



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
August 4, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Historic District Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Historic District Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: John Felts, Daniel West, Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Mark Dascallos, 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 the June 16, 2021 meeting will be presented for approval.

NEW BUSINESS

1. PN 21-095, 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Pamela A. Bohall for approval of a Design Review application for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street. The zoning classification for the site is FIG with an underlying zoning of R-2, while the General Plan land-use designation is SFHD. The project is

categorically exempt under Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines (**Project Planner: Josh Kinkade/Applicant: Pamela A. Bohall**)

PUBLIC HEARING

2. PN 19-174, Folsom Prison Brews Conditional Use Permit, Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Konet Architecture for approval of a Conditional Use Permit and Design Review for development and operation of a craft beer establishment (Folsom Prison Brews) within an existing 4,377-square-foot building located at 608 ½ Sutter Street. The zoning classification for the site is HD (Historic District/Sutter Street Subarea), while the General Plan land-use designation is HF (Historic Folsom). The project is categorically exempt under Section 15301 Existing Facilities, and 15303 New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines. (**Project Planner: Steve Banks/Applicant: Konet Architecture**)

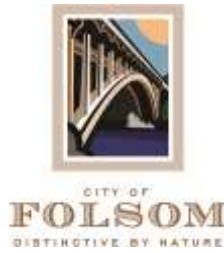
HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **August 18, 2021**. 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) 461-6200 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.



HISTORIC DISTRICT COMMISSION MINUTES
June 16, 2021
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kathleen Cole, Mickey Ankhelyi, Kevin Duewel, Mark Dascallos, John Felts, Daniel West, Daron Bracht

ABSENT: Cole

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the June 2, 2021 meeting were approved as submitted.

NEW BUSINESS

1. PN 21-102, 405 Sutter Street Detached Garage Demolition and Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Curt Taras for approval of an application for demolition of an existing 400-square-foot detached garage and Design Review for a new 862-square-foot detached garage located at 405 Sutter Street. The zoning classification for the site is FIG (R-1-M), while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Curt Taras)**

1. Bob Delp submitted a comment letter and addressed the Historic District Commission requesting denial or continuation of the project due to rear yard setback requirements.

COMMISSIONER FELTS MOVED TO APPROVE THE APPLICATION (PN 21-102) FOR DEMOLITION OF AN EXISTING 400-SQUARE-FOOT DETACHED GARAGE AND DESIGN REVIEW FOR A NEW 862-SQUARE-FOOT DETACHED GARAGE LOCATED ON A SINGLE-FAMILY PARCEL AT 405 SUTTER STREET, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 405 SUTTER STREET DETACHED GARAGE PROJECT, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER WEST SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ANKHELYI, DUEWEL, DASCALLOS, FELTS, WEST, BRACHT
NOES: NONE
RECUSED: NONE
ABSENT: COLE

PRINCIPAL PLANNER REPORT

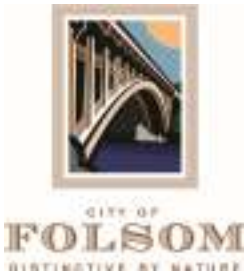
The next regularly scheduled meeting of the Historic District Commission will be held July 21, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure
File #: PN 21-095
Request: Design Review
Location: 311 Coloma Street
Parcel(s): 070-0120-064
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

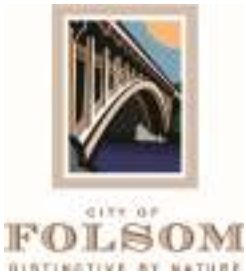
Name: Pamela A. Bohall
Address: 4866 Village Green Dr.
El Dorado Hills, CA 95762

Recommendation Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street (PN 21-095) subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-15).

Project Summary: The proposed project consists of an 1,809-square-foot custom home and a 464-square-foot garage with a 464-square-foot ADU on the second story at a lot located at 311 Coloma Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Primary Residence Floor Plans, Elevations, Color Elevations and Perspectives, dated 3-8-21
- 6 - Garage and ADU Floor Plans, Elevations, Color Elevations and Perspectives, dated 3-8-21
- 7 - Proposed Colors and Materials Board



AGENDA ITEM NO. 1
Type: Public Meeting
Date: August 4, 2021

8 - Site Photographs

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

PREVIOUS APPROVALS

In 2017, the Historic District Commission approved a Tentative Parcel Map and garage and patio roof demolition at 307 Coloma Street (PN 16-307). The Tentative Parcel Map subdivided an existing .483-acre residential property into three individual parcels, including the parcel at 311 Coloma Street. The garage and patio roof have since been demolished.

APPLICANT'S PROPOSAL

The applicant is requesting Design Review approval for development of an 1,809-square-foot custom home and a 464-square-foot garage with and 464-square-foot ADU on the second story at a lot located at 311 Coloma Street. The primary residence is proposed to be 25.4 feet in height and the proposed garage/ADU structure is proposed to be 24.2 feet in height. The proposed site plans, floor plans, elevations, renderings, and color elevations for both structures are included in Attachment 5. Exterior materials proposed for both the primary residence and the garage/ADU structure include gray horizontal lap siding on the first level, green panelized cementitious shingle siding on the second level, off-white window trim, door trim, porch columns and roof braces, and gray asphalt shingle roofing. The primary residence also includes a red brick porch base and lower columns. Color elevations are provided in Attachment 5 and the proposed colors and material board is provided in Attachment 6.

The property at 311 Coloma Street is not included on the City of Folsom Cultural Resources Inventory.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code (FMC) states that the Historic District Commission shall have final authority relating to the design and architecture of all new residential structures and all exterior renovations, remodeling, modification, or addition to existing structures within the Historic District. Section 17.52.330 states that, in reviewing projects, the Commission shall consider the following criteria:

- a) Project compliance with the General Plan and any applicable zoning ordinances;
- b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
- c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and

- d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

Section 17.52.490 of the FMC states that ADUs in the Historic District shall comply with the standards set forth in FMC Chapter 17.105, which states that the design standards set forth in FMC Section 17.105.150 apply to all ADUs city-wide and that, in addition, the design standards of FMC Section 17.105.160 apply to all ADUs in the Historic District that are larger than 800 square feet or greater than 16 feet in height.

FMC Section 17.105.070 states that in the Historic District, any proposed detached ADU that exceeds a height of 16 feet shall be subject to review by the Historic District Commission, in compliance with the provisions of FMC Sections 17.52.300 through 17.52.350, generally governing design review in the Historic District.

ANALYSIS

General Plan and Zoning Consistency

Primary Residence

The General Plan land use designation for the project site is SFHD (Single-Family High Density), and the zoning designation for the project site is R-2 (Two-Family Residence District), within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. FMC Section 17.52.540 states that one-family dwellings are permitted in the Historic Residential Primary Area.

Section 17.52.540 of the FMC institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area.

The following table shows how the proposed primary residence relates to the FMC zoning requirements:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	7,000 sq. ft.	7,015 sq. ft.
Minimum Lot Width	50'	70.09'
Minimum Pervious Coverage	45% of lot area	66% of lot area
Maximum Building Height	35'	25.4'
Front Yard Setback	20'	20'
Side Yard Setback	5' (interior), 10' (street-side)	5' (interior), 18.4' (street-side)

Rear Yard Setback	20'	30'
Setback To Other Structures	8' (6' to ADU)	>8' (6.5' to ADU)
Minimum Parking	2 spaces	2 spaces

As shown in the above table (and on the site plan in Attachment 5), the proposed primary residence meets all relevant development standards of the FMC.

Garage and ADU

Accessory structures (such as garages) are allowed in the Historic Residential Primary Area per FMC Section 17.52.520(a)(1). FMC Section 17.52.480 institutes the applicable development standards regarding location, size, setbacks, height, and separation for accessory structures. The following table shows how the proposed garage relates to the FMC zoning requirements:

	REQUIRED	PROPOSED
Maximum Size	Not larger than main structure	464 sf (main structure 1,809 sf)
Front Setback	20 feet from front property line of main structure	61 feet, in back of primary dwelling
Rear Setback	5 feet	5 feet
Side Setback	5 feet	31 feet and 17.5 feet
Maximum Height	Not larger than main structure	24.2 feet (primary structure is 25.4 feet tall)
Structure Separation	6 feet from all other structures	6 feet from primary structure (no other structures on-site)

As shown in the above table (and on the site plan in Attachment 5), the proposed garage meets all relevant development standards of the FMC.

FMC Section 17.105.010 states that ADUs are allowed in single-unit and two-unit zones with an existing or proposed dwelling. Sections 17.105.100 and 17.105.110 of the FMC institute the applicable development standards regarding location, size, setbacks, height, separation, lot coverage, and parking for detached ADUs.

The following table shows how the proposed ADU relates to the FMC zoning requirements:

	REQUIRED	PROPOSED
Maximum ADU Size	One bed: 850 sqft Two+ beds: 1,000 sqft	464 sf (one bed)
Front Setback	Does not break front plane of primary dwelling and	61 feet, in back of primary dwelling

	meets setback of primary dwelling (20 feet)	
Rear Setback	4 feet	5 feet
Side Setback	4 feet	31 feet and 17.5 feet
Minimum Pervious Surface	45%	59.5%
Parking Requirement	n/a	2 parking spaces (proposed)
Maximum Building Height	25 feet, or the height of the primary structure (whichever is less)	24.2 feet (primary structure is 25.4 feet tall)
Structure Separation	6 feet from the primary structure or other accessory structures on-site	6 feet from primary structure (no other structures on-site)

As shown in the above table (and on the site plan in Attachment 5), the proposed ADU meets all relevant development standards of the FMC.

FMC Section 17.105.170 states that any accessory dwelling unit proposed for construction on or within fifty feet of the property line of a parcel containing a structure listed on the California Register of Historic Resources shall have a peak height above finished grade of no more than sixteen feet. The proposed ADU is not located within fifty feet of a property line of a parcel containing a structure listed on the California Register of Historic Resources or on the City of Folsom’s Cultural Resources Inventory.

The proposed site plan shows construction of the garage/ADU within a 10-foot waterline easement. The applicant is aware that the City will not allow construction of the garage/ADU within the waterline easement. As a result, the proposed plan calls for this waterline easement to be abandoned. However, the existing water service to 307 Coloma Street is located within the 10-foot water easement. As a result, several steps must be taken before the waterline easement can be properly abandoned and construction of the garage/ADU can proceed. The City will require that a new water service and any necessary easements are established and constructed for 307 Coloma Street outside of the existing water easement (on Coloma Street) and accepted by the City prior to abandonment of the water easement on 311 Coloma Street. Once the City determines that the waterline easement has been properly abandoned, the applicant shall prepare a quitclaim deed for the City’s approval and the applicant shall process and record the quitclaim. Building permits for the 311 Coloma Street garage/ADU structure shall not be issued until the waterline easement is properly abandoned and the quitclaim has been recorded. If the existing easement cannot be properly abandoned or quitclaimed, no building within the easement shall be permitted for the garage/ADU structure as proposed. The applicant may resubmit building plans that avoid building within the existing waterline easement, but those plans will be subject to design review

and, if appropriate, approval by the Historic District Commission. Staff has added this as a condition of approval (Condition No. 4) to occur prior to issuance of a building permit.

Because ADUs and garages are both allowed uses for the subject parcel, the proposed use of the garage/ADU structure is not subject to Commission approval. However, the design of the proposed structure is subject to Commission approval since this ADU exceeds the height standard for mandatory ministerial approval (16 feet) established in FMC Sections 17.105.040(A), 17.105.050, and 17.105.100(B)(2).

Building Design/Architecture

Primary Residence and Garage

The project site is located within the Figueroa Subarea of the City of Folsom's Historic District. The Figueroa Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. Many of the oldest and most significant homes in Folsom, both architecturally and historically, are concentrated in this Subarea. Given that this Subarea is readily accessible by tourists, the intent of this Subarea is to maintain pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City's early residential lifestyle. Adherence to historic authenticity is of great importance in this Subarea.

In analyzing the architectural design of the primary residence, staff determined that the structure includes many key elements commonly found in early residential design (pre-1910) Craftsman style, including a low-pitched roof, gable vent, shingled gables, symmetric distribution of front openings, a full porch with square columns, multi-pane sashes over the windows, horizontal shingle siding, brick wainscotting and double-hung windows. Staff has also determined that the proposed primary residence and garage include the use of building materials that are natural in appearance (lap and shingle siding and trim and composition asphalt shingles), as encouraged by the Historic District Design and Development Guidelines (DDG's). In addition, the proposed project utilizes colors (gray and dark green siding, white trim and a gray roof) which are consistent with colors typically utilized on historic residential structures, especially those with Craftsman architecture.

The DDG's state that wood frame double-hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDG's state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate. The applicant proposes composite double-hung windows with white trim on the primary residence and garage. The windows are predominantly proportioned vertically. The front entrance of the primary residence is proposed to be a double glass door with white trim, consistent with the style of the residence.

Pursuant to the DDG's Appendix D Chapter C.7.c, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence. Inappropriate materials consist of colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile. The proposed roof of the primary residence and garage will be composition shingle roofs colored gray, consistent with the DDGs.

Staff has determined that the overall design, colors, materials, and layout of the proposed primary residence and garage are consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the design of the proposed primary structure and garage are consistent with the design guidelines identified in the DDG's.

Accessory Dwelling Unit

Pursuant to FMC Section 17.105.070(B)(1), this is a discretionary design review by the Commission. As a result, the design standards in FMC Sections 17.105.150 and 17.105.160, as well as the design guidelines within the Historic District Design and Development Guidelines (DDGs) apply to this ADU.

