

CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION MINUTES
June 5, 2013

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnaz, Susan Mehring, Mark Roberts, Tom Scott

ABSENT: Dorothy Cormack

CITIZEN COMMUNICATION: None

MINUTES: The Historic District Commission minutes of May 1, 2013 were approved as submitted

NEW BUSINESS:

1. **PN13-149, Granite School Conditional Use Permit, 909 Mormon Street**

Chair Bracht recused himself noting he owned property within 500 feet of the project site and turned the meeting over to Vice Chair Candy Miller.

Senior Planner Steve Banks gave the staff report, stating that this is an application for approval of a Conditional Use Permit for the operation of an Entrepreneur's Campus at 909 Mormon Street. The following background information was shared with the Commission:

- 1862-1875: Granite School District Acquires 1.29-Acres for School Facilities (One-Room Wooden School House and Larger Brick School House)
- Early 1900s: Brick School House Demolished, Wooden School Relocated
- June 25, 1915: Granite School Opens at 909 Mormon Street
 - 12,497-Square-Foot School Building
 - 8 Classrooms
 - Central Auditorium
- Early 1920s: Two Additional Buildings Added to Project Site
- 1915-1965: Granite School Building Functioned as a Public School
- 1966: Granite School Closed due to Building Code Requirements/Earthquakes
- 1972: Granite School Site/Building Utilized as Maintenance Facility by FCUSD
- Early 1980s: Two Metal Storage Buildings Constructed (southern side)
- Late 1980s: Maintenance Facility Relocated to Rancho Cordova by FCUSD
- Late 1980s: Main Granite School Building Renovated
- Late 1980s-2012: Granite School Site/Building Utilized for Administrative Offices
- February, 2012: Granite School Site/Building Closed

A site plan showing the location of the project site was shared with the Commission. The following key project details were discussed:

- Granite School Entrepreneurs Campus
 - 1.29-Acre Site Located at 909 Mormon Street
 - Use of Existing 12,497-Square-Foot Granite School Building
 - 9 Office Spaces (6,844 Square Feet)
 - Entrepreneur Center (1,562 Square Feet)
 - Utilization of Existing Driveways, Drive Aisles, and Parking Spaces
 - Minor Site Improvements (ADA Ramps, ADA Signage, Restriping)
 - No Modifications or Changes to Exterior of Building
- Operational Details
 - Public Private Partnership Directed by Velocity Venture Capital
 - Technology Focus with Virtual and Physical Business Incubation
 - Focus on Creation and Growth of Cutting-Edge Technology Companies
 - Goals
 - Stimulate Economic Development and Diversification within the City
 - Promote High-Tech Job Creation and Workforce Development
 - Create High-Tech National Trademark for Folsom
 - Re-activate and Re-invest in a Historic Building Asset

If the building were to change uses (i.e. return to a school use or commercial use), it would be required to go through the new building code requirements which would be very costly and impact the integrity of the building. A site plan and proposed floor plan was shared with the Commission.

When reviewing the project, staff looked at the operational history of the project, compatibility of proposed land use, availability of on-site parking, and potential noise-related impacts. During the time the school operated, staff wasn't aware of any complaints. The area is a residential area and the proposed use is predominantly office use and no outdoor activities will occur on a regular basis. The school worked compatibly with the surrounding neighborhood for 39 years and staff feels this use is less intense than prior uses. It was a great way to maintain the site as opposed to leaving the site vacant and falling into disrepair. Forty-two parking spaces are required and the applicant will be providing 53 so there is sufficient parking. With regard to noise, the primary noise source is traffic related. 18 PM peak hours trips are expected with this development. Noise impacts were insignificant in staff's view.

Photographs of the project site were shared with the Commission. Staff recommended approval of the project.

Vice Chair Miller clarified that the auditorium-use was for the applicant's use only and will not be used by the public for meetings because it would generate impacts to parking.

Jerry Bernau, representing the Folsom-Cordova Unified School District, discussed the architects that designed the building and the background of the site and the project. You don't have to have a seismic retrofit if you keep the existing use; the expense to comply with those codes would be the cost of a new building. They were hoping to have the applicant on site by the end of July.

In response to Vice Chair Miller, Mr. Bernau replied that when the school district was using the site, there were approximately 30 employees on site.

