



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

February 20, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Chair Daron Bracht

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of November 7, 2018 will be presented for approval.

Oath of Office Administered to Mickey Ankhelyi, Kevin Duewel, and Daniel West

NEW BUSINESS

1. **PN 18-415, 506 ½ Mormon Street Building Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Tom Moore for demolition approval of a 1,663-square-foot residential structure located at 506 ½ Mormon Street. The zoning classification for the site is CEN with an underlying zoning of R-2, and the General Plan land-use designation is MLD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Tom Moore)**

2. **PN 18-404, 727 Traders Lane– Escape Folsom Conditional Use Permit Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Jim Carey for a Conditional Use Permit Modification for Escape Folsom, located at 727 Traders Lane. The zoning classification for the site is HD and the General Plan land-use designation is HF. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Jim Carey)**

Election of Chair and Vice Chair

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **March 6, 2019**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and fax number is (916) 355-7274.

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

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
November 7, 2018
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mary Asay, Rosario Rodriguez, Vice Chair
Candy Miller, Justin Raithel, John Arnaz, Chair Daron Bracht

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 3, 2018 were approved as submitted.

NEW BUSINESS

1. **PN 18-340, 414 Mormon Street Residential Addition and Shed Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Kevin Thompson for approval of a Residential Design Review for a 467-square-foot building addition and 183-square-foot front porch addition to an existing 852-square-foot residence, and demolition of a shed at 414 Mormon Street. The zoning classification for the site is CEN/R-2 and the General Plan land-use designation is MLD. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Kevin Thompson)**

COMMISSIONER RODRIGUEZ MOVED TO APPROVE APPLICATION PN 18-340 FOR DESIGN REVIEW OF A 467-SQUARE-FOOT BUILDING ADDITION AND A 183-SQUARE-FOOT FRONT PORCH ADDITION TO AN EXISTING 852-SQUARE-FOOT RESIDENCE, AND DEMOLITION OF A SHED AT 414 MORMON STREET, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DEMOLITION FINDING H, DESIGN REVIEW FINDINGS I-K, AND CONDITIONS OF APPROVAL NO. 1-6.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ASAY, RODRIGUEZ, MILLER, RAITHEL, ARNAZ, BRACHT

NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:15pm.

Respectfully Submitted,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 20, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 506 ½ Mormon Street Building Demolition
File #: PN-18-415
Request: Building Demolition
Location: 506 ½ Mormon Street
Parcel(s): 070-0114-011
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Tom Moore
Address: 818 Sibley St.
Folsom, CA 95630

Applicant

(same)

Recommendation: Conduct a public hearing and upon conclusion recommend approval of an application to demolish a 1,663-square-foot residential structure located at 506 ½ Mormon Street (PN 18-415) subject to the findings included in this report and attached conditions of approval.

Project Summary: The proposed project includes demolition of a 1,415-square-foot residential structure and attached 248-square-foot garage. The structure is built on the rear property line of a parcel that contains two additional residences, a detached garage and a detached shed. The structure does not meet current side and rear setback requirements, and has several structural and architectural issues. The structure is not historically significant and contains no historically significant building materials. The structure is not listed on the City of Folsom's Historical Properties Inventory list. Therefore, staff supports the demolition of the structure.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 – Existing Site Plan
- 6 – Project Information and Photographs of Project Site



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 20, 2019

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Tom Moore, is proposing to demolish the 1,663-square foot building at the rear of the property with the address 506 ½ Mormon Street. The applicant plans to build a structure in the future at this location that conforms to existing setback and size regulations.

POLICY/RULE

Demolition of structures located in the Historic District is subject to review by the Historic District Commission, per Section 17.52.660 of the Folsom Municipal Code.

ANALYSIS

In order to approve a request for demolition of a structure considered historically significant, per FMC Section 17.52.660, the Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;
2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and
4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

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

This structure is not historically significant and contains no historically significant building materials. The structure is not listed on the City of Folsom's Historical Properties Inventory list. The structure is built to the side and rear property lines (as shown in Attachment 5) and is in poor structural condition. Furthermore, the disparate uses of siding and windows show no particular architectural style. Therefore, staff supports the demolition of the existing structure.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the building demolition (PN 18-415) located at 506 ½ Mormon Street, with the below findings and the conditions of approval included as Attachment 3 to this report.

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

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

DEMOLITION FINDING

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

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The 1,663-square-foot structure at 506 ½ Mormon Street was likely first constructed sometime before 1936 (when the current owner's family first purchased the lot). Building Permit activity indicates that the structure had gone through several additions and remodels, with the last major improvements occurring in the 1970's. The structure sits on the side and rear property lines of the lot, as shown in Attachment 5. The building includes several disparate types of siding, including vertical board and batten, tear drop, stucco, and two sizes of v-rustic board. Window types are also inconsistently applied throughout the building. The applicant has provided a narrative and images of the buildings on the lot, including the building proposed to be demolished, included here as Attachment 6.

The applicant wished to modify and update the existing structure, but due to setback issues, as well as several issues regarding foundation, roof, dry rot and insulation issues, this was not deemed feasible. As such, the applicant is proposing to demolish the existing building to build a new unit in the future that meets Folsom Municipal Code setback standards, as well as the design standards of the Design and Development Guidelines.

GENERAL PLAN DESIGNATION	MLD, Multifamily, Low Density
ZONING	CEN, Central Subarea of the Historic Residential Primary Area
ADJACENT LAND USES/ZONING	North: Figueroa Street/Mormon Street alley with residences beyond in the Figueroa subarea (FIG) South: Mormon Street with residences beyond (CEN) East: Existing residences (CEN) West: Existing residences (CEN)

SITE CHARACTERISTICS	The 24,500-square-foot project site contains three residential structures, a detached garage, a detached shed, a pool and a parking court.
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APPLICABLE CODES

FMC Chapter 15.52; HD, Historic District
FMC section 17.52.660, Demolition
Historic District Design and Development
Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 506 ½ MORMON STREET BUILDING DEMOLITION (PN 18-415)			
GENERAL REQUIREMENTS			
Cond. No.	Mitigation Measure	When Required	Responsible Department
1.	Issuance of demolition permit is required.	B	CD (B)
2.	Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.	The project approval granted under this staff report shall remain in effect for two years from final date of approval (February 20, 2021). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

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

Historic District Commission
506 ½ Mormon Street Building Demolition (PN 18-415)
February 20, 2019

Attachment 4 Vicinity Map



Historic District Commission
506 ½ Mormon Street Building Demolition (PN 18-415)
February 20, 2019

