



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
November 16, 2016
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, Mark Roberts, Ross Jackson

ABSENT: Candy Miller

CITIZEN COMMUNICATION: None

MINUTES: The minutes of August 3, 2016 were approved as submitted.

NEW BUSINESS

1. **PN 16-281, 214 Dean Way - Detached Garage Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Bret Engelhart for approval of a Design Review application for the demolition of a 480-square-foot detached garage and the addition of a 576-square-foot detached garage at 214 Dean Way. The zoning designation for the site is PER/R-1-M (The Persifer-Dean 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 15303 of the California Environmental Quality Act (CEQA) Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Bret Engelhart)**

COMMISSIONER JACKSON MOVED TO APPROVE THE DEMOLITION OF A 480-SQUARE-FOOT DETACHED GARAGE AND THE ADDITION OF A 576-SQUARE-FOOT DETACHED GARAGE AT 214 DEAN WAY (PN 16-281) BASED UPON THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DEMOLITION FINDING D; DESIGN REVIEW FINDINGS E & F; CONDITIONS OF APPROVAL 1 – 7.

COMMISSIONER REMPFER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	ROBERTS, BRACHT, JACKSON, ASAY, REMPFER, ARNAZ
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MILLER

2. PN 16-264, 300 Persifer Street – General Plan Amendment, Rezone and Folsom Municipal Code Text Amendment and Consideration of Adoption of a Mitigated Negative Declaration

A Public Hearing to consider a request from the City of Folsom for approval of a General Plan Amendment, Rezone and Zoning Code Text Amendment for development of a .8 acre site located at 300 Persifer Street. The zoning designations for the project site are C-1 and R-1-M and the General Plan designations are CC and SF. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Planning Manager, Scott A. Johnson / Applicant: City of Folsom)**

COMMISSIONER BRACHT MOVED TO APPROVE MOVE TO RECOMMEND CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR PN 16-264;

AND

MOVE TO RECOMMEND CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FOR A .8 ACRE PARCEL AT 300 PERSIFER STREET AS ILLUSTRATED ON ATTACHMENT NO. 1;

AND

MOVE TO RECOMMEND CITY COUNCIL APPROVAL OF A REZONE TO CHANGE THE ZONING FOR THE RELEVANT .3-ACRE PORTION OF THE PROJECT SITE LOCATED AT 300 PERSIFER STREET AS ILLUSTRATED ON ATTACHMENT 2;

AND

MOVE TO RECOMMEND CITY COUNCIL APPROVAL OF A ZONING CODE TEXT AMENDMENT TO CHANGE THE HISTORIC DISTRICT SUBAREA DESIGNATION FROM NATOMA RILEY BIDWELL COMMERCIAL PRIMARY AREA TO THE PERSIFER DEAN SUBAREA AS ILLUSTRATED ON ATTACHMENTS 3 AND 4;

AND

MOVE TO RECOMMEND CITY COUNCIL APPROVAL OF DEMOLITION OF THE EXISTING STRUCTURE, BASED UPON FINDINGS AND SUBJECT TO CONDITIONS 1-11: GENERAL FINDINGS A & B; CEQA FINDINGS C – F; GENERAL PLAN AMENDMENT FINDINGS G – I; REZONE AND ZONING CODE TEXT AMENDMENT FINDINGS J & K; DEMOLITION FINDING L; CONDITIONS OF APPROVAL NO. 1 – 11.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	REMPFER, BRACHT, ASAY, ROBERTS, ARNAZ, JACKSON
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MILLER

Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 5:24 p.m.

Respectfully Submitted,



Amanda Palmer, Administrative Assistant

APPROVED:



CHAIR, DARON BRACHT