

HISTORIC DISTRICT COMMISSION MINUTES
October 2, 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 Felts, Commissioner
 Mark Dascallos, Commissioner
 Ralph Peña, Commissioner
 Jennifer Cabrera, Commissioner
 Kathy Cole, Chair

Commissioners Absent: John Lane, Vice Chair
 Daniel West, Commissioner

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the September 4, 2024, meeting were approved.

NEW BUSINESS:

1. DRCL24-00191: Granite House Modifications Project and Confirmation that No Further Environmental Review is Required

A public meeting to request a Design Review approval to modify the design of the previously approved Granite House building located at 900-918 Sutter Street. The project site has an HF (Historic Folsom, Mixed Use) 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 Folsom Historic Railroad Block 2004 Implementation Plan Addendum to the 1997 Railroad Block Master Plan Mitigated Negative Declaration and Mitigation Monitoring Program was approved by City Council in January 2006 in conformance with the California Environmental Quality Act (CEQA) regulations. Staff has determined that no new significant

environmental impacts will result from development of the proposed project that were not already considered with the previous approval. No further environmental review is required. (Project Planner: Josh Kinkade / Applicant: Bernau Development Corporation)

1. Loretta Hettinger addressed the Commission in support of the project but expressed concern over the lack of parking in the Historic District.
2. Jim Snook addressed the Commission in support of the project.
3. Mike Reynolds addressed the Commission in support of the project.
4. Moe Hirani addressed the Commission in support of the project.

COMMISSIONER PEÑA MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE DESIGN REVIEW APPLICATION (DRCL24-00191) TO MODIFY THE DESIGN OF THE PREVIOUSLY APPROVED GRANITE HOUSE BUILDING LOCATED AT 900-918 SUTTER STREET, AS ILLUSTRATED ON ATTACHMENTS 6 AND 7 FOR THE GRANITE HOUSE DESIGN REVIEW MODIFICATIONS PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-G) AND SUBJECT TO ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-12) WITH THE MODIFICATION TO CONDITION NO. 12 AND THE ADDITION OF CONDITION NO. 13.

- MODIFICATION TO CONDITION NO. 12

~~THE APPLICANT SHALL COMPLY WITH THE CONDITIONS OF THE SMUD COMMENT LETTER PROVIDED IN ATTACHMENT 10.~~ THE OWNER/APPLICANT SHALL COORDINATE THE PLANNING, DEVELOPMENT AND COMPLETION OF THIS PROJECT WITH THE VARIOUS UTILITY AGENCIES INCLUDING SMUD, PG&E, ETC.

- NEW CONDITION NO. 13

TO THE EXTENT NECESSARY AND FEASIBLE, THE APPLICANT SHALL WORK WITH THE CITY OF FOLSOM TO REVISE THE EXISTING EASEMENT AND MAINTENANCE AGREEMENT, INCLUDING ESTABLISHMENT OF ANY TRANSFERS, LAND EXCHANGES, AND EASEMENT DEDICATIONS TO SUPPORT THE PROPOSED REVISED DESIGN AS PRESENTED TO THE SATISFACTION OF THE CITY ENGINEER.

COMMISSIONER CABRERA SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

2. DRCL24-00187: 703 Sutter St., Commercial Patio Area Project and Determination that the Project is Exempt from CEQA

A public meeting to request Design Review approval for the continued operation of an approximately 1,400 square foot rear outdoor patio area for a commercial use at 703 Sutter Street. The project site has an HF (Historic Folsom, Mixed Use) 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 the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. (Project Planner: Nathan Stroud / Applicant: Brittany McCurdy)

1. Mike Reynolds addressed the Commission with concerns regarding noise and lighting
2. Moe Hirani addressed the Commission with concerns the patio area will cause problems with vehicles in the alley.

COMMISSIONER PEÑA MOVED TO APPROVE AN APPLICATION (DRCL24-00187) FOR DESIGN REVIEW FOR THE CONTINUED OPERATION OF AN APPROXIMATELY 1,760 SQUARE FOOT REAR OUTDOOR PATIO AREA, AS ILLUSTRATED ON ATTACHMENT 6, LOCATED AT 703 SUTTER STREET BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-10).

COMMISSIONER CABRERA SECONDED THE MOTION WITH A FRIENDLY AMENDMENT TO THE MOTION MADE BY COMMISSIONER PEÑA.

- LIMIT OF OUTDOOR LIGHTING TO AMBIENT LIGHTING ONLY. NO SPOTLIGHTS, FLASHING LIGHTS, STROBE LIGHTS, AND LIGHTING AIMED UP OR OUT TOWARD THE RESIDENCES WILL BE ALLOWED

The Motion carried the following roll call vote:

AYES: PEÑA, CABRERA, COLE
NOES: FELTS
RECUSED: DASCALLOS
ABSENT: LANE, WEST

MOTION PASSED

3. SPEC24-00211: City of Folsom River District Master Plan (Vision Plan) and Determination that the Proposed Master Plan is Statutorily Exempt from CEQA

A public hearing to consider and make recommendations to the City Council on the proposed River District Vision Plan, establishing planning principles, priorities and a vision for potential future improvements to the River District planning area. No specific project or development proposals are contemplated at this time. The River District Vision Plan will serve to guide future implementation steps and proposals. In addition, those proposals will be subject to compliance with the City's General Plan, Zoning Code, and subject to full environmental review in accordance with CEQA. This project is statutorily exempt from environmental review under Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines. (Project Manager: Robert Goss)

1. Candy Miller addressed the Commission with concerns over parking and the project must meet the DDG's and the FMC Chapter 17.52, which identified this area as the Resort Subarea with a focus on a resort/conference center.
2. Loretta Hettinger addressed the Commission with concerns regarding parking and the need to identify additional historical areas of interest the River District Vision Plans.

COMMISSIONER DASCALLOS MOVED RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE RIVER DISTRICT VISION PLAN BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-D) WITH THE ADDITION OF THREE FINAL REVISIONS UNANIMOUSLY RECOMMENDED BY THE RIVER DISTRICT CITIZENS ADVISORY COMMITTEE AT THEIR SEPTEMBER 18TH MEETING AS FOLLOWS:

1. Revise the River District Project Summary chart on pages 86-87 as follows:
 - Modify the 11th row - "Recreation/Access to include Improve access to Willow Creek, parking lot and amenities.
2. Add a bullet on page 88, under Section C.i. Potential River District Programs and Measures as follows:
 - Coordinate with State Parks to provide improvements to boat launching facilities at Black Miners Bar, including boat storage and emergency launching facilities.
3. Revise Guiding Planning Principle 2 in all places to read:
 - Promote a "walkable city" including place-making, increasing safety, and ease of access for pedestrians, bicyclists and vehicles.

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: FELTS, DASCALLOS, PEÑA, CABRERA, COLE

NOES: NONE
RECUSED: NONE
ABSENT: LANE, WEST

MOTION PASSED

PLANNING MANAGER REPORT

Planning Manager Desmond Parrington reported that the next Historic District Commission meeting is tentatively scheduled for November 6, 2024.

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

- The next HDC meeting will be on 11/6 and that agenda will include a few items.
- The first reading taken by the City Council on an action to limit parking in the alleys given concerns regarding access by garbage trucks and public safety vehicles. Revisions are being made to address issues that were raised and is expected to come back to City Council at the next meeting.
- No staff level project approvals in the Historic District since our last meeting.
- The 603 Sutter Street project has come in for their building plans and permits.


There being no further business to come before the Folsom Historic District Commission, Vice Chair John Lane adjourned the meeting at 9:20 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Kathy Cole, CHAIR (acting)
John Lane