Attachment 5 Existing Site Plan

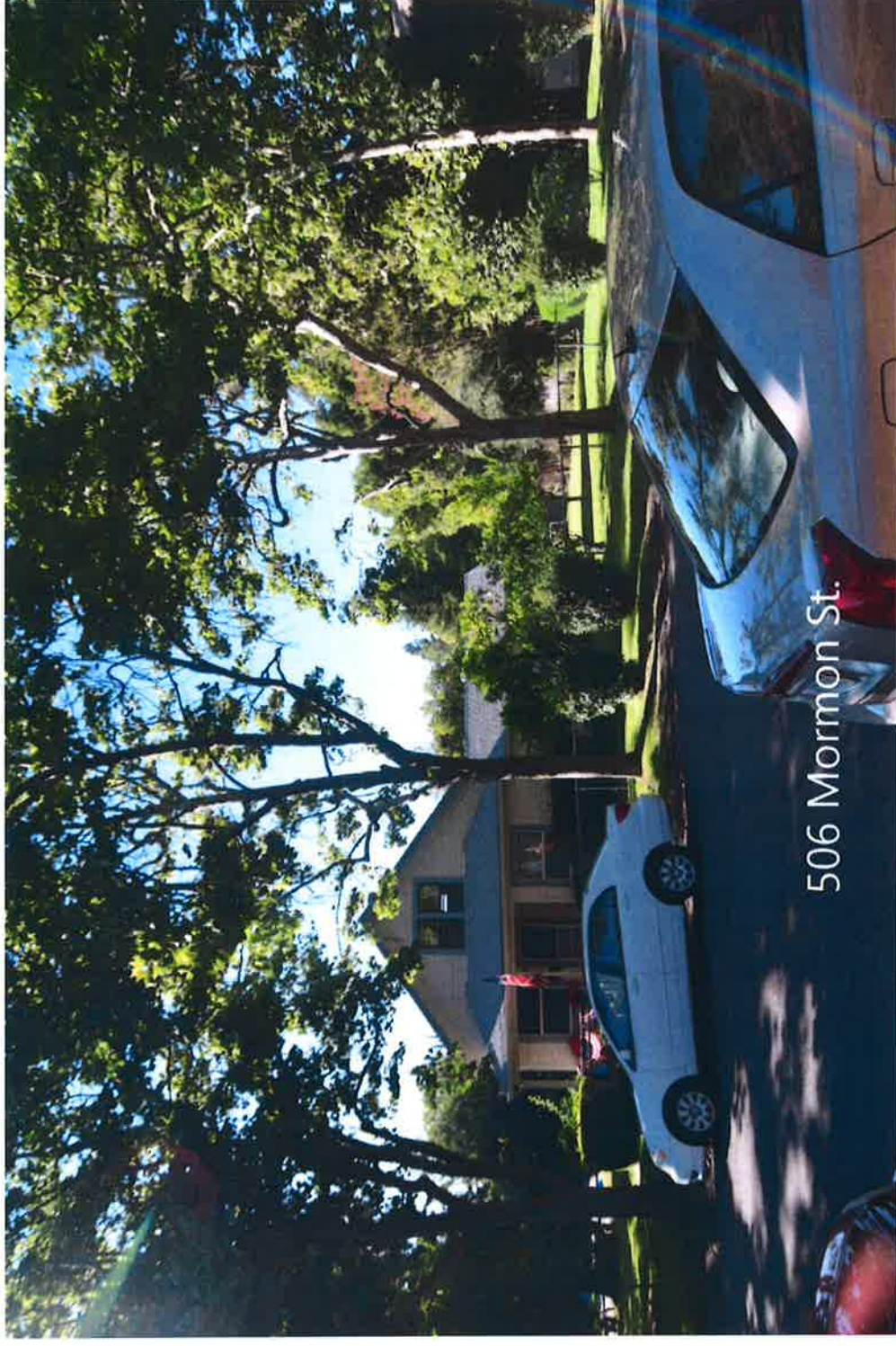
Historic District Commission
506 ½ Mormon Street Building Demolition (PN 18-415)
February 20, 2019

