



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
October 20, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Assembly Bill 361 and the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency, the Folsom Historic District Commission, staff, and members of the public may participate in this meeting via teleconference.

Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Historic District Commission meetings.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mark Dascallos, John Felts, Daniel West, Kathleen Cole, Mickey Ankhelyi, 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 the September 1, 2021 meeting will be presented for approval.

NEW BUSINESS

1. PN 21-080, 710 Mormon Street Detached Accessory Structure Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Richard Rumsey for approval of an application for demolition of an existing detached accessory structure located at 710 Mormon Street. The zoning classification for the site is CEN (R-2 PD), while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Richard Rumsey)**

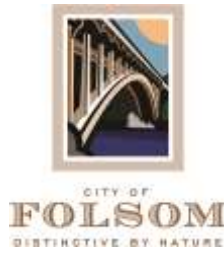
HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **November 3, 2021**. 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 (916) 461-6200 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

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.



HISTORIC DISTRICT COMMISSION MINUTES
September 1, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mark Dascallos, John Felts, Daniel West, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Daron Bracht

ABSENT: Felts, Bracht

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the August 4, 2021 meeting were approved as submitted.

NEW BUSINESS

1. PN 21-080, 413 Figueroa Street Detached Garage Demolition, Detached Garage and Accessory Dwelling Unit Design Review, and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Marsha Hunkins-Flores for approval of a demolition and Design Review application for demolition of an existing detached garage and construction of a two-story structure containing a 952-square-foot garage and an 831-square-foot Accessory Dwelling Unit at 413 Figueroa Street. The zoning classification for the site is FIG (R-1-M), while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Sections 15303 and 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Marsha Hunkins-Flores)**

1. Bob Delp submitted a comment letter and addressed the Historic District Commission requesting denial or continuation of the project citing concerns regarding noticing, garage setbacks, and square footage.

COMMISSIONER DUEWEL MOVED TO APPROVE THE DEMOLITION AND DESIGN REVIEW APPLICATION (PN 21-080) TO DEMOLISH AN EXISTING DETACHED GARAGE AND CONSTRUCT A TWO-STORY STRUCTURE CONTAINING A 952-SQUARE-FOOT GARAGE AND AN 831-SQUARE-FOOT ACCESSORY DWELLING UNIT LOCATED AT 413 FIGUEROA STREET, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-J) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-12).

COMMISSIONER DASCALLOS SECONDED THE MOTION WHICH LEAD TO THE FOLLOWING VOTE:

AYES: DASCALLOS, WEST, ANKHELYI, DUEWEL, COLE
NOES: NONE
ABSTAIN: NONE
ABSENT: FELTS, BRACHT

PRINCIPAL PLANNER REPORT

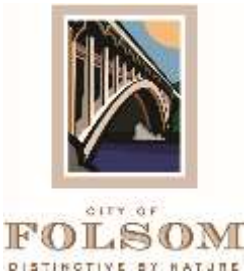
The next regularly scheduled meeting of the Historic District Commission is tentatively scheduled for October 6, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 710 Mormon Street Accessory Structure Demolition
File #: PN 21-102
Request: Demolition
Location: 710 Mormon Street
Parcel(s): 070-0106-005
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Richard Rumsey
Address: 710 Mormon St.
Folsom, CA 95630

Recommendation: Approval of an application to demolish a 150-square-foot accessory structure (identified as 'cabin' on site plan) located at 710 Mormon Street (PN 21-206) based on the findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes the demolition of a 150-square-foot accessory structure constructed in the 1960's at 710 Mormon Street. The property and structure are not listed on the City of Folsom's Cultural Resources Inventory. The accessory structure is also not considered historically significant and contains no historically significant building materials. Therefore, staff supports the demolition of the structure.

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CITY OF
FOLSOM
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: October 20, 2021

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Richard Rumsey, is proposing to demolish an existing 150-square-foot accessory structure constructed in the 1960s at 710 Mormon Street.

