

CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION AGENDA
November 16, 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 October 5, 2011 stand approved unless there are changes.

NEW BUSINESS:

1. **PN11-253, Ericsson Design Review, 806 Figueroa Street**

A Public Hearing to consider a request from Ed Holliday for Residential Design Review approval for the installation vinyl siding on an existing 1,388 square-foot house located at 806 Figueroa Street. The project site is zoned R-2 (Two Family Residence District) and the General Plan land-use designation for the site is MLD (Multi-Family Low Density). 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: Ed Holliday, 8171 Alpine Avenue, Ste. G, Sacramento, CA 95826**)

2. **PN11-342, Huun Residential Design Review, 612 Mormon Street**

A Public Hearing to consider a request from Jim Kauffman for approval of a Residential Design Review application for construction of 1st- and 2nd-floor additions to an existing 960-square-foot, one-story single-family residence located at 612 Mormon Street. The proposal also includes demolition of an existing detached garage and construction of a 1,555 square-foot, two-story accessory structure in the rear yard. The accessory structure will include a three-car garage and a second dwelling unit. The project site is zoned R-2 (Two Family Residence District) and the General Plan land-use designation for the site is MLD (Multi-Family Low Density). The project is categorically exempt from the environmental review requirements pursuant to Section 15303 (New Construction or Conversion of Small Structures) 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: Jim Kaufmman, 915 Sutter Street, Folsom, CA 95630**)

3. **PN11-324, Chicago Fire Conditional Use Permit Modification, 614 Sutter Street**

A Public Hearing to consider a request from Tom Twitchel for a Conditional Use Permit Modification to change the operating hours at Chicago Fire Restaurant at 614 Sutter Street. The project site is zoned HD (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: Tom Twitchel, West of Chicago Restaurants, 101 Parkshore Drive, Ste. 100, Folsom, CA 95630**)

4. **PN11-328, Golden Bear Mortgage, Historic District Commission Design Review, Variance, and Conditional Use Permit at 806 Bidwell Street**

A Public Hearing to consider a request by Christopher Long for approval of a Conditional Use Permit, Variance, and Commercial Design Review to convert a 1,380 square-foot residential structure into a commercial office located at 806 Bidwell Street. The proposal includes redesigning the front façade of the building, adding minor landscape improvements, and installing ADA accessible site improvements. The property is located in the Central Subarea of the Historic District Residential Primary Area. The zoning designation for the site is C-1 and the General Plan land use designation is CC. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. The Historic District Commission will take final action on the project unless the decision is appealed to the City Council. **(Project Planner: Stephanie Henry, Planning Technician II/ Applicant: Christopher Long, 9879 Oakplace East, Folsom, CA 95630)**

The next Historic District Commission meeting is scheduled for **December 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.