

Josh Kinkade

From: Loretta Hettinger <loretta@shaunv.com>
Sent: Friday, August 1, 2025 8:24 AM
To: Josh Kinkade
Subject: Re: Proposed Folsom Zoning Code Update (Chapter 17.52)

You don't often get email from loretta@shaunv.com. [Learn why this is important](#)

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Good morning , Josh, thanks for the email. I endorse the concept of simplifying the process for applicants and staff. My concern is that if the City ever finds itself in the position it was when you came on board, having no one qualified to evaluate a historic project, that we could end up with huge mistakes again. Like the building behind Snook's. I think it can be addressed by having a provision that reverts these decisions to the HDC until staff expertise once again is available. Objective design standards won't be enough. There is no substitute for staff expertise in carrying out ANY regulation. If there were, there would be no need for senior staff in any Department! I appreciate this opportunity to include my concern in the record as I'm not sure I will be able to attend the meeting.

Loretta Hettinger

On Jul 31, 2025, at 2:41 PM, Josh Kinkade <jkinkade@folsom.ca.us> wrote:

Hello,

This email is to inform you that the City of Folsom Community Development Department is proposing modifications to Chapter 17.52 of the Folsom Municipal Code to move smaller projects within the Historic District to director-level review (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements for accessory buildings within the Historic District, to increase the public noticing requirement for design reviews in the Historic District, and to modify entitlement expirations and extensions in the Historic District to make them consistent with regulations elsewhere in the city.

The primary intent of these proposed modifications is to reduce staff time related to smaller projects that currently go to the Historic District Commission for review and allow staff to focus on larger projects and creating objective design standards in the Historic District. These modifications are also intended to reduce the amount of time and fees associated with smaller entitlement projects while retaining public notification and participation in the process.

Staff is taking the proposed changes forward to the Historic District Commission for their recommendation at the August 6, 2025 meeting. The public is invited to attend that meeting and/or provide comments on the proposed modifications. The meeting agenda

and packet that includes the staff report associated with the proposed changes are located at the following link under the “2025 Meeting Dates, Agendas, and Webcasts” tab: <https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission>. Staff will then take the Commission’s recommendations forward to City Council for a final vote. If approved, the revisions will go into effect 60 days after approval.

Please let me know if you have any questions about the proposed revisions or the process moving forward.

Thanks,

Josh Kinkade

Associate Planner

City of Folsom

50 Natoma Street, Folsom, CA

95630

jkinkade@folsom.ca.us

o:916-461-6209

www.folsom.ca.us

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NOTICE: Planning fees were changed on July 1, 2025. For more information on the user fee updates for Planning, Engineering and Building services, please see the following link: <https://www.folsom.ca.us/government/community-development/fees-planning-permit-plan-check-impact>

Josh Kinkade

From: Loretta Hettinger <loretta@shaunv.com>
Sent: Tuesday, August 5, 2025 12:20 PM
To: Josh Kinkade
Cc: Desmond Parrington; Pam Johns
Subject: Re: Proposed Folsom Zoning Code Update (Chapter 17.52)

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Due to family obligations I couldn't dig into the actual document until now, but I need to let you know immediately that there is a significant problem with Section 17.52.300.A.2. Besides being difficult and time-consuming for applicants to search out the CEQA Guidelines section and the Public Resources Code sections it further refers to, the basic premise of those sections is to protect resources with State significance. It doesn't address resources that are locally significant but may not rise to the level of state or national significance. Very few of our historic resources have been sufficiently researched to even know whether they meet State standards. Worse, citing this CEQA section as the determining factor means that any resource not evaluated for state significance is unprotected. I know that isn't your intent! The standard should include any resource already determined to have national, state or local significance, but it needs to require that any resource that appears to be significant needs either to be researched before approval of changes or treated as if it is significant in deciding whether a change is appropriate. Just because the City has failed to evaluate historic properties does not excuse the City from protecting them. Besides the GP sections you cite in the staff report, failing to protect undocumented but potentially historic resources violates GP Principles, #1, 2 and 17 in particular. I hope the rest of the ordinance isn't alarming. 😊

Loretta Hettinger

On Aug 1, 2025, at 8:23 AM, Loretta Hettinger <loretta@shaunv.com> wrote:

Good morning , Josh, thanks for the email. I endorse the concept of simplifying the process for applicants and staff. My concern is that if the City ever finds itself in the position it was when you came on board, having no one qualified to evaluate a historic project, that we could end up with huge mistakes again. Like the building behind Snook's. I think it can be addressed by having a provision that reverts these decisions to the HDC until staff expertise once again is available. Objective design standards won't be enough. There is no substitute for staff expertise in carrying out ANY regulation. If there were, there would be no need for senior staff in any Department! I appreciate this opportunity to include my concern in the record as I'm not sure I will be able to attend the meeting.

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Josh Kinkade

From: Loretta Hettinger <loretta@shaunv.com>
Sent: Tuesday, August 5, 2025 10:38 PM
To: Josh Kinkade
Cc: Desmond Parrington; Pam Johns; Bryan Whitemyer
Subject: HDC Agenda Item #2, amending the Zoning Code

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This ordinance is a significant departure from current procedure and deserves thorough discussion by the community. Preserving a small historic town depends on the small projects as well as the large ones. I don't believe there has been enough time for in-depth review of the ordinance's actual written provisions by community members. I know I haven't had enough time. As I commented Friday, I wholeheartedly support the concept as outlined in the staff report, but in my brief review I see problems in implementation that deserve full consideration by staff and the HDC as well as the community, before taking the City Council's time. I hope you will agree. The following comments briefly identify some issues, the largest one being the proper standard for determining historic significance, as I sent you in an earlier email, Josh. My comments are intended to support the goal of simplifying the process for applicants and staff while also ensuring that the ordinance supports the goals for the Historic District in the General Plan and existing regulations.

I have already communicated the need for a provision that reverts design approval to the HDC if the City at some point does not have staff historic expertise. Objective standards do not substitute for expertise of the staff implementing them, in any department or area of the City.

17.52.300.A.2, B.1, et al

Using the CEQA Guidelines (and the Public Resources Code cited therein) as the standard for determining historic significance does not implement the goals for the Historic District in the General Plan and existing regulations. The CEQA standard would require a property to be consistent with California Register standards, leaving no room for a determination of local significance. Very few of Folsom's historic sites have actually been researched and documented to determine their significance to the State or the United States—or locally either, for that matter. Protecting only those few that have been researched does not carry out the General Plan Guiding Principles, particularly Principles 1, 2 and 17. The appropriate standard would be to require a site's historicity to be researched and documented before approval of changes—or, alternatively, to save time, to be treated as if it is historic. Just because the City has failed to evaluate the properties in the Historic District does not excuse the City from protecting them. This CEQA provision is an appropriate standard for the State to use, not Folsom.

17.52.300.C.1

As written, exempting these minor modifications does not comply with the General Plan and existing regulations. Citing a few examples, there needs to be a provision that replacement materials need to be historic or consistent with the building's existing architectural design. Colors need to come from a historic palette or be consistent with the building's architectural design. Modern-designed structures of any sort need to be prohibited or hidden from public view. As written, this section permits anything listed, regardless of size, location or materials. There is the same issue, as cited above, with the CEQA standard. This section needs further careful review.

17.52.310

Application materials should include a narrative that describes how the project meets historic standards. At first it might seem as if this would take extra time for the applicants and therefore not meet the stated goal of the ordinance to save them time. In my experience the saved time that matters to applicants is the speed of an approval. That goal is served by

anything that makes an application easily approvable. An easily approvable project is one that meets standards. Requiring an applicant to cite how the project meets historic standards assures that they have considered more than setbacks, height, etc. and their own goals. I would hate to see any future applicant go through what the 603 Sutter Street applicant went through, traceable to his and his architect's lack of understanding of the importance of historic standards.

17.52.320

Design is paramount in determining whether a project is historic or not. Noticing should include the community non-profit history organizations as well as adjacent properties, perhaps even the 300-foot radius.

17.52.330.B

The ordinance needs to make clear that the existing DDG's fit the category of "adopted", a point previously at issue.

17.52.340

The ordinance implies a revision, 17.52.700, to the appeal process. There is no Section 17.52.700.

17.52.360

This section needs to make clear that design review is a part of the HDC's action on a Conditional Use Permit.

17.52.380

I haven't had time to make a close comparison of 17.59 with 17.52 and the DDG's.

17.52.390

This section implies but doesn't say that the Director can only approve categorically exempt projects.

17.52.480

Good clarifications. Does this only apply in residential areas? Are such projects in commercial areas always subject to HDC review? They probably should be since they are usually very visible to the public.

17.52.660.A and B

How would these provisions apply to buildings originally built before 1950 but subsequently modified, perhaps improving their historicity? Also, any proposed demolition should definitely be more widely noticed than 17.52.320 provides. Otherwise Section 17.52.660.B.2.b is infeasible. Also, please clarify that if the Director doesn't find resources that clearly determine the building's newer age, the default should be to treat it as potentially built in or before 1950. The discovery required isn't enough. There are gaps in permit files, and applicants aren't especially motivated to disclose information re a historic date of construction. Mistakes like this are irreparable.

Sent from my iPad

LORETTA HETTINGER'S COMMENTS AT THE PODIUM, HDC MEETING,
8-6-2025

I wholeheartedly support the streamlining goal of the ordinance; these budgetary times demand it. Nothing I say or have written should be construed as criticizing staff. They are under heavy pressure to quickly get projects to a decision, and they don't have enough staff. So they don't have the luxury of pondering the what-ifs. That's why community input is so important, why three non-profits are helping with the task of updating the HD Zoning Code.

My previous comments were hastily assembled and focused on specific wording, but I stand by them. Tonight though I'm taking an overview of whether the ordinance will achieve its objectives. My focus is on making sure that inappropriate designs don't somehow slip through. Whether major, minor or exempt, design is paramount to the success of preserving a historic small town.

The most important problems that need to be fixed before adoption are the definition of what is locally significant, the blank-slate exemptions, the absence of the proposed appeal section, the absence of FHDA comments, particularly on signs, and the limited noticing to be required. The staff green sheet only partially addresses the issues.

1. Re definition of local significance, the ordinance says in 17.52.300.A.2 that the definition of significance is to come from the CEQA Guidelines. The problem is that the Guidelines never define local significance. The Guidelines only address methodology for the City to use in creating a local survey and register, not the criteria they should or should not use. The Guidelines provide a valuable checklist of topic area to consider, but they only define what is significant to the State. Candy is right. For all its weaknesses, the Historic Preservation Master Plan should be the go-to document in the ordinance. The staff green sheet adds the HPMP to the demolition sections, but it needs to replace the CEQA Guidelines in the above-noted sections. The Guidelines can provide assistance but not a definition.
2. Re the exemptions, the green sheet partially addresses the concerns but does not ensure that all installations visible to the public are historically appropriate. Think of a plastic play structure in a side yard on Figueroa.

3. An appeal section is critical to the new ordinance, given the new Director role and the current all-too-narrow list of allowable appellants. The section has a number, but it is missing.

4. FHDA needs to weigh in on the ordinance, especially the sign provisions.

5. Re noticing, until there is a survey to identify contributing historic resources, the community is the best source of input re design issues, unlike in the rest of the City. The narrow timeframe and list of persons to be noticed is a quick way for mistakes to slip through. Interested parties who don't live next door or drive down the street would have to go on the City website every day! At minimum everyone the City sends an HDC agenda notice to should also receive this noticing. Consider also having the notice include the Director's tentative decision, to focus comity comments and save at least little staff time

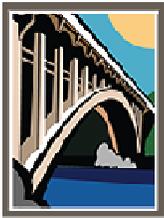
Josh Kinkade

From: Desmond Parrington
Sent: Tuesday, August 5, 2025 11:54 AM
To: Josh Kinkade
Cc: Steven Wang; Pam Johns; Sari Dierking
Subject: FW: Request for Reconsideration of the HDC's Role

Hi Josh:

Please include this with your staff report on the Chapter 17.52 changes.

-Desmond



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Desmond Parrington, AICP
Planning Manager



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50 Natoma Street, Folsom, CA 95630
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From: Bob Delp <bdelp@live.com>
Sent: Tuesday, August 5, 2025 11:48 AM
To: Bryan Whitemyer <bwhitemyer@folsom.ca.us>; Sarah Aquino <saquino@folsom.ca.us>; Mike Kozlowski <mkozlowski@folsom.ca.us>; Justin Raithel <jraithel@folsom.ca.us>; Barbara Leary <bleary@folsom.ca.us>; Anna Rohrbough <annar@folsom.ca.us>; Pam Johns <pjohns@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Subject: Request for Reconsideration of the HDC's Role

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Tomorrow night, the Historic District Commission (HDC) is scheduled to consider staff-proposed revisions to FMC chapter 17.52. This message is to urge the City Manager and Community Development Director to postpone this discussion and for the City Manager, Community Development Director, and City Council to first reassess the role and need for the HDC. Revisions could then be made to chapter 17.52 reflecting Council direction on a potential change in the role, or elimination, of the HDC. I recall at least one current council member previously questioning the bifurcated roles of the HDC and Planning Commission, and I urge the City leadership that the time is right to reassess the functions of these two commissions.

