Pursuant to Governor Newsom’s Executive Order N-29-20, members of the Folsom Historic District Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Historic District Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Chair Daron Bracht

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 June 3, 2020 meeting will be presented for approval.

NEW BUSINESS

1. PN 20-061, 310 Mormon Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Shelly Castro for approval of a Design Review application for a 562-square-foot addition to an existing single-family residence located at 310 Mormon Street. The zoning classification for the site is R-2/CEN, while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: Shelly Castro)
2. PN 20-044, 711 Persifer Street Addition and Re-Siding and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Dan Kohnke for approval of a Design Review application for a 160-square-foot addition, 98-square-foot rear porch addition and re-siding for an existing residence located at 711 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: Dan Kohnke)

3. PN 20-015, 904 Persifer Street Custom Home and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Jesse Borovnica for approval of a Design Review application for a 1,862-square-foot custom home located at 904 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: Jesse Borovnica)

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for July 1, 2020. 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) 461-6203 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) 461-6231, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

<table>
<thead>
<tr>
<th>NOTICE REGARDING CHALLENGES TO DECISIONS</th>
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<tr>
<td><strong>The appeal period for Historic District Commission Action:</strong> 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.</td>
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HISTORIC DISTRICT COMMISSION MINUTES
SPECIAL MEETING
June 3, 2020
CITY COUNCIL CHAMBERS
4:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kathleen Cole, Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Chair Daron Bracht

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of May 20, 2020 were approved as submitted.

NEW BUSINESS

1. Accessory Dwelling Unit Ordinance Hearing and Determination that the Project is Exempt from CEQA

During 2019, the State enacted several new laws affecting Accessory Dwelling Units or ADUs. ADUs are more commonly referred to as second units, second dwelling units, or “granny flats.” These new laws went into effect on January 1, 2020. Since the State has changed many of the ADU requirements, the City’s current ADU standards are rendered null and void unless the City updates its own ADU standards to comply with the new State law. Staff recommends that the Commission approves a recommendation to City Council supporting the repeal and replacement of the existing Sections 17.52.490 and 17.52.500 as well as Chapter 17.105 in Title 17 of the Folsom Municipal Code (FMC) with the new draft Accessory Dwelling Unit Ordinance. (Project Planner: Principal Planner, Desmond Parrington)

1. Bob Walter addressed the Historic District Commission with questions regarding setbacks on ADU’s being built above garages.
2. Loretta Hettinger addressed the Historic District Commission proposing that in a situation where an applicant proposes both an attached or internal ADU and other modifications to the home that those modifications should be still subject to design standards and design review even if the proposed ADU is less than 800 square feet and 16 feet or less in height and therefore not subject to any design standards.
3. Mike Brenkwitz addressed the Historic District Commission citing concerns about privacy, parking in the alleyways, emergency and garbage access in the
alleyways, and who would take care of development impact fees on upgrading the sewer system in the Historic District.

4. Rebecca Davis addressed the Historic District Commission with questions regarding the approval process for ADU’s above garages and if the code requirements for garage size would be changing.

COMMISSIONER BRACHT MOVED TO APPROVE A RECOMMENDATION TO CITY COUNCIL SUPPORTING THE REPEAL AND REPLACEMENT OF THE EXISTING SECTIONS 17.52.490 AND 17.52.500 AS WELL AS CHAPTER 17.105 IN TITLE 17 OF THE FOLSOM MUNICIPAL CODE (FMC) WITH THE NEW DRAFT ACCESSORY DWELLING UNIT ORDINANCE AS SET FORTH IN THE GREEN SHEET ALONG WITH THE FOLLOWING CHANGES:

- Revise Section 17.105.160(A): to limit height to 16 feet
- Revise Section 17.105.160(C): to add language that staff shall make a determination that utilities are sufficient to serve ADU’s
- Revise Section 17.105.160(C): staff to expand on the design standards for the screening of the staircase landing
- Revise Section 17.105.150(L): to apply impact fees proportionately to ADU’s greater than 750-square-feet

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ANKHELYI, WEST, DUEWEL, ASAY, RODRIGUEZ, BRACHT
NOES: COLE
RECUSED: NONE
ABSENT: NONE

PRINCIPAL PLANNER REPORT

The Ad Hoc Parking Solutions Committee for the Historic District will be giving a presentation on parking issues at the June 23rd City Council meeting. The Sutter Street mixed-use building is currently scheduled for the July 15th Historic District Commission meeting.

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 310 Mormon Street Addition
File #: PN 20-061
Request: Design Review
Location: 310 Mormon Street
Parcel(s): 070-0120-024
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant
Name: Shelly Castro
Address: 310 Mormon St.
Folsom, CA 95820

Recommendation: Conduct a public meeting, and upon conclusion recommend
approval of an application for Design Review of a 562-square-foot addition to an existing
single-family residence located at 310 Mormon Street as illustrated on Attachment 5 for
the 310 Mormon Street Addition project (PN 20-061) subject to the findings included in
this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes a 562-square-foot addition (including
conversion of an existing 466 square-foot carport and the addition of 96 square feet of
new living space) to an existing 880-square-foot single-family residence located at 310
Mormon Street. 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 Plan and Elevations, Received May 4, 2020
6 - Photographs of the Project Site
7 - Public Comment Letters
8 - Staff PowerPoint Presentation
Submitted,

PAM JOHNS
Community Development Director
**APPLICANT’S PROPOSAL**
The applicant, Shelly Castro, is proposing a 562-square-foot residential addition to an existing 880-square-foot single-family residence at 310 Mormon Street. The addition includes conversion of an existing 466 square-foot carport and the addition of 96 square feet of new living space extending beyond the existing carport. The proposed site plan, floor plan, and elevations are shown in Attachment 5. The applicant proposes to match the 8-inch tongue and groove wood siding and taupe window and door trim of the existing residence. Roofing of the 96-square-foot addition is proposed to match the thermoplastic single-ply roof covering of the carport. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

**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 MLD (Multi-Family, Low Density), and the zoning designation for the project site is R-2 (Two-Family Residential District), within the Central Subarea of the Historic Residential Primary Area. Single-family residences are allowed in both the R-2 zone and the Central Subarea by right.