Attachment 6
Project Information and Photographs of Project
Site

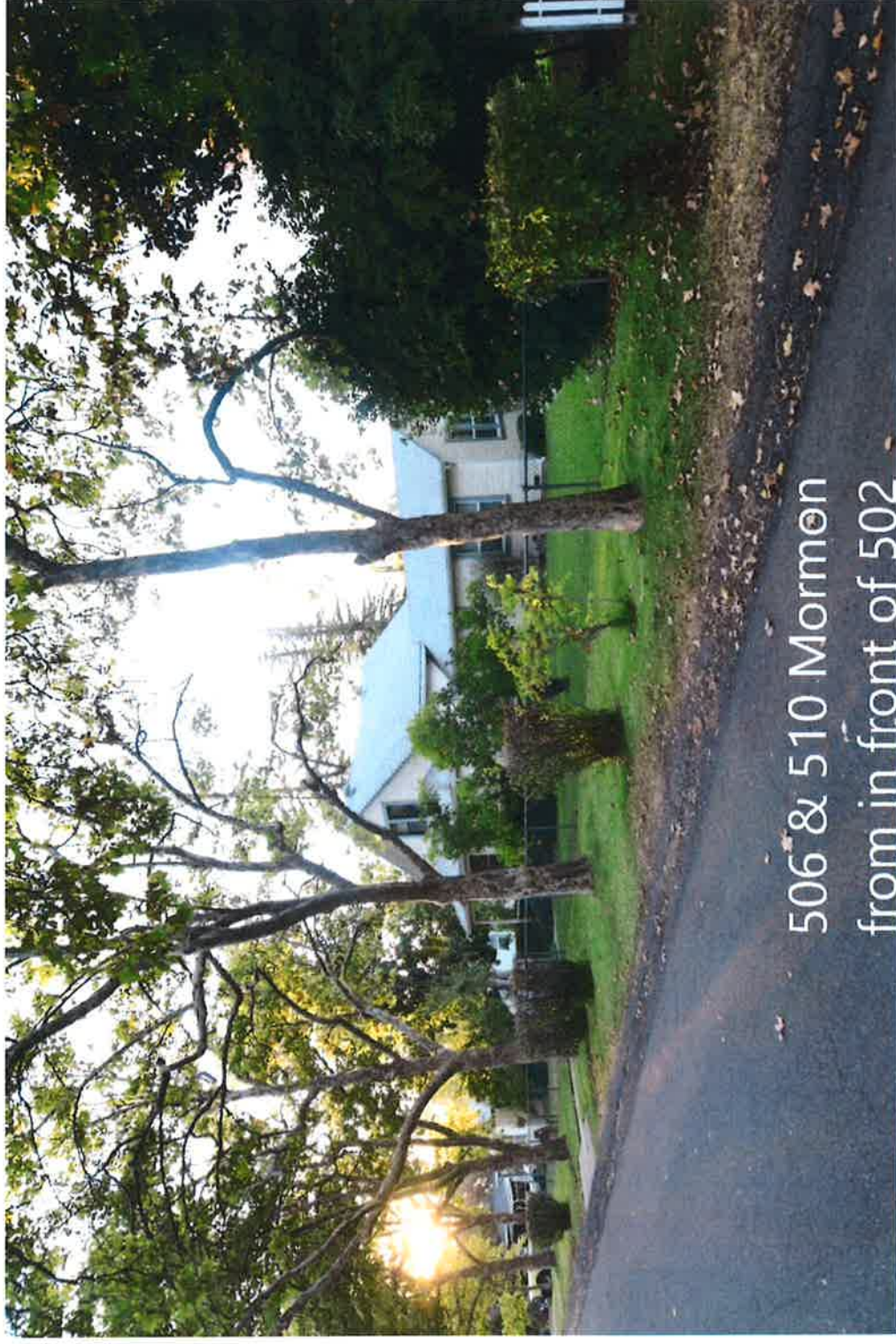
506 ½ Mormon St. Remodel Project

- The 506 ½ building has become a challenge to maintain and the challenges continue to increase over time.
- There are many floor and foundation issues:
 - The slab floors have cracked and heaved.
 - During the wet seasons ground water seeps up through the cracks and floods the living space.
 - The heaves are a tripping hazard.
 - The slabs were poured over many remodels and are at different levels presenting additional tripping hazards.
- There is a horizontal valley in the roof that is prone to leak
- Dry rot all around.
- Poorly insulated.
- The internal layout is bad.
 - No hallways, just walk through rooms

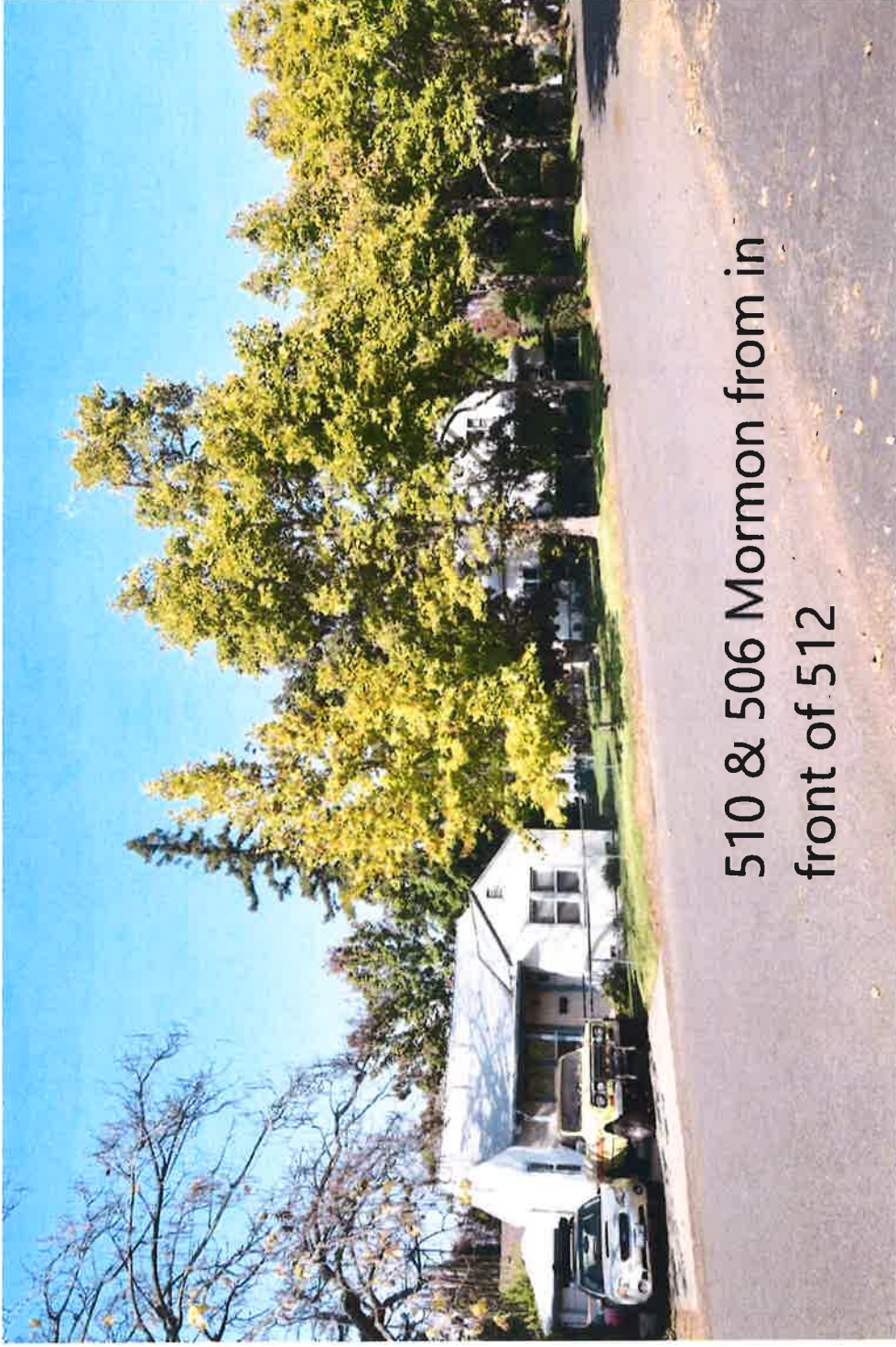
- The main house at 506 Mormon.
- The property consists of 3 ½ Theodore Judah lots.
- There are 3 houses on the property. (506, 506 ½ & 510)
- Both 506 & 510 face Mormon St.
- 506 ½ faces the alley.



- This property view is from Mormon St. looking Southwest.
- 506 is in the center of the frame and 510 is barely visible down the street.



- This view from Mormon St. looks North
- 510 is on the left and 506 is under the trees on the right.



510 & 506 Mormon from in front of 512

- This is a view of the back of 506 looking Southeast.
- This building has been added on to multiple times. All of these add-ons occurred before any of the living family members were born.



- This building is 510.
- We believe it was built in the late 1930's.
- The siding is stucco.



- This is the garage behind 510.
- This building is a replacement of the original garage and was built in the 1970's
- It has stucco siding matching the house.



