



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

SPECIAL MEETING
HISTORIC DISTRICT COMMISSION MINUTES
November 18, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: 1. Bob Delp addressed the Historic District Commission concerned about public hearing noticing requirements.

MINUTES: The minutes of the November 3, 2021 meeting were approved as submitted.

NEW BUSINESS

1. PN 21-273, 811 Sutter Street Sign Permit and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from United Sign Systems for approval of a Sign Permit application for a wall sign and under-canopy sign for Maribou Salon located at 811 Sutter Street. The zoning classification for the site is SUT/HD, while the General Plan land-use designation is HF. The project is exempt from the California Environmental Quality Act ("CEQA") in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: United Sign Systems)

1. Bob Delp addressed the Historic District Commission with comments regarding the size and position of the proposed sign.
2. Cindy Pharis addressed the Historic District Commission with comments regarding the proposed sign brackets and building color change.

COMMISSIONER COLE MOVED TO CONTINUE ITEM NO. 1 TO THE NEXT HISTORIC DISTRICT COMMISSION MEETING ON DECEMBER 1ST.

COMMISSIONER BRACHT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. PN 21-239, 309 Figueroa Street Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Belwood Investments for approval of a Residential Design Review application for a remodel of an existing single-family residence located at 309 Figueroa Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act ("CEQA") in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: Belwood Investments)

1. Bob Delp addressed the Historic District Commission with comments regarding historical evaluation of the property and the garage conversion.
2. Laura Fisher addressed the Historic District Commission with comments regarding wood windows, easements, and why work had been started without a permit.
3. Loretta Hettinger addressed the Historic District Commission with comments regarding updating the cultural resource inventory list.
4. Margaret Weaver addressed the Historic District Commission with comments regarding the driveway and making a cooperative agreement with neighbors in the alley.

COMMISSIONER BRACHT MOVED TO CONTINUE ITEM NO. 2 OFF CALENDAR TO ADDRESS COMMISSION CONCERNS.

COMMISSIONER FELTS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ANKHELYI, DASCALLOS, FELTS, WEST, BRACHT

NOES: NONE

RECUSED: COLE, DUEWEL

ABSENT: NONE

PUBLIC HEARING

3. PN 19-174, Barley Barn Tap House Conditional Use Permit, Design Review, and Determination that the Project is Exempt from CEQA

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

1. Cindy Pharis addressed the Historic District Commission with comments regarding a parking variance and use of the property.
2. Joe Gagliardi addressed the Historic District Commission with comments regarding economic impacts.
3. Carrie Lane addressed the Historic District Commission with comments regarding the business district's balance and parking.
4. John Lane addressed the Historic District Commission with comments regarding parking.
5. Bonnie Darran addressed the Historic District Commission with comments regarding a parking variance.
6. Glenn Fait addressed the Historic District Commission with comments regarding public noticing and support of the project.
7. Beth Kelly addressed the Historic District Commission with comments regarding CEQA exemptions and possible impacts.
8. Loretta Hettinger addressed the Historic District Commission with comments regarding conditional use permit issues and parking.
9. Ben Fuentes addressed the Historic District Commission with comments regarding traffic and parking.
10. John Shaw addressed the Historic District Commission with comments regarding the parking lease with the Eagles and noise.

11. Jerry Bernau addressed the Historic District Commission with comments regarding parking studies.
12. Karen Holmes addressed the Historic District Commission with comments regarding parking and changes that are needed to the district.
13. Gary Richard addressed the Historic District Commission with comments regarding parking.
14. Mike Reynolds addressed the Historic District Commission with comments regarding parking.

COMMISSIONER DUEWEL MOVED TO APPROVE A CONDITIONAL USE PERMIT AND DESIGN REVIEW (PN 19-174) FOR BARLEY BARN TAP HOUSE, WHICH INCLUDES DEVELOPMENT AND OPERATION OF A CRAFT BEER ESTABLISHMENT WITHIN AN EXISTING 4,377-SQUARE-FOOT BUILDING LOCATED AT 608 ½ SUTTER STREET SUBJECT TO THE FINDINGS (FINDINGS A-I) AND CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-30).

COMMISSIONER BRACHT MADE A FRIENDLY AMENDMENT TO STRIKE DESIGN REVIEW FROM THE ORIGINAL MOTION.

COMMISSIONER DUEWEL ACCEPTED THE FRIENDLY AMENDMENT.

COMMISSIONER ANKHELYI SECONDED THE MOTION.

COMMISSIONER BRACHT MADE A FRIENDLY AMENDMENT TO ADD LANGUAGE THAT "the applicant shall make a good faith effort to improve the Eagles Lodge parking lot including paving and striping to the satisfaction of the Community Development Department with the voluntary agreement of the Eagles Lodge".

COMMISSIONER DUEWEL ACCEPTED THE FRIENDLY AMENDMENT.

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

THE CONDITIONAL USE PERMIT FOR THE PROJECT WAS APPROVED.

COMMISSIONER COLE MOVED TO APPROVE THE DESIGN REVIEW (PN 19-174) FOR BARLEY BARN TAP HOUSE, WHICH INCLUDES DEVELOPMENT AND OPERATION OF A CRAFT BEER ESTABLISHMENT WITHIN AN EXISTING 4,377-SQUARE-FOOT BUILDING LOCATED AT 608 ½ SUTTER STREET SUBJECT TO THE FINDINGS (FINDINGS A-I) AND CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-30).

COMMISSIONER ANKHELYI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

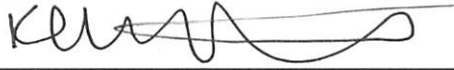
AYES: COLE, ANKHELYI, DUEWEL, WEST, BRACHT
NOES: NONE
RECUSED: DASCALLOS, FELTS
ABSENT: NONE

THE DESIGN REVIEW FOR THE PROJECT WAS APPROVED.

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is tentatively scheduled for December 1st.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Daron Bracht, CHAIR