



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES

September 18, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

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

ABSENT: Ankhelyi

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: A presentation was given by Jeff Ferreira-Pro on the Chan House Demolition Project.

MINUTES: The minutes of August 21, 2019 were approved as submitted.

NEW BUSINESS

1. **PN 19-259 Merlo Vineyards Wine Tasting Room Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Raymond Merlo for a Conditional Use Permit application for two locations, 815 Sutter Street Suite B and G, totaling at 800 square-feet for a wine tasting room. The zoning classification for the site is HD, and the General Plan land-use designation is HF within the Historic District. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Brianna Gustafson, Assistant Planner / Applicant: Raymond Merlo)**

1. Mike Brenkwiz addressed the Historic District Commission citing concerns about the amount of liquor licenses in the Sutter Street area.
2. Bob Delp addressed the Historic District Commission citing concerns about parking and suggested condition of approval No. 10 regarding the hours of operation be corrected from '11:00 p.m.' to '11:00 a.m.' and for condition of approval No. 12 be modified to state 'non-amplified acoustical artists' only.

COMMISSIONER DUEWEL MOVED TO APPROVE THE CONDITIONAL USE PERMIT (PN 19-259) FOR THE MERLO VINEYARDS WINE TASTING ROOM LOCATED AT 815 SUTTER STREET, SUITE B AND G BASED ON THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONDITIONAL USE PERMIT FINDING G, AND CONDITIONS OF APPROVAL NO. 1-14 WITH MODIFICATIONS TO CONDITION NO. 10, 12, AND 14 TO STATE:

"10. Hours of operation (including private parties) will be limited as follows: ~~Monday through Sunday: 11:00 p.m. to 8:00 p.m.~~ **Sunday thru Thursday: 11:00 a.m. to 8:00 p.m. and Friday and Saturday: 11:00 a.m. to 10:00 p.m.** No expansion of business hours beyond what is stated above shall be permitted without prior approval being obtained from the Historic District Commission through a Conditional Use Permit Modification."

"12. Entertainment shall be limited to music performances (**non-amplified** acoustical artists only), and similar uses, with similarity determined by the City of Folsom Community Development Department. No adult entertainment, as defined by Section 5.21.010 of the Folsom Municipal Code (FMC) shall be allowed at "Merlo Vineyards Tasting Room."

"14. Future signage for the site **must comply with the existing sign criteria established for the subject building** or will require Historic District Commission approval and shall comply with the Folsom Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines."

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, WEST, ASAY, DUEWEL, RODRIGUEZ, BRACHT
NOES: NONE
ABSTAIN: NONE
ABSENT: ANKHELYI

2. **PN 19-305, Gaslight Company Taproom Conditional Use Permit Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mark Dascallos for approval of a Conditional Use Permit Modification to allow for the sale and consumption of liquor and to accommodate an expansion of the business hours of operation at the 2,400-square-foot Gaslight Company Taproom located at 718 Sutter Street, Suite 200. The zoning designation for the site is HD, while 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: Principal Planner, Steve Banks / Applicant: Mark Dascallos)**

1. Paul Keast addressed the Historic District Commission in support of the Gaslight Company receiving a liquor license, but concerned about business hours being expanded and alcohol being served late.
2. Mike Reynolds addressed the Historic District Commission in support of the project.
3. Laura Fisher addressed the Historic District Commission in support of letting patrons of the Gaslight Company dance, but concerned about the change to the hours of operation.

COMMISSIONER MILLER MOVED TO APPROVE THE GASLIGHT COMPANY CONDITIONAL USE PERMIT MODIFICATION (PN 19-305) TO ALLOW FOR THE SALE AND CONSUMPTION OF LIQUOR AND TO ACCOMMODATE AN EXPANSION OF THE BUSINESS HOURS OF OPERATION AT THE 2,400-SQUARE-FOOT GASLIGHT COMPANY TAPROOM LOCATED AT 718 SUTTER STREET, SUITE 200 SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONDITIONAL USE PERMIT FINDING G, AND CONDITIONS OF APPROVAL NO. 1-21 WITH MODIFICATION TO CONDITION NO. 10, 12, 13, 15, AND 16 TO STATE:

"10. Hours of operation (including private parties) shall be limited as follows: Monday thru Wednesday: 11:00 a.m. to 11:00 p.m., Thursday and Saturday: 11:00 a.m. to 1:00 a.m., Sunday 11:00 a.m. to 12:00 ~~p.m.~~ a.m."

"12. Musicians shall be only permitted **to play music** in the area depicted on the submitted floor plan drawings."

"13. Irrespective of the City's noise ordinance, no music ~~or sound~~ coming from the premises shall be audible within 50 feet of the premises at any time. A noise study prepared by a qualified acoustic engineer shall be required at the business owner's expense when deemed necessary by the City to mitigate noise impact on the adjoining properties and public rights-of-way."

"15. Doors and windows to the deck shall be closed at all times when music (recorded or live) is being played, **with exception of customers and employees entering and exiting the outdoor balcony area.**"

"16. No dancing shall be permitted anywhere in the premises **with the exception of private events held in the banquet room** including the outdoor deck/balcony. In addition, there shall be no structurally designated or raised dance floor or bandstand."

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, WEST, ASAY, DUEWEL, BRACHT
NOES: NONE
ABSTAIN: RODRIGUEZ
ABSENT: ANKHELYI

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 6:25 pm.

Respectfully Submitted,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Daron Bracht, CHAIR