The following table provides an analysis for how the proposed ADU meets the standards of FMC Section 17.105.150 for two-story ADUs or ADUs constructed above an accessory structure:

<u>STANDARD</u>	<u>ANALYSIS</u>
All exterior walls shall include at least two different materials, as well as either windows or projections or bays or recessed elements.	Exterior materials used are horizontal lap siding and panelized cementitious shingle siding.
The accessory dwelling unit shall have the same roof pitch as the primary dwelling with matching eave details but may vary by up to 2/12 more or 2/12 less than the roof pitch of the primary dwelling. Roof must follow the roof pitch requirements for design style allowed in the Historic District subarea.	Main residence roof slope is 4/12. Proposed roof slope for ADU is 4/12.
Any second story wall facing an abutting property shall incorporate the following features: translucent glazed windows, transom windows, clerestory windows, false windows, or other similar design approach that achieves the same purpose.	Main staircase is located between the primary residence and the ADU to maintain privacy of adjacent properties. West (left elevation windows do not face an abutting property. South (front) elevation faces Figueroa Street and is not abutting a private property. Bedroom

	<p>windows facing the back yard are transom windows and have a sill height of 5' 6". Staff has added Condition No. 3(b), which states that the upper east (right) windows are translucent glazed windows to address privacy concerns with the abutting undeveloped property.</p>
<p>The landing area of any external staircase shall be screened from the bottom of the landing to the top of the entry of the accessory dwelling unit to maintain the privacy of abutting properties. Materials used to screen the landing shall be of the same color and material as those used for the accessory dwelling unit.</p>	<p>The mid-landing at the external staircase uses an 8-foot wall to screen the ADU and main house from one another. Staff has added Condition No. 3(a), which states that the upper landing shall be screened by a wood trellis or other privacy feature painted to match an approved ADU color.</p>
<p>Building massing shall be modified using one of the following methods:</p> <ol style="list-style-type: none"> 1. Use of at least two different building materials. 2. Use of recessed or projecting windows, doors, or parts of the wall to avoid flat monotonous facades. Recessed windows and doors shall project a minimum of six inches or shall be recessed a minimum of six inches. Any projection must be behind the parcel side or rear yard setback line. 3. Use of cantilevered areas so long as area does not extend beyond the side or rear yard setback. 4. Use of varied roof form such as a mix of different roof types (e.g., hipped, gabled, slant, etc.). 	<p>Two exterior finish materials and colors are proposed, one for each story of the structure. The structure also incorporates a projecting element to the front entry with a braced corbel. The balcony serves as a cantilevered area. The structure also uses a mix of different roof types, including hipped with gable end, supported by corbels at the main double doors.</p>
<p>No decks or balconies shall be allowed, except that one balcony no larger than twenty square feet shall be allowed on the front facade</p>	<p>A 20-square-foot balcony is proposed on the front façade of the second story (facing Figueroa Street).</p>
<p>If any external staircase is necessary to access the unit, that staircase shall be located at the side or rear of the unit and shall be at least five feet from the adjacent property line.</p>	<p>Proposed staircase is located on the side of the unit and is located on the interior side of the property, approximately 26 feet from the adjacent neighbor's property line.</p>

The applicant is also required to comply with the objective design standards of FMC Section 17.105.160, which mandate that an appropriate style (Craftsman, Queen Anne, Delta, Italianate, or Spanish Eclectic for all zones and subareas, including the subject area) is chosen and that specific design elements are met for the chosen style. In this case, the applicant has chosen the Craftsman style. The below table lists the required design elements of the Craftsman style from FMC Section 17.105.160(C)(1) and provides an analysis for how the applicant is meeting these design elements.

<u>DESIGN ELEMENT</u>	<u>ANALYSIS</u>
A roof pitch between 3/12 and 8/12.	Roof pitch is 4/12.
Front-gabled, side-gabled or cross-gabled roof with unenclosed eave overhang.	ADU uses hip roof with front gable at double doors.
Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels).	ADU uses exposed rafters under the gable. Corbels are used at the double door entrance.
Single- or double-hung sash windows with small panes above large pane (e.g., three small panes over one large pane, or six-over-one window) for all windows on the front elevation.	ADU utilizes double-hung windows with smaller divided panes on upper panel of windows on front (south/Figueroa Street) elevation
Horizontal clapboard or shingle siding that is 2.5 to 6 inches wide or board and batten or a mix of shingles, stone, and siding for different levels or elements may be used. Fiber cement board and shingles may be used in place of wood siding or shingles.	Proposed exterior materials are horizontal lap siding and panelized cementitious shingle siding.
Optional: Shed or gabled roof dormer.	Not utilized
Optional: Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground.	Not utilized

As shown in the tables above, the applicant is meeting all required design elements of the FMC for two-story ADUs as well as ADUs in the Historic District.

The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. Chapter 5.04.03a of the DDGs, which addresses the design concepts for the Figueroa Subarea, states that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously

existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing.

The DDG's state that exterior materials and finishes for residential properties should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed project utilizes gray horizontal and green shingle siding, cream window trim and gray shingle roofing, all to match the proposed residence. The building includes primarily vertically-oriented windows and residentially-scaled doors, consistent with the DDGs. According to the DDGs, Appendix D, Chapter C.4 (e), two single garage doors are preferred over a double door. The proposed garage features an overhead roll-up door that includes hinges and handles to resemble a carriage style, thereby meeting the intent of the DDGs. The proposed project's architecture is consistent with residential appearance through the use of the proposed building materials and design.

The scale of the building (464 square feet on each floor) is appropriate as an accessory use to the 1,809-square-foot primary residence proposed on the site. As described in the tables in this section, massing and height issues are addressed via the use of two exterior finish materials and colors for each story of the structure with a belly band dividing the floors. The structure also incorporates a projecting element to the front entry with a braced corbel. The balcony serves as a cantilevered area. The structure also uses a mix of different roof types, including hipped with gable end, supported by corbels at the main double doors. These elements all add sufficient architectural interest to the structure to address height issues.

Staff has determined that the overall design, colors, materials, and layout of the proposed project are consistent with the design and development guidelines for the Figueroa Subarea and the building materials, textures and colors are consistent with surrounding development and with the general design theme of the neighborhood. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the guidelines contained in the DDG's.

Finally, the project site and adjacent parcel contain several large trees that may be impacted by the proposed project. A tree permit, arborist report, and appropriate mitigation shall be required to account for impacts to the onsite protected tree(s) prior to issuance of a building permit, per condition of approval No. 15.

PUBLIC NOTICING COMMENTS

Initial plans were routed to the Heritage Preservation League (HPL) and Historic Folsom Residents Association (HFRA). No comments from these organizations were received at the time this staff report was published. A notice was posted on the project site five

days prior to the Historic District Commission meeting of August 4, 2021, in compliance with the requirements of FMC Chapter 17.52.320.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. 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 in this case.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the findings included in this report (Findings A-I) and the attached conditions of approval (Conditions 1-15).

HISTORIC DISTRICT COMMISSION ACTION

Move to approve the Design Review application (PN 21-095) for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above at 311 Coloma Street as illustrated on Attachment 5 for the 311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure project, subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-15).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING 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 ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- 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.

DESIGN REVIEW FINDINGS

- G. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.
- H. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- I. THE ACCESSORY DWELLING UNIT/GARAGE STRUCTURE IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE SECTION 17.105.150 AND FOLSOM MUNICIPAL CODE SECTION 17.105.160.

ATTACHMENT 2 BACKGROUND

BACKGROUND

In 1923, the .483-acre property located at 307 Coloma Street was developed with a one-story, 1,328-square-foot single family residence. In 2017, the Historic District Commission approved a Tentative Parcel Map and garage and patio roof demolition at 307 Coloma Street (PN 16-307). The Tentative Parcel Map subdivided the existing property into three individual parcels, including the parcel at 311 Coloma Street. The garage and patio roof have since been demolished.

GENERAL PLAN DESIGNATION

SFHD, Single-Family High Density

ZONING

FIG, Figueroa Subarea of the Historic Residential Primary Area, with an underlying zoning of R-2 (Two-Family Residence District)

ADJACENT LAND USES/ZONING

North: Single-family residence (FIG)
South: Figueroa St. with single-family residence (FIG) beyond
East: Vacant single-family residential parcel (FIG)
West: Coloma St. with Single-Family Residential (FIG) beyond

SITE CHARACTERISTICS

The 7,015-square-foot project site is flat and vacant, and currently contains vegetation and trees.

APPLICABLE CODES

FMC Chapter 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.330, Plan Evaluation
FMC Section 17.52.340, Approval Process
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
FMC Chapter 17.105, Accessory Dwelling Units
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 311 COLOMA STREET NEW CUSTOM HOMA AND GARAGE AND ACCESSORY DWELLING UNIT STRUCTURE DESIGN REVIEW (PN 21-095)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the Site Plan, Floor Plans, Elevations, Color Elevations dated 3-8-21, included in Attachments 5 and 6. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval. A building permit will not be issued for the garage/ADU structure until a permit for the main residence has been issued.	B	CD (B)
2.		Compliance with all local, state and federal regulations pertaining to building construction is required.	OG	CD (B)
3.		This approval is for an 1,809-square-foot custom home and a two-story structure with a 464-square-foot garage and a 464-square-foot Accessory Dwelling Unit above on a residential lot located at 311 Coloma Street. The applicant shall submit building plans that comply with this approval and the Site Plan, Floor Plans, Elevations, Color Elevations dated 3-8-21, included in Attachments 5 and 6, with the following modifications: <ol style="list-style-type: none"> 1. The upper exterior stair landing of the garage/ADU structure shall be screened by a wood trellis or other privacy feature painted to match an approved ADU color to the satisfaction of the CDD. 2. The upper windows on the east (right) elevation of the garage/ADU structure shall be translucent glazed. 3. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. 	B	CD (P)

4.		<p>The City will require that a new water service and any necessary easements are established and constructed for 307 Coloma Street outside of the existing water easement (on Coloma Street) and accepted by the City prior to abandonment of the water easement on 311 Coloma Street. Once the City determines that the waterline easement has been properly abandoned, the applicant shall prepare a quitclaim deed for the City's approval and the applicant shall process and record the quitclaim. Building permits for the 311 Coloma Street garage/ADU structure shall not be issued until the waterline easement is properly abandoned and the quitclaim has been recorded. If the existing easement cannot be properly abandoned or quitclaimed, no building within the easement shall be permitted for the garage/ADU structure as proposed. The applicant may resubmit building plans that avoid building within the existing waterline easement, but those plans will be subject to design review and, if appropriate, approval by the Historic District Commission.</p>	B	CD (E)
5.		<p>If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior's Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.</p>	G, I, B	CD (P)(E)(B)
6.		<p>In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.</p>	G, I, B	CD (P)(E)(B)
7.		<p>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.</p>	B	CD (P)(E)

8.		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)
9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)
10.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide 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
11.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

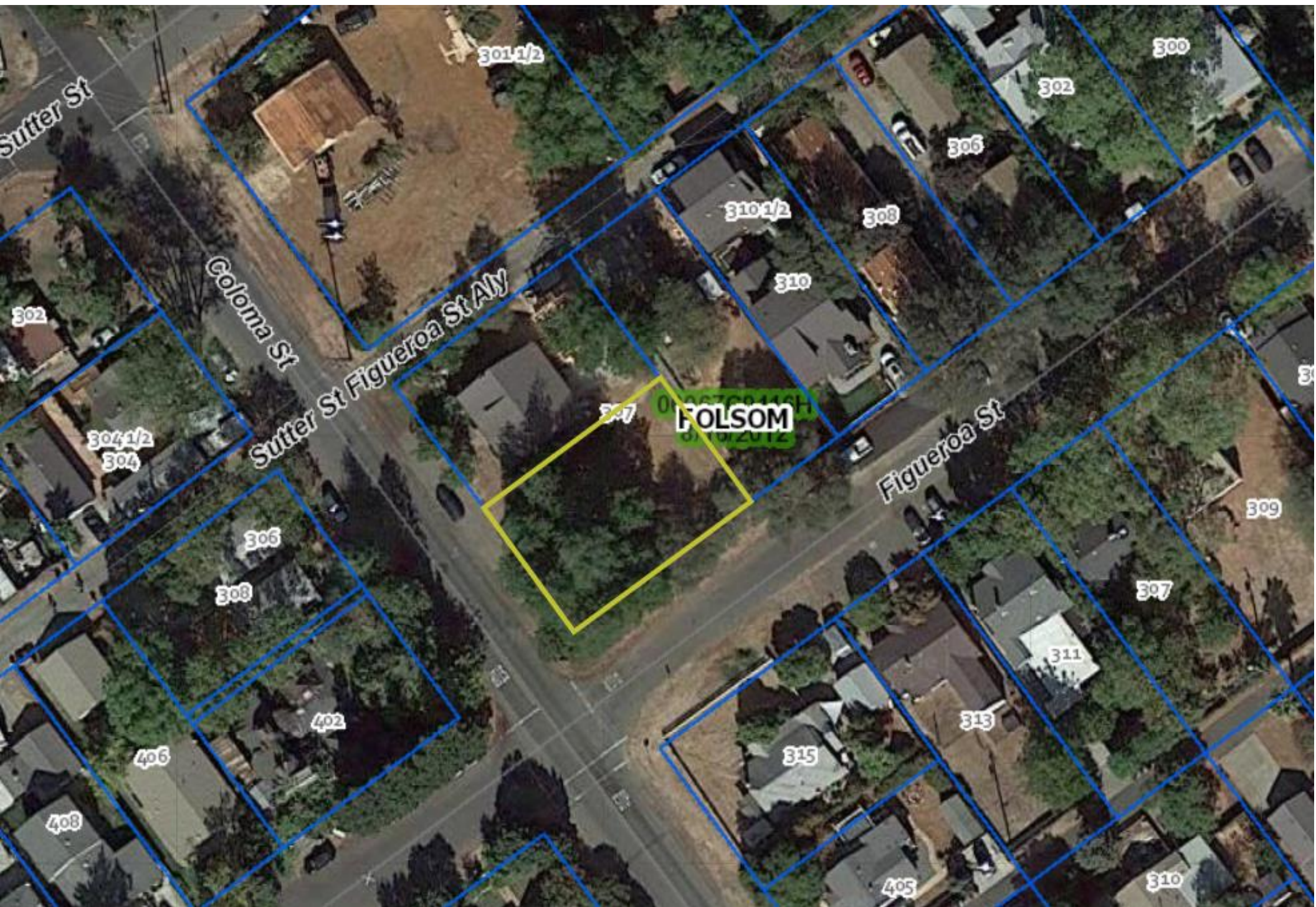
12.		Per <u>FMC</u> Section 17.105.140(J), all ADUs approved under this chapter may be rented separate from the primary residence; however, the rental must be for a term longer than thirty days. Per <u>FMC</u> Section 17.58.050(1), a maximum of three paying guests are permitted to rent rooms in a dwelling. Per <u>FMC</u> Chapters 17.11, 17.12, 17.13 and 17.14, boarding houses, defined as a residences wherein three or more rooms are rented to individuals under separate rental agreements or leases, are not allowed in single-family or two-family zones	O	CD (P)
13.		A tree permit, arborist report, and appropriate mitigation shall be required to account for impacts to the onsite protected tree(s) prior to issuance of a building permit.	B	CD (E)

