CITY OF FOLSOM HISTORIC DISTRICT COMMISSION AGENDA October 3, 2012 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, John Arnaz, 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 June 20, 2012 stand approved unless there are changes.

NEW BUSINESS:

1. PN12-282, HDC Design Review of Garage/Addition, 712 Persifer Street

A Public Hearing to consider a request by Nanci Henning for approval of a 102-Square-Foot residential addition and a 570-Square-Foot detached garage at 712 Persifer Street. The property is located in the Central Subarea of the Historic Residential Primary Area. The zoning designation for the site is R-1-M (Single-Family Dwelling, Small Lot District), and the General Plan land use designation for the site is SF (Single-Family). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) 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: Andrew Lesa, Planning Technician / Applicant: Nanci Henning, 712 Persifer Street, Folsom, CA**)

2. PN12-257, HDC Design Review, 610 Mormon Street

A Public Hearing to consider a request from Robert Huun for approval of a Residential Design Review application for the renovation of an existing 1,926 square-foot single-family residence to include: construction of a 699 square-foot addition, demolition of an existing 336 square-foot detached garage, and construction of a 1,529 square-foot, two-story accessory structure at 610 Mormon Street. The accessory structure will include a garage and a second dwelling unit. The project site is zoned R-2 (Two Family Residence District) / HD CEN (Historic District / Central Subarea). 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: Andrew Lesa, Planning Technician / Applicant: Robert Hunn, 610 Mormon Street, Folsom, CA)

REPORTS:

Historic District Commission/Director:

The next Historic District Commission meeting is scheduled for <u>October 17, 2012</u>. 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.