

CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION MINUTES
July 20, 2011

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

ABSENT: Commissioner Lance Klug

CITIZEN COMMUNICATION: None

MINUTES: The Historic District Commission minutes of June 15, 2011 were approved with a minor correction.

NEW BUSINESS:

1. PN11-167, Bates Garage Addition, Historic District Design Review, 711 Mormon Street

Associate Planner Zushi presented the staff report.

Applicant Barbara Bates stated that they have changed their plans and they don't want to add a garage – instead they would like to have a "Tuff Shed" noting that it was needed for storage.

Planning Manager Johnson stated that typically those kinds of sheds don't require Commission approval because it was a temporary, removable structure.

Ms. Bates added that the shed would be 12' x 24'.

Planning Manager Johnson added that the shed could be reviewed at staff level (over the counter). However, due to the size it will require Commission approval.

CHAIR MILLER MOVED TO CONTINUE THIS ITEM OFF CALENDAR.

COMMISSIONER BRACHT SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

| | |
|----------|--|
| AYES: | ROBERTS, MARTELL, BRACHT, MEHRING, CORMACK, MILLER |
| NOES: | NONE |
| ABSTAIN: | NONE |
| ABSENT: | KLUG |

2. PN11-179, Garage Addition, Historic District Design Review, 606 Reading Street

Commissioner Bracht recused himself from this agenda item.

Planning Technician Henry gave the staff report, stating that this was a request for a 260-square-foot garage addition to an existing 480-square-foot garage located at 606 Reading Street. The subject site is located within the Central Subarea of the Historic Residential Primary Area. A vicinity map and site plan was shared with the Commission and the existing garage and proposed addition was pointed out to the Commission. Elevations were shared with the Commission, and Planner Henry explained that the applicant was basically proposing to extend the garage - materials would match the existing structure. The applicant has requested to use single-hung windows and staff has added that as a condition.

Although the proposed project meets the setback requirements of the lot, there was an issue with the adjacent parcel at 604 Reading Street. The garage at 604 Reading Street is only three feet from the property line and therefore the garage as proposed would not meet the required 10-foot setback between structures. The applicant has proposed to reduce the size of the garage to 11' x 20' in order to meet the 10-foot setback. Staff has added this as a condition.

Photographs of the project site were shared with the Commission. The applicant is proposing to paint both structures a blue/grey color. Staff recommended approval of the project.

Chair Miller clarified that because of the reduction in size of the garage, the addition would actually be 220 square feet.

Chair Miller opened the Public Hearing; no one came forward to speak, so the Public Hearing was closed.

COMMISSIONER ROBERTS MOVED TO APPROVE PN11-179 FOR DESIGN REVIEW FOR CONSTRUCTION OF A 220-SQUARE-FOOT ADDITION TO AN EXISTING DETACHED GARAGE AT 606 READING STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS "A" AND "B," CEQA FINDING "C," DESIGN REVIEW FINDINGS "D" AND "E"; AND CONDITIONS 1 THROUGH 5.

CHAIR MILLER SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

| | |
|----------|--|
| AYES: | CORMACK, ROBERTS, MEHRING, MARTELL, MILLER |
| NOES: | NONE |
| ABSTAIN: | NONE |
| ABSENT: | KLUG |
| RECUSED: | BRACHT |

3. **PN11-046, Sign Design Review, 511 Sibley Street**

Planning Technician Henry gave the staff report, stating that this item was for design review of a free-standing sign to be located at 511 Sibley Street, which is the site of the Bridge Community Church. A vicinity map showing the location of the project site was shared with the Commission. Sign regulations are guided by the development standards within the Central Subarea. The applicant proposes to construct a 6-square-foot, elliptical carved wood panel mounted sign, which would be fastened to two metal sign posts. There will be raised etched color lettering which will feature the name of the church as well as its logo. The applicant is also requesting to apply ¼" plexi-glass mounted to the wood panels on both sides to discourage future vandalism. A site plan showing the sign location was shared with the Commission. The location is consistent with the requirements – it's outside of the clear-vision triangle, as well as the setback requirements for free-standings signs. Photographs of sample signs were shared with the Commission. Staff pointed out that the applicant is proposing that the metal posts, be square sign posts and are willing to construct the posts out of wood, which was more consistent with the Historic District Design and Development Guidelines. Staff has incorporated the use of the square posts as a condition of approval.

Locations of the two existing signs were pointed out for the Commission – both signs were non-conforming and staff was unable to verify permits. Staff recommended that both signs be removed as part of this application. Photographs of the site were shared with the Commission. Staff has further recommended that the plexi-glass material not be utilized, noting that it was not a historic material. However, staff has been informed by the applicant that there has been vandalism at the church and that they feel strongly that the plexi-glass material be allowed.

Staff recommended approval of the project with the Findings and Conditions included in the staff report.

Commissioner Cormack stated that plexi-glass is easily scratched and in time would become cloudy.

Commissioner Roberts added that polycarbonate should be used instead of plexi-glass if approved.

Steve Auclair, Auclair Consulting, commended Planner Henry for getting this item before the Commission. Mr. Auclair explained that ADA access is being installed in front of the church, which means that the sign that currently exists will need to be relocated. The signs have been located at the site for 15 years and the Bridge Community Church has been located at the site for 10 years. Mr. Auclair added that their application was primarily to replace the 32-square-foot sign that was located at the front of the church, but they also wanted to keep the second sign (16 square feet) for visibility purposes. He requested that Condition 2 be modified so that they could keep the second sign. He further requested that they be allowed to use the plexi-glass on the sign, noting recent vandalism at the church and surrounding area. He added that the plexi-glass could be removed and replaced if vandalized – it would be very expensive to replace the sign if vandalized.