14.	<p>Pursuant to the state’s Model Water Efficient Landscape Ordinance (MWELo), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit.</p> <p>Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may either:</p> <ul style="list-style-type: none"> a. Comply with the performance requirements of the MWELo and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD; or b. Comply with the simpler Prescriptive Compliance Option contained in Appendix D to the MWELo and, by the time of final inspection for a Building Permit for the custom home, shall install the City-approved landscape and submit a Certificate of Completion to the CDD. <p>Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the performance requirements of the MWELo and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the CDD.</p> <p>Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein. The City-approved landscaping shall be installed within 24 months of the date of building permit issuance.</p> <p>Any significant modification to the City-approved landscaping shall comply with the State’s Model</p>	B	CD (E)
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		<p>Water Efficient Landscape Ordinance.</p> <p>For purposes of this condition of approval, “landscape area” means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).</p>		
15.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (August 4, 2022). Failure to obtain the relevant building, demolition, or other permits within this time period, without the timely extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
(P)		M	Prior to approval of Final Map
(E)		B	Prior to issuance of first Building Permit
(B)		O	Prior to approval of Occupancy Permit
(F)		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
Site Plan, Primary Residence Floor Plans,
Elevations, Color Elevations and Perspectives,
dated 3-8-21

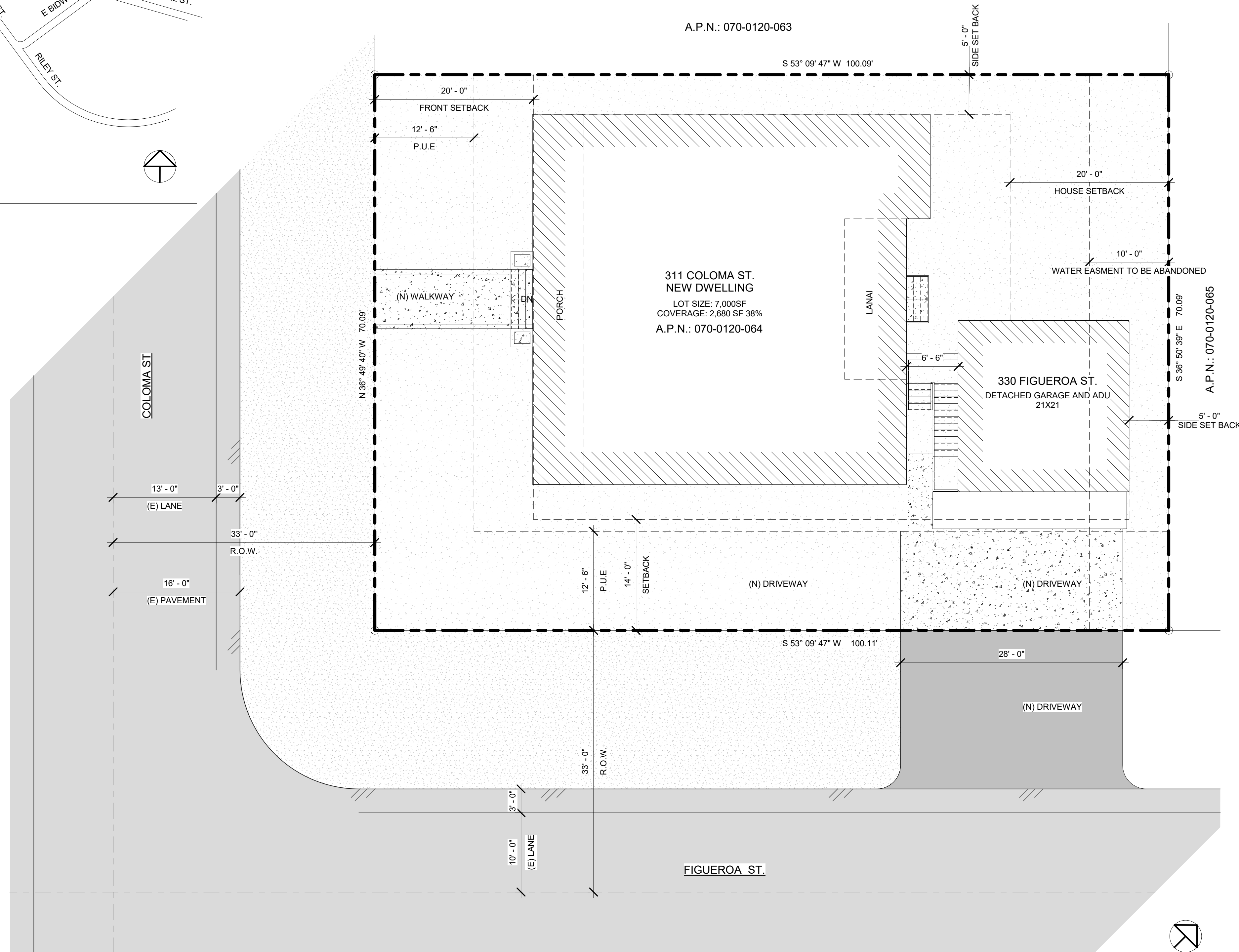


2 VICINITY MAP
NTS

BOHALL RESIDENCE

PAMELA BOHALL

311 COLOMA ST
FOLSOM, CA 95630



1 SITE
1/8" = 1'-0"

SHEET INDEX	
SHEET NO.	SHEET NAME
0.0	INFORMATION AND SITE PLAN
1.0	FLOOR PLAN
2.0	ELEVATIONS AND SECTION
2.1	COLOR ELEVATIONS
3.0	PERSPECTIVES
10.0	GARAGE AND ADU PLAN
20.0	GARAGE AND ADU ELEVATIONS
20.1	ADU COLORED ELEVATIONS AND PERSPECTIVE
MB-1	MATERIAL COLOR BOARD

PROJECT INFORMATION

- OWNER(S):
PAMELA BOHALL
4866 VILLAGE GREEN DR.
EL DORADO HILLS, CA 95762
(916) 765-9250
- NEW BUILDING ADDRESS:
311 COLOMA ST. (MAIN HOUSE)
330 FIGUEROA ST. (ADU)
FOLSOM, CA 95630
APN: 070-0120-064
- PROJECT DATA:
ZONING: R-2
- SCOPE OF WORK:
 - CONSTRUCT NEW RESIDENCE: 1,741 SF
 - FRONT PORCH: 309 SF
 - LANAIL: 166 SF
 - CONSTRUCT NEW GARAGE: 464 SF
 - CONSTRUCT NEW ADU ABOVE GARAGE: 464 SF

TOTAL BUILDING FOOTPRINT: 2,680 SF

BUILDING DESIGN CODE

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY STANDARDS
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE
- AUTHORITY HAVING JURISDICTION

GENERAL REQUIREMENTS

- ALL REVISIONS, CHANGES OR REVISIONS WITH THE EXCEPTION OF COSMETIC CHANGES, SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. THIS WILL BE SUBMITTED AS A REVISION TO THE EXISTING PERMIT(S). AFTER APPROVAL THESE ITEMS WILL BE INCORPORATED INTO THE APPROVED PLANS. A NOTE TO THIS EFFECT SHALL BE INCLUDED ON THE COVER SHEET OF ALL PLANS IN BOLD LETTERS. (i.e. REVISION #XX IS LOCATED ON SHEET #XX)
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY DESIGNER ABOUT CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH WORK.

BARANOV BUILDING DESIGN
5620 BENHENRY CT,
ROCKLIN, CA 95677
(916) 249-9400
ANDRE@ANDREBARANOV.COM

No.	Description	Date

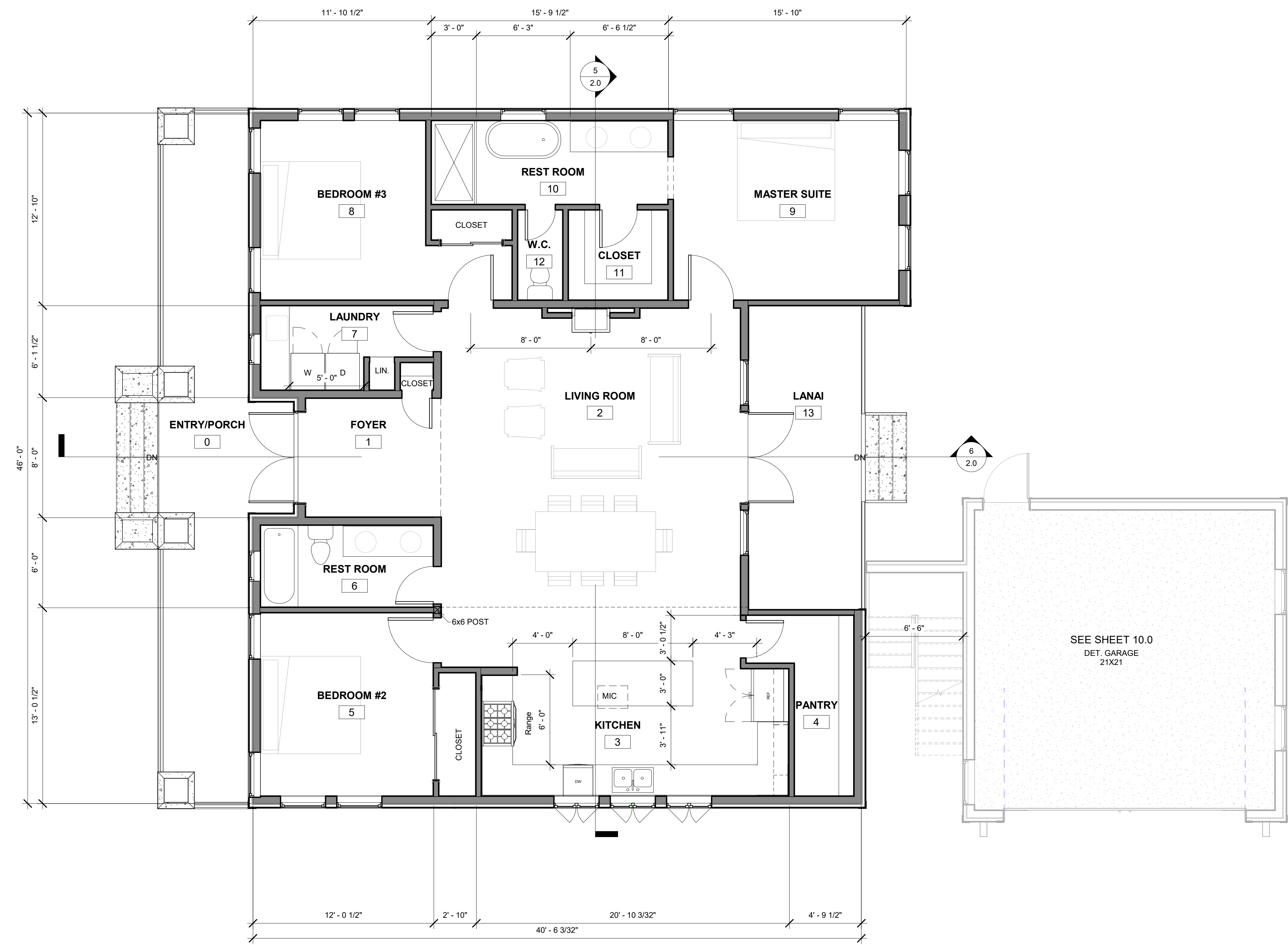
PAMELA BOHALL
BOHALL RESIDENCE
311 COLOMA ST
FOLSOM, CA 95630

Project Number: 235
Date: 03/08/2021
Drawn By: MG
Checked By: AJB
Scale: As indicated

0.0 INFORMATION AND SITE PLAN

THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
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No.	Description	Date