POLICY/RULE

Section 17.52.660 of the FMC states that the demolition of a structure located in the Historic District is subject to the review and approval of the Historic District Commission. Before demolition is authorized, the applicant must provide documentation of the structure for the historical record, to the extent that the history of the structure is known to, or reasonably obtainable by, the applicant. If the structure is considered historically significant, the Historic District Commission shall consider several factors before authorizing the demolition. Section 4.13 of the Historic District Design and Development Guidelines (DDGs) makes clear that demolition may be more readily approved for structures that do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

ANALYSIS

Section 4.13 of the Historic District Design and Development Guidelines (DDGs) explains that demolition of structures with historic value should be approved only when all other options have been exhausted by the property owner and the City. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The existing 150-square-foot accessory structure proposed to be demolished (shown in the photographs in Attachment 6) consists of wood siding, plywood roofing and a corrugated metal attached shed. Based on conversations with the applicant, who has had the subject property in his family since the 1950's, the accessory structure was likely built in the 1960's and is in poor structural condition according to the applicant. The structure is not considered historically significant and contains no historically significant building materials. In addition, the residence and property and structure are not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the accessory structure.

PUBLIC COMMENTS

A notice was posted on the project site five days prior to the Historic District Commission meeting of October 20, 2021 that met the requirements of FMC Section 17.52.320. The initial application was also routed to the Folsom Heritage Preservation League and Historic Folsom Residents Association. Staff did not receive any comments

from these organizations relative to the proposed project as of the publication of this staff report.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION:

Staff recommends that the Historic District Commission approve the demolition of a 150-square-foot accessory structure located at 710 Mormon Street (PN 21-206), with the below findings (Findings A-G) and the attached conditions of approval (Conditions 1-6).

HISTORIC DISTRICT COMMISSION ACTION:

Move to approve the demolition of a 150-square-foot accessory structure located at 710 Mormon Street (PN 21-206), with the findings below (Findings A-G) and the attached conditions of approval (Conditions 1-6).

GENERAL 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 THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DEMOLITION FINDING

- G. THE STRUCTURE PROPOSED TO BE DEMOLISHED IS NOT CONSIDERED HISTORICALLY SIGNIFICANT.

ATTACHMENT 2 BACKGROUND

BACKGROUND

The existing single-story, 1,098-square-foot residence at 710 Mormon Street was built in 1950. The detached, 150-square-foot accessory structure was built at an unknown date (potentially over 50 years old) but likely in the 1960's.

GENERAL PLAN DESIGNATION

MLD (Multi-Family Low Density) within the Historic District

ZONING

R-2 (PD)/CEN (Two-Family Residential-Planned Development/Central Subarea of the Historic Residential Primary Area)

ADJACENT LAND USES/ZONING

North: Figueroa St./Mormon St. alley with two-Family residential development and vacant land (FIG/R-2) beyond

South: Mormon Street with multi-family residential development (CEN/R-4)

East: Riley Street with two-family residential development (CEN/R-2) beyond

West: Single-family residential development (CEN/R-2)

SITE CHARACTERISTICS

The 35,000-square-foot project site contains one primary residential structure, a detached accessory structure, and a pool.

APPLICABLE CODES

FMC Chapter 17.52; HD, Historic District
FMC Section 17.52.660, Demolition
Historic District Design and Development Guidelines

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR 710 MORMON STREET ACCESSORY STRUCTURE DEMOLITION (PN 21-206)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of demolition permit is required.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.		The project approval granted under this staff report shall remain in effect for one year from final date of approval (October 20, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
4.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
5.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
6.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner’s representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)

