

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION MINUTES**  
**August 4, 2021**  
**CITY COUNCIL CHAMBERS**  
**5:00 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

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

**ABSENT:** Ankhelyi

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of the June 16, 2021 meeting were approved as submitted.

**NEW BUSINESS**

**1. PN 21-095, 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Pamela A. Bohall for approval of a Design Review application for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street. The zoning classification for the site is FIG with an underlying zoning of R-2, while the General Plan land-use designation is SFHD. The project is categorically exempt under Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines (**Project Planner: Josh Kinkade/Applicant: Pamela A. Bohall**)

1. Loretta Hettinger addressed the Historic District Commission with comments from the Heritage Preservation League regarding the craftsman design, driveway and ADU walkway.

COMMISSIONER DUEWEL MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (PN 21-095) FOR AN 1,809-SQUARE-FOOT CUSTOM HOME AND A TWO-STORY STRUCTURE WITH A 464-SQUARE-FOOT GARAGE AND A 464-SQUARE-FOOT ACCESSORY DWELING UNIT ABOVE AT 311 COLOMA STREET AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 311 COLOMA STREET NEW CUSTOM HOME AND GARAGE AND ACCESSORY DWELLING UNIT STRUCTURE PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-15).

COMMISSIONER DASCALLOS SECONDED THE MOTION WHICH LEAD TO THE FOLLOWING VOTE:

AYES: FELTS, WEST, DUEWEL, DASCALLOS, BRACHT  
NOES: NONE  
ABSTAIN: COLE  
ABSENT: ANKHELYI

**PUBLIC HEARING**

**2. PN 19-174, Folsom Prison Brews Conditional Use Permit, Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Konet Architecture for approval of a Conditional Use Permit and Design Review for development and operation of a craft beer establishment (Folsom Prison Brews) within an existing 4,377-square-foot building located at 608 ½ Sutter Street. The zoning classification for the site is HD (Historic District/Sutter Street Subarea), while the General Plan land-use designation is HF (Historic Folsom). The project is categorically exempt under Section 15301 Existing Facilities, and 15303 New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Steve Banks/Applicant: Konet Architecture)

COMMISSIONER BRACHT MOVED TO CONTINUE ITEM NO. 2 TO THE AUGUST 18, 2021 SPECIAL HISTORIC DISTRICT COMMISSION MEETING AT 3PM.

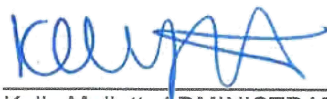
COMMISSIONER COLE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, COLE, DUEWEL, BRACHT  
NOES: NONE  
ABSTAIN: FELTS, DASCALLOS  
ABSENT: ANKHELYI

**PRINCIPAL PLANNER REPORT**

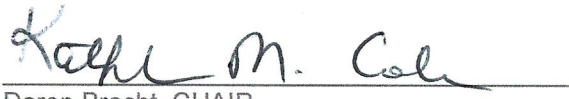
The next regularly scheduled meeting of the Historic District Commission is tentatively scheduled for August 18, 2021 at the special start time of 3PM.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



~~Daren Bracht, CHAIR~~

Kathleen M. Cole  
Vice Chair