



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES

April 3, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

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

ABSENT: Miller

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 6, 2019 were approved as submitted.

NEW BUSINESS

1. **PN 18-397, 908 Bidwell Street Residential Addition, Remodel, Demolition, Variances and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Brian Martell for Design Review approval and Variances for rear and side yard setbacks and minimum lot size, for a 1,635-square-foot addition and remodel of an existing 1,202-square-foot single-family residence and demolition of a 120-square-foot rear portion of the main structure and an 81-square-foot accessory structure located at 908 Bidwell Street. The zoning classification for the site is CEN/R-1-M and the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Brian Martell)**

1. Paul Keast addressed the Historic District Commission, citing concerns that the project would create greater density and parking issues.
2. Paul Kerfeld addressed the Historic District Commission, citing concerns about the projects variances and addition location.
3. Paul Reid addressed the Historic District Commission, citing that the project satisfies the encroachment lawsuit and beautifies a home that is run down.
4. Jennifer Lane addressed the Historic District Commission, citing concerns about second unit dwellings in the Historic District.
5. Cindy Pharis addressed the Historic District Commission, citing concerns about the project following the Historic District Guidelines and the variances.

COMMISSIONER RODRIGUEZ MOVED TO APPROVE DESIGN REVIEW, VARIANCES, AND DEMOLITION FOR A 1,635-SQUARE-FOOT ADDITION AND REMODEL OF AN EXISTING 1,202-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND DEMOLITION OF A 120-SQUARE-FOOT REAR PORTION OF THE MAIN BUILDING AND AN 81-SQUARE-FOOT ACCESSORY STRUCTURE AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 6 FOR THE 908 BIDWELL STREET RESIDENTIAL ADDITION AND REMODEL PROJECT (18-397) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DEMOLITION FINDING G, DESIGN REVIEW FINDING H – J, VARIANCE FINDINGS K & L, AND CONDITIONS OF APPROVAL NO. 1-23.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: RODRIGUEZ, WEST, ASAY
NOES: ANKHELYI, DUEWEL
ABSTAIN: BRACHT
ABSENT: MILLER

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 6:45pm.

Respectfully Submitted,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Daron Bracht, CHAIR