



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**SPECIAL MEETING  
HISTORIC DISTRICT COMMISSION MINUTES  
October 7, 2020  
CITY COUNCIL CHAMBERS  
4:00 p.m.  
50 Natoma Street  
Folsom, California 95630**

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

**ABSENT:** Ankhelyi, Rodriguez absent for roll call and item no. 3

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of September 2, 2020 were approved as submitted.

**NEW BUSINESS**

**1. PN 20-176, 312 Sutter Street Remodel and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Rick and Tamra Porter for approval of a Design Review application to remodel an existing residence located at 312 Sutter 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 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Rick and Tamra Porter)**

COMMISSIONER ASAY MOVED TO APPROVE THE APPLICATION FOR DESIGN REVIEW TO REMODEL AN EXISTING RESIDENCE LOCATED AT 312 SUTTER STREET (PN 20-176) AS ILLUSTRATED IN ATTACHMENTS 5 AND 6, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**2. PN 20-208, 409 Sutter Street Porch Expansion and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Bill Louie for approval of a Design Review application or an expansion of an existing front porch on a residence located at 409 Sutter 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 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Bill Louie)**

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE APPLICATION FOR DESIGN REVIEW FOR EXPANSION OF AN EXISTING FRONT PORCH LOCATED AT 409 SUTTER STREET (PN 20-208) AS ILLUSTRATED IN ATTACHMENT 5, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER WEST SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**3. Proposal for New Historic District Zoning (Project Planner: Desmond Parrington, Principal Planner)**

City staff gave a presentation to the Historic District Commission on a proposal for a new approach to zoning in the District. The new proposal was based on the Historic District subareas and simplifies the multiple layers of land use regulations that currently exist in the District, while preserving those design and development standards that are working well. The proposal would reduce the number of layers of land use regulations from four to two layers: the General Plan land use designation and the new HD-subarea zone.

The Commission felt that this was the right approach, but wanted to retain discretion when that is allowed under State law. Despite the varied distance of existing homes from the front property line, the Commission members expressed reservations about averaging the front yard setback for new residential sites based on the actual front setbacks of adjacent properties. In addition, while the Commission was supportive of allowing some staff-level minor modifications to development standards they felt that explicit findings were necessary to ensure this tool was not abused or existing non-conformities worsened. Some of the Commission members expressed a desire for more comprehensive objective design standards for commercial development similar to what was done for residential. Members expressed some reservations about how to balance housing diversity in the District with the new State requirements for objective development standards.

1. Loretta Hettinger addressed the Historic District Commission, expressing support for the new approach but was concerned about the loss of discretionary review and how objective design standards would work with the diversity of housing types in the Historic District.

Staff promised to return to the Commission with a completed draft of the zoning districts including design and development standards for additional review and discussion.

**PRINCIPAL PLANNER REPORT**

A workshop on the new design proposals for the 603 Sutter Street project will be held at the Special Historic District Commission Meeting on October 21<sup>st</sup> at 4PM. Commissioners are also now allowed to attend Commission meetings in-person starting at the October 21<sup>st</sup> meeting with social distancing practices in place.



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Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**



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Daron Bracht, CHAIR