



**HISTORIC DISTRICT COMMISSION MINUTES
SPECIAL MEETING
June 3, 2020
CITY COUNCIL CHAMBERS
4:00 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kathleen Cole, Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Chair Daron Bracht

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of May 20, 2020 were approved as submitted.

NEW BUSINESS

1. Accessory Dwelling Unit Ordinance Hearing and Determination that the Project is Exempt from CEQA

During 2019, the State enacted several new laws affecting Accessory Dwelling Units or ADUs. ADUs are more commonly referred to as second units, second dwelling units, or “granny flats.” These new laws went into effect on January 1, 2020. Since the State has changed many of the ADU requirements, the City’s current ADU standards are rendered null and void unless the City updates its own ADU standards to comply with the new State law. Staff recommends that the Commission approves a recommendation to City Council supporting the repeal and replacement of the existing Sections 17.52.490 and 17.52.500 as well as Chapter 17.105 in Title 17 of the Folsom Municipal Code (FMC) with the new draft Accessory Dwelling Unit Ordinance. **(Project Planner: Principal Planner, Desmond Parrington)**

1. Bob Walter addressed the Historic District Commission with questions regarding setbacks on ADU’s being built above garages.
2. Loretta Hettinger addressed the Historic District Commission proposing that in a situation where an applicant proposes both an attached or internal ADU and other modifications to the home that those modifications should be still subject to design standards and design review even if the proposed ADU is less than 800 square feet and 16 feet or less in height and therefore not subject to any design standards. .
3. Mike Brenkwitz addressed the Historic District Commission citing concerns about privacy, parking in the alleyways, emergency and garbage access in the

alleyways, and who would take care of development impact fees on upgrading the sewer system in the Historic District.

4. Rebecca Davis addressed the Historic District Commission with questions regarding the approval process for ADU's above garages and if the code requirements for garage size would be changing.

COMMISSIONER BRACHT MOVED TO APPROVE A RECOMMENDATION TO CITY COUNCIL SUPPORTING THE REPEAL AND REPLACEMENT OF THE EXISTING SECTIONS 17.52.490 AND 17.52.500 AS WELL AS CHAPTER 17.105 IN TITLE 17 OF THE FOLSOM MUNICIPAL CODE (FMC) WITH THE NEW DRAFT ACCESSORY DWELLING UNIT ORDINANCE AS SET FORTH IN THE GREEN SHEET ALONG WITH THE FOLLOWING CHANGES:

- Revise Section 17.105.160(A): to limit height to 16 feet
- Revise Section 17.105.160(C): to add language that staff shall make a determination that utilities are sufficient to serve ADU's
- Revise Section 17.105.160(C): staff to expand on the design standards for the screening of the staircase landing
- Revise Section 17.105.150(L): to apply impact fees proportionately to ADU's greater than 750-square-feet

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ANKHELYI, WEST, DUEWEL, ASAY, RODRIGUEZ, BRACHT

NOES: COLE

RECUSED: NONE

ABSENT: NONE

PRINCIPAL PLANNER REPORT

The Ad Hoc Parking Solutions Committee for the Historic District will be giving a presentation on parking issues at the June 23rd City Council meeting. The Sutter Street mixed-use building is currently scheduled for the July 15th Historic District Commission meeting.



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Daron Bracht, CHAIR