

**HISTORIC DISTRICT COMMISSION MINUTES**  
**September 4, 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 Vice Chair John Lane presiding.

**ROLL CALL:**

Commissioners Present:      John Felts, Commissioner  
   Ralph Peña, Commissioner  
   Jennifer Cabrera, Commissioner  
   Daniel West, Commissioner  
   John Lane, Vice Chair

Commissioners Absent:      Kathy Cole, Chair  
   Mark Dascallos, Commissioner

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**CITIZEN COMMUNICATION:**

NONE

**MINUTES:**

The minutes of the August 7, 2024, meeting were approved.

**NEW BUSINESS:**

**1. DRCL24-00192: 1002 Persifer St., Window Replacement Project and Determination that the Project is Exempt from CEQA**

A public meeting to consider a Residential Design Review application for the replacement of one window on an existing single-family residence located at 1002 Persifer Street. The project site has an SFHD (Single-Family, High Density) General Plan designation and is within the R-1-M (Single Family, Small Lot District) Zoning District. The property is located in the Folsom Historic District within the Central Subarea of the Historic Residential Primary Area. The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Allison Konwinski)**

COMMISSIONER PEÑA MOVED TO APPROVE THE APPLICATION (DRCL24-00192) FOR DESIGN REVIEW OF A WINDOW REPLACEMENT AT 1002 PERSIFER STREET, AS SHOWN ON ATTACHMENT 7, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-10).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**2. DRCL24-00181: 604 Sutter Street St., Commercial Patio Cover Project and Determination that the Project is Exempt from CEQA**

A public meeting to consider a Commercial Design Review application for the construction of an ~110-square-foot commercial patio cover over an existing rear balcony located at 604 Sutter Street. The project site has a HF (Historic Folsom) General Plan designation and is within the HD (Historic District) Zoning District. The property is located in the Folsom Historic District within the Sutter Street Subarea of the Historic Commercial Primary Area. The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Denny Wilson)**

COMMISSIONER CABRERA MOVED TO APPROVE AN APPLICATION (DRCL24-00181) FOR DESIGN REVIEW FOR THE CONSTRUCTION OF AN APPROXIMATELY 110-SQUARE-FOOT COMMERCIAL PATIO COVER OVER AN EXISTING BALCONY, AS ILLUSTRATED ON ATTACHMENTS 5 AND 6, LOCATED AT 604 SUTTER STREET BASED ON THE FINDINGS INCLUDED IN THE REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER WEST SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

**PLANNING MANAGER REPORT**

Planning Manager Desmond Parrington reported that the next Historic District Commission meeting is tentatively scheduled for October 2, 2024.

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

- The next HDC meeting will be on 10/2 and that agenda will include the River District Master Plan and 1 or 2 other items
- There were no staff-level design review approvals since the last HDC meeting in August

- Staff did make two determinations on design related to the following projects:
  - 502 Riley Street pre-school – This project involved interior tenant improvements; however, during the building plan review process they were required to add an exiting door for safety reasons for one of the classrooms. The door will not be visible from the street. The applicant did not want to make this change but was required to due to building code requirements. In Planning's review of this change, it was determined that the change did not require HDC review and approval.
  - The owners of 608½ Sutter Street are no longer pursuing the Barley Barn project, but instead are renovating the interior of the building to allow for a new retail shop there, which is allowed by right. All the changes including two new doors and transom windows are on the interior of the project and as a result do not require HDC review.
- On the issue of illuminated Open signs for businesses on Sutter Street, staff would return in October or November with a proposal for consideration.

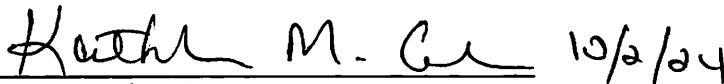
There being no further business to come before the Folsom Historic District Commission, Vice Chair John Lane adjourned the meeting at 6:54 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

**APPROVED:**



Kathy Cole, CHAIR