



HISTORIC DISTRICT COMMISSION MINUTES
February 7, 2024
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

A special meeting of Historic District Commission Meeting was called to order at 6:30 p.m. with Chair Kathy Cole presiding.

ROLL CALL:

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

Commissioners Absent: John Felts, Commissioner
Ralph Peña, Commissioner

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The minutes of the January 10, 2024, meeting was approved.

NEW BUSINESS:

1. DRCL23-00155: 616 Mormon Street Shed Demolition and New Garage and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from AKS Equities c/o Gary Khera for approval of a Residential Design Review and Demolition Application for the demolition of a shed and the construction of a new 424-square-foot garage located at 616 Mormon Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is MLD (Multifamily- Low Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. 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: Josh Kinkade/Applicant: AKS Equities c/o Gary Khera)**

1. Laura Fisher addressed the Commission with concerns regarding the setbacks and the use of stucco on the garage. As a representative of HFRA, Ms. Fisher wanted to note that HFRA did not support the stucco on the garage.

COMMISSIONER LANE MOVED TO APPROVE THE APPLICATION (DRCL23-00155) FOR DEMOLITION OF A SHED AND DESIGN REVIEW OF A NEW 424-SQUARE-FOOT GARAGE LOCATED AT 616 MORMON STREET, AS ILLUSTRATED ON ATTACHMENT 6 FOR THE 616 MORMON STREET DEMOLITION AND NEW GARAGE PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-18), WITH THE ADDITION OF CONDITION 3D THE PRIMARY SIDING OF THE PROPOSED ACCESSORY STRUCTURE SHALL SUBSTANTIALLY MATCH THE PRIMARY SIDING OF THE EXISTING PRIMARY RESIDENCE TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. THIS MODIFICATION SHALL BE REFLECTED IN PLANS SUBMITTED FOR A BUILDING PERMIT.

COMMISSIONER DASCALLOS SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

2. PN21-258: 719 Traders Lane Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Gray Construction (Ron Gray) for approval of a Residential Design Review Application for remodeling an existing 2,119-square-foot building located at 719 Traders Lane. The zoning classification for the site is HD (Historic District) while the General Plan land-use designation is HF (Historic Folsom). The property is located within the Sutter Street Subarea of the Historic Commercial Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: Gray Construction- Ron Gray)**

1. Moe Hirani addressed the Commission in support of the project. Mr. Hirani suggested there be a gate installed separating the building next door.
2. Bob Delp addressed the Commission with concerns regarding the screening of the rooftop mechanical equipment.

COMMISSIONER WEST MOVED TO APPROVE THE DESIGN REVIEW APPLICATION (PN21-258) FOR A REMODEL OF AN EXISTING BUILDING LOCATED AT 719 TRADERS LANE, AS ILLUSTRATED ON ATTACHMENTS 5 AND 6 FOR THE 719 TRADERS LANE REMODEL PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-12) WITH THE ADDITION OF THE FOLLOWING CONDITIONS:

- CONDITION 3D, LIGHT FIXTURES SHALL SUBSTANTIALLY MATCH THOSE OF THE NEIGHBORING GASLIGHT BUILDING TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT
- CONDITION 3E, the EXISTING HORIZONTAL SIDING SHALL BE RETAINED AND REPAIRED AS NECESSARY INSTEAD OF THE STUCCO SHOWN IN ATTACHMENT 6
- CONDITION 13, THE OWNER/APPLICANT SHALL HAVE THE WALL ENCLOSING THE EXISTING GAS LINES INSPECTED BY AN INDEPENDENT ENGINEER. THE ENGINEER SHALL PROVIDE DESIGNS NEEDED TO ADEQUATELY REPAIR THE WALL FOR STRUCTURAL STABILITY, AND THOSE DESIGNS SHALL BE ADDED TO THE BUILDING

PERMIT PLANS AND COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE TWO-UNIT STRUCTURE.

COMMISSIONER CABRERA SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

3. DRCL23-00182: 406 and 408 Scott St., Exterior Renovations Project, and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from JL Equity Ventures Inc. c/o Jim Quaschnick, Jr. for approval of a Residential Design Review for the replacement of sixteen windows, the removal of two windows, and the re-siding and re-painting of an existing residential duplex located at 406 and 408 Scott Street. The zoning classification for the site is R-2 (Two-Family Residence) while the General Plan land-use designation is MLD (Multifamily- Low Density). The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: JL Equity Ventures Inc. c/o Jim Quaschnick, Jr.)**

1. Bob Delp addressed the Commission with concerns regarding the approval process for emergency situations.

COMMISSIONER DASCALLOS MOVED TO APPROVE THE APPLICATION (DRCL23-00182) FOR RESIDENTIAL DESIGN REVIEW FOR A WINDOW REPLACEMENT, RE-SIDING, AND RE-PAINTING OF AN EXISTING 1,830-SQUARE-FOOT RESIDENTIAL DUPLEX LOCATED AT 406 AND 408 SCOTT STREET, AS ILLUSTRATED ON ATTACHMENT 6, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER COLE SECONDED THE MOTION.

The Motion carried the following roll call vote:

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

MOTION PASSED

4. Informational Item: Historic District Garage and Standing Seam Metal Roof Guide

On December 6th, 2023, the Historic District Commission (HDC) approved Resolution HDC23-001 making a Design Determination on the use of standing seam metal roofs, and approved Resolution HDC23-002 making the Design Determination on the use of metal garage doors. As part of those approvals, the Historic District Commission requested that staff return with a guide showing examples of designs and colors that would be considered appropriate based on the approved resolutions. This informational item provides a final draft of the approved standing seam metal roof colors and approved garage door styles in accordance with Resolution HDC23-001 and Resolution HDC23-002, respectively. **(Project Planner: Nathan Stroud)**

PRINCIPAL PLANNER REPORT

Principal Planner Steve Banks reported that the next Historic District Commission meeting is tentatively scheduled

for March 6, 2024

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

- The Commission was provided with an update on the Building Permit activity in the Historic District (One projects).
- The Commission was given an update regarding the parklet design on Sutter Street and the timeline (end of February) for bringing the existing parklets into compliance with accessibility requirements.
- The Commission was notified the next meeting will be on March 6, 2024.
- Staff acknowledged that the Commission would like to see Historic District Garage and Standing Seam Metal Roof Guides promoted in the City's Newsletter

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:22 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Kathy Cole, CHAIR