



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

April 5, 2017

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnaz, Mary Asay, Jeffrey Rempfer, Justin Raithel, Regina Konet

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 March 15, 2017 will be presented for approval.

CONTINUED ITEM

1. **PN 16-368, 727 Traders Lane, Escape Folsom - Conditional Use Permit and Determination that the Project is Exempt from CEQA – Continued from the March 15, 2017 Historic District Commission Meeting**

A Public Hearing to consider a request from Off the Hook Haunted Attractions, LLC for approval of a Conditional Use Permit for an escape room with bar and food service. The zoning designation for the site is HD (Sutter Street Subarea of the Commercial Primary Area) and the General Plan designation is CA (Specialty Commercial). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Off the Hook Haunted Attractions, LLC)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **April 19, 2017**. 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 355-7222 and FAX number is 355-7274.

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
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HISTORIC DISTRICT COMMISSION MINUTES
March 15, 2017
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: Mary Asay, Jeffrey Rempfer, Regina Konet

ABSENT: Miller

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 1, 2017 were approved as submitted.

NEW BUSINESS

1. PN 10-252, Leidesdorff Village Residential Project – Tentative Subdivision Map Extension, Planned Development Permit Extension, Conditional Use Permit Extension

A Public Hearing to consider a request from D & S Development for a Tentative Subdivision Map Extension, a Planned Development Permit Extension, and a Conditional Use Permit Extension for the Leidesdorff Village project. The approved Leidesdorff Village project includes development of 36 condominium units, 18 for-sale condominium flats, and 2 single-family homes. The zoning for the project site is R-4 and the General Plan designation is CA. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Leidesdorff Village project (PN 10-252) on December 9, 2014 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: D & S Development)**

COMMISSIONER RAITHEL MOVED TO APPROVE THE TENTATIVE SUBDIVISION MAP EXTENSION, A PLANNED DEVELOPMENT PERMIT EXTENSION, AND A CONDITIONAL USE PERMIT EXTENSION FOR A PERIOD OF TWO YEARS (UNTIL APRIL 11, 2019) FOR DEVELOPMENT OF THE LEIDESDORFF VILLAGE RESIDENTIAL PROJECT (PN 10-252) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; TENTATIVE SUBDIVISION MAP FINDINGS D – L; CONDITIONAL USE PERMIT FINDING M; PLANNED DEVELOPMENT PERMIT FINDINGS N – U; CONDITIONS OF APPROVAL 1 – 74.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: KONET, BRACHT, RAITHEL, ASAY, ARNAZ
NOES: REMPFER
ABSTAIN: NONE
ABSENT: MILLER

2. **PN 16-307, Coloma / Figueroa - Tentative Parcel Map, Garage and Patio Roof Demolition and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Dan Nitz for approval of a Tentative Parcel Map to subdivide an existing .483-acre residential property into three individual parcels and to demolish a 619-square-foot detached garage and 140-square-foot patio roof. The zoning designation for the site is R-2 (Two-Family Dwelling, Small Lot District) in the Figueroa Subarea of the Residential Primary Area of the Historic District and the General Plan designation is SF (Single Family). This project is categorically exempt from environmental review under Section 15315 (Minor Land Divisions) and 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Dan Nitz)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE COLOMA/FIGUEROA TENTATIVE PARCEL MAP PROJECT TO SUBDIVIDE AN EXISTING .483-ACRE RESIDENTIAL PROPERTY INTO THREE INDIVIDUAL PARCELS, AS ILLUSTRATED IN ATTACHMENT 2, AND TO DEMOLISH A 619-SQUARE-FOOT DETACHED GARAGE AND 140-SQUARE-FOOT PATIO ROOF, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DEMOLITION FINDING D; TENTATIVE PARCEL MAP FINDINGS E – K; CONDITIONS OF APPROVAL 1 – 20.

