



**HISTORIC DISTRICT COMMISSION MINUTES
SPECIAL MEETING
February 12, 2025
6:30 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER HISTORIC DISTRICT COMMISSION:

A regular meeting of the Historic District Commission was called to order at 6:30 p.m. with Chair Kathy Cole presiding.

ROLL CALL:

Commissioners Present: Mark Dascallos, Commissioner
Jennifer Cabrera, Vice Chair
Daniel West, Commissioner
Mathew Herrera, Commissioner
John Lane, Commissioner
Kathy Cole, Chair

Commissioners Absent: John Felts, Commissioner

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION:

NONE

MINUTES:

The AMENDED minutes of the December 4, 2024 were approved.

The minutes of the February 5, 2025, meeting will be presented for approval.

NEW BUSINESS:

1. DRCL25-00019: 1301 Fong St., Residential Residing Project and Determination that the Project is Exempt from CEQA

A public meeting to request Design Review approval for a residential residing project located at 1301 Fong Street. The project site has a MLD (Multifamily Low Density) General Plan designation and is within the R-M (PD) (Two-Family Residential; Planned Development) Zoning District. The property is located in the Folsom Historic District

within The Preserve Subarea of the Historic Residential Primary Area. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Monique Lytell)**

COMMISSIONER LANE MOVED TO APPROVE AN APPLICATION (DRCL25-00019) FOR DESIGN REVIEW FOR A RESIDENTIAL RESIDING PROJECT FOR A SINGLE FAMILY RESIDENCE LOCATED AT 1301 FONG STREET, AS SHOWN IN ATTACHMENT 5 BASED ON THE FINDINGS (FINDINGS A-H) BELOW AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-10), WITH MODIFICATIONS / CHANGES TO THE FOLLOWING CONDITIONS:

- AMENDMENT OF CONDITIONS OF APPROVAL TITLE

~~CONDITIONS OF APPROVAL FOR 401 MORMON ST., CANOPY DEMOLITION AND REPLACEMENT PROJECT (DRCL24-00309)~~ 1301 FONG ST., RESIDENTIAL RESIDING PROJECT (DRCL25-00019)

- AMENDMENT OF CONDITION NO. 1

THE APPLICANT SHALL SUBMIT FINAL SITE DEVELOPMENT PLANS TO THE COMMUNITY DEVELOPMENT DEPARTMENT THAT SHALL SUBSTANTIALLY CONFORM TO THE EXHIBITS REFERENCED BELOW, AS MODIFIED BY THESE CONDITIONS OF APPROVAL:

- PLAN SET (ATTACHMENT 5)

~~THIS PROJECT APPROVAL IS FOR THE 401 MORMON ST., CANOPY DEMOLITION AND REPLACEMENT PROJECT (DRCL24-00309) WHICH INCLUDES THE DEMOLITION OF AN EXISTING CANOPY STRUCTURE AND DESIGN REVIEW FOR A 576 SQUARE FOOT, 12 FOOT TALL NEW CANOPY STRUCTURE OVER A PLAYGROUND FOR A CHILD DAYCARE LOCATED AT 401 MORMON STREET.~~ 1301 FONG ST., RESIDENTIAL RESIDING PROJECT (DRCL25-00019) WHICH INCLUDES THE REPLACEMENT OF STUCCO SIDING WITH HORIZONTAL LAP SIDING FOR A SINGLE-FAMILY RESIDENCE AT 1301 FONG STREET. IMPLEMENTATION OF THE PROJECT SHALL BE CONSISTENT WITH THE ABOVE-REFERENCED ITEMS AS MODIFIED BY THESE CONDITIONS OF APPROVAL.

COMMISSIONER WEST SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: DASCALLOS, CABRERA, WEST, HERRERA, LANE, COLE
NOES: NONE
RECUSED: NONE
ABSENT: FELTS

MOTION PASSED

2. USPT24-00300: The Gaslight Company Meeting and Event Space Project and Determination that the Project is Exempt from CEQA

A public hearing to request modification of an existing Conditional Use Permit for the Gaslight Company, located at 718 Sutter Street, Suite 200, for the expansion of the business into Suite 208 to accommodate a banquet room, and to increase the hours of operation. The Gaslight Company is an existing bar and restaurant that also hosts entertainment and private events. The project site has an HF (Historic Folsom Mixed Use) General Plan designation and is within the HD (Historic District) Zoning District. The property is located in the Folsom Historic District within the Sutter Street Subarea of the Historic Commercial Primary Area. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Mark Dascallos)**

1. Mr. Moe Hirani addressed the Commission in support of the project and the use of the space as a banquet hall.

COMMISSIONER WEST MOVED TO APPROVE AN APPLICATION FOR THE MODIFICATION OF A CONDITIONAL USE PERMIT FOR THE GASLIGHT COMPANY, LOCATED AT 718 SUTTER STREET, SUITE

200, FOR EXPANSION OF THE BUSINESS AND TO INCREASE THE HOURS OF OPERATION, BASED ON THE FINDINGS (FINDINGS A-G) BELOW AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-27), WITH MODIFICATIONS / CHANGES TO THE FOLLOWING CONDITIONS:

- AMENDMENT OF CONDITION NO. 6

THIS CONDITIONAL USE PERMIT SHALL BE DEEMED REVOKED WITHOUT FURTHER ACTION BY THE ~~PLANNING~~ HISTORIC DISTRICT COMMISSION IF THE OPERATION OF THE FACILITY IN THE MANNER DESCRIBED IN THE CONDITIONAL USE PERMIT CEASES FOR ANY CONSECUTIVE PERIOD OF SIX (6) MONTHS.