Folsom's Historic District is a truly important and unique part of the City that warrants special land use planning provisions and protection. Many FMC chapter 17.52 provisions reflect important processes and considerations for design review and land use in the Historic District, and I am not arguing that these

provisions be eliminated. However, the HDC is not fundamental to oversight of land use within the Historic District and adds costs, complexity, and inefficiencies to the City's land use administration.

The Community Development Department (CDD) and an informed Planning Commission could efficiently and effectively exercise appropriate design review and other land use authority within the Historic District functioning in much the same way they do for the rest of the City. The Planning Commission already meets regularly and has – or should/could have – a comprehensive understanding of planning matters throughout the City, including the Historic District. The currently bifurcated planning oversight provided by the Planning Commission for matters outside the Historic District and by the HDC for matters within the Historic District is inefficient and adds unnecessary complexity in planning processes and public participation. (For example, in recent years both the River District Master Plan process and the Home Occupation Ordinance amendment process required involvement of the Planning Commission and the HDC.)

Unlike the HDC, the Planning Commission is expressly established by the City Charter and is not restricted to being advisory only to the Council. The Planning Commission is the appropriate body to have oversight, review, and final approval authority (appealable to the City Council) for planning matters throughout the City, including the Historic District. Moreover, the Planning Commission is comprised of seven members, five of whom are each designated by an individual City Council member providing balanced representation of the City's elected officials. This contrasts with the unbalanced representation on the HDC whose composition is determined by the Mayor with confirmation needed by only two other councilmembers.

Elimination of the HDC would require some upfront effort with modifications to FMC chapter 17.52, but would offer long-term efficiencies and other benefits to the City while still affording protection of the Historic District as a treasured City feature.

Thank you for considering my input.

Bob Delp
916-812-8122
bdelp@live.com

Josh Kinkade

From: Karen Sanabria
Sent: Wednesday, August 6, 2025 10:32 AM
Subject: FW: Comments on 8-6-25 Agenda Item 2 - FMC 17.52 Revisions

Please see the below comment letter we just received from Bob Delp.

Thanks
Karen

From: Bob Delp <bdelp@live.com>
Sent: Wednesday, August 6, 2025 10:29 AM
To: Karen Sanabria <ksanabria@folsom.ca.us>
Cc: Pam Johns <pjohns@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Subject: Comments on 8-6-25 Agenda Item 2 - FMC 17.52 Revisions

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Karen: Please distribute this email to HDC commissioners for consideration of Item 2 on tonight's HDC meeting agenda. Thank you. -Bob Delp

HDC Commissioners:

I am providing the following comments/suggestions regarding staff's recommended FMC chapter 17.52 revisions contained in the August 6, 2025, staff report with a request that the HDC consider my comments in providing your input to staff at tonight's meeting.

1. Section 17.52.020 "Historic district commission" - This section is not addressed in staff's recommended revisions and is the 17.52 section that establishes composition of the HDC. Please consider revisions to this section to provide that each City councilmember appoints one HDC commissioner and to provide for the Council to appoint two additional members both of whom are on the Planning Commission. The existing methodology and categories (e.g., business owners, residents, etc. appointed by the Mayor) are unnecessary and preclude each councilmember from having an appointee. My proposed changes would result in a methodology for establishing the HDC more inline with the methodology used for establishing the Planning Commission.
2. In two instances, staff's revisions include revise "planning, inspections, and permitting director" to "community development director." Those changes make sense, but there are at least nine other references in 17.52 to "planning, inspections, and permitting director" that for consistency should also be revised. See 17.52.130, 17.52.510(E)(6), 17.52.550, 17.52.670 [3 instances], 17.52.690, 17.52.700(A), and 17.52.700(B). Additionally, throughout chapter 17.52, references to the "planning,

inspections, and permitting department" should be changed to "community development department".

3. 17.52.300(C) Exemptions for Certain Projects. Staff's proposed language seeks to deem certain types of projects exempt from the design review process under this chapter. Certain types of projects are listed but without any specifications related to their size, design, or location on a property. In particular, patio covers, gazebos, pergolas and trellises, privacy fencing and walls are listed without any provisions associated with size, location, or design. If these features - regardless of size, location, or design - are exempt, they could be constructed substantially inconsistent with design goals in the Historic District and should not be exempted outright. More consideration and better definition of the types of projects to be exempted from design review is needed and blanket exemptions should be avoided.
4. 17.52.320 re: Notice and Posting for Design Review. Improved provisions for public noticing for City reviews and approvals in the Historic District are needed, and staff's proposed revisions are insufficient in particularly with regard to staff-level review/approvals for which a consistent process of public noticing and input opportunities are critical to ensuring opportunity for public involvement in the decision-making process. Additionally, any staff-level decisions should be supported by sufficient documentation of staff's analysis and that documentation should be made available for public review and input before any staff-level decision is made. Staff's proposed revisions do not accomplish this.
5. 17.52.480(A)(1) re: Accessory Building Height. Staff's recommended phrase "an average of" should be deleted. The remaining language would be clear and "an average of" is subject to varied interpretation. Also, the second sentence should be revised to require that the height of an accessory building "shall not be taller than, *and the top of an accessory building shall not exceed the elevation of*, the rooftop of the primary building". The top of an accessory building should always be below the horizontal plane of the top of the primary building.
6. 17.52.480(A)(2) re: Setbacks for Accessory Buildings. The setback distance should also specify distance from edge of alley.
7. 17.52.480(A)(3) - re: Size of Accessory Buildings. At item "a", unless the intent is that accessory structures can only be located in a rear yard, the reference to "rear yard" should be deleted. Also, item "b" should be deleted and any exception to the size limit should require processing of a variance with the applicant providing the necessary explanation/rationale for the variance and with approval of the variance only if the required findings can be made.

8. 17.52.540, "Historic residential primary area special use and design standards" is not addressed in staff's recommendations, but has provisions pertaining to garage setbacks that I recommend be reconsidered and modified. 17.52.540(F) specifies that "...Garages shall be set back a minimum of 20 feet from the public right-of-way." Alleys are public rights-of-way; however, staff, the HDC, and City Attorney have previously interpreted this code section to not apply to garages accessed from alleyways and instead have applied a 5-ft setback for alley-accessed garages. Alleys in the Historic District are becoming increasingly used as primary access for dwellings, including ADUs. Parallel parking on an alley-fronting driveway pad can provide an important addition to parking options for a property owner, but a 5-ft setback does not sufficiently provide for that. Additionally, as more and more garages and ADUs are developed along and with alley access, alleys are becoming increasingly congested and garbage collection and emergency vehicle access, as well as resident vehicle access, is becoming increasingly constrained. I recommend that a minimum 10-foot setback between garages and edge of alley be established. I would suggest then that 17.52.540(F) be revised to state something like, "...with the exception of alleys for which a minimum of 10 feet from the edge of alley shall be provided."
9. 17.52.660(A) - re: Exemptions for Post-1950 Demos. Instead of flat-out "exempting" post-1950 structures from 17.52, post-1950 structures should still be required to obtain demolition approval but the code could include a statement that such approval shall not be withheld if substantial evidence is provided demonstrating 1) the structure was built after 1950 and 2) that the structure does not otherwise have historical significance. Section 17.52.660(4) (as renumbered per staff's revisions) should apply to all demolitions in the Historic District.
10. 17.52.660(B)(1)(b) re: Fees for Demo Approvals. Consider eliminating fees associated with demolition review to minimize potential incentives for a property owner to avoid obtaining approvals for building demos in the Historic District.
11. 17.52.700 re: Appeals. Although not addressed in staff's recommendations, 17.52.700 should be revised, consistent with the appeal processes established in 17.06.110 for appeals outside of the Historic District, to provide that *any person dissatisfied with any action* of the director of the community development department or HDC can appeal directly to the City Council. An avenue for all residents of the City to their elected officials on the City Council should be provided, and the existing 17.52.700 requirements for appellants could be read to improperly restrict rights to appeal. City representatives have argued that the HDC functions much like the Planning Commission, but the differing appeal provisions are in stark contrast.
12. I object to any amendments to 17.52 that perpetuate and/or expand HDC final authority which is incompatible with City Charter section 4.07 (e.g., staff's proposed 17.52.300(D)(1) and (2) and 17.52.660(B)(2)). Additionally, I request that all existing sections of 17.52 that assert "final authority" to the HDC be revised to provide that the HDC shall instead make advisory recommendations to the City Council for the City Council's confirmation or that the HDC shall make advisory recommendations to

the Community Development Director who shall then make final decisions that are appealable to the City Council.

Thank you for considering my input.

Bob Delp

916-812-8122

bdelp@live.com

Josh Kinkade

From: Michael Reynolds <mjrhfra@gmail.com>
Sent: Tuesday, August 5, 2025 11:23 AM
To: Josh Kinkade
Cc: Desmond Parrington; Carrie Lane; Bob Walter; Laura Fisher; Paul Keast
Subject: Re: Proposed Folsom Zoning Code Update (Chapter 17.52)

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Josh, here is the feedback collected from the HFRA board. I believe the staff report address some of these, but wanted to share the complete list so you can understand our perspective. Overall the board supports improving efficiency, but want to make sure the processes around the change are sound (we tried to consider unintended consequences).

- What are the new guidelines / windows in terms of additional noticing and feedback and what process will the city use to ensure better awareness.
- What is the definition of "small projects"
- How will the city define and identify "historic structures"? Other municipalities have built a cultural resource list.
- Are commercial buildings included or is this just for residential projects?
- What process will the city use to ensure adherence to the DDG for projects that get staff review?
- What is the exceptions process / decision criteria to the zoning code (variances) at staff level? - will variances have to go the HDC for review?
- Is there a full list of what types of modifications can have director level approvals (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements) - is this list comprehensive?
- Kickout variables that would elevate to HDC? Is there any appeal process for a staff decision to get broader HDC review?

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From: Michael Reynolds <mjrhfra@gmail.com>
Sent: Wednesday, August 6, 2025 8:19 AM
To: Josh Kinkade
Cc: Desmond Parrington; Carrie Lane; Bob Walter; Laura Fisher; Paul Keast
Subject: Re: Proposed Folsom Zoning Code Update (Chapter 17.52)

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Josh, in section 17.52.300.A2, the proposed wording is City Cultural Resource List OR CEQA. Lorretta noted that CEQA is only for State register and does not comprehend local historical significance. If the City's Cultural Resource inventory is not comprehensive, then this would leave a gap in the "Historic Significance" definition. This proposal may need more time for scrutiny so it may need to come back to HDC again before moving forward for final approval.

Josh Kinkade

From: folsomcandy@sbcglobal.net
Sent: Sunday, August 3, 2025 12:54 PM
To: Josh Kinkade
Cc: Pam Johns; 'Kathy Cole'
Subject: RE: Proposed Folsom Zoning Code Update (Chapter 17.52)

You don't often get email from folsomcandy@sbcglobal.net. [Learn why this is important](#)

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Josh, I totally agree that many items should not require commission review. My concern is that not all houses/structures that might be significant are listed by address on the cultural resources list. Many times the significance does not come to light until a design review is needed. I am assuming the revised section 17.52.300 (A2) helps address my concern.

These revisions point out the importance of having up to date design guidelines and the importance for all staff to be familiar with the criteria of determining a “historically significant structure”. Understanding of the Historic Preservation Master Plan is essential.

I am excited that some of the much needed updates to the ordinance approved in 1998 are being addressed. Well done!

Candy Miller

From: Josh Kinkade <jkinkade@folsom.ca.us>
Sent: Thursday, July 31, 2025 2:30 PM
To: Josh Kinkade <jkinkade@folsom.ca.us>
Subject: Proposed Folsom Zoning Code Update (Chapter 17.52)

Hello,

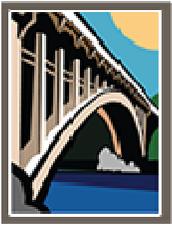
This email is to inform you that the City of Folsom Community Development Department is proposing modifications to Chapter 17.52 of the Folsom Municipal Code to move smaller projects within the Historic District to director-level review (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements for accessory buildings within the Historic District, to increase the public noticing requirement for design reviews in the Historic District, and to modify entitlement expirations and extensions in the Historic District to make them consistent with regulations elsewhere in the city.