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REMPFER, BRACHT, ASAY, KONET, ARNAZ, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: MILLER

3. **PN 16-368, 727 Traders Lane, Escape Folsom - Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Off the Hook Haunted Attractions, LLC for approval of a Conditional Use Permit for an escape room with bar and food service. The zoning designation for the site is HD (Sutter Street Subarea of the Commercial Primary Area) and the General Plan designation is CA (Specialty Commercial). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Off the Hook Haunted Attractions, LLC)**

COMMISSIONER BRACHT MOVED TO CONTINUE PN 16-368, 727 TRADERS LANE, TO THE APRIL 5, 2017 HISTORIC DISTRICT COMMISSION MEETING WHICH CARRIED THE FOLLOWING VOTE:

AYES: ARNAZ, BRACHT, REMPFER, RAITHEL, ASAY, KONET
NOES: NONE
ABSTAIN: NONE
ABSENT: MILLER

Historic District Commission/Planning Manager:

None

There being no further business, the meeting was adjourned at 6:20P.M.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

DARON BRACHT, CHAIR

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE:	Escape Folsom Conditional Use Permit
PROPOSAL:	Request for approval of a Conditional Use Permit for an escape room with bar and food service and for determination that the project is exempt from CEQA
RECOMMENDED ACTION:	Approval with findings and subject to conditions
APPLICANT:	Off the Hook Haunted Attractions, LLC
OWNER:	724 Sutter LLC
LOCATION:	727 Traders Lane
ZONING:	HD, Sutter Street Subarea of the Commercial Primary Area
GENERAL PLAN DESIGNATION:	CA, Specialty Commercial
ADJACENT LAND USES AND 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 existing vacant building is comprised of a former bar and grill. The tenant space utilized for the proposed use is 5,500 square feet in area.
FUTURE ACTION:	Issuance of a business license and a building permit

APPLICABLE CODES:

FMC Chapter 15.52; HD, Historic District
FMC Chapter 17.60; Use Permits
The Historic District Design and Development Guidelines

ENVIRONMENTAL DOCUMENTATION:

The Project is categorically exempt from environmental review based on Section 15301 (Existing Facilities) of the guidelines for the California Environmental Quality Act (CEQA)

ATTACHED REFERENCE MATERIAL:

1. Project Vicinity
2. Proposed Floor Plan
3. Proposed Business Description
4. Public Comment Letter

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

The building located at 727 Traders Lane has entrances fronting both Sutter Street and Traders Lane. Yagers Brew Pub previously occupied the space; and although the original tenant did not have a Conditional Use Permit to allow amplified music and dancing, the establishment did provide these uses at this venue and was grandfathered in as acquiring the use prior to the business requiring a use permit. 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 March 15, 2017 meeting, the Historic District Commission reviewed the application for approval of a Conditional Use Permit for an escape room with bar and food service and an outdoor patio located at 727 Traders Lane. The aforementioned project featured an escape room business with a beer and wine bar and food service. During the hearing, the Commission expressed concern regarding feasibility of Condition #12, which prohibited alcohol service between 7:00 p.m. and 8:00 p.m. on Wednesdays (during the services of the Christian Scientist Church located next door). Further, members of the Christian Scientist church had several comments regarding the proposed conditions. Due to time constraints, and in order to provide the applicant a chance to meet with the church, the Commission voted (6-0-1) to continue the project to the April 5th, 2017 Historic District Commission meeting.

Staff has since held a meeting with the applicant and the church to discuss the proposed conditions together. All parties agreed that the proposed 7:00 p.m. to 8:00 p.m. ban on alcohol on Wednesday nights would not be logistically feasible. As such, staff has removed this element from Condition #12. The church asked that the hours for which the

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patio would be closed during church services be extended to allow for churchgoers to arrive and leave the service without people present on the patio. The applicant was agreeable to closing the patio an additional half-hour before and after church services. Further, the church asked that no smoking, food service, or setup for the escape rooms and entertainment occur on the patio during church service hours. The applicant was also agreeable to this condition. As such, staff modified Condition #13 and #15 to reflect these changes. Finally, the church wanted clarification as to what was meant by “solo artists”, with regards to the type of occasional musical entertainment proposed at the business allowed under Condition #13. Staff recommended the condition be changed to read “music performances (acoustical artists only)”. The applicant and the church were receptive to this change.

APPLICANT'S PROPOSAL

The applicant, Off the Hook Haunted Attractions, LLC, is proposing to operate an escape room with a beer and wine bar and food service in the 5,500-square-foot internal tenant space located at 727 Traders Lane. The layout will feature 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. Escape rooms have been a popular entertainment and team-building activity around the world in the past several years.

