

**CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION MINUTES
October 5, 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, Mark Roberts

ABSENT: Brain Martell, Susan Mehring

CITIZEN COMMUNICATION:

Ben Fuentes, 303 Scott Street addressed the Commission voicing concern about traffic and stated parking issues north of Riley Street was out of control; he felt that City needed to do more counts at Sutter, Scott, and Coloma Streets. In addition, there was inadequate signage to direct people to parking and he felt that 4-way stops at all intersections were needed north of Riley Street. He further noted that squirrels were out of control – he hasn't been able to harvest any of the fruit from his trees for 5-6 years.

MINUTES: The Historic District Commission minutes of September 7, 2011 were approved as submitted.

INFORMATIONAL ITEM:

1. Update on the Chan House Project by Folsom Heritage Preservation League

Barbara Leary, Folsom Heritage Preservation League, gave a brief PowerPoint presentation on the Chan House and Chinese miners in Folsom. She noted a large amount of artifacts were found during the construction of the Lake Natoma Bridge Crossing and their group was spearheading fundraising to refurbish the Chan House to be used as a museum in Folsom where these artifacts, as well as others, could be displayed. The Chan House was the only Chinese-owned house left in historic Folsom (Chinese were not allowed to purchase property until 1943). Ms. Leary passed out flyers, which included contact information.

Chair Miller noted that they were going to need the support of everyone in Folsom to get this project done. More information was forthcoming.

NEW BUSINESS:

2. PN11-314, Garage Design Modification, 402 Sutter Street

Commissioner Roberts was recused from this agenda item due to conflict of interest.

Planning Technician II Stephanie Henry gave the staff report stating that before the Commission was an application for a design review modification to a previously approved detached garage at 402 Sutter Street. The site is located on the corner of Coloma and Sutter Streets. On December 15, 2010, the Commission approved a design review application for a 660-square-foot, detached garage located at the rear of the property. The approval was granted with the condition that the siding and windows match the existing residence, and that the 16-foot double-garage door be redesigned to resemble two carriage-style doors. Previously approved elevations were shared with the Commission. A slide showing the residence and the proposed location for the detached garage was shared with the Commission. The applicant received a building permit and commenced construction of the garage. The property slopes to the rear and excavation to the site was more than originally anticipated and the applicant felt that a modification to the pitch of the roof was more appropriate for aesthetic purposes and decided to try to match the pitch of the back porch addition. Upon inspection by the Building Inspector, the applicant was informed that the field revisions that were made would require building approval, as well as Planning approval. A window was relocated to above the garage door in the gable area. The pitch of the roof was increase from a 4:12 to 8:12 pitch and since there was more attic space, the applicant decided to add a new door and staircase along the southern elevation.

Upon reviewing the modified plans, staff determined that they could support the revisions; however, they were

substantial enough to warrant the Historic District Commission's review and approval. The construction of the modified garage has already occurred – photographs of the site were shared with the Commission. Staff has also determined that the modified garage was in substantial compliance with the Historic District Design and Development Guidelines (DDGs) and therefore recommends approval of the design modifications.

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

CHAIR MILLER MOVED TO APPROVE THE DESIGN REVIEW APPLICATION TO MODIFY THE DESIGN OF THE PREVIOUSLY APPROVED DETACHED GARAGE AT 402 SUTTER STREET (PN11-314) AS ILLUSTRATED IN ATTACHMENT NO. 2 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS "A" AND "B," CEQA FINDING "C," DESIGN REVIEW FINDINGS "D" AND "E"; AND CONDITIONS 1 THROUGH 3.

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

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

3. PN11-253, Ericsson Design Review, 806 Figueroa Street

Associate Planner Kei Zushi gave the staff report, stating that the applicant at 806 Figueroa is proposing to replace the existing siding material with vinyl siding on all sides of the existing 2-story, 1,388-square-foot residence. The home was originally built in 1890. An aerial photo of the site was shared with the Commission. New siding is not being requested for the detached structure.