The primary intent of these proposed modifications is to reduce staff time related to smaller projects that currently go to the Historic District Commission for review and allow staff to focus on larger projects and creating objective design standards in the Historic District. These modifications are also intended to reduce the amount of time and fees associated with smaller entitlement projects while retaining public notification and participation in the process.

Staff is taking the proposed changes forward to the Historic District Commission for their recommendation at the August 6, 2025 meeting. The public is invited to attend that meeting and/or provide comments on the proposed modifications. The meeting agenda and packet that includes the staff report associated with the proposed changes are located at the following link under the “2025 Meeting Dates, Agendas, and Webcasts” tab: <https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission>. Staff will then take the Commission’s recommendations forward to City Council for a final vote. If approved, the revisions will go into effect 60 days after approval.

Please let me know if you have any questions about the proposed revisions or the process moving forward.

Thanks,



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Josh Kinkade

Associate Planner

City of Folsom

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NOTICE: Planning fees were changed on July 1, 2025. For more information on the user fee updates for Planning, Engineering and Building services, please see the following link:

<https://www.folsom.ca.us/government/community-development/fees-planning-permit-plan-check-impact>

Josh Kinkade

From: folsomcandy@sbcglobal.net
Sent: Tuesday, August 5, 2025 6:16 PM
To: Josh Kinkade; Pam Johns; kcolepolicy@gmail.com
Subject: RE: Proposed Folsom Zoning Code Update (Chapter 17.52)

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Josh, A couple additional things.

After further rereading, I think the City's Historic Preservation Master Plan should be the guiding document, not the CEQA section. There are probably several historical sites that have local significance but do not meet state or federal requirements.

Also, in 17.52.300 C1 (exempt from review), I strongly feel "that not visible from the street" must be added. We need to protect the integrity of our Historic District when people are just driving down our streets to look at our historic homes.

Candy Miller

COMMENT FROM LORETTA HETTINGER

ORDINANCE REVISION

17.52.300 Design review

The design and architecture of the following projects shall be submitted to the historic district commission for review and approval under the provisions of this chapter.

All new office, industrial, commercial and residential buildings, including accessory buildings as defined in Section 17.02.020.

The design and architecture of proposed attached or detached accessory dwelling units not exempted from design review by California Government Code Section 66321 and any new garage or other attached conditioned or unconditioned space proposed along with such an accessory dwelling unit.

The design and architecture of proposed projects that include additions to existing accessory dwelling units that result in the unit no longer being exempt from design review by California Government Code Section 66321

(Desmond/Josh, can references to FMC 17.105 be substituted for Government Code Section 66321 in the two above instances? FMC is more accessible to applicants.)

All exterior renovation, remodeling, modification or addition to existing structures.

Projects which include, or have potential to affect, resources listed or determined eligible for the National Register of Historic Places, the California Register of Historical Resources, California State Historical Landmarks, or the City of Folsom Cultural Resources Inventory, or resources determined historic by private organizations such as the Daughters of the American Revolution, the Native Sons of the Golden West, or similar. Until a comprehensive, professional historic survey is completed and certified by the City Council, sites listed on the City of Folsom Preliminary Cultural Resources Inventory shall be protected as if listed on the City of Folsom Cultural Resources Inventory unless determined ineligible for listing in accordance with the provisions and procedures of the City of Folsom Historic Preservation Master Plan.

Projects which are part of a planned development or a tentative map

Proposed project design guidelines and standards and revisions to existing design guidelines and standards.

17.52.310 Project review submittal requirements

The applicant shall file the following information with the community development director for project review, including design review:

Completed and signed application form including name, address, email address, and telephone number of the applicant, and agent authorization from the property owner if the applicant is not the property owner; and

Application fee as established by resolution of the city council; and

A project narrative which describes how the project meets or does not meet the standards of FMC 17.52 and the historic district design and development guidelines. The narrative shall include all available discovery of the property's history, describing sources consulted to ascertain property's history and including whether the property has been identified as eligible for any historic listing as identified in section ____ above; and

A copy of all entitlements granted for the property by the city, including conditions of approval and the environmental documentation; and

Copies of all required state and federal permits; and

Site plan; and

Building design plans/elevations; and

Material samples and color board, using colors from a historic palette appropriate to the subarea; and

Recent photographs of the project site taken within 30 days prior to the submittal, which accurately depict the project site and location; and

Other material and information as requested by the commission or community development director.

17.52.320 Notice and posting of site

The purpose of broad notification in the historic district is to elicit all available information regarding the site's history and the potential effects on properties in the vicinity and on the goals of the historic district. Noticing of projects before the historic district commission shall be given in accordance with the Folsom Municipal Code and any state law governing project noticing. In addition, for design review, moving or demolition of a structure, or other matters subject to historic district commission review, the project notice shall be posted on the project site and on the city's website a minimum of ten days prior to any public hearing. If there is to be no public hearing, the notice shall be given in the same manner, with the addition of the proposed approval or denial language, a minimum of ten days prior to a potential effective date of an approval.

The site posting shall be with a notice, eleven inches by seventeen inches in size or larger, and visible to the public, indicating the time and place of the meeting or staff review and the means to access application materials and any proposed approval language. In addition to all information included on the site posting, the city website posting shall include all application materials and proposed approval or denial language. Besides the project site and website posting, the same notice shall be mailed to property owners directly adjacent to the project site, including those located directly across an alley, street or public right-of-way from the project site. The same notice shall also be sent to all persons or organizations which have requested to receive notice of historic district commission meetings, in the same manner that such notice is customarily given. Community organizations with a particular focus on Folsom's history and/or historic district which have requested notice of historic district projects or design review shall be given copies of application materials, or directed where to access them, as soon as practical after receipt of the application. Revisions and additions to application materials shall be provided as well, as soon as practicable.

17.52.330 Plan evaluation

In reviewing project plans, including design review, the historic district commission and staff shall apply the following criteria:

Project compliance with the general plan and any applicable zoning ordinances; and

Conformance with any city-wide design guidelines, specifically applicable to the historic district, and historic district design and development guidelines adopted by the city council in 1998 or as subsequently revised by the city council; and

Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and

Appropriateness of building materials, textures, colors and size to the context of surrounding sites, such as civic or open space or the interface between differing land uses. (Desmond/Josh, except for examples like I cited here, I feel surrounding and neighborhood consistency is covered by previous requirements listed.)

17.52.340 Approval process

The historic district commission shall make its decision to approve, conditionally approve or deny the application with findings based on the criteria established in Section 17.52.330 of this chapter. A copy of the decision, findings and any applicable conditions shall be provided in writing to the applicant.

Projects that are subject to director-level decision may be elevated to the historic district commission for action at the discretion of the community development director or upon request of the applicant.

The community development director shall provide a summary of all design review projects within the historic district which are approved at the director level and request direction from the commission to be applied in future staff approvals. (Desmond/Josh, the provision here re not overturning staff decision is redundant, already stated in 17.52.395, but it could be moved here.)

17.52.350 Expiration and extension of approval

An approval by the historic district commission shall be null and void unless the applicant submits a complete application for a building permit within one year from the date of final approval.

The historic district commission may extend an approval for an additional one year upon receipt of a written request, accompanied by a fee as may be established by resolution of the city council, and other information deemed necessary by the community development director. A request for approval extension must be received before the original approval expires.

17.52.360 Conditional use permit review

(Desmond/Josh, no need to change this existing Code section. Expiration and extension is covered in 17.52.350. You don't want to inappropriately limit that section to design review and then tuck in this provision here and in proposed 17.52.370. To do it that way leaves other entitlement decisions hanging re expiration and extension if they aren't design review, CUP, or variance.)

17.52.370 Variance review

(Desmond/Josh, same comment as on 17.52.360 above)

17.52.380 Sign permit review

(Desmond/Josh, pending input from FHDA, I don't want to tackle sign regulation. I may get input from Lisbet, who is very knowledgeable about signs and their regulation, but her time is very constrained by grandparent and other duties. Preliminarily, I feel this Code section should remain as is, with any staff approval under the FMC 17.52.395 umbrella. For sure, uniform sign criteria ought to be reviewed by commission, not staff. I'm leery of using 17.59 for anything beyond what the Code says now! I'll return to the sign topic as I write regarding the 395 delegation. I'm alarmed about modern electronic signs, such as one that excited some at FHDA, to support the ice rink. I do think that one has been headed off. Some of my other comments have applicability, such as giving applicant option to elevate to commission, covered under 17.52.340 above.)

17.52.390 Environmental review

(Desmond/Josh, no need to change this section since it will be covered under 395 delegation.)

17.52.395 Delegation of design review

The historic district commission may delegate its authority to review compliance with this chapter and any adopted design and development guidelines to the community development director under the following conditions:

The city council has adopted specific design and development guidelines for the historic district; and

Approval of the design of the project is the only matter within the jurisdiction of the historic district commission; and

Notice and posting are in accordance with requirements of FMC 17.52.320; and

The city attorney has advised that a categorical exemption is the appropriate determination of environmental significance; and

The community development director has prepared, and the historic district commission has approved, a comprehensive and detailed explanation of the types of decisions appropriate for director action.

The community development director may only approve a project where it believes that the project clearly conforms to standards set forth in this chapter and the design and development guidelines. If the community development director determines that the project does not clearly

conform to such regulations, approval of the design of the project shall be referred to the historic district commission.

The community development director shall review the design of all approved projects with the historic district commission at its regular monthly meeting. Such review will allow the commission to provide input to the director concerning the appropriateness of the approval and help the commission and the director develop a consistent approach to design review.

If the community development director approves the design of a project under such delegated authority, the historic district commission may not overturn the decision of the director unless an appeal is filed pursuant to Section 17.52.700.

17.52.400 Design standards

The design standards specified in Sections 17.52.410 through 17.52.590 shall be applicable to all new structures and alterations to existing structures within the historic district. Design review is required for all new structures and alterations to existing structures, unless otherwise specified in this chapter. Features exempted under these sections require design review if proposed design contains materials and colors otherwise prohibited in this chapter.

(Desmond/Josh, I think exemptions will be best handled in the delegation document.)

17.52.480 Accessory buildings

(Desmond/Josh, this section seems to be aimed at residential areas, but it doesn't say so. Therefore, I've added a little to apply to commercial areas as well. This needs more thought.)

Accessory buildings, as defined in Section 17.02.020 are subject to the following development standards within the historic district (with the exception of accessory dwelling units regulated differently in the historic district under Section 17.105):

Height. Detached accessory buildings shall not exceed fifteen feet in height, nor may they be higher than the roof of the main building.

(Desmond/Josh, this needs more consideration of how to measure on slopes and what parts of the building count in the measurement. This height issue is larger than accessory buildings and needs to be addressed for all buildings. Stretching the Code to allow buildings that already are significantly larger than adjacent structures shouldn't be allowed, ex. 603 Sutter St. Also, if there is a need to specify "detached" in the Size section, it should also be specified in the other sections; I left it out.)

Setbacks. Detached accessory buildings shall be set back a minimum of twenty feet from the front yard lot line, five feet from the rear yard lot line, five feet from the interior side-yard lot line, ten feet from the street side-yard lot line and five feet from all other buildings on the property. In no instance shall any portion of an accessory building be located in front of the front plane of the primary building.

(Desmond/Josh, how does staff intend to determine the front plane of a building if it is not a straight line? The drawing illustrates a non-linear rear plane, but the language does not specify use of the same principle for a front plane nor does it specify how setbacks to the rear plane are measured. I don't want to second-guess staff's intention re numerical standards.)

Size. Detached accessory buildings may occupy a maximum of fifty percent of the area of a required rear yard. The total square footage of all accessory buildings on a single parcel shall not exceed fifty percent of the total square footage of the primary building on the same parcel or the total square footage of the primary building(s) on parcels developed as a unified project.

Exceptions.

This issue is already covered in 17.52.400.D and should be deleted here. The currently proposed language lacks criteria and would undermine all regulations.

17.52.660 Demolition

The demolition of a building located in the historic district is subject to the review and approval of the historic district commission.

Application for demolition shall include the same information required in FMC 17.52.310, excluding materials and color board

In determining whether to authorize demolition of a structure or not, the historic district commission shall consider the following factors:

Whether the public health, safety and/or welfare warrant the demolition;

Whether the building was constructed between 1850 and 1950;

Whether the building, regardless of age, contributes to the success of the goals and regulations of the historic district, including the City of Folsom Historic Preservation Master Plan;

If determined to be contributing, whether the owner of the building is willing to sell it or donate it to a buyer who wishes to preserve it, either by purchasing the property where it is located or by moving it to a location where it will be preserved, preferably within the historic district or elsewhere within Folsom; and

Whether a public entity wishes to acquire the property through exercise of the power of eminent domain or can provide other means to preserve the building.

Prior to authorized demolition, the applicant shall provide to the community development director documentation of the building for the historical record. Documentation shall include photographs of all exterior and interior sides of the building, details of unique or representative construction features, and any history of the structure beyond that considered above, including lore which may or may not be substantiated in the record.