In response to Commissioner Roberts with regard to ADA access, Mr. Bernau described how the ADA ramps and access would be created. Because the building is a Historic building, as long as you have a unisex bathroom on the main level it would meet ADA requirements.

In response to Commissioner Scott, Mr. Bernau explained that the school doors were rebuilt to provide ADA access in the 1980s. Commissioner Scott added that he didn't want to see events overflow into the surrounding neighborhood. Mr. Bernau reiterated that the project was over parked for their facility.

Commissioner Scott felt that the building was an historical gem that he didn't want to see lost – he supported the project.

Vice Chair Candy requested a copy of the information Mr. Bernau put together for the building for the History Museum.

Jack Crawford, Velocity Adventure Capital, explained that their business invests time and money into early stage technology companies and try to turn small companies into big companies; they work with Silicon Valley corporations to identify interesting investment opportunities; and they mentor MBAs and Entrepreneurs. They felt that Folsom was a good place to be located, but also a convenient place to convene 10 companies a year to mentor. With regard to the activities, he explained that if they did have a large-scale event, they would use the Lake Natoma Inn.

Vice Chair Miller opened the Public Hearing.

Loretta Hettinger, President of the Heritage Preservation League, expressed appreciation for all those involved in preserving the building.

Nancy Percy, Heritage Preservation League, felt that this was a perfect solution for this building.

Tony Powers, 1002 Natoma Street, stated that he was excited that the building was going to be used and preserved. With regard to parking, as a nearby resident, he was not concerned. With regard to ADA improvements, he asked if any consideration was given to ADA improvements at the west-end of Mormon Street - there was a sidewalk that had an 18-inch drop off. He recognize that the added traffic from this project was going

to be very small, but was concerned about traffic in the Historic District as a whole. He requested more signage to direct traffic.

Vice Chair Miller noted that she discussed this at the two previous Historic District Commission Meeting. She has requested that a subcommittee be created to start discussing options with regard to traffic, parking, etc. in the Historic District.

Cindy Pharis, noted that her name was misspelled in the previous meeting minutes. She concurred with the comments made by Mr. Powers with regard to traffic. She asked about the days/ hours of operation for this project.

In response to Ms. Pharis, Vice Chair Miller reiterated that the applicant would be using the auditorium as a larger conference room; large meetings would be held at the Lake Natoma Inn.

Chair Miller closed the Public Hearing.

In response to Commissioner Arnaz, Mr. Crawford stated that the hours would be typical for an office use - some employees may work late on occasion.

Commissioner Arnaz felt that hours of operations should be a condition.

Senior Planner Banks stated that typically for a Use Permit you're looking at an entertainment business like a bar or restaurant. This is the first CUP for an office building that he's processed in the last 10 years. He didn't see how you could restrict hours of use of this project.

Mr. Bernau stated that to have restrictions on their business would be very limiting.

Vice Chair Miller stated that if there are complaints, they could revisit the CUP.

Vice Chair Miller requested that staff refer to the Traffic Safety Committee the signage Mr. Powers talked about with regard to directional and stop signs in the Historic District. She further requested that the school district be asked to repair the sidewalk that had not been completed. She also requested the applicant put up a sign in the building to discourage people from parking on the street.

COMMISSIONER SCOTT MOVED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW DEVELOPMENT AND OPERATION OF THE GRANITE SCHOOL ENTREPRENEURS' CAMPUS AT THE PROPERTY LOCATED AT 909 MORMON STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS "A" AND "B," CEQA FINDING "C" AND CONDITIONAL USE PERMIT "D"; AND CONDITIONS 1 THROUGH 4,

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

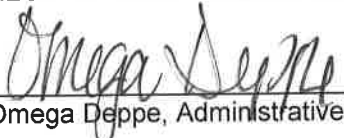
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|----------|--|
| AYES: | ROBERTS, ARNAZ, MEHRING, SCOTT, MILLER |
| NOES: | NONE |
| ABSTAIN: | NONE |
| ABSENT: | CORMACK |
| RECUSED: | BRACHT |

REPORTS:

Historic District Commission/Planning Manager:


There being no further business, the meeting was adjourned at 6:07 p.m.

RESPECTFULLY SUBMITTED,



Omega Deppe, Administrative Assistant

APPROVED:



CHAIR DARON BRACHT