The applicant plans on operating a total of five themed game rooms that would change puzzles every six to nine months. Two of these rooms will be located on the first floor and three will be on the second floor. The applicant will run three games with up to ten people per room per hour, for a total of approximately thirty customers per hour. A monitor will be on hand to watch each room for safety and to assist with clues if necessary. Customers will book escape room reservations online for the one-hour rooms. One additional room will be available for drop-in customers for a half-hour experience. Drop-in customers may also use the hour-long rooms if available. The escape rooms are intended for people of all ages, though children under the age of nine will probably not be able to solve the puzzles.

As part of the proposal, the applicant plans to drop the existing bar (as used by the previous business) down to the ground level and open the area up for additional table seating. The raised area behind the bar would be set up as a lounge area. This area would primarily be utilized by customers of the escape rooms to have a drink (beer or 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 will be allowed inside the escape rooms. However, the applicant has requested that an outdoor patio along Traders Lane (approximately 100 square feet) be authorized for alcohol consumption.

Furthermore, the applicant has requested that events, including karaoke nights, trivia nights, and music performances (acoustical artists only) be allowed in the lounge area

once per week to draw in people for exposure to the escape room business. These events would 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 proposed 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 proposing to eventually be open for corporate team-building events and private parties Monday-Friday from 10:00 a.m. to 4:00 p.m.

PROJECT ANALYSIS

General Plan and Zoning Code Consistency

The General Plan land use designation for the site is CA (Specialty Commercial). The Zoning designation for the project site is HD/SUTR (the Historic District/Sutter Street Subarea). The proposed escape room with food service is consistent with the General Plan and the zoning designation, with the bar element of the business requiring approval of a Conditional Use Permit by the Historic District Commission.

Conditional Use Permit

In order to approve this request for a Conditional Use Permit, 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, noise impacts, visual impacts, and fire/life safety issues, among others. With respect to traffic/access/circulation and parking-related impacts, staff does not anticipate any significant impacts as the proposed use is 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, staff does not expect any significant impacts due to the fact that the escape rooms themselves are entirely contained, and no outdoor entertainment is proposed. Proposed entertainment (karaoke nights, trivia nights, and music performances) will be limited to one night per week, and shall not occur on Wednesday nights between 7:00 and 8:00 p.m., during services of the First Church of Christ, Scientist (as required in Condition #14). Furthermore, no residential uses are in the vicinity of the project site. While the applicant is proposing a 100-square-foot patio where alcohol may be consumed, the outdoor noise associated with this element could be

detrimental to the nearby church during their services (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.). As such, staff has included a condition that the patio be closed between these hours, and that no entertainment or amplified sound is permitted outdoors (Condition #13). With these conditions in place, staff concludes that the potential noise generated by the escape room with bar and lounge will be acceptable.

With regard to fire/life safety issues, the applicant will be required to obtain a building permit for the proposed tenant improvements to the space. The building department and fire department will review the proposed plans to ensure that the fire and life safety requirements are met.

The proposed use will require the issuance of an alcohol beverage license from the ABC. All required noticing is subject to ABC approval. The applicant is requesting the bar be open for alcohol sales 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 #12.

Public Comments

The First Church of Christ, Scientist at 731 Traders Lane sent a letter 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 a notice related to the sale of alcohol was not posted on Traders Lane as required by the California Department of Alcoholic Beverage Control (ABC). Subsequent to the March 15, 2017 meeting, the church met with staff and the applicant to go over the proposed mitigation measures. Staff has since modified several mitigation measures based on mutually agreed-upon changes discussed at this meeting, as shown in the “Background” section above.

ENVIRONMENTAL REVIEW:

The project is categorically exempt from environmental review based on Section 15301 (Existing Facilities) of the guidelines for the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION/ HISTORIC DISTRICT COMMISSION ACTION:

MOVE TO APPROVE A CONDITIONAL USE PERMIT (PN 16-368) FOR ESCAPE FOLSOM WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL:

GENERAL PROJECT FINDINGS

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH GENERAL PLAN AND THE ZONING CODE.

CEQA FINDING

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), UNDER SECTION 15301, EXISTING FACILITIES, OF THE CEQA GUIDELINES.