17.52.700 Appeal

(Desmond/Josh, this section is the same as existing except that any person can appeal.)

Any person dissatisfied with any determination of the community development director may appeal to the historic district commission. Any person dissatisfied with any determination of the historic district commission may appeal to the city council. Any such appeal shall be in writing, shall state the specific reason for the appeal and grounds asserted for relief, and shall be filed

with the community development director not later than ten calendar days after the date of the action being appealed. The appeal must be accompanied by an appeal fee as established by resolution of the city council. If an appeal is not filed within the time or in the manner prescribed above, the right to review of the action against which the appeal is made shall be deemed to have been waived.

17.52.710 Appeal hearings

(Desmond/Josh, I think the community would want the same noticing as originally given for the project. This is sensitive.)

Appeal hearings shall be conducted no later than the next regularly scheduled meeting following 30 calendar days after the date of filing an appeal. Written notice of the time, date and place of the hearing shall be served on the appeal body, the applicant or permittee, and the appellant at least ten calendar days preceding the date of the hearing . Additionally a notice specifying the date, time and place of the hearing shall be posted on the subject property at least ten calendar days preceding the date of the hearing.

17.52.720 Actions on appeal

The appeal body shall review the entire proceeding relating to the act or decision being appealed, de novo, and may make any order it deems just and equitable, including granting of a permit. Any hearing may be continued from time to time. At the conclusion of the hearing, the appeal body shall prepare a written decision which either grants or denies the appeal, and contains findings of fact and conclusions. The decision shall be served on the applicant or permittee and the appellant. The decision shall become final upon the date of filing and service.

COMMENT FROM LORETTA HETTINGER

HISTORIC DISTRICT COMMISSION POLICY DELEGATING DESIGN APPROVAL AUTHORITY TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEPTEMBER, 2025

(Desmond/Josh, until a historic survey is done, how can staff determine whether a building proposed for modification is contributing or non-contributing? Right now it seems you're just using age. Per the DDGs, there should be an evaluation of a proposal to determine if it is continuing the building's existing style or, if not, whether it moves the structure to greater conformity with historic style. Do you really want that latter responsibility? We're all still grieving how the building behind Snook's was ruined, and I would hate that to happen now, to staff who care. There is a bungalow on Persifer that looks as if it were built 100 years ago, but it was not built before 1950. Taking its age into consideration wouldn't be enough. As noted above, the DDG's allow continuing a building's existing style, and they don't worry about anything not in public view. To protect staff's time, I'm willing to advocate that anything that continues a building's existing style, materials, color, etc. or is not in public view can be approved at staff level. That means that moving an existing building (that isn't already deemed historic) into a historic style would have to wait until the next remodel when staff has more resources unless the applicant is willing to take it to the HDC, a temporary sacrifice of the long-term goal, sadly, but allowable under the DDG's. It puts us into basically a holding pattern. Staff would still need to make the determination on style, materials, colors, etc., a task that seems to me to qualify as objective. Once a historic survey is completed, this policy can be further revised!)

To ease the time burden for City staff and bring greater clarity for applicants, while maintaining the high standards of Folsom Municipal Code 17.52 and City Council-adopted Historic District Design and Development Guidelines, the following policy is adopted by the Historic District Commission, pursuant to the provisions of Folsom Municipal Code 17.52.395. The Historic District Commission's intent in this policy is to delegate design approval authority for certain projects to the Community Development Director.

Applicants reading this policy, who may be familiar with historic preservation as practiced in other jurisdictions, need to be aware that Folsom's intention is somewhat different. Most historic preservation efforts focus on conserving buildings and areas that provide outstanding architectural examples of a historic time period. Folsom's outstanding contribution to historic preservation is preservation of an entire small town whose buildings and other structures reflect the design styles used in Folsom and similar Mother Lode towns between 1850 and 1950, whether actually constructed in this time period or constructed in later times in the styles of that period. Staff and applicants are charged with carrying out this intention.

Unless the City's severe budget constraints ease sufficiently to allow more resources to be devoted to the Community Development Department, the long-term goal for all buildings in the Historic District to contribute to the goal of maintaining a historic small town may be delayed. Today some buildings in the District do not match the styles extant between 1850 and 1950, but the City regulations permit existing styles to be continued. Design of installations not in public view is not regulated.

Nothing in this policy is to be construed to discourage an applicant from bringing to the Historic District Commission a project which brings a building into conformance with the architectural styles of the period designated for the site in Section 17.52 of the Folsom Municipal Code. On the contrary, projects that support the long-term goal are strongly encouraged.

Exemptions

After review of the design and materials for appropriateness as follows, the Director may declare the following types of projects as not requiring public notice and as exempt from further design review:

Proposed minor modifications to a building, such as roof replacement, window or door replacement or color changes, if the Director determines that the modifications continue the existing architectural style of the building, use materials appropriate to the architectural style, and use colors in the historic palette. Materials used need not be identical to those being replaced but must avoid modern appearance.

Proposed patio covers, gazebos, pergolas, trellises, fencing, walls, above ground spas and hot tubs, solar panels, outdoor cooking facilities and other installations the Director deems similar, if the project utilizes historic materials or historic reproductions or if it is concealed from public view by location or by appropriate screening such as landscaping.

In determining whether a proposed project is exempt from further review the Director may require from the applicant any of the application materials listed for projects to be reviewed by the Historic District Commission that the Director deems necessary.

Design Review

Design review submittal requirements

Application materials for Director review are the same as for Historic District Commission review. From time to time, the Director may find that information required in the application is already available in the City's parcel-based GIS.

Notice and posting of site for design review

Notice and posting of the site for Director review are as specified in FMC 17.52.320.

(Desmond/Josh, the draft I sent gives no direction re process if objections to the Director's approval are received. So here's a proposal: If no objections to the Director's proposed decision are received within ten days of posting, the decision shall become effective on the eleventh day. If objections are received within the ten-day period, the Director shall within an additional ten days determine whether to refer the action to the Historic District Commission, change some or all provisions of the approval, or retain the original approval provisions. After making this determination, the Director shall post the determination on the property and on the City's website, with no further noticing unless referred to the Historic District Commission. Persons or organizations receiving the original notice are advised to follow the project on the City website and/or site location for status information. If the Director makes changes to the approval, the effective date shall be on the eleventh day after posting the changed decision. This whole noticing process for Director approval may not seem simple enough, but it is straightforward in answering objections that they never knew about the project. I'm not sure I or anyone else is comfortable with just the ten days to get the community's input, but it seems like a compromise with staff. Requiring existing design to be the determining factor for a staff decision helps to prevent loss of a site's potential historic contribution when a historic survey is prepared.)

Plan evaluation for design review

The Community Development Director is authorized to approve the following types of projects if the Director finds that the project continues the main building's existing architectural style, materials, location and other physical characteristics, that the site is not potentially eligible for listing on the City's Cultural Resource Inventory, and that the project is not in conflict with the regulations of the Folsom Municipal Code and the adopted Historic District Design and Development Guidelines. Findings shall be supported by evidence in the Director's written approval that is transmitted to the Historic District Commission.

All new accessory buildings, including but not limited to garages and sheds, and any additions to such buildings, that 1) continue the main building's materials, scope, colors and architectural style, 2) are not located in public view, or 3) are screened from public view by landscaping or other appropriate means. An addition to an existing accessory building that does not already continue the main building's materials, scope, colors and architectural style may be allowed if the existing building is modified as well, to continue the main building's materials, scope, colors and architectural style.

The design and architecture of proposed attached or detached accessory dwelling units not exempted from design review by California Government Code Section 66321 [FMC 17.105?] and any new garage or other attached conditioned or unconditioned space proposed along with such an accessory dwelling unit, provided that the unit continues the main building's materials, scope, colors and architectural style; is not located in public view; or is screened by landscaping or other appropriate means.

The design and architecture of proposed projects that include additions to existing accessory dwelling units that result in the unit no longer being exempt from design review by California Government Code Section 66321 [FMC 17.105?], provided that the unit continues the main building's materials, scope, colors and architectural style; is not located in public view; or is screened by landscaping or other appropriate means.

All exterior renovations, remodeling, or modifications to the rear or interior side of existing residential buildings, provided that the changes continue the building's materials, scope, colors and architectural style and that privacy for adjacent residences is provided.

17.52.340 Approval process for design review

The Director's final decision shall be transmitted to and discussed with the Historic District Commission as specified in FMC 17.52.340.

Sign permit review

(Desmond/Josh, I haven't received any comments from FHDA or Lisbet.)

Environmental review

The Director may approve only projects which the City Attorney advises are eligible for categorical exemption. The City Attorney shall provide a written opinion for inclusion in the Director's written approval, citing the categorical exemption(s) proposed to be used in the Director's approval. From time to time use of a categorical exemption may be referred by the Director or City Attorney back to the Historic District Commission for determination.

Demolition review

Preservation and restoration of structures which were built in the Historic District's designated time period is of highest priority.

(Desmond/Josh, I am coming to the opinion that demolition needs longer notification than Director approvals. Continuing a project's existing design is likely to be correctable if a mistake is made. Demolition is not correctable. I'm too exhausted to continue working on any of this tonight, but I will continue to analyze all these issues when exhaustion abates.)

Desmond Parrington

From: Loretta Hettinger <loretta@shaunv.com>
Sent: Tuesday, August 5, 2025 10:38 PM
To: Josh Kinkade
Cc: Desmond Parrington; Pam Johns; Bryan Whitemyer
Subject: HDC Agenda Item #2, amending the Zoning Code

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This ordinance is a significant departure from current procedure and deserves thorough discussion by the community. Preserving a small historic town depends on the small projects as well as the large ones. I don't believe there has been enough time for in-depth review of the ordinance's actual written provisions by community members. I know I haven't had enough time. As I commented Friday, I wholeheartedly support the concept as outlined in the staff report, but in my brief review I see problems in implementation that deserve full consideration by staff and the HDC as well as the community, before taking the City Council's time. I hope you will agree. The following comments briefly identify some issues, the largest one being the proper standard for determining historic significance, as I sent you in an earlier email, Josh. My comments are intended to support the goal of simplifying the process for applicants and staff while also ensuring that the ordinance supports the goals for the Historic District in the General Plan and existing regulations.

I have already communicated the need for a provision that reverts design approval to the HDC if the City at some point does not have staff historic expertise. Objective standards do not substitute for expertise of the staff implementing them, in any department or area of the City.

17.52.300.A.2, B.1, et al

Using the CEQA Guidelines (and the Public Resources Code cited therein) as the standard for determining historic significance does not implement the goals for the Historic District in the General Plan and existing regulations. The CEQA standard would require a property to be consistent with California Register standards, leaving no room for a determination of local significance. Very few of Folsom's historic sites have actually been researched and documented to determine their significance to the State or the United States—or locally either, for that matter. Protecting only those few that have been researched does not carry out the General Plan Guiding Principles, particularly Principles 1, 2 and 17. The appropriate standard would be to require a site's historicity to be researched and documented before approval of changes—or, alternatively, to save time, to be treated as if it is historic. Just because the City has failed to evaluate the properties in the Historic District does not excuse the City from protecting them. This CEQA provision is an appropriate standard for the State to use, not Folsom.

17.52.300.C.1

As written, exempting these minor modifications does not comply with the General Plan and existing regulations. Citing a few examples, there needs to be a provision that replacement materials need to be historic or consistent with the building's existing architectural design. Colors need to come from a historic palette or be consistent with the building's architectural design. Modern-designed structures of any sort need to be prohibited or hidden from public view. As written, this section permits anything listed, regardless of size, location or materials. There is the same issue, as cited above, with the CEQA standard. This section needs further careful review.

17.52.310

Application materials should include a narrative that describes how the project meets historic standards. At first it might seem as if this would take extra time for the applicants and therefore not meet the stated goal of the ordinance to save them time. In my experience the saved time that matters to applicants is the speed of an approval. That goal is served by

anything that makes an application easily approvable. An easily approvable project is one that meets standards. Requiring an applicant to cite how the project meets historic standards assures that they have considered more than setbacks, height, etc. and their own goals. I would hate to see any future applicant go through what the 603 Sutter Street applicant went through, traceable to his and his architect's lack of understanding of the importance of historic standards.

17.52.320

Design is paramount in determining whether a project is historic or not. Noticing should include the community non-profit history organizations as well as adjacent properties, perhaps even the 300-foot radius.

17.52.330.B

The ordinance needs to make clear that the existing DDG's fit the category of "adopted", a point previously at issue.

17.52.340

The ordinance implies a revision, 17.52.700, to the appeal process. There is no Section 17.52.700.

17.52.360

This section needs to make clear that design review is a part of the HDC's action on a Conditional Use Permit.

