



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

August 16, 2017

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, Jeffrey Rempfer, John Arnaz, Mary Asay, Regina Konet, Chair Daron Bracht

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of August 2, 2017 will be presented for approval.

INFORMATIONAL ITEMS

1. Lake Natoma Gap Closure

The Lake Natoma Gap Closure project is a city council-authorized, Class IV, separated bikeway that will be constructed parallel to Leidesdorff Street. On the west end, it will extend from the American River Parkway trail access point (near the Leidesdorff Lid) to the intersection of Scott Street and Riley Street on the east end, completing the off-street bicycle route around Lake Natoma. Additional minor pedestrian and traffic safety improvements are included in the project to improve circulation in the Historic District. Construction is anticipated to begin in winter/early spring 2018. **(Presenter: Director of Parks & Recreation, Robert Goss)**

NEW BUSINESS

2. PN 17-204, Community Bible Church Campus Remodel - Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Rich Burrill for approval of a Commercial Design Review application for a remodel of the existing buildings of the Community Bible Church campus, located at 611 Riley Street, 610-612 Persifer Street, and 601 Natoma Street. The zoning classifications for the

project are R-1-M/CEN (Single-Family Residential- Small Lot District/Central Subarea of the Historic Residential Primary Area) and BP/NRB (Business Professional District/Natoma Riley Bidwell Commercial Primary Area of the Historic District), and the General Plan land use designations are CC (Community Commercial) and SF (Single Family). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Rich Burrill)**

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **September 6, 2017**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF
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HISTORIC DISTRICT COMMISSION MINUTES
August 2, 2017
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: Rempfer

CITIZEN COMMUNICATION: Jennifer Lane addressed the Historic District Commission regarding granny flat guidelines in the Historic District.

MINUTES: The minutes of June 21, 2017 were approved as submitted.

NEW BUSINESS

1. PN 17-209, 910 Bidwell Street – Custom Home and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Stefanie Gushtyuk for approval of a Residential Design Review Application to construct a 2,436-square-foot single-family residence at 910 Bidwell Street. The zoning designation for the site is CEN (Central Subarea of the Historic Residential Primary Area) and the General Plan designation is SF (Single Family). This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Stefanie Gushtyuk)**

COMMISSIONER MILLER MOVED TO APPROVE PN17-209, RESIDENTIAL DESIGN REVIEW FOR CONSTRUCTION OF A 2,436-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT 910 BIDWELL STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; ADDING DEMOLITION FINDING F; CONDITIONS OF APPROVAL NO. 1 – 8, MODIFYING NO. 1 TO READ AS FOLLOWS, “Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.”, ADDING CONDITION NO. 9 THAT READS AS FOLLOWS, “Issuance of a demolition permit is required for the existing garage. The garage shall be demolished before approval of the proposed garage/second unit structure.”

COMMISSIONER BRACHT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

INFORMATIONAL ITEMS

1. PN 17-145, 603 Sutter Street

Request for comments from the Historic District Commission regarding the proposed historic Sutter Street mixed-use building.

2. PN 17-144, 512 Sutter Street

Request for comments from the Historic District Commission regarding the proposed Powerhouse Lofts on Sutter Project.

COMMISSIONER BRACHT MOVED TO CONTINUE INFORMATIONAL ITEMS, PN 17-145 603 SUTTER STREET AND PN 17-144 512 SUTTER STREET, TO THE SEPTEMBER 6, 2017 HISTORIC DISTRICT COMMISSION MEETING FOR FURTHER DISCUSSION.

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

Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 6:18pm.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

DARON BRACHT, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: 8/10/17
TO: Historic District Commission
FROM: Robert Goss, Director of Parks & Recreation
SUBJECT: Lake Natoma Gap Closure

The Lake Natoma Gap Closure project is a city council-authorized, Class IV, separated bikeway that will be constructed parallel to Leidesdorff Street. On the west end, it will extend from the American River Parkway trail access point (near the Leidesdorff Lid) to the intersection of Scott Street and Riley Street on the east end, completing the off-street bicycle route around Lake Natoma. Additional minor pedestrian and traffic safety improvements are included in the project to improve circulation in the Historic District. Construction is anticipated to begin in winter/early spring 2018.

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	Community Bible Church Campus Remodel Commercial Design Review
PROPOSAL:	Request for Commercial Design Review Approval for a remodel of the existing buildings of the Community Bible Church campus, located at 611 Riley Street, 610-612 Persifer Street, and 601 Natoma Street
RECOMMENDATION:	Approve, based upon findings and subject to conditions of approval
OWNER/APPLICANT:	Rich Burrill /Community Bible Church
LOCATION:	611 Riley Street, 610-612 Persifer Street, and 601 Natoma Street
ASSESSOR'S PARCEL NO.:	070-0162-006 through -016
ZONING:	R-1-M/CEN (Single-Family Residential- Small Lot District/Central Subarea of the Historic Residential Primary Area) and BP/NRB (Business Professional District/Natoma Riley Bidwell Commercial Primary Area of the Historic District)
GENERAL PLAN DESIGNATION:	CC (Community Commercial) and SF (Single Family)
ADJACENT LAND USES AND ZONING:	North: Natoma Street; Single Family (NRB) South: Sutter Middle School (Open Space/Public) East: Existing residential building and vacant land (CEN) and existing commercial building (NRB) West: Existing office and commercial buildings (NRB)
SITE CHARACTERISTICS:	The 82,582-square-foot site is fully developed with five buildings and associated site improvements including parking and landscaping

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is CC (Community Commercial) and Single Family (SF). The zoning designation for the project site is R-1-M/CEN (Single-Family Residential- Small Lot District/Central Subarea of the Historic Residential Primary Area) and BP/NRB (Business Professional District/Natoma Riley Bidwell Commercial Primary Area of the Historic District). The church use is permitted within the BP zone and the Historic District.

