



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

December 4, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, 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 October 10, 2019 Special Meeting and November 6, 2019 meeting will be presented for approval.

NEW BUSINESS

1. **PN 19-400, 705 Orange Grove Way Garage Demolition and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Steve Brandenburg and John Trott for demolition approval of a 375-square-foot garage structure located at 705 Orange Grove Way 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: Steve Brandenburg / John Trott)**

2. **PN 19-349, 917 Sutter Street Chan House Restoration and Addition and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Larry Washington for design review approval for the restoration and 86-square-foot bathroom addition to the existing building at 917 Sutter Street in the Sutter Street Subarea of the Historic Commercial Primary Area. The project site is zoned HD and the General Plan Designation is HF. 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: Larry Washington)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **December 18, 2019**. 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

**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION MINUTES
October 10, 2019
CITY COUNCIL CHAMBERS
6:00 p.m.
50 Natoma Street
Folsom, California 95630**

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

ABSENT: Asay, Duewel arrived at 6:05 P.M.

PLEDGE OF ALLEGIANCE

WORKSHOP

1. **PN 19-051 Zoning Code Update and Direction to Staff**

A presentation will be given regarding current zoning issues in Chapter 17.52 of the Folsom Municipal Code, which regulates development within the Historic District, and possible alternative approaches to zoning within the district. **(Project Planner, Desmond Parrington)**

1. Pat Binley addressed the Historic District Commission with questions regarding industrial zoning designations relating to the corporation yard.
2. Lisbet Gullone addressed the Historic District Commission citing concerns on accessory dwelling units and garages, and expressed preference to creating one zoning designation.
3. Loretta Hettinger addressed the Historic District Commission expressing concern on the residential zoning overlays and citing the importance of design in the Historic District.
4. Ernie Sheldon Jr. addressed the Historic District Commission citing concerns about Airbnb regulations and accessory dwelling units.
5. Laura Fisher addressed the Historic District Commission citing concerns on how public comments are obtained and expressing the need for standards over guidelines.

The Commission generally expressed support for a new approach to zoning in the Historic District. Most Commissioners wanted to incorporate the current standards of the subareas in the new zoning, but did not want to have staff create too many new zoning districts for the Historic District. While several Commissioners supported the idea of including some of the standards from the Historic District Design and Development Guidelines into the standards for the new Historic District zoning districts; others wanted to ensure that there were design guidelines separate from the required standards in the new Historic District zones that would allow for design guidance but

also flexibility. Staff committed to return in the spring of 2020 with draft zoning districts for the Commission to review.

PRINCIPAL PLANNER REPORT

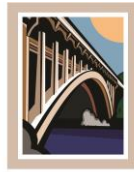
None

Respectfully Submitted,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
November 6, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Miller

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

None

MINUTES: The minutes of October 2, 2019 were approved as submitted.

NEW BUSINESS

1. PN 19-370, Abundant Living Senior Care Residence Design Review Modification

A Public Meeting to consider a request from Larry Ivancich for a Design Review Modification application to remove the river rock veneer from the approved design of a 6,308-square-foot senior care residence located at 317 Natoma Street, and to remove the approved trash/recycling enclosure. The zoning classification for the site is C-1/NRB, and the General Plan land-use designation is CC. The project was previously determined to be categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Larry Ivancich)**

1. Bryan Warren addressed the Historic District Commission in support of the project, recommending financial options to keep the project going.

COMMISSIONER BRACHT MOVED TO DENY A DESIGN REVIEW MODIFICATION APPLICATION TO REMOVE THE RIVER ROCK VENEER FROM THE APPROVED 6,308-SQUARE-FOOT SENIOR CARE RESIDENCE LOCATED AT 317 NATOMA STREET, AND REPLACE IT WITH STUCCO PAINTED DARK GREY ON THE BUILDING AND LIGHT GREY ON THE PORTICO POSTS (PN 19-370) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H & I

AND

MOVE TO DENY A DESIGN REVIEW MODIFICATION APPLICATION TO REMOVE THE APPROVED TRASH/RECYCLING ENCLOSURE LOCATED AT 317 NATOMA STREET (PN 19-370) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H & I.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ASAY, RODRIGUEZ, ANKHELYI, WEST, DUEWEL, BRACHT
NOES: NONE
ABSTAIN: NONE
ABSENT: MILLER

2. PN 19-382 702 Sutter Street Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Moe Hirani for a commercial design review approval for the residing, reroofing and repainting of the existing building at 702 Sutter Street in the Sutter Street Subarea of the Historic Commercial Primary Area. The project site is zoned HD and the General Plan designation is HF. 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: Moe Hirani)**

1. Mike Reynolds addressed the Historic District Commission, applauding the efforts to improve the Hacienda Building, however would like to have the backside renderings of the project and recommended choosing different paint colors.
2. Mike Brenkwiz addressed the Historic District Commission, recommending putting in a seven foot glass window surrounding the deck to block noise from coming into the residential areas.

COMMISSIONER BRACHT MOVED TO APPROVE THE COMMERCIAL DESIGN REVIEW APPLICATION (PN 19-382) FOR THE RESIDING, REROOF, AND REPAINT OF EXISTING COMMERCIAL BUILDING LOCATED AT 702 SUTTER STREET SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G-I AND CONDITIONS OF APPROVAL NOS. 1-5 WITH ADDITION TO CONDITION NO. 1 TO STATE:

“1. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the building renderings received October 16, 2019 **and as discussed at the November 6, 2019 Historic District Commission meeting as follows:**

- **The northern/rear building elevation (facing Leidesdorff Street) of the Hacienda Building shall include the same design, materials, and colors as proposed for the southern/front (facing Sutter Street) and eastern (facing Riley Street) building elevations, including but not limited to the use of board and batten siding and a corrugated metal band.**
- **The upper portion of the elevator shaft located on the southern building elevation shall be finished with corrugated metal on three sides.**
- **The deck railing on the southern building elevations shall utilize spindles.**
- **The first floor (Pizzeria Classico) patio area on the southern building elevation shall be closed with board and batten siding instead of the spindles shown in the October 16, 2019 renderings.**
- **The primary building color for the Hacienda Building shall be painted Sherwin Williams Caribbean Coral or a similar color. The trim color for the Hacienda Building shall be painted Sherwin Williams Peace Yellow or a similar color. The deck spindle on the southern building elevation around the second floor (Hacienda) patio shall be painted Sherwin Williams Roycroft Copper Red or a similar color. The corbels on the southern building elevations shall be stained with**

Sherwin Williams Dark Walnut or a similar color. The final color scheme shall be subject to review and approval by the Community Development Department.”

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ASAY, RODRIGUEZ, WEST, BRACHT
NOES: ANKHELYI, DUEWEL
ABSTAIN: NONE
ABSENT: MILLER

PRINCIPAL PLANNER REPORT

None

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR