

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

March 1, 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, Ross Jackson, 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 February 15, 2017 stand approved unless there are corrections.

NEW BUSINESS

PN 17-016, 612 Sibley Street -Shed Demolition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Ron Gray for approval of an application to demolish an existing 250-square-foot detached shed located at 612 Sibley Street. The zoning designation for the site is R-1 M (Single-Family Dwelling, Small Lot District) in the Central Subarea of the Residential Primary Area of the Historic District and the General Plan designation is SF (Single Family). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Ron Gray)**

PN 17-031, 610 Sibley Street - Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Scott Spiegelman for approval of an application to demolish an existing 576-square-foot detached garage located at 610 Sibley Street. The zoning designation for the site is R-1 M (Single-Family Dwelling, Small Lot District) in the Central Subarea of the Residential Primary Area of the Historic District and the General Plan designation is SF (Single Family). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Scott Spiegelman)**

PN 17-032, 413 Leidesdorff Street - Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Mark Roberts for approval of an application to demolish an existing 402-square-foot detached garage located at 413 Leidesdorff Street. The zoning designation for the site is R-1 M (Single-Family Dwelling, Small Lot District) in the Central Subarea of the Residential Primary Area of the Historic District and the General Plan designation is SF (Single Family). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mark Roberts)**

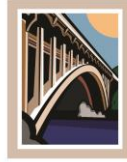
REPORTS

Historic District Commission/Principal Planner:

The next Historic District Commission meeting is scheduled for **March 15, 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
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: Mary Asay, Jeffrey Rempfer, Regina Konet, John Arnaz, Justin Raithel

ABSENT: Raithel, Konet

CITIZEN COMMUNICATION: None

MINUTES: The minutes of January 18, 2017 were approved as submitted.

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

A PRESENTATION ON THE PRELIMINARY DRAFT GENERAL PLAN WAS GIVEN BY CHELSEY PAYNE FROM MINTIER HARNISH.

Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 5:55 p.m.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

CHAIR, DARON BRACHT

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE: 612 Sibley Street Shed Demolition and Determination that the Project is Exempt from CEQA

PROPOSAL: Request for approval to demolish an existing 250-square-foot detached shed

RECOMMENDED ACTION: Approval, based upon findings and subject to conditions

APPLICANT/OWNER: Ron Gray/Moe Hirani

LOCATION: 612 Sibley Street

ASSESSORS PARCEL NUMBER: 070-0143-016

GENERAL PLAN DESIGNATION: SF, Single Family

ZONING: R-1 M/CEN, Single-Family Dwelling, Small Lot District/ Central Subarea of the Residential Primary Area of the Historic District

PREVIOUS ACTION: None

FUTURE ACTION: Issuance of demolition permit

APPLICABLE CODES: FMC Section 17.52.660 Demolition, Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION: This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities)

ATTACHED REFERENCE MATERIAL: 1. Site Vicinity
2. Site Photographs

PROJECT PLANNER: Josh Kinkade, Assistant Planner

BACKGROUND

The 250-square-foot detached shed at 612 Sibley Street was built in 1958 with materials that include redwood siding and a composition shingle roof. The shed sits in the rear southern corner of the property, approximately 36 feet from the main house. The applicant is requesting Historic District Commission approval to demolish the shed to allow for a second unit to be built in the rear of the property at a future date.

PROJECT ANALYSIS

In order to approve a request for the demolition of a structure considered historically significant, per FMC Section 17.52.660, the Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;
2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and
4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The detached shed that is the subject of this report is a simple rectangular, single-story structure with wood lap siding, reflecting no particular architectural theme. The shed is not historically significant and contains no historically significant building materials. In addition, the structure is not listed on the City of Folsom's Historical Properties Inventory list. Therefore, staff supports the demolition of the shed.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE PN17-016 FOR DEMOLITION OF AN EXISTING DETACHED SHED AT 612 SIBLEY STREET, BASED UPON FINDINGS AND WITH CONDITIONS:

GENERAL FINDINGS

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES.

DEMOLITION FINDING

D. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

CONDITIONS OF APPROVAL

1. Issuance of demolition permit is required.
2. Compliance with all local, state and federal regulations pertaining to building and demolition is required.
3. Photographs of all sides of the shed shall be taken prior to demolition and any history of the shed known by the applicant shall be retained for documentation and archiving (per FMC §17.52.660).

