

HISTORIC DISTRICT COMMISSION MINUTES
January 10, 2024
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

A special meeting of Historic District Commission Meeting was called to order at 6:32 p.m. with Chair Kathy Cole presiding.

ROLL CALL:

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

Commissioners Absent: John Felts, Commissioner

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the December 6, 2023, meeting was approved.

Oath of Office Administered to Kathy Cole, John Lane and Mark Dascallos for the January 2024-December 2025 Term

Election of Chair

A unanimous vote by the Commission was called to elect Kathy Cole as Chair of the Historic District Commission.

Election of Vice Chair

A unanimous vote by the Commission was called to elect John Lane as Vice Chair of the Historic District Commission.

Commissioner Lane and Commissioner Cabrera left the meeting after the election of the 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).**

COMMISSIONER PEÑA MOVED TO APPROVE THE APPLICATION (DRCL23-00144) FOR DESIGN REVIEW FOR EXTERIOR FAÇADE RENOVATIONS TO AN EXISTING 17,280-SQUARE-FOOT APARTMENT COMPLEX LOCATED AT 1212 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).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

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).**

COMMISSIONER DASCALLOS MOVED TO APPROVE THE APPLICATION (DRCL23-00154) FOR RESIDENTIAL DESIGN REVIEW FOR AN 874-SQUARE-FOOT RESIDENTIAL ADDITION TO AN EXISTING 964-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 309 FIGUEROA 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).

COMMISSIONER PEÑA SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

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).**

COMMISSIONER WEST MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (DRCL23-00116) FOR A REMODEL OF AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 509 MORMON STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 509 MORMON STREET REMODEL PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-11).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

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).**

COMMISSIONER PEÑA MOVED TO APPROVE THE APPLICATION (DRCL23-00156) FOR DEMOLITION OF A GARAGE/SHED STRUCTURE AND DESIGN REVIEW OF A NEW 400-SQUARE-FOOT GARAGE LOCATED AT 401 MORMON STREET, AS ILLUSTRATED ON ATTACHMENTS 6 AND 7 FOR THE 401 MORMON STREET DEMOLITION AND NEW GARAGE PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-18

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

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).**

1. Rhonda Gannon spoke to the Commission in support of the project.

COMMISSIONER DASCALLOS MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (DRCL23-00164) FOR 397-SQUARE-FOOT ADDITION, 270-SQUARE-FOOT PATIO COVER, AND ROOF RESTORATION FOR AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 602 FIGUEROA STREET, AS ILLUSTRATED ON ATTACHMENTS 5 AND 6 FOR THE 602 FIGUEROA STREET ADDITION PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-11).

COMMISSIONER COLE SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

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)).**

1. Rhonda Gannon addressed the Commission in opposition to the project. Ms. Gannon does not think that the house should be a duplex.
2. Bob Delp addressed the Commission in opposition to the project. The stairway should be denied due to screening issues.
3. Raymond Dalle addressed the Commission as the contractor that built the stairs. The issue of the stairs not being screened will not be an issue when the ADU's are built. The ADU's will provide screening for the stairs.
4. Laura Fisher addressed the Commission on behalf of HFRA. HFRA is concerned with the privacy of the ADU's on the property. There should be a screening on the stairs. Speaking as a resident, Ms. Fisher expressed concerns over the safety of the stairs.
5. Margaret Khan addressed the Commission regarding the comments about the screening of the stairs. When the ADU's are built they will screen the stairs.

Public Comments re-opened at 8:34 p.m.

Bob Delp addressed the Commission with concerns that neither he nor other members of the public were allowed to view the plans for the ADU's being built on the property at 403 Riley. Staff advised that any member of the public can request to view plans, but that plans cannot be provided to the public in a Public Records Act request since any release of the plans requires a signed waiver from the architect as well as a signed waiver from any engineer(s) involved in the plans. Staff further advised that staff had previously offered Bob's wife, Laura Fisher, the opportunity to view the plans at City Hall but she did not take advantage of the opportunity.

Public Comments closed at 8:38 p.m.

COMMISSIONER WEST MOVED TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION (DRCL23-00168) FOR CONSTRUCTION OF A NEW REAR STAIRCASE ON AN EXISTING RESIDENTIAL STRUCTURE LOCATED AT 403 RILEY STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 403 RILEY STREET STAIRCASE PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-12).

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

PRINCIPAL PLANNER REPORT


Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for February 7, 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 (two 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 re-elected Kathy Cole as Chair and John Lane as Vice Chair of the Historic District Commission.
- The Commission was notified that the next meeting will be on February 7, 2024.

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