



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

February 15, 2017

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnaz, Mary Asay, Jeffrey Rempfer, Justin Raithel, Regina Konet

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES: The minutes of January 18, 2017 stand approved unless there are corrections.

PRESENTATIONS - Preliminary Draft General Plan Workshop (Consultant: Chelsey Payne, Mintier Harnish)

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **March 1, 2017**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF
FOLSOM
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HISTORIC DISTRICT COMMISSION MINUTES
January 18, 2017
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller,
Commissioners: Mary Asay, Jeffrey Rempfer, Regina Konet

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 16, 2016 were approved as submitted.

Oath of Office Administered to Regina Konet and Mary Asay

Election of Chair and Vice- Chair

COMMISSIONER BRACHT NOMINATED CANDY MILLER FOR VICE-CHAIR OF THE HISTORIC DISTRICT COMMISSION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, KONET, BRACHT, ASAY, REMPFER
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

COMMISSIONER MILLER NOMINATED DARON BRACHT FOR CHAIR OF THE HISTORIC DISTRICT COMMISSION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REMPFER, BRACHT, ASAY, KONET, MILLER
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

1. PN 16-326: 905 Figueroa Street Residence and Detached Structure Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Mark Hobberlin for approval of a Design Review application for a 2,342- square-foot residence and a 1,120-square-foot detached garage at 905 Figueroa Street. The zoning designation for the site is FIG/R-2 (The Figueroa Subarea of the Historic Residential Primary Area /Underlying Zoning of Two-Family Residence District) and the General Plan designation is MLD (Multi-Family Low Density). The project is categorically exempt under Section 15303 of the California Environmental Quality Act (CEQA) Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mark Hobberlin)**

COMMISSIONER ASAY MOVED TO APPROVE PN16-326, DESIGN REVIEW FOR A 2,342-SQUARE-FOOT SINGLE FAMILY RESIDENCE AND A 1,120-SQUARE- FOOT DETACHED GARAGE LOCATED AT 905 FIGUEROA STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D – F; CONDITIONS OF APPROVAL 1 – 12, ADDING CONDITION NO. 13 THAT READS AS FOLLOWS, "IF ANY ARCHEOLOGICAL, CULTURAL OR HISTORICAL RESOURCES OR ARTIFACTS OR OTHER FEATURES ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION OR ANYWHERE ON THE PROJECT SITE WORK SHALL BE SUSPENDED IN THAT LOCATION UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST ASSESSES THE SIGNIFICANCE OF THE DISCOVERY AND PROVIDES CONSULTATION WITH THE FOLSOM HISTORICAL SOCIETY, CITY STAFF, AND THE HERITAGE PRESERVATION LEAGUE. APPROPRIATE MITIGATION AS RECOMMENDED BY THE ARCHEOLOGIST AND THE HISTORICAL SOCIETY REPRESENTATIVES SHALL BE IMPLEMENTED. IF AN AGREEMENT CANNONT BE MET THE HISTORIC DISTRICT COMMISSION SHALL DETERMINE THE APPROPRIATE IMPLEMENTATION METHOD".

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BRACHT, REMPFER, MILLER, ASAY
NOES: NONE
ABSTAIN: KONET
ABSENT: NONE

2. PN 16-360: 609 Wool Street Detached Garage Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from James J. Flakus for the partial demolition of a 342-square foot detached garage and a request for Design Review Approval for the construction of a new 600-square-foot detached garage at 609 Wool Street. The zoning designation for the site is CEN/R-1-M (The Central Subarea of the Historic Residential Primary Area /Underlying Zoning of Single Family Dwelling, Small Lot District) and the General Plan designation is SF (Single Family). The project is categorically exempt under Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: James J. Flakus)**

COMMISSIONER BRACHT MOVED TO APPROVE THE PARTIAL DEMOLITION OF A 342-SQUARE-FOOT DETACHED GARAGE AND THE CONSTRUCTION OF A 600-SQUARE-FOOT DETACHED GARAGE AT 609 WOOL STREET (PN 16-360) BASED UPON FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C AMENDED AS FOLLOWS, "THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15302 (REPLACEMENT OR RECONSTRUCTION) AND SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF

SMALL STRUCTURES) OF THE CEQA GUIDELINES”; DEMOLITION FINDING D; DESIGN REVIEW FINDINGS E – G; CONDITIONS OF APPROVAL 1 – 7.

COMMISSIONER KONET SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	BRACHT, REMPFER, MILLER, ASAY, KONET
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

CHAIR, DARON BRACHT



CITY OF
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Date: 2/9/17
To: Historic District Commission
From: Scott A. Johnson, AICP
Subject: Preliminary Draft General Plan Workshop

The Preliminary Draft General Plan will be presented by Chelsey Payne with Mintier Harnish.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Scott A. Johnson".

Scott A. Johnson, AICP
Planning Manager