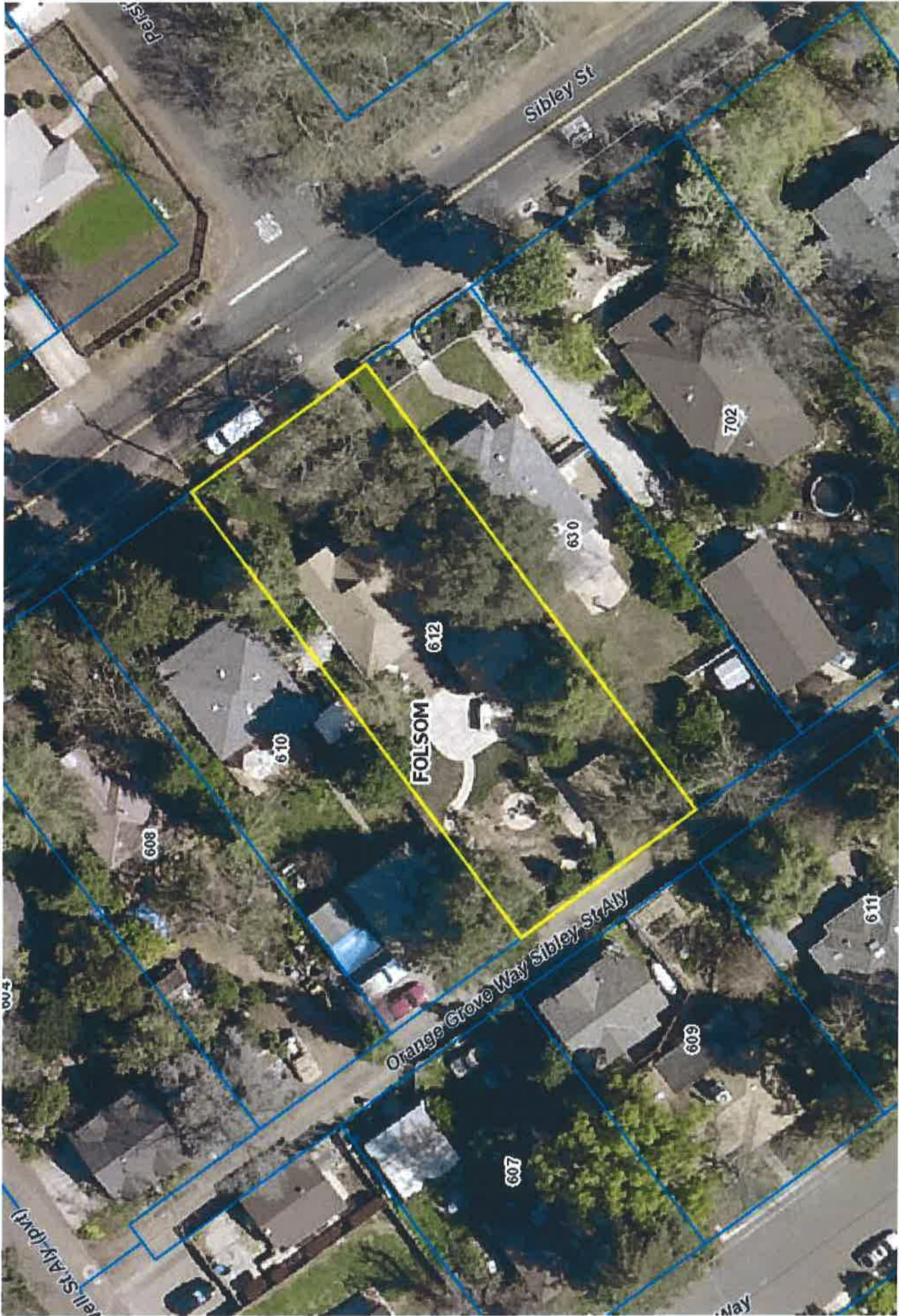
Submitted,



DAVID E. MILLER, AICP
Community Development Director

Attachment 1

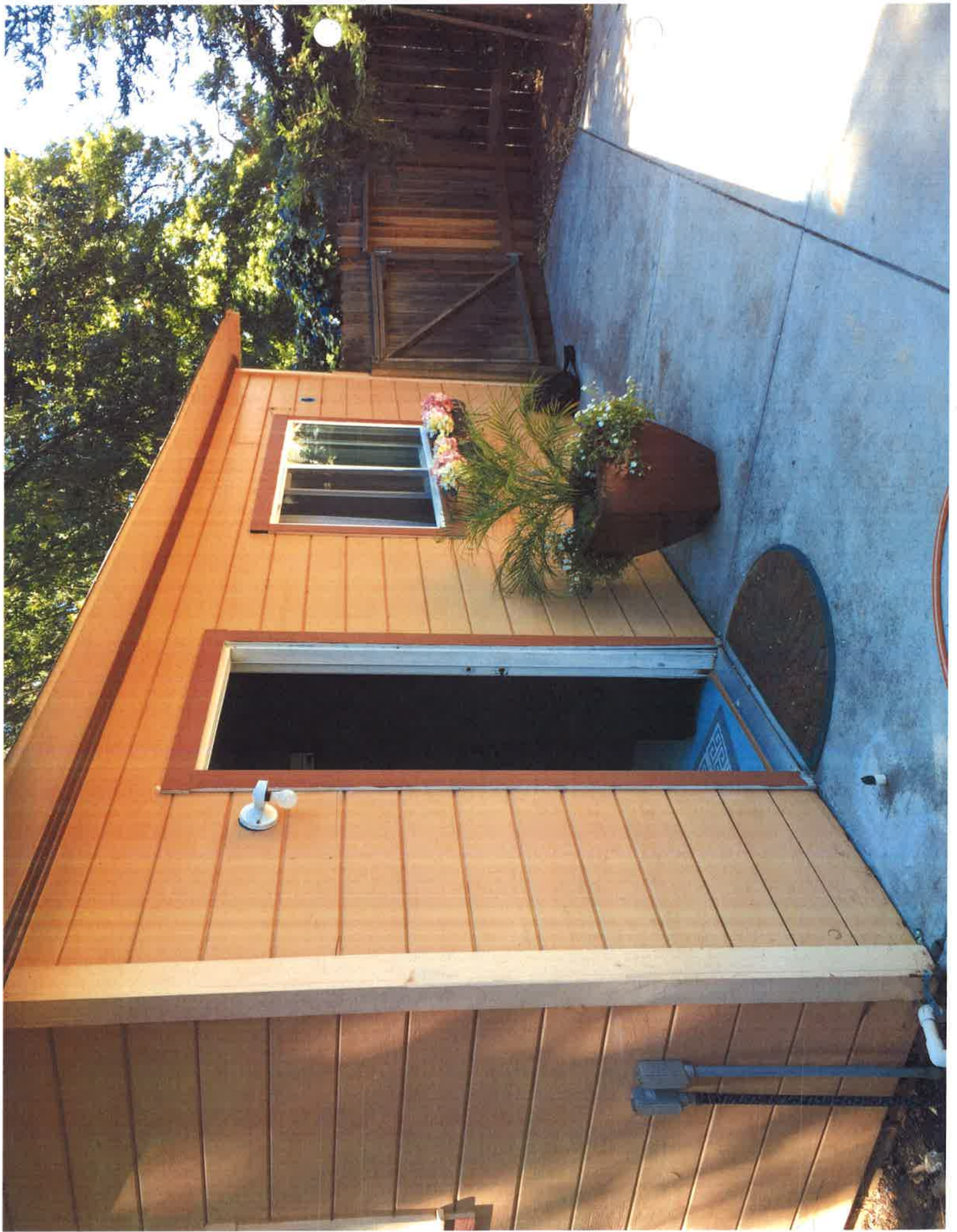
Vicinity Map



Attachment 2

Site Photographs







HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE: 610 Sibley Street Garage Demolition and Determination that the Project is Exempt from CEQA

PROPOSAL: Request for approval to demolish an existing 576-square-foot detached garage

RECOMMENDED ACTION: Approval, based upon findings and subject to conditions

APPLICANT/OWNER: Scott Spiegelman

LOCATION: 610 Sibley Street

ASSESSORS PARCEL NUMBER: 070-0143-015

GENERAL PLAN DESIGNATION: SF, Single Family

ZONING: R-1 M/CEN, Single-Family Dwelling, Small Lot District/ Central Subarea of the Residential Primary Area of the Historic District

PREVIOUS ACTION: None

FUTURE ACTION: Issuance of demolition permit

APPLICABLE CODES: FMC Section 17.52.660 Demolition, Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION: This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities)

ATTACHED REFERENCE MATERIAL:

1. Site Vicinity
2. Site Photograph

PROJECT PLANNER: Josh Kinkade, Assistant Planner

BACKGROUND

The 576-square-foot detached garage at 610 Sibley Street was built at an unknown date (likely in the 1970's or 1980's) with materials that include T-111 siding and a composition shingle roof. The garage sits in the rear of the property, approximately 49 feet from the main house. The applicant is requesting Historic District Commission approval to demolish the garage to allow for a second unit to be built in the rear of the property at a future date.