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project.

The proposed addition meets all FMC zoning requirements, as demonstrated in the table on the following page, which demonstrates how the proposed project relates to setback, pervious surface, height and parking requirements for the Central Subarea:
To ensure that the property has legal access, and to ensure that the property line dimensions (and therefore the setbacks) are accurate, staff has included Condition No. 3, which states that a site survey and title report is required prior to approval of a building permit.

**Building Design/Architecture**

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 existing residence was built in 1956 and has horizontal 8-inch wood siding with taupe window trim and brick-colored asphalt shingle roofing.

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 project includes the conversion of an existing 466-square-foot carport into living space and a 96-square-foot addition extending beyond the existing carport. The applicant proposes to match the 8-inch tongue and groove wood siding and taupe window and door trim of the existing residence. Roofing of the 96-square-foot addition is proposed to match the thermoplastic single-ply roof covering of the carport.

Proposed windows on the enclosure and addition are primarily vertically oriented and include trim, consistent with DDG guidelines. Roofing is proposed to follow the shallow pitch of the existing carport. While staff would prefer that the entire roof of the carport and addition match the 12/12 pitch of the existing residence, staff understands that the carport’s roof is existing, and the 96-square-foot addition should follow the slope of that of the converted carport. Furthermore, the residence’s only street frontage is on an alley, and therefore, the need for a consistent roof on the entire structure is less

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important given the residence’s subdued location. As such, staff supports the roofing plan as proposed.

Staff has determined that the overall design, colors, materials, and layout of the proposed addition is consistent with the design and development guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG’s.

PUBLIC COMMENTS
Public comment letters were received via email from the Historic Folsom Residents Association (HFRA) and the Heritage Preservation League of Folsom (HPL) (included as Attachment 7).

In their email, HFRA expressed concern regarding lack of an interior door from the addition to the current residence and the potential for the addition to be used as an accessory dwelling unit. The proposed floor plans show an internal door between the current residence and the addition, and no separate kitchen facilities are proposed in the addition area. As such, staff is satisfied with the floor plan as proposed.

HPL’s letter states several concerns with the proposed project. Generally, HPL wants to ensure the City has evidence that the vacated Figueroa Street/Mormon Street Alley has been incorporated with the property, that a private access easement to Coloma Street has been dedicated to the property owner, and that feedback regarding addressing is received from the Fire Department. Condition No. 3 addresses the concerns regarding legal access and lot dimensions by requiring a title report and site survey prior to approval of a building permit. Addressing will be reviewed by the Fire Department as part of the Building Permit process required in Condition No. 1.

The letter then asks for demonstration that positive drainage can be maintained on the project site, that additional drainage will not be directed towards adjacent properties, and that the tree on the east side of the driveway is potentially saved. The Design Review application has been reviewed by both the Engineering Division and the City Arborist, and no additional conditions were deemed necessary for the proposed project outside of the typical tree permit, building permit and grading plan (if necessary) that such a project is required to obtain. Finally, HPL asked that the north façade of the residence be modified to add a pitched roof, a paneled door with a window on the upper half, a porch and roof cover at the new entrance area, and a window on one side of the entrance door. Staff notes that the addition is for a bedroom and bathroom, and that a main entrance and front door are already located on the west elevation of the existing residence. As such, staff is not recommending any additional architectural conditions based on the comments in this letter.
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.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
Move to approve an application for Design Review of a 562-square-foot addition to an existing single-family residence located at 310 Mormon Street as illustrated on Attachment 5 for the 310 Mormon Street Addition project (PN 20-061) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

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 existing 898-square-foot single-family residence located at 310 Mormon Street was first constructed in 1956. The residence features a simple Craftsman design, with 8-inch horizontal wood siding painted off-white, with taupe window trim and brick-colored composition shingle roofing. Photographs of the existing residence are included as Attachment 6. 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-2 (Two-Family Residence District).

GENERAL PLAN DESIGNATION MLD, Multi-Family, Low Density

ZONING CEN, Central Subarea of the Historic Residential Primary Area, with an underlying zoning of R-2 (Two-Family Residence District)

ADJACENT LAND USES/ZONING North: Figueroa Street/Mormon Street alley with single-family residences beyond (Figueroa Subarea)  
South: Existing residences (CEN)  
East: Existing residences (CEN)  
West: Existing residences (CEN)

SITE CHARACTERISTICS
The 8,000-square-foot project site contains an existing residence with an attached carport, and site landscaping.

