



HISTORIC DISTRICT COMMISSION MINUTES
August 5, 2020
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Duewel arrived after roll call.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

1. Bob Delp submitted comments to the Historic District Commission, citing concerns regarding the City's development application review processes and the applicability of various provisions in the Folsom Municipal Code.

MINUTES: The minutes of July 15, 2020 were approved as submitted.

PUBLIC HEARING

3. PN 17-145, 603 Sutter Street Mixed-Use Building

A Public Hearing to consider a request from Exit CPP, LLC for approval of a Building Height Variance, Parking Variance, and Design Review for development of a three-story, 14,811-square-foot mixed-use building on a .17-acre site located at the southwest corner of the intersection of Sutter Street and Scott Street. The zoning classification for the site is HD/SUT, while the General Plan land-use designation is HF. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Exit CPP/LLC).**

1. Paul Keast submitted comments to the Historic District Commission, commending the Commissioners work on this project over the past three years, and the patience they have showing in working with residents and City staff.

COMMISSIONER COLE MOVED TO CONTINUE PN 17-145 FOR THE 603 SUTTER STREET MIXED-USE BUILDING TO THE AUGUST 19TH, 2020 HISTORIC DISTRICT COMMISSION MEETING.

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ASAY, RODRIGUEZ, COLE, ANKHELYI, WEST, DUEWEL, BRACHT
NOES: NONE
RECUSED: NONE
ABSENT: NONE

NEW BUSINESS

1. PN 20-145, 301 Coloma Street Remodel and Rear Porch Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Robert and Joan Walter for approval of a Design Review application to demolish a rear porch and remodel an existing residence located at 301 Coloma Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Associate Planner, Josh Kinkade/Applicant: Robert and Joan Walter)**

1. John Shaw addressed the Historic District Commission on behalf of Geraldine Price Radich, a neighboring resident to 301 Coloma Street, in support of the project.

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE APPLICATION (PN 19-145) FOR DESIGN REVIEW TO DEMOLISH A REAR PORCH AND REMODEL OF AN EXISTING RESIDENCE LOCATED AT 301 COLOMA STREET (PN 20-145) AS ILLUSTRATED IN ATTACHMENTS 5 & 6 SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-7)

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: RODRIGUEZ, ANKHELYI, WEST, DUEWEL, BRACHT
NOES: NONE
RECUSED: ASAY, COLE
ABSENT: NONE

PUBLIC HEARING

2. PN 20-118, 301 Coloma Street Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from MSA Engineering for approval of a Tentative Parcel Map application to subdivide a 21,036-square-foot single-family residential property located at 301 Coloma Street into three individual parcels. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15315 of the CEQA Guidelines. **(Project Planner: Associate Planner, Josh Kinkade/Applicant: MSA Engineering)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE 301 COLOMA STREET TENTATIVE PARCEL MAP PROJECT CREATING THREE (3) PARCELS AS ILLUSTRATED IN ATTACHMENT 6, WITH THE FOLLOWING FINDINGS INCLUDED IN THE REPORT (FINDINGS A-K) AND THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-17).

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: RODRIGUEZ, ANKHELYI, WEST, DUEWEL, BRACHT
NOES: NONE

RECUSED: ASAY, COLE
ABSENT: NONE

PRINCIPAL PLANNER REPORT

The 603 Sutter Street mixed-use building project has been continued to the August 19th Historic District Commission meeting.



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Daron Bracht, CHAIR