to early 1960s.

POLICY/RULE

Section 17.52.660 of the FMC states that the demolition of a structure located in the Historic District is subject to the review and approval of the Historic District Commission. Before demolition is authorized, the applicant must provide documentation of the structure for the historical record, to the extent that the history of the structure is known to, or reasonably obtainable by, the applicant. If the structure is considered historically significant, the Historic District Commission shall consider several factors before authorizing the demolition. Section 4.13 of the Historic District Design and Development Guidelines (DDGs) makes clear that demolition may be more readily approved for structures that do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

ANALYSIS

Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The existing 580-square-foot detached garage proposed to be demolished (shown in the photographs in Attachment 6) consists of stucco siding and a metal roof. The garage structure was likely built in the late 1950's to early 1960's and is in poor structural condition according to the applicant. The structure is not considered historically significant and contains no historically significant building materials. In addition, the residence and property and structure are not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the accessory structure.

The primary residence is required to have two off-street parking spaces located behind the front of the house. However, FMC Section 17.105.110 (K)(1) states that when a garage providing required parking for the primary residence or residences is demolished to allow for the construction of an accessory dwelling unit (ADU), those off-street parking spaces are not required to be replaced. The applicant has submitted preliminary drawings

for a 750-square-foot standalone ADU with no garage placed in the same location as the existing garage. If this ADU is constructed, replacement parking would therefore not have to be provided. As such, staff has provided Condition No. 4, which states that, if building permits are not obtained for the ADU within 12 months of demolition of the existing garage, the applicant shall demonstrate that the minimum parking requirement set in FMC Chapter 17.52 is being met. As of the writing of this staff report, this would necessitate two parking spaces outside of front and street side yards, screened from public view and accessible via a paved surface.

PUBLIC COMMENTS

A notice was posted on the project site five days prior to the Historic District Commission meeting of August 17, 2022 that met the requirements of FMC Section 17.52.320. The initial application was also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association. Staff did not receive any comments from these organizations relative to the proposed project as of the publication of this staff report.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (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.

RECOMMENDED HISTORIC DISTRICT COMMISSION ACTION:

Move to approve the application (DRCL22-00192) for demolition of a 580-square-foot detached garage located at 809 Figueroa Street, based on the findings below (Findings A-G) and subject to the attached conditions of approval (Conditions 1-7) included in Attachment 3.

GENERAL FINDINGS

- A. NOTICE OF 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 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) 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.

DEMOLITION FINDING

- G. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

ATTACHMENT 2 BACKGROUND

BACKGROUND

The property at 809 Figueroa Street consists of a 1,761-square-foot single-story residence and a 600-square-foot detached garage in the rear yard. Sacramento County Assessor's Office records indicate that the residence was built in 1945. The residence was remodeled in 2018. The detached garage was built at an unknown date but likely in the late 1950's to early 1960's.

GENERAL PLAN DESIGNATION

SFHD (Single-Family High Density) within the Historic District

ZONING

R-1-M/FIG (Single-Family Dwelling Small Lot District /Figueroa Subarea of the Historic Residential Primary Area)

ADJACENT LAND USES/ZONING

North: Figueroa St. with single-family residential development (FIG/R-2) beyond

South: Figueroa St./Mormon St. alley with single-family residential development (CEN/R-1-M) beyond

East: Single-family residential development (FIG/R-1-M)

West: Single-family residential development (FIG/R-1-M)

SITE CHARACTERISTICS

The 10,500-square-foot project site contains one primary residential structure, a detached accessory structure, and associated landscaping.