17.52.380

I haven't had time to make a close comparison of 17.59 with 17.52 and the DDG's.

17.52.390

This section implies but doesn't say that the Director can only approve categorically exempt projects.

17.52.480

Good clarifications. Does this only apply in residential areas? Are such projects in commercial areas always subject to HDC review? They probably should be since they are usually very visible to the public.

17.52.660.A and B

How would these provisions apply to buildings originally built before 1950 but subsequently modified, perhaps improving their historicity? Also, any proposed demolition should definitely be more widely noticed than 17.52.320 provides. Otherwise Section 17.52.660.B.2.b is infeasible. Also, please clarify that if the Director doesn't find resources that clearly determine the building's newer age, the default should be to treat it as potentially built in or before 1950. The discovery required isn't enough. There are gaps in permit files, and applicants aren't especially motivated to disclose information re a historic date of construction. Mistakes like this are irreparable.

Sent from my iPad

Reflections on Historic District Law and Preservation Efforts

Balancing Preservation and Property Rights

Introduction

Public officials frequently encounter difficult decisions, particularly when these decisions challenge their core values. In reviewing the proposed amendments to the Historic District law, I am confronted by my strong belief in private property rights and my commitment to preserving local history. My comments seek to reconcile both perspectives.

Background

Fresh from college, I purchased a neglected house in Folsom. Around that time, the Folsom Historical Society (FHS) was founded by community members determined to save key historic sites, including the old city jail, the Wells Fargo building, and the Cohn Mansion. While the jail and Wells Fargo building were ultimately lost, my ongoing restoration of the Cohn Mansion became my personal entry into Folsom's preservation efforts.

Historic Committee and Commission

To protect Sutter Street's historic buildings, the City passed an ordinance and created the Historic Committee, which oversaw projects affecting the area's historic character. The ordinance's original aim was for structures to reflect the gold rush era, though few buildings dated from that period.

In 1966, I was appointed to the Historic Committee, and a year later was elected President of the Folsom Historical Society. Over the years concerns were raised about the district's regulations. The City Council in the 1990s formed a committee to develop a Historic District Specific Plan, update ordinances, and create design guidelines. I served on this committee, meeting every other week, for four years. With valuable assistance from city staff, we drafted comprehensive ordinances and guidelines. These were presented to the City Council in 1998. By then I was on the Council, but I had to abstain from voting on the Specific Plan due to owning property in the district. With a split vote, the specific plan did not pass; however, updates to the historic district ordinance and the design guidelines

were adopted, and a new Historic District Commission was established to oversee a larger residential area.

Historic Preservation Master Plan

While the Specific Plan Committee focused on the historic district, some of us saw the importance of identifying historic assets throughout the city. The City Council established a separate committee for this purpose, and as Mayor, I appointed its members. The committee produced the Historic Preservation Master Plan, intended to create an inventory of buildings, places, and resources deserving of recognition. The plan outlined how resources would be added and provided examples of possible candidates, anticipating that owners would seek listing to access funding or application of the historic building codes.

However, to my knowledge, the Master Plan was never formally adopted or put into law. The committee's report was presented to the Council, but no additional action followed—no list of resources was compiled, nor have there been applications for inclusion. Thus, while the committee made good recommendations, no progress has been made to carry them out

Purposes of Proposed Change

My perspective has evolved as both a property owner and caretaker of local history. I have witnessed the challenges that arise when preservation ideals intersect with practical concerns—namely, significant costs, difficult procedures, and the slow pace of regulatory review. These realities highlight the need to balance heritage protection with enabling owners to improve their buildings.

Recent discussions about revising the Historic District law have underscored the importance of streamlining city processes, making them supportive, not obstructive, of efforts to enhance Folsom's architectural legacy. Simplifying approvals, clarifying requirements, and reducing bureaucracy can promote both preservation and revitalization, encouraging more people to care for historic assets.

Effective preservation requires more than regulation; it relies on open communication and collaboration among officials, property owners, and the public. By fostering respect and flexibility, historic preservation can become a vibrant part of community life.

I support changes that are seeking to make simpler and more cost-effective decisions for the city. As a property owner, I appreciate steps that make project approval easier, faster, and at less expense. On several occasions, I abandoned plans for exterior upgrades due to

the difficulties of obtaining approval—not only from the Historic Commission, but also from director approvals, which require extensive plans and drawings. For small property owners, such requirements can seem to demand hiring architects and engineers, which should be reserved for new construction. We should encourage property improvements, not discourage them. I support the proposed changes, offering some recommendations for further improvement.

Reference to the Historic Preservation Master Plan

It is important to note that while proposed changes mention the "City's Cultural Resources Inventory," such an inventory does not exist. The Master Plan includes a list of possible resources but requires procedures to be followed before a resource is included. Although my house appears on the Master Plan report cover, it is not officially listed, and no inventory has been created. The plan's main goal was to identify resources outside the historic district. Only a few residential buildings within the district—the Muir House, the railroad superintendent's house, and my home—were mentioned. Other notable homes were not included, and the inventory was not intended for district purposes. All commercial buildings along Sutter Street were listed as potential resources, but none is officially designated. Thus, referencing this inventory is misleading; it identifies sites that might be included if applications were submitted, but no applications have been submitted, and no list has been compiled. Amendments should omit references to the report and establish alternative ways to clarify responsibilities between staff and the Historic Commission.

There is a suggestion that the Historic Commission should identify all resources for inclusion, but this would be a substantial undertaking requiring staff involvement and may not be feasible during a budget crisis.

When describing historic projects to be referred to the Commission, the recommended wording for Section 17.52.300B2 is: "...except projects on the City's Cultural Resources Inventory or located on an existing or potential eligible historic resource as defined by the California Environmental Quality Act Guidelines Section 15064.5 or the Historic Preservation Master Plan, which are subject to Historic District Commission approval."

I recommend substituting: "except projects that are eligible historic resources as defined by the California Environmental Quality Act Guidelines or are on a City of Folsom inventory of historic resources or potentially eligible for that list under the procedures provided in the Historic Preservation Master Plan."

Transparency and Communication

Much of the discussion about these proposed changes revolves around authority—whether the commission or staff should have the final say on small projects, signs, accessory structures, and demolition. The best way to avoid power struggles is to ensure complete transparency and allow all interested parties to have their voices heard.

Notice

I support expanding mailed notice to more neighboring properties, using physical mail. Although staff have indicated that organizations in the Historic District will also be notified, the rule does not require this. Posting notices online does not guarantee transparency, as few people regularly check the city’s website. I propose that the department maintain a list of individuals and organizations who wish to be notified about proposed projects in the historic district. Notices sent to neighbors should also be emailed to everyone on this list, including all Historic Commission members.

I suggest amending the notice section as follows (proposed changes in bold italics):

The provisions of Section 17.06.070 shall apply within the historic district. In addition, a notice containing the project description and the time and place of the meeting for design review shall be posted on the City website and mailed to property owners directly adjacent to the project site at least five days before the commission or director meeting.

“Directly adjacent to the project site” includes properties across an alley, street, or public right-of-way.

The community development director shall maintain a list of people and organizations who wish to be notified about proposed projects in the historic district. When notice is sent to neighbors, it will also be emailed to everyone on the list, including all Historic Commission members.

This change will enhance transparency with minimal cost or effort for staff.

Elevation to the Historic District Commission

The proposed amendments to the historic district ordinances only provide two ways for a matter to be elevated from the director level review to the Historic District Commission. The Director can elevate the matter at his or her discretion. The applicant can also request

Josh Kinkade

From: Michael Reynolds <mjrhfra@gmail.com>
Sent: Wednesday, September 3, 2025 3:29 PM
To: Desmond Parrington; Pam Johns; Josh Kinkade
Cc: Carrie Lane; Bob Walter; mike sellitti; Karla Davis; kaleelledge@icloud.com
Subject: From HFRA Board: Sept 3rd HDC topic - zoning code update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Desmond, for tonight's topic, the HFRA board submits the following comments:

- HFRA board fully supports the comments submitted in Glen Fait's letter dated Sept 2 on Laws and Preservation.
- Key issues
 - Before implementing the streamlined process, the city needs to ensure a Culture Resource Inventory of all properties within the 98 blocks that encompass the HD has been completed.
 - HFRA board supports Fail-safe of HDC 3-commissioners being able to move a staff approved item up to the HDC for review
 - The following types of projects are subject to an over-the-counter approval by the community development director for the purpose of assuring applicants that their proposed design and materials are consistent with FMC 17.52 and the adopted historic design and development guidelines, as interpreted by the historic district commission - Having reviewed the DDG for residential, HFRA board believes the DDG are adequate guidance for projects eligible for over-the counter approval as long as the CDC enforces them as they are currently written. Variance requests by default would require a review by the HDC.

Mike Reynolds
HFRA President

Loretta Hettinger's Comments Presented to the HDC at the 9-3-25 Meeting

The delegation of approvals to staff is a major change, a bold experiment that has great potential to ease the bureaucracy for applicants and staff. I appreciate the changes staff made in response to the comments previously received from the community. Four main issues still need to be resolved. I want to support staff's goal that the ordinance be forwarded to the CC tonight, but three minutes won't adequately lay out the why's of issues and proposed solutions. Please ask me questions.

The four issues are:

How to accurately determine what projects must be heard by the Historic District Commission instead of being delegated to staff

How to amend the delegation to staff to solve unforeseen problems

How property owners will learn what materials and designs are appropriate in the Historic District.

How the appeal process can be equitable throughout the City

Determining what projects must be heard by the Commission

The current staff proposal gives the Community Development Director the responsibility for determining whether a proposed project site must be heard by the Historic District Commission, based on whether it is historic or not. The Director's tools are not adequate since the largest percentage of properties in the Historic District have not been evaluated for historicity. The tools are the two lists in the Historic Preservation Master Plan and any evaluations deposited by history professionals who have prepared EIRs and Negative Declarations in repositories such as Sac State, very few of which cover anything in the Historic District. The CEQA Guidelines support designation of locally significant sites, providing that the jurisdictions follow the evaluation methodology in the Guidelines. That methodology and that in the Historic Preservation Master Plan are not checklists but topic areas to be researched to determine historicity. Based on HPL's and others' experience, the research takes months. Staff can't possibly devote that kind of time!

There is a solution, a process that doesn't require staff to research history. The Code and the DDG's provide that a site's existing style can be continued indefinitely. Staff is well qualified to determine whether a proposal continues the existing style. Delegating approval of that type of application would result in an easy way for applicants to proceed. If they want a quick, inexpensive route to approval, they can continue their existing style and submit to staff. If they want to upgrade their site to meet the goals of the Historic District, they can choose the longer route to the Commission, which allows the same support of history that the current process does, time for the community to become aware and bring forward whatever knowledge of the site they may have.

How to amend delegation to resolve unforeseen problems

A change this major, adopted so quickly, is likely to have glitches. The current staff proposal places delegation in the body of the ordinance. Amending an ordinance is a very long process, Delegations via a policy adopted by the Historic District Commission could conceivably occur in one meeting. Staff concern about using 17.52.395 as the policy vehicle is that it is too

narrow to cover all the delegation staff is seeking. This proposal revises its language to encompass all staff's desired delegation.

How property owners can learn about appropriate design and materials in the Historic District

Exempting the minor projects listed in the staff ordinance does not provide an avenue for property owners to learn what design and materials are appropriate in the Historic District. I have proposed a one-day process requiring them to confer with staff. It could be as simple as providing them when they come in with a handout to guide their choices. The concern is that owners could unknowingly construct something not appropriate. People have paid a premium to live in the Historic District, and they care about what is constructed, on their own property or on their neighbor's property.

Inclusion of equitable appeal language

Citizens affected by a decision of the Planning Commission or the Historic District Commission should have equal access to appeal a decision.

the matter be elevated, but only upon payment of the fee established by the Council. I would propose a third way to elevate the matter to the commission. It should be elevated if three members of the commission request that the matter be elevated. The members of the commission will receive notice of the director's level review and if three of them believe that the matter should not be resolved at the director's level, they can file a request to elevate. This scenario is not expected to occur frequently; however, it would serve to preserve a degree of authority within the commission. I suggest that the proposed Section 17.52.340(B) be amended to read:

Projects that are subject to director-level review may be elevated to the historic district commission for review at the discretion of the community development director **or at the request of three members of the historic district commission**. The applicant may request to elevate a director level design review to the historic district commission. The request shall be granted upon payment of the commission-level design review application fee established by resolution of the city council and any other applicable fees.

Similar amendments should be made to 17.52.380(C) relating to sign permits, 17.52. and the provisions relating to accessory structures and demolition.