CONDITIONAL USE PERMIT FINDING

D. 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.

Submitted,



DAVID E. MILLER AICP
Community Development Director

CONDITIONS

See the attached table of conditions for which the following legend applies:

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	M	Prior to Approval of Final Map
(P)	Planning Division	G	Prior to Issuance of Grading Permit
(E)	Engineering Division	I	Prior to Approval of Improvement Plans
(B)	Building Division	B	Prior to Issuance of Building Permit
(L&L)	Landscape and Lighting Division	DC	During Construction
RHD	Redevelopment and Housing Department	O	Prior to Issuance of Occupancy Permit
PWD	Public Works Department	OG	On-going Requirement
PRD	Park and Recreation Department		
FD	Fire Department		
PD	Police Department		

**CONDITIONS OF APPROVAL FOR
ESCAPE FOLSOM CONDITIONAL USE PERMIT
727 TRADERS LANE (PN16-368)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The project is approved for a Conditional Use Permit to allow for the operation of an escape room with a beer and wine bar and food service in an existing retail tenant space located at 727 Traders Lane. Implementation of the project shall be consistent with the project description, as modified by these conditions of approval.</p>	OG	CD (P)
2.		<p>If the Community Development Director finds evidence that conditions of approval for Escape Folsom 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.		<p>This Conditional Use Permit 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 ceases for any consecutive period of six (6) months, unless the applicant or current owner is actively engaging in work on the premises pursuant to a valid building permit and the Community Development Department Director has approved a written request from the applicant for an additional period not to exceed twelve (12) months when it is not in operation. Such an extension request shall be submitted to the Community Development Department no less than 30 days prior to the six-month deadline.</p>	OG	CD
4.	<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	CD (P)(E)
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	CD (P)(E)
7.	This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable Citywide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
8.	This project approval shall remain in effect for one year until April 5, 2018. If a 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	CD (P, B)
CONDITIONAL USE PERMIT REQUIREMENTS			
9.	Any intensification or expansion of the use approved and conditioned herein (for an escape room with beer and wine bar, food service, and weekly entertainment, including karaoke nights, trivia nights, music performances (acoustical artists only), and similar uses) will require a use permit modification approval by the Historic District Commission.	B, OG	FD NS (B)
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	CD, PD

11.	The applicant shall obtain an entertainment permit for all proposed entertainment and be in compliance with the City of Folsom's Entertainment Permit Ordinance and Sutter Street Entertainment District Permit Conditions.	OG	CD, PD									
NOISE ABATEMENT REQUIREMENTS												
12.	<p>Hours of operation will be limited as follows:</p> <table border="1" data-bbox="349 546 470 1732"> <thead> <tr> <th></th> <th>Escape Room</th> <th>Bar and Lounge</th> </tr> </thead> <tbody> <tr> <td>Monday- Friday</td> <td>4:00 p.m. to 11:00 p.m.</td> <td>11:30 a.m.-1:00 a.m.</td> </tr> <tr> <td>Saturday-Sunday</td> <td>10:00 a.m. to 11:00 p.m.</td> <td>11:30 a.m.-1:00 a.m.</td> </tr> </tbody> </table> <p>The business will also be open for corporate team-building events and private parties Monday-Friday from 10:00 a.m. to 4:00 p.m.</p> <p>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.</p> <p>Outdoor entertainment and amplified sound shall be prohibited. Outdoor uses are limited to the 100-square-foot patio on Traders Lane. This patio shall 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 shall occur on the patio during these hours.</p>		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.	OG	CD (P)
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13.		OG	CD (P)									
OPERATIONAL REQUIREMENTS												
14.	Entertainment shall be limited to karaoke nights, trivia nights, music performances (acoustical artists only), and similar uses, with similarity determined by the City of Folsom Community Development Department. Entertainment shall be limited to one night per week, and shall not occur on Wednesdays between 7:00 p.m. and 8:00 p.m., while the First Church of Christ, Scientist is conducting services. No adult entertainment, as defined by Section 5.21.010 of the Folsom Municipal Code (FMC) shall be allowed at Escape Folsom.	OG	CD (P)									
15.	No food or drinks from the bar/lounge shall be allowed inside the escape rooms. No food shall be served on the patio. No smoking shall be allowed on the patio, and "No Smoking" signs shall be placed on the patio.	OG	CD (P)									
16.	Current occupancy loads shall be posted at all times, and the owner/applicant shall have an effective system to keep count of the number of occupants present at any given time. This information shall be provided to public safety personnel upon request.	OG	CD (P)									
SIGN DESIGN REQUIREMENTS												

