

**CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION MINUTES
August 17, 2011**

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

ABSENT: Commissioner Susan Merhring

CITIZEN COMMUNICATION: None

MINUTES: The Historic District Commission minutes of July 20, 2011 were approved as submitted.

ITEM TO BE CONTINUED:

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

COMMISSIONER KLUG MOVED TO CONTINUE PN11-205, LOCKDOWN BREWING COMPANY CONDITIONAL USE PERMIT TO THE SEPTEMBER 7, 2011 HISTORIC DISTRICT COMMISSION MEETING.

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

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

Commissioner Martell arrived at 5:05 p.m. and Commissioner Cormack arrived at 5:09 p.m.

NEW BUSINESS:

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

Associate Planner Zushi gave the staff report, stating this application was for a sign code amendment related to free-standing sign requirements applicable to Natoma-Riley-Bidwell primary area. At the last Commission meeting, as requested by Goodies Yogurt, the Commission discussed the proposed amendment to the free-standing sign requirements in this area. The consensus at that meeting was to allow larger free-standing signs for restaurants and retail uses along Natoma Street. The current code was adopted when there were only a few restaurant / retail uses along that corridor. There are also a number of non-conforming, pre-existing signs for those uses. As more and more restaurant / retail uses have been established along this corridor, there is a need to allow larger free-standing signs. Sign requirements are outline the FMC Section, 17.52.530. (I). (1) and also in the Historic District Design Guidelines (DDGs) Section 5.03.04. (b). It was agreed at the last meeting that larger free-standing signs should be allowed, but it was not decided how large they should be. A comparison was shared that showed the current requirements, proposed requirements for retail / restaurant uses and proposed requirements for non-retail uses and uses not fronting Natoma Street. The current code allows for a maximum height, including the base, of 4 feet and a maximum width of 3 feet. There are also limitations on the sign message area that is 2' x 3'. It is that requirement that many of the restaurant / retail uses are claiming is too stringent. Staff believes that 16 square feet would be the appropriate maximum sign size for this area. The width of the sign rather than the height would be emphasized; so the width of the sign would have to be greater than the height of the sign. Staff would like to set the maximum width requirement to 5.5 feet. Another reason for the width/height ratio requirement is because this area has predominately one-story structures with relatively large setbacks so staff believes the wider profile signs would be more appropriate. Staff is not recommending any changes in the size requirement for uses other than restaurant / retail uses. Under the current proposal, the maximum height would be 3 feet, excluding the base and maximum width would be 4 feet. There would be no change to the message area requirement.

Associate Planner Zushi continued stating that the definition of retail use was: "...A business primarily characterized by the sale of goods or merchandise to the local public and tourists for personal or household consumption, a business rendering services incidental to the sale of goods, a business engaged in the sale of food and/or beverages for on-premises consumption, a business rendering personal services including barbers and beauty and nail salons..." The proposed code would also include the following examples of restaurant / retail uses:

- 1) General merchandise, such as apparel, books, arts and crafts, furniture, home furnishings, jewelry, antiques, records/compact discs/videos, consumer electronic equipment, hardware, athletic/recreational equipment, stationery and office supplies, toys, or convenience goods such as food and grocery stores, pharmacies, and drug stores; and
- 2) Personal services, such as barber shops, beauty/nail salons, tailors/dress makers, laundries, florists, eye glass / hearing aid shops, and shoe repair shops, which include incidental sale of related goods.

Non-Retail use examples include:

- 1) Professional service businesses such as advertising, catering, grooming service, architecture, landscape architecture, engineering, planning, law, medicine, dentistry, music instruction/schools, interior design, accounting, insurance, real estate, mailing, telephone answering, finance and securities investments, travel agencies, and any similar type business;
- 2) Motor vehicle related uses, including sales, fueling, washing, repair, or storage;
- 3) Uses that require outside storage of stock, vehicles, or machinery;
- 4) Wholesale sales, other than those by a business also engaged in retail sales;
- 5) Child care centers and residential care homes for adults or children;
- 6) Religious institutions;
- 7) Athletic, recreational, or entertainment facilities; and
- 8) Museums and galleries.

Chair Miller asked why museums and galleries were excluded, stating that most museums have gift shops. She added that galleries sell artwork and that she would like to see those uses considered retail uses.

Staff recommended that the Commission direct staff to modify the DDGs consistent with this proposal and recommend to the City Council approval for the proposed Sign Code Amendment based on the findings outlined in the staff report.

Commissioner Bracht voiced concern about discrimination claims from the other uses. He felt all uses should be allowed to use these guidelines.

Chair Miller explained that this was discussed at the last meeting and the reason other uses weren't considered is because you're not likely to drive by, for example an insurance office and spontaneously stop and go in. They were trying to tie down the more impulse stopping.

Planning Manager Johnson commented that the code differentiates between office and retail signage.

In response to Commissioner Roberts, Planner Zushi clarified that the sign message area could be 2' x 3' but the monument could be 3' x 4'.