LAND USE COMPATIBILITY

The surrounding land uses include existing office buildings, commercial buildings, single-family residential homes, and a school. The proposed new siding, roofing material and color is compatible with the surrounding buildings in the area in that the architectural design and building materials are consistent with the existing buildings.

ARCHITECTURE AND DESIGN

Pursuant to the FMC Section 17.52.530.B, the Natoma Riley Bidwell Commercial Primary Area is intended to include a mixture of residential and commercial development and utilize “residential architectural design,” which should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boarding houses or other uses of a residential area. Furthermore, The DDGs Chapter 5.04.03 (b), which addresses the design concepts for the Central Subarea, states that the Central Subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe.

The proposed remodel of the existing buildings includes new horizontal T 1-11 siding on the garage and student center and new grey composition shingles on the roof of the student center. No additions or changes in architecture are proposed. The new materials will complement the existing architectural styles of the buildings.

With regards to remodeling projects, Section 4.11 of the Historic District Design and Development Guidelines (DDGs) states that in evaluating a remodeling request, the Historic District Commission shall consider:

1. The property owner’s and community’s benefit;
2. The structure’s architectural and historical value; and
3. Resources available for historic authenticity purposes, such as historical and architectural documentation, materials availability, and financing.

The redesign would not have a negative effect on the property owners’ or the community’s benefit, as the elements of the project, as discussed above, consist of a typical design theme of the 1850-1950 era.

The DDGs state that the use of same or like materials is preferred for remodels and that materials predominant in the Historic District are the most appropriate. The student center and garage currently have vertical T1-11 siding, and the remodel would make that siding horizontal to match the existing office building. Colors would all be painted to match, and are appropriate for the Central and Natoma Riley Bidwell areas of the Historic District.

Overall, staff has determined that the proposed materials and colors for the project are appropriate for use within this portion of the Historic District. Staff has also concluded that the applicant has met the intent of the design standards identified in the DDGs.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 (Existing Facilities) of the Guidelines for California Environmental Quality Act (CEQA).

RECOMMENDATION / HISTORIC DISTRICT COMMISSION ACTION:

MOVE TO APPROVE COMMERCIAL DESIGN REVIEW FOR A REMODEL OF THE EXISTING BUILDINGS OF THE COMMUNITY BIBLE CHURCH CAMPUS AS ILLUSTRATED ON ATTACHMENT 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NOS. 1-2).

GENERAL PROJECT FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

DESIGN REVIEW FINDINGS

- C. THE PROJECT COMPLIES WITH THE DESIGN STANDARDS IDENTIFIED IN THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- D. THE PROJECT'S BUILDING MATERIALS, TEXTURES, AND COLORS ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

CEQA FINDING

- E. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 EXISTING FACILITIES OF THE GUIDELINES FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Submitted,



Scott Johnson, AICP
Planning Manager

CONDITIONS OF APPROVAL:

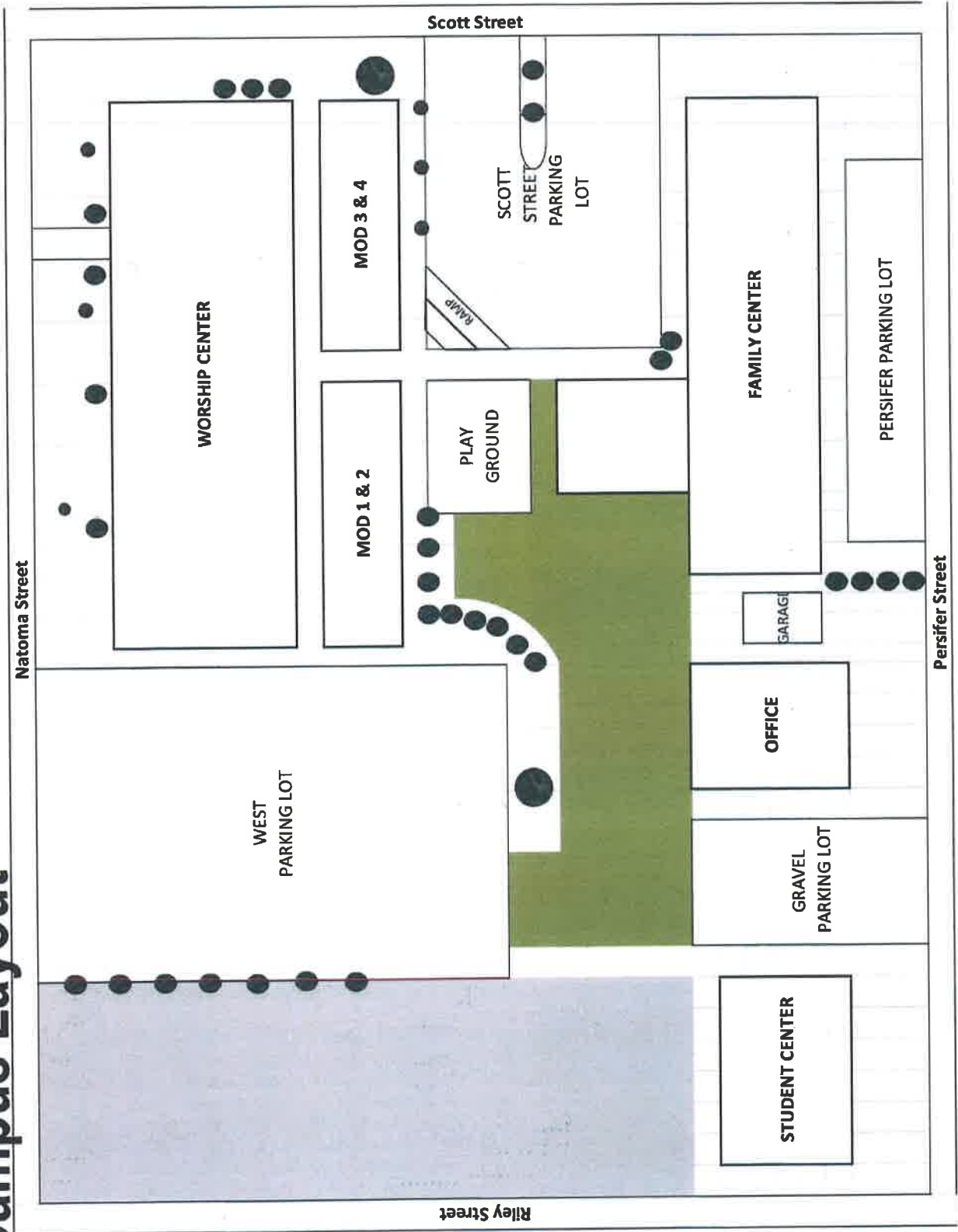
1. The applicant shall submit final plans to the Community Development Department that substantially conform to the images and colors provided in Attachment 3.
2. A Building Permit shall be issued on the project within one year of the date of this approval (August 16 2018).