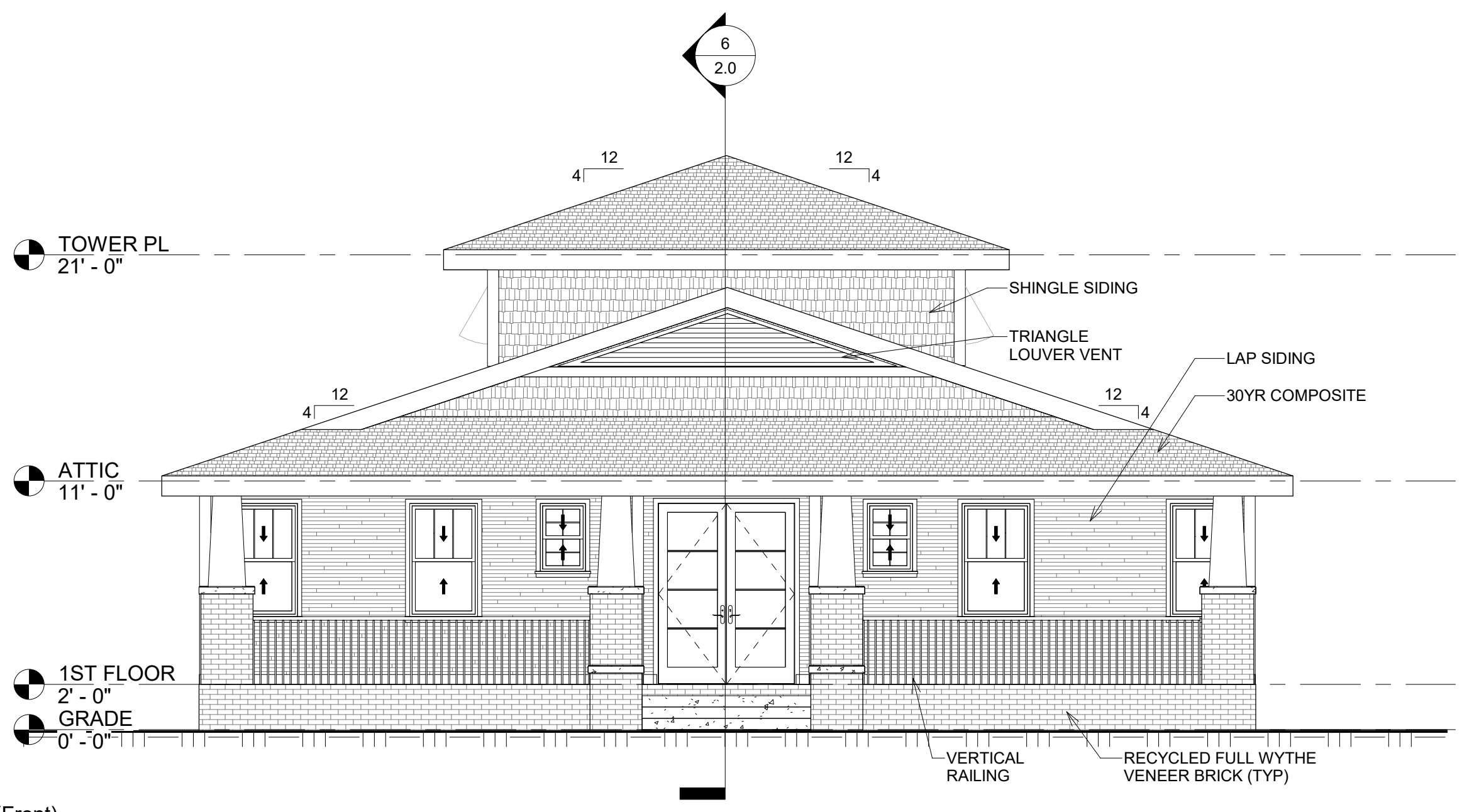


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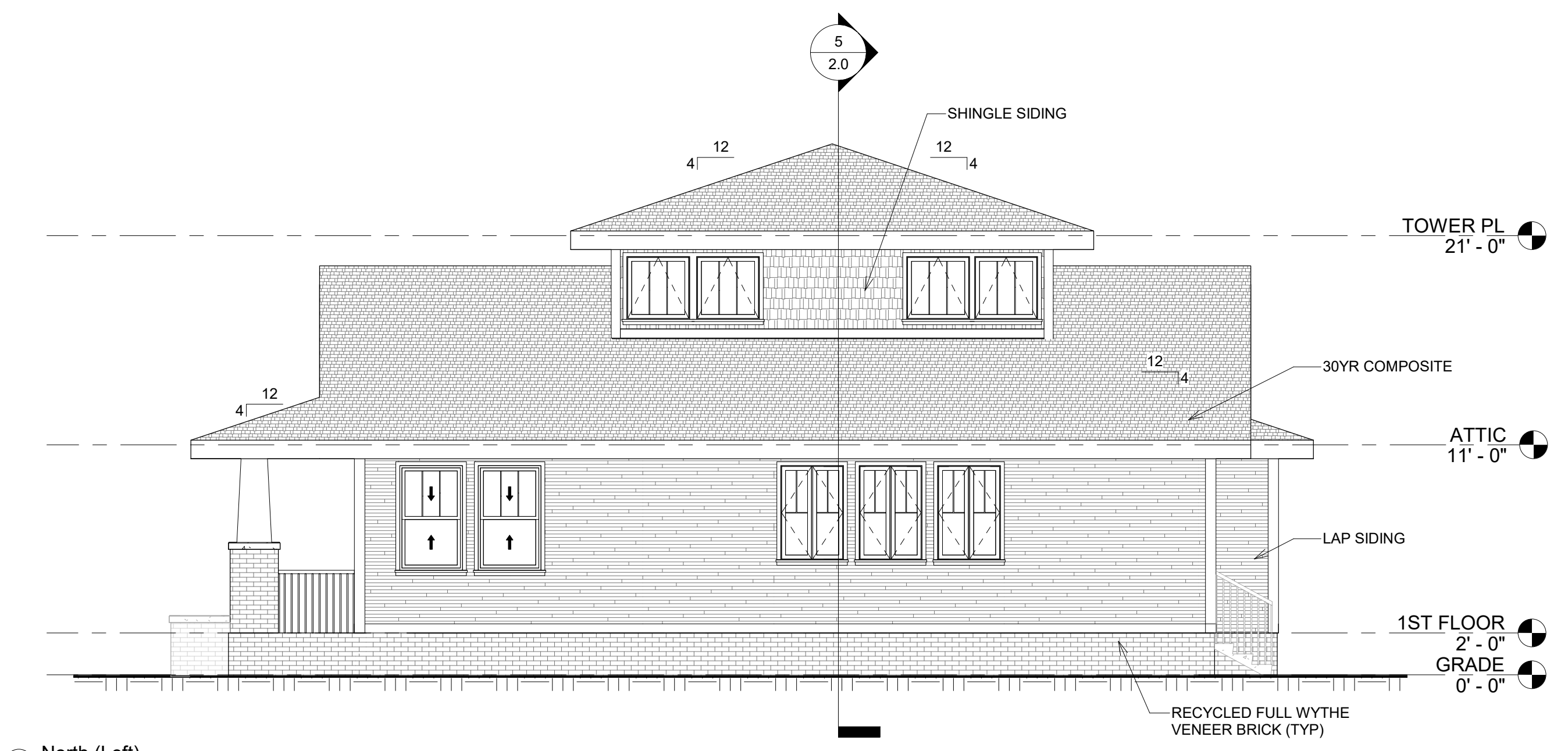
PAMELA BOHALL
BOHALL RESIDENCE
 311 COLOMA ST
 FOLSOM, CA 95630

Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 1/4" = 1'-0"