Commissioner Klug asked regarding the sign criteria in the Historic District if the font/style would remain the same.

Planner Zushi replied that none of those requirements are being changed.

In response to Commissioner Klug, Planner Zushi replied that regarding the setbacks, the signs would have to be set back at least 6 feet off the sidewalk.

Planner Johnson added that this requirement was to ensure clear view for motorists – signs can't block views of on-coming traffic.

Director Miller added that the only things that staff is specifying to be different is the area of the sign and the dimensions of the base. Everything else would remain as they are.

Chair Miller opened the Public Hearing.

Glenn Liebig, owner of Goodie's Yogurt, asked for clarification with regard to the sign height.

Director Miller replied that the overall sign height for retail / restaurant would not exceed 3 feet and not wider than 5.5 feet.

Mr. Liebig voiced concern about the height of 3 feet, stating that it was still a small area to see when traveling down a boulevard. He felt that some thought should be given to raise the height requirement (i.e. 4 feet maximum).

Chair Miller closed the Public Hearing.

Planning Manager Johnson requested that the height limit of signs be capped at 4 feet so that the code was clear.

It was also decided to include museums and galleries as a retail use.

COMMISSIONER KLUG MOVED TO DIRECT STAFF TO MODIFY THE DDGs CONSISTENT WITH THIS PROPOSAL AND RECOMMEND TO THE CITY COUNCIL APPROVAL FOR THE PROPOSED AMENDMENT TO THE SIGN REQUIREMENTS APPLICABLE TO THE HISTORIC DISTRICT NATOMA-RILEY-BIDWELL COMMERCIAL PRIMARY AREA OUTLINED IN THE FMC 17.52.530.(l).(1) AND PROJECT IN THE ATTACHED DRAFT ORDINANCE WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS "A" AND "B," AND CEQA FINDING "C" WITH MODIFICATIONS TO ATTACHMENT 1 ADDING MAXIMUM HEIGHT OF 4 FEET; AND ALSO REMOVING MUSEUMS AND GALLERIES ON ITEM NO. 8 IN SECTION D.

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

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

Chair Miller added that when the applications come in for larger signs, she would like to see what it would look like as a smaller sign as well just for comparison.

INFORMATIONAL ITEMS:

Commissioner Klug recused himself from this agenda item noting that the company he works for has been involved in this project.

3. Leidesdorff Village

Chair Miller stated that this was an informational item only and the Commission would not be taking any action.

Senior Planner Banks stated that before the Commission was an informational item for Leidesdorff Village mixed-use project. After staff's introduction, the applicant has also prepared a presentation. Input is being requested from the Commission as well as from the public.

Senior Planner Banks continued stating that this was a mixed-use, residential and retail project located on Sutter Street next to the Corporation Yard. There are 59 residential units, as well as a small amount of retail space. The applicant is proposing to develop the project in two phases. Phase 1 would be known as Folsom Ecohousing and includes two fairly large buildings (3-stories in size, 19,000+ square feet). The first building includes 17 condominium units, as well as 5 live/work units. The second building includes 19 condominium units and there is also a common house for use by those two buildings as well as exterior swimming pool, garden area, and also exterior amenities for the residents. There are also 2 single-family homes proposed off of Sutter Street. Phase 2 of the project (Sibley Corner) is a building that would be over 23,000 square feet in size. It will include studio units, as well as a common area and ground-floor retail space.

Senior Planner Banks added that the site is a little over 4 acres in size and composed of 4 parcels as well as some rights-of-way that will need to be abandoned as part of the project. The general plan land use designation, zoning, and subareas for this area are all in conflict. As a result, the applicant is required to do a number of entitlements with the project. The first is a General Plan Text Amendment. Currently there is no general plan designation for mixed-use other than the Historic District designation and staff felt that designation was too encompassing for this location and is proposing a text amendment to create a new category to allow this type of use. Secondly, there will be a Zoning Code Amendment to change the subarea from Resort Subarea to Riverway Subarea (for the entire site). A Conditional Use Permit (CUP) is required on a number of fronts – if you have 3 or more units, you need a CUP in this subarea, project over 5,000 square feet also require a CUP. A Planned Development Permit is required as well to establish development standards for the project and lastly, the applicant is proposing a Tentative Subdivision Map – they may be deferring that to a later time.

An aerial photograph of the site was shared with the Commission, as well as proposed site plans and building elevations.

Chair Miller asked if the owners of the two single-family homes were the only people that would have access to Sutter Street.

Senior Planner Banks replied that vehicle access for those homes will be from Sutter Street only. Other access will be provided from an extension off Leidesdorff Street. Questions the Commission should consider include: is this an appropriate land use for this site; is the land use compatible with the surrounding land uses; does the site plan function adequately. Staff would also like to get input regarding the design and architecture of the buildings.

Senior Planner Banks introduced the applicant.

Larry Washington, representing the applicant, shared a PowerPoint Presentation and discussed the proposed project in detail.

In response to Chair Miller, Mr. Washington replied that the homes would be fully owner occupied.

