



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
November 4, 2020
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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: Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, 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 October 21, 2020 meeting will be presented for approval.

NEW BUSINESS

- 1. PN 20-215 1002 Persifer Street Addition and Remodel and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Allison Konwinski for Design Review approval of a 350-square-foot addition, 49-square-foot uncovered rear deck addition, and residing for 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 categorically exempt from the California

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **November 18, 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) 461-6200 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) 461-6231, (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.

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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**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION MINUTES
October 21, 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 October 7, 2020 were approved as submitted.

WORKSHOP

1. Informational Public Workshop Regarding Project/Design Alternatives for Mixed-Use Project at 603 Sutter Street

The project applicant (Mr. Ziad Alaywan) and his team gave a presentation to the Historic District Commission regarding two new design/project alternatives for development of a mixed-use building at 603 Sutter Street within the Historic District. The first design/project alternative (Alternative 1) presented included development of a three-story, 13,900-square-foot building (11,300 square feet of occupiable space) with seven on-site parking spaces (above-grade garage) which are accessible through a garage entrance located on Scott Street. The three-story building, which is 42 feet in height at its tallest point along Sutter Street, would require a Variance to exceed the maximum allowable building height (35 feet maximum allowable building height) by seven feet. A Variance for parking would be required as well as the project includes seven on-site parking spaces whereas 33 on-site parking spaces are required. In terms of building design, the mass of the three-story building has been broken down into smaller components and the corner of the building has been rounded, both of which are intended to create a more pedestrian-friendly scale and appearance. The design elements, building materials, and building color have also been updated to better reflect the historic nature of past and present buildings on Sutter Street. The second design/project alternative (Alternative 2) presented included development of a three-story, 14,300-square-foot building (14,300 square feet of occupiable space) with no on-site parking spaces. The three-story building, which is 42 feet in height at its tallest point along Sutter Street, would require a Variance to exceed the maximum allowable building height (35 feet maximum allowable building height) by seven feet. A Variance for parking would be required as well as the project includes no on-site parking spaces whereas 41 on-site parking spaces are required. With respect to on-site parking, the applicant described a technical memorandum which states that construction on an underground parking structure on the project site is prohibitive due to the existing bedrock and substantial blasting that would

be required. In terms of building design, the mass of the three-story building has been broken down into smaller components, the third story has been recessed back away from Sutter Street, and the corner of the building has been rounded, all of which are intended to create a more pedestrian-friendly scale and appearance. The design elements, building materials, and building color have also been updated to better reflect the historic nature of past and present buildings Sutter Street.

Following the applicant's presentation, seven members of the public spoke regarding the two proposed design/project alternatives. In addition, two letters from members of the public were read out loud to the Commission by City staff. The general feedback provided by the residents was that the two design/project alternatives were still too large in terms of size, scale, height, and mass and that the proposed buildings were not compatible with existing buildings located along Sutter Street. There were also concerns raised that the two design/project alternatives were not consistent with the Historic District Design and Development Guidelines in relation to the historic architectural theme and the proposed building materials and colors. The residents commented that the lack of parking provided by the two design/project alternatives was also a significant concern given the growing parking challenges that have been present in the Historic District, especially in the residential areas closest to Sutter Street. Lastly, residents indicated that they did not believe that there were sufficient grounds for the Commission to grant approval of a Building Height Variance or a Parking Variance for the two design/project alternatives. Additional feedback made by residents included comments about the location of the trash/recycling enclosure, the proposed uses within the building, and the lack of a strategy to address overall parking issues in the Historic District. A number of residents did commend the applicant on his continued efforts to make changes to the proposed project in an effort to address concerns and comments raised by the public.

1. Ben Fuentes addressed the Historic District Commission citing concerns regarding the trash enclosures, building design, building height and parking issues.
2. Loretta Hettinger addressed the Historic District Commission on behalf of Cindy Baker and the Heritage Preservation League, citing concerns about the size of the building, the building materials being used, and the gold rush architecture issues.
3. Mike Brenkwitz addressed the Historic District Commission, citing concerns about the parking variance and how it will affect the residents who live in the district.
4. Laura Fisher addressed the Historic District Commission, citing concerns on the workshop format, variances on height and parking, and issues complying with zoning code and design guidelines.
5. Adena Blair addressed the Historic District Commission citing concerns regarding building size, parking and commercial buildings being built in this area of Sutter Street.
6. Gary Richards addressed the Historic District Commission citing concerns on the variances.
7. Cindy Pharis addressed the Historic District Commission citing concerns on building size, height, and parking issues.
8. Laurette Laurent submitted a public comment letter to the Historic District Commission citing concerns on rezoning and parking.
9. Bob Delp submitted a public comment letter to the Historic District Commission citing concerns on the location of the building, building size, and parking.

Subsequent to feedback from the residents, the Commission provided their input to the applicant regarding the two design/project alternatives. The Commission expressed their appreciation to the applicant and his team and indicated that the two design/project alternatives represented a significant improvement relative to the overall design of the mixed-use building. However, the Commission indicated that they still had concerns regarding size, scale, height, and mass of the proposed building given its location on Sutter Street. In particular, there was concern raised by the Commission that the proposed building may not be compatible with the existing single-story building located on the adjacent property at 605 Sutter Street. The Commission also expressed concern regarding the mass of the building as viewed from Sutter Street. The Commission questioned whether there were unique conditions associated with the project site that would be sufficient enough grounds for granting of a Building Height Variance. The Commission was extremely concerned regarding the lack of parking provided by the two design/project alternatives, especially given the recent findings and recommendations made by the Historic District Ad Hoc Parking Committee. The Commission recognized that the proposed project cannot be held responsible for the existing parking issues within the Historic District, however, the Commission was concerned about adding to an existing parking problem by allowing another project that does not provide sufficient parking to meet its own parking demand. The Commission engaged in a discussion about the potential to form a parking assessment district or some sort of other mechanism that would lead to the

creation of more parking spaces within the Historic District. In terms of parking, the Commission was very concerned about issuing a Parking Variance for the project given the existing parking conditions in the Historic District. Overall, the Commission reiterated that they were very hesitant about the request for a Building Height Variance and a Parking Variance and want to see more specific details and justifications regarding the request for the two Variances.

PRINCIPAL PLANNER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: November 4, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 1002 Persifer Street Addition and Remodel
File #: PN 20-215
Request: Design Review
Location: 1002 Persifer Street
Parcel(s): 070-0145-010
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 an application for Design Review of a 350-square-foot addition and 49-square-foot uncovered rear deck for an existing residence located at 1002 Persifer Street as illustrated on Attachment 5 for the 1002 Persifer Street Addition and Remodel project (PN 20-215) 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 350-square foot rear addition and partial attached garage conversion as well as a 49-square-foot uncovered rear wood deck for an existing single-family residence located at 1002 Persifer Street. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

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- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plan, Elevations and Site Photographs dated September 23, 2020
- 6 - Staff PowerPoint Presentation



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: November 4, 2020

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Allison Konwinski, is proposing a remodel of the existing 2,175-square-foot residence located at 1002 Persifer Street, built in 1950. As part of the remodel, the applicant is proposing a 350-square-foot rear addition/partial attached garage conversion, new second-story windows on the rear, and a 49-square-foot uncovered rear wood deck (unpainted). The addition will include stucco siding matching the existing residence's texture and color, as well as window trim, roof gable siding and roofing to match the existing residence. The required two parking spaces will be accommodated by an existing garage (to remain) and existing alley-accessed paved parking. 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.

