

HISTORIC DISTRICT COMMISSION MINUTES
October 4, 2023
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

The regular Historic District Commission Meeting was called to order at 6:30 p.m. with Chair Kathy Cole presiding.

ROLL CALL:

Commissioners Present: John Lane, Vice Chair
 John Felts, Commissioner
 Mark Dascallos, Commissioner
 Ralph Peña, Commissioner
 Jennifer Cabrera, Commissioner
 Daniel West, Commissioner
 Kathy Cole, Chair

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the September 6, 2023, meeting were approved.

NEW BUSINESS:

1. DRCL23-00099: Folsom Depot Door Replacement Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Jeremy Bernau on behalf of the Folsom Historic District Association (FHDA) for approval of Design Review to replace two exterior doors at the Folsom Southern Pacific Depot located at 200 Wool Street. The zoning classification for the site is Sutter Street Subarea/Historic District Zone (SUT/HD), while the General Plan land-use designation is Mixed-Use Historic Folsom (HF). The project is categorically exempt under Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: Jeremy Bernau on behalf of the FHDA)**

1. Loretta Hettinger addressed the Commission in support of the project.

COMMISSIONER WEST MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (DRCL23-00099) TO REPLACE TWO EXTERIOR DOORS AT THE FOLSOM SOUTHERN PACIFIC DEPOT LOCATED AT 200 WOOL STREET, AS ILLUSTRATED ON ATTACHMENTS 5 AND 6 FOR THE FOLSOM DEPOT DOOR REPLACEMENT PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-8).

COMMISSIONER FELTS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: LANE, FELTS, PEÑA, CABRERA, WEST
NOES: NONE
RECUSED: DASCALLOS, COLE
ABSENT: NONE

MOTION PASSED

2. DRCL23-00104: 405 Coloma Street Shed Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Anthony and Nerlhuys Wetzel for demolition of a 200-square-foot shed located at 405 Coloma Street. The zoning classification for the site is Figueroa Street Subarea/Single-Family Residence, Small Lot District (FIG/R-1-M), while the General Plan land-use designation is Single-Family High Density (SFHD). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: Anthony and Nerlhuys Wetzel)**

1. Loretta Hettinger addressed the Commission in support of the project. Ms. Hettinger asked that a condition be added that the structure be thoroughly photographically documented.

COMMISSIONER LANE MOVED TO APPROVE THE APPLICATION (DRCL23-00104) FOR DEMOLITION OF A 200-SQUARE-FOOT SHED LOCATED AT 405 COLOMA STREET, BASED ON THE FINDINGS BELOW (FINDINGS A-G) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-6) INCLUDED IN ATTACHMENT 3.

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: LANE, FELTS, DASCALLOS, PEÑA, CABRERA, WEST, COLE
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

PUBLIC WORKSHOP

3. SPEC23-00134: Zoning Code Update – Design Issues and Guidance on Garages and Roofs

An informational workshop to discuss design issues and interpretations related to garages and roofs in the Historic District. Staff will share existing language from Folsom Municipal Code Chapter 17.52 as well as the Historic Design and Development guidelines, staff's interpretation of these, and discuss potential issues and changes with the Commission. **(Project Planner: Desmond Parrington)**

1. Loretta Hettinger addressed the Commission – the need to have a bridge between the staff, applicants, and commissioners with staff reporting back to the Commission on staff decisions. Regarding the roofs, the standing seam metal roofs are not appropriate but there does need to be some sort of fireproof roof available. She also expressed concerns about the prominence of garage doors in some areas of the District but supported revisiting the garage door design standards.
2. Brian Martell addressed the Commission to ask them to keep an open mind to the types of roofs that are allowed in the Historic District. He explained the decision of the Commission to include metal roofs as an option for the Historic District in the past as part of the Sutter Street Revitalization effort. The allowance for standing seam metal roofs in the past is the reason why some homes and Sutter Street businesses in the Historic District now have that type of roof. He also expressed support for identifying garage door styles that the Commission would approve.
3. David Maselli addressed the Commission to voice his concerns about not being allowed to use a standing seam metal roof. David questioned how some metal roofs were allowed and his proposed roof is not allowed.

PRINCIPAL PLANNER REPORT

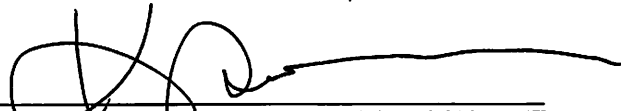
Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled for November 1, 2023.

Principal Planner Steve Banks provided an update on the following items:

- Planning approvals that did not require approval from the Historic District Commission (4 projects).
- Update on the upcoming November 1, 2023, Historic District Commission meeting.
- Status of the Building/Planning Counter remodel project.
- Update on the Barley Barn Tap House project and the Uncle Charlie's Firehouse and Brew project.
- Update regarding the Traders Lane parking lot project.
- Update on the 603 Sutter Street Mixed-Use Project Appeal.

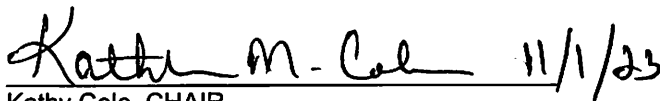
There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:30 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Kathy M. Cole 11/1/23
Kathy Cole, CHAIR