PROJECT ANALYSIS

In order to approve a request for the demolition of a structure considered historically significant, per FMC Section 17.52.660, the Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;
2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and
4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The detached garage that is the subject of this report is a simple rectangular, single-story structure with T-111 horizontal siding, reflecting no particular architectural theme. The garage is not historically significant and contains no historically significant building materials. In addition, the structure is not listed on the City of Folsom's Historical Properties Inventory list. Therefore, staff supports the demolition of the garage.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE PN 17-031 FOR DEMOLITION OF AN EXISTING DETACHED GARAGE AT 610 SIBLEY STREET, BASED UPON FINDINGS AND WITH CONDITIONS:

GENERAL FINDINGS

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES.

DEMOLITION FINDING

D. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

CONDITIONS OF APPROVAL

1. Issuance of demolition permit is required.
2. Compliance with all local, state and federal regulations pertaining to building and demolition is required.
3. Photographs of all sides of the garage shall be taken prior to demolition and any history of the garage known by the applicant shall be retained for documentation and archiving (per FMC §17.52.660).

Submitted,



DAVID E. MILLER, AICP
Community Development Director

Attachment 1

Vicinity Map



Sibley St

FOLSOM

610

612

608

604

606

Orange Grove Way Sibley St Aly

607

Natoma Sr Bidwell St Aly (over)

607

609

630

1105
GARDEN CLUB
MINI PARK

Attachment 2
Site Photograph



HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE: 413 Leidesdorff Street Garage Demolition and Determination that the Project is Exempt from CEQA

PROPOSAL: Request for approval to demolish an existing 402-square-foot detached garage

RECOMMENDED ACTION: Approval, based upon findings and subject to conditions

APPLICANT/OWNER: Mark Roberts/Michael Reynolds

LOCATION: 413 Leidesdorff Street

ASSESSORS PARCEL NUMBER: 070-0063-020

GENERAL PLAN DESIGNATION: SF, Single Family

ZONING: R-1 M/CEN, Single-Family Dwelling, Small Lot District/ Central Subarea of the Residential Primary Area of the Historic District

PREVIOUS ACTION: None

FUTURE ACTION: Issuance of demolition permit

APPLICABLE CODES: FMC Section 17.52.660 Demolition, Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION: This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities)

ATTACHED REFERENCE MATERIAL:

1. Site Vicinity
2. Site Photographs

PROJECT PLANNER: Josh Kinkade, Assistant Planner

BACKGROUND

The 402-square-foot detached garage at 413 Leidesdorff Street was built in 1990 with wood siding and a shake roof. In 2010, the garage was combined with an adjacent shed and siding was changed to Hardie board to match a new home being constructed on the site. The garage sits in the rear of the property, approximately 43 feet from the main house. The applicant is requesting Historic District Commission approval to demolish the garage to allow for a second unit to be built in the rear of the property at a future date.

PROJECT ANALYSIS

In order to approve a request for the demolition of a structure considered historically significant, per FMC Section 17.52.660, the Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;
2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and
4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The detached garage that is the subject of this report is a single-story structure with Hardie board siding, reflecting a Craftsman architectural theme. The garage is not historically significant and contains no historically significant building materials. In addition, the structure is not listed on the City of Folsom’s Historical Properties Inventory list. Therefore, staff supports the demolition of the garage.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

STAFF RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE PN 17-032 FOR DEMOLITION OF AN EXISTING DETACHED GARAGE AT 413 LEIDESDORFF STREET, BASED UPON FINDINGS AND WITH CONDITIONS:

GENERAL FINDINGS

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE.

CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES.

DEMOLITION FINDING

D. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

CONDITIONS OF APPROVAL

1. Issuance of demolition permit is required.
2. Compliance with all local, state and federal regulations pertaining to building and demolition is required.
3. Photographs of all sides of the garage shall be taken prior to demolition and any history of the garage known by the applicant shall be retained for documentation and archiving (per FMC §17.52.660).

Submitted,



DAVID E. MILLER, AICP
Community Development Director

Attachment 1

Vicinity Map



Attachment 2

Site Photographs



