



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
November 6, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Miller

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

None

MINUTES: The minutes of October 2, 2019 were approved as submitted.

NEW BUSINESS

1. PN 19-370, Abundant Living Senior Care Residence Design Review Modification

A Public Meeting to consider a request from Larry Ivancich for a Design Review Modification application to remove the river rock veneer from the approved design of a 6,308-square-foot senior care residence located at 317 Natoma Street, and to remove the approved trash/recycling enclosure. The zoning classification for the site is C-1/NRB, and the General Plan land-use designation is CC. The project was previously determined to be categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Larry Ivancich)**

1. Bryan Warren addressed the Historic District Commission in support of the project, recommending financial options to keep the project going.

COMMISSIONER BRACHT MOVED TO DENY A DESIGN REVIEW MODIFICATION APPLICATION TO REMOVE THE RIVER ROCK VENEER FROM THE APPROVED 6,308-SQUARE-FOOT SENIOR CARE RESIDENCE LOCATED AT 317 NATOMA STREET, AND REPLACE IT WITH STUCCO PAINTED DARK GREY ON THE BUILDING AND LIGHT GREY ON THE PORTICO POSTS (PN 19-370) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H & I

AND

MOVE TO DENY A DESIGN REVIEW MODIFICATION APPLICATION TO REMOVE THE APPROVED TRASH/RECYCLING ENCLOSURE LOCATED AT 317 NATOMA STREET (PN 19-370) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H & I.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. **PN 19-382 702 Sutter Street Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Moe Hirani for a commercial design review approval for the residing, reroofing and repainting of the existing building at 702 Sutter Street in the Sutter Street Subarea of the Historic Commercial Primary Area. The project site is zoned HD and the General Plan designation is HF. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Moe Hirani)**

1. Mike Reynolds addressed the Historic District Commission, applauding the efforts to improve the Hacienda Building, however would like to have the backside renderings of the project and recommended choosing different paint colors.
2. Mike Brenkwiz addressed the Historic District Commission, recommending putting in a seven foot glass window surrounding the deck to block noise from coming into the residential areas.

COMMISSIONER BRACHT MOVED TO APPROVE THE COMMERCIAL DESIGN REVIEW APPLICATION (PN 19-382) FOR THE RESIDING, REROOF, AND REPAINT OF EXISTING COMMERCIAL BUILDING LOCATED AT 702 SUTTER STREET SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G-I AND CONDITIONS OF APPROVAL NOS. 1-5 WITH ADDITION TO CONDITION NO. 1 TO STATE:

"1. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the building renderings received October 16, 2019 and as discussed at the November 6, 2019 Historic District Commission meeting as follows:

- The northern/rear building elevation (facing Leidesdorff Street) of the Hacienda Building shall include the same design, materials, and colors as proposed for the southern/front (facing Sutter Street) and eastern (facing Riley Street) building elevations, including but not limited to the use of board and batten siding and a corrugated metal band.
- The upper portion of the elevator shaft located on the southern building elevation shall be finished with corrugated metal on three sides.
- The deck railing on the southern building elevations shall utilize spindles.
- The first floor (Pizzeria Classico) patio area on the southern building elevation shall be closed with board and batten siding instead of the spindles shown in the October 16, 2019 renderings.
- The primary building color for the Hacienda Building shall be painted Sherwin Williams Caribbean Coral or a similar color. The trim color for the Hacienda Building shall be painted Sherwin Williams Peace Yellow or a similar color. The deck spindle on the southern building elevation around the second floor (Hacienda) patio shall be painted Sherwin Williams Roycroft Copper Red or a similar color. The corbels on the southern building elevations shall be stained with

Sherwin Williams Dark Walnut or a similar color. The final color scheme shall be subject to review and approval by the Community Development Department.”

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

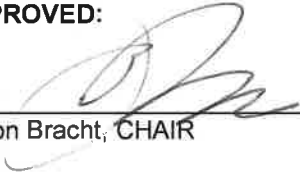
PRINCIPAL PLANNER REPORT

None



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Daron Bracht, CHAIR