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	7,000 SF (existing)
Minimum Lot Width	50 Feet	50 Feet (existing)
Front Setback	20 Feet	21.5 Feet (existing)
Rear Setback	20 Feet	45.75 Feet (addition)
Side Setback	5 Feet (Interior), 10 Feet (Street Side)	5.33 Feet and 13 Feet (existing)
Minimum Pervious Surface	45%	45% (proposed)
Parking Requirement	2 Parking Spaces	2 Parking Spaces
Maximum Building Height	35 Feet	28 Feet (existing)
Setback to Other Structures on the Property	10 Feet	10 Feet

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 1950 and was remodeled in 1996. It has beige stucco siding with white window trim in the front, red horizontal siding under the front roof gables and grey 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 350-square foot addition/partial attached garage conversion is located in the rear of the residence and includes four horizontally-oriented windows, two vertically-oriented double-windows and two rear entry doors. The new windows and doors are proposed to have trim to match the width and color of the window trim in the front of the residence. The new stucco will be colored to match the existing stucco color and the gables under the roof of the addition will include horizontal red siding to match the siding under the gables in the front of the residence. All new roofing will be asphalt shingles that match the grey color of the existing roofing. The proposed 49-square foot deck will be unpainted wood. Under the proposed design, the residence's windows continue to be primarily vertically oriented, consistent with DDG guidelines. The addition will match the colors, materials, roof pitch and architecture of the existing residence. The proposed gable siding will help break up the massing of that wall. The rear uncovered porch is of a residential scale and complements the architecture of the existing residence.

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.

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 20-215) for Design Review of a 350-square-foot addition and 49-square-foot uncovered rear deck for an existing residence located at 1002 Persifer Street as illustrated on Attachment 5 for the 1002 Persifer Street Addition and Remodel project, 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 a two-story residence located at 1002 Persifer Street was first constructed in 1950. A 1,342 square-foot addition was then constructed in 1996, bringing the total living area of the residence to 2,175 square feet. The lot also includes an attached garage, a detached two-car garage, a detached covered RV parking area and a detached trellis. The residence features beige stucco siding with red horizontal siding under the roof gables in front. Photographs of the existing residence and garage are included here as Attachment 5. 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 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 1002 PERSIFER STREET ADDITION AND REMODEL DESIGN REVIEW (PN 20-215)				
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, building elevations, and floor plans dated September 23 2020, 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 is required.	OG	CD (B)
3.		This approval is for a 350-square foot rear addition and partial attached garage conversion as well as a 49-square-foot uncovered rear wood deck for an existing single-family residence located at 1002 Persifer Street. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations dated September 23, 2020.	B	CD (P)
4.		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)
5.		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)

6.	The project approval granted under this staff report shall remain in effect for two years from final date of approval (November 4, 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)
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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, Floor Plan, Elevations and Site
Photographs dated September 23, 2020

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.

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

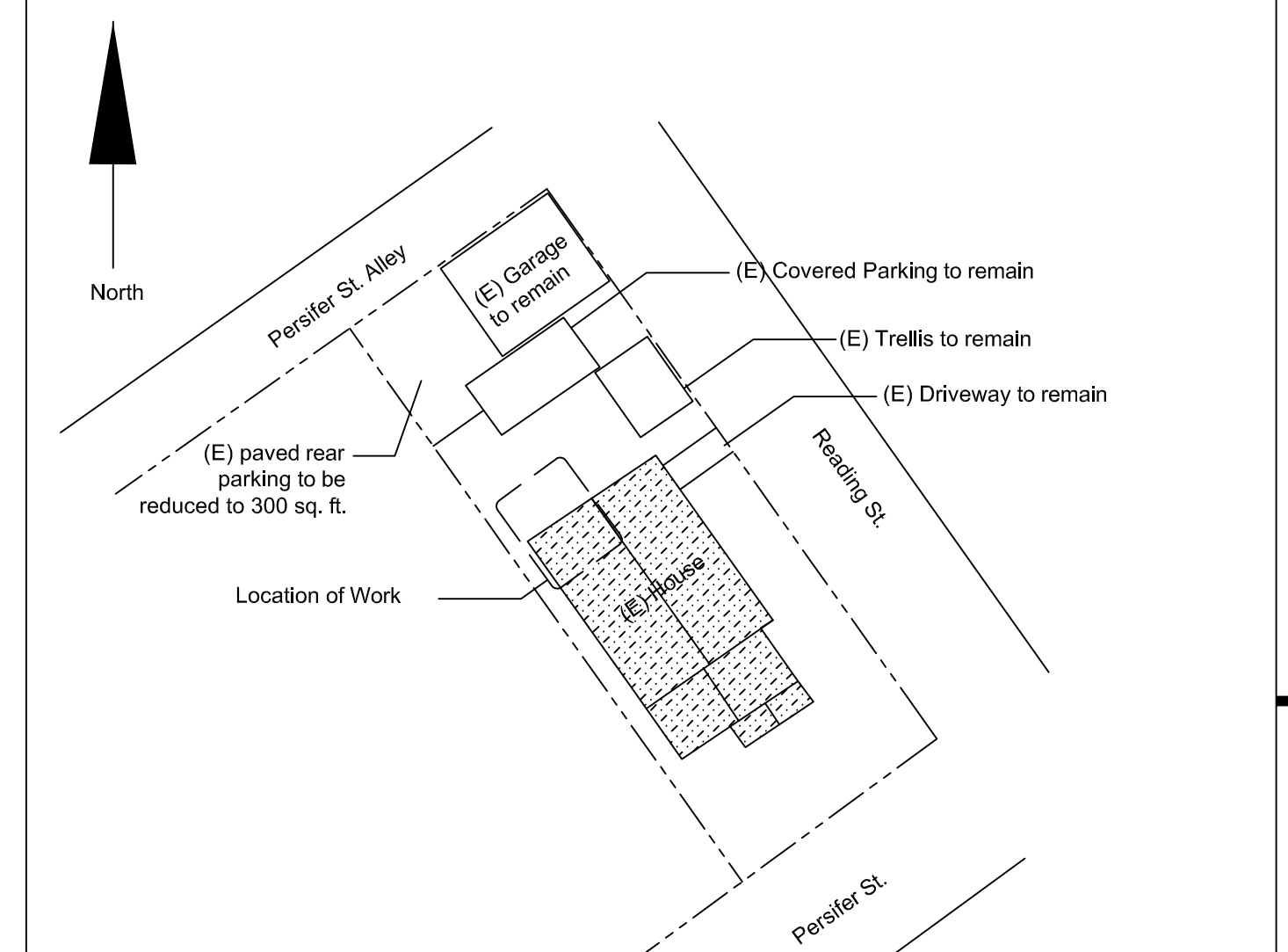
Conditioned Space:
1st floor: 1600 sq. ft.
2nd floor: 925 sq. ft. (no change)
Covered Porch: 108 sq. ft. (no change)
Attached Garage: 270 sq. ft.
Detached Garage: 620 sq. ft. (no change)
Trellis: 220 sq. ft. (no change)
RV Garage: 320 sq. ft. (no change)
Deck: 49 sq. ft.
Lot Coverage: 3079 sq. ft.
% 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

Vicinity Map



Site Map



(E) Side Elevation (looking West)