Attachment 1

Vicinity Map

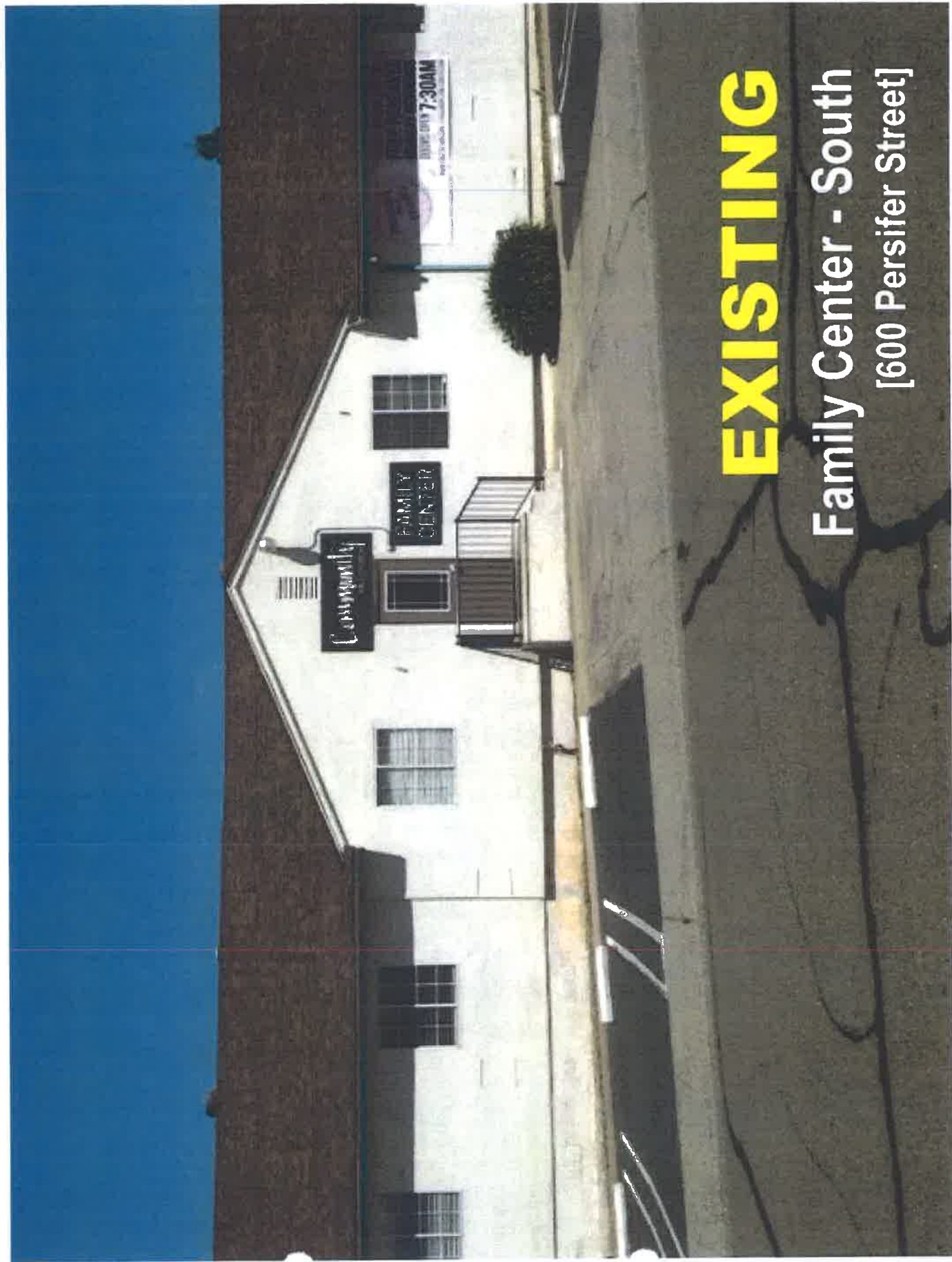


Campus Layout



Attachment 3

Existing and Proposed Building Elevations



EXISTING

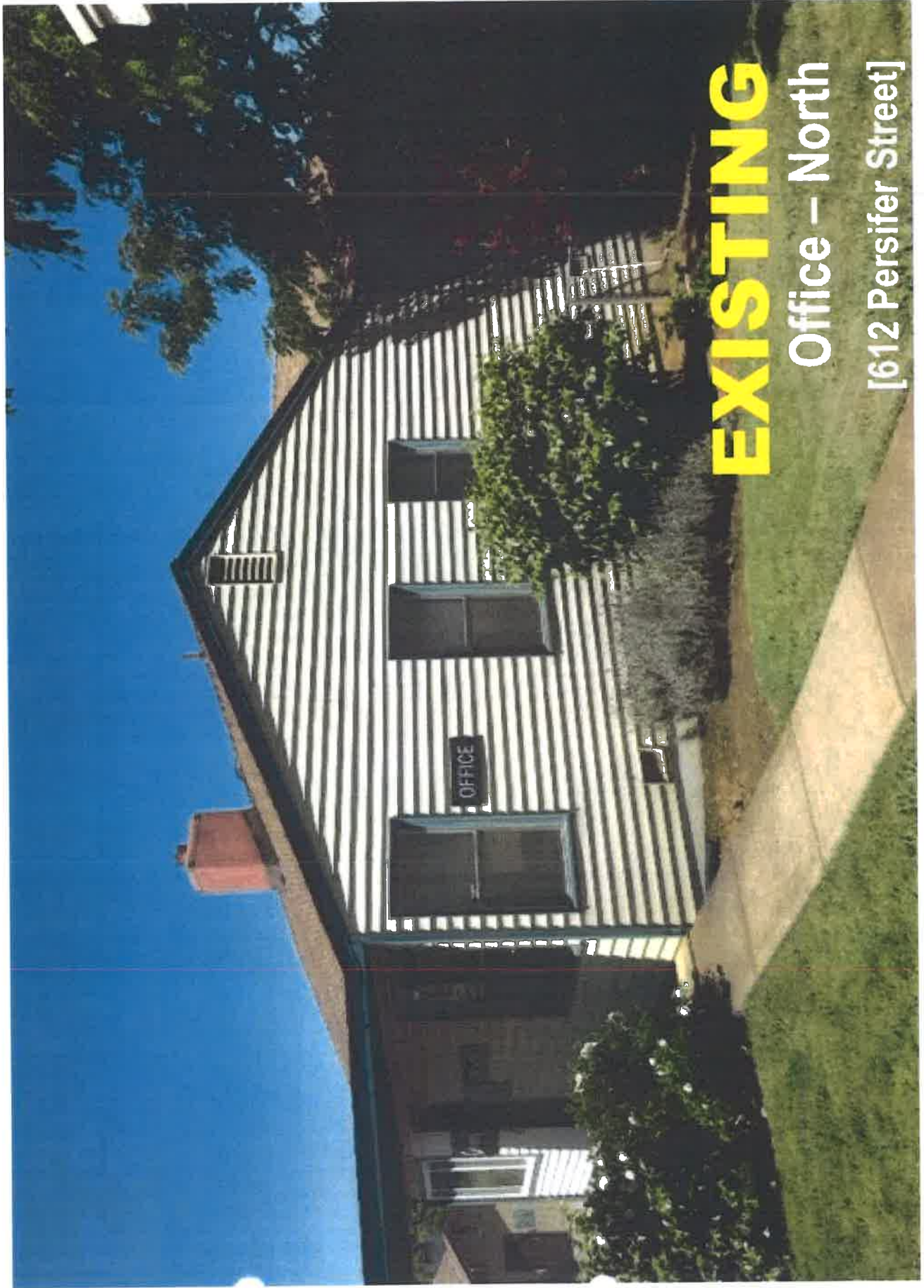
Family Center - South
[600 Persifer Street]