510 Mormon Garage

- This is the swimming pool pump house or equipment room.
- This building was built in 1952 when the pool was constructed.
- The siding is stucco.



- This view of 506 1/2 is from the Mormon St. property line looking West.
- This is the structure that propose to replace.
- From this view one can see it sits low, which makes it prone to flooding.



- This is a view of 506 1/2 looking almost due North.
- In the early 1970's, the screened in eating area was enclosed in glass and an entirely new roof structure was installed over the West side of the building.
- Multiple styles of siding are visible in this photo.



- This view is along the Northeast property line looking towards the alley.
- The space between the 506 ½ building and property line (fence) narrows to 18 inches.
- Three styles of siding are visible in this view.



- This is the alley view of 506 1/2.
- Evidence of numerous remodels and additions can be seen.
- The styles of siding from this view include vertical board and bat, tear drop, stucco, and 2 sizes of v-rustic.
- Also various window types are visible.
- The original part of the structure is the garage on the right.
- We believe the garage was built before our grandmother purchased the property in 1936.



506 1/2 from the alley



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: February 20, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Escape Folsom Conditional Use Permit Modification
File #: PN-18-404
Request: Conditional Use Permit Modification
Location: 727 Traders Lane
Parcel(s): 070-0052-015
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Josh Margolis
Address: 59 Martha Ave,
San Francisco, CA 94131

Applicant

Name: Jim Carey
Address: 2756 Carradale Dr.
Roseville, CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Conditional Use Permit Modification application to allow for liquor service and sales within the existing Escape Folsom business at 727 Traders Lane (PN 18-404) subject to the findings included in this report and the attached conditions.

Project Summary: The proposed project includes modifying the existing Conditional Use Permit (PN 16-368) for an escape room business that includes bar and food service. Condition No. 1 of the approved Conditional Use Permit limited alcohol service to beer and wine. The applicant is proposing that this condition be modified to allow for liquor to be sold and consumed on-site as well. No other conditions, including the approved hours, are proposed to be modified under this request. The bar would continue to stay open between 11:30 a.m. and 1:00 a.m.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Project Narrative
- 6 - Approved Floor Plans
- 7 - Comment Letter from First Church of Christ, Scientist, dated December 15, 2018



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: February 20, 2019

Submitted,

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PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Jim Carey, is proposing to modify the existing Conditional Use Permit (PN 16-368) for an escape room business that includes bar and food service. Condition No. 1 of the approved Conditional Use Permit limited alcohol service to beer and wine. The applicant is proposing that this condition be modified to allow for liquor to be sold and consumed on-site as well. No other conditions, including the approved hours, are proposed to be modified under this request. The bar would continue to stay open between 11:30 a.m. and 1:00 a.m.

The existing business consists of five escape rooms with a total of 3,100 square feet, a 1,400-square-foot bar and lounge area, and a 1,000-square-foot kitchen. Escape rooms are themed game rooms in which groups of 8 to 10 people must use elements of the room to solve puzzles within a given time period (between 30 and 60 minutes) and "escape" the room before the clock runs out.

POLICY/RULE

Conditional Use Permit review for the Historic District Commission is covered by Section 17.52.360 of the Folsom Municipal Code. Condition No. 9 of the existing Conditional Use Permit (PN 16-368) for this business states that any intensification or expansion of the use requires a Conditional Use Permit Modification approval by the Historic District Commission.

ANALYSIS

Conditional Use Permit Modification

In order to approve this request for a Conditional Use Permit modification, the Commission must find that the "establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City".

In evaluating the Conditional Use Permit, staff considered the proposed use and its compatibility with existing land uses in the area relative to traffic/access/circulation impacts, parking impacts, and noise impacts, among others. With respect to traffic/access/circulation and parking-related impacts, staff does not anticipate any significant impacts beyond what was previously approved as the proposed use remains very limited in nature. The property is adjacent to a public parking lot intended to accommodate parking needs for businesses along Sutter Street. As is typical for commercial properties in the Sutter Street Subarea, this existing public parking will be

utilized for this establishment.

In relation to noise-related impacts, the 100-square-foot patio where alcohol may be consumed was previously conditioned to be closed Wednesday night between 7:00 p.m. and 8:00 p.m. and Sunday morning between 10:00 a.m. and 11:00 a.m. to avoid impacts to the nearby church during their services. Furthermore, no entertainment or amplified sound was permitted outdoors. These conditions are to remain in place under the Conditional Use Permit Modification. With these conditions in place, staff concludes that the potential noise generated by the escape room with bar and lounge will continue to be acceptable.

The proposed use will require the issuance of an alcohol beverage license from the California Department of Alcoholic Beverage Control (ABC). All required noticing is subject to ABC approval. The applicant is not requesting a change in the approved bar hours of Monday-Sunday between 11:30 a.m. and 1:00 a.m. the following morning. Staff has conditioned that these hours be maintained. These hours, including the prohibition of alcohol service during church services, have been included under Condition No. 12.

Public Comments

The First Church of Christ, Scientist at 731 Traders Lane sent a letter (Attachment 7) to City staff stating that prior businesses at the project site led to incidents of alcohol-related vandalism to the church. They state that they have a church service on Wednesday nights from 7:00-8:00 p.m. and are concerned about alcohol being served and noise during that time. Finally, they state that they are concerned about patrons of Escape Folsom using the church property as a smoking area and littering on their property. Staff notes that conditions are in place to keep the patio closed during the Wednesday evening services. Staff has concluded that the sale of liquor at the bar does not necessitate further conditions beyond what was previously conditioned to address these issues.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Escape Folsom Conditional Use Permit Modification (PN 18-404) located at 727 Traders Lane, with the below findings and the conditions of approval included as Attachment 3 to this report.

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

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

CONDITIONAL USE PERMIT FINDING

- G. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY, SINCE THE PROPOSED USE IS COMPATIBLE WITH SIMILAR COMMERCIAL USES IN THE SURROUNDING NEIGHBORHOOD.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The building located at 727 Traders Lane has entrances fronting both Sutter Street and Traders Lane. In 2009, the Historic District Commission approved a Conditional Use Permit for the Yagers 727 bar to operate a bar/restaurant establishment that featured live music and dancing 3 to 5 evenings per week. This Conditional Use Permit expired in 2013 due to the use being discontinued for over a year.

At its April 5, 2017 meeting, the Historic District Commission approved an application for a Conditional Use Permit for an escape room with bar and food service and an outdoor patio located at 727 Traders Lane (PN 16-368). The aforementioned project featured an escape room business with a beer and wine bar and food service.

