



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

March 4, 2026

6:30 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, Amanda Ross, John Felts, Lisa Gomez, John Lane, Kathy Cole, Jennifer Cabrera

The Historic District Commission has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Commission Meeting.

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available, upon request, at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings and will allow up to three 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.

OATH OF OFFICE ADMINISTERED TO AMANDA ROSS

MINUTES

The minutes of February 4, 2026, meeting will be presented for approval.

NEW BUSINESS

1. ZCAM26-00007: Zoning Code Update – Accessory Dwelling Unit Ordinance and Determination that the Project is Exempt from CEQA

Since enactment of the City's Accessory Dwelling Unit (ADU) ordinance in 2020, the State has changed many of the requirements to encourage the development of ADUs, which includes limitations to a jurisdiction's ability to regulate ADUs. As such, it is necessary for the City to update its own ADU standards. The City of Folsom Community Development Department is requesting the Historic District Commission recommend to City Council the repeal and replacement of Chapter 17.105 (Accessory Dwelling Units) of the Folsom Municipal Code relating to accessory dwelling unit (ADU) regulations in order to address regulatory inconsistencies and comply with new State ADU laws. The Planning

Commission and Historic District Commission will be making a recommendation to the City Council, which will take final action on the following ordinance:

- Ordinance No. 1361 - An Ordinance of the City of Folsom for the Repeal and Re-Enactment of Chapter 17.105 of the Folsom Municipal Code Pertaining to Accessory Dwelling Units

Pursuant to Section 21080.17 of the California Public Resources Code, which exempts a City's adoption of an ordinance to implement Article 2 (commencing with Section 66314) [ADUs] or Article 3 (commencing with Section 66333) [JADUs] of Chapter 13 of Division 1 of Title 7 of the Government Code, the adoption of the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA).
(Project Planner: Nathan Stroud)

STAFF LEVEL DESIGN REVIEWS

PLANNING MANAGER REPORT

HISTORIC DISTRICT COMMISSION COMMENTS

ADJOURNMENT

The next meeting will be on April 1, 2026. 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) 461-6200 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or ksanabria@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 Folsom Municipal Code Section 17.52.700, if a permit applicant, permittee, or other person whose property rights may be affected is dissatisfied with any determination made by the Historic District Commission, such person(s) may appeal to the City Council. Any such appeal shall be in writing, shall state the specific reason for the appeal and grounds asserted for relief, and shall be filed with the City Clerk not later than 10 calendar days after the date of the action being appealed. 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.