The applicant is requesting to replace the existing 8-inch wood siding (white) with "Odyssey Plus Clapboard-style, 5-inch siding (cream color). The project includes replacement of the wood siding trim (gray) with aluminum siding trim (white). Proposed elevations and photographs were shared with the Commission. The door on the second floor will be closed off and siding installed over it.

Staff recommended approval of the project.

Commissioner Cormack asked why staff was recommending approval since vinyl siding was prohibited in the DDGs.

Associate Planner Zushi replied that staff believes that the proposed material is comparable with the existing structure and structures in the area; there are precedent where the Commission has approved several projects with vinyl siding (both residential and commercial).

In response to Chair Miller's question about the age of the structures that were approved previously, Associate Planner Zushi replied that "Goodie's" was built in 1960; a building at 1007 Natoma Street was built in 1940; and another residential structure at 450 Mormon Street was built in 1900.

Commissioner Cormack clarified that this was the original wood on the home.

Commissioner Bracht felt that once variances are granted, it weakens and dilutes the strength of any document and this was a situation where there were too many precedents out there. A lot of people spend a lot of money in the Historic District installing very expensive wood or hardi board siding and that's what the DDGs are about – maintaining a historic look. He voiced concern about granting another variance and setting yet another precedent; they should adhere to the DDGs.

Ed Holiday, Contractor representing applicant, discussed the proposed vinyl product and how it was installed, and noted that there would be no maintenance for the owner, but would still have an aesthetic appeal. He shared samples of the material with the Commission. He added that in this situation, his customer was an elderly woman on a fixed income and who was unable to maintain the home. Without this being done, the home would remain the way it currently is and be an eyesore for the community.

In response to Commissioner Cormack, Mr. Zinek (son of applicant) stated that the current siding was redwood and it was difficult to get paint to adhere to it. He added that the home has become a maintenance concern for his mother and vinyl siding has improved over the years.

Mr. Holiday shared samples of the siding with the Commission.

Chair Miller asked if the siding could be easily removed should someone else buy the home and wanted to restore the wood siding.

Mr. Holiday stated that it could be removed – it was hand nailed. He agreed with Mr. Zinek that vinyl siding is not the same as it was years ago. Currently, the vinyl is acrylic polymer blends with lifetime color fade protection warranties.

A discussion ensued with regard to size/type of the siding and what would be most appropriate.

In response to Commissioner Cormack, Mr. Holiday explained that insulation would be put on before installing the siding on top - it does constitute a vapor barrier.

Chair Miller opened the Public Hearing.

Ben Fuentes spoke in opposition to the installation of the vinyl siding, referencing the DDGs and suggested a "hardi plank" material be used.

Doug Scalzi, 302 Leidesdorff Street, also spoke in opposition to the use of vinyl siding in the historic district. He agreed that "hardi plank" would be a preferable material.

Chair Miller closed the Public Hearing.

Commissioner Klug stated that he had concerns about vinyl siding use in the historic district, especially after all the huge improvements that the City has just completed on Sutter Street. He added that if the Commission decided to look at the guidelines and if there was an acceptable vinyl siding they could all agree was appropriate for the historic district, then he would feel comfortable with its use.

In response to Commissioner Cormack regarding funds available for restoration of these types of homes, Planning Manager Johnson explained that there was a Historic Home Restoration Program that used 80% tax increment funding. Currently, they are unable to offer this loan program due to the state of redevelopment agencies across California. Should the City's agency live on, that program would more than likely be available, but would also be subject to the availability of funding.

Commissioner Bracht stated that he has always been an opponent of vinyl siding but did agree that guidelines could be added to the DDGs if there was a product that the Commission could agree on.

Chair Miller stated that she was torn also, and she was sure that vinyl products have improved since the adoption of the DDGs. She was also troubled because this particular house was built in 1890 – vinyl siding was not historic.

Commissioner Klug requested to see more material samples and window details if the item were continued.

Mr. Holiday suggested that instead of having a one-piece plastic corner post, he could build out with wood just the trim and that way the siding is hidden - he wanted to be able to meet the goals of the customer. He encouraged the Commission to look at the house at the corner of Mormon and Bridge Street – he installed the siding on that house 10-11 years ago.

