



# Appeal of the Demolition for the 608 Bridge Street Cabin

# Appeal Hearing Protocol

1. Mayor Opens Hearing
2. City Staff Presentation
3. Appellant Presentation (10 minutes)
4. Project Application Presentation (10 minutes)
5. Public Comments (3 minutes per person)
6. Appellant Closing Remarks (5 minutes)
7. Project Applicant Closing Remarks (5 minutes)
8. City Staff Questions from Council
9. Mayor Closes Hearing
10. City Council Deliberation and Decision

# Eligibility to Appeal

Folsom Municipal Code Section (FMC) section 17.52.710 states:

If a permit applicant, permittee, or other person whose property rights may be affected is dissatisfied with any determination made by the historic district commission, such person(s) may appeal to the city council.

**Question for City Council:** Does Mr. Delp have standing to file an appeal?

- Mr. Delp failed to state how his property rights have been affected.
- Mr. Delp's residence is not adjacent to the property.
- His residence is 0.2 miles from the cabin.

# Background

- Applicant submitted an application February 4, 2023
- Historic District Commission (HDC) reviewed and approved at the May 3, 2023 meeting
  - HDC added condition of approval for research and photos prior to demolition
- Mr. Delp submitted appeal and was concerned of the following:
  - Insufficient information
  - Staff did not perform due diligence
  - Wants Council to reverse HDC's approval and return it to HDC after more research

# Staff Response

- Staff followed Folsom Municipal Code (FMC) procedure regarding demolitions
  - Note: Council can change procedures for future demolitions
- Staff acknowledges the short-coming related to cabin age in HDC staff report
- Exact date of cabin is unknown, but constructed sometime between 1904 and 1942
- None of the structures at 608 Bridge St. are on Cultural Resources Inventory list
- Additional research showed cabin was still not eligible for listing despite it's age.
- A similar cabin at 512 Persifer Street was approved for demolition by the HDC in 2002
  - Mr. Delp's appeal letter included a comment letter that was provided by a resident related to the 512 Persifer Street cabin demolition.

# Staff Response

- In 2006, owner received a Notice and Order to Abate a Public Nuisance letter regarding the condition of the cabin.
- The cabin is dilapidated and has been significantly modified with modern materials
- There have been 3 code enforcement cases against the cabin (1 active case for broken window)
- Cabin has been further damaged by animals and homeless
- Per the conditions of approval, staff conducted additional research on the cabin and documented the structure with interior and external photos

# External Building Photos



# External Building Photos Cont.





# Internal Building Photos



# Conclusion

*Staff respectfully requests that the City Council DENY the appeal by Mr. Delp of the Decision by the Historic District Commission Approving the demolition of the shed structure at 608 Bridge Street project (DRCL23-00016) and is exempt from CEQA.*

# Extra Photos



# Extra Photos



# Extra Photos

