



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES

July 18, 2018

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Vice Chair Candy Miller, Justin Raithel, Mary Asay, Rosario Rodriguez, Regina Konet, John Arnaz, Chair Daron Bracht

ABSENT: Miller, Raithel, Rodriguez

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 20, 2018 were approved as submitted.

NEW BUSINESS

1. **PN 18-166 413 Sutter Street Variance and Garage Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Moe Hirani to approve a Variance to allow for the development of a second unit on an undersized lot and a garage demolition at 413 Sutter Street. The zoning designation for the site is R-1-M (Single-Family Residential- Small Lot District)/FIG (Figuroa Subarea of Residential Primary Area of the Historic District) and the General Plan designation is SF (Single Family). This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Moe Hirani**)

COMMISSIONER RODRIGUEZ MOVED TO APPROVE APPLICATION PN 18-166 FOR A VARIANCE TO ALLOW FOR THE DEVELOPMENT OF A SECOND UNIT ON AN UNDERSIZED LOT AND A GARAGE DEMOLITION AT 413 SUTTER STREET, WITH THE FOLLOWING FINDINGS: GENERAL PROJECT FINDINGS A & B, CEQA FINDINGS C-F, VARIANCE FINDING a, WHICH WAS CHANGED TO FINDING G TO READ AS FOLLOWS: "There exist special circumstances applicable to the subject property, including size, that do not apply generally to other properties in the vicinity that are under the identical zoning classification." VARIANCE FINDING b, WHICH WAS CHANGED TO FINDING H TO READ AS FOLLOWS: "Strict application of the zoning code would deprive the subject property of privileges enjoyed by other properties in the vicinity that are under the identical zoning classification." VARIANCE FINDING c WAS REMOVED, DEMOLITION FINDING H WAS CHANGED TO I, AND

CONDITIONS OF APPROVAL NO. 1-2 ARE TO READ AS FOLLOWS: "1. A complete set of plans for the garage/second unit structure shall be submitted for a building permit within one year of the date of this approval (July 18, 2019)." AND "2. Issuance of demolition permit for the existing garage is required."

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: RAITHEL, RODRIGUEZ, MILLER, BRACHT
NOES: NONE
ABSTAIN: NONE
ABSENT: ARNAZ, ASAY, KONET

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:27pm.

Respectfully Submitted,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Daron Bracht, CHAIR