The bar area is primarily utilized by customers of the escape rooms to have a drink (currently beer and wine only) and food before or after their escape room experience. Parents or others not participating in the escape room experience may also utilize the bar and lounge area. For safety purposes, no food or drinks from the bar/lounge is allowed inside the escape rooms. However, the outdoor patio along Traders Lane (approximately 100 square feet) is authorized for alcohol consumption. This patio is conditioned not be used Wednesdays between 6:30 p.m. and 8:30 p.m. and Sundays between 10:00 a.m. and 11:30 a.m., while the First Church of Christ, Scientist is conducting services. No set-up for the escape rooms or proposed entertainment can occur on the patio during these hours.

Furthermore, events including karaoke nights, trivia nights, and music performances (acoustical artists only) are permitted in the lounge area once per week to draw in people for exposure to the escape room business. These events are approved to occur for two hours, between the hours of 7:00 p.m. and 10:00 p.m., and are anticipated to draw approximately 25 people per event.

The approved regular hours of operation are as follows:

	Escape Room	Bar and Lounge
Monday- Friday	4:00 p.m. to 11:00 p.m.	11:30 a.m.-1:00 a.m.
Saturday-Sunday	10:00 a.m. to 11:00 p.m.	11:30 a.m.-1:00 a.m.

The applicant is also approved to be open for corporate team-building events and private parties Monday-Friday from 10:00 a.m. to 4:00 p.m.

Escape Folsom has been open for approximately one year. In their project narrative, the applicant has stated that several of their corporate customers have requested that the approved beer and wine bar offer liquor options as well for those customers who prefer

cocktails to beer and wine. No activity from the Police Department or Code Enforcement Division has been reported at this location since its opening.

GENERAL PLAN DESIGNATION	HF, Historic Folsom
ZONING	HD, Sutter Street Subarea of the Commercial Primary Area
ADJACENT LAND USES/ZONING	North: Parking lot and Leidesdorff Street (HD) South: Sutter Street retail area (HD) East: Sutter Street retail area (HD) West: Sutter Street retail area and church (HD)
SITE CHARACTERISTICS	The building consists of several escape rooms and a bar/seating area within a 5,500 square-foot tenant space.
APPLICABLE CODES	<u>FMC</u> Chapter 15.52; HD, Historic District <u>FMC</u> Chapter 17.60; Use Permits

ATTACHMENT 3
Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR ESCAPE FOLSOM CONDITIONAL USE PERMIT MODIFICATION 727 TRADERS LANE (PN18-404)			
Cond. No.	Mitigation Measure	When Required	Responsible Department
1.		OG	CD (P)
	<p>The project is approved for a Conditional Use Permit Modification to the approved Conditional Use Permit (PN 16-368) to allow for the sales and consumption of liquor within the existing Escape Folsom business, located at 727 Traders Lane. Implementation of the project shall be consistent with the project description, as modified by these conditions of approval.</p> <p>If the Community Development Director finds evidence that conditions of approval for Escape Folsom, as modified by this Conditional Use Permit Modification, have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Historic District Commission for review. If, upon such review, the Historic District Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.</p>	OG	CD (P)
3.		OG	CD
	<p>This Conditional Use Permit Modification shall be deemed revoked without further action by the Historic District Commission if the operation of the facility in the manner described in the Conditional Use Permit Modification ceases for any consecutive period of six (6) months.</p> <p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD

DEVELOPMENT COSTS AND FEE REQUIREMENTS		
5.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B
6.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B
7.	This project approval shall remain in effect for two years until February 20, 2021. If a Conditional Use Permit is not vested within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for a permit extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to Chapter 17.60 of the Folsom Municipal Code.	B
CONDITIONAL USE PERMIT REQUIREMENTS		
9.	Any intensification or expansion of the use approved and conditioned herein will require a use permit modification approval by the Historic District Commission.	B, OG
10.	The applicant shall maintain full compliance with all applicable laws, ABC laws, ordinances, and state conditions. In the event that a conflict arises between the requirements of this CUP and the ABC license, the more stringent regulation shall apply.	OG
11.	All conditions of the original Conditional Use Permit (PN 16-368), except those limiting alcohol sales and consumption to beer and wine only, are incorporated by reference.	OG

Historic District Commission
 Escape Folsom Conditional Use Permit Modification (PN 18-404)
 February 20, 2019

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

Attachment 4 Vicinity Map



ATTACHMENT 5 Project Narrative

Escape Folsom-Project Narrative Type 47 Liquor License

Our conditional permit (PN16-368) at 727 Traders Lane Folsom, CA 95630 was approved for operating an escape room with beer/wine and food service in 2017. We opened in March 2018. We believe that we have added value to the Folsom Historic District. Our business has not had any adverse effect on the health and /or general welfare of users of adjacent or proximate property. We have not had a substantial adverse impact on public facilities or services.

We are asking the Historic District Commission for a modification to our existing conditional use permit. Escape Folsom would like to add a type 47 Liquor License to our existing type 41 Liquor License.

Escape Folsom opened in March of 2018 as an escape room venue that provides the value add of having a bar/restaurant in the same location. Our key differentiator for the business is our location on Sutter Street in the Historic District of Folsom along with being the only escape room venue in the area that provides customers an option for onsite food and beverage.

Escape Folsom has been open for 10 months and we have had a positive reaction to our escape room/bar & restaurant concept in the same location. Additionally, we have had a wonderful response to our building renovation. One aspect of our business model is that we market to local businesses for team building activities and this is a large portion of our revenue. Our corporate customers have asked us many times if we have a plan to add a full liquor license rather than just beer/wine. They are interested because they have guests that travel from all over the world and would prefer a cocktail after the escape room adventure.

We have explained to our customers that we opened the business offering beer/wine because it was the easiest and most cost-effective ABC license to apply for when starting a small business. We were not in the financial position to purchase an existing liquor license after spending over \$400,000 to renovate the building located at 727 Traders Lane. We waited 6 months to review the business plan to see if we wanted to apply for a type 47 liquor license in State of California's annual liquor license lottery (held in October). We decided to put our name into the lottery and Escape Folsom was selected number 2 out of the 25 names that were allocated for Sacramento County type 47 liquor licenses.

We believe that by adding a type 47 liquor license to our existing type 41 liquor license will add more value to our corporate clients by providing additional options for them during corporate team building events. These corporate events are integral portion of our overall business. We believe the type 47 license will add value to our other customers who would like an alternative to beer and wine.

Over the past 10 months, we have closed at 8pm on Wednesday evenings, 9-10 pm on Thursday, Friday, Saturday and Sunday. We originally thought that we would close at 11:30pm on Wednesday, Thursday and Sunday and 1am on Friday and Saturday.