- AMENDMENT TO ATTACHMENT 4: EXISTING CONDITIONS OF APPROVAL (PN19-305)

STAFF WOULD LIKE TO NOTE THAT THE ORIGINAL APPROVED CONDITIONS OF APPROVAL (PN19-305) HAD INCORRECTLY STATED THAT THE HOURS OF OPERATION WERE 11 AM TO 1 AM ON THURSDAY AND SATURDAY; HOWEVER, STAFF HAD INTENDED TO STATE THAT THESE HOURS APPLIED FROM THURSDAY THROUGH SATURDAY WHEN THE PN19-305 PROJECT WAS APPROVED AT THAT TIME.

COMMISSIONER LANE SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: CABRERA, WEST, HERRERA, LANE, COLE
NOES: NONE
RECUSED: DASCALLOS
ABSENT: FELTS

MOTION PASSED

3. ZCAM25-00032: Zoning Code Amendment to Allow Internally Illuminated Open Signs in the Sutter Street Subarea and Determination that the Project is Exempt from CEQA

A public hearing to consider a Zoning Code Amendment that will allow for the use of small internally illuminated open signs in the Sutter Street Subarea of the Historic District if the open signs meet certain design criteria. The project is categorically exempt under Sections 15061(b)(3) and 15301 of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud)**

1. Ms. Judy Collinsworth addressed the Commission in support of the project – with the exception of the use of orange and red colors. Ms. Collinsworth spoke on behalf of merchants in the Historic District, who voiced a preference for white neon only.

COMMISSIONER WEST MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE DRAFT ORDINANCE, PROVIDED IN ATTACHMENT 7, WITH MODIFICATIONS / CHANGES TO STANDARD F BELOW, TO ALLOW FOR THE USE OF INTERNALLY ILLUMINATED OPEN SIGNS IN THE SUTTER STREET SUBAREA OF THE HISTORIC DISTRICT, SUBJECT TO SPECIFIC DESIGN STANDARDS, BASED ON THE FINDINGS (FINDINGS A-H) BELOW.

- AMENDMENT TO ATTACHMENT 7: DRAFT ORDINANCE

- SECTION 2 AMENDMENT TO CODE

SECTION 17.52.510(E) OF THE FOLSOM MUNICIPAL CODE IS HEREBY AMENDED TO READ AS FOLLOWS:

17.52.510 SUTTER STREET SUBAREA SPECIAL USE AND DESIGN STANDARDS

E. SIGNS

5. NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, EACH BUSINESS IS PERMITTED TO HAVE ONE "OPEN" SIGN, SUBJECT TO THE FOLLOWING STANDARDS:

- A. SIZE IS NO GREATER THAN 1.5 SQUARE FEET.
- B. LOCATED INDOORS, PLACED ON A WINDOW OR DOOR.
- C. DOES NOT INCLUDE LOGOS, SYMBOLS, OR TRADE NAMES, AND SHALL BEAR ONLY INFORMATION INDICATING IF AND WHEN THE BUSINESS IS OPEN OR CLOSED.
- D. NONILLUMINATED, EXTERNALLY ILLUMINATED, OR INTERNALLY ILLUMINATED "OPEN" SIGNS ARE ALLOWED.
- E. IF INTERNALLY ILLUMINATED, ILLUMINATION IS LIMITED TO FACE-LIT, NEON-TUBE, AND SIMILAR TYPES OF ILLUMINATION.
- F. IF ILLUMINATION IS USED, COLORS FOR EXTERNAL AND INTERNAL ILLUMINATION SHALL BE LIMITED TO WHITE COLOR.
- G. THE USE OF MULTIPLE BULBS TO CREATE LETTERS OR SHAPES ARE PROHIBITED.
- H. ANIMATED SIGNS ARE PROHIBITED.

COMMISSIONER LANE SECONDED THE MOTION.

The Motion carried the following roll call vote:

AYES: CABRERA, WEST, HERRERA, LANE, COLE
NOES: NONE
RECUSED: DASCALLOS
ABSENT: FELTS

MOTION PASSED

PLANNING MANAGER REPORT:

Planning Manager Desmond Parrington reported that the next Historic District Commission meeting is tentatively scheduled for April 2, 2025.

Planning Manager Desmond Parrington provided an update on the following items:

- New City Manager, Mr. Bryan Whitemyer, was introduced to the Commission.
- Since the last commission meeting, staff has handled two design reviews – one small ADU and one garage door replacement.

There being no further business to come before the Folsom Historic District Commission, Chair Kathy Cole adjourned the meeting at 8:05 p.m.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Kathy Cole, CHAIR