

## HISTORIC DISTRICT COMMISSION MINUTES

August 7, 2024

6:30 p.m.

50 Natoma Street

Folsom, California 95630

### CALL TO ORDER HISTORIC DISTRICT COMMISSION:

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

### ROLL CALL:

Commissioners Present:        John Lane, Vice Chair  
   Mark Dascallos, Commissioner  
   Ralph Peña, Commissioner  
   Jennifer Cabrera, Commissioner  
   Daniel West, 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 June 5, 2024, meeting were approved.

### NEW BUSINESS:

#### 1. DRCL24-00102: 312 Figueroa St., Shed Demolition and New Custom Home Project and Determination that the Project is Exempt from CEQA

A public meeting to request a Residential Design Review for the construction of an 1,810 square-foot new custom home and a 690 square-foot detached alleyway garage and approval of the demolition of an existing ~300-square-foot shed structure and located at 312 Figueroa Street. The project site has an SFHD (Single-Family, High Density) General Plan designation and is within the R-2 (Two Family Residence) Zoning District. The property is located in the Folsom Historic District within the Figueroa Subarea of the Historic Residential Primary Area. 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: Tina and Ron Edwards)

COMMISSIONER PEÑA MOVED TO APPROVE THE APPLICATION (DRCL24-00102) FOR A DEMOLITION PERMIT FOR THE DEMOLITION OF AN EXISTING SHED STRUCTURE, AS SHOWN AS ATTACHMENT 6, AND FOR THE DESIGN REVIEW OF A NEW CUSTOM HOME AND DETACHED ALLEYWAY GARAGE AT 312 FIGUEROA STREET, AS SHOWN ON ATTACHMENTS 8 AND 9, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-J) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-28).

COMMISSIONER WEST SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**2. DRCL24-00145: Habitat for Humanity Residences Design Review and Density Bonus and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Habitat for Humanity of Greater Sacramento, Inc. for approval of a Design Review and Density Bonus application for development of five 1,268-square-foot single-family residences and five 750-square-foot single-family residences located at 300-310 Persifer Street. The zoning district for the site is R-1-M (Single-Family Residential- Small Lot District) and the General Plan land-use designation is SFHD (Single-Family High Density). The property is located within the Persifer-Dean 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: Habitat for Humanity of Greater Sacramento, Inc.)

1. Troy Reitz addressed the Commission with concerns regarding parking in the alleys.

COMMISSIONER WEST MOVED TO APPROVE THE DESIGN REVIEW AND DENSITY BONUS APPLICATION (DRCL24-00145) FOR DEVELOPMENT OF FIVE 1,268 SQUARE FOOT SINGLE-FAMILY RESIDENCES AND FIVE 750 SQUARE FOOT COTTAGE RESIDENCES LOCATED AT 300-310 PERSIFER STREET, AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 8 FOR THE HABITAT FOR HUMANITY RESIDENCES PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-Q) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-17) WITH A MODIFICATION TO MOVE CONDITION 3B TO CONDITION 3C AND ADD CONDITION 3B STATING THAT A SHADE TREE SHALL BE INCLUDED IN FRONT OF THE NON-WINDOWED WALLS OF THE FRONT ELEVATIONS OF THE COTTAGES TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**PLANNING MANAGER REPORT**

Planning Manager Desmond Parrington reported that the next Historic District Commission meeting is tentatively scheduled for September 4, 2024.

**Planning Manager Desmond Parrington provided an update on the following items:**

- The next meeting will be September 4, 2024 where the commission will be reviewing and making a recommendation on the River District Master Plan to the City Council. The River District Master Plan will go before the City Council in October 2024.
- The City Manager will be retiring in December 2024. Recruitment for that position will start soon.

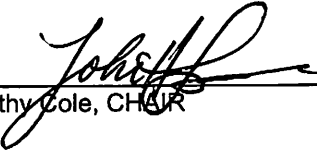
There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:30 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Kathy Cole, CHAIR