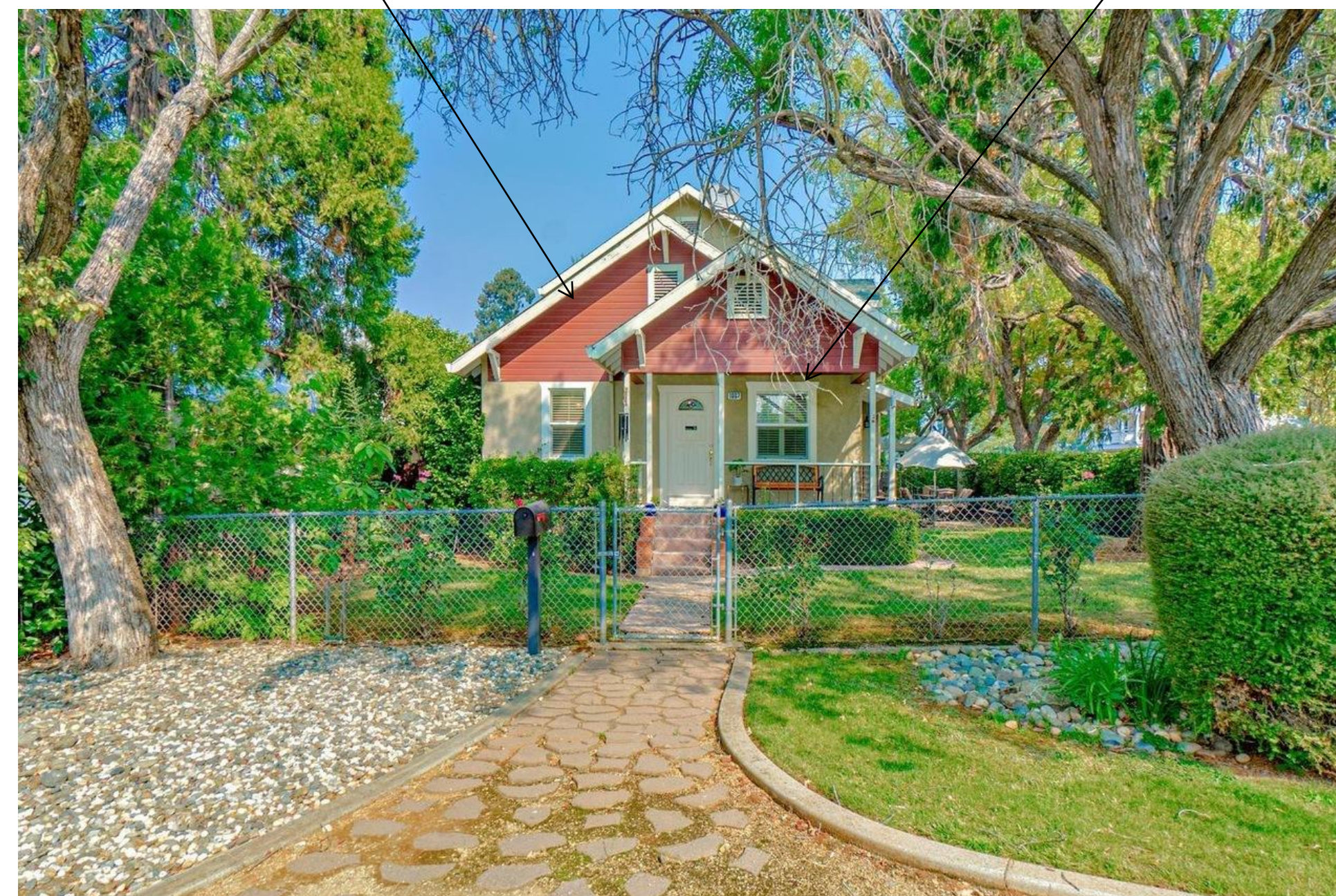
(E) Partial Side Elevation (looking West) at Proposed Location of Work

Proposed gable and vent to match existing gable siding and color

Proposed trim to match existing at front



(E) Rear Elevation (looking South)



(E) Front Elevation (looking North)

INDEX OF DRAWINGS:

- A-1.0 - COVER SHEET
- A-1.1 - SITE PLAN
- A-2.0 - FLOORPLANS
- A-3.0 - ELEVATIONS

DESCRIPTION OF WORK:

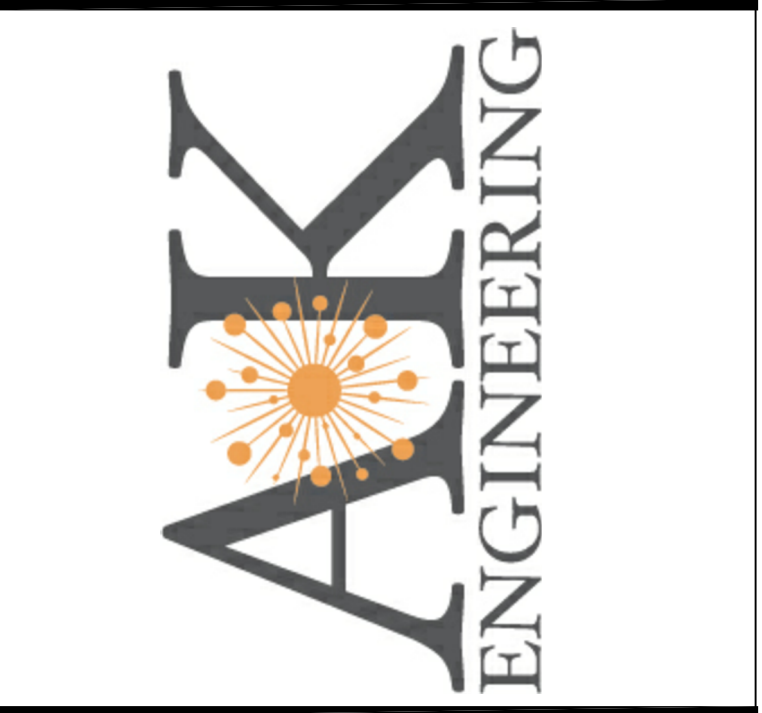
Residential addition and conversion a portion of an existing 1-car garage to habitable space to include a bedroom and bathroom. Add a half bath within the existing conditioned space. Sitework to remove existing concrete with permeable surface.

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 26 Diggins Drive Folsom, CA 95630 209.769.5597
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Konwinski Residence
Bedroom Addition
1002 Persifer St.
Folsom, Ca 95630

