



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION MINUTES**  
**December 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: Mark Dascallos, Commissioner  
Ralph Peña, Commissioner  
Jennifer Cabrera, Commissioner  
Daniel West, Commissioner  
John Lane, Vice Chair  
John Felts, Commissioner  
Kathy Cole, Chair

Commissioners Absent: NONE

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**CITIZEN COMMUNICATION:**

NONE

**MINUTES:**

The minutes of the November 1, 2023 meeting were approved.

**NEW BUSINESS:**

**1. SPEC23-00166: Historic District Commission Design Determination on Standing Seam Metal Roofs**

A Public Meeting to consider Resolution HDC23-001 that will allow the use of standing seam metal roofs if the roofs meet certain design criteria. The project is categorically exempt under Sections 15061(b)(2) and 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud).**

COMMISSIONER LANE MOVED TO ADOPT RESOLUTION HDC23-001 WITH THE ADDITIONAL LANGUAGE THAT STAFF WILL DEVELOP A LIST OF ACCEPTABLE AND UNACCEPTABLE COLORS WHICH WILL BE BROUGHT BACK TO THE HISTORIC DISTRICT COMMISSION FOR THEIR REVIEW OF THE LIST.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**2. DRCL23-00131: 906 Bidwell St., Exterior Modifications Project and Determination that the Project is Exempt from CEQA (Continued from 11/1/23 HDC Meeting)**

A Public Meeting to consider a request from Aaron Salazar for approval of Design Review for modifications of an approved 2,030-square-foot single-family residence located at 906 Bidwell 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 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Aaron Salazar).**

COMMISSIONER WEST MOVED TO APPROVE THE APPLICATION (DRCL23-00131) FOR DESIGN REVIEW FOR ALL EXTERIOR MODIFICATIONS TO AN APPROVED 2,030-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 906 BIDWELL STREET, AS ILLUSTRATED ON ATTACHMENT 6 BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6), WITH A MODIFICATION TO CONDITION 5.7 STRIKING THE OLD LANGUAGE AND REPLACING IT WITH "THE ROOF SHALL BE A STANDING SEAM METAL ROOF COLORED DARK BRONZE IN ALIGNMENT WITH THE COLORS AND MATERIALS BOARD IN ATTACHMENT 8 OF THE PACKET".

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

**3. 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).**

STAFF AND THE APPLICANT AGREED TO DEFER THIS ITEM TO THE JANUARY 10, 2024 HISTORIC DISTRICT COMMISSION SPECIAL MEETING.

**4. SPEC23-00167: Historic District Commission Design Determination on Garage Doors**

A Public Meeting to consider Resolution HDC23-002 that would allow the use of metal garage doors with panels and/or windows if the proposed doors meet certain design criteria consistent with the design styles in use in that Historic District primary area and subarea. The project is categorically exempt under Sections 15061(b)(2) and 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Desmond Parrington).**

COMMISSIONER LANE MOVED TO ADOPT RESOLUTION HDC23-002 WITH THE CHANGES NOTED ON THE GREEN SHEET (1-D) WHICH INCLUDE THAT THE USE OF METAL GARAGE DOORS ARE COMPATIBLE WITH THE ARCHITECTURAL STYLE AND TIME PERIOD OF THE HOME.

COMMISSIONER PEÑA SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

**PRINCIPAL PLANNER REPORT**

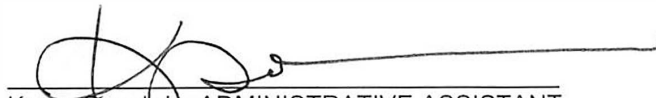
Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for January 10, 2024.

**Principal Planner Steve Banks provided an update on the following items:**

- The Commission was provided with an update on the Building Permit activity in the Historic District (ten projects).
- The Commission was given an update regarding the parklet design on Sutter Street and the timeline (end of February) for bringing the existing parklets into compliance with accessibility requirements.
- The Commission was given an update on the City Council Appointment of the new/returning HDC Commissioners. The decision on appointments will be made at the January 9<sup>th</sup> City Council meeting.

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 7:41 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

**APPROVED:**



Kathy Cole, CHAIR