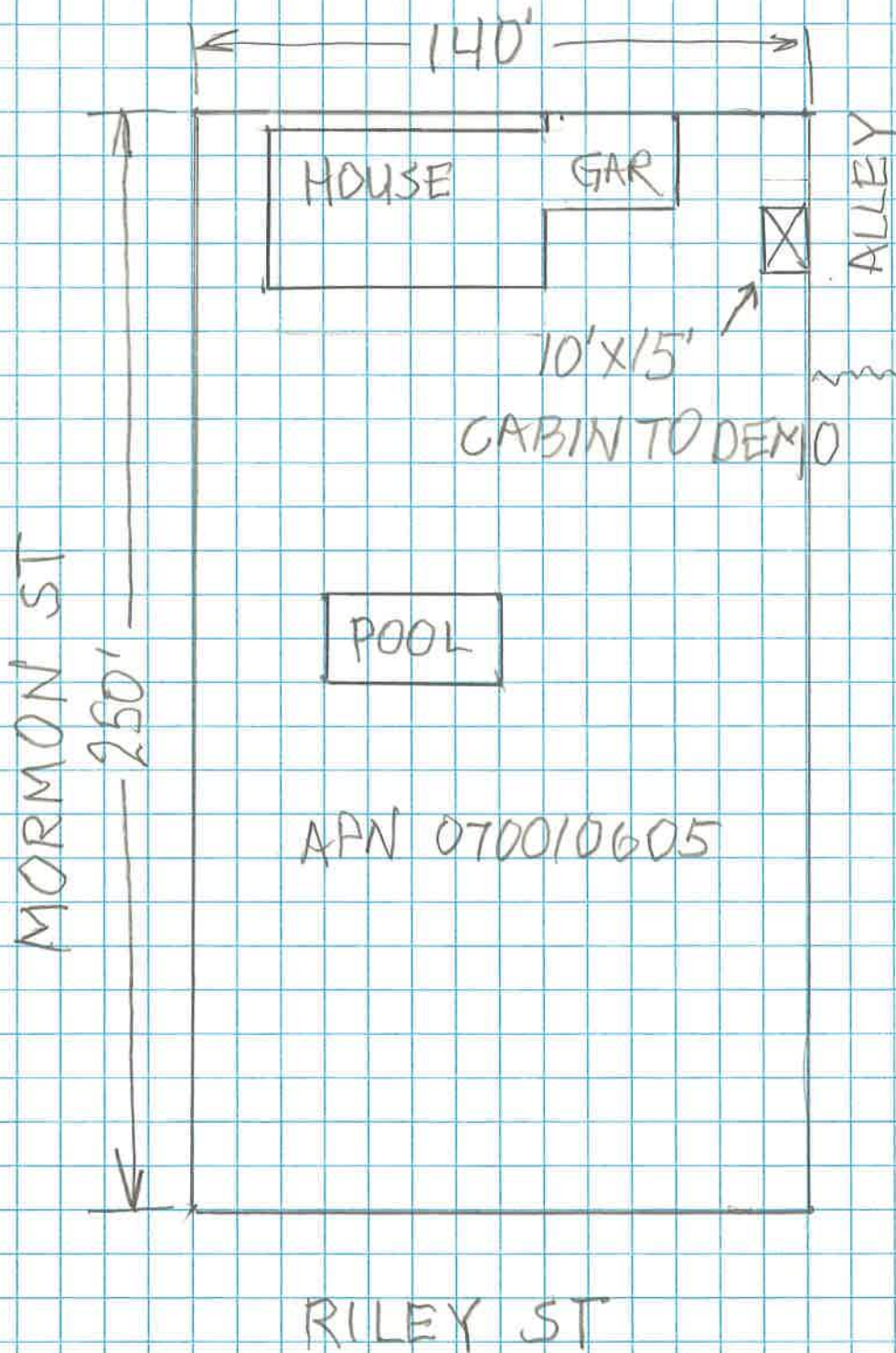
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy Permit
	Fire Division	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4 Vicinity Map



Attachment 5 Site Plan

710 MORMON ST
CABIN DEMO.



Attachment 6

Photographs of Existing Accessory Structure





