



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES

March 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

ABSENT: Miller

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 1, 2017 were approved as submitted.

NEW BUSINESS

1. **PN 10-252, Leidesdorff Village Residential Project – Tentative Subdivision Map Extension, Planned Development Permit Extension, Conditional Use Permit Extension**

A Public Hearing to consider a request from D & S Development for a Tentative Subdivision Map Extension, a Planned Development Permit Extension, and a Conditional Use Permit Extension for the Leidesdorff Village project. The approved Leidesdorff Village project includes development of 36 condominium units, 18 for-sale condominium flats, and 2 single-family homes. The zoning for the project site is R-4 and the General Plan designation is CA. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Leidesdorff Village project (PN 10-252) on December 9, 2014 in accordance with the California Environmental Quality Act (CEQA). (**Project Planner: Principal Planner, Steve Banks / Applicant: D & S Development**)

COMMISSIONER RAITHEL MOVED TO APPROVE THE TENTATIVE SUBDIVISION MAP EXTENSION, A PLANNED DEVELOPMENT PERMIT EXTENSION, AND A CONDITIONAL USE PERMIT EXTENSION FOR A PERIOD OF TWO YEARS (UNTIL APRIL 11, 2019) FOR DEVELOPMENT OF THE LEIDESDORFF VILLAGE RESIDENTIAL PROJECT (PN 10-252) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; TENTATIVE SUBDIVISION MAP FINDINGS D – L; CONDITIONAL USE PERMIT FINDING M; PLANNED DEVELOPMENT PERMIT FINDINGS N – U; CONDITIONS OF APPROVAL 1 – 74.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. PN 16-307, Coloma / Figueroa - Tentative Parcel Map, Garage and Patio Roof Demolition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Dan Nitz for approval of a Tentative Parcel Map to subdivide an existing .483-acre residential property into three individual parcels and to demolish a 619-square-foot detached garage and 140-square-foot patio roof. The zoning designation for the site is R-2 (Two-Family Dwelling, Small Lot District) in the Figueroa 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 15315 (Minor Land Divisions) and 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Dan Nitz)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE COLOMA/FIGUEROA TENTATIVE PARCEL MAP PROJECT TO SUBDIVIDE AN EXISTING .483-ACRE RESIDENTIAL PROPERTY INTO THREE INDIVIDUAL PARCELS, AS ILLUSTRATED IN ATTACHMENT 2, AND TO DEMOLISH A 619-SQUARE-FOOT DETACHED GARAGE AND 140-SQUARE-FOOT PATIO ROOF, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DEMOLITION FINDING D; TENTATIVE PARCEL MAP FINDINGS E – K; CONDITIONS OF APPROVAL 1 – 20.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

3. PN 16-368, 727 Traders Lane, Escape Folsom - Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Off the Hook Haunted Attractions, LLC for approval of a Conditional Use Permit for an escape room with bar and food service. The zoning designation for the site is HD (Sutter Street Subarea of the Commercial Primary Area) and the General Plan designation is CA (Specialty Commercial). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Off the Hook Haunted Attractions, LLC)**

COMMISSIONER BRACHT MOVED TO CONTINUE PN 16-368, 727 TRADERS LANE, TO THE APRIL 5, 2017 HISTORIC DISTRICT COMMISSION MEETING WHICH CARRIED THE FOLLOWING VOTE:

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

Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 6:20P.M.

Respectfully Submitted,



Amanda Palmer, Administrative Assistant

APPROVED:



DARON BRACHT, CHAIR