



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
February 19, 2020
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

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.

PLEDGE OF ALLEGIANCE

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 minutes of the January 15, 2020 meeting will be presented for approval.

WORKSHOP

1. Accessory Dwelling Unit Ordinance Follow Up and Direction to Staff

Staff will update the Commission on the input received from the Community Workshop held on February 12th related to design standards for Accessory Dwelling Units (ADU). Staff will also report back to the Commission on recent discussions with the State Department of Housing and Community Development on design standards for ADUs in the Historic District. **(Principal Planner, Desmond Parrington, AICP)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **March 4, 2020**. 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 (916) 461-6203 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

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.



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



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Workshop
Date: February 19, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Accessory Dwelling Unit Ordinance – Follow Up Discussion and Direction to Staff
File #: PN 19-051
Request: Review and Comment
Location: Citywide including Historic District
Parcel(s): N/A
Staff Contact: Desmond Parrington, AICP, Principal Planner, 916-461-6233
dparrington@folsom.ca.us

Recommendation: Please review and comment on the presentation involving proposed design standards for Accessory Dwelling Units (ADUs) including results from the community workshop on February 12, 2020. Specifically, please comment on any additional issues related to ADUs in the Historic District that should be addressed as part of the new ADU Ordinance that staff and its consultant team are preparing.

Project Summary: As a follow up to the presentation to the Commission on January 15, 2020, City staff will be providing an oral summary of the results from the community workshop on February 12, 2020. That workshop was held to solicit public input on potential objective design standards to be used for ADUs in the Historic District as well as the rest of Folsom. In addition, staff will provide a report back to the Commission on recent discussions with the State Department of Housing and Community Development (HCD) regarding the new ADU regulations.

Submitted,



PAM JOHNS

Community Development Director

**ATTACHMENT 1
DESCRIPTION/ANALYSIS**

POLICY/RULE

As noted in the January 15, 2020 staff report on ADUs, the proposed ADU Ordinance will be consistent with the City's General Plan policies including Housing Element policies.

ENVIRONMENTAL REVIEW

This presentation on ADUs is an administrative action and not considered a project under the California Environment Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3). As a result, the presentation is exempt from environmental review.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Review and comment. This is an informational presentation designed to receive input and any direction on design standards for ADUs in the Historic District as City staff and its consultants develop a new ADU ordinance. Please provide input as it relates to design standards for ADUs in the Historic District.