

HISTORIC DISTRICT COMMISSION MINUTES
September 6, 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 6:30 p.m. with Chair Kathy Cole presiding.

ROLL CALL:

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

Commissioners Absent: John Felts, Commissioner
Ralph Peña, Commissioner

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the May 3, 2023, meeting was approved.

NEW BUSINESS:

1. PN 17-145: 603 Sutter Street Mixed-Use Building Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Cedrus Holdings Limited Partnership for approval of Design Review for development of a three-story, 12,177-square-foot mixed-use building on a 0.17-acre site located at the southwest corner of the intersection of Sutter Street and Scott Street (603 Sutter Street). The zoning classification for the site is Sutter Street Subarea/Historic District Zone (SUT/HD), while the General Plan land-use designation is Mixed-Use Historic Folsom (HF). The project is categorically exempt under Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Cedrus Holdings Limited Partnership)**

1. Adena Blair addressed the Commission with concerns of the trash enclosure and the scale of the building of the proposed project.
2. Ben Fuentes addressed the Commission with concerns of the project's proximity to his residence and the challenges he anticipates with the location of the windows and his sewer line that runs through the property.
3. Phil Scott addressed the Commission in support of the proposed project.
4. Jim Snook addressed the Commission in support of the proposed project.
5. Bob Delp addressed the Commission with concerns of the size of the building and the impact it will have on the Oak trees, in addition to other concerns regarding the project.
6. Loretta Hettinger addressed the Commission on behalf of the Heritage Preservation League with concerns regarding the project.
7. Mike Reynolds addressed the Commission on behalf of HFRA with concerns regarding the project.
8. Jennifer Lane addressed the Commission with concerns regarding the size of the building, the removal of the trees and concerns with the safety of the pedestrians.

COMMISSIONER WEST MOVED TO APPROVE A DESIGN REVIEW APPLICATION (PN 17-145) FOR DEVELOPMENT OF A THREE-STORY, 12,177-SQUARE-FOOT MIXED-USE BUILDING ON A 0.17-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SUTTER STREET AND SCOTT STREET (603 SUTTER STREET) AS DESCRIBED AND ILLUSTRATED ON ATTACHMENTS 5-17. THIS APPROVAL IS BASED ON THE FINDINGS (FINDINGS A-O) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-51) ATTACHED TO THIS REPORT. WITH CHANGES TO THE FOLLOWING CONIDITIONS:

MODIFICATION OF CONDITION 28, NO. 6, THE CANOPY/AWNING LOCATED ON THE THIRD FLOOR OF THE BUILDING SHALL BE REMOVED TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT (THIS CONDITION WAS MODIFIED BY THE HISTORIC DISTRICT COMMISSION AT ITS SEPTEMBER 6, 2023 MEETING).

MODIFICATION OF CONDITION 28, NO. 7, THE FOUR WINDOWS LOCATED ON THE SECOND FLOOR OF THE SOUTH-FACING BUILDING ELEVATION SHALL INCLUDE WINDOW GLAZING OR A FROSTED GLASS TREATMENT TO ENSURE PRIVACY BETWEEN THE SUBJECT PROPERTY AND THE SINGLE-FAMILY RESIDENCE LOCATED AT 306 SCOTT STREET TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT (THIS CONDITION WAS MODIFIED BY THE HISTORIC DISTRICT COMMISSION AT ITS SEPTEMBER 6, 2023 MEETING).

MODIFICATION TO CONDITION NO. 38. PRIOR TO INITIATION OF CONSTRUCTION ON THE PROJECT SITE, ALL CONSTRUCTION PERSONNEL THAT WILL WORK ON THE PROPOSED PROJECT SITE SHALL BE PROVIDED WITH CULTURAL SENSITIVITY TRAINING TAUGHT BY A PROFESSIONAL ARCHAEOLOGIST OR HISTORIAN MEETING THE SECRETARY OF THE INTERIOR'S STANDARDS. THE TRAINING SHALL INCLUDE INFORMATION REGARDING CULTURAL RESOURCES, THEIR RECOGNITION, AVOIDANCE, AND TREATMENT IN THE EVENT OF FORTUITOUS DISCOVERY. PROJECT PLANS SHALL ALSO CONTAIN A NOTATION REQUIRING THAT IF ANY ARCHAEOLOGICAL, CULTURAL, HISTORICAL RESOURCES, ARTIFACTS, OR OTHER FEATURES ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION ANYWHERE ON THE PROJECT SITE, WORK SHALL BE IMMEDIATELY SUSPENDED IN THAT LOCATION. ATTENDANCE AT CULTURAL SENSITIVITY TRAINING IS MANDATORY FOR ALL CONSTRUCTION PERSONNEL THAT WOULD WORK ON THE SITE DURING GRADING AND LEVELING.

MODIFICATION OF CONDITION 42 TO PROVIDE CURRENT CERTIFICATE(S) OF COMPLIANCE FOR CARB'S IN-USE OFF-ROAD DIESEL-FUELED FLEETS REGULATION (CALIFORNIA CODE OF REGULATIONS, TITLE 13, S 2449 AND 2449.1. FOR MORE INFORMATION CONTACT CARB AT 877-593-6677, DOORS@ARB.CA.GOV, OR WWW.ARB.CA.GOV/DOORS/COMPLIANCE_CERT1.HTML (THIS CONDITION WAS MODIFIED BY THE HISTORIC DISTRICT COMMISSION AT ITS SEPTEMBER 6, 2023 MEETING

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

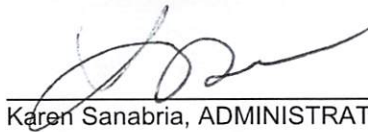
PRINCIPAL PLANNER REPORT

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for October 4, 2023.

Principal Planner Steve Banks reported on the Planning Approvals that did not require Design Review Approval from the Historic District Commission (21 projects).

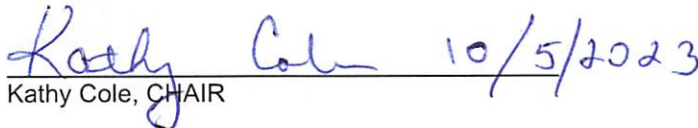
There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 9:13 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Kathy Cole, CHAIR