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

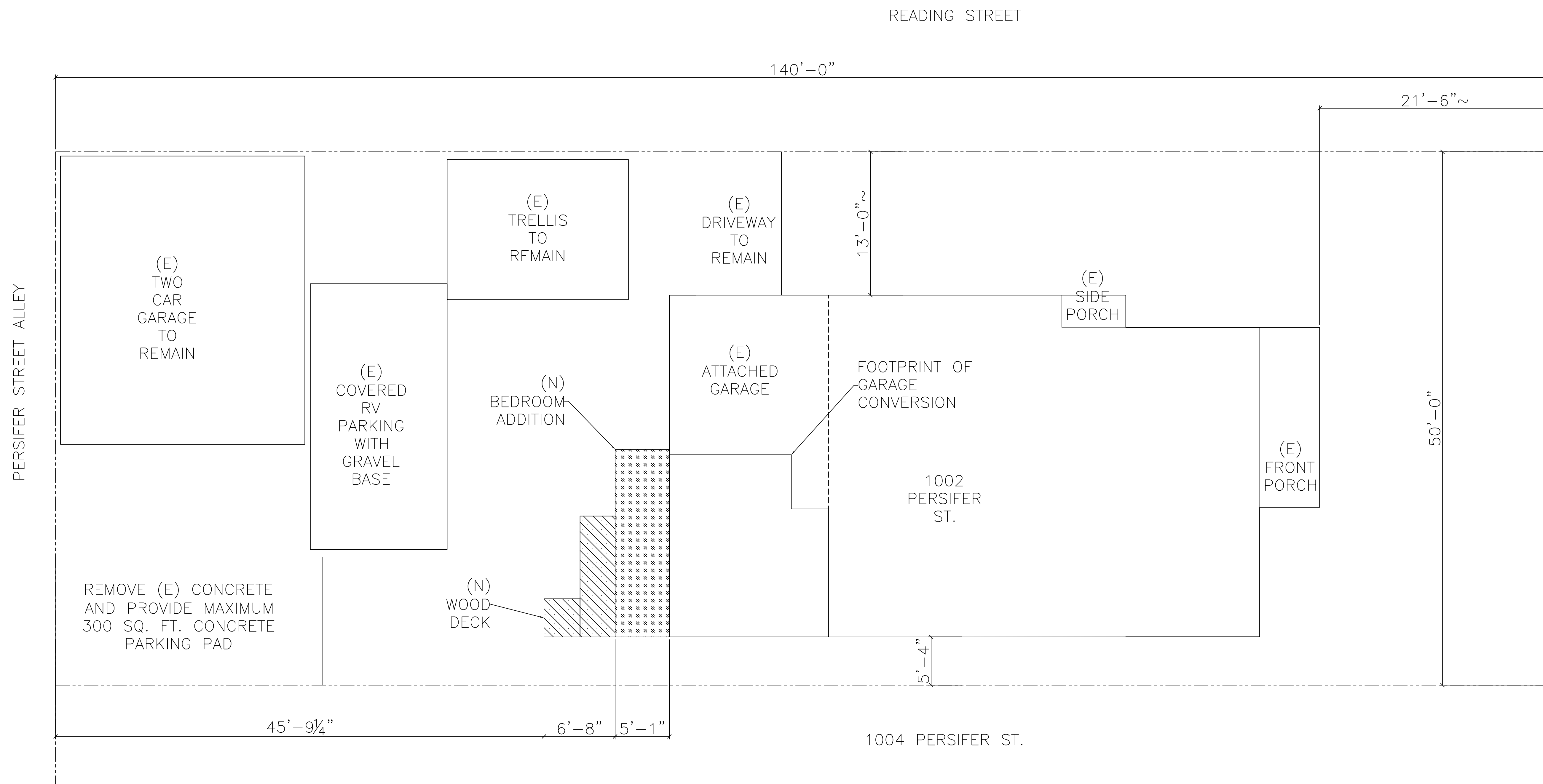


Design Review Submittal 09.23.2020

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Cover Sheet

A1.0



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