EXISTING

Worship Center – North

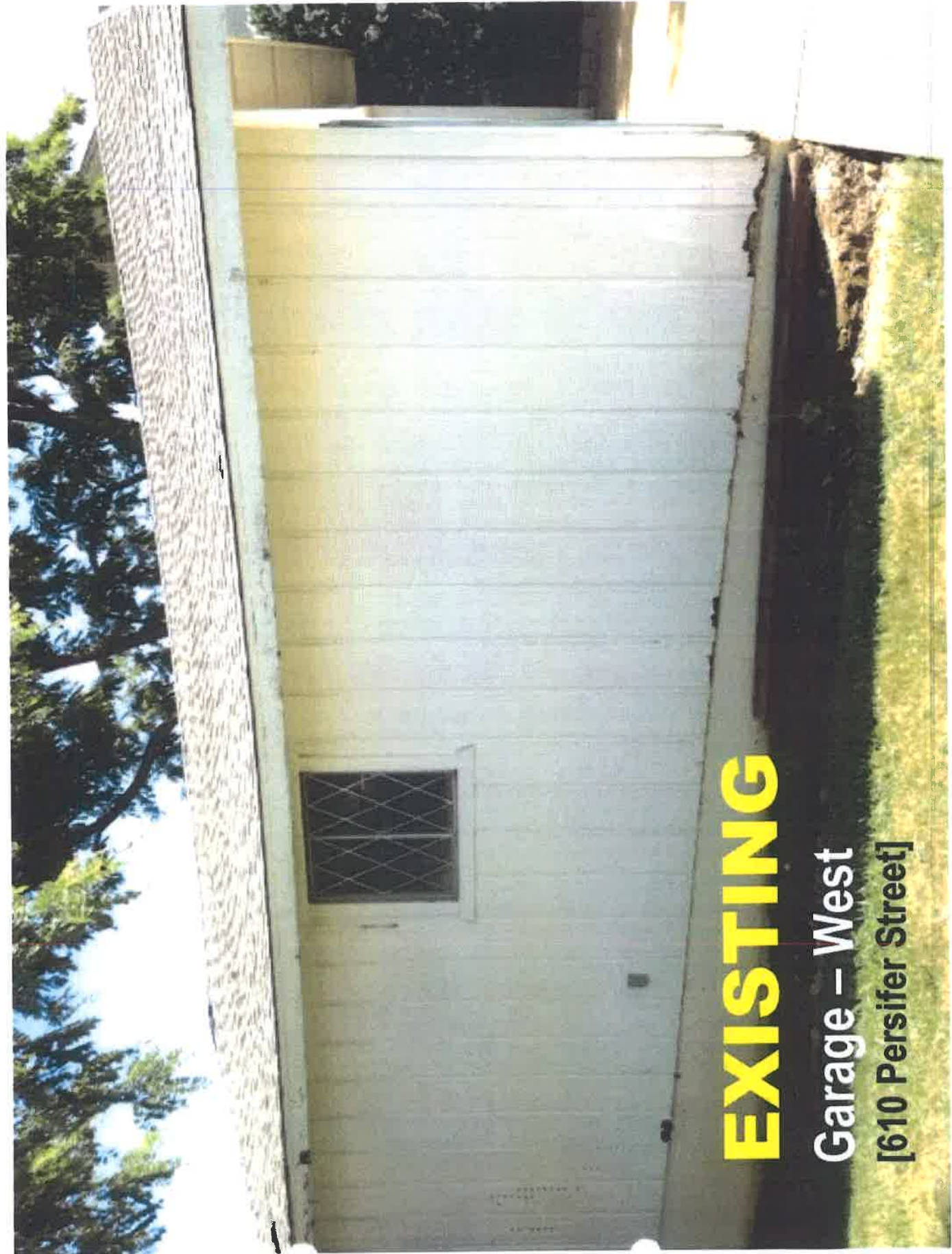
[601 Natoma Street]



EXISTING

Office – North

[612 Persifer Street]



