



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## HISTORIC DISTRICT COMMISSION MINUTES

March 1, 2023

6:30 p.m.

50 Natoma Street

Folsom, California 95630

### **CALL TO ORDER HISTORIC DISTRICT COMMISSION:**

The regular Historic District Commission Meeting was called to order at 6:31 p.m. with Chair Kathy Cole presiding.

### **ROLL CALL:**

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

Commissioners Absent: None

### **PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

### **CITIZEN COMMUNICATION:**

NONE

### **Oath of Office Administered to Daniel West, John Felts, Ralph Peña and Jennifer Cabrera**

### **Election of Chair and Vice Chair**

COMMISSIONER LANE MOVED TO APPROVE COMMISSIONER COLE TO SERVE AS CHAIR FOR 2023.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

COMMISSIONER DASCALLOS MOVED TO APPROVE COMMISSIONER LANE TO SERVE AS VICE CHAIR FOR 2023.

COMMISSIONER WEST SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**MINUTES:**

The minutes of the December 7, 2022, meeting was approved.

**NEW BUSINESS:**

**1. DRCL22-00313, 808 Figueroa Street Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Elemental Buildings Inc. for approval of a Design Review Application for exterior modifications at the existing residence at 808 Figueroa Street. The zoning classification for the site is FIG/R-2, while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301(c) of the CEQA Guidelines. **(Project Planner: Brianna Gustafson/Applicant: Elemental Builders)**

COMMISSIONER WEST MOVED TO APPROVE THE APPLICATION (DRCL22-00313) FOR DESIGN REVIEW OF AN EXTERIOR MODIFICATION OF AN EXISTING RESIDENCE AT 808 FIGUEROA STREET, AS ILLUSTRATED ON ATTACHMENTS 5, 6, AND 7 FOR THE 808 FIGUEROA STREET PROJECT, BASED ON THE FINDINGS BELOW (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1- 11) INCLUDED AS ATTACHMENT 3.

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**2. DRCL22-00318, 311 Coloma Street Design Review for New Custom Home and Accessory Dwelling Unit and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Pamela Bohall for approval of a Design Review Application for the construction of a new custom home, garage and accessory dwelling unit at 311 Coloma Street. The project was previously approved by the Historic District Commission on August 4, 2021 (PN21-095) but the approval has since expired. No changes to the previously approved project are proposed. The zoning classification for the site is FIG/R-2, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Brianna Gustafson/Applicant: Pamela Bohall)**

COMMISSIONER FELTS MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (DRCL22-00318) FOR AN 1,809-SQUARE- FOOT CUSTOM HOME AND A DETACHED TWO-STORY STRUCTURE WITH A 464-SQUARE-FOOT GARAGE AND A 464-SQUARE-FOOT ACCESSORY DWELLING UNIT ABOVE AT 311 COLOMA STREET AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 311 COLOMA STREET NEW CUSTOM HOME AND GARAGE AND ACCESSORY DWELLING UNIT STRUCTURE PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A- I) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-18).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**3. USPT22-00158: Uncle Charlie's Firehouse and Brew Conditional Use Permit, Design Review, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Taryn and Charlie Grows for approval of a Conditional Use Permit and Design Review for development and operation of a craft brewery within an existing 3,322-square-foot commercial tenant space located at 905 Leidesdorff Street. The General Plan land use designation for the project site is HF, while the Zoning designation is HD (Sutter Street Subarea). The project is categorically exempt under Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Steve Banks/Applicant: Taryn and Charlie Grows)

1. Jacob Rangel addressed the Commission in support of the proposed project.
2. Dean Hyatt addressed the Commission in support of the proposed project.
3. Todd White addressed the Commission in support of the proposed project.
4. Loretta Hettinger addressed the Commission with concerns regarding the glass doors.
5. Jerry Bernau addressed the Commission in support of the proposed project but requested a change in the condition of approval related to the brewing odors and proposed specific language to be included in the condition.
6. Kimberly Morphis addressed the Commission in support of the proposed project.
7. Colnn Miguelgorry addressed the Commission in support of the proposed project.
8. Monika Reyes addressed the Commission in support of the proposed project.
9. Justin Raithel addressed the Commission in support of the proposed project and requested Condition No. 20 and Condition No. 25 be modified.
10. Quinn Gardner addressed the Commission in support of the proposed project and in support of the proposed modification of Condition No. 20 and Condition No. 25.
11. Stefanie Lindsay addressed the Commission in support of the proposed project.

COMMISSIONER WEST MOVED TO APPROVE A CONDITIONAL USE PERMIT AND DESIGN REVIEW (PN22-158) FOR UNCLE CHARLIE'S FIREHOUSE AND BREW, WHICH INCLUDES DEVELOPMENT AND OPERATION OF A CRAFT BREWERY WITHIN AN EXISTING 3,322-SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 905 LEIDESDORFF STREET BASED ON THE FINDINGS (FINDINGS A-L) AND SUBJECT TO THE CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-27) WITH THE FOLLOWING MODIFICATIONS:

CONDITION NO. 20: THE OPERATING HOURS WILL BE LIMITED TO MONDAY THROUGH SUNDAY, 12PM TO 10PM,

CONDITION NO. 25: TO STRIKE THE 2<sup>ND</sup> BULLET LIMITING THE BREWING SCHEDULE TO MONDAYS AND TUESDAYS ONLY

CONDITION NO. 26, SUBSECTION 3 (TO INCLUDE): EXTERIOR VENTS MAY BE ALLOWED TO EXTEND ABOVE THE HEIGHT OF THE ROOFTOP PARAPET WALLS IF THE VENTS ARE NOT VISIBLE FROM THE ADJACENT PUBLIC RIGHT-OF-WAY (STREETS, SIDEWALKS, ETC.) TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT

CONDITION NO. 28 (NEW CONDITION): THE BOIL KETTLE SHALL BE EQUIPPED WITH A WATER SPRAY CONDENSER AND THE CONDENSER SHALL BE OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AT ALL TIMES THAT THE WARP BOILING PROCESS IS CONDUCTED TO CONTROL RELEASES OF BREWING ODORS AND VAPORS TO A LEVEL THAT WOULD NOT ADVERSELY IMPACT ADJACENT PROPERTIES. THE VENTILATION SYSTEM SHALL BE OPERATED AT ALL TIMES WHEN THE BREWERY GENERATES ODORS THAT MAY BE OFFENSIVE TO ADJACENT PROPERTIES. THE SYSTEM SHALL VENT BREWING VAPORS AND ODORS TO THE STACK OPERATED AT A MINIMUM STACK GAS FLOW RATE OF 42 FT PER SECOND WITH AN UNOBSTRUCTIVE DISCHARGE.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**PRINCIPAL PLANNER REPORT**

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for April 5, 2023.

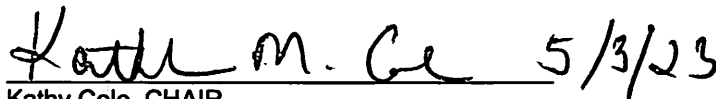
There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:54 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Kathy Cole, CHAIR