17.	Future signage for the site will require Historic District Commission approval and shall comply with the <u>Folsom Municipal Code Chapter 17.52</u> and the Historic District Design and Development Guidelines.	B	CD (P, B)
BUILDING DEPARTMENT REQUIREMENTS			
18.	A building permit is required for the proposed tenant improvements to the tenant space.	B	CD (B) FD
FIRE DEPARTMENT REQUIREMENTS			
19.	Fire Department regulations regarding exiting, occupancy, and overcrowding shall be complied with.	B	FD

LEGEND FOR "WHEN REQUIRED" AND "RESPONSIBLE DEPARTMENT"	
<u>When Required</u>	<u>Responsible Department/Division</u>
I = Prior to Approval of Improvement Plans	CD (E) = Community Development Engineering Division
M = Prior to Approval of Final Map/Parcel Map	CD (P) = Community Development Planning Division
B = Prior to Issuance of Building Permit	NS (B) = Neighborhood Services Building Inspection Division
G = Prior to Grading Permit	FD = Fire Department
D = During grading	CD (L) = Landscaping and Lighting Division
OG = On Going/Life of the project	PD = Police Department
P = Prior to construction	CM = City Manager
C = During construction	PK = Parks Department
O = Prior to Occupancy	PW = Public Works Department
PD = Planned Development Permit	