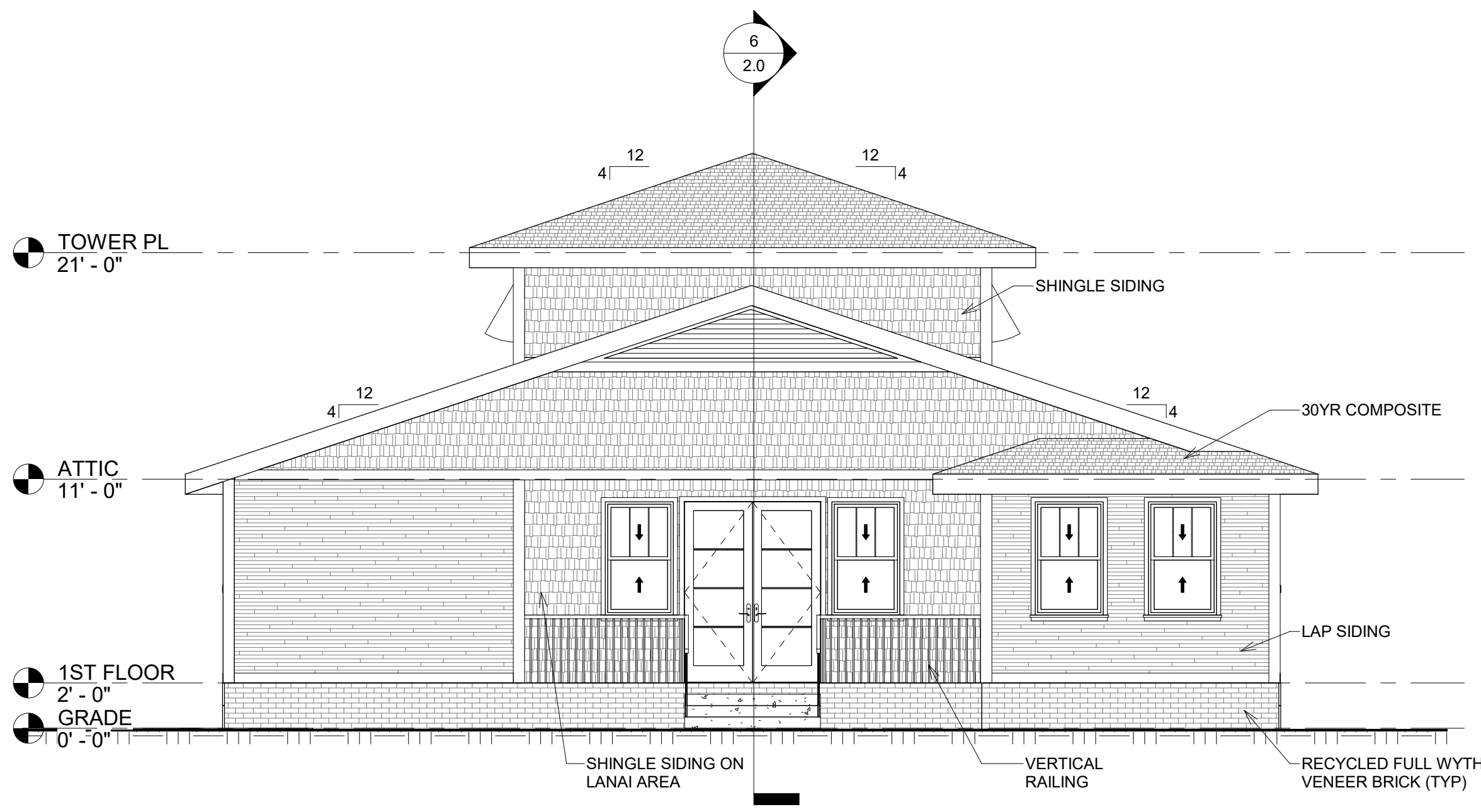
1.0 FLOOR PLAN



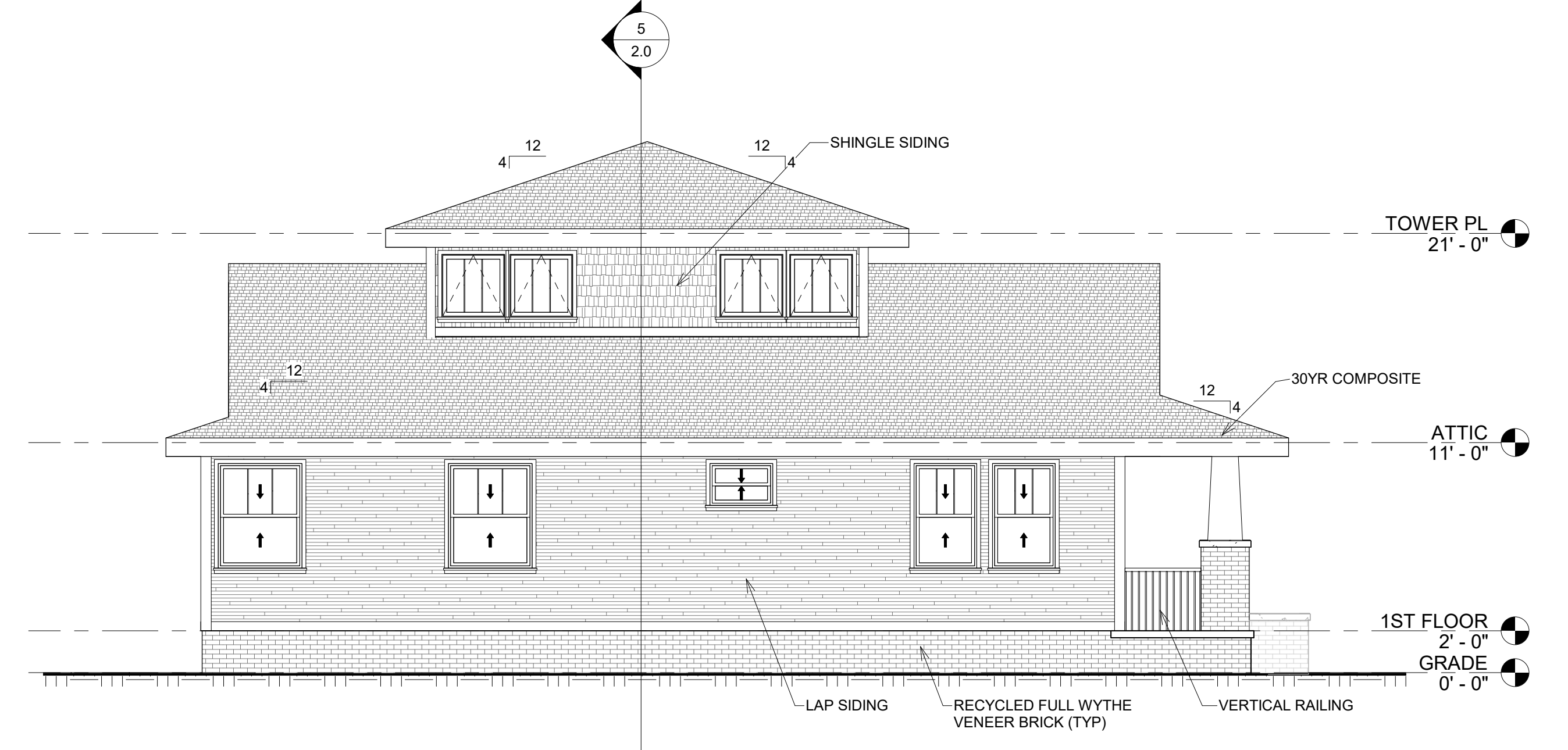
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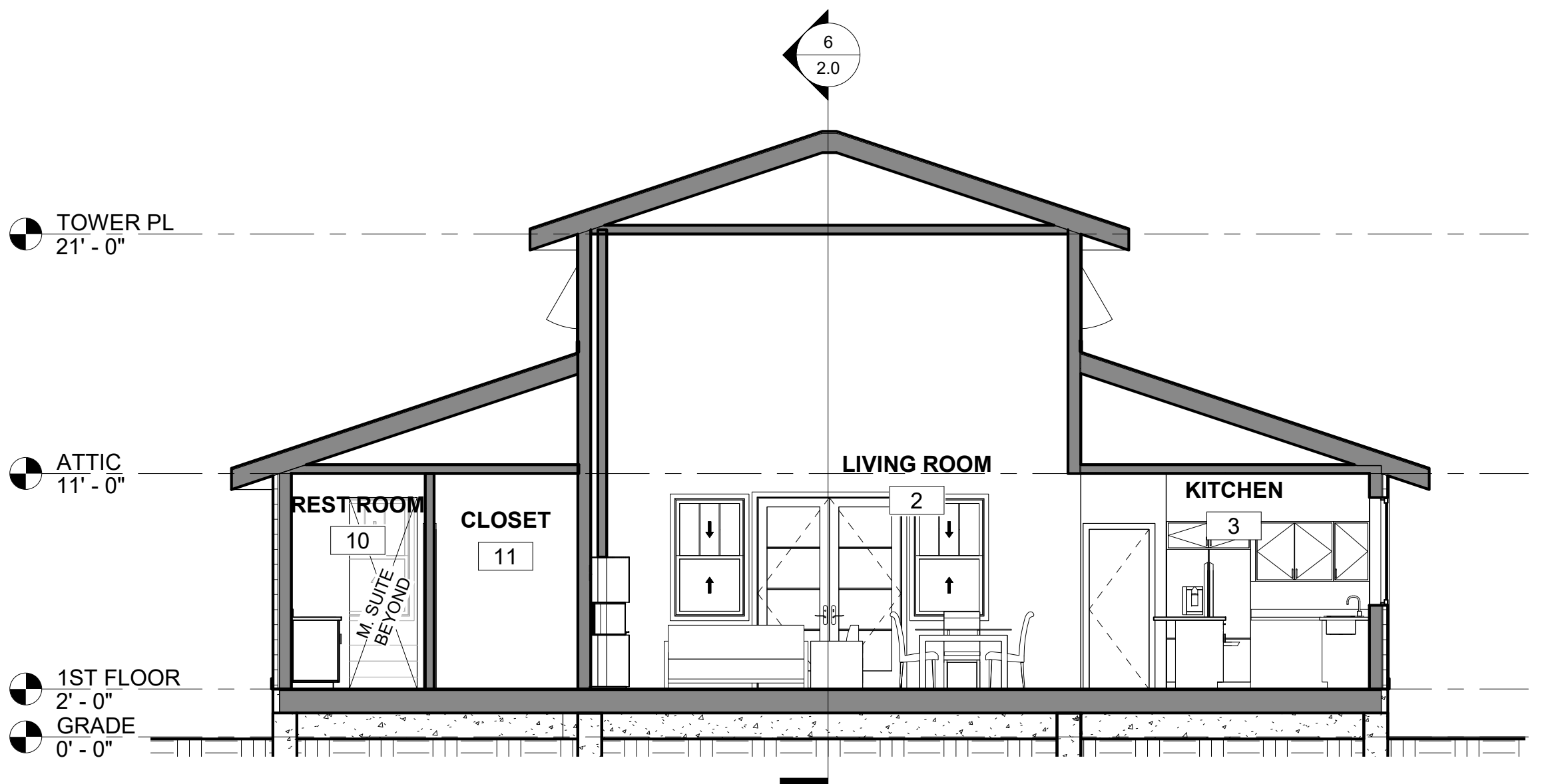
2 North (Left)
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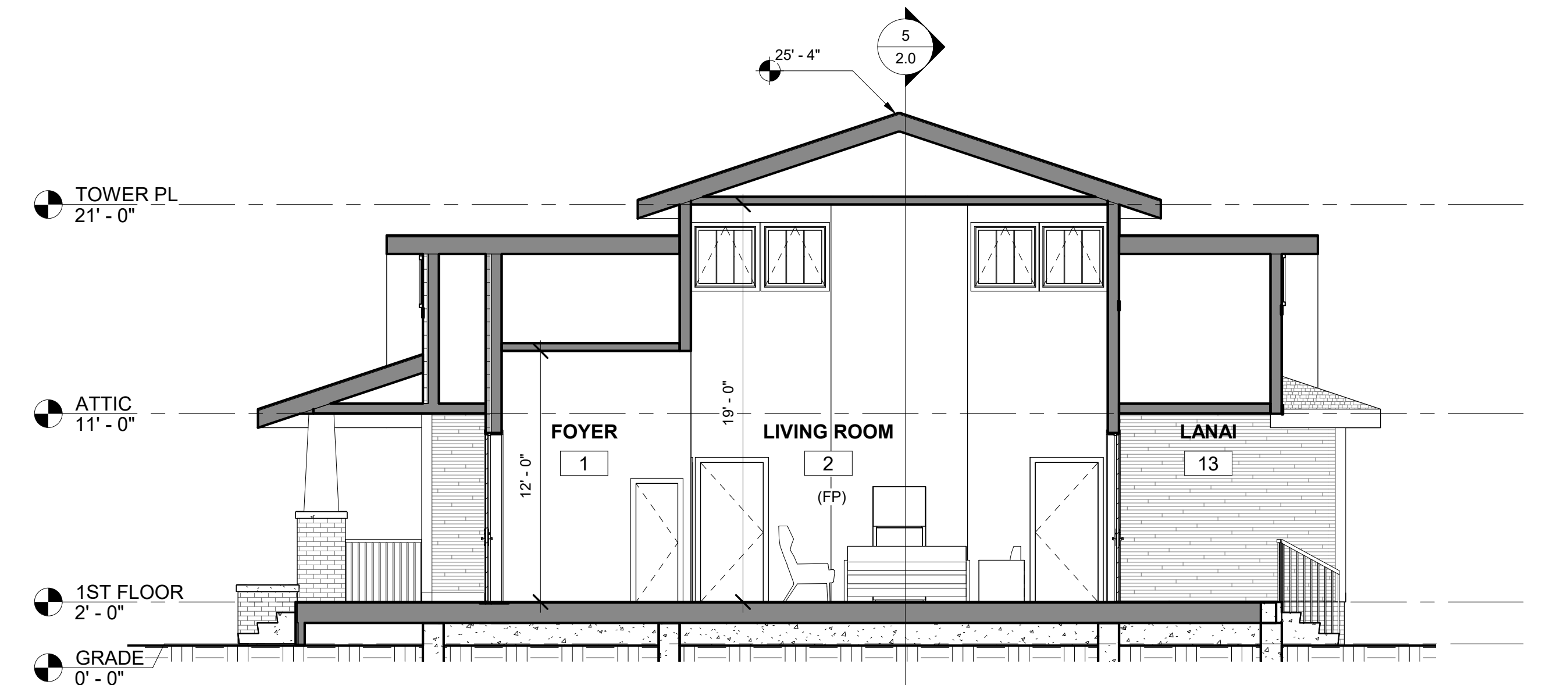
3 East (Back)
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4 South (Right)
 3/16" = 1'-0"



5 M. Restroom / Kitchen
 3/16" = 1'-0"



6 Foyer / Lanai
 3/16" = 1'-0"

No.	Description	Date

PAMELA BOHALL
BOHALL RESIDENCE
 311 COLOMA ST
 FOLSOM, CA 95630

Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 3/16" = 1'-0"

2.0 ELEVATIONS AND SECTION

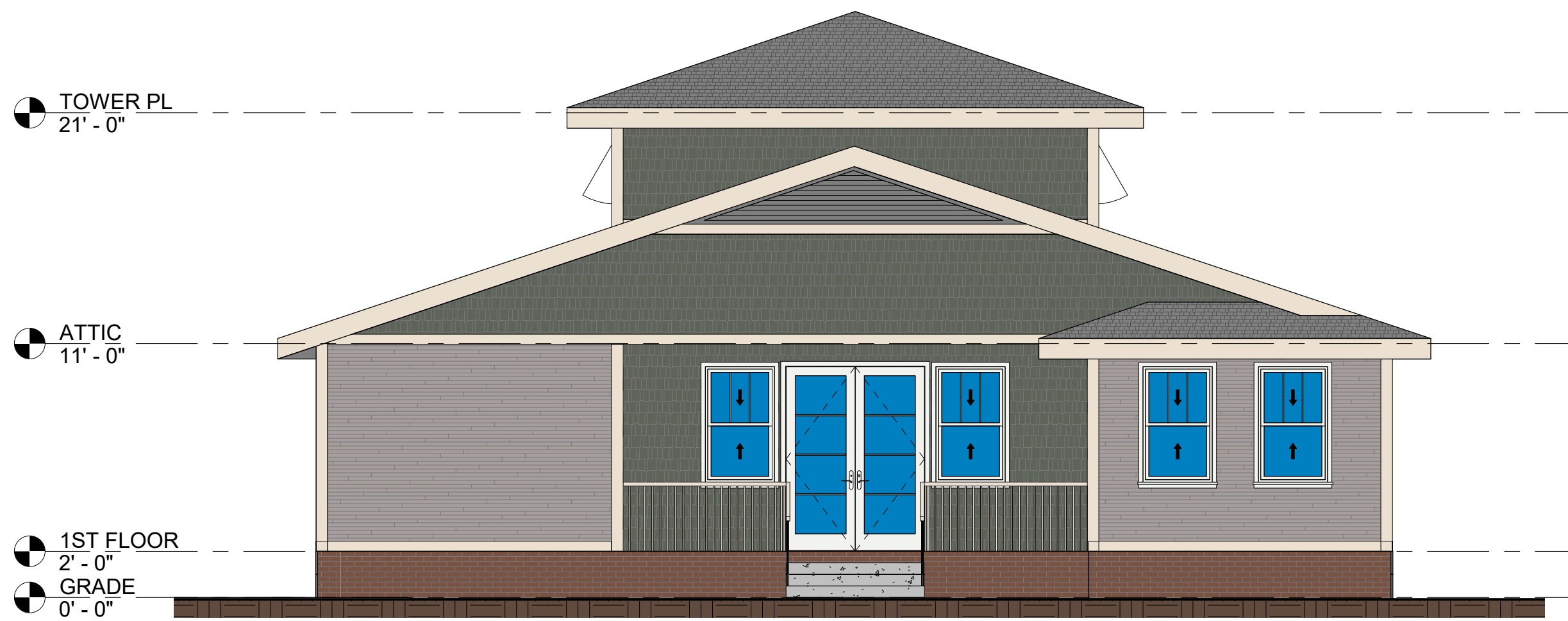
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① West (Front) Colored Elevation
 3/16" = 1'-0"



② North (Left) Colored Elevation
 3/16" = 1'-0"



③ East (Back) Colored Elevation
 3/16" = 1'-0"



④ South (Right) Colored Elevation
 3/16" = 1'-0"

No.	Description	Date

PAMELA BOHALL
BOHALL RESIDENCE
 311 COLOMA ST
 FOLSOM, CA 95630

Project Number: 235
 Date: 03/08/2021
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 3/16" = 1'-0"

COLORED
 ELEVATIONS
 2.1

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (PN 21-095)
August 4, 2021

Attachment 6
Garage and ADU Floor Plans, Elevations, Color
Elevations and Perspectives, dated 3-8-21



THE INFORMATION CONTAINED ON THESE PLANS IS THE SOLE INTELLECTUAL PROPERTY OF BARANOV BUILDING DESIGN. THESE PLANS ARE INTENDED TO BE INSTRUMENTS OF SERVICE IN CONSTRUCTING THE DESIGN INTENT. NO PORTION OF THE PLANS MAY BE REPRODUCED WITHOUT PRIOR AUTHORIZATION OF THE DESIGNER.
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No.	Description	Date