In response to Commissioner Roberts, Mr. Holiday agreed that because of the size of the structure, the 3-inch, lap siding would not be appropriate – it would create too many seams – "Double 6" would be a more appropriate size.

Mr. Holiday clarified that he was talking about doing the corner post in wood; he would have to get approval from the customer to use wood on the window sills.

CHAIR MILLER MOVED TO CONTINUED PN11-253 ERICSSON DESIGN REVIEW, 806 FIGUEROA STREET TO THE OCTOBER 19, 2011 HISTORIC DISTRICT COMMISSION MEETING.

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

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

4. PN11-117, Fire & Rain Design Review and Parking Variance, 607 Sutter Street

Associate Planner Zushi gave the staff report, stating that the proposal was to build an 8,313-square-foot, three-story, mixed use building located at 607 Sutter.

The project includes retail, office, and residential uses, and the applicant is seeking a parking variance because they propose to provide no on-site parking spaces (20 on-site parking spaces are required). The applicant has met with staff and intends to submit building colors and the mural painting and also a Unified Sign Program in the future.

Associate Planner Zushi briefly discussed the background of the project site and shared an aerial photo and site plan with the Commission.

Staff is recommending approval of the parking variance because the City provides on-street parking spaces, surface parking lots and parking garages within the historic district. There are also several physical constraints on the site (no alley access in the back, steep slope exists on the site). The site is close to the light rail station and bus stop. According to a study done 12/09/08, there was sufficient parking within the district.

Elevations of the building were shared with the Commission. Associate Planner Zushi pointed out that the building was a mixture of contemporary and historic. The applicant was proposing to build a balcony on the second and third stories – awnings were also proposed. On the rear side of the building, the applicant was proposing staircases that connect the terraces. These architectural features encroach into the Sutter Street right-of-way so the applicant would have to obtain an easement or right-of-way permit.

Floor plans and photographs of the project site were shared with the Commission. Staff recommended approval of the design review and variance application.

In response to Chair Miller, Associate Planner Zushi referenced the "green sheet" with modifications to the recommendation and findings. Also Condition 32 will be modified and a new Condition 44 will be added to address the trash enclosure.

Chair Miller pointed out that the front elevation would come back to the Commission.

Commissioner Klug stated that the posts that support the deck are in the right-of-way and would have to be pushed back at least another foot, which may reduce the size of the deck.

Planning Manager Johnson replied that the maximum encroachment is 9 ½ feet per the Building Code.

Commissioner Klug added that Condition 32m would need to be modified to explain the setback from the right-of-way. He noted that the residents that would live in the building would be parking on the street or in a parking structure; he asked if they would need a special pass.

Director Miller stated that there were two residential units in the project, and he felt that staff needed to look at the parking situation at some point and come up with a Parking Improvement District because those that are providing parking are getting benefit of the public parking as well as those who aren't.

In response to Commissioner Klug, Planning Manager Johnson stated that staff was proposing new Condition 44 to address trash. It was his understanding that the applicant has worked out an arrangement with an adjoining property owner to use the existing trash facilities within the City's parking lot (constructed by the developer of the Folsom Power and Light Building). This type of arrangement would have to be on-going throughout the life of the project.

In response to Commissioner Roberts, Planning Manager Johnson replied that the applicant was aware of the setback requirement as it relates to the front elevation.

In response to Commissioner Klug, Planning Manager Johnson stated the building division is requesting that structural elements be pushed outside of the right-of-way – architectural elements are acceptable.

Doug Scalzi, representing the applicant, stated that the building has been in the works since 2005 – the concept has remained the same except for the elevation in the front. He stated that they were not looking at changing any elevation. The applicant's intent on the style was a mixture of historic perspective and also an artist viewpoint of the applicant and her business. He stated that they could adjust window height, if need be, but the bottom line is this latest elevation was pretty much where the applicant wants it to be.

It was decided that the Commission would continue past their regular meeting time in order to finish this item and the Planning Commission meeting would start after this item was finished.

There was a brief discussion with regard to the artistic railing detail that was previously proposed on top of the building. Commissioner Cormack felt that it could be simplified.