APPLICABLE CODES
FMC Section 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
### 310 MORMON STREET ADDITION DESIGN REVIEW
#### (PN 20-061)

<table>
<thead>
<tr>
<th>Cond. No.</th>
<th>Mitigation Measure</th>
<th>GENERAL REQUIREMENTS</th>
<th>When Required</th>
<th>Responsible Department</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>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, building elevations, and floor plans received May 4, 2020. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.</td>
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<td>2.</td>
<td>Compliance with all local, state and federal regulations pertaining to building construction is required.</td>
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<td>3.</td>
<td>A site survey and title report are required to be submitted to the Community Development Department and approved prior to approval of a building permit. If the site survey and/or title report find that the site does not have legal access or if the property lines show that the proposed project is inside of a required setback, this approval is null and void until such a time that legal access is provided and setbacks are met.</td>
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<td>4.</td>
<td>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.</td>
<td>G, I, B</td>
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<td>5.</td>
<td>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.</td>
<td>G, I, B</td>
<td>CD (P)(E)(B)</td>
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<td>6.</td>
<td>The project approval granted under this staff report shall remain in effect for two years from final date of approval (June 17, 2022). 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.</td>
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<td>RESPONSIBLE DEPARTMENT</td>
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<td>Community Development Department Planning Division</td>
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<td>(E) Engineering Division</td>
<td>M Prior to approval of Final Map</td>
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<td>(B) Building Division</td>
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<td>(F) Fire Division</td>
<td>O Prior to approval of Occupancy Permit</td>
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<td>PW Public Works Department</td>
<td>G Prior to issuance of Grading Permit</td>
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<td>PR Park and Recreation Department</td>
<td>DC During construction</td>
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<td>PD Police Department</td>
<td>OG On-going requirement</td>
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Attachment 4
Vicinity Map
Attachment 5
Site Plan, Floor Plan and Elevations, Received
May 4, 2020
Attachment 6
Photographs of the Project Site
Attachment 7

Public Comment Letters
PROJECT: Residential Addition at 310 Mormon Street in the Central Subarea
(PN 20-061)

REQUEST: Residential Design Review

Feedback requested by April 8.

GENERAL COMMENTS

The residential property at 310 Mormon Street is accessed through a private driveway from Coloma Street. As shown on the Assessor’s Parcel Map, the depth of the parcel (up to the centerline of the vacated Figueroa Street/Mormon Street Alley) is 70 feet and the property is land locked. It is the applicant’s responsibility to demonstrate that the depth of the parcel has been increased to 80 feet (as shown on the Site Plan) and that a private access easement has been established to Coloma Street.

At this time, the front entrance of the residence is facing west and the setbacks appears to be based on this orientation (the side of the residence is currently oriented toward the vacated alley). However, the applicant is proposing to add a front door along the north façade of the addition and the longer side of the property (that is facing the access road) has been considered the front boundary.

The address of the property could also be a problem. It appears that emergency vehicles would have an easier time to locate the residence if it had a Coloma Street address.

Outstanding Issues:

- The City will need evidence that the vacated Figueroa Street/Mormon Street Alley has been incorporated with the property (for a lot depth of 80 feet).
- Before the residence can be enlarged, the City will need evidence that a private access easement to Coloma Street has been dedicated to the property owner and that a shared maintenance agreement has been established for this roadway.
- Feedback regarding addressing is needed from the Fire Department.

SITE DESIGN

The applicant has requested that the building setbacks should be reoriented. After the proposed building addition the residence will meet the new setbacks (even with a lot depth of 70 feet). However, because the existing carport is incorporated with the building addition, the two required parking spaces will be located within the front setback area. It is possible that this parking solution will need to be processed as a variance.
As shown on the Site Plan, site drainage has been directed towards the surrounding properties. Because the finished floor of the building addition is lower than the existing residence, it appears that more information will be needed about site grading to demonstrate that the current drainage conditions will not be adversely impacted.

The applicant is proposing to remove a large tree in order to widen the driveway to the east. More information is needed about this tree. If the tree is a protected oak in good condition, HPL recommends that it should be preserved. As an alternative, the driveway could be widened to the west.

Site Recommendations:

- Demonstrate that positive drainage can be maintained on the project site and that additional drainage will not be directed towards adjacent properties.
- Consider saving the tree on the east side of the driveway and if needed widen the driveway along the west side.

ARCHITECTURE

The new building addition is not proposed to be accessed from the existing residence. Instead a new entrance will be provided along the north side of the expansion. A flat roof design has been proposed. This design is not compatible with the existing residence. HPL recommends that the new roof segment (as seen from the access road) should be sloped.

Regarding the front façade HPL recommends that a paneled door with glass only in the upper part should be used. A window on just one side of the door would also appear more historically appropriate. In order for the north façade to be redesigned as the front of the residence, the addition of a small front porch and roof cover would be appropriate.

Architectural Recommendations

- Modify the north façade of the proposed addition as follows:
  a) Add a pitched roof.
  b) Select a paneled door with a window in the upper half.
  c) Add a small porch and roof cover at the new entrance area.
  d) Consider adding a window at only one side of the new entrance door.
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.

Historic Folsom Residents Association: HFRA

To:

Brianna Gustafson
Assistant Planner
Community Development Department
50 Natoma Street, Folsom, CA 95630

Attention: PN20-061 310 Mormon Street Addition Street Design Review

Hello Ms. Gustafson,

In reviewing the listed addition to the house, we have only one issue we would like see resolved.
From the plans there seems to be no interior door from the addition to the current house. That seems to indicate this could be used as an ADU in the future. My understanding is there must to be an interior door of an ADU of this type or the potential of it being an ADU.

Thank you very much for seeking this input.