ATTACHMENT 1

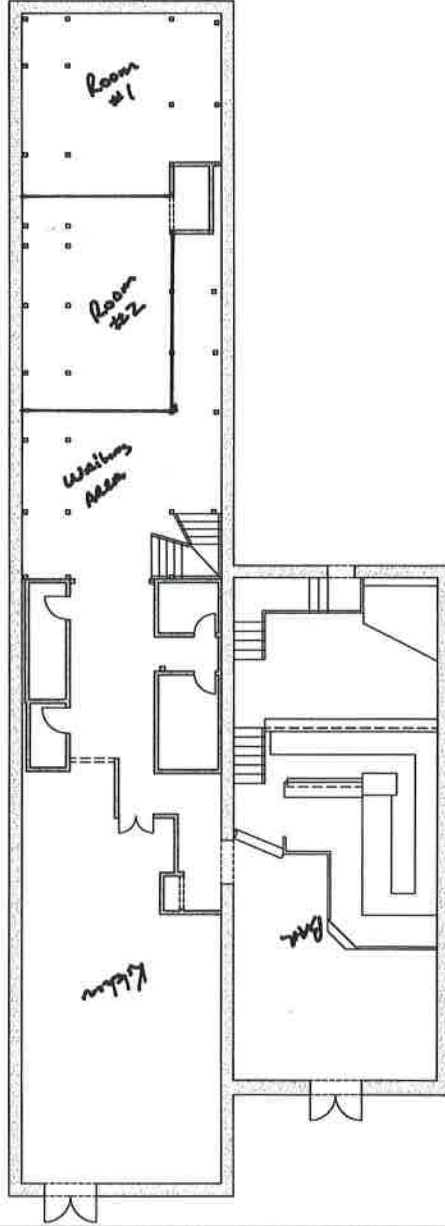
Project Vicinity



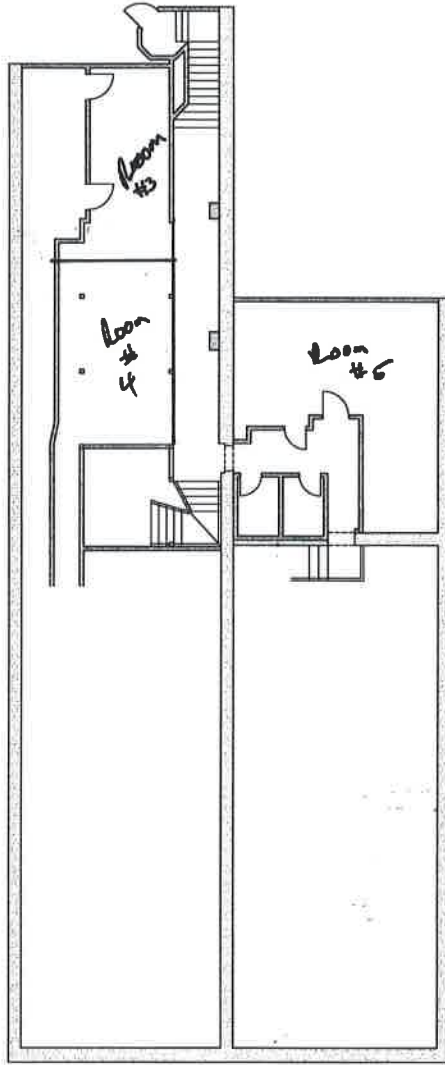
ATTACHMENT 2

Proposed Floor Plan

YAGERS (727 TRADERS LANE)
EXISTING FIRST FLOOR PLAN
5/16/21
SCALE: N.T.S.



YAGERS (727 TRADERS LANE)
EXISTING SECOND FLOOR PLAN
5/7/16/11
SCALE: N.T.S.



ATTACHMENT 3

Proposed Business Description

Escape Folsom

The primary focus of the Escape Folsom business is our five themed escape rooms. An escape room contains fun & challenging puzzles that a group of 8 people must work together to solve within a certain time period in order to get out of the room. Customers will book their escape room reservation on line and show up at the designated day and time.

We will have four rooms available for on line booking. This will be for a 1 hour experience. We will have 1 room available at all times for customers that want to “Drop In “Verses signing up ahead of time. This will be for a 30 minute experience. The Drop In customers may be able to book space in one of the “1 hour” rooms based on availability.

Escape Folsom will also have a bar and lounge for our adult customers who would like to enjoy food or drink (beer & wine) before or after participating in their escape game.

No food or drink will be allowed in the escape rooms!

The square footage of the building is approximately 5500 SQ FT.

The bar and lounge area is approximately 1400 SQ FT.

The kitchen area is approximately 1000 SQ FT.

The escape rooms and common area is approximately 3100 SQ FT.

Hours of operation :

	Escape Room	Bar
M/T	4-11PM	11:30AM-1AM
W/TH	4-11PM	11:30AM-1AM
FR	4-11P	11:30AM-1AM
Sat	10-11PM	11:30AM-1AM
Sun	10-11PM	11:30AM-1AM

** We will also offer corporate team building events and private parties M-F from 10 AM to 4PM once we are established.

We would also like to do a few different entertainment events at the Bar/Lounge Area throughout the month. These would be a once a week or once a month type event to draw in people for exposure to our new business. We plan to apply for the Entertainment Permit once we open.

We would like to do events such as Karaoke, Trivia Contest, Stand- Up Comedian, and Acoustical Guitar Performer. We would expect to draw about 25 people per event. We anticipate these to be events one night per week from 7PM-9PM or 8Pm-10PM.

Escape Folsom is a unique and different business concept aimed at wide range of age groups. We will have a wide range of customers from individuals to church groups to corporations or business looking for a new type of team building experience. We believe we will draw people into the Downtown Historic district and help promote additional business. We will have a few escape rooms that have a theme that will focus on the historic aspect of Folsom. Some of these themes include: Folsom Prison, Yeager's Bar, The Powerhouse, Rumsey's Hardware Store, The Folsom Dam, The Folsom Railroad. They will all have an educational component to them. We plan to change or modify some rooms every 6-8 months.

ATTACHMENT 4

Public Comment Letters

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

January 22, 2017

**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,

Our church is proud to be part of the Historic Folsom district for over 50 years. Recently we received a copy of the Project Narrative for Escape Folsom, a business that is proposed to be our next door neighbor at 727 Trader Lane. We have some concerns about the proposal that we wanted to convey to you.

