



SPECIAL MEETING

HISTORIC DISTRICT COMMISSION AGENDA

January 10, 2024

6:30 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Ralph Peña, Jennifer Cabrera, Daniel West, John Lane, John Felts, Mark Dascallos, Kathy Cole

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 may 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 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 December 6, 2023, meeting will be presented for approval.

Oath of Office Administered to Three Commissioners for the January 2024-December 2025 Term

Election of Chair and Vice Chair

NEW BUSINESS

1. DRCL23-00144: The Cottages at Folsom Exterior Façade Renovation and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Laura Miller for approval of Design Review for exterior façade renovations to an existing 17,280-square-foot apartment complex located at 1212 Bidwell Street. The zoning classification for the site is R-4 (General Apartment District) while the General Plan land-use designation is SFHD (Single-Family, High Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities)

of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Laura Miller).**

2. DRCL23-00154: 309 Figueora St., Residential Addition Project and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Gabrielle Ayeni for approval of Design Review for an 874-square-foot Residential Addition to an existing 964-square-foot single-family residence at 309 Figueroa Street. The zoning classification for the site is R-1-M (Residential Single Family, Small Lot District) while the General Plan land-use designation is SFHD (Single-Family, High Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Gabrielle Ayeni).**

3. DRCL23-00116: 509 Mormon Street Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Justin Gilhuly for approval of a Residential Design Review of a remodel of an existing single-family residence located at 509 Mormon Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is MLD (Multifamily, Low-Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Justin Gilhuly).**

4. DRCL23-00156: 401 Mormon Street Demolition and New Garage and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Debbie Doss for approval of a Residential Design Review and Demolition Application for the demolition of a garage/shed structure and the construction of a new 400-square-foot garage located at 401 Mormon Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is CC (Community Commercial). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Debbie Doss).**

5. DRCL23-00164: 602 Figueroa Street Addition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Charles Green for approval of a Residential Design Review of a 397-square-foot addition, 270-square-foot patio cover, and roof restoration including a tower element for an existing single-family residence located at 602 Figueroa Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is SFHD (Single-Family High-Density). The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Charles Green).**

6. DRCL23-00168: 403 Riley Street Staircase and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from LZ Khan Investments, LLC (Lynard Khan) for approval of Residential Design Review of a new rear staircase on an existing residential structure located at 403 Riley Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is MLD (Multifamily, Low-Density). The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: LZ Khan Investments, LLC (Lynard Khan)).**

PRINCIPAL PLANNER REPORT

HISTORIC DISTRICT COMMISSION COMMENTS

ADJOURNMENT

The next regularly scheduled meeting is **February 7, 2024**. 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 disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (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 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.