



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
January 15, 2020
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, Chair Daron Bracht

ABSENT: Cole

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

None

MINUTES: The minutes of December 18, 2019 were approved as submitted.

Commendation was Presented to Candace Miller

NEW BUSINESS

1. **PN 19-422, 902 Bidwell Street Shed Demolition and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Don Sherwood and Moe Hirani for demolition approval of a 600-square-foot shed structure located at 902 Bidwell Street within the Central Subarea of the Historic Residential Primary Area. The underlying zone for the project is R-1-M and the General Plan Designation is SFHD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Don Sherwood/Moe Hirani)**

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE SHED DEMOLITION (PN 19-422) LOCATED AT 902 BIDWELL STREET SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DEMOLITION FINDING G AND CONDITIONS OF APPROVAL NOS. 1-6.

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, ANKHELYI, WEST, BRACHT

NOES: NONE
ABSTAIN: NONE
ABSENT: COLE

WORKSHOP

1. Accessory Dwelling Unit Presentation and Direction to Staff

Staff will update the Commission on new changes in State law effective January 1, 2020 which affect the City's ability to regulate Accessory Dwelling Units (ADU). ADUs, also known as second units or "granny flats," are a more affordable housing option in existing neighborhoods that can serve the needs of seniors, young people, family members and others. State laws have changed to encourage these units and have limited communities' ability to regulate ADUs. Staff and its consultants will discuss the new laws and review what type of standards still apply. **(Principal Planner, Desmond Parrington, AICP)**

1. Lisbet Gullone addressed the Historic District Commission, recommending the City regulate what we can in the new ordinance, encourage one-car garages over three-car garages, encourage ADU's to be built outside of the Historic District, build the ADU's the smallest sizes possible, and create a condition of approval that these units have to be rented for more than 30 days.
2. Loretta Hettinger addressed the Historic District Commission, recommending the City hire more staff to focus on historic preservation, make sure the historic district is preserved and protected, and build the ADU's the smallest sizes possible.
3. Mike Brenkwitz addressed the Historic District Commission, recommending the City require secondary structures to comply with the look and historic integrity of the area, honor history and keep the design guidelines as in tact as possible.
4. Beth Kelly addressed the Historic District Commission, recommending the City, Commission, and outside council meet with the Historic Preservation League to help draft new ordinance.
5. Candy Miller addressed the Historic District Commission, asking if the law would have been looked at differently if the Historic District was covered by a specific plan or if they had an HD overlay.
6. Laura Fisher addressed the Historic District Commission, recommending that the City hold a workshop with roundtable discussions, and asking how the City will monitor the rental policies on these ADU's.

City Planning staff and their consultants gave a presentation on the new State laws governing Accessory Dwelling Units (ADUs) and solicited input from the Commission and the public on key issues for the ADU Ordinance that staff is preparing. Staff will return this spring with the new ADU Ordinance for review.

PRINCIPAL PLANNER REPORT

None



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Daron Bracht, CHAIR