I have attempted to suggest ways to improve the process and at the same time foster communication by all interested parties. I hope this might help. Glenn Fait

Josh Kinkade

From: LJ Laurent <ljl Laurent@att.net>
Sent: Friday, August 1, 2025 9:26 AM
To: Karen Sanabria; Josh Kinkade; Justin Raithe; Barbara Leary; Mike Kozlowski; Anna Rohrbough; Sarah Aquino; Bryan Whitemyer
Cc: wade.crowfoot@resources.ca.gov; Kevin D. Thielen; smarshall@usbr.gov; Warren Truitt; Mary Beth Metcalf; Betsy; Stephens Sara; sarariverwatch@gmail.com
Subject: Re: SPECIFY Title 17 Alterations.....Historic District Commission Meeting Agenda | 8-6-25

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: all sent this 7 31 2025 email with regard to the insufficient Notice sent to my mailbox by "Community Development".

**From: Laurette Laurent
August 1, 2025**

Re:
I received a reply from J. Kinkade which I found this morning. Please ask him for a copy, as his email will not explain to you the relevant issues ignored by Community Development. Below is a portion of his response.

From: jkinkade@folsom.ca.us

To: LJ Laurent

Thu, Jul 31 at 4:52 PM

Please try the following

link: <https://www.folsom.ca.us/home/showpublisheddocument/22157/638895548243314463>

I was able to open the link I provided from my phone, so I don't think there's an issue with the link itself. HDC packet is also attached if the link is still not working for you.

COMMENTS on response which ignores the original problem:

1. Sent 7 31 25 link led to this city site: [Historic District Commission | Folsom, CA](#)

Historic District Commission | Folsom, CA

Please NOTE: this link contained zero information about the Noticed CASE # NOT SPECIFIED:

Proof is repeating the Kinkade link to a generic description site for: HD

Commission <https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission>, which contains nothing about a Full/legal description of the Proposed Change to Folsom Muni Code.

To be certain I was correct about this possible IMPACTS on American River, I searched online and found the following quotes from "AI."

SEARCHED "are folsom city laws exempt from California or federal oversight of projects impacting federal American River"

SEARCH RESULTS are, verbatim:

Generally, Folsom city laws are *not* exempt from California oversight when impacting the American River, including federally protected portions.

Here's why:

- **California's Broad Environmental Regulations:** California has extensive environmental regulations, notably the California Environmental Quality Act (CEQA) and the Porter-Cologne Water Quality Control Act.
- **CEQA Mandates Environmental Review:** CEQA requires state and local agencies, including cities like Folsom, to identify and mitigate the environmental impacts of their actions, including development projects, through the preparation of Environmental Impact Reports (EIRs) or Negative Declarations. Folsom acknowledges this responsibility, as evidenced by its use of CEQA for its River District Master Plan.
- **Porter-Cologne Act and Water Boards:** The Porter-Cologne Act gives the California State Water Resources Control Board and its Regional Water Boards broad authority to protect water quality in all surface and groundwaters within the state, regardless of federal jurisdiction.
- **Federal Oversight and the Clean Water Act:** The federal government also has oversight through the Clean Water Act (CWA) and other relevant regulations, particularly concerning navigable waters and federally protected areas like sections of the American River designated as Wild and Scenic. While recent Supreme Court decisions have narrowed the federal jurisdiction over wetlands under the CWA, California's state-level protections remain strong.
- **Overlap and Potential for State/Federal Action:** Projects impacting the American River in Folsom may require approvals from both state and federal agencies depending on their scope and location within the river system and its adjacent areas. The City of Folsom, for example, is required to obtain coverage under the State Water Resources Control Board's General Construction Stormwater Permit for projects disturbing one acre or more.

In summary, while Folsom has local authority to enact ordinances and plan for its River District, its actions affecting the American River are subject to a layered system of oversight from the state of California and the federal

government, ensuring environmental protections are considered and implemented.

FURTHER COMMENTS/CONCERNS:

How can a planner justify his actions, in view of the actual higher and Controlling Laws?

Specifically: Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the "general rule" exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

QUESTIONS REMAIN:

1. I asked How can such a sweeping alteration to existing law governing DEVELOPMENT, DEMOLITION, so-called "accessory buildings" be altered WITHOUT SPECIFICITY which meets Legal Requirements for elevation land/Parcels high above the adjoining American River Federal Assets?
2. Perhaps some downstream or higher agency ought to review the PROTECTIONS to the American River.
3. How can Folsom make such vague "law revisions" WITHOUT consulting local USBR legal authorities?
4. On a finer point of federal law it was revealed that a group of which I am a long-time member has AUTHORITY and OVERSIGHT to protect all of the American River.
5. On the most critical issue of Folsom NOT returning to using LAR as an adjunct to greater densification, greater growth, and the DOWNSTREAM official finding that further Densification of Land Uses along the Folsom Blvd. SSS pipeline and the silly addition of a 2nd small pipe AT THE HIGH POINTS near Glenn St. to Bidwell, it is my hope USBR, SARA Save the American River Assn. and its expert members, and other LAR Advocates will consider that perhaps this city is slipping back into its old way. What old way? Considering the American River below the oldest and worst-served portion of city is not a place where ANY CHANGES should be considered, any regulations or "Folsom Municipal Code" section --- could be or should be altered without a FULL VETTING of all Plans, Engineer-Approved drawings, and with FULL cooperation with USBR Engineers. I'd also suggest this city council solicit a formal Contact with Save the American River Assn. SARA. Without SARA, I would have successfully sued Folsom on raw sewage spills, SSOs, into the LAR below, but SARA has always been the ultimate in Lower American River Protection and Advocacy.

Below is entire Kinkade text:

Josh Kinkade
From:jkinkade@folsom.ca.us
To:Josh Kinkade
Thu, Jul 31 at 2:40 PM
Hello,

This email is to inform you that the City of Folsom Community Development Department is proposing modifications to Chapter 17.52 of the Folsom Municipal Code to move smaller projects within the Historic District to director-level review (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements for accessory buildings within the Historic District, to increase the public noticing requirement for design reviews in the Historic District, and to modify entitlement expirations and extensions in the Historic District to make them consistent with regulations elsewhere in the city.

The primary intent of these proposed modifications is to reduce staff time related to smaller projects that currently go to the Historic District Commission for review and allow staff to focus on larger projects and creating objective design standards in the Historic District. These modifications are also intended to reduce the amount of time and fees associated with smaller entitlement projects while retaining public notification and participation in the process.

Staff is taking the proposed changes forward to the Historic District Commission for their recommendation at the August 6, 2025 meeting. The public is invited to attend that meeting and/or provide comments on the proposed modifications. The meeting agenda and packet that includes the staff report associated with the proposed changes are located at the following link under the "2025 Meeting Dates, Agendas, and Webcasts" tab: <https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission>. Staff will then take the Commission's recommendations forward to City Council for a final vote. If approved, the revisions will go into effect 60 days after approval.

Please let me know if you have any questions about the proposed revisions or the process moving forward.

Thanks,

Finally, to explain this further, included are the research results, and I am copying this email to USBR for Review.

As a member of the USBR American River Group, and past private-enforcer of US Clean Water Act, actions by this city without a single Notice or consultation and alert to USBR, seems a huge mistake. I am requesting USBR to view, share with ARG, and other protectors of the American River LAR, the final portion of this email, at bottom. It is a sum of USBR Responsibilities.

Whether I am right or wrong, I remain a voice protecting American River from this city.

The SSS pipe addition in Folsom Blvd. was placed at the HIGH POINT of the Folsom Blvd. SSS system/section, which includes "h.d.c." area.

I reside on a Folsom SSS RED LINE segment, which connects directly to the Folsom Blvd. never-enlarged SSS main/trunk lines. It remains a disgrace that Folsom added SSS pipe along the E side of Folsom Blvd, but ONLY at the High elevation point. Nothing was done to improve capacity OVER, Adjacent, or directly impacting the LAR in "historic district."

It is my sincere hope our newer city council members including one with pipe engineering experience, will take a hard look at this issue of protecting the LAR from the city's cavalier manner of making huge LAR-impacting decisions without considering this essential American River Water.

Perhaps the city's "hd commission" requires an ad hoc member and oversight by a CA Licensed Civil Engineer familiar somewhat with Hydrology and Pipeline conveyances, and impacts of rainwater

runoffs polluted with not only dust, debris, but one other problem. It was I who sued city as a private enforcer of CWA -- for the unacceptable of SSO Sanitary Sewer Overspills which impacted American River. I moved to a Folsom subdivision Abutting the LAR land & waters. I remain committed to protecting this essential feature of national importance, and local survival.

Here's a breakdown of **USBR's responsibilities related to the American River in Folsom:**

- **Operation of Folsom Dam and Reservoir:** USBR operates Folsom Dam, which forms Folsom Reservoir. This multi-purpose project is crucial for flood control for the Sacramento area, having prevented significant damages in the past.
- **Water Management:** As part of the Central Valley Project, Folsom Dam and Reservoir are vital for water storage and delivery for various uses, including irrigation and municipal supply. The Central California Area Office based at Folsom Dam manages water resources in a large region.
- **Coordination and Stakeholder Engagement:** USBR leads the American River Group (ARG), a team coordinating fishery and operational requirements for the lower American River. This group discusses various aspects of river management.
- **Flood Risk Reduction Projects:** USBR collaborates with other agencies on projects like the Folsom Dam Raise Project and the Folsom Dam Safety/Flood Damage Reduction Project to improve flood risk reduction and dam safety.
- **Environmental Stewardship:** USBR's activities include conserving fish and wildlife and improving water quality, with the ARG focusing on fishery requirements.
- **Recreation Management:** USBR manages recreation areas and has agreements with California State Parks for Folsom Lake and Lake Natoma.

Finally, if this city considers itself separate/above the higher Federal Laws protecting this vital water, the lower American River, with NO consideration NOR involvement of a person familiar with Folsom SSO sanitary sewer Overspills, inadequate improvement of SSS conveyance pipes in this most critical, very old, and underserved section of the city, please be aware the "Folsom city Watchdog" is still concerned, aware, and UNconvinced Folsom has a truly INDEPENDENT City Engineer.

The final Folsom City Engineer Bob Blaser, was my major expert witness in a private enforcement lawsuit. A former mayor "sidelined" Bob and removed his total independence --- all in order to ensure this former mayor's new development buddy got the best deals, and ensure NO ONE but the Folsom Sewage Watchdog would fight to protect the lower American River.

Folsom actually BOLTED SHUT the Folsom SSS manholes where SSOs occurred, were likely to occur, and where the actual wet weather SSS pipe/manhole level within SSS manholes in this oldest part of city were unacceptable. In fact, there was a development along Folsom Blvd. South of the bridge whose CEQA finding even commented upon and Noted the locations in the wider city where the SSS Capacity was a factor which impacted more land use densification. I sent the actual findings to the city council and many entities who needed to know where and How Many Folsom SSS segments were RED LINE pipes.

I reside in a subdivision where the very first Folsom SSS manhole cover BOLTED SHUT operation was done.

True, it's been drier and hotter with time, but who -- what Independent City Engineer -- can or will Certify, Seal and sign a document claiming the LAR is adequately protected from more Folsom SSOs.

Yes, there are real problems with pretending this city can have more than one set of Standards, especially when it comes to WATER vs. city raw sewage. [and 3 CA prisons raw sewage as well.] What is with the below pretense that a city in this state can have TWO distinct sets of Standards applied??

Clearly 17.52 purports to existence of TWO sets of rules/laws for development. But NO ONE protects the American River Before densification continues apace.

"Chapter 17.52: Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings"

TAKE A LONG LOOK at this chapter 17.52.

LEGALLY, it is revolting this city continues to purport there are SEPARATE and distinct DEVELOPMENT and IMPROVEMENT RIGHTS with a single city of Folsom CA.

In Folsom's Historic District, the Design Review process, overseen by the Historic District Commission, ensures new construction and significant alterations to existing structures adhere to the district's historic character. This review process is part of the Folsom Municipal Code and is crucial for maintaining the historic and cultural integrity of the area.

Here's a more detailed breakdown:

- **Commission Involvement:**

The [Historic District Commission](#) is responsible for reviewing designs and architectural plans within the Historic District.

- **Scope of Review:**

This includes new buildings, additions, renovations, and even significant changes to existing structures.

- **Purpose:**

The review aims to ensure that new development is compatible with the established historic character of the district, which generally encompasses the period from 1850 to 1950.

- **Code Reference:**

The process is governed by the Folsom Municipal Code, specifically sections related to the Historic District.

- **Public Input:**

The Historic District Commission also reviews applications for conditional use permits, variances, and land divisions within the district.

- **Sign Regulations:**

Any new or significantly modified signs in the Historic District, particularly in the [Sutter Street Subarea](#), require Design Review approval.

- **Appeals:**

Decisions made by the Historic District Commission can be appealed to the [City Council](#).

