

RESOLUTION NO. HDC23-002

**A RESOLUTION OF THE CITY OF FOLSOM
HISTORIC DISTRICT COMMISSION DETERMINING
THAT paneled GARAGE DOORS AND THOSE
WITH WINDOWS MAY BE USED IN THE HISTORIC
DISTRICT SUBJECT TO SPECIFIC DESIGN
STANDARDS AND DELEGATING DESIGN REVIEW
AUTHORITY TO THE COMMUNITY DEVELOPMENT
DIRECTOR FOR THE REVIEW OF GARAGE DOORS
IN THE HISTORIC DISTRICT**

WHEREAS, the City Council adopted the 2035 General Plan on August 28, 2018, which set forth policies LU 6.1.2 (Historic Folsom Residential Areas) and NCR 5.1.6 (Historic District Standards) to protect the character of the district and implement design standards for the area; and

WHEREAS, in 1998 the City Council adopted the Historic District Design and Development Guidelines to provide guidance to staff and the public with respect to appropriate design in the Historic District reflecting the 1850-1950 time period for the area; and

WHEREAS, the Design and Development Guidelines have not been updated since 1998 and since that time manufacturing techniques have improved markedly, which has allowed many non-traditional materials including metal garage doors to replicate the look of more traditional materials that were used between 1850 and 1950; and

WHEREAS, the Folsom Municipal Code under Section 17.52.400(D) allows the Historic District Commission to establish exceptions to the design standards when that exception complies with the purpose of the Historic District chapter (Chapter 17.52); and

WHEREAS, staff has determined that the exception involving the new design determination for garage doors complies the purpose of ensuring residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950; and

WHEREAS, the Folsom Municipal Code under Section 17.52.395 allows the Historic District Commission to delegate design review to the Community Development Department; and

WHEREAS, the new design determination for garage doors and the delegation of design review authority to the Community Development Department is exempt from the

California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the Historic District Commission of the City of Folsom has made a design standard exception to the Historic District Design and Development Guidelines that allows for the use of metal garage doors so long as the design and style of the metal garage door meet the following criteria:

1. The use of metal garage doors is acceptable on residential properties if the metal garage door:
 - a. Is similar in appearance to traditional wood garage door;
 - b. Uses the carriage garage door style, which includes metal hinges and door handles; and
 - c. For two-car garages, uses two sets of hardware to make one large door appear as two carriage style doors;
 - d. Is compatible with the architectural style and time period of the home.
2. If windows are part of the garage door then they must:
 - a. Be used only on the top two rows of the garage door;
 - b. Contain clear glass; and
 - c. Be similar to window styles used in traditional wood garages doors (i.e., square or rectangular window panes).
3. In the Persifer-Dean Subarea, for properties built with residences in styles popularized in the 1950s (e.g., ranch, mid-century modern, or contemporary), more paneled metal garage door styles are acceptable so long as they imitate the design styles from the 1950s. For those styles, acceptable garage door types include:
 - a. Plain garage doors.
 - b. Paneled garage doors.
 - c. Garage doors with windows.
4. Garage door styles that are not acceptable anywhere in the Historic District include modern garage doors that are primarily glass or translucent glass or that are of a style in use after 1960.

NOW THEREFORE, BE IT FURTHER RESOLVED that the Historic District Commission of the City of Folsom:

Delegates its design review authority for the review of replacement garage doors for residential structures in the Historic District to the Community Development Director.

GENERAL FINDINGS

- A. GENERAL PLAN POLICY LU 6.1.2 STATES THAT THE CITY SHALL PRESERVE AND PROTECT THE RESIDENTIAL CHARACTER OF HISTORIC FOLSOM'S RESIDENTIAL AREAS AND GENERAL PLAN POLICY NCR 5.1.6 STATES THAT THE CITY SHALL MAINTAIN AND IMPLEMENT DESIGN AND DEVELOPMENT STANDARDS FOR THE HISTORIC DISTRICT.

- B. FOLSOM MUNICIPAL CODE SECTION 17.52.400(D) ALLOWS FOR THE COMMISSION TO ESTABLISH EXCEPTIONS TO DESIGN STANDARDS.
- C. FOLSOM MUNICIPAL CODE SECTION 17.52.395 ALSO ALLOWS THE HISTORIC DISTRICT COMMISSION TO DELEGATE DESIGN REVIEW AUTHORITY TO THE COMMUNITY DEVELOPMENT DEPARTMENT.
- D. AN EXCEPTION TO THE STANDARD IN FOLSOM MUNICIPAL CODE SECTION 17.52.330(B) REQUIRING CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES AS IT RELATES TO THE USE OF PLAIN METAL GARAGE DOORS FOR RESIDENCES BECAUSE UNIQUE INDIVIDUAL CIRCUMSTANCES REQUIRE THE EXCEPTION IN ORDER TO COMPLY WITH THE PURPOSES OF CHAPTER 17.52 OF THE FOLSOM MUNICIPAL CODE. THE UNIQUE INDIVIDUAL CIRCUMSTANCES ARE AS FOLLOWS: 1) AN INCREASING NUMBER OF HOMEOWNERS ARE INSTALLING METAL GARAGE DOORS WITHOUT REVIEW OR INPUT FROM PLANNING STAFF OR THE COMMISSION; 2) PLAIN METAL GARAGE DOORS ARE OFTEN NOT ARCHITECTURALLY APPROPRIATE AND DO NOT ACCURATELY REFLECT THE DESIGN STYLES OF GARAGE DOORS IN USE BETWEEN 1850 AND 1950; AND 3) MANUFACTURING TECHNIQUES HAVE IMPROVED SINCE THE ADOPTION OF THE GUIDELINES SUCH THAT METAL GARAGE DOORS CAN ACCURATELY IMITATE THE APPEARANCE OF TRADITIONAL WOOD GARAGE DOORS FROM THE 1850 TO 1950 TIME PERIOD. AS THE PROPOSED DESIGN DETERMINATION IS CONSISTENT WITH AND FURTHERS THE PURPOSE OF CHAPTER 17.52 AS SET FORTH IN SECTION 17.52.010(B)(5), AN EXCEPTION TO THE REQUIREMENT IN SECTION 17.52.330 (B) OF CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES IS APPROPRIATE TO COMPLY WITH THE PURPOSES OF CHAPTER 17.52 OF THE FOLSOM MUNICIPAL CODE.

CEQA FINDINGS

- E. IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15061(b)(2), AND 15301 THE EXCEPTION TO DESIGN STANDARDS AND THE DELEGATION OF DESIGN REVIEW TO THE COMMUNITY DEVELOPMENT DEPARTMENT IS EXEMPT FROM ENVIRONMENTAL REVIEW.

PASSED AND ADOPTED on this 6th day of December 2023, by the following roll-call vote:

AYES: Commissioner(s): Dascallos, Peña, Cabrera, West, Lane, Felts, Cole

NOES: Commissioners(s): None

Historic District Commission
Garage Door Design Determination
December 6, 2023

ABSENT: Commissioner(s): None

ABSTAIN: Commissioner(s): None

ATTEST:



Karen Sanabria, Commission Clerk



Kathy Cole, COMMISSION CHAIR