Regards

Paul Keast
V.P. Government Liaison, Historic Folsom Residents Association
Attachment 8
Staff PowerPoint Presentation
310 Mormon Street Addition
Site Photos
Existing Carport
Staff Recommendation

Staff recommends approval of PN 20-061 for Design Review of a 562-square-foot addition to an existing single-family residence located at 310 Mormon Street.
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 711 Persifer Street Addition and Re-Siding
File #: PN 20-044
Request: Design Review
Location: 711 Persifer Street
Parcel(s): 070-0203-016
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209 jkinkade@folsom.ca.us

Property Owner/Applicant
Name: Dan Kohnke
Address: 8229 Trevi Way
El Dorado Hills, CA 95762

Recommendation: Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review of a 160-square-foot addition, 98-square-foot rear porch addition and re-siding for an existing residence located at 711 Persifer Street as illustrated on Attachments 6 and 7 for the 711 Persifer Street Addition and Re-Siding project (PN 20-044) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes a 160-square-foot rear addition, a 98-square-foot uncovered rear porch addition and re-siding for an existing single-family residence located at 711 Persifer Street. 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 Plan and Elevations, dated February 16, 2020
6 - Proposed Colors and Materials
7 - Photographs of the Project Site
AGENDA ITEM NO. 2
Type: Public Meeting
Date: June 17, 2020

8 - Comment Letter from the Heritage Preservation League of Folsom, Dated March 12, 2020
9 - Staff PowerPoint Presentation

Submitted,

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The applicant, Dan Kohnke, is proposing a 160-square-foot residential addition, a 98-square-foot uncovered rear porch addition, and re-siding for an existing single-family residence at 711 Persifer Street. The proposed site plan, floor plan, and elevations are shown in Attachment 5. The applicant proposes new blue-grey horizontal lap siding on the residence to match the width of the existing lap siding on the front of the residence, with white trim on all windows. The proposed color and material board is shown in Attachment 6. Note that the applicant has also provided an alternative light green primary siding color on the color board for consideration as well. The existing roofing and upper-level shake and scallop siding of the residence are proposed to remain. The shake and scallop siding is proposed to be painted to match the new horizontal lap siding. The addition is proposed in the rear of the residence and includes two windows facing the rear yard and a sliding glass door on the left side elevation, leading to the proposed uncovered porch with a white wood railing. Two trim bands are included on the proposed addition. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

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

Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project.

The proposed addition meets all FMC zoning requirements, as demonstrated in the following table. Staff notes that the front of the existing residence and detached garage encroach approximately 2.75 feet into the 5-foot side setback. The new residential addition will not encroach into the side setback, but the porch addition is proposed to
follow the residence’s existing encroachment as shown on the plans. The following table demonstrates how the proposed project relates to setback, pervious surface, height and parking requirements for the Central Subarea:

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>7,000 SF</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50 Feet</td>
</tr>
<tr>
<td>Front Setback</td>
<td>20 Feet</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>20 Feet</td>
</tr>
<tr>
<td>Side Setback</td>
<td>5 Feet, 5 Feet</td>
</tr>
<tr>
<td>Minimum Pervious Surface</td>
<td>45%</td>
</tr>
<tr>
<td>Parking Requirement</td>
<td>2 Parking Spaces</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35 Feet</td>
</tr>
<tr>
<td>Setback to Other Structures on the Property</td>
<td>10 Feet</td>
</tr>
</tbody>
</table>

The existing residence was legally in place at the time this setback standard was established and is therefore considered legal non-conforming per Section 17.52.690 of the Folsom Municipal Code and may continue to exist in its current location, and may be remodeled as proposed, as the proposed remodel does not increase the use of the non-conformity in the setback area (per FMC Section 17.52.690). The proposed porch is uncovered and is not over 30 inches above grade. Therefore, per FMC Section 17.52.420 and 17.52.430, no setback variance is required for such a porch, and it may extend into the residence’s setback without a variance.

**Building Design/Architecture**

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 existing residence was built in 1920, and has horizontal siding, with shake and scallop siding along the roof gables.

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 includes new blue-grey horizontal lap siding on the residence to match the width of the existing lap siding on the front of the residence, with white trim on all windows. The proposed color and material board is shown in Attachment 6. The existing roofing and upper-level shake and scallop siding of the residence are proposed to remain. The shake and scallop siding are
proposed to be painted to match the new horizontal lap siding.

The proposed addition is located in the rear of the residence and includes two windows facing the rear yard and a sliding glass door on the left side elevation, leading to the proposed uncovered porch with a white wood railing. Two trim bands are included on the proposed addition. The windows are vertically oriented, consistent with DDG guidelines. The addition will match the colors, materials, roof pitch and architecture of the existing residence. The proposed bands on the rear elevation will help break up the massing of that wall and are consistent with the colors and materials of the trim on the remainder of the residence. The rear uncovered porch is of a residential scale and blends with the architecture of the existing residence and existing front porch.

To ensure consistency with the existing front siding and throughout the residence, staff has provided Condition No. 3, which states that the paint color of the residence and window trim shall be consistent on all four elevations of the residence, that proposed siding shall substantially match the width of the siding on the front of the residence, that the roofing of the proposed addition shall substantially match that of the existing residence’s roofing and that design of all new windows and window trim shall match that of all existing windows and window trim.

Staff has determined that the overall design, colors, materials, and layout of the proposed addition, porch and re-siding is consistent with the design and development guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG’s.

PUBLIC COMMENTS
A public comment letter (included as Attachment 8) was received via email on March 12, 2020 from the Heritage Preservation League (HPL). The letter recommends that all accessory structures on or close to the project site be shown on the site plan, that a variance be sought for all non-conforming setbacks, and that a 5-foot setback is met for the rear porch addition. Staff notes that only accessory structures on the project site are considered with regards to building separation and the applicant has included all on-site structures on the site plan. Regarding the necessity for a variance, staff concluded that the proposed project does not require a variance per the General Plan and Zoning Consistency section above. This section of the report also states why staff concluded that a 5-foot setback is not required for the proposed uncovered porch, since it is no more than 30 inches above grade.