Beyond the Code:

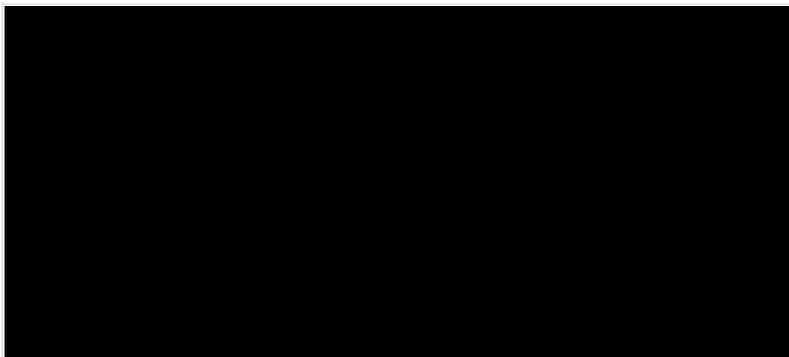
- **While the Folsom Municipal Code generally dictates design standards, the Historic District Commission can grant exceptions to those standards when unique circumstances require it to comply with the overall purpose of preserving the historic character.**

There's the rub. Pretend if the buildings LOOK old, maybe no one will notice the raw sewage conveyance pipes and all other ACCESS, emergency routes, city Standards --- can possibly be waived. A Sutter St. businessowner entered elected politics with sway over this oldest part of city. And still FMC does not still include the provisions which protected the Independence of Folsom City Engineer.

SEE FOR YOURSELF: envision the considerations in case of emergency, evacuation, uncontrollable &/or inaccessible fire in some really old wood structures.

After-thought, has Folsom ever seen a "project" which is admittedly supposed to be controlled by CEQA? Is that because city no longer has **a truly independent City Engineer??** Don't long-term Contracts protect Lic. Civil Engineers acting as city engineer in charge?

[Folsom Old historic Sutter- 2 tiny escape routes](#)



Folsom Old historic Sutter- 2 tiny escape routes

On Thursday, July 31, 2025 at 01:59:24 PM PDT, LJ Laurent <ljl Laurent@att.net> wrote:

To: Folsom city council members
cc: higher elected officials since it may directly impact federal assets, rules, procedural processes
From: Laurette Laurent
July 31, 2015

Re: Is this an Alteration to Folsom Municipal Code, Procedures, or higher laws which govern the method of altering existing laws?

Context: do we all have a Right to Know what New vs Old laws, procedures, etc. may have on all of us, and higher entity assets?

Please respect this so-called 17.52 Historic District section of code includes HUGE PORTIONS of abutments to and Impacts on Federal Assets.

Specifically, this "historic district" as defined by city abuts ABOVE, and DRAINS into Federal American River Waters. Every aspect of alleged historic district changes MUST deal with the Abutment, and much higher elevation, than the American River -- a federal asset of extreme importance.

What is the city justification for proposing

"Chapter 17.52: Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings"

ALL within the drainage area and impact areas which impact the American River down below WITHOUT even providing the LANGUAGE of the Law Change?

I don't care what CEQA citation is made, because how does everyone know this is not in support of some Unknown project or city plan which has a Direct Impact on the American River below and abutting this "District."

ISSUE:

The received Agenda does not contain any specific legal sections of Code, new proposed language, etc.

for consideration at this meeting.

IS this REALLY an ALTERATION to Chapter 17.52?

IF YES, how can it possibly be regarded as being governed by the "common sense" or "general rule" exemption.

If Yes, it appears to be an ALTERATION to Existing Law as promulgated & enforced.

Therefore, the legal question arises, what is the NOT SPECIFIED Exemption when citizens are NOT INFORMED of the New Language which it is alleged has "no possibility" of important impacts.

Specifically: Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the "general rule" exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

CEQA pursuant to Section 15061(b)(3) "Review for Exemption"

Specifically: Folsom HD Agenda Item DOES NOT STATE the wording of both Past and proposed, or just arbitrarily-imposed language as cited in this Folsom HD Agenda Item 2. Zoning Code alleged update -- which another way of saying "altering existing law."

2. Zoning Code Update – Revisions to Chapter 17.52: Historic District and Determination that the Project is Exempt from CEQA

A request from the City of Folsom Community Development Department to amend Chapter 17.52: Historic District of the Folsom Municipal Code

relating to **design review, sign permit review, demolition review, and the review of accessory buildings.**
Staff requests that the Historic District Commission make a recommendation to the City Council on the proposed changes to

Chapter 17.52. Staff has determined that the **proposed revisions** are exempt from CEQA pursuant to Section 15061(b)(3) "Review for Exemption" of the CEQA Guidelines.

(Project Planner: Josh Kinkade / Applicant: City of Folsom Community Development Department)

RELATED LEGAL ISSUE:

Folsom has already a PENDING NOTICE to HIRE a LEGAL ANALYST.

Included herein.

WHY is this insufficient LEGAL DEFINITION and Alteration to Existing City LAWS regarding CEQA -- LAND USE --- being considered PRIOR to hiring and informing residents, renters, potential buyers of Folsom-regulated land uses ---
the FULL OPPORTUNITY to have the benefit of this allegedly Incoming LEGAL ANALYST????

WHY would city council persons actually do such an UNEXPLAINED LAW CHANGE just Prior to bringing a highly paid "Legal Analyst" onto city staff?

Why is this happening when so many long-time employees are leaving city jobs?
HOW many APPLICATIONS have been received for new Legal Analyst position?

EMPOWERMENT, or Right of any HD Group, owner, or city associated person to Interpret the exact INTENT of this bit of HD Legislation --- where is any local person allowed to decide HOW an NOT- STATED alteration to this below citation -- allowed to act when this city land abuts and DRAINS into a Federal asset, the American River.

IT IS IMPOSSIBLE to restrain all land use or city council Decisions IMPACTS from impacting the American River below.

Below is cited rights of HD group. It makes NO mention of granting this HD the Rights, Powers, and Full Authority of a legally-constituted "Plan Commission." This has been a sore point since Day 1 of this alleged sub-district.

Now it is clear, there is no legal citation supporting the Authority of this group, the Right of this "advisory" group, to make decisions of Legal Wording which are not within its Jurisdiction, Power, nor does it confer upon such a subgroup "HD" alleged "Commission" the legal authority to exercise authority over the American River via land uses, land use Consequences due to such issues as flooding, erosion from city activities, pollution, earthquake consequences from much high land above events.

Is this the result of no one policing properly --- what do "design guidelines" actually mean in view of such inadequate legislating wording, and a state Prohibition on having more than ONE single "plan commission."

Furthermore, this is the Critical Error of allowing "multiple" plan commissions or groups who LACK sufficient Legal Guidance and Legal Authority to alter anything right next to and below a critical Federal asset.

ISSUE:

Does anyone but me recognize that the actual city wording might not even prevent a "demolition" or "construction project" or "landscaping project" from allowing, permitting or IGNORING the detrimental impacts on the American River below.

Does anyone but me recognize this city is hiring a new, highly expensive "Legal Analyst" to our usually silent on such matters "city attorney" --- and worse than that look at the Muni code wording:

The planning, inspections and permitting director shall be responsible for the administration of this chapter and shall assist the historic district commission in performing its functions. **The director shall carry out those additional duties delegated by the historic district commission.** (Ord. 890 § 2 (part), 1998)

GET IT? If this alleged h.d.c. is permitted to make such decisions and take such actions, or IGNORE higher Laws, than the consequences are highly questionable legally, morally, and environmentally. Staff requests that the Historic District Commission make a recommendation to the City Council on the proposed changes to Chapter 17.52.

ON GOING ISSUE: Now we have a second, highly questionable "plan commission" for a tiny, sensitive area above a federal river, trying to make decisions which are NOT SPECIFIED in the Legal Notice emailed to me.

Please do GOOGLE this term: **can folsom ca make different land use Laws for its "historic district"**

But read the city announcement: if this is NOT a Change to land use laws, then what is??? In fact it seeks changes to multiple laws without reviewing Conformity to higher laws -- such as state laws.

A request from the City of Folsom Community Development Department **to amend Chapter 17.52:** Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings. Staff requests that the Historic District Commission make a recommendation to the City Council on the **proposed changes to Chapter 17.52.**

Very funny! google says "**Distinction from Spot Zoning:** It's important to differentiate this from illegal "spot zoning," which involves amending a zoning ordinance for a single parcel that has a different land use characterization than the surrounding district."

Does anyone recognize this **precise wording, does put the alleged h.d.c. -- a "commission" on a footing/basis to make huge, huge, changes to land use[s] which impact a federal river below?**

Suddenly it is crystal clear the 17.52 is being used to make unknown, unregulated, not-examined, questionable changes to the land draining DIRECTLY onto the American River.

Worse yet, focus on the miserable word choices & omissions & higher Enabling Legislation --- to consider the folly of the alleged Duties of h.d. "commission."

"STAFF REQUESTS" ----

Give me a break.

Isn't it time for whoever is added to the "city attorney" as a "legal analyst" come with some PROVEN EXPERTISE in Land Use Law???

How is the Real World to know when/if the h.d. "commission" which it is NOT legally, is making or allowing/ignoring changes which directly harm the American River???

The emailed ANNOUNCEMENT/AGENDA does NOT even specify what is being considered, enacted, revised legally, or applied wrongfully.

It appears this is a Proposal for h.d.c. to consider anything put before it in specific terms of

Design

Signs

Demolition

Accessory Buildings

"PROPOSED law Changes" which are NOT INCLUDED.

- **Historic District Commission:** Folsom also has a Historic District Commission specifically tasked with reviewing **design and architecture** within the Historic District to ensure it aligns with the area's historic and cultural character.

Directly Related issue: Has anyone lately realized the Parcel Numbers for every square inch of so-called h.d.c. "land" have never been defined/UPDATED, nor the ancient business district parcels rechecked for total compliance with purported "purposes" of the h.d.c.?

It has been decades since a full review of "historic district" parcels, "streets", alleys, and fire access Compliance --- have been examined. What has brought about the realization a Legal Analyst is required?

What has current, long-sitting "city attorney" been doing?

I had personal dealings with him long ago; things must have continued to deteriorate, n'est pa?

Most reasonable jurisdictions have outside attorneys.....

Of course, I've never had any reasonable responses from another city employee, Desmond Parrington, the purported "planning manager." In fact I recall only one single communicative response from him since 2001.

Wondered for decades what he has done, is doing....

Won't learn much now because of this:

guess we all need to do some "updating" and "securing" once in a while.

Wondered why so many of my close city contacts left lately.....

Link: [Planning Services | Folsom, CA](#)

Planning Services | Folsom, CA

Fraud Alert

The City of Folsom has been made aware of a fraudulent email scheme targeting both current and former Planning customers. The scam involves sending fake invoices using the names of

City Officials and the official City of Folsom logo, instructing recipients to wire money. The current reports of this scam utilize an email address of "planning.folsom.ca@usa.com."

Customers are urged to be cautious and not respond to these emails or send any payments. Anyone who receives a suspicious email of this nature should forward it to planningEPC@folsom.ca.us for review.

LIAISON

Desmond Parrington
Planning Manager
916-461-6233
[Email](#)

Hint: [Chapter 2.11 DEPARTMENTAL ORGANIZATION STRUCTURE](#)

Chapter 2.11 DEPARTMENTAL ORGANIZATION STRUCTURE

This h.d.c. was the invention of a past & perhaps ongoing set of vested interest parties. Clearly someone decided Folsom required a "legal analyst." I suggest city council members review in great detail the gaps in the past city land use decision-making in this h.d.c. It is about time a FULL Legal Compliance expert with full credentials be placed where they can address some apparent "slips" by past legal advisement within cityhall.

SKIP DOWN to **this experts duties** at bottom.