We believe that Escape Folsom will be able to stay open a couple of hours longer each night if we were able to have the type 47 liquor license. The reason we believe this is because we have visited other establishments on Sutter Street that have a type 47 liquor license and they are busy after 9pm and we not. These establishments include: The Folsom Hotel, The Fat Rabbit and Scarlet's. We have lost some business because we only have a type 41 license.

**NOW
OPEN!**

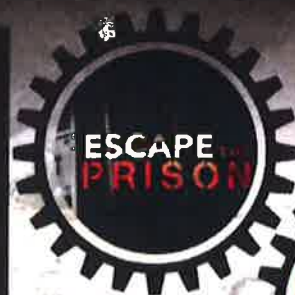


THE IDEAL SPOT FOR YOUR NEXT TEAM EVENT!

ESCAPE FOLSOM.COM

WHAT IS ESCAPE FOLSOM?

Escape Folsom is a unique entertainment venue located in downtown Historic Folsom. Our building was built in the mid 1800's! We have completely renovated it into a stylish, modern facility offering escape rooms with a bar & restaurant. We kept some the old-world charm of the 160+ year-old building to create a truly distinctive and interesting place to have fun. The old brick and stone walls create a feeling of yesteryear while the state of the art technology makes Escape Folsom the place to be!



**TWO ESCAPE
EXPERIENCES TO
CHOOSE FROM!**



MORE ESCAPE ROOM
EXPERIENCES...
**COMING
SOON!**

TEAM BUILDING, CORPORATE RETREATS, RECOGNITION EVENTS

Unique building in downtown Historic Folsom
Come to one location. Enjoy Escape Room Experience, Restaurant & Bar.
We can accommodate a variety of dietary needs with our Executive Chef.
Gather before or after your experience for flavorful food, craft beer, premium wines and non-alcoholic beverages.
Your team can completely be immersed in the experience.

Make reservations online at **EscapeFolsom.com**

HOURS:

WEDNESDAY/ THURSDAY 4 PM - 12 AM

FRIDAY 4 PM - 1 AM

SATURDAY 11 AM - 1 AM

SUNDAY 11:30 AM TO 9 PM

KITCHEN CLOSES AT 10 PM AND SUNDAY AT 8 PM

Closing times subject to change without notice.



ESCAPE.FOLSOM.COM

ESCAPE FOLSOM

727 TRADERS LANE

FOLSOM, CALIFORNIA 95630



ESCAPE FOLSOM.COM



Why Escape Folsom?



We are unique! We offer an Escape Room experience coupled with a restaurant and bar. Customize your event through our special events team and our talented Executive Chef.



We offer 12 craft beers on tap and a nice selection of wine. Our menu offers something for everyone including vegetarian options.



We offer lounge and table seating to accommodate your group up to 60 people. Our lounge area is equipped with a smart, 4K television for your use.



Our 160+ year old building has been updated to a modern, stylish venue.



Great location in Historic Folsom with access to the city parking structure in addition to parking lot outside our facility.



We are able to open for your event outside of our regular booking hours excluding Monday/Tuesday.

Corporate Team Building and Special Events



It is an effective way for employees to collaborate and interact outside of the workplace. Communication is the KEY.



Promote team teamwork, boost moral, enhance critical thinking skills in a fun environment.



The team will be required to solve problems/puzzles under the pressure of time. Everyone in the group will need and want to be engaged in the process.

Is your team up to the challenge?

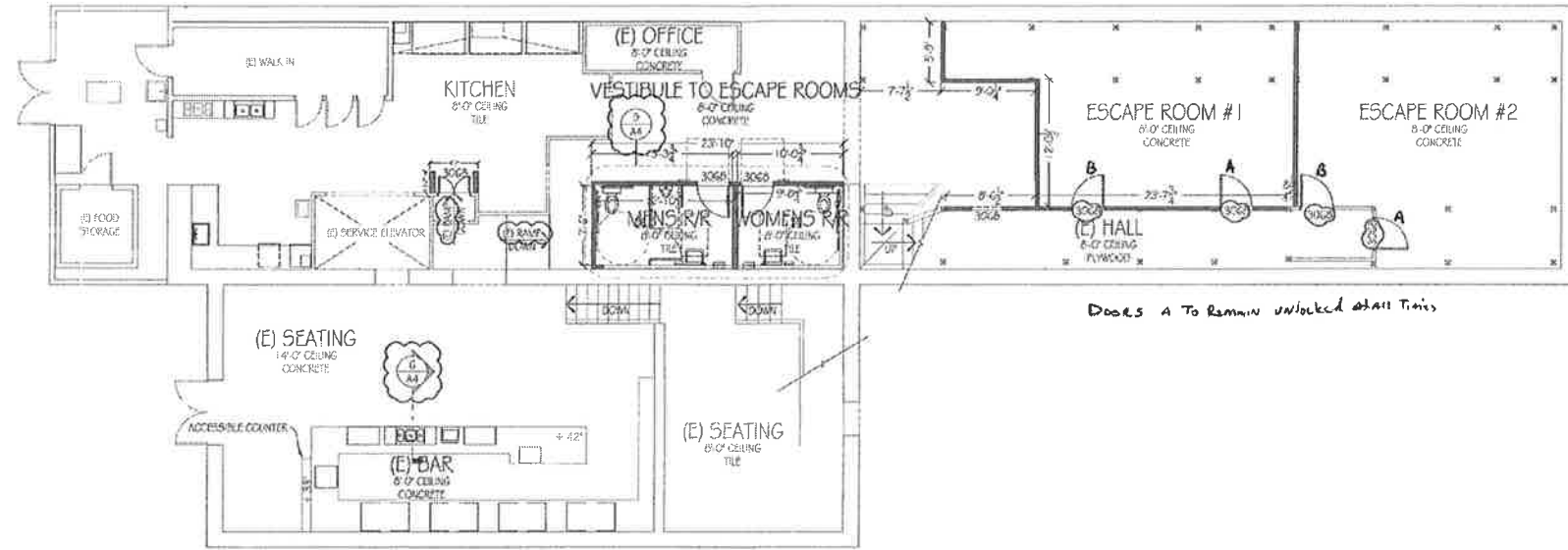
Customize your team building adventure or special event by emailing us at: events@escapefolsom.com