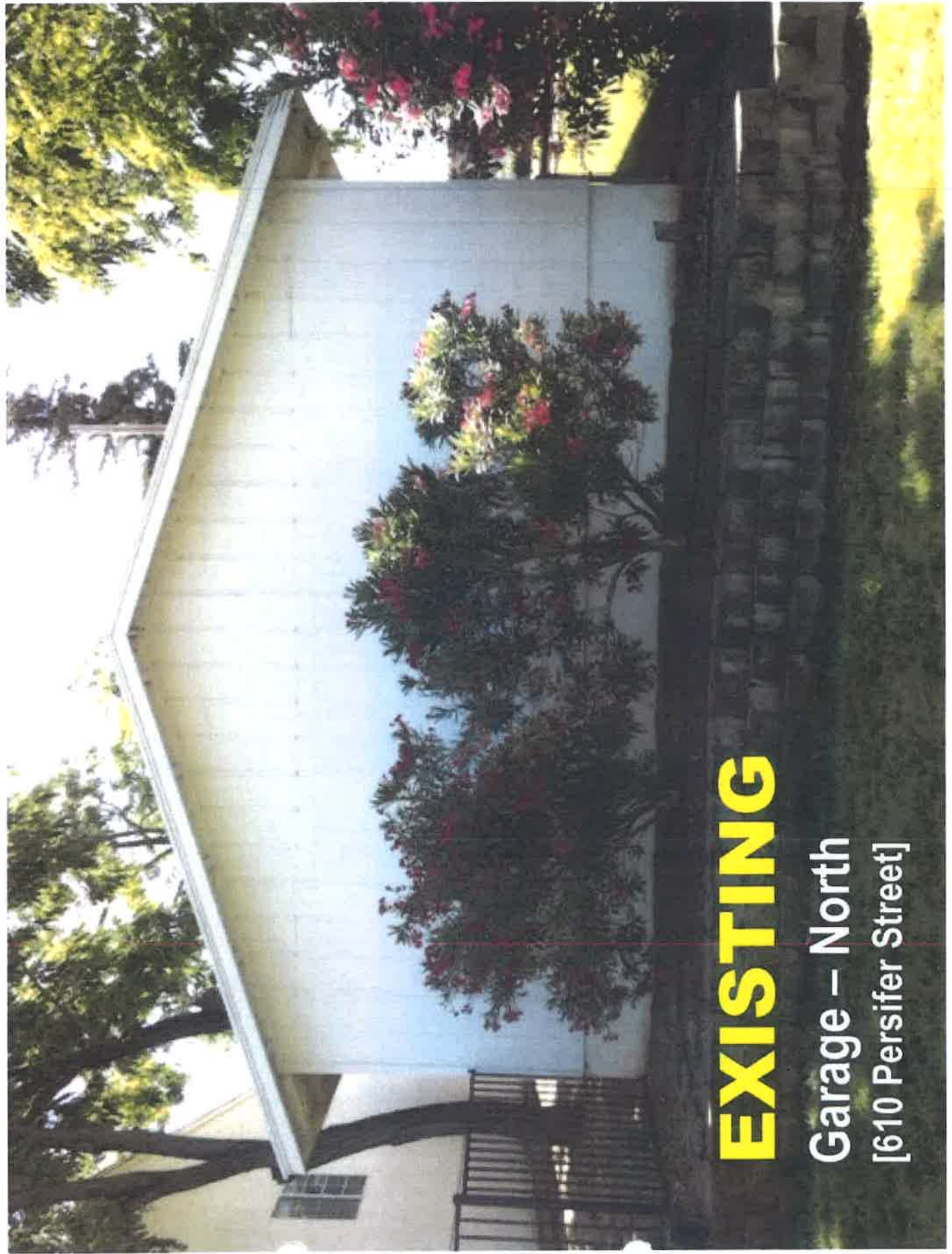
EXISTING

Garage – West

[610 Persifer Street]

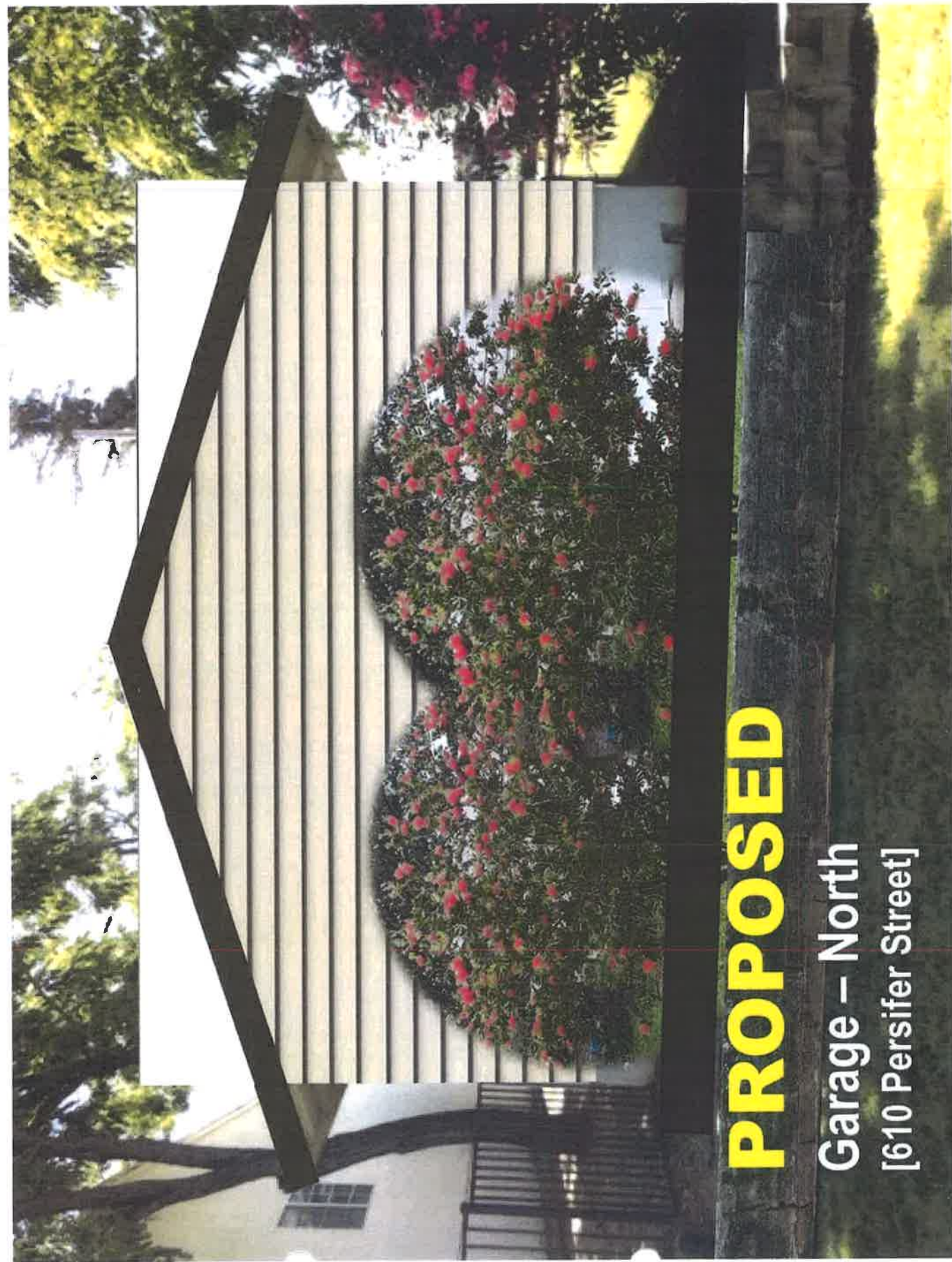


Garage – West
[610 Persifer Street]



