



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES

August 7, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Daniel West, Mary Asay, Kevin Duewel, Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Chair Daron Bracht

ABSENT: Bracht

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of July 17, 2019 were approved as submitted.

NEW BUSINESS

1. **PN 19-135 Abundant Living Senior Care Residence Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from LaMont Sudbury for Design Review and Conditional Use Permit Modification for a 1,608-square-foot expansion of the previously approved 4,700-square-foot Abundant Living Senior Care Residence located at 317 Natoma Street. The zoning classification for the site is C-1/NRB, and the General Plan land-use designation is CC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: LaMont Sudbury)**

COMMISSIONER DUEWEL MOVED TO APPROVE A DESIGN REVIEW AND CONDITIONAL USE PERMIT MODIFICATION APPLICATION FOR A 1,608-SQUARE-FOOT EXPANSION OF THE PREVIOUSLY APPROVED 4,700-SQUARE-FOOT ABUNDANT LIVING SENIOR CARE RESIDENCE LOCATED AT 317 NATOMA STREET (PN 19-135) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G & H, CONDITIONAL USE PERMIT FINDING I, AND CONDITIONS OF APPROVAL NO. 1-37 WITH AMENDMENT TO CONDITION NO. 16, 17, AND 30 TO STATE: "16. The improvement plans for the required public and private improvements, including but not limited to frontage improvements on Coloma Street **and Natoma Street** shall be reviewed and approved by the Community Development Department prior to issuance of a Building Permit." "17. Required public and private improvements, including but not limited to frontage improvements on Coloma Street **and Natoma Street** shall be completed prior to issuance of a Certificate of Occupancy."

"30. A minimum of 13 vehicle parking spaces shall be provided for the project. In addition, a minimum of 2 bicycle parking spaces shall be provided to serve the project. The bicycle parking spaces shall be positioned near the front or rear entrance to the senior care residence building to the satisfaction of the Community Development Department. The four parking spaces along the front of Natoma Street shall be compact parking spaces with the remaining space in front to the spaces being landscaped."

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

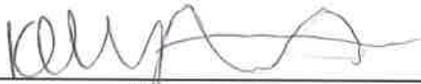
AYES: WEST, DUEWEL, ASAY, RODRIGUEZ, ANKHELYI, MILLER
NOES: NONE
ABSTAIN: NONE
ABSENT: BRACHT

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:45 pm.

Respectfully Submitted,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Daron Bracht, CHAIR