

**CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION AGENDA
August 17, 2011
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Candy Miller, Vice Chair Daron Bracht, Commissioners: Dorothy Cormack, Lance Klug, Brian Martell, Susan Mehring, Mark Roberts

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.

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 Historic District Commission minutes of July 20, 2011 stand approved unless there are changes.

ITEM TO BE CONTINUED:

1. **PN11-205, Lockdown Brewing Company, Conditional Use Permit 718 Sutter Street**

This item is to be continued to the September 7, 2011 Historic District Commission meeting. A Public Hearing to consider a request from Robert Whistler for approval of a Conditional Use Permit for establishing a tasting room within an existing building located at 718 Sutter Street. The project site is zoned H-D (Historic District / Sutter Street Subarea) and the General Plan land-use designation for the site is CA (Specialty Commercial District). The project is categorically exempt from the environmental review requirements pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). The Historic District Commission will take final action on the project unless the decision is appealed to the City Council. **(Project Planner, Kei Zushi, Associate Planner / Applicant: Robert Whistler, 317 Leidesdorff Street, Folsom, CA)**

NEW BUSINESS:

2. **PN11-241, Historic District Sign Code Amendment**

A Public Hearing to consider a Zoning Code Amendment (ZCA) to Section 17.52.530.I.(1) of the Folsom Municipal Code regarding commercial sign requirements in the Natoma-Riley-Bidwell Commercial area. The proposed ZCA is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (Review for Exemption). The Historic District Commission will make a recommendation to the City Council concerning the proposed Zoning Code Amendment. **(Project Planner, Kei Zushi, Associate Planner / Applicant: City of Folsom)**

INFORMATIONAL ITEMS:

3. **Leidesdorff Village**

A public meeting to review a request by D & S Development for development of the proposed Leidesdorff Village Mixed-Use Project. The project is being considered by the Historic District Commission as an informational item only, no action will be taken at this particular meeting. The proposed project includes development of a three-story, 19,315-square foot residential building (17 condominium units), a three-story, 19,984-square-foot residential building (19 condominium units), a 3,870-square-foot common house, a two-story, 23,908-square-foot mixed-use building (21 residential units and ground-level retail space), and two single-family residential units. As part of the project, the applicant is requesting approval of a Tentative Subdivision Map to create the condominium units and Design Review Approval for evaluation of the architecture of the buildings. Primary access to the project site will be provided by a new private driveway that will connect to Sibley Street with secondary access being provided by a

private driveway that will connect to the proposed extension of Leidesdorff Street. Proposed site improvements include: underground utilities, parking, drive aisles, a trash/recycling enclosure, a common pool, site lighting, and landscaping. The project site is designated CA (Specialty Commercial) in the General Plan and zoning for the site is R-4 (General Apartment District). (Project Planner Steve Banks, Senior Planner / Applicant: D&S Development)

The next Historic District Commission meeting is scheduled for **September 7, 2011**. 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 355-7222 and FAX number is 355-7274.

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.