

**HISTORIC DISTRICT COMMISSION MINUTES**  
**December 3, 2025**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:**

A regular meeting of the Historic District Commission was called to order at 6:31 p.m. with Chair Kathy Cole presiding.

**ROLL CALL:**

Commissioners Present: Dan West, Commissioner  
John Lane, Commissioner  
John Felts, Commissioner  
Mark Dascallos, Commissioner  
Jennifer Cabrera, Vice Chair  
Kathy Cole, Chair

Commissioners Absent: Mathew Herrera, Commissioner

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**CITIZEN COMMUNICATION:**

NONE

**MINUTES:**

The minutes of November 5, 2025, meeting were approved as submitted.

**NEW BUSINESS:**

**1. DRCL25-00231: FHDA Temporary Storage Shed Project and Determination that the Project is Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures)**

A Public Meeting to request a recommendation for Design Review approval for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA), located at 810 Sutter St. The project site is within the Historic District (HD) Zoning District within the Sutter Street Subarea of the Historic District, and the General Plan land-use designation of the project site is Historic Folsom Mixed-Use (HF). The project is categorically exempt under 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Folsom Historic District Association)**

COMMISSIONER LANE MOVED TO RECOMMEND APPROVAL OF AN APPLICATION (DRCL25-00231) FOR DESIGN REVIEW FOR A 240 SQUARE-FOOT TEMPORARY STORAGE SHED FOR USE BY THE FOLSOM

HISTORIC DISTRICT ASSOCIATION (FHDA) AT 810 SUTTER ST., BASED ON THE (FINDINGS A-H), AND SUBJECT TO THE CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-10).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, CABRERA  
NOES: NONE  
RECUSED: COLE, DASCALLOS  
ABSENT: HERRERA

MOTION PASSED

**2. DRCL25-00223: 294 Leidesdorff St. New Custom Home and Determination that the Project is Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures)**

A Public Meeting to request a recommendation for Design Review approval for a 1,623-square-foot single-family residence located at 294 Leidesdorff St. The project site is within Single-Family Residential Small Lot (R-1-M) zoning district and in the Central Subarea of the Historic Residential Primary Area of the Historic District. The General Plan land use designation of the project site is Single-Family High Density (SFHD). The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. (Project Planner: Josh Kinkade / Applicant: Anthony Mull)

1. Brian Martell addressed the Commission in support of the project.
2. Loretta Hettinger addressed the Commission with concerns regarding the French door appearance.

COMMISSIONER WEST MOVED TO RECOMMEND APPROVAL AN APPLICATION (DRCL25-00223) FOR DESIGN REVIEW OF A 1,623-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT 294 LEIDESDORFF STREET, AS SHOWN IN ATTACHMENTS 5 AND 6, BASED ON THE ATTACHED FINDINGS (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-13).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, DASCALLOS, CABRERA, COLE  
NOES: NONE  
RECUSED: NONE  
ABSENT: HERRERA

MOTION PASSED

**OLD BUSINESS**

**3. DRCL25-00195: 307 Reading St., New Duplex Project and Determination that the Project is Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures)**

A Public Meeting to request a recommendation for Design Review approval to City Council for an approximately 4,500 square-foot duplex, located at 307 Reading St. The project site is within the Two Family Residential (R-2) Zoning District within the Figueroa Subarea of the Historic District, and the General Plan land-use designation of the project site is Multi-Family Low Density (MLD). The project is categorically exempt under 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Nathan Stroud / Applicant: Natalie Hillenbrand)

1. Brian Martell addressed the Commission in support of the project.
2. Loretta Hettinger addressed the Commission with concerns regarding the type and location of the sidewalk.
3. Doug Scalzi addressed the commission in support of the project.

4. Bob Delp addressed the commission with concerns regarding the number of stories being constructed and whether staff's interpretation of the number of stories was correct.
5. Carrie West addressed the Commission to clarify that she was informed there was going to be a structure built but was not aware there were ADU's being built as well.

COMMISSIONER DASCALLOS MOVED TO RECOMMEND APPROVAL OF AN APPLICATION (DRCL25-00195) FOR DESIGN REVIEW FOR AN APPROXIMATELY 4,500 SQUARE-FOOT DUPLEX AT 307 READING STREET, AS SHOWN IN ATTACHMENT 5 BASED ON THE FINDINGS (FINDINGS A-H) BELOW AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-36).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: WEST, LANE, FELTS, DASCALLOS, CABRERA, COLE  
 NOES: NONE  
 RECUSED: NONE  
 ABSENT: HERRERA

MOTION PASSED

**PRESENTATION**

**Legislative Update – New 2026 Laws Affecting the Historic District**

An informational presentation on new 2026 laws that affect the Historic District and steps to ensure compliance with the laws. The presentation is not a project and is categorically exempt under Section 15061(b)(3) (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Desmond Parrington)


**PLANNING MANAGER REPORT:**

Planning Manager, Desmond Parrington, provided an update on the following items:

- All items presented tonight, including 1016 Persifer Street addition and exterior renovation project, will be going to City Council on December 9<sup>th</sup> for review and action.
- City Council adopted the changes to Historic District Chapter FMC 17.52, which allows minor design reviews to be handled at staff level, which will go into effect on January 1, 2026.
- There have been no staff-level design reviews since the last commission meeting.
- Recognition and appreciation for Commissioner Lane and Commissioner Dascallos for their service
- The next Historic District Commission regular meeting will be held on January 7, 2026. One item, possibly two items, is scheduled to be heard.

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:25 p.m.

RESPECTFULLY SUBMITTED,



2/4/24

Karen Sanabria, DEVELOPMENT SERVICES SPECIALIST

APPROVED:



- Jennifer Cabrera, CHAIR

Kathy Cole, CHAIR