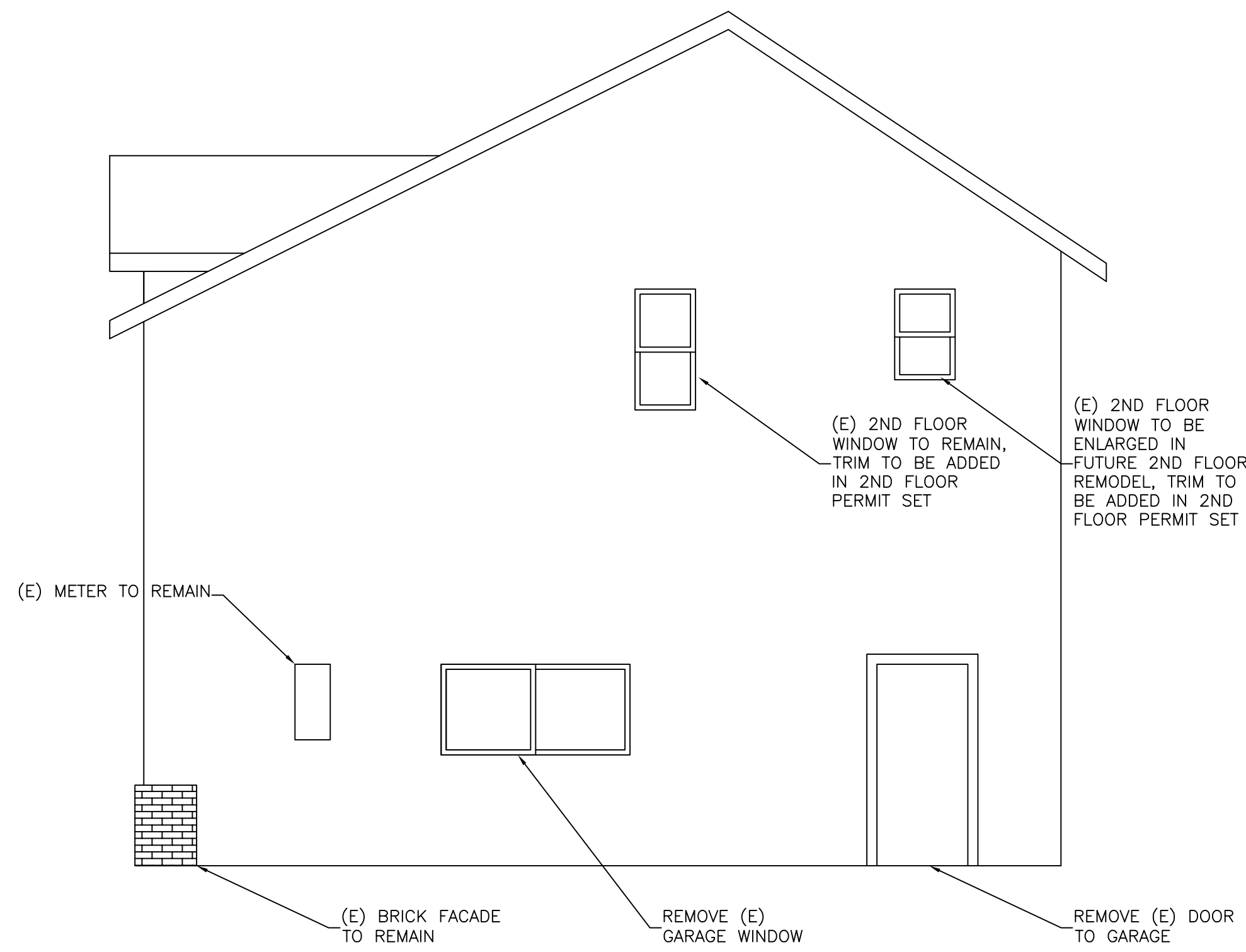
Design Review Submittal 09.23.2020

Site Plan

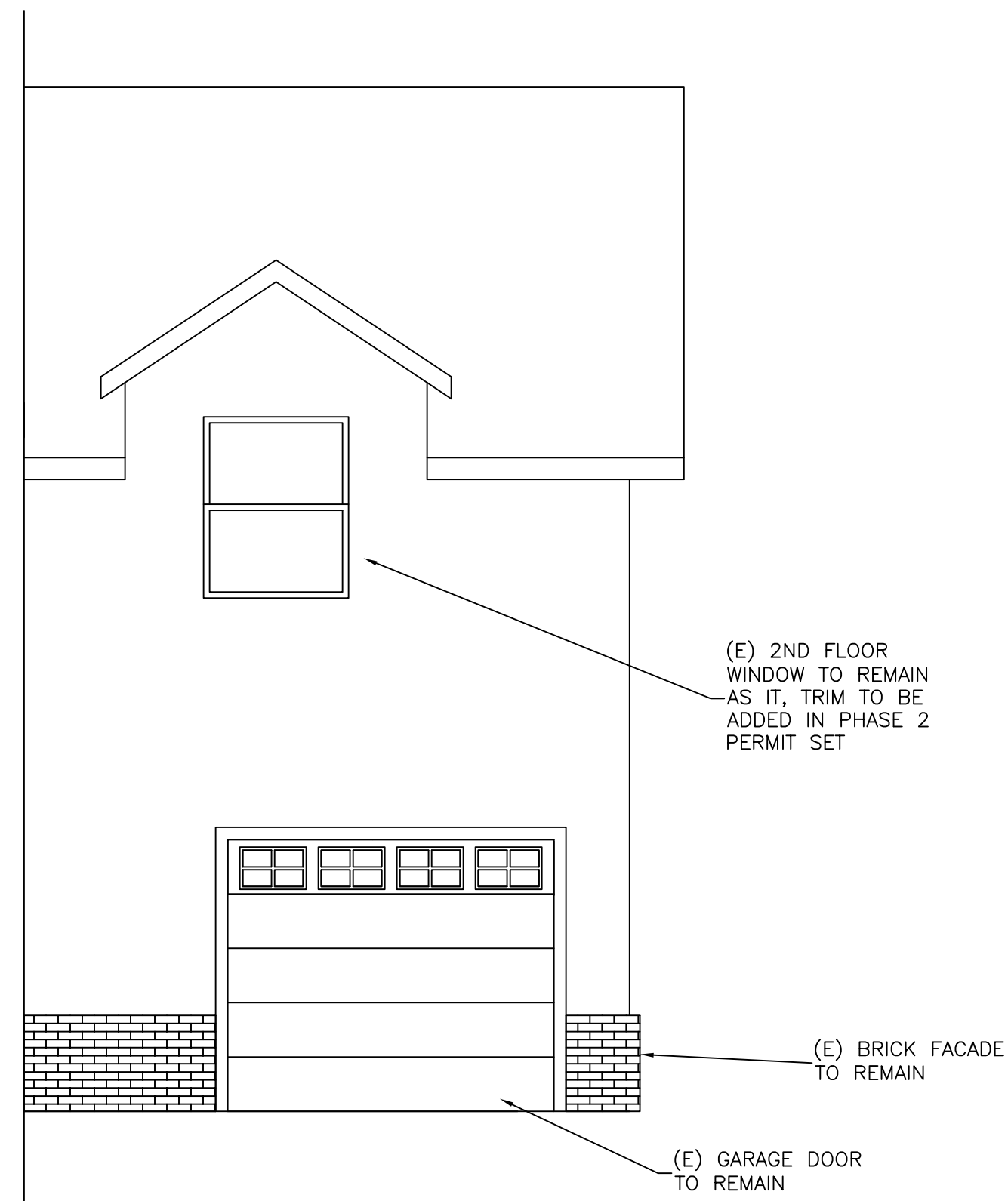
A1.1

1 SITE PLAN

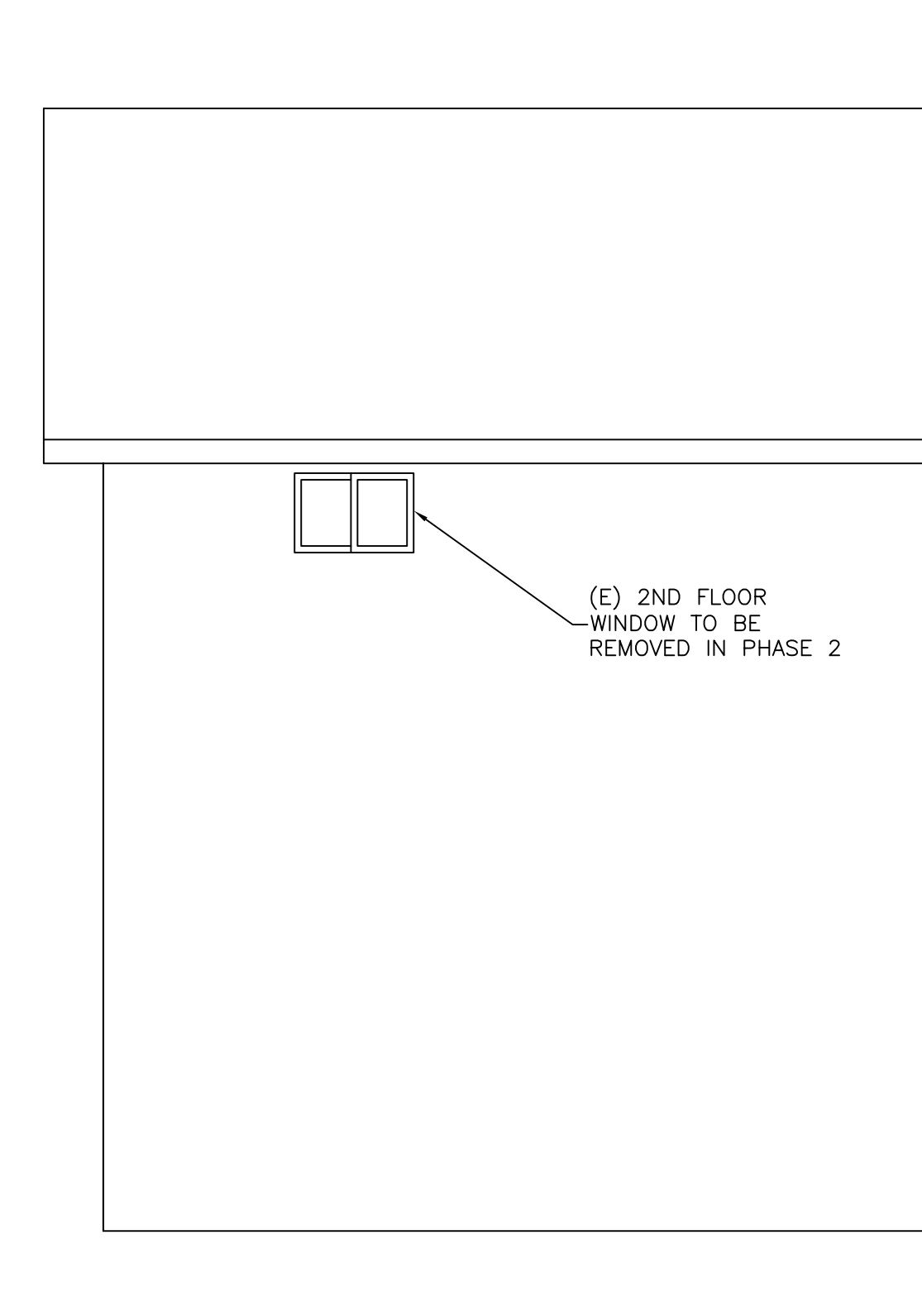
SCALE: 3/16" = 1'-0"