PAMELA BOHALL

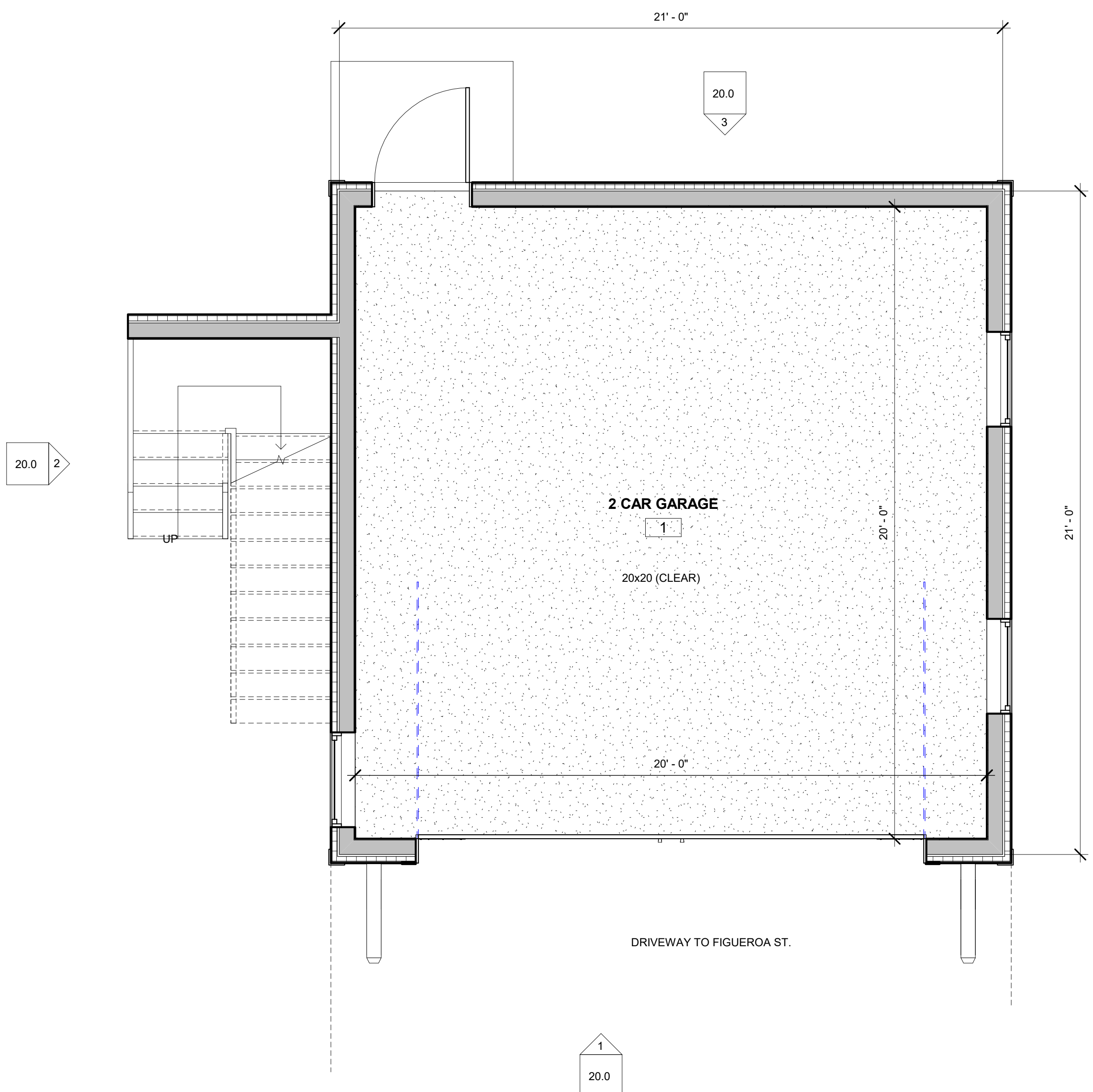
DETACHED GARAGE AND ADU

330 FIGUEROA ST
 FOLSOM, CA 95630

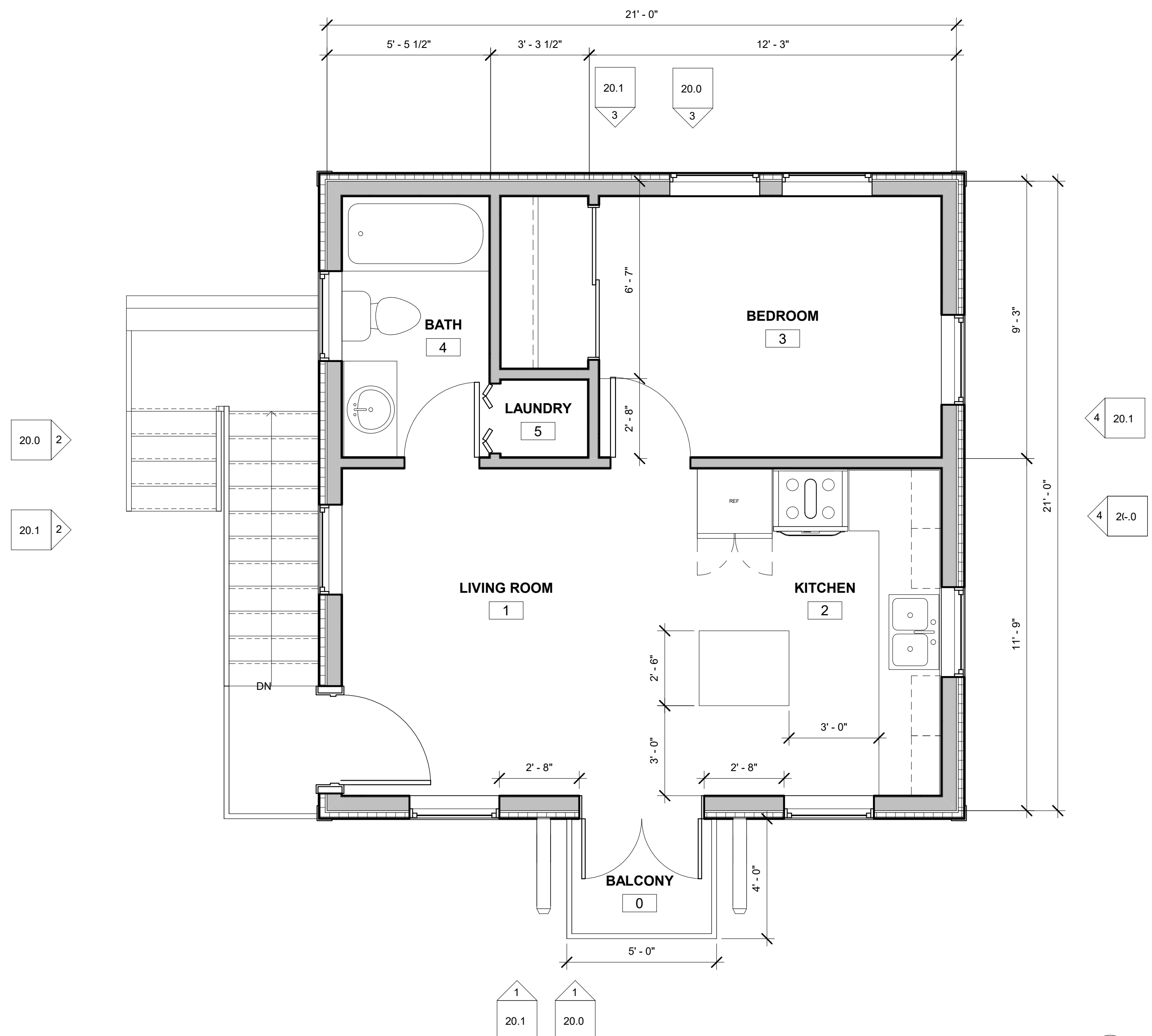
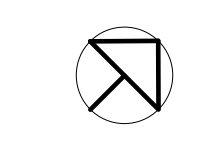
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 Checked By: AJB
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**GARAGE AND
 ADU PLAN**

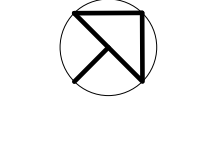
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1 1ST FLOOR
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2 2ND FLOOR
 3/8" = 1'-0"



