

**CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION MINUTES
September 7, 2011**

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

ABSENT: Commissioners Dorothy Cormack, Lance Klug

CITIZEN COMMUNICATION: None

MINUTES: The Historic District Commission minutes of August 17, 2011 were approved as submitted.

Commissioner Martell arrived at 5:16 p.m.

NEW BUSINESS:

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

Associate Planner Zushi gave the staff report stating that this application is for approval of the construction of a 240-square-foot detached shed located at 711 Mormon Street. The project site is zoned R-4 (General Apartment Density) and the General Plan land-use designation for the site is MLD (Multi-Family Low Density).

The applicant, Barbara Bates, is proposing a 240-square-foot (12 feet by 20 feet) detached shed with a proposed height of 11 feet measured to the highest point. The new shed is 16 feet from the southeast property line (alley side), 32 feet from the southwest property line, and 5 feet from the northeast property line. The exterior walls of the new shed will have beige siding and white siding trim that match the walls of the existing residence. The roof of the new shed is proposed to be a pitched roof (6:12 pitch) and have asphalt shingles that are dark gray in color. The applicant has recently removed the gravel/dirt for a parking space (19 feet by 9 feet in size) located on the southeast corner (alley side) of the subject property. The applicant proposes to construct a parking space in the rear yard and resurface the parking space with gravel. The applicant proposes no exterior lighting as part of this project. The shed will have a door on the northwest elevation and a door and two windows on the southwest elevation. The design, materials, colors, and scale of the proposed shed have been designed to match those of the existing residence.

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

CHAIR MILLER MOVED TO APPROVE THE RESIDENTIAL DESIGN REVIEW FOR THE CONSTRUCTION OF THE 240-SQUARE-FOOT DETACHED SHED LOCATED AT 711 MORMON STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS "A" AND "B" AND CEQA FINDING "C" AND DESIGN REVIEW FINDINGS "D" AND "E" AND CONDITIONS OF APPROVAL (NOS. 1- 7).

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

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

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

Associate Planner Zushi gave the staff report stating that this application is for approval of a Conditional Use Permit for establishing a beer 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 applicant is requesting approval of a Conditional Use Permit application for establishing a beer tasting room (approximately 1,200 square feet in size) on the second floor of the existing commercial building located at 718 Sutter Street. In addition, approximately 300 square feet of the existing 1,200-square-foot outdoor deck on the Sutter Street elevation will also be utilized as a beer tasting area. The applicant proposes to provide hand-crafted ales, sodas, and snack items to customers. In addition the application includes an area for dancing and live music (see modifications of Conditions of Approval). The proposed use does not include brewing operations at the site. No modification to the building exterior design or on-site improvement is part of this application. Future plans include installation of a door to the existing deck on the Sutter Street elevation and potential expansion to a vacant tenant space.

With regard to Condition of Approval 19, the applicant stated a crash gate will be installed to prevent patrons from entering the adjacent outdoor balcony.

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

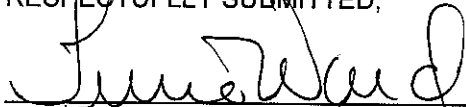
CHAIR MILLER MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE BEER TASTING FACILITY (PN 11-205) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS "A" AND "B", CEQA FINDING "C", CONDITIONAL USE PERMIT FINDING "D", AND CONDITIONS OF APPROVAL NO. 1 AND 2 MODIFIED, CONDITIONS NO. 3 THROUGH 11, CONDITION NO. 12 MODIFIED, CONDITION NO. 13, CONDITION NO. 14 MODIFIED, CONDITIONS NO. 15 THROUGH 17, CONDITION NO. 18 MODIFIED, CONDITION NO.19 AS MODIFIED DURING THE HEARING TO INCLUDE A BARRIER ON THE DECK, CONDITION NO. 20, CONDITION NO. 21 MODIFIED, CONDITIONS NO. 22 THROUGH 27, CONDITION NO. 28 MODIFIED, AND CONDITIONS NO. 29 THROUGH 30.

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

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

There being no further business, the meeting was adjourned at 5:47 p.m.

RESPECTUFLLY SUBMITTED,



Terrie Ward, Administrative Assistant

APPROVED:



CHAIR CANDY MILLER