Chair Miller asked is someone could purchase one of the homes and then rent it out to someone else.

Mr. Washington replied that it was not the intent and in fact was alien to the sense of community; and in addition the developer wants 85% filled prior to going ahead with the project.

Chair Miller asked if any thought was given to the compatibility to the land use of Resort, which is where the City's Corporation Yard was located.

Mr. Washington felt that the proposed project would be very compatible with the Resort land use.

In response to Commissioner Roberts, Mr. Washington replied that the project had single level units; the second phase would have lofts above the retail.

Commissioner Martell felt that the concept of the project was great but voiced concern about parking. He added that it was not realistic to think that each unit would only have one car – they would have at least two cars. In addition, the project had retail which would exacerbate the parking issue – they would want to make sure that the retail would be successful. He mentioned that he gave some suggestions to Marty Maskall, the project manager.

Mr. Washington replied that they had taken Commissioner Martell's suggestion with regard to constructing more parking. The Commission was looking at an older plan; they updated the plan to include another 28 parking spaces.

Planning Manager Johnson interjected stating that staff does not believe that the tandem parking concept works and would not support it to solve a parking issue.

Commissioner Martell suggested deed restricted parking (2-hour parking) be implemented around the mixed-use/retail so that residents would not park their cars and leave it for the day.

Chair Miller asked if anyone from the audience wanted to comment.

Marty Maskall, Project manager, stated that she would be an owner of one of the Phase 1 units and talked about her connection to Folsom; she graduated from Folsom High School in 1962. She asked for future residents to stand up as well as those that supported the project. She offered to answer questions.

Commissioner Bracht asked for clarification of the various entitlements/variance that would be required for the project.

Senior Planner Banks replied that the Planned Development Permit would be process that the applicant would have to go through to deviate from the parking requirements. Under the Planned Development Permit process, standards could be established including parking, height differences, etc. There was no variance request. There were some setback variances for the single-family homes. In response to Commissioner Bracht, he stated that the Zoning Code Text Amendment is being proposed because the City currently does have an existing General Plan designation for this type of use; there is no category that allows a mixed-use development. The Text Amendment is being done to allow mixed-use within that category.

Director Miller added that there are subareas in the Historic District and they all have different regulations and are not incorporated in the General Plan, but are incorporated in the zoning, which is why an amendment is being proposed to the text.

Commissioner Bracht asked with regard to parking what was the minimum requirement in the Historic District and how would it compare with what would be included with the Text Amendment.

Director Miller explained that the Text Amendment was to allow for mixed-use; it was not to deal with parking.

Senior Planner Banks replied that the current minimum requirement was one parking space for units under 600 square feet and two parking spaces for units over 600 square feet. The proposed project was significantly under parked. The applicant was hoping to use parking on Leidesdorff Street which is outside the project boundary and could not be counted toward the project's parking requirement.

Commissioner Cormack asked about underground parking for the project.

Mr. Washington replied stated that they understand from the civil engineering they have done that it's mostly cobbles in the area (tailings); it would be difficult but they would look into it.

Commissioner Cormack noted that the mixed-use building seemed huge and asked if there were plans to camouflage the building.

Mr. Washington replied that they were in the process of studying that issue; the building was imposing and needed to be softened.

Commissioner Roberts concurred with the size of the building and the parking issue. He asked about access for the site if the Phase 2 project doesn't happen.

Senior Planner Banks replied that primary access would be off Sibley Street and there would be access for emergency vehicles only until Leidesdorff Street is extended. Currently there are no firm plans for that extension of the road.

In response to Commissioner Martell, Senior Planner Banks stated that the two single-family homes were not part of the proposed project.

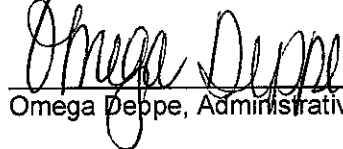
Dick Voiles, 1004 Leidesdorff Street, stated that there had been some discussion among the residents about limiting traffic to a one-way, in/out up to the Veterans Hall. Currently, their neighborhood has overflow parking from the Corporation Yard and also commuters. Parking and traffic was a huge concern for their neighborhood. Chair Miller stated that she like the new design of the project much better. She still felt that there could be way to minimize the size of the huge building. She supported the living concept that the applicant was trying to create and felt this was something that was going to be seen more and more. She had major concerns about the parking and that she didn't think the Commission would concede on this issue. The project is going to have to park all the cars

that it needs to park. The parking structure was not an option for the project's residents or visitors to park. She wanted to ensure that the brick path that was a remnant of the Chinese presence was protected. With regard to two single-family houses, she voiced concern about them being compatible with the Preserve community. She noted that the garages do not have access into the houses and wondered if the garages could be moved back so that they are detached from the homes.

There was a consensus among the Commission that parking was the major issue that would have to be resolved in order to gain their support.

There being no further business, the meeting was adjourned at 6:15 p.m.

RESPECTUFLY SUBMITTED,



Omega Depp, Administrative Assistant

APPROVED:



CHAIR CANDY MILLER