APPLICABLE CODES

FMC Chapter 17.52; HD, Historic District
FMC Section 17.52.660, Demolition
Historic District Design and Development Guidelines

Attachment 3

Conditions of Approval

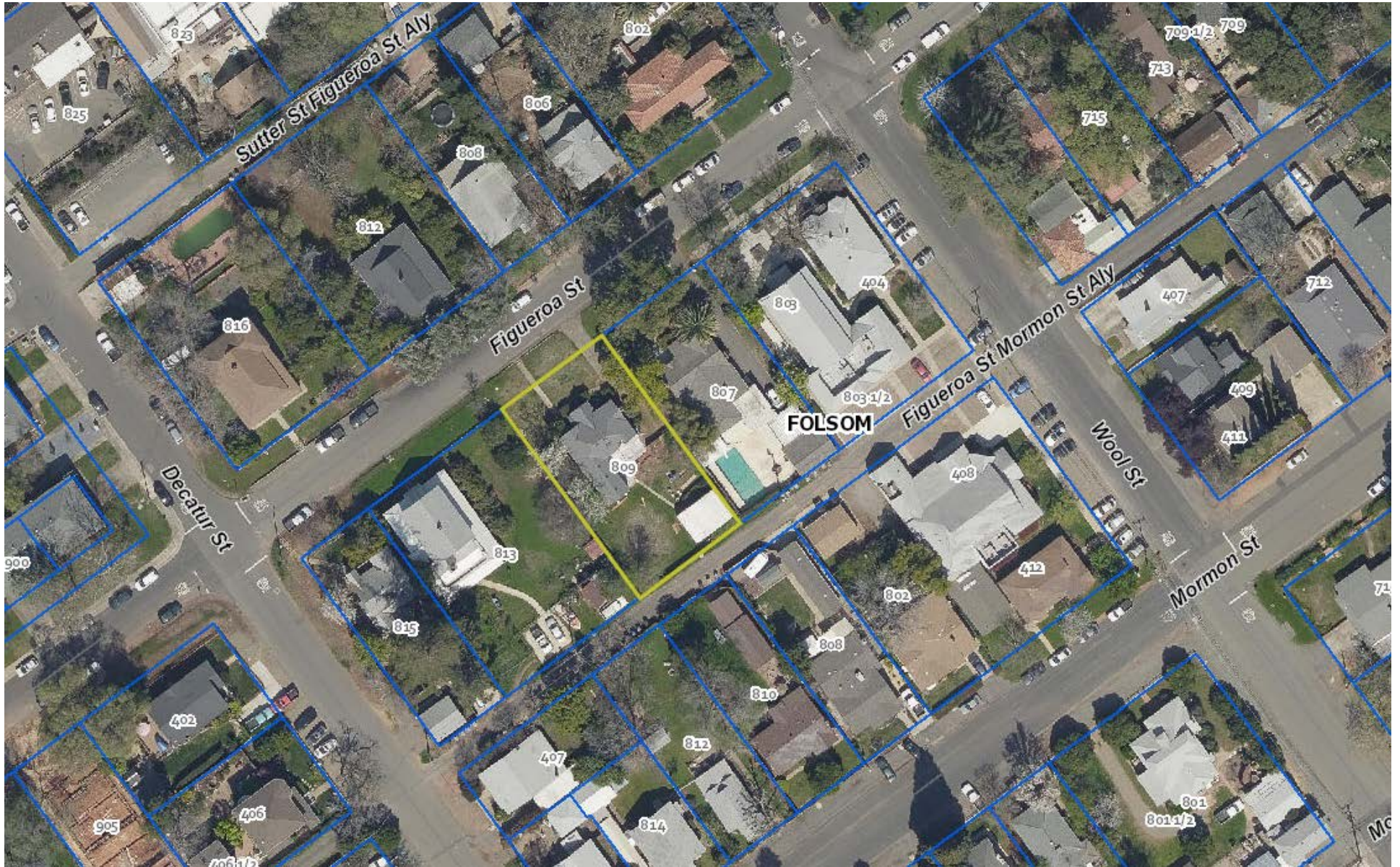
**CONDITIONS OF APPROVAL FOR
 809 FIGUEROA STREET GARAGE DEMOLITION
 (DRCL22-00192)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of demolition permit is required.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (August 17, 2023). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
4.		If building permits are not obtained for an ADU located where the existing garage sits within 12 months of demolition of the existing garage, the applicant shall demonstrate that the minimum parking requirement for the primary residence set in FMC Chapter 17.52 is being met.	B	CD (P)
5.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be 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. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
6.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)