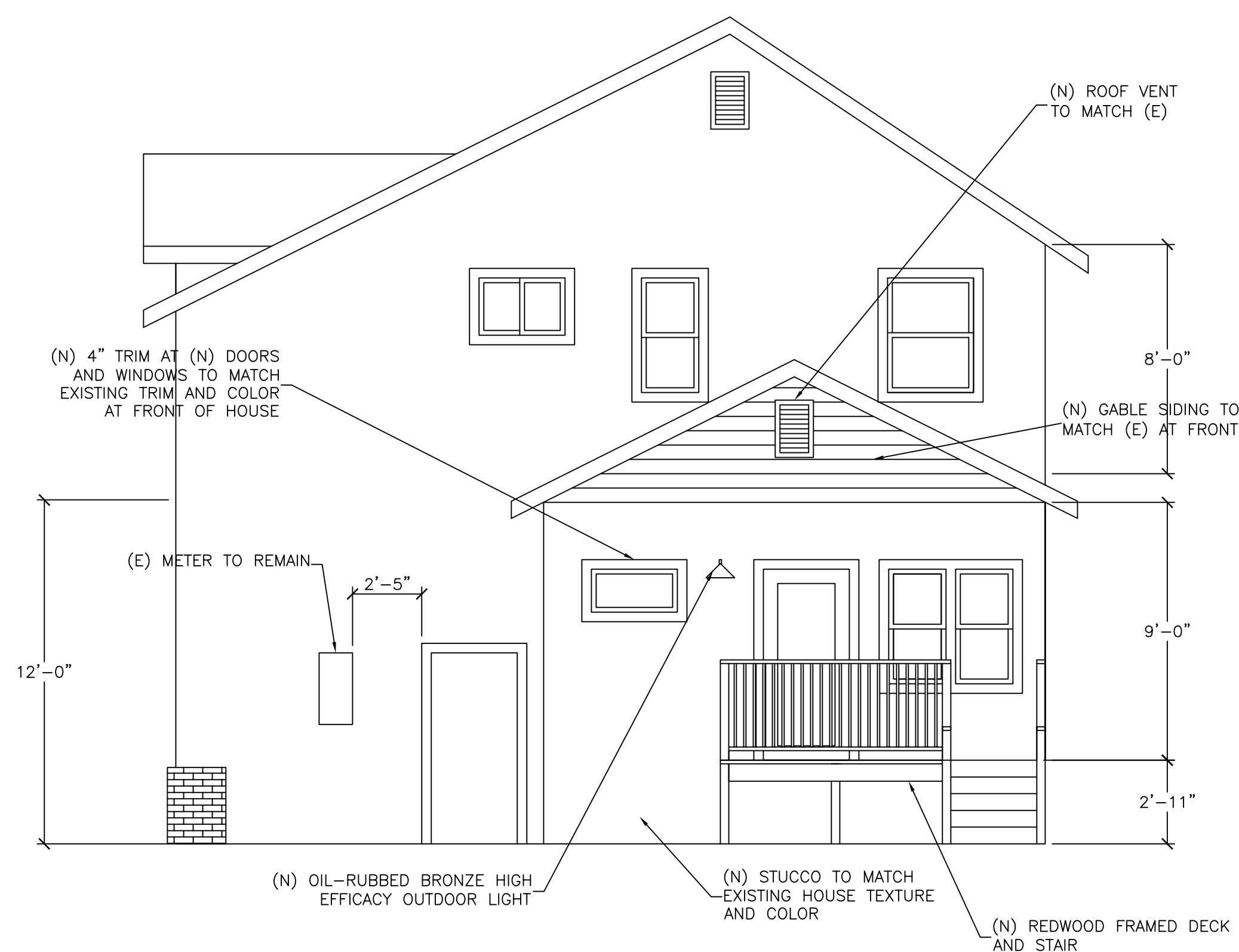
1 (E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



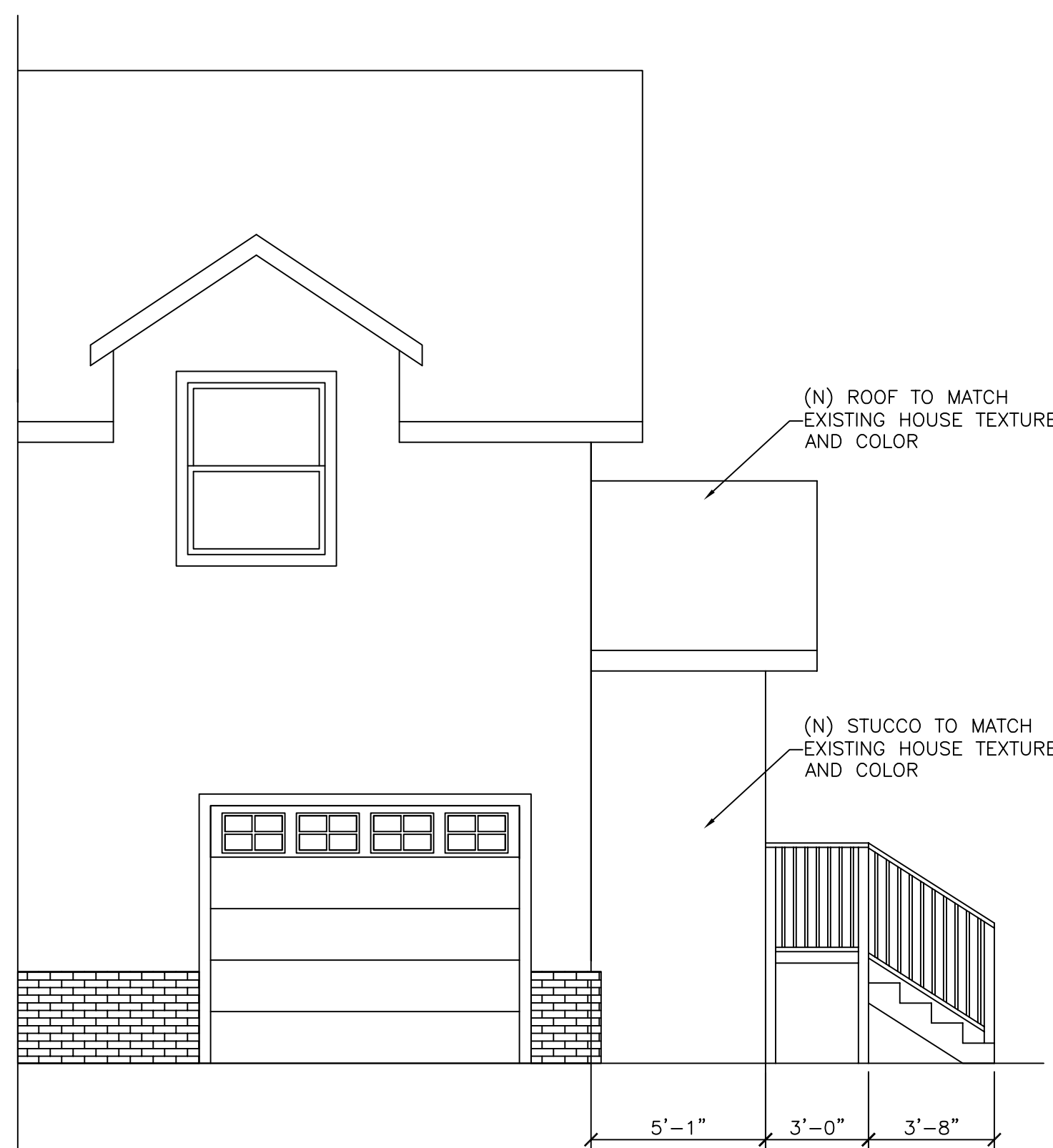
2 (E) PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