The letter also has questions regarding the proposed siding, roof shingles, windows, doors, trim and paint colors. Staff has addressed these concerns as part of the above architectural analysis and has provided Condition No. 3, which states that the paint color of the residence and window trim shall be consistent on all four elevations of the residence, that proposed siding shall substantially match the width of the siding on the
front of the residence, that the roofing of the proposed addition shall substantially match that of the existing residence’s roofing and that design of all new windows and window trim shall match that of all existing windows and window trim.

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.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
Move to approve the application (PN 19-044) for Design Review of a 160-square-foot addition, 98-square-foot rear porch addition and re-siding for an existing residence located at 711 Persifer Street as illustrated on Attachments 6 and 7 for the 711 Persifer Street Addition and Re-Siding project (PN 20-044) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

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.
BACKGROUND
Sacramento County records indicate that the 1,755-square-foot single-family residence located at 711 Persifer Street was first constructed in 1920. The residence features a Craftsman design, with horizontal wood siding with shake and scalloped siding on the upper level. The residence is painted yellow in the front and beige on the sides, with white window trim and grey composition shingle roofing. The property also includes a 675-square-foot detached garage in the rear of the property constructed at an unknown date. Photographs of the existing residence and garage are included here as Attachment 7. 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 with single-family residences beyond (CEN)
South: Persifer Street/Bidwell Street alley with single-family residences beyond (CEN)
East: Existing residences (CEN)
West: Existing residences (CEN)

SITE CHARACTERISTICS
The 7,000-square-foot project site contains an existing residence in the front of the property with a detached garage in the rear, and landscaping.

APPLICABLE CODES
FMC Section 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 4
Vicinity Map
Attachment 5
Site Plan, Floor Plan and Elevations, dated February 16, 2020
Attachment 6
Proposed Colors and Materials
ARTISAN®
V-GROOVE SIDING

- Deep v-shaped channels
- Great for vertical, horizontal and soffit applications

WIDTH
3.25 in
(7.0 in Exposure)

THICKNESS
5/8 in

TEXTURE
Smooth

FINISH
Primed

PROFILE
WIDTH x DEPTH
0.5 in x 0.263 in

DIVINE WHITE
SW6105

All Trim
EXTERIOR
Attachment 7
Photographs of the Project Site
Attachment 8
Comment Letter from the Heritage Preservation League of Folsom, Dated March 12, 2020
PROJECT: Residential Addition and Remodel at 711 Persifer Street in the Central Subarea (PN 20-044)

REQUEST: Residential Design Review


GENERAL COMMENT

The residence at 711 Persifer Street is consistent with the design criteria for the Central Subarea and compatible with the surrounding neighborhood. It is an important part of historic preservation in Folsom to maintain this type of property.

As many homes in the Historic District the main structure at 711 Persifer Street does not meet the current setback requirements. The existing accessory structures on the project site and the adjacent property to the east, also do not observe current setbacks.

SITE DESIGN

HPL has assumed that a variance from front and side setbacks will need to be processed together with the proposed building expansion. Unless the proposed garage improvements (including new siding and a new roof) can be considered minor maintenance, a side setback variance may also be required for the rear garage.

The separation between the rear addition and existing accessory structures on both the project site and on the adjacent property to the east also needs to be considered. All accessory structures, on or close to the project site should therefore be shown on the Site Plan.

Because Folsom Municipal Code requires that existing non-conformity should not be increased, a 5-foot setback will need to be maintained between the new rear porch and the west property boundary.

Site Recommendations:

- Show all accessory structures on and close to the project site on the Site Plan.
- Request a variance for all non-conforming setbacks.
- Observe a 5-foot side setback for the new rear porch.
ARCHITECTURE

Siding
The applicant is proposing to install Artisan V-Groove siding along parts of the main residence and along the garage. Based on HPL’s internet search, this siding material is offered by Hardie Industries and can only be purchased with 8.25 inch wide boards. This product is not considered a lap-siding.

It is HPL’s impression that the existing siding material along the front of the residence is wood lap-siding with 5-6 inch wide boards. It is not clear if another type of siding has been installed along the sides of the residence.

Because the existing and new siding materials will meet along the sides of the main residence, HPL recommends that the two siding materials should match. It is HPL’s opinion that siding with 5-6 inch boards and a smooth finish (similar to the siding along the front facade) is historically appropriate for the home.

Roof Cover and Gutters
The current application should include a sample or a photo of the proposed roof shingles and Ogee gutters. Dimensional composition shingles and Ogee gutters with a rounded profile would be preferred. The Historic District Commission may also need to consider the proposed design change to cover the open rafters.

Windows and Doors
The submitted window detail does not specify what materials are proposed for frames and trim. More specifications regarding windows and doors would be helpful.

Back Porch
The raised deck along the rear façade will provide more visibility into the neighboring property to the west. This deck should not extend into the 5-foot side setback area.

As a part of the current application, a sample or a photo of the roof shingles and Ogee gutters proposed for the new porch roof need to be provided to the Historic District Commission.

Building Color
HPL has assumed the front façade in addition to the existing dormers will be repainted to match the new building colors.