ESCAPE FOLSOM 727 Traders Lane | Folsom, California 95630 | www.escapefolsom.com

Attachment 6 Approved Floor Plans

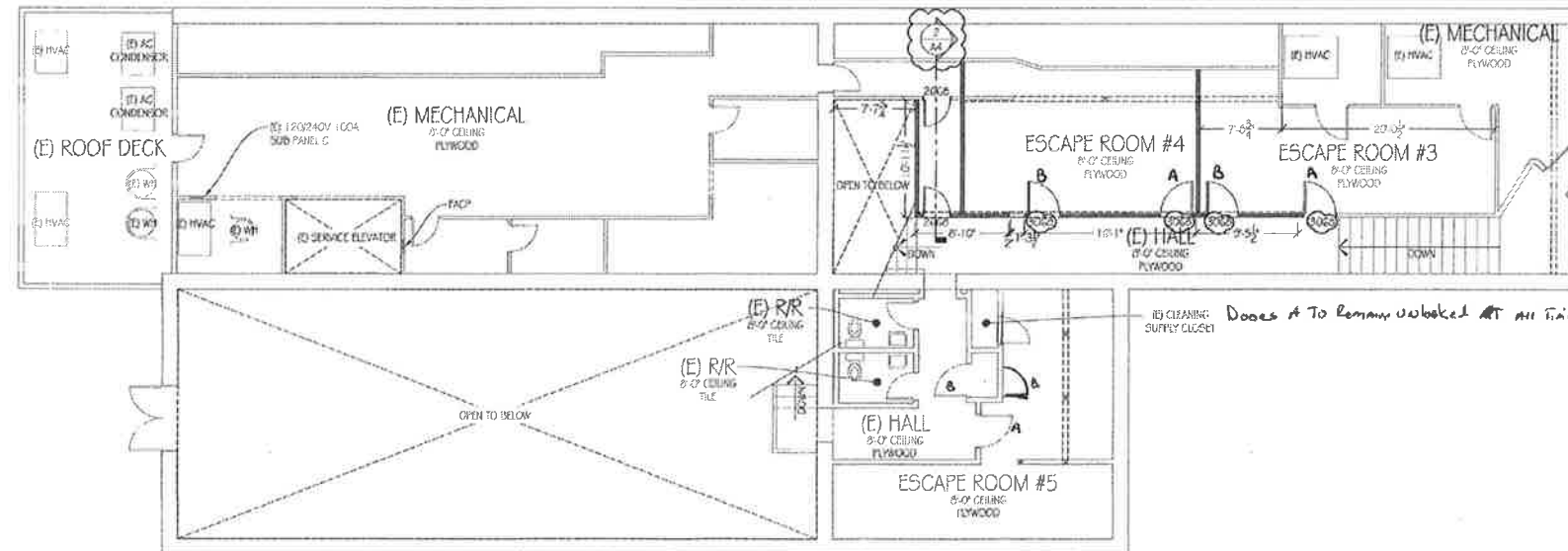
GENERAL NOTES

- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO STARTING WORK. ORDERING MATERIAL OR BUILDING, NOTIFY OWNER OF ANY DISCREPANCIES.
- THE CONTRACTORS SHALL FULLY COORDINATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL COMPONENTS OF THE BUILDING.
- ALL DOOPS AND WINDOWS SHALL BE WEATHER STRIPPED, ALL JOINTS AND PENETRATIONS SHALL BE CALKED AND SEALED.
- INSULATE ALL HOT WATER LINES.
- SAFETY GLAZING IS REQUIRED IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 2' RADIUS OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- ALL WATER HEATERS SHALL BE STRAPPED TO THE BUILDING WITH AT LEAST (2) STRAPS TO PREVENT SEISMIC MOVEMENT. ONE STRAP WITH THE TOP THIRD AND THE OTHER WITH THE BOTTOM THIRD OF THE WATER HEATER. LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROLS.
- ALL WALLS ARE TO BE 2x4 @ 16" O.C. OF #2 W/ 5/8" GYBOTH SIPS U/L/O/N.
- INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE HEATING SYSTEMS CAPABLE OF MAINTAINING A MINIMUM INTERIOR TEMPERATURE OF 65° DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGNATED HEATING DAY.
- WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5% OF THE SEATING SURFACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH SECTION 11B-902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR THE USE BY OTHER THAN EMPLOYEES AT LEAST 5% SHALL COMPLY WITH SECTION 11B-902.
- DOOR OPENING HANDICAP SHALL BE CENTERED BETWEEN 34 AND 44 INCHES ABOVE FLOOR. CIG 11B-904.2.7.
- MAXIMUM EFFORT FOR BOTH INTERIOR AND EXTERIOR DOORS IS 5 POUNDS PER 11B-904.2.9.
- WHERE PROVIDED, AT LEAST ONE OF EACH TYPE OF SALES COUNTER AND SERVICE COUNTER SHALL COMPLY WITH SECTION 11B-904.4. THE ACCESSIBLE PORTION OF THE COUNTER TOP SHALL EXTEND THE SAME DEPTH OF THE SALES COUNTER TOP.
- A PORTION OF THE COUNTER SURFACE THAT IS 36 INCHES LONG MINIMUM AND 34 INCHES HIGH MAXIMUM ABOVE THE FINISH FLOOR SHALL BE PROVIDED. A CLEAR FLOOR OR CEILING SPACE COMPLYING WITH SECTION 11B-305 SHALL BE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE 36 INCH MINIMUM LENGTH COUNTER.
- A PORTION OF THE COUNTER SURFACE THAT IS 36 INCHES LONG MINIMUM AND 34 INCHES HIGH MAXIMUM SHALL BE PROVIDED. KNEE AND TOE SPACE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED UNDER THE COUNTER. A CLEAR FLOOR OR CEILING SPACE COMPLYING WITH SECTION 11B-305 SHALL BE POSITIONED FOR A FORWARD APPROACH TO THE COUNTER.



FIRST FLOOR PLAN

1/8" = 1'-0"

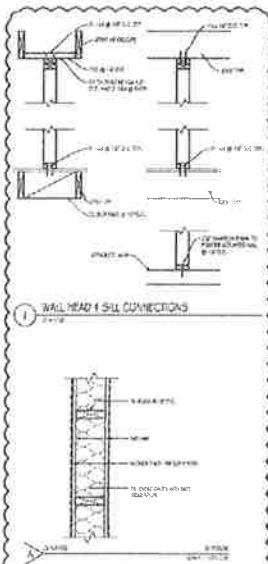


SECOND FLOOR PLAN

1/8" = 1'-0"

LEGEND

- (E) WALL
- NEW WALL, SEE WALL TYPE 'A' AND DETAIL 11-
- ESCAPE ROOMS - FINED AT 6 OCC PER ROOM - AREA D
- ASSUMED SEATING AREA A
- ASSUMED BUSINESS AREA B
- ASSUMED CIRCULATION AREA C