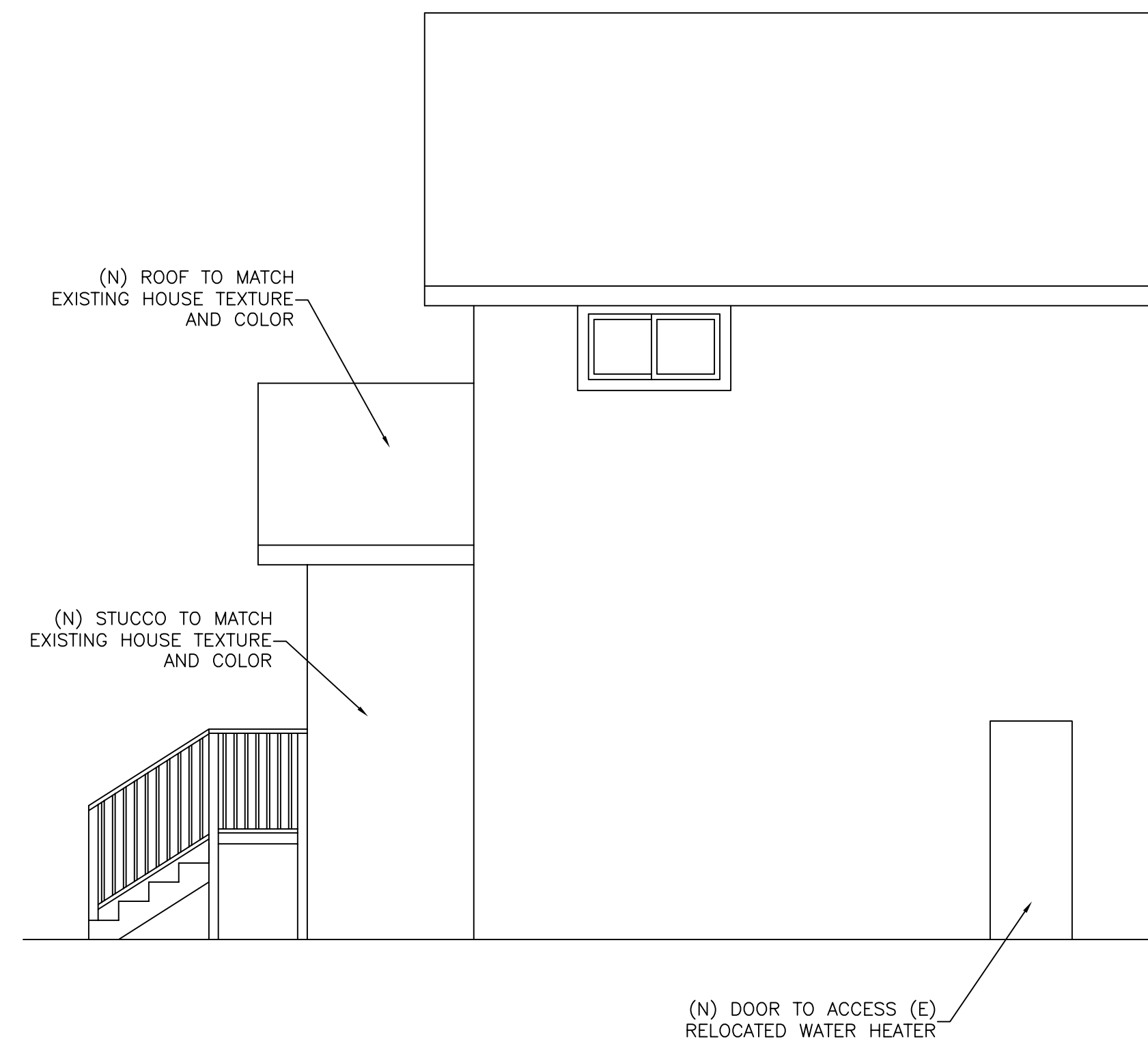
3 (E) PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



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"

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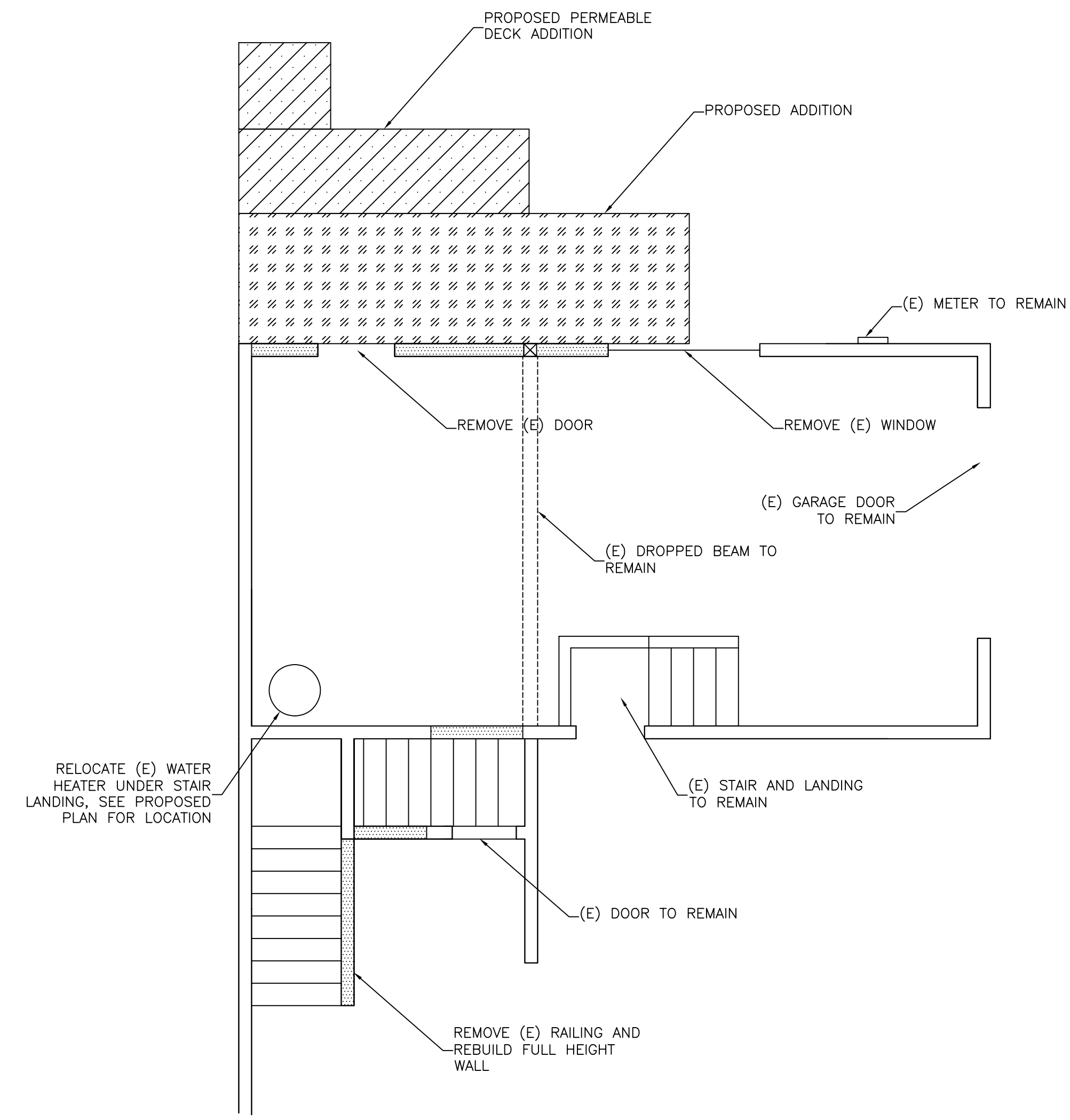
Elevations