Architectural Recommendations:

- Clarify what types of siding have been used for the residence in the past and verify if the existing siding will match the proposed V-groove siding material.
- Provide samples or photos of the proposed roof shingles and Ogee gutters.
- Provide more information regarding windows, doors and trim.
- Redesign the rear covered porch to fit within the buildable lot area.
- Specify that all sides of the main residence will be painted to match the building addition.
Attachment 9
Staff PowerPoint Presentation
711 Persifer Street Addition & Re-Siding
Site Photos
Site Plan

PERSIFER STREET
LOT 5

FIRST FLOOR EXISTING HOUSE

NEW PROPOSED DECK

NEW ADDITION

EXISTING GARAGE

EXISTING DRIVEWAY

20' ALLEY ACCESS

20' ALLEY ACCESS
Elevations
Colors and Materials

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<th>Material Type</th>
<th>Color</th>
<th>Note</th>
</tr>
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<td>All Trim</td>
<td>Shingles + Half Round</td>
<td>Either this color or blue as shown on this page</td>
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<tr>
<td>Exterior</td>
<td>All Trim</td>
<td></td>
</tr>
</tbody>
</table>

**Artisan® V-Groove Siding**
- Deep v-shaped channels
- Great for vertical, horizontal and other applications

**Specifications**
- Width: 5 7/16 in
- Thickness: 5/16 in
- Texture: Smooth
- Finish: Primer
- Profile Width: 3 9/16 in
- Profile Height: 1 11/16 in
Staff recommends approval of PN 20-044 for Design Review of a 160-square-foot addition, 98-square-foot rear porch addition and re-siding for an existing residence located at 711 Persifer Street.
AGENDA ITEM NO. 3  
Type: Public Meeting  
Date: June 17, 2020

Historic District Commission Staff Report  
50 Natoma Street, Council Chambers  
Folsom, CA 95630

Project: 904 Persifer Street Custom Home  
File #: PN 20-105  
Request: Design Review  
Location: 904 Persifer Street  
Parcel(s): 070-0152-022  
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209  
jkinkade@folsom.ca.us

Property Owner  
Name: Tom Martucci  
Address: 904 Persifer Street  
Folsom, CA 95630

Applicant  
Name: Jesse Borovnica  
Address: 5726 Hoffman Ln.  
Fair Oaks, CA 95628

Recommendation: Conduct a public meeting and upon conclusion recommend approval of an application for Design Review for a 1,862-square-foot custom home located at 904 Persifer Street as illustrated on Attachments 4 and 5 for the 904 Persifer Street Custom Home project (PN 20-105) subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-8).

Project Summary: The proposed project includes an 1,862-square-foot custom home with a 179-square-foot uncovered rear patio and a 57-square-foot covered front porch at 904 Persifer Street. 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 Plan and Elevations, dated 4/17/2020  
6 - Proposed Colors and Materials  
7 - Photograph of Project Site
AGENDA ITEM NO. 3
Type: Public Meeting
Date: June 17, 2020

8 - Comment Letter from the Heritage Preservation League of Folsom, Dated May 4, 2020
9 - Staff PowerPoint Presentation

Submitted,

PAM JOHNS
Community Development Director
ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT’S PROPOSAL
The applicant, Jesse Borovnica, is proposing an 1,862-square-foot custom home with a 179-square-foot uncovered rear patio and a 57-square-foot covered front porch located at 904 Persifer Street. The proposed site plan, floor plan, and elevations are shown in Attachment 5. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The applicant proposes vertical exterior siding colored light grey, scalloped siding along the roof gables in front colored white, window trim colored white and dark grey asphalt shingle roofing. The proposed color and material board is shown in Attachment 6.

POLICY/RULE
The Folsom Municipal Code (FMC Section 17.52.400) requires that all new structures and alterations to existing structures located within the Historic District obtain Design Review approval from the Historic District Commission.

ANALYSIS

General Plan and Zoning Consistency
The project, which is located within the Central Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-1-M (Single-Family Dwelling Small Lot District) and is designated as SFHD in the General Plan. Single-family residences are an allowed use in both the Central Subarea and in the R-1-M (PD) zone. The proposed project is subject to the development standards established with the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building heights, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area.

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<tr>
<th></th>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
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<tbody>
<tr>
<td><strong>Minimum Lot Size</strong></td>
<td>7,000 SF</td>
<td>7,000 SF (existing)</td>
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<td><strong>Minimum Lot Width</strong></td>
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<td>50 Feet (existing)</td>
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<td><strong>Rear Setback</strong></td>
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<td><strong>Side Setback</strong></td>
<td>5 Feet, 5 Feet</td>
<td>5 Feet, 5 Feet</td>
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<td><strong>Minimum Pervious Surface</strong></td>
<td>45%</td>
<td>70%</td>
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<tr>
<td><strong>Parking Requirement</strong></td>
<td>2 Parking Spaces</td>
<td>2 Parking Spaces</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>35 Feet</td>
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<tr>
<td><strong>Setback To Other Structures</strong></td>
<td>10 Feet</td>
<td>&gt;10 Feet</td>
</tr>
</tbody>
</table>
As shown in the table above, the proposed residence will meet all applicable development standards.

**Building Design/Architecture**

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. Automobiles were more common by the end of the 1850-1950 timeframe but were not a dominant design factor. The few attached garages were constructed for one car. Depending on the architectural style chosen, an applicant may be required to reduce the visibility of autos by such means as eliminating driveways from streets in favor of using alley access, disguising detached garages as out buildings, or providing screen plantings for outdoor parking areas.

The architectural design of the proposed residence has elements of the Craftsman style. General characteristics of the Craftsman style are typically characterized by the use of front porches, gable roof elements, decorative roof vents, horizontal wood siding, and wood-framed doors and windows. As shown in the submitted building elevations (Attachment 5), the proposed project incorporates a number of significant Craftsman-style design features including a covered front porch, horizontal lap siding, wood shingle-siding, and wood-framed windows and doors.

**Siding and Trim**

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.