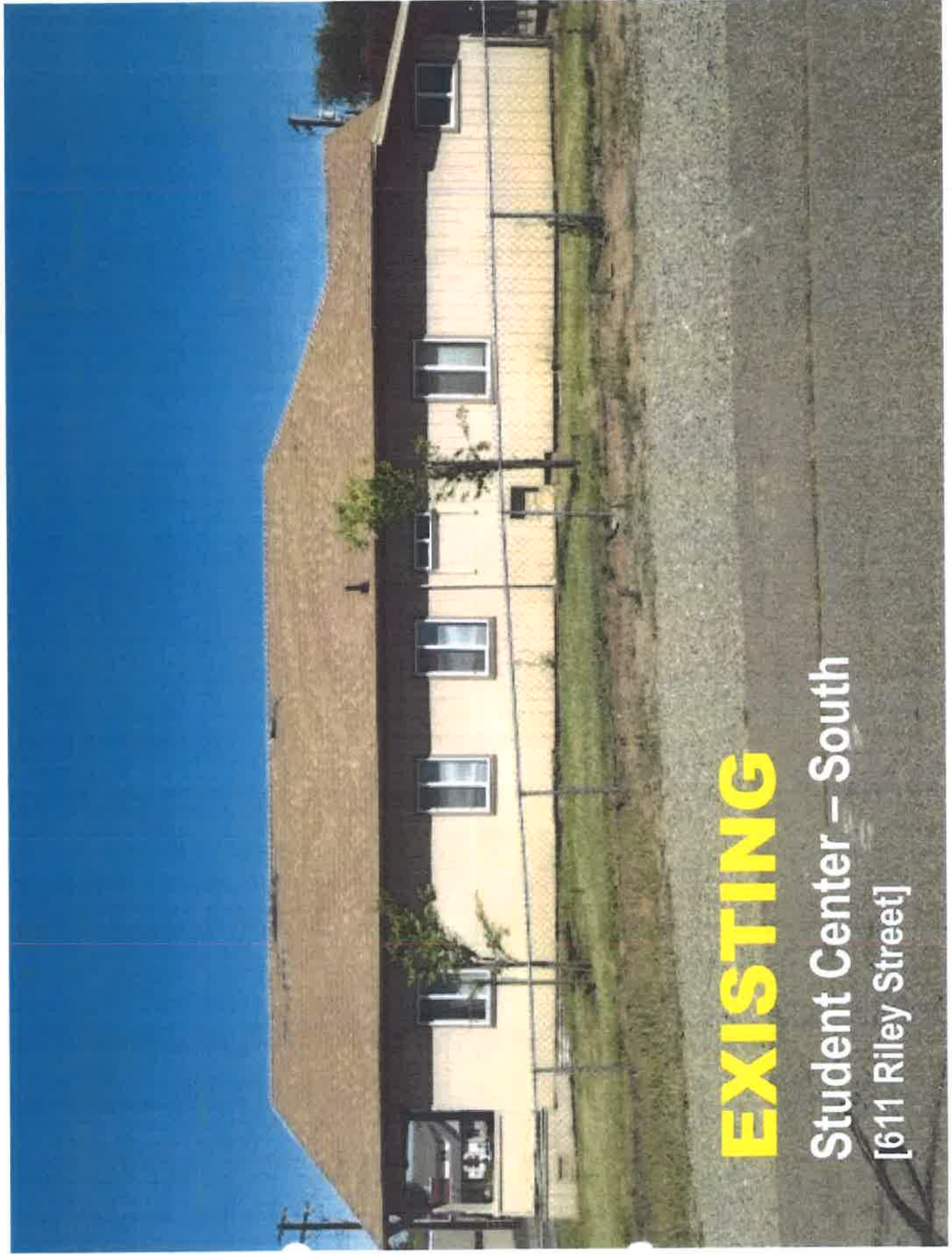
EXISTING

**Garage – North
[610 Persifer Street]**



PROPOSED

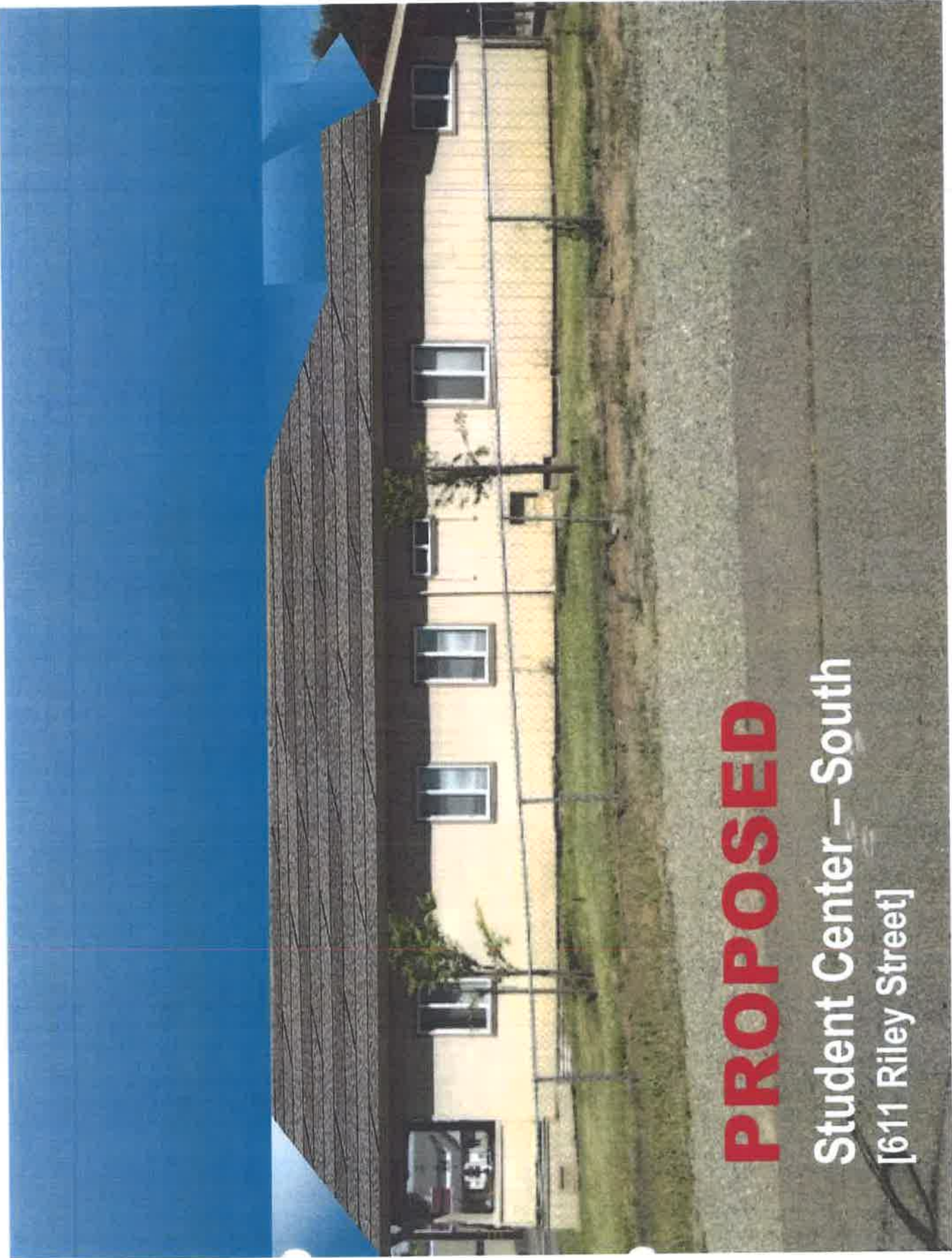
**Garage – North
[610 Persifer Street]**



EXISTING

Student Center – South

[611 Riley Street]



PROPOSED

Student Center – South