PRECISION DESIGN
ARCHITECTURE ENGINEERING SURVEYING
11768 ATWOOD RD. STE 20
AUBURN, CA 95603
WWW.PDND.COM
(930) 823-6546

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/07/2017	PLAN CHECK 1

CLIENT INFORMATION
JIM CORBETT
727 TRADERS LANE
FOLSOM, CA 95630
jmc@toma.com

JIM CORBETT
ESCAPE FOLSOM
727 TRADERS LANE
FOLSOM, CA 95630

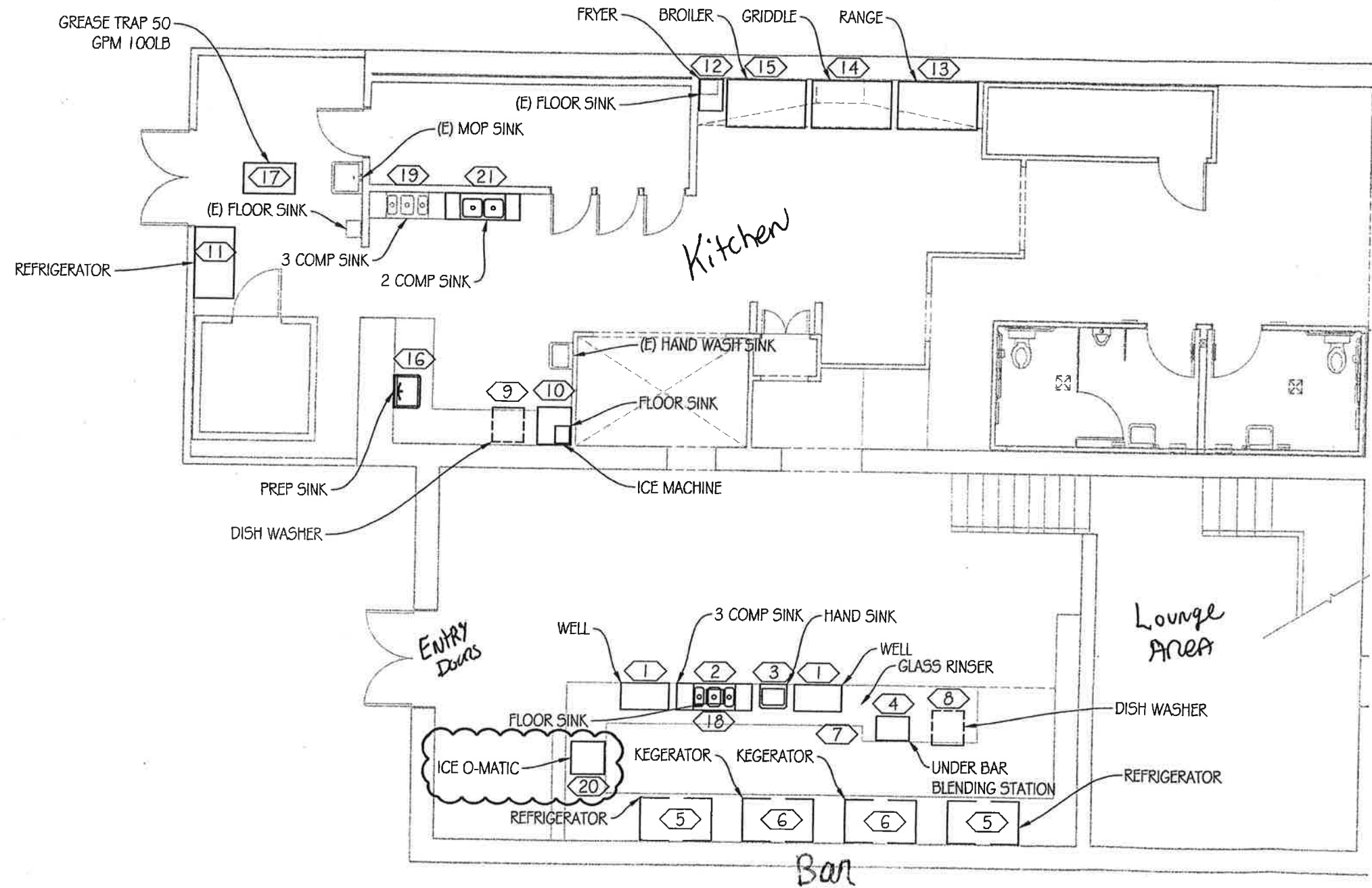


PROJECT #: 17-009
APN: 007-0052-015
ISSUE DATE: 05-01-2017
DRAWN: C. NORN
APPROVED: S. BRADLEY

DRAWING TITLE:
FIRST AND SECOND FLOOR PLANS

CATEGORY	NUMBER
A	2

ESCAPE Folsom
 727 Traders Lane
 Folsom, CA 95630



EQUIPMENT PLAN

Attachment 7
Comment Letter from First Church of Christ,
Scientist, dated December 15, 2018

**FIRST CHURCH OF CHRIST, SCIENTIST
731 Traders Lane
Folsom, CA 95630
916-985-4006**

December 15, 2018

Mr. Josh Kinkade
Assistant Planner, City of Folsom
Community Development Dept.
50 Natoma Street
Folsom, CA 95630

Re: Historic Folsom Area Concerns

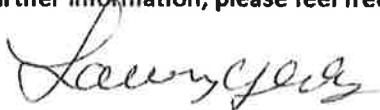
Dear Mr. Kinkade,

Thank you so much for notifying us about the Conditional Use Permit Modification request to allow for Escape Folsom (727 Traders Lane) to serve liquor in addition to beer and wine, which they already are permitted to serve. As you know, our church is proud to be part of the Historic Folsom district for over 50 years. We do have some concerns about this request, based on past experience with liquor being served at that address right next door to our church.

1. There are already a number of establishments serving alcohol in the Sutter Street area. Although we appreciate that Escape Folsom caters to families and have been willing to work with us, we had a number of issues when the prior business at that site was there and served alcohol. There were many incidents of alcohol-related vandalism to our church, including trash, cigarette butts, broken bottles and glasses, broken porch railings, a broken concrete bench, and inebriated patrons using our courtyard as a toilet.
2. We have a church service on Wednesday nights from 7-8 pm and are concerned about alcohol being served and noise during that time; as well as before and after the church service.
3. If the patio on Traders Lane is open later on Saturdays, due to the bar being open, we are concerned about patrons using our property as a smoking area, even if smoking is not allowed on the Escape Folsom patio, as well as the potential for alcohol-related vandalism to our property.

If you need further information, please feel free to contact me at 916-354-2674.

Sincerely,



Lawry Yerby, Chairman of the Board of Directors
First Church of Christ, Scientist, Folsom