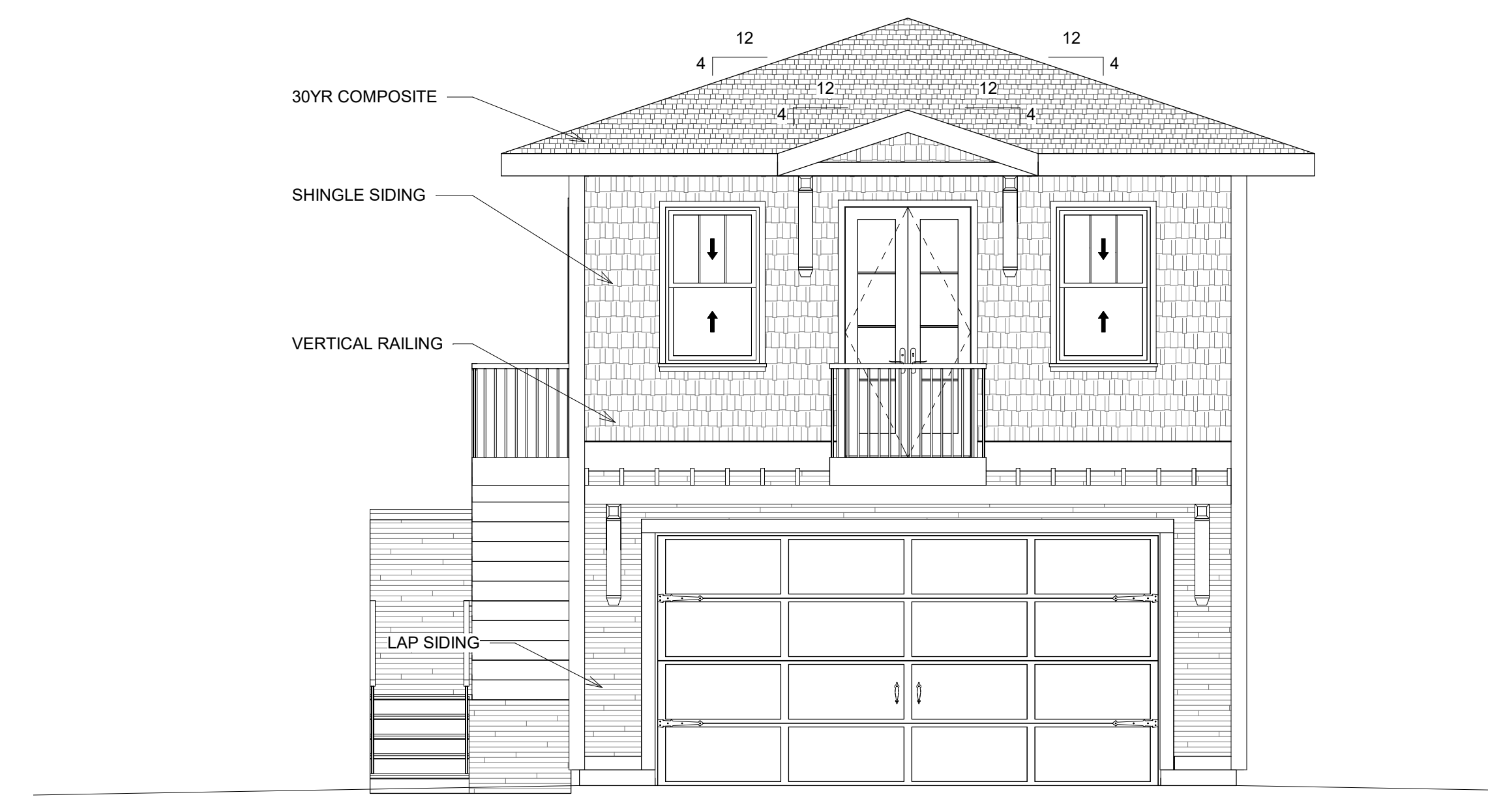
No.	Description	Date

PAMELA BOHALL
DETACHED GARAGE AND ADU
 330 FIGUEROA ST
 FOLSOM, CA 95630

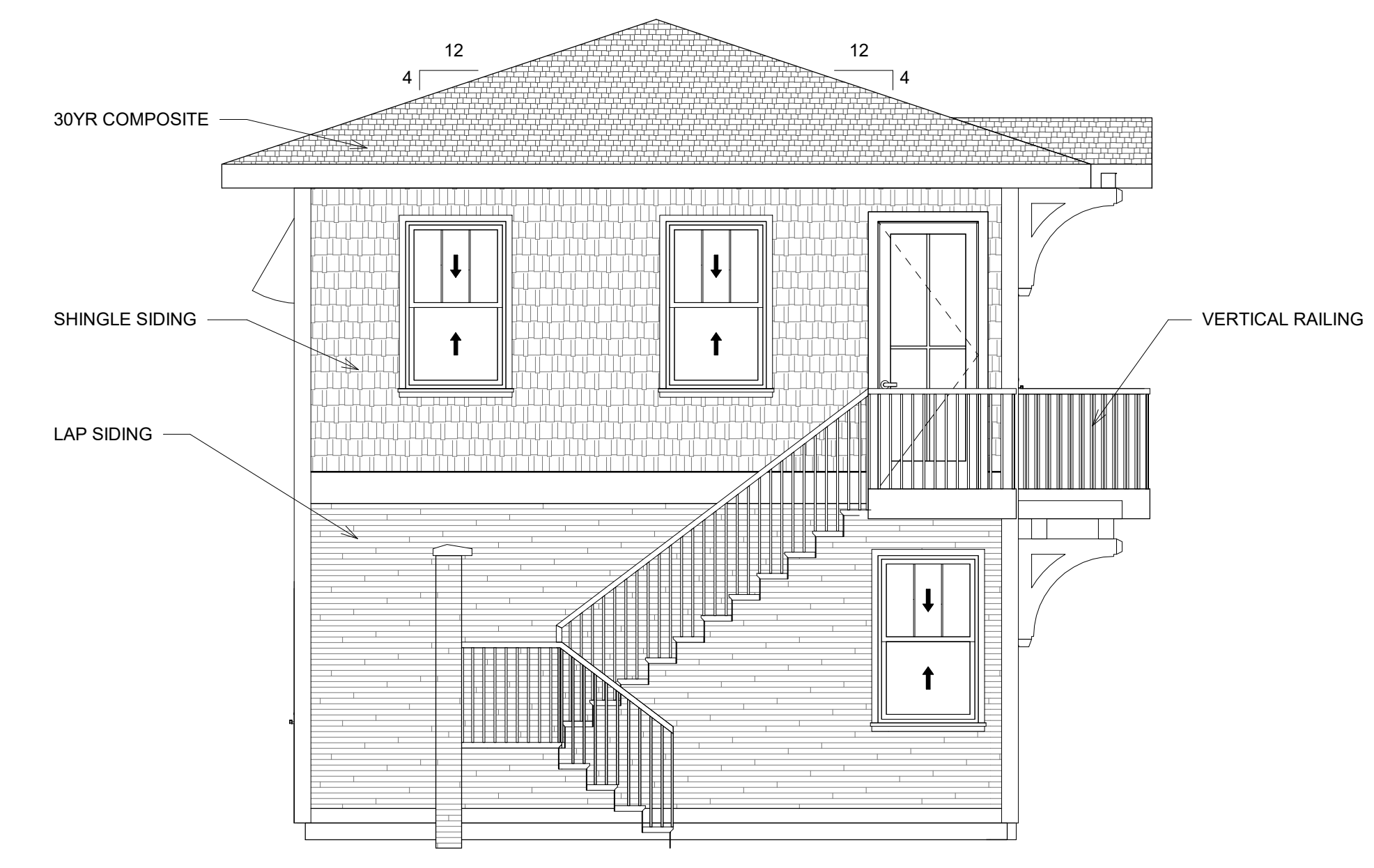
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 Drawn By: JC/MG
 Checked By: AJB
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**ELEVATIONS &
 SECTIONS**

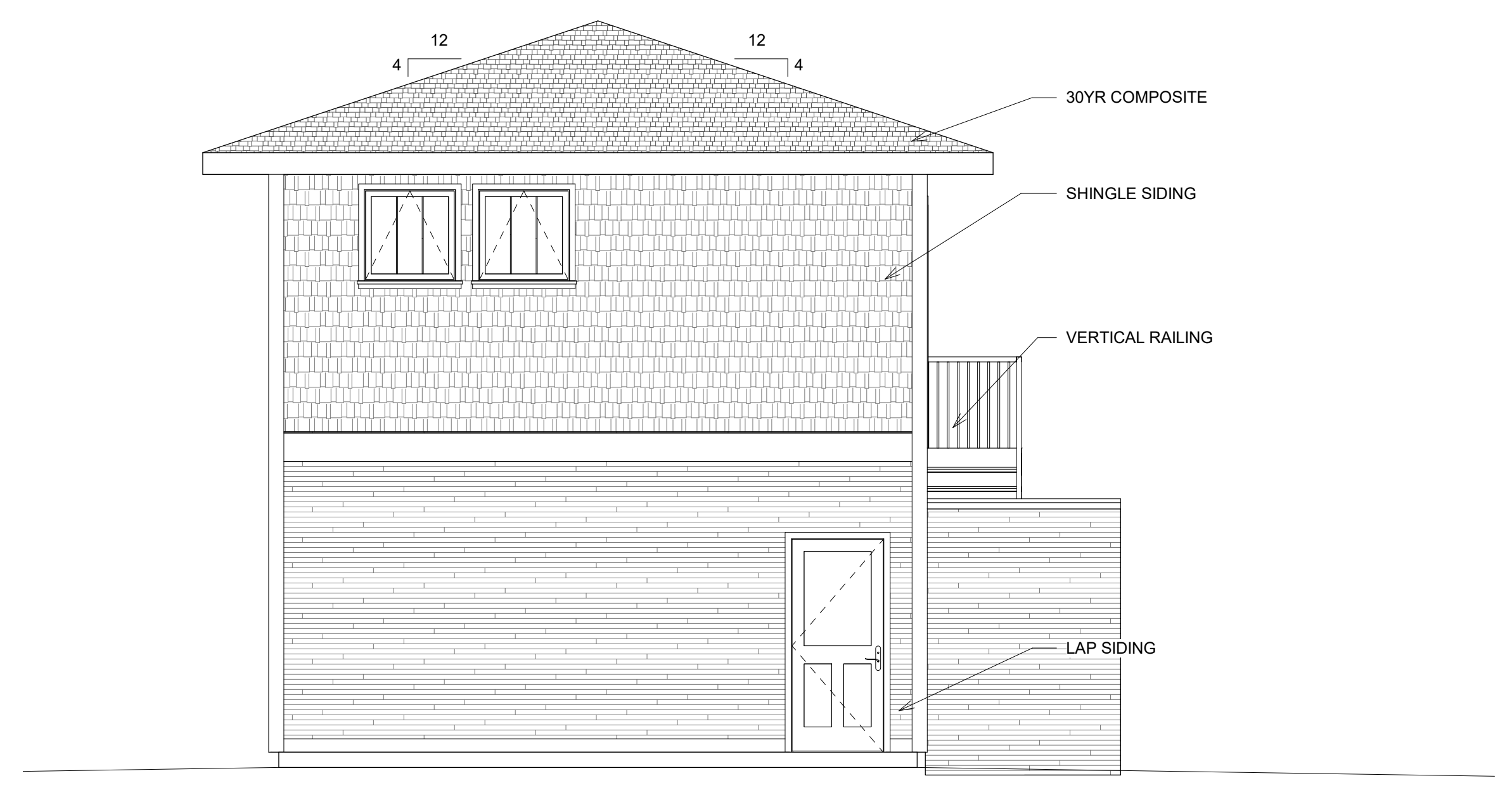
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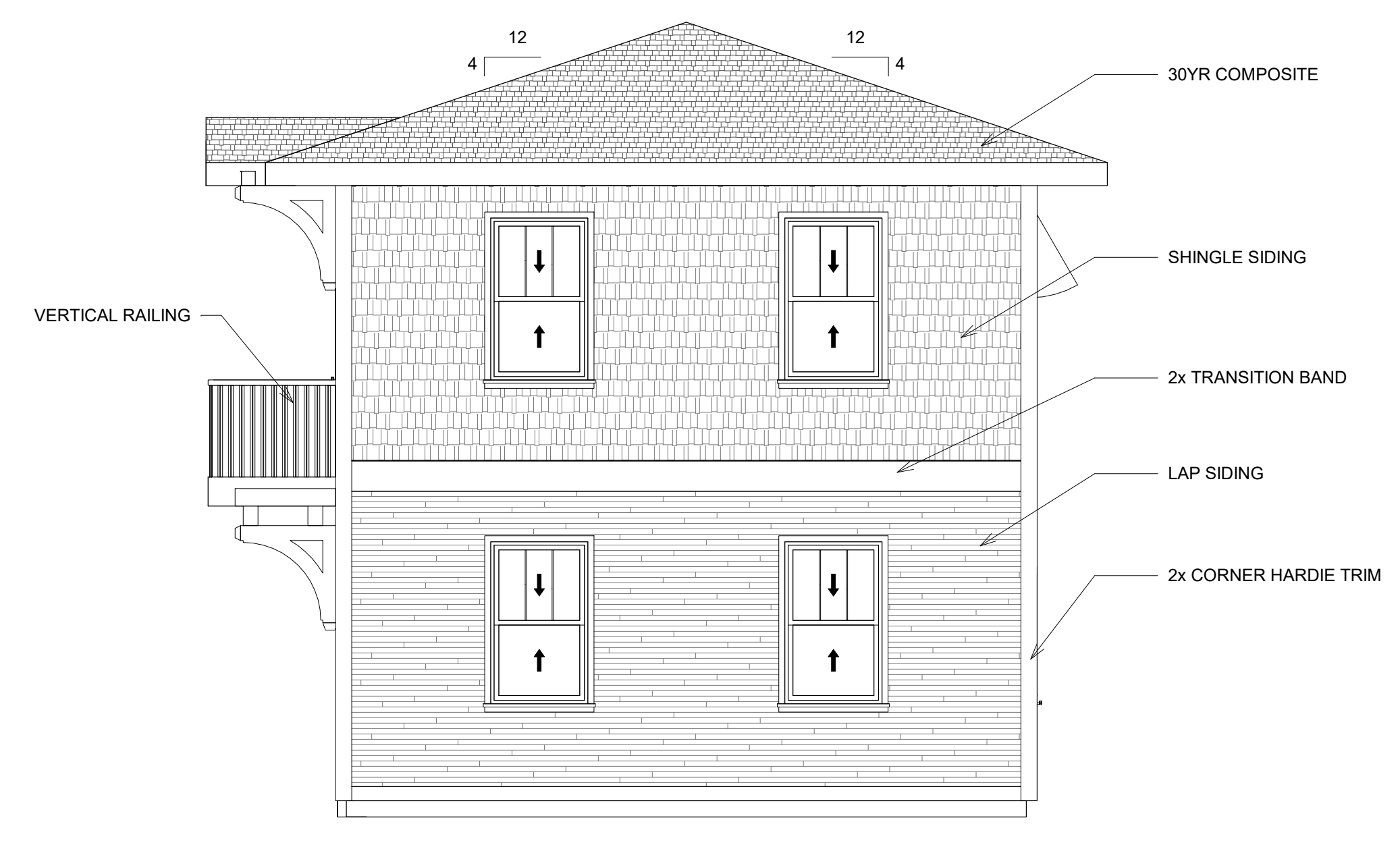
① SOUTH (FRONT)
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② WEST (LEFT)
 1/4" = 1'-0"



③ NORTH (BACK)
 1/4" = 1'-0"



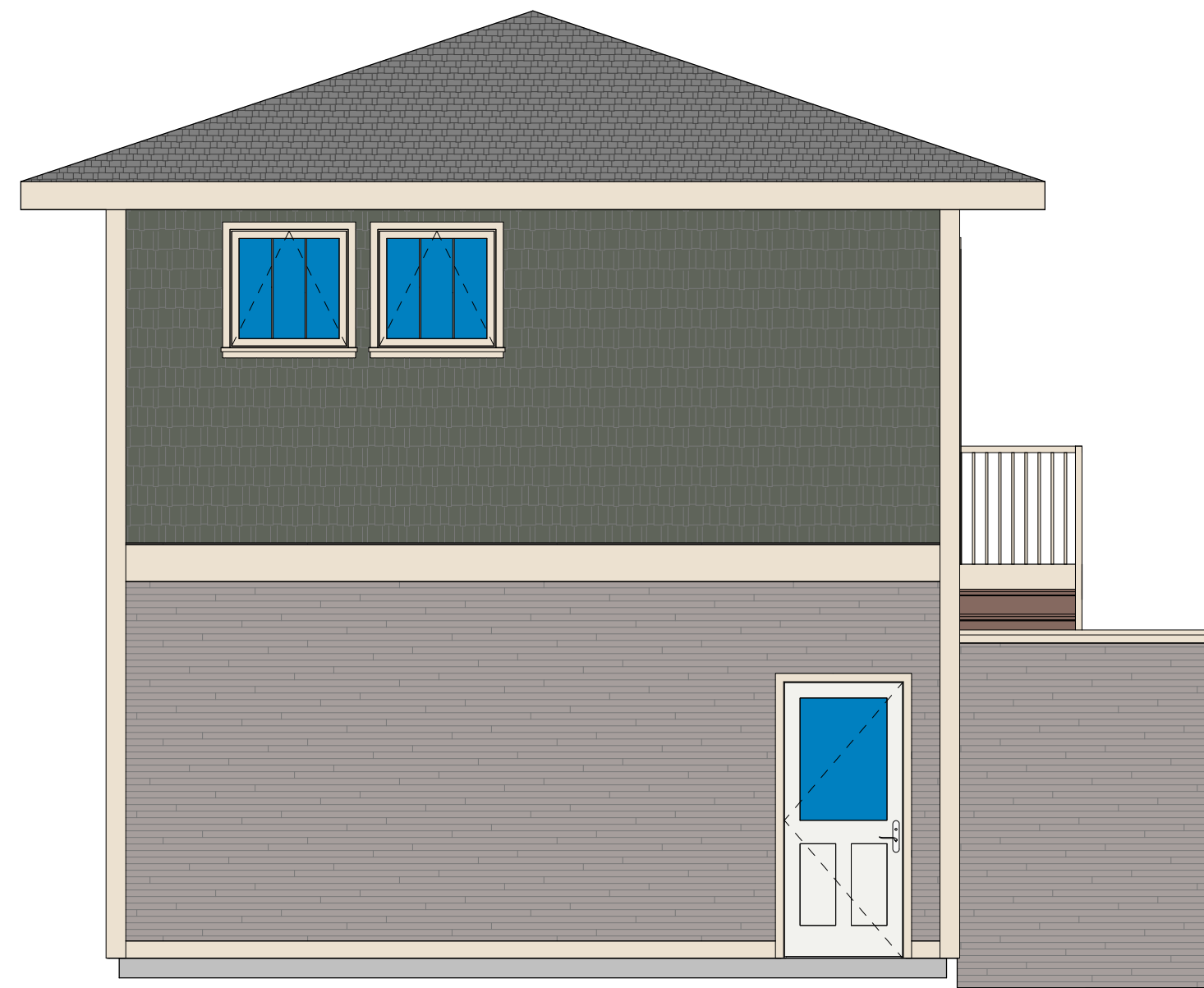
④ EAST (RIGHT)
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① SOUTH REALISTIC
 1/4" = 1'-0"



