



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION MINUTES**  
**August 2, 2017**  
**CITY COUNCIL CHAMBERS**  
**5:00 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

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

**ABSENT:** Rempfer

**CITIZEN COMMUNICATION:** Jennifer Lane addressed the Historic District Commission regarding granny flat guidelines in the Historic District.

**MINUTES:** The minutes of June 21, 2017 were approved as submitted.

**NEW BUSINESS**

**1. PN 17-209, 910 Bidwell Street – Custom Home and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Stefanie Gushtyuk for approval of a Residential Design Review Application to construct a 2,436-square-foot single-family residence at 910 Bidwell Street. The zoning designation for the site is CEN (Central Subarea of the Historic Residential Primary Area) and the General Plan designation is SF (Single Family). This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Stefanie Gushtyuk)**

COMMISSIONER MILLER MOVED TO APPROVE PN17-209, RESIDENTIAL DESIGN REVIEW FOR CONSTRUCTION OF A 2,436-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT 910 BIDWELL STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; ADDING DEMOLITION FINDING F; CONDITIONS OF APPROVAL NO. 1 – 8, MODIFYING NO. 1 TO READ AS FOLLOWS, “Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.”, ADDING CONDITION NO. 9 THAT READS AS FOLLOWS, “Issuance of a demolition permit is required for the existing garage. The garage shall be demolished before approval of the proposed garage/second unit structure.”

COMMISSIONER BRACHT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**INFORMATIONAL ITEMS**

**1. PN 17-145, 603 Sutter Street**

Request for comments from the Historic District Commission regarding the proposed historic Sutter Street mixed-use building.

**2. PN 17-144, 512 Sutter Street**

Request for comments from the Historic District Commission regarding the proposed Powerhouse Lofts on Sutter Project.

COMMISSIONER BRACHT MOVED TO CONTINUE INFORMATIONAL ITEMS, PN 17-145 603 SUTTER STREET AND PN 17-144 512 SUTTER STREET, TO THE SEPTEMBER 6, 2017 HISTORIC DISTRICT COMMISSION MEETING FOR FURTHER DISCUSSION.

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

**Historic District Commission/Planning Manager:**

None

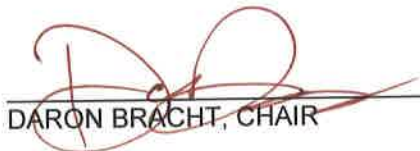
There being no further business, the meeting was adjourned at 6:18pm.

Respectfully Submitted,



Amanda Palmer, Administrative Assistant

**APPROVED:**



DARON BRACHT, CHAIR