Chair Miller noted that they need to keep in mind that this was a building that was going to outlive the current owner. She also disliked the butterfly mural – granted that it could be painted over. She added that she initially had problems with the parking variance, but it was only two apartments and wondered if an agreement could be made with another business for parking for those two units.

Mr. Scalzi replied that there have been discussions in that regard and it was something those tenants would have to deal with.

Judy Smith, applicant, requested that the Commission approve the project. She stated that the mural would contain only butterflies and flowers.

Chair Miller opened the Public Hearing.

Ben Fuentes, 303 Scott Street, voiced concern about continuing to approve these projects with no provisions for parking. He described the inundation in his neighborhood with on-street parking and felt that the time has come for a Parking Improvement District. He suggested the use of a shuttle, especially on Friday/Saturdays and during events, that would go back and forth between the parking structures. It's going to get to the point that he was going to start petitioning for "permitted parking" in the residential areas.

Alice Marie Laverdiere, 402 Sutter Street, supported the project, but did feel that parking needed attention. She voiced concern about the lack of ADA parking in the district.

Chair Miller closed the Public Hearing.

Commissioner Klug agreed with Mr. Fuentes with regard to parking, stating that it needs to be addressed as soon as possible. He added that he thought that this was an awesome project and was one of the reasons the City renovated Sutter Street – they want to get businesses on Sutter Street. He would like Condition 32 to be modified.

In response to Chair Miller regarding Condition 13, Planning Manager Johnson replied that the Historic District Design & Development Guidelines would be added as a document that improvements would have to adhere to.

Commissioner Roberts stated that regarding Condition 32, he could support everything except e, h, i, and j – He would support the owner if they did not want to comply with those – he was okay with the current elevations.

In response to Commissioner Cormack, Ms. Smith replied that she wasn't entirely happy with the elevation - the rooftop bothered her, but she wanted to get the project done.

Chair Miller replied to Commissioner Cormack with regard to the black railing on top of the building, that it was not something you would see in the 1900s, and it was not in conformance with the DDGs.

COMMISSIONER KLUG MOVED TO APPROVE COMMERCIAL DESIGN REVIEW AND PARKING VARIANCE FOR THE CONSTRUCTION OF AN 8,313-SQUARE-FOOT, THREE-STORY MIXED-USE BUILDING LOCATED AT 607 SUTTER STREET AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL: GENERAL PROJECT FINDINGS "A" THROUGH "C," CEQA FINDINGS "D" THROUGH "G," DESIGN REVIEW FINDINGS "H" AND "I"; VARIANCE FINDINGS "J" THROUGH "L" AND CONDITIONS 1 THROUGH 12, MODIFY CONDITION 13 TO INCLUDE HISTORIC DISTRICT DESIGN & DEVELOPMENT GUIDELINES; CONDITION 14 THROUGH 31, MODIFY CONDITION 32M TO ADD

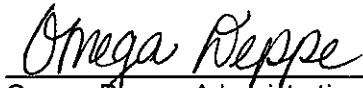
SETBACK TO BE 2 FEET OFF OF RIGHT-OF-WAY THE EDGE OF SIDEWALK; CONDITIONS 33 THROUGH 43 AND NEW CONDITION 44 TO REQUIRE THE OWNER/APPLICATION TO ENTER INTO AND MAINTAIN AN AGREEMENT WITH NEARBY PROPERTY OWNER TO UTILIZE THEIR EXISTING TRASH AND RECYCLING FACILITIES AND THE OWNER/APPLICATION SHALL PAY ALL APPLICABLE UTILITY FEES INCLUDING, BUT NOT LIMITED TO, SOLID WASTE IMPACT FEES.

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

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

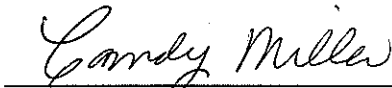
There being no further business, the meeting was adjourned at 6:50 p.m.

RESPECTFULLY SUBMITTED,



Omega Deppe, Administrative Assistant

APPROVED:



CHAIR CANDY MILLER