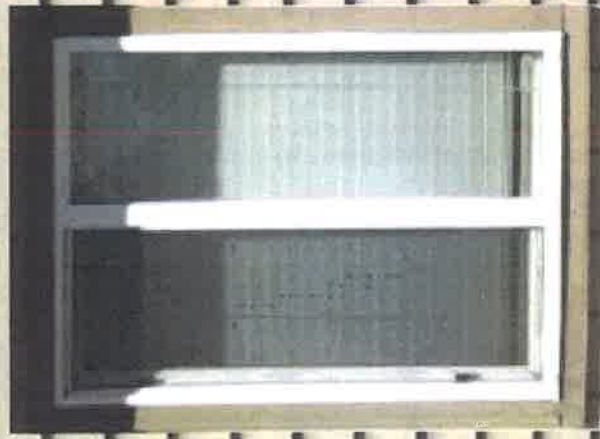
[611 Riley Street]



EXISTING

Student Center – South

[611 Riley Street]



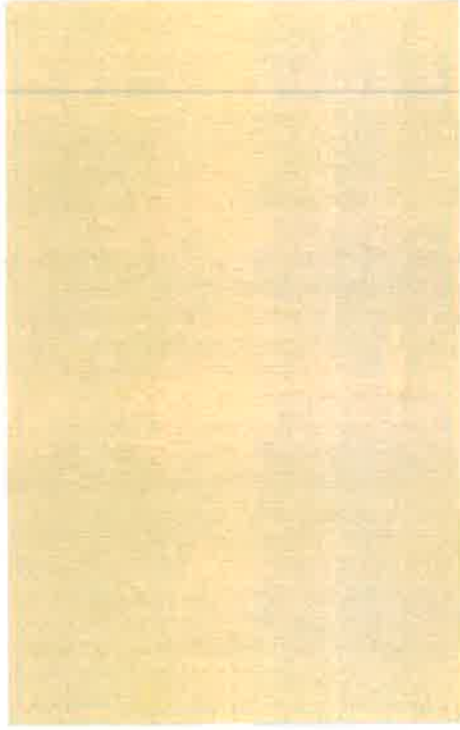
PROPOSED

Student Center – South

[611 Riley Street]

Attachment 4
Proposed Colors

Colors



Walls



Trim