② WEST REALISTIC
 1/4" = 1'-0"



③ NORTH REALISTIC
 1/4" = 1'-0"



④ EAST REALISTIC
 1/4" = 1'-0"



⑤ 3D PERSPECTIVE

PAMELA BOHALL

DETACHED GARAGE AND ADU

330 FIGUEROA ST
 FOLSOM, CA 95630

Project Number: 235.1
 Date: 03/08/21
 Drawn By: JC/MG
 Checked By: AJB
 Scale: 1/4" = 1'-0"

**COLORED
 ELEVATION &
 PERSPECTIVES**

20.1

No.	Description	Date

Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (PN 21-095)
August 4, 2021

Attachment 7

Proposed Colors and Materials



SHERWIN - WILLIAMS:
"RARE GRAY"
SW6199



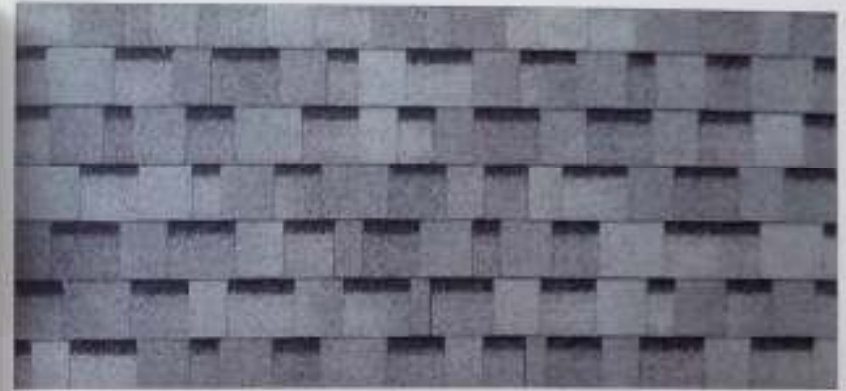
SHERWIN - WILLIAMS:
"PEWTER GREEN"
SW6208



SHERWIN - WILLIAMS:
"CASA BLANCA"
SW7571



LAP SIDING



ROOFING



SHINGLE SIDING

BOHALL MAIN RESIDENCE


COLOR SCHEME

- RARE GRAY SW 6199
• EXTERIOR: 1ST FLOOR LAP SIDING
- PEWTER GREEN SW 6208
• EXTERIOR: TOWER AND LANAI SHINGLE SIDING
- CASA BLANCA SW 7571
• EXTERIOR: TRIM

BOHALL DETACHED GARAGE AND ADU

COLOR SCHEME

- RARE GRAY SW 6199
• EXTERIOR: 1ST FLOOR LAP SIDING
- PEWTER GREEN SW 6208
• EXTERIOR: 2ND FLOOR SHINGLE SIDING
- CASA BLANCA SW 7571
• EXTERIOR: TRIM

 **BARANOV BUILDING DESIGN**
5620 BENHENRY CT.
ROCKLIN, CA 95677
(916) 801-4382

PAMELA BOHALL
BOHALL RESIDENCE
311 COLOMA ST
FOLSOM, CA 95630

MATERIAL COLOR BOARD

Project number - 235
Date - 03/08/2021
Drawn by - MG

MB-1

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Historic District Commission
311 Coloma Street New Custom Home and Garage and Accessory Dwelling Unit Structure Design
Review (PN 21-095)
August 4, 2021

Attachment 8 Site Photographs







CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: August 4, 2021

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Folsom Prison Brews
File #: PN 19-174
Request: Conditional Use Permit and Design Review
Location: 608 ½ Sutter Street
Parcel(s): 070-0061-011
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Weaver Trust
Address: 4800 Manzanillo Street
Fair Oaks, CA 95628

Applicant

Name: Konet Architecture
Address: 255 American River
Canyon Drive
Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion approve a Conditional Use Permit and Design Review for development and operation of a craft beer establishment (Folsom Prison Brews) within an existing 4,377-square-foot building located at 608 ½ Sutter Street subject to the findings (Findings A-I) and conditions of approval attached to this report (Conditions 1-30).

Project Summary: The proposed project includes a request for approval of a Conditional Use Permit to allow for the development and operation of a craft beer establishment (Folsom Prison Brews) within an existing 4,377-square-foot building located at 608 ½ Sutter Street. Folsom Prison Brews is proposing to serve craft beers, spirits, and food, all of which will be provided by off-site vendors. Live entertainment is proposed on a limited basis within the interior of the building. The proposed project also includes a request for Design Review approval for exterior and interior remodeling of the existing building to create a design theme that is an acknowledgement to the Folsom State Prison.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, dated July 22, 2021



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: August 4, 2021

- 6 - Off-Site Parking Plan
- 7 - Demolition Plans, dated July 22, 2021
- 8 - Building Elevations, dated July 22, 2021
- 9 - Building Rendering
- 10 - Color and Materials Exhibits
- 11 - Signage Details, dated July 22, 2021
- 12 - Floor Plans, dated July 22, 2021
- 13 - Project Narrative
- 14 - Off-Site Parking Lease Agreement
- 15 - Public Comments Received
- 16 - Site Photographs

Submitted,

PAM JOHNS
Community Development Director

**ATTACHMENT 1
DESCRIPTION/ANALYSIS**

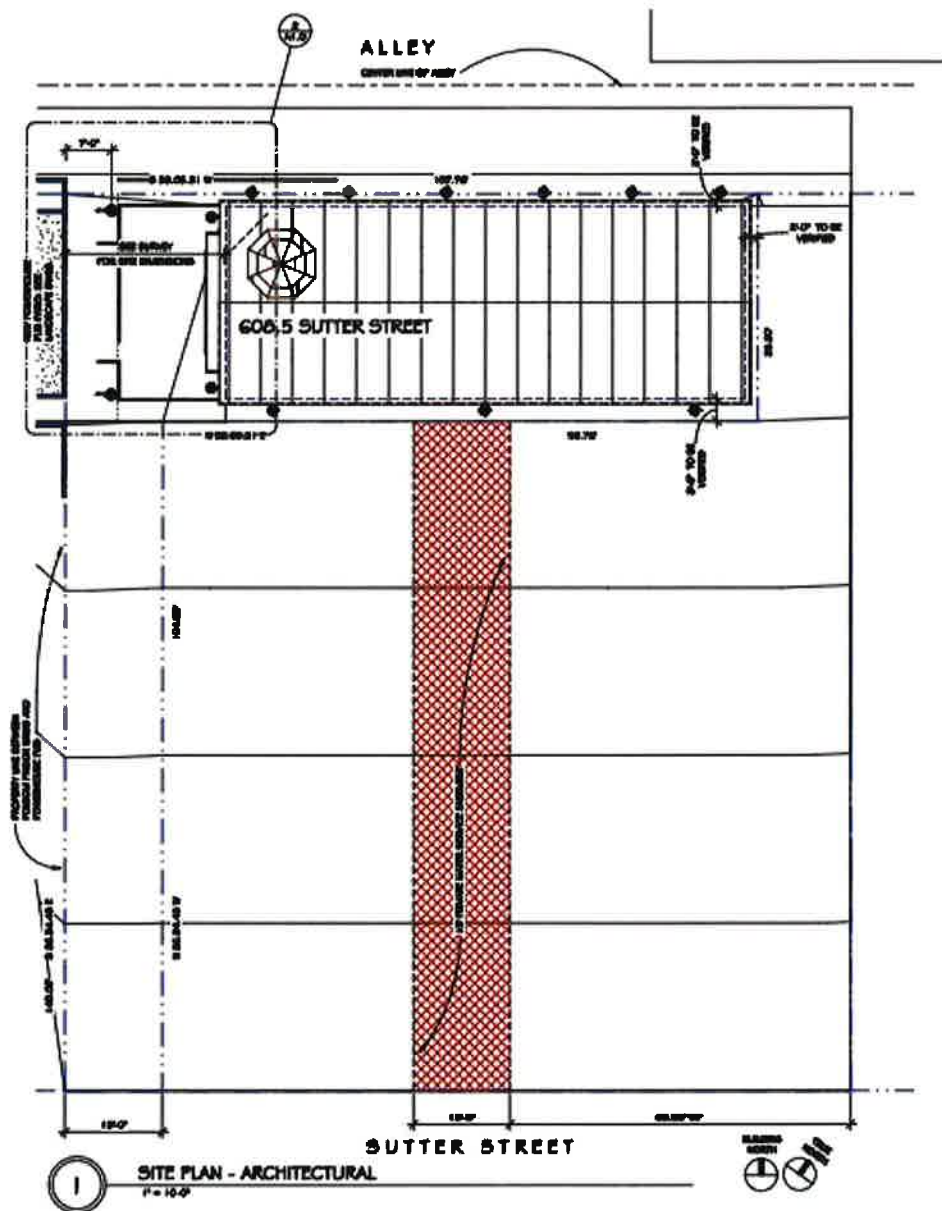
APPLICANT'S PROPOSAL

The applicant, Konet Architecture, is requesting approval of a Conditional Use Permit and Design Review for development and operation of a craft beer establishment (Folsom Prison Brews) within an existing 4,377-square-foot building located at 608 ½ Sutter Street. The proposed interior layout of Folsom Prison Brews includes 2,433 square feet of floor area on the first level including a large central area with moveable tables and seating, a bar area, a cooler room, and restroom facilities. The second floor of the building, which will be reduced from 1,944 square feet to 1,366 square feet, will be utilized for storage purposes only. The resulting total square footage of the building will be 3,799 square feet. Folsom Prison Brews will also include a fenced outdoor patio (approximately 480 square feet in size) which is located on the west side of the building. In terms of operational characteristics, Folsom Prison Brews has proposed serving craft beers, spirits, and food, all of which will be provided by off-site vendors. Live entertainment is proposed on a limited basis in the interior of the building. Proposed hours of operation are Sunday to Monday, 11:00 a.m. to 10:00 p.m., Tuesday to Wednesday, 11:00 a.m. to 12:00 a.m., and Thursday to Saturday, 11:00 a.m. to 2:00 a.m.

The proposed project also includes a request for Design Review approval for exterior and interior modifications to the existing building in order to create a design theme that honors the local history associated with the Folsom State Prison. Proposed building materials include faux cut granite, wood-framed faux windows, folding wood-framed glass entry doors, arched transom glass windows, double-entry steel doors, metal light fixtures, standing seam metal roofing, and corrugated metal roofing. The color scheme for the remodeled building, which is predominately gray in nature due to the extensive use of granite, is accented by a green color that is utilized on the roof and window trim elements.

Vehicle access to the project site is provided by existing roadways including Sutter Street, Scott Street, and Riley Street. Pedestrian access to the project site is provided by existing sidewalks and pedestrian walkways. Parking to serve the Folsom Prison Brews project is proposed to be provided by utilizing existing public and private parking options in the immediate project area including the Powerhouse Pub parking lot (21 spaces), the adjacent Historic District Parking Lot (72 spaces), and the Folsom Electric Building parking garage (51 spaces). In addition, the applicant has entered into a lease agreement to utilize 15 parking spaces located within the nearby Eagles Lodge parking lot for exclusive use by Eagles Lodge members and customers and employees of Folsom Prison Brews. The proposed site plan is shown in Figure 1 on the following page:

FIGURE 1: PROPOSED SITE PLAN



POLICY/RULE

The Folsom Municipal Code (FMC Section 17.52.510(A)(1)(c)) states that bars, taverns, and similar uses are required to obtain approval of a Conditional Use Permit from the Historic District Commission. The Folsom Municipal Code (FMC Section 17.52.400) also requires that all new structures and alterations to existing structures located within the Historic District obtain Design Review approval from the Historic District Commission.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is HF (Historic Folsom) and the zoning designation for the project site is HD (Historic District, Sutter Street Subarea of the Commercial Primary Area). Pursuant to Section 17.52.510 of the Folsom Municipal Code, bars, taverns, and similar uses located within the Sutter Street Subarea of the Historic District are required obtain a Conditional Use Permit from the Historic District Commission. Staff has determined that the proposed project is consistent with the General Plan land use designation and the zoning designation upon approval of a Conditional Use Permit by the Historic District Commission. In addition, staff has determined that the proposed project, which does not alter the building footprint or location of the existing structure, meets all applicable development standards (building height, building setbacks, etc.) established for the Sutter Street Subarea of the Historic District.

Land Use Compatibility

The Folsom Prison Brews project site, which is comprised of a single 0.12-acre parcel, is located at 608 ½ Sutter Street. The project site is bounded by Sutter Street to the south with commercial development beyond, a Historic District parking lot to the north with Riley Street beyond, commercial development to the west with Riley Street beyond, and commercial development to the east with Scott Street beyond.

As described above, the project site is located within an area that is predominantly commercial in nature, with numerous restaurants, bars, and retail businesses located adjacent and in close proximity to the project site. In particular, there are eight restaurants and bars located within the 600 block of Sutter Street including Citizen Vine, Inspired Living, J. Wild's Livery & Feed, Mystic Dining, Plank Craft Kitchen and Bar, Powerhouse Pub, Scarlet's Saloon, and Sutter Street Steakhouse. The closest residential land uses to the project site are single-family residences situated approximately 270 feet to the east on Scott Street and approximately 320 feet to the south on Figueroa Street. Based on this information, staff has determined that proposed project is compatible with the surrