

**HISTORIC DISTRICT COMMISSION MINUTES
SPECIAL MEETING
March 17, 2021
CITY COUNCIL CHAMBERS
4:00 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Mark Dascallos, John Felts, Daron Bracht

ABSENT: West, Duewel arrived at 5:15 PM

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

1. Mark Brenkwitz addressed the Historic District Commission regarding parking issues currently in the Historic District and parking issues that will arise from future planned developments.

MINUTES: The minutes of the March 3, 2021 meeting will be amended and brought to the Commission for approval at the next regularly scheduled meeting.

PUBLIC HEARING

1. PN 21-026, 300 Reading Street Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from William E. Henderson for approval of a Conditional Use Permit application to operate a tattoo parlor at 300 Reading Street. The zoning classification for the site is HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Associate Planner, Josh Kinkade/Applicant: William E. Henderson)**

1. Bob Relei addressed the Historic District Commission as the previous owner of the property in support of the project.
2. Jennifer Lane addressed the Historic District Commission with questions regarding zoning for tattoo parlors.
3. Bob Delp addressed the Historic District Commission in support of the modifications staff made to the conditions of the project in response to public input.

COMMISSIONER COLE MOVED TO APPROVE THE 300 READING STREET CONDITIONAL USE PERMIT (PN 21-026), SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT

(FINDINGS A-G) AND ATTACHED CONDITIONS OF APPROVAL 1-14 WITH THE FOLLOWING MODIFICATIONS:

"1. This Conditional Use Permit is approved for the establishment of the Folsom City Ink business at 300 Reading Street, which includes operation of a tattoo parlor within an 800-square-foot commercial space. Hours of operation for the business shall be not exceed the hours of 10:00 a.m. through 10:00 p.m. Monday through Sunday. The Folsom City Ink business shall substantially conform to the exhibit referenced below:

- Floor Plans, received February 11, 2021, **attached to the March 17, 2021 staff report**

Any expansion of the days and/or hours of operation or plans shall be subject to review and approval by the Historic District Commission through a Conditional Use Permit Modification. **Any exterior building modifications, including but not limited to the building and ramp structure, shall require subsequent Design Review approval by the Historic District Commission. This shall be noted on the plans submitted for a building permit.**

2. If the Community Development Director finds evidence that conditions of approval for the 300 Reading Street Conditional Use Permit have not been **fulfilled complied with** or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.

12. Entertainment (as defined in Section 5.90 of the Folsom Municipal Code) and outdoor activity of any kind at 300 Reading Street shall be prohibited, **with exemption of art displays on the patio. Occasional outdoor events may be requested via the Special Event Permit process, subject to staff approval.**

13. Signage for the site shall comply with the Folsom Municipal Code Chapter 17.59 as modified by Chapter 17.52 and the Historic District Design and Development Guidelines, **and will be subject to separate review and approval of a sign permit by the Historic District Commission.**"

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: COLE, ANKHELYI, DASCALLOS, FELTS, BRACHT

NOES: NONE

RECUSED: NONE

ABSENT: WEST, DUEWEL

WORKSHOP

2. PN 19-051, Zoning Code Update – Update on Progress, Schedule, and Remaining Tasks

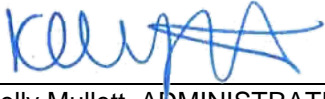
Staff is returning to the Commission for an update on progress on the new Zoning Code. The purpose of this workshop is to review topics covered so far, remaining tasks, and to discuss the current schedule. **(Project Planner: Principal Planner, Desmond Parrington)**

City staff gave an updated presentation on the current status and remaining tasks for the Zoning Code Update, which include Development Standards and Design Guidelines, Administrative Procedures, Public Review Draft Publication and Public Comment Period, and plans for future Community and Commission workshops.

PRINCIPAL PLANNER REPORT

City staff provided a response to questions regarding murals coming to the Historic District Commission for consideration.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Daron Bracht, CHAIR