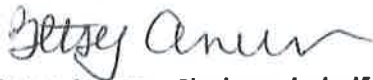
- 1. There are already a number of establishments serving alcohol in the Sutter Street area. When the prior business at that site was there and served alcohol, we had a number of incidents of alcohol-related vandalism to our church. We have filed a protest letter with ABC regarding the request of Escape Folsom to serve alcohol (see attached letter).**
- 2. There is a colony of bees living in the brick wall of the building at 727 Trader Lane, on the wall adjacent to our church.**
- 3. We have a church service on Wednesday nights from 7-8 pm and are concerned about alcohol being served and noise during that time.**
- 4. They have not followed section 23985 of the state Business and Professions code which says that they have to post a notice to commence the sale of alcohol on the entrance to the building after the application has been filed. No such notice is posted on the Trader Lane entrance.**

We have another concern about a business called Mama Boot Camp. They recently had an event in the public parking lot in front of our church on a Sunday morning during the time of our church service from 10-11, that involved runners. Members complained that they were denied access to the parking lot by persons in charge of the event. As far as we know, Mama Boot Camp did not have a permit to restrict access to the parking

lot. Since we have church attendees with mobility issues, this is of particular concern to us. We would request that, in the future, they conduct their events on Sunday morning away from the entrance to our church so that our attendees can be dropped off at the entrance and can park in the lot. We do want to say, that whenever there has been a city event such as the Antique Fair on a Sunday, the city has been most helpful to our church in reserving parking spots for our members. We appreciate it and are happy the 2017 city events are mostly on Saturdays.

Please feel free to contact Diane Yates, who is our City of Folsom liaison, if you need additional information. She can be reached via email at: slvrgram@aol.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Betsy Anumu".

Betsy Anumu, Clerk; on behalf of the Board of Directors
First Church of Christ, Scientist, Folsom

Enclosure: Copy of Letter of Protest to ABC

January 17, 2017

**Dept. of Alcohol Beverage Control
Sacramento District Office
2400 Del Paso Road, Suite 155
Sacramento CA 95834**

RE: Protest against alcoholic beverage license for Escape Folsom, 727 Trader Lane, Folsom

Our church received a copy of the "Notice of Intention to Engage in the Sale of Alcoholic Beverages" for Escape Folsom, a new business at 727 Trader Lane, next door to our church and Sunday School. Please note that Escape Folsom has not posted a notice at the entrance to the premises on 727 Trader Lane. We have checked the door several times and there is no notice posted. Per section 23985 of Business and Professions Code "Posting of Notice" they should have posted the notice in a conspicuous place at the entrance.

Our church membership welcomes and sends best wishes to new businesses in Old Town Folsom. We are proud to have been a part of the historic Folsom community for over 50 years. However, after reviewing your letter, we do wish to record a protest regarding the sale of alcoholic beverages at this location. When prior businesses with an alcoholic beverage licenses were at 727 Trader Lane, we had a number of difficulties with alcohol-related vandalism to our property including trash, glass bottles, cigarette butts, broken windows, broken porch railings, and inebriated patrons using our courtyard as an emergency toilet. This was particularly problematic for our Sunday morning church services and Sunday School at 10am, despite some efforts by the previous business to clean up the area after closing on Saturday nights. We also had problems with excessive noise during our Wednesday evening services which are held from 7-8 pm. Since there are already an abundance of businesses in the Sutter Street area with an alcoholic beverage license, we are concerned that an additional business that serves alcohol will not be conducive to a family friendly atmosphere.

Please feel free to contact Cindy Malone, who is chairman of the Board at First Church of Christ, Scientist, Folsom, at 916/591-9113 if you need further information.

Sincerely,



Board of Directors by Betsy Anumu, Clerk

March 16, 2017

TO:
Historic District Commissioners, City of Folsom

FROM:
Diane Yates
1069 Brock Circle
Folsom, CA 95630

SUBJECT:
PN 16-368, 727 Trader Lane, Escape Folsom-Conditional Use Permit and Determination that the Project is Exempt from CEQA

Commissioners-

Thank you for your time at the recent – March 15, 2017- meeting. Due to time constraints it was not possible to complete my remarks to you. By writing to you I hope that you will understand better the points that I feel are important, both as a concerned resident of Folsom and as a member of the First Church of Christ, Scientists, Folsom.

I have attempted to organize my points of information to follow the Staff Report presented by Mr. Joshua Kinkade.

BACKGROUND

The Church has been in continuous operation located immediately adjacent to *Yagers* (at 731 Trader Lane) for over 55 years.