S2.1

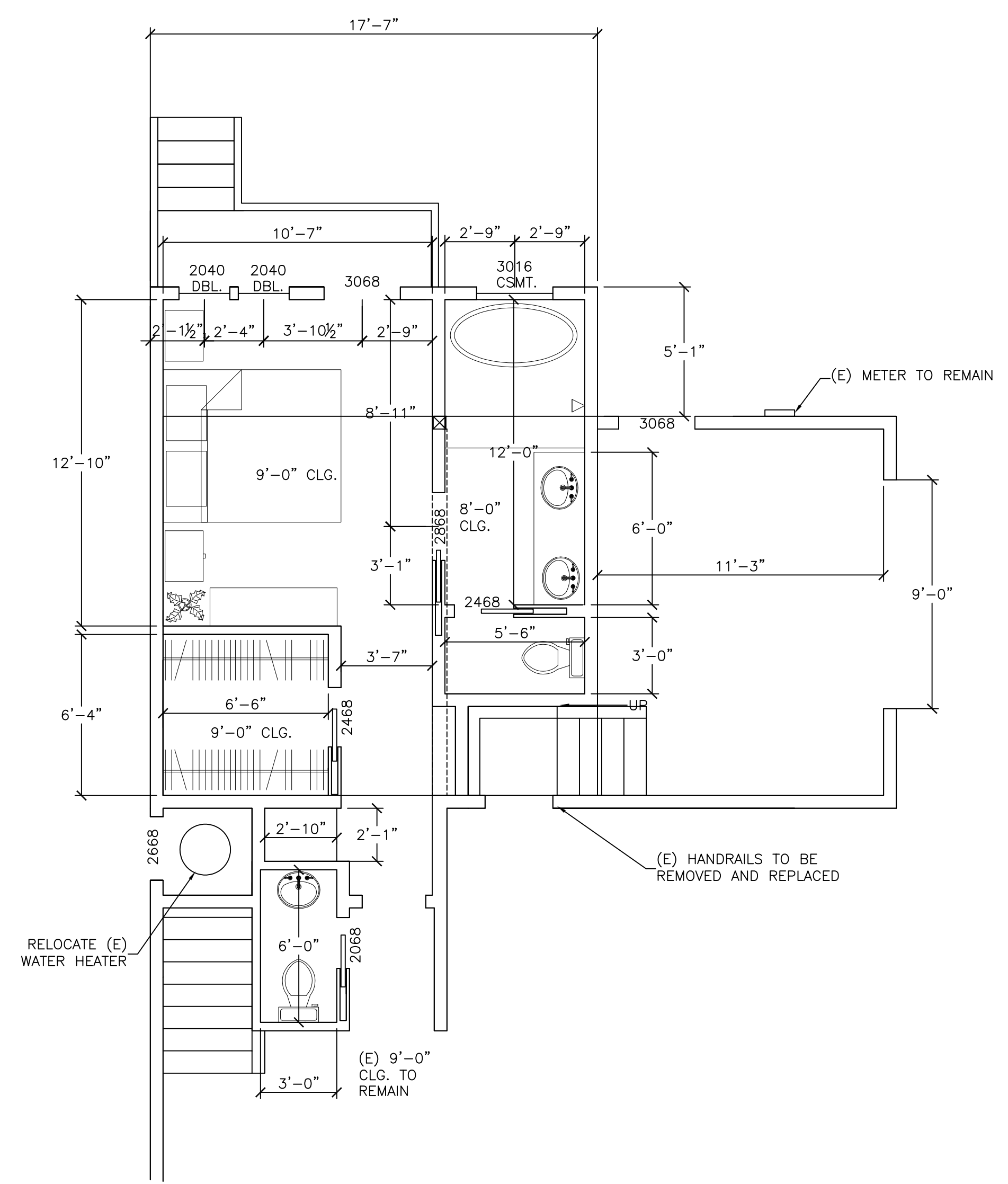
LEGEND	
	(E) WALLS TO REMAIN
	(E) WALLS TO REMOVE
	(N) FOUNDATION
	(N) FOUNDATION BELOW
	(E) POST ABOVE AND BELOW
	(E) POST ABOVE
	(E) POST BELOW
	POST ABOVE AND BELOW
	POST ABOVE
	POST BELOW
	REFERS TO NOTE

SHEET NOTES:	
①	XXXXXX
②	XXXXXX
③	XXXXXX

GENERAL NOTES:	
1.	
2.	



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



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

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Floorplans

S2.0

Attachment 6

Staff PowerPoint Presentation



1002 Persifer Street Addition and Remodel



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Project Vicinity



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Site Photos



Site Photos



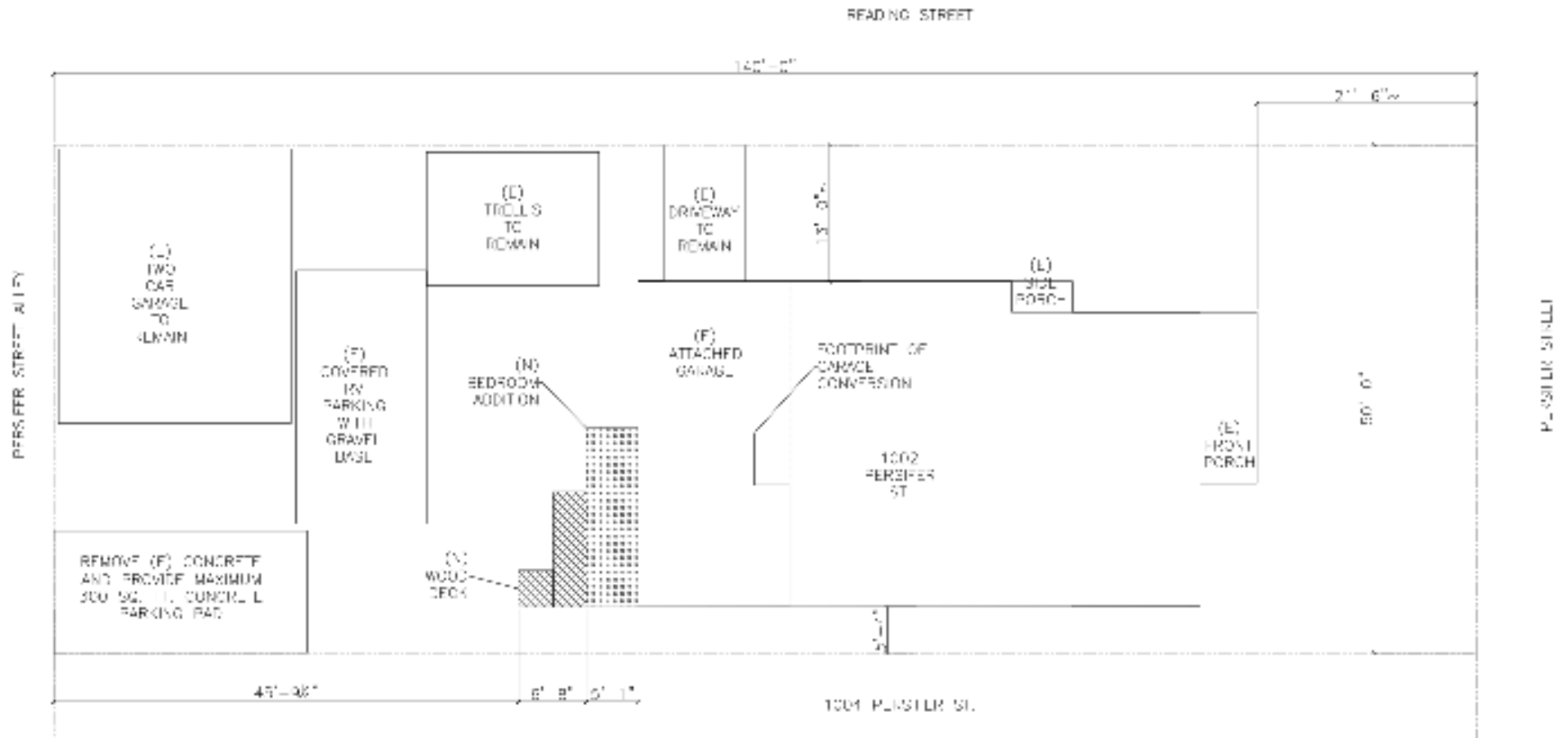
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Site Plan



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Staff Recommendation



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Staff recommends approval of PN 20-215 for Design Review of a 350-square-foot addition and 49-square-foot uncovered rear deck for an existing residence located at 1002 Persifer Street .