Proposed exterior materials include horizontal siding colored grey with trim and scalloped siding colored white and an asphalt shingle roof colored dark grey. The style, colors, and materials of the proposed siding and trim are consistent with the design intent of the Central Subarea as outlined in the DDGs. Staff has included a condition recommending that scalloped siding matching that proposed on the front elevation be provided under the roof eaves of the rear elevation to help reduce the massing of the rear elevation (Condition No. 3b).

**Windows and Doors**

The DDGs state that wood frame double-hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDGs state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate.
The applicant proposes vinyl windows that are primarily vertically-oriented. The front of the residence features two double-windows with a single-window near the door. All windows on the front elevation feature historically-appropriate small grids inside of them. Windows on the side elevations are primarily smaller and narrow than those on the front due to the layout of the interior of the residence. The rear elevation includes one horizontally oriented window, a French door and a sliding-glass door. As stated before, the DDGs does generally discourage horizontal windows, but as this single window is in the rear elevation, staff does support the use of the horizontal window in this case. While several of the windows feature different sizes and design, staff supports the window shapes as proposed due to the proposed interior layout of the residence and the fact that the mis-matched windows would not be visible from the street. To ensure design consistency, staff has included Condition No. 3c, which states that the larger two-paned windows on the side and rear elevations shall incorporate small grids to match the window grids on the front elevation to achieve a more historic appearance. As conditioned, staff supports the proposed doors and windows.

**Porches and Patios**
The front of the residence will have a 57-square-foot covered front porch and a 179-square foot uncovered rear patio. In Appendix D, Section C.4, it explains that front porches are encouraged in all new construction and that, at a minimum, each residentially designed building should have either a porch or balcony exterior space oriented toward a street. The proposed front porch matches the rest of the residence in architectural style and roofing and fulfills the DDG guidelines of having a street-facing porch or balcony.

**Roofing**
Pursuant to the DDGs, Appendix D, Section C.7, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence, with inappropriate materials including colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission style. The proposed roof will be an asphalt composition shingle roof colored dark grey.

Staff has determined that the overall design, colors, materials, and layout of the proposed residence can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity and is consistent with the design and development guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Historic District Design and Development Guidelines.

**Parking**
FMC Section 17.52.540 requires two parking spaces for each single-family detached dwelling unit in within the Residential Primary Area of the Historic District. Required parking spaces must be provided outside required front and street side yards. The applicant has obtained building permit approval for an accessory dwelling unit with a
two-car garage located in the rear of the property. The garage will be accessible from the alley in the back of the project site. The parking provided for in this approved garage would ensure that the proposed project is compliant with the parking requirements.

PUBLIC COMMENTS
A public comment letter (included as Attachment 8) was received via email on May 4, 2020 from the Heritage Preservation League of Folsom. The letter recommends that windows utilize a more historic design, especially on those near the front door. The letter goes on to recommend a front door with paneling and a small window, the addition of wall lights in the entrance area, the use of dimensional composition shingle roofing resembling wood shake and the use of rounded gutters and downspouts.

Staff shared these suggestions with the applicant. Due to the interior layout, only small windows were feasible on the left elevation. However, staff recommended to the applicant that the front elevation windows be modified from their original design. The applicant then modified the front windows to include one single long window near the front door and larger, longer separated windows on each side of the front elevation, as well as rounded gutter downspouts. Staff forwarded the remaining suggestions to the applicant who indicated that, due to cost considerations, were not feasible.

ENVIRONMENTAL REVIEW
The project is exempt from environmental review under Section 15303, New Construction or Conversion of Small Structures, 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.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
Move to approve the application (PN 20-005) for design review for a 1,862-square-foot custom home with a 179-square-foot rear patio and 57-square foot porch located at 904 Persifer Street, with the findings below (Findings A-I) and the conditions of approval (Conditions 1-8) included as Attachment 3 to this report.

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 THE ZONING CODE OF THE CITY.
CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

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

I. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND ZONING ORDINANCES OF THE CITY.
BACKGROUND
Sacramento County records indicate that a 1,155-square-foot residence at 904 Persifer Street was constructed in 1937. The residence featured a simple bungalow design, with horizontal wood siding (with horizontal lap siding on the side and portions of the rear of the structure) painted light green, white window trim and grey composition shingle roofing. The residence included a 225-square-foot attached garage and covered porch in the front. The property also included a 300-square-foot detached garage in the rear, colored to match the residence, which was built in the late-1960’s. 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). The property does not appear on the City of Folsom’s Cultural Resources Inventory.

On June 19, 2019, the Historic District Commission approved an application for Design Review of a 126-square-foot addition and an exterior remodel of the existing residence, as well as a Side Yard Setback Variance and the demolition of the existing detached garage (PN 19-073). As part of approval of the Variance, the applicant was required to not tear down the existing west wall of the residence to achieve a one-hour fire rating. Building permits were issued for the remodel and addition as well as building permits for a detached accessory dwelling unit with a two-car garage below in the rear of the parcel. During construction, staff discovered that the west wall had been torn down, as well as all other exterior walls of the residence. As such, a stop-work order was placed on the project site, as the project was no longer in compliance with the conditions of the approved variance. The applicant met with staff and determined that they would submit a new application for a modified custom home that meets current setback requirements. Photographs of the project site in its current state are included in Attachment 6.

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: Natoma Street/Persifer Street alley with single-family residences beyond (CEN)
South: Persifer Street with single-family residences beyond (CEN)
East: Existing duplex (CEN), with Decatur Street beyond
West: Existing residence (CEN)

SITE CHARACTERISTICS
The 7,000-square-foot project site contains the foundation of a demolished residence in the front of the property and landscaping.

