



## NOTICE OF PUBLIC HEARING

### CITY OF FOLSOM HISTORIC DISTRICT COMMISSION

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**DATE OF HEARING:** September 1, 2021  
**TIME OF HEARING:** 5:00 P.M.  
**PLACE OF HEARING:** City Council Chambers, 50 Natoma Street, Folsom, CA 95630

NOTICE IS HEREBY GIVEN THAT: A public hearing will be held by the Historic District Commission of the City of Folsom to consider the merits of the following

**PROJECT NAME** 603 Sutter Street Mixed-Use Building  
**Property Owner/Applicant:** Cedrus Holdings Limited Partnership  
**Project Location/APN:** 603 Sutter Street/070-0111-010  
**Planning No.:** PN-17-145  
**Staff Contact:** Steve Banks, Principal Planner, 916-461-6207,  
sbanks@folsom.ca.us

Entitlements: a. Design Review  
b. Parking Variance

**Project Description:** The proposed project includes a request for approval of Design Review and a Parking Variance for development of a three-story, 12,183-square-foot mixed-use building on a .17-acre site located at the southwest corner of the intersection of Sutter Street and Scott Street (603 Sutter Street). The proposed mixed-use building will include retail/restaurant uses on the first floor and office uses on the second and third floors.

**Environmental Review:** An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. The public review period begins July 27, 2021 and ends August 25, 2021.

Please refer to the Historic District Commission Agenda for ways to participate in this meeting remotely.

All persons interested in these matters are invited to present and submit statements orally or in writing during the public hearing. The environmental documents are available for review at, and further information may be obtained from the Community Development Department, 50 Natoma Street, during regular business hours. The Community Development Department can be reached by phone at (916) 461-6202. A staff report will be available to the public at City Hall or at [www.folsom.ca.us](http://www.folsom.ca.us) on the Thursday preceding the Public Hearing.

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, the public hearing. An appeal to the City Council from any action of the Historic District Commission may be brought by any interested party within then (10) days of the Public Hearing date.

PAM JOHNS, COMMUNITY DEVELOPMENT DIRECTOR