



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **SPECIAL MEETING**

### **HISTORIC DISTRICT COMMISSION AGENDA**

**September 6, 2017**

**CITY COUNCIL CHAMBERS**

**4:00 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 16, 2017 will be presented for approval.

## **INFORMATIONAL ITEMS**

### **1. PN 17-145, Historic Sutter Street Mixed-Use Building Located at 603 Sutter Street**

The information item of the proposed Historic Sutter Street Mixed-Use Building project was presented to the Commission on August 2, 2017 for purpose of gathering comments and feedback from the Commission and the public. Unfortunately, due to time constraints, the Item was continued to the September 6, 2017 Historic District Commission meeting. Subsequent to the August 2, 2017 Historic District Commission meeting, the developer informed City staff that, based on the comments and feedback received at the meeting, the proposed project is being redesigned in order to address the concerns and comments from the Commission and the residents. The developer indicated that he will be conducting a number of neighborhood outreach meetings to discuss the potential design modifications in more detail with the public.

Due to the foregoing update from the developer, staff recommends that the Chair open the Item and inform the public that (1) the project initially presented to the Commission on August 2, 2017 is being redesigned; (2) the developer is conducting neighborhood outreach meetings with the public to discuss potential design modifications; and (3) additional time is needed to make design changes. The developer

is expected to be present at the September 6, 2017 meeting and can answer any questions the Commission may have.

## **2. PN 17-144, Powerhouse Lofts on Sutter Project Located at 512 Sutter Street**

The information item of the proposed Powerhouse Lofts on Sutter Street project was agendaized for the August 2, 2017 Historic District Commission meeting but continued to the September 6, 2017 meeting due to time constraints. Subsequent to the August 2, 2017 Historic District Commission meeting, the developer informed City staff that he was in the process of redesigning the proposed project in order to address the concerns and comments that he had received thus far from the residents. The developer indicated that he will be conducting a number of neighborhood outreach meetings to discuss the potential design modifications in more detail with the public.

Due to the foregoing update from the developer, staff recommends that the Chair open the Item and inform the public that (1) the project initially described in the Staff Report for the August 2, 2017 Historic District Commission meeting is being redesigned; (2) the developer is conducting neighborhood outreach meetings with the public to discuss potential design modifications; and (3) additional time is needed to make design changes. The developer is expected to be present at the September 6, 2017 meeting and can answer any questions the Commission may have.

## **PRINCIPAL PLANNER REPORT**

The next Historic District Commission meeting is scheduled for **September 20, 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, 2<sup>nd</sup> 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  
**FOLSOM**  
DISTINCTIVE BY NATURE

**HISTORIC DISTRICT COMMISSION MINUTES**  
**August 16, 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:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of August 2, 2017 were approved as submitted.

**INFORMATIONAL ITEM**

**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)**

COMMISSIONER BRACHT MOVED APPROVE COMMERCIAL DESIGN REVIEW FOR A REMODEL OF THE EXISTING BUILDINGS OF THE COMMUNITY BIBLE CHURCH CAMPUS WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B; DESIGN REVIEW FINDINGS C & D; CEQA FINDING E; CONDITIONS OF APPROVAL NO. 1 & 2.

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

**Historic District Commission/Planning Manager:**

None

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

Respectfully Submitted,

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Amanda Palmer, Administrative Assistant

**APPROVED:**

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DARON BRACHT, CHAIR



**CITY OF FOLSOM**  
Community Development Department

# Memorandum

Date: September 6, 2017

To: Historic District Commission

From: Steve Banks, Principal Planner

RE: Information Item – Historic Sutter Street Mixed-Use Building Located at 603 Sutter Street (PN 17-145)

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Respectfully Submitted,

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Elaine Andersen

Assistant City Manager/Acting Community Development Director



**CITY OF FOLSOM**  
Community Development Department

# Memorandum

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Respectfully Submitted,

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Elaine Andersen  
Assistant City Manager/Acting Community Development Director