



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
October 3, 2018
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Rodriguez

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of September 19, 2018 were approved as submitted.

NEW BUSINESS

1. PN 18-289, 715 Mormon Street Front Patio Extension & Re-Siding and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Ken Paradis for approval of a Residential Design Review for a 200-square-foot front patio extension and re-siding of an existing 1,310-square-foot residence. The zoning classification for the site is CEN/R-4 and the General Plan land-use designation is MLD. 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: Ken Paradis)**

COMMISSIONER ASAY MOVED TO APPROVE THE RESIDENTIAL DESIGN REVIEW APPLICATION FOR A 200-SQUARE-FOOT FRONT PATIO EXTENSION AND RE-SIDING OF AN EXISTING 1,310-SQUARE-FOOT RESIDENCE AT 715 MORMON STREET (PN 18-289) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDING G & H, AND CONDITIONS OF APPROVAL (NO. 1-7).

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, RAITHEL, ARNAZ, ASAY, BRACHT
NOES: NONE
ABSTAIN: NONE

ABSENT: RODRIGUEZ

2. PN 18-170, Abundant Living Senior Care Residence – Commercial Design Review and Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from LaMont Sudbury for approval of Commercial Design Review and a Conditional Use Permit for development and operation of a 10-unit, 4700-square-foot senior care residence within an existing commercial building 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 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: LaMont Sudbury)**

COMMISSIONER BRACHT MOVED TO APPROVE THE COMMERCIAL DESIGN REVIEW APPLICATION FOR THE ABUNDANT LIVING SENIOR CARE RESIDENCE PROJECT (PN 18-170), WHICH INCLUDES A 1,393-SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-STORY COMMERCIAL BUILDING, BRINGING THE BUILDING UP TO 4,700 SQUARE FEET IN SIZE, REMODELING THE EXTERIOR OF THE EXISTING BUILDING, AND ASSOCIATED SITE IMPROVEMENTS; AND MOVE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE ABUNDANT LIVING SENIOR CARE RESIDENCE TO OPERATE AT THE SUBJECT PROPERTY LOCATED AT 317 NATOMA STREET WITH 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, MODIFYING CONDITION #14 TO READ AS FOLLOWS: "...all other improvements shall be provided in accordance with the current edition of the City of Folsom Standard Construction Specifications, the Design and Procedures Manual and Improvement Standards, and the Historic District Design and Development Guidelines" MODIFYING CONDITION #24.7 TO READ AS FOLLOWS: "If possible, the trash/recycling enclosure should be relocated to the alley or flush with the wall plane of the building..." AND MODIFYING CONDITION #31 TO READ AS FOLLOWS: "A minimum of 17 vehicle parking space shall be provided for the project..."

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 6:15pm.

Respectfully Submitted,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Daron Bracht, CHAIR