Planning Manager Johnson clarified that typically there would be a free-standing sign and one building attached sign. In response to Chair Miller, he added that typically wall signs wouldn't be allowed unless the building was located on a corner. The church could have a 6-square-foot sign attached to the building.

Commissioner Roberts stated that he would be okay with the signs posts being square steel tube column if maintenance was an issue. Mr. Auclair replied that the applicant was okay having the wood posts.

Chair Miller opened the Public Hearing; no one came forward to speak so the Public Hearing was closed.

Chair Miller stated that she was inclined to allow alternative materials (plexi-glass) to be attached to the sign – she would like to have had samples of the material. She further added that they did not have the purview to allow the existing 16-square-foot sign to remain; they could allow a second sign that would be six square feet.

CHAIR MILLER MOVED TO APPROVED PN11-046, SIGN DESIGN REVIEW FOR THE BRIDGE COMMUNITY CHURCH AT 511 SIBLEY STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: FINDINGS "A" THROUGH "D" AND CONDITIONS 1 THROUGH 4, AND DELETE CONIDITION 5.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

| | |
|----------|--|
| AYES: | BRACHT, MARTELL, MEHRING, ROBERTS, CORMACK, MILLER |
| NOES: | NONE |
| ABSTAIN: | NONE |
| ABSENT: | KLUG |

INFORMATIONAL ITEM

4. Goodies Yogurt Sign Issue

Director Miller stated that this issue was brought to staff by the owner of Goodies who was doing advertising /signage that wasn't allowed according to the FMC. There were a number of pre-existing signs along Natoma that were larger than what was being allowed by the Code. Retail/restaurant uses are of a different character than other uses. The sign code allowed the Rosa Blanca pre-existing, non-conforming sign to remain if the owner restored the sign, which they did. This gave them a lot more signage than a lot of other people have along this corridor. Goodie's Yogurt is having difficulty getting people to notice their location – they are on the corner and have a wall sign, but it was felt that a six-square-foot sign for a restaurant or retail establishment was pretty constraining. In order to give some kind of flexibility, he suggested that the applicant put together a presentation of an example of a free-standing sign (12 square feet). Director Miller added that staff should still be careful about controlling the sign size, but there was a scale issue. Retail and restaurant uses were very dependent on drive-by traffic. Signs for these uses would still have to come before the Commission for design review. He reiterated that this increase signage would be limited to restaurant/retail uses.

Chair Miller stated that originally that corridor was intended for business/professional uses, but times are changing and there are more restaurants and retail along this corridor. She felt that this was a very timely item to be bringing to the Commission because needs are changing.

Glenn Liebig, owner of Goodie's Yogurt & Deli, stated that due to the economy, retail is struggling and in the last two weeks there has been a significant decrease in revenue because they have no exposure on the corridor of Natoma Street. They have done various means of advertising throughout the community and they haven't brought in the revenue. He spent \$1,400 on a trailer sign which cause a few complaints – he apologized stating that Code Enforcement has required the sign to be removed. When the sign was at the location, it increased their revenue by 25% - 40% per day. He shared some data and photographs with the Commission.

Mr. Liebig discussed the type of sign he would like to have and stated that he could provide the Commission with a presentation with examples of the sign.

Chair Miller reiterated the changes that have occurred along the corridor and stated that she was glad to hear staff's recommendation to rectify the situation.

In response to Commissioner Cormack, Director Miller stated that currently on the site there was a 2'x 3' sign and the height limitation is four feet. Staff is suggesting five feet with a greater width. There is a need to monitor height because of sight issues with regard to traffic (vision triangle).

Chair Miller was supportive of the proposed change provided that Historic District Commission approval is required. She requested that when this item comes back before the Commission that comparisons be provided in the staff report, along with cross sections, elevations, photographs.

Commissioner Bracht agreed that the change was a great idea, however he would want to be careful not to have sign pollution, that standards be established, and that the signs were tastefully done.

Director Miller replied that all the other standards would remain as they currently exist; design review (aesthetics) would be at the discretion of the Commission.

Commissioner Roberts voice concern about defining the uses that would apply.

Chair Miller replied that the uses would have to be restaurant or retail.

Commissioner Robert reiterated that the use has to be clear noting that the massage parlor also relies on drive by traffic.

Director Miller added service uses (i.e. churches, day care / residential care facilities, etc.) didn't need the extra signage. He stated that staff would be bringing a proposed ordinance back for the Commission's review.

STAFF/COMMISSION COMMENTS:

Chair Miller asked about the status of the encroachment issues.

Director Miller replied that Planner Zushi has been doing a wonderful job in researching this issue and staff would be bringing something to the Commission within the next 60 days.

Chair Miller referenced Burgers & Brew that was before the Commission at the last meeting, stating that it occurred to her that there were a lot of lofts going in across the street, and staff should look at sound impacts. She suggested that a condition could be added that after a certain hour only inside seating would be allowed.

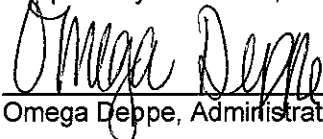
Director Miller stated that currently hours of use restrictions were in areas where there was a use permit. He suggested that a restriction could be made regarding outdoor activities within the District unless there was a special use permit or special event.

Commissioner Bracht invited members of the community to volunteer to help out the archaeology effort taking place at the Folsom Historic Station.

Director Miller updated the Commission with regard to the Governor's desire to eliminate redevelopment agencies.

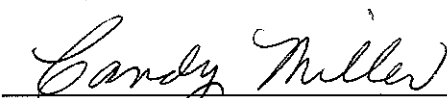
There being no further business, the meeting was adjourned at 6:12 p.m.

Respectfully Submitted,



Omega Deppe, Administrative Assistant

APPROVED:



CHAIR CANDY MILLER