17.52.120 Duties of the historic district commission.

The historic district commission shall have the following duties and responsibilities:

- A. Oversee the implementation of the provisions of this chapter;
- B. Develop and recommend design guidelines to the city council for the historic district;
- C. **Prepare and maintain a survey of the historic structures within the historic district;**
- D. Provide assistance to residents, property owners and business owners in relation to the provisions of this chapter;
- E. Provide advisory review, upon the request of another city commission, committee, any city department, or as **directed by the city council**, of projects or programs affecting or relating to the historic district;

- F. **Recommend to the city council amendments to adopted city plans or codes in the interest of furthering the purposes of this chapter;**
- G. Review the design and architecture of any new structure, or alteration to any existing structures within the historic district, as further defined in this chapter;
- H. Determine the **historical significance** of structures as further defined in this chapter;
- I. Review applications for sign permits, **conditional use permits, variances, land divisions and mergers within the historic district;**
- J. Make recommendations to the city council regarding programs and incentives to encourage and to support the preservation, maintenance, and rehabilitation of historic structures; and
- K. Carry out such **other duties** relating to the historic district as may be assigned by the city council. (Ord. 890 § 2 (part), 1998)

City of Folsom

Legal Analyst

SALARY

\$5,416.67 - \$7,740.70 Monthly

\$65,000.00 - \$92,888.40 Annually

LOCATION

Folsom, CA

JOB TYPE

Full Time Permanent

JOB NUMBER

25-00039

DEPARTMENT

City Attorney's Office

OPENING DATE

06/26/2025

CLOSING DATE

7/20/2025 11:59 PM Pacific

DUTIES OF THIS NEW LEGAL ANALYST:

- **Provide legal analysis for the City Attorney and Assistant City Attorney.**
- Assist in the drafting, analysis, and review of routine legal documents, contracts, and agreements, letters, memos, reports, ordinances, resolutions, and court litigation documents under attorney supervision.
- Execute filings and e-filing in the state courts; ensure accurate and timely filing of legal documents.
- Assist attorneys in preparing for court and administrative hearings, depositions, court proceedings, and other legal meetings; coordinate and schedule meetings and appointments for attorneys.
- Prepare correspondence and legal memoranda for, or as directed by, the City Attorney or other attorneys.
- Review contracts for compliance with City and legal requirements.
- Answer phone calls and emails for the City Attorney's Office.
- Manage budgetary and fiscal activities within the department.
- Answer and respond to phone calls, emails, and in-person inquiries from the public, outside counsel, and City staff.
- Act as a liaison between the City Attorney, City staff, outside counsel, and/or the public as needed to gather information or respond to inquiries.
- Perform legal research of case law and statutory law.
- Utilize computer research databases and Internet resources.
- Perform substantive research and investigation to identify and analyze relevant information, locate potential witnesses, and provide paralegal support for litigation cases including but not limited to preparation and/or coordination of discovery responses.
- Assist with the gathering of discovery documents.
- Maintain law library and electronic filing system.
- Oversee, monitor and prepare responses to Public Records Act requests.
- Oversee and/or prepare responses to subpoenas for City records, as well as coordinating witness testimony in civil and criminal cases.
- May perform administrative and/or fiscal-related duties including but not limited to preparing and processing check requests, invoices, spreadsheets, budget documents, attorney dues, seminar and conference registrations; gathering and verifying receipts; processing credit card statements; completing travel and meeting expense forms and make related travel and hotel arrangements.
- Perform investigation and coordination on issues regarding claims against the City.
- Perform related duties as assigned.

[Job Bulletin](#)

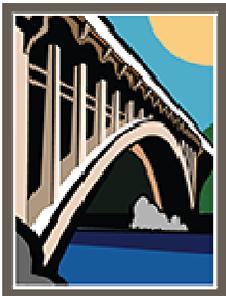
On Thursday, July 31, 2025 at 10:30:28 AM PDT, Karen Sanabria <ksanabria@folsom.ca.us> wrote:

Hello,

Please find attached the Agenda for the upcoming Historic District Commission meeting on August 6, 2025.

Thank you,

Karen Sanabria



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Karen Sanabria
Community Development

City of Folsom
50 Natoma Street, Folsom, CA 95630
ksanabria@folsom.ca.us
916-461-6203

www.folsom.ca.us

Josh Kinkade

From: Karen Sanabria
Sent: Thursday, August 28, 2025 8:29 AM
Subject: FW: CHALLENGE to "HDC" claim of CEQA Exemptions and total Disregard of CA Sunshine Laws, Brown Act

Hello Commissioners,

Please see below the comment letter for Item #2 on the HDC Agenda.

Thank you,
Karen Sanabria

From: Lj Laurent <ln3rwol@gmail.com>
Sent: Wednesday, August 27, 2025 4:50 PM
To: Justin Raithel <jraithel@folsom.ca.us>; Barbara Leary <bleary@folsom.ca.us>
Cc: Karen Sanabria <ksanabria@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>; City Clerk Dept <CityClerkDept@folsom.ca.us>; Ken Cusano <kcusano@folsom.ca.us>
Subject: CHALLENGE to "HDC" claim of CEQA Exemptions and total Disregard of CA Sunshine Laws, Brown Act

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Justin Raithel, Barbara Leary
cc's, City Manager, City Clerk
bcc's
From: Laurie Laurent
August 27, 2025

Re: Issue & concerns, raised due to insufficient Compliance: fodder for my investigations

Context: Public Information indicates there is a CONTINUED meeting or HEARING on Revisions to Chap. 17.52.

Specific Law Sections and existing VS proposed language DO NOT APPEAR ONLINE.

While it refers to "continued discussion" of Change to 17.52, there is NO PLACE where this appear online, nor did I, nor any neighbor, receive a Public Notice, which includes the Impacted Parcel Numbers, the Scope of proposed change, Precise Wording of existing vs proposed language.

Public Record: there is, online, mention of the Prior HDC "meeting", but WHERE are the RECORDS of meeting?

NOTICE OF CEQA EXEMPTION: QUESTION, without PUBLISHING and POSTING PUBLIC NOTICES, how do residents know IF this was discussed, Where are MINUTES? Who proposed exactly WHAT, and how can city operate what actually and effectively is an improper "second plan commission" -- without FULL and open Records and operations, and Public Notices, as well as Proof of Publication?

CHALLENGES for you to consider **right now**,

based upon the LAST/Past meeting minutes NOT being conveyed to us/me, as requested via "standing Request". Suddenly, everything is different, in the DARK.

Where is PROOF of PUBLICATION for past FIRST MEETING?

Where is PROOF of NOTICE to those on record as being listed as "concerned" party wishing all HDC Notices, Publications, Minutes, Records, and PROOF of PUBLICATION is actually the FIRST PAGE of the "petitioners" Application for Change to existing LAW?

PROOF MY FORMAL Request to be on Circulation List was legally ignored, removed, or otherwise NOT HONORED.

My work should be more memorable than just dropping me off the Notice List..... One would think most historic people know my advocacy for Proper Procedure, and Legal Compliance on ALL COUNTS of higher laws, as well as city law.

"Agendas, Packets, Minutes, and Webcasts can be found on the city's [website](#). If you would like to be added to the agenda distribution list, please e-mail the Commission Clerk, [Karen Sanabria](#)."

ITEM in question, at 2nd meeting of totally UNKNOWN nature, discussion, and Results.....

Staff appears to think the entire Legal Process is exempt from CEQA, Brown Act, and other Sunshine Laws.

Do you realize this indicates someone -- maybe staff --- or maybe not --- has had this UNKNOWN REVISION to LAW, brought before the highly suspect "Folsom's Second Plan Commission."

Does anyone even know a City Engineer should Sign, Seal, and summarize Findings, and Comment on the Impacts, with hard Engineering Data on Infrastructure, water, drainage, SSS pipes, traffic and much more. Don't even dare to suggest this has to do with "affordable housing" brand new & questionable exemptions -- because THIS area has Direct impacts on Federal Waters/land. Whoever composed and has given you their Signature on it, please share it under this -- MY PRA Request to know who is responsible for this. It appears this employee's ruling is highly faulty and NOT in compliance with even latest CEQA updates. Is that why the Language proving their case -- is totally missing???

Do you believe calling it "ministerial" qualifies for an alleged CEQA exemption 2025 -- which is Highly Restrictive in itself. WHAT ARE CHANGES? Who decided on exemptions??

2. Zoning Code Update – Revisions to Chapter 17.52: Historic District and Determination that the Project is Exempt from CEQA A request from the City of Folsom Community Development Department to amend Chapter 17.52: Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings. Staff requests that the Historic District Commission make a recommendation to the City Council on the proposed changes to Chapter 17.52. Staff has determined that the proposed revisions are exempt from CEQA pursuant to Section 15061(b)(3) "Review for Exemption" of the CEQA Guidelines. (Project Planner: Josh Kinkade / Applicant: City of Folsom Community Development Department)

ONLINE INTERPRETATION after SCAN of all city Records is this:

Regarding the revisions to Chapter 17.52: Historic District, and the determination that the project is exempt from CEQA, continued from the August 6, 2025, meeting, here is an analysis based on California's zoning and environmental regulations.

CEQA exemption for historic district zoning changes

The project involves revising a zoning code, a legislative action, and has been deemed exempt from the California Environmental Quality Act (CEQA). This is **likely** based on one or more of the following exemptions:

- **Ministerial projects:** The CEQA statute exempts ministerial projects, where the public official does not exercise discretion in carrying out or approving the project. A change to the zoning code, however, is a legislative action and is generally **not considered ministerial**.
- **Common sense exemption:** The "common sense" exemption applies when it can be **seen with certainty** that an activity will not have a significant effect on the environment. This is a plausible path for a zoning code revision, particularly if the changes are seen as minor or corrective.
- **Statutory exemptions:** New state legislation has created additional exemptions related to zoning and housing. For example, recent laws allow for rezoning actions to be exempt from CEQA if they implement actions in an adopted housing element. If the historic district zoning revisions align with the city's housing element, this could be the applicable exemption.

Folsom Municipal Code, Chapter 17.52

The revisions relate to Chapter 17.52 of the Folsom Municipal Code, which governs the city's Historic District. The existing chapter defines the district's boundaries and sets standards for property development within its subareas, with the intent of preserving the city's historic "small-town atmosphere". Any revisions would likely be intended to update or clarify these standards while maintaining the historic character of the area.

Potential issues with the CEQA exemption

The decision to exempt the revisions from CEQA could be legally challenged, particularly if opponents argue that the changes could have a significant environmental effect. Grounds for challenge include:

- **Substantial adverse change to a historic resource:** A categorical CEQA exemption cannot be used for a project that may cause a substantial adverse

change to a historical resource, such as a building or district. This is a key exception to the common CEQA exemptions.

- **Cumulative impacts:** Opponents could also argue that the changes, when viewed in combination with other past or future projects in the historic district, could have a significant cumulative impact.
- **Unusual circumstances:** If there are "unusual circumstances" that create the reasonable possibility of significant environmental effects, the exemption may not be valid.
- Summary

The Historic District zoning revisions have been deemed exempt from CEQA, but the **legality of this determination could be challenged.**

Topic	Analysis
Zoning Code Update	The proposed revisions to Folsom Municipal Code Chapter 17.52, concerning the Historic District, will <u>need to be approved and enacted</u> by the Folsom City Council after a public hearing and deliberation.
Historic District	The revisions are intended to refine the regulations for Folsom's Historic District, likely to resolve conflicts or inconsistencies while still preserving the district's character.
CEQA Exemption	The determination that the project is exempt from CEQA may be based on a common sense exemption, or a statutory exemption related to housing and zoning.
Potential Challenge	The <u>CEQA exemption could be legally challenged, particularly if opponents can demonstrate that the zoning changes may result in a substantial adverse change to historic resources within the district.</u>

The continued discussion from the August 6, 2025, meeting suggests that there may have been unresolved issues or public comments related to the revisions and the CEQA determination. Additional information would be needed to provide a more specific analysis of the particular issues at hand.

If only city still sent me the requested HDC minutes, agenda, related Proofs.....

Not a good "look" staff. Why isn't City Engineer mandated by council to REVIEW every single such alteration to law, and its Significance -- especially since the "HD section" of Folsom CA FMC is highly Suspect on the face of it. CA does not permit two "plan commissions"

except under extremely limited legal definitions and Circumstance. If Folsom intends to argue land draining directly into American River can have "different" Legal Standards, they need to be MORE RESTRICTIVE -- and not a "backdoor" for avoiding laws.

Remember EVERY alleged "city street" serving 19th century cow paths and lanes, is SUBSTANDARD. Try finding Fire Insurance for those conditions. Or avoiding total Liability for ignoring this ancient, tinder dry area.

Consider again the Liability and utter Folly of one man getting a Light Rail Road Right of Way -- where clearly SAC RT trains constitute an OBSTACLE for Fire Fighting and other Emergency Responses. Everything about the warrenlike mess in that old area, is NOT up to Standards.

VIDEOS -- nothing corrected. Liability exposure is huge.

<https://www.youtube.com/watch?v=qDjgYLyeco>

TREE ORDINANCE Violations never punished. Law never enforced.

https://www.youtube.com/watch?v=9g_g_sPYJZU

For your Attention immediately: the invasive ivy is choking the remaining section of a heritage Oak. City did NOT Fine him for illegal Mature ancient Oak removal.

<https://www.youtube.com/watch?v=pIMGJnTGFMk> a real mess in HD area -- with killer, no-exit potential.

Retaliation for activism in LNS Subdivision <https://www.youtube.com/watch?v=bxnGqdlst4o>

Of course he's still a problem. He has FPD officer abutting his ancient, noise-ordinance violating equipment. How can babies sleep with such awful Ignored violations?

<https://www.youtube.com/watch?v=Q5dAkvql4Pw> city bought \$3 million articulated engine just because SUTTER ST. is so dangerous and tinder-dry.