The relationship between the Church and *Yagers* was always cordial and harmonious until the original owner retired and sold the business to *Yagers Tap House and Brew Pub*. This business did not operate under a CPU. Instead the fact that the business was 'grandfathered in' established the precedent for bar/night club type operation next door to the Church.

Over time the deterioration of the premises in combination with numerous code and police violations led to the closure of the *Yagers Tap House and Brew Pub*

In 2009 *Yagers 727* applied for and received a CPU. That applicant assured everyone that their business model was not to run a bar, but instead a restaurant. Despite very strict conditions the business model shifted from a restaurant to a bar/night club type operation within 12 months of the CPU being issued. Once again the situation deteriorated and the combination of illegal activities, code and license violations closed the business permanently.

- This history is important because it illustrates what happens when the original business model is unsuccessful. We do not wish for history to repeat itself once again.

APPLICANTS PROPOSAL

Escape Folsom presents itself as an interesting, creative, use for the former *Yagers* site.

What is of concern is the proposal for a "1,400-square foot bar and lounge area". This is a large amount of square footage to use for a business model promoting escape room entertainment rather than an after-hours bar destination

In addition, the proposal to have activities such as musical performances, Karaoke night, trivia night etc sound very much like those activities offered in many other after-hours bar destinations currently operating in the historic district.

- The question becomes whether or not this applicant will do as its predecessors and develop the bar function if the escape rooms do not prove to be economically viable.

FIRE /LIFE SAFETY

We appreciate knowing that the applicant will be required to obtain building permits and that the building will be brought up to code.

This will be an improvement over the fact that for many months during 2016 work was happening on the interior of the property without permits until a 'Demolition Permit' was finally issued on 10-10-16. This came after several phone calls, walk in visits, and emails to the City.

CONDITIONS OF APPROVAL FOR ESCASPE FOLSSOM (PN16-368)

The following are suggested modifications to the CPU:

#12

Modify the hours of the bar to 1 hour after the closure of the escape rooms

Meaning that bar service would end promptly at 12:00 midnight – 7 days a week

- Please note: the request to not have alcohol service on Wednesday evenings was not something specifically requested by our Church. In fact, it is being suggested by the City. Our Church greatly appreciates this consideration by the City.

#13

Add language that would exclude any 'set-up' on the patio during Church services. In the past noise from this activity has been disruptive.

#14

Clearly define "solo artist" --- i.e. a singular acoustical musician as opposed to a singular singer with a back up group.

#15

Add language to include a ban on alcoholic beverages on the patio.

In Addition the following items should be addressed specifically

1. The prohibition of smoking on the patio or the sidewalk in front of 727 and 731 Trader Lane
2. Security
3. Litter Removal and Appropriate Receptacles for litter
4. Loitering

Role of HDC

The Staff Report states that in order to approve the proposed CPU....

- "the Commission must find that the 'establishment, maintenance, or operation of the use or building applied for will not under the circumstance of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood for such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City'."

A note regarding 'morals'---

The January 5, 2017 the ABC report for the Historic District shows that there are currently 33 licenses in operation in the district.

Of those, 14 are the type of license that the applicant is applying for.

Final Note

A request was made earlier today to Mr. Kinkade (City of Folsom) to facilitate a meeting between our Church and the Applicant regarding our condition requests. The idea would be to have consensus by all parties before the April 5 meeting.

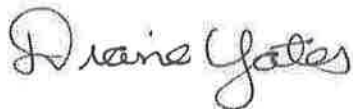
Mr. Kinkade has forwarded the request to the Applicant.

Mr. Kinkade also said that unless the Applicant wished for the City to facilitate a meeting the City would not be involved.

At this time we have not heard from the Applicant. Hopefully something will work out. It would seem impractical to not have the City involved since they have the details on codes and ordinances etc.

Thank you again for all you do for the City. Without citizens such as yourselves , participating and sacrificing personal time Folsom would not be the wonderful place it is.

Sincerely,

A handwritten signature in cursive script that reads "Deane Gates". The signature is written in dark ink and is positioned below the word "Sincerely,".

CC:

Board of Directors, Folsom Christian Science Church
Mr. David E. Miller, Community Development Director
Mr. Joshua Kinkade, Associate Planner, City of Folsom