7.		<p>In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner’s representative appropriate disposition of the remains and any grave goods.</p>	G, I, B	<p>CD (P)(E)(B)</p>
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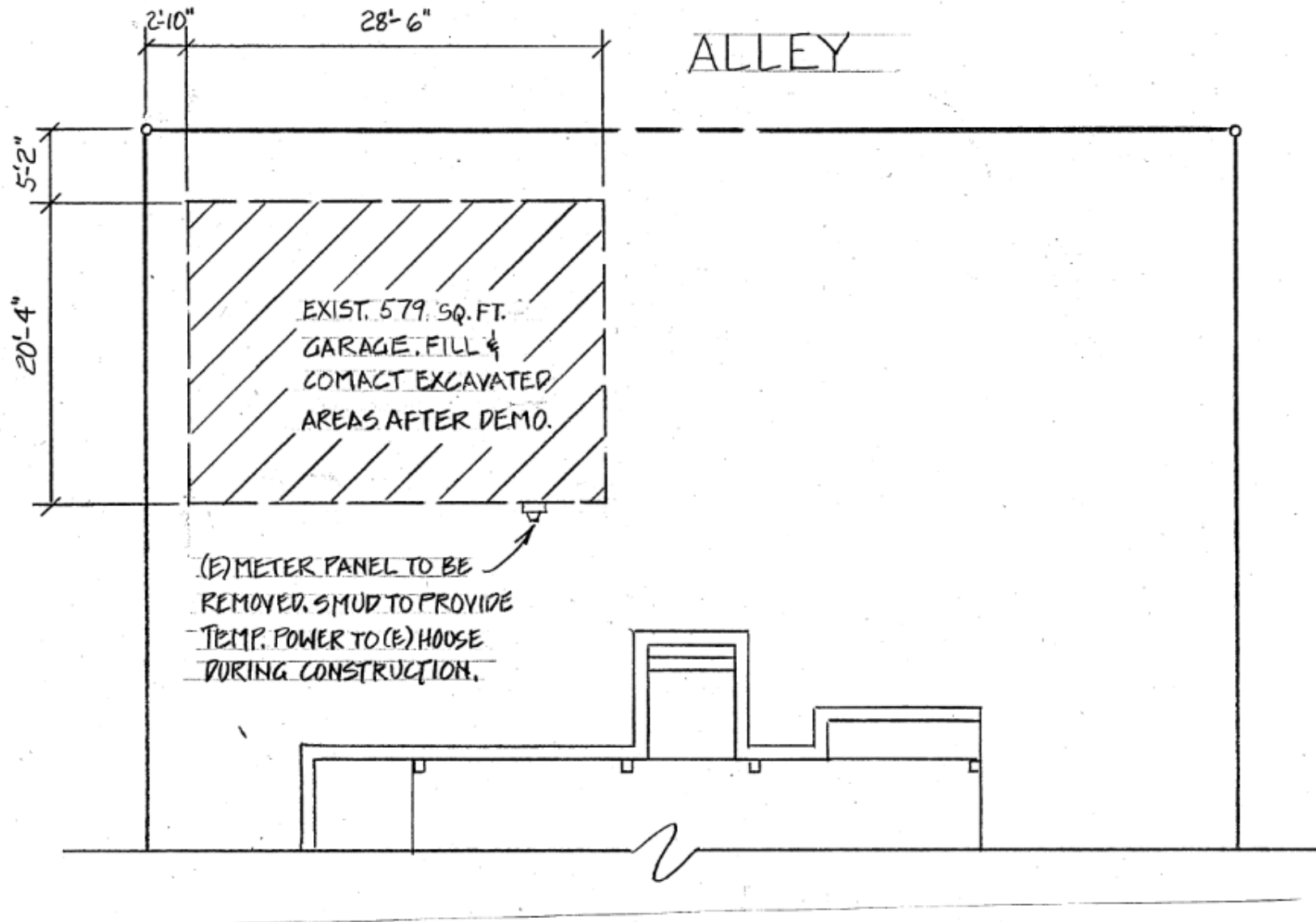
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4 Vicinity Map



Attachment 5

Site Plan



DEMO PLAN

SCALE: 1" = 10'-0"

Attachment 6

Photographs of Existing Garage