APPLICABLE CODES
FMC Section 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 904 PERSIFER STREET CUSTOM HOME (PN 20-105)

<table>
<thead>
<tr>
<th>Cond. No.</th>
<th>Mitigation Measure</th>
<th>GENERAL REQUIREMENTS</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>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, building elevations, and floor plans dated 4/17/20. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.</td>
<td>B</td>
<td>CD (B)</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.</td>
<td>OG</td>
<td>CD (B)</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>The project shall comply with the following architecture and design requirements:</td>
<td>B</td>
<td>CD (P)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. This approval is for an 1,862-square-foot custom home located at 904 Persifer Street. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans, building elevations and colors and materials board dated April 17, 2020.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. Scalloped siding matching that proposed on the front elevation shall be provided under the roof eaves on the rear elevation to the satisfaction of the Community Development Department.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>c. Two-paned windows on the side and rear elevations shall incorporate small grids to match the design of the windows on the front elevation to achieve a more historic appearance to the satisfaction on the Community Development Department.</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>
Pursuant to the state’s Model Water Efficient Landscape Ordinance (MWELO), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit.

Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may either:
   a. Comply with the performance requirements of the MWELO and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD; or
   b. Comply with the simpler Prescriptive Compliance Option contained in Appendix D to the MWELO and, by the time of final inspection for a Building Permit for the custom home, shall install the City-approved landscape and submit a Certificate of Completion to the CDD.

Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the performance requirements of the MWELO and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD.

Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein. The City-approved landscaping shall be installed within 24 months of the date of building permit issuance. Any significant modification to the City-approved landscaping shall comply with the State’s Model Water Efficient Landscape Ordinance. For purposes of this condition of approval, “landscape area” means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).
5. 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)

6. 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)

7. If any tree(s), protected or otherwise, are within the property, on the property line or encroaching into the property, an arborist report is required which locates, identifies, assesses and quantifies each tree. A tree permit, protection plan and appropriate mitigation shall also be required to protect and/or account for the proposed development activities.

B CD (E)

8. The project approval granted under this staff report shall remain in effect for two years from final date of approval (June 17, 2022). 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)

<table>
<thead>
<tr>
<th>RESPONSIBLE DEPARTMENT</th>
<th>WHEN REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD (P) Community Development Department</td>
<td>I Prior to approval of Improvement Plans</td>
</tr>
<tr>
<td>(E) Engineering Division</td>
<td>M Prior to approval of Final Map</td>
</tr>
<tr>
<td>(B) Building Division</td>
<td>B Prior to issuance of first Building Permit</td>
</tr>
<tr>
<td>(F) Fire Division</td>
<td>O Prior to approval of Occupancy Permit</td>
</tr>
<tr>
<td>PW Public Works Department</td>
<td>G Prior to issuance of Grading Permit</td>
</tr>
<tr>
<td>PR Park and Recreation Department</td>
<td>DC During construction</td>
</tr>
<tr>
<td>PD Police Department</td>
<td>OG On-going requirement</td>
</tr>
</tbody>
</table>
Attachment 4
Vicinity Map
Attachment 5
Site Plan, Floor Plan and Elevations, dated April 17, 2020
Attachment 6
Proposed Colors and Materials
Attachment 7 Photograph of Project Site
Attachment 8
Comment Letter from the Heritage Preservation League of Folsom, Dated May 4, 2020
HERITAGE PRESERVATION LEAGUE OF FOLSOM
PROJECT APPLICATION REVIEW
May 4, 2020

HPL is observing Federal Guidelines for ‘Social Distancing’ and State Orders to ‘Stay at Home’ during the COVID-19 Pandemic.

PROJECT: New residence at 904 Persifer Street in the Central Subarea of the Historic Residential Area (PN20-105).

REQUEST: Residential Design Review

PROJECT HISTORY: Application Circulated by City on May 1, 2020.
Feedback requested by May 15.

GENERAL COMMENTS
The property at 904 Persifer Street is a vacant historic lot (50 x 140 feet). An older residence with a one car attached garage in addition to a back yard detached garage have recently been removed from this lot.

As a general impression, the proposed new residence appears to mix several architectural design styles.

SITE PLAN

Front driveways and attached garages are discouraged in the Central Subarea. The applicants are not proposing to attach a garage to the new residence, but a front yard driveway has been shown on the site plan.

Parking spaces in the front setback area cannot be included with the two parking spaces that are required for a residential property.

Site Recommendations
Two parking spaces need to be identified in the back yard. These parking spaces should be screened by landscaping.

The front yard driveway should be replaced by landscaping.

ARCHITECTURE

The proposed residence includes elements of historic architecture, but it does not reflect the homes that were constructed in Folsom between 1850 to 1950 or the existing homes in the surrounding neighborhood.
Architectural Recommendations
Consider the following building modifications along the front façade:

- Use windows with a more historic design
  *As an example, the two large sliding windows on each side of the front entrance area could be replaced by two pairs of hung windows or windows with divided panes of glass. The two windows next to the front door could be reduced to one window with a row of smaller glass panes at the top and bottom.*

- Demonstrate on the color board that the selected front door has a paneled design and a smaller window in the top half.

- Create a more residential look by adding wall lights in the recessed front entrance area in lieu of wall lights along the façades on either side.

Select the following façade materials to give the overall building a more historic look:

- Dimensional composition shingles that resemble wood shakes.
- Rounded gutters and downspouts.
Attachment 9
Staff PowerPoint Presentation
Staff recommends approval of PN 20-105 for Design Review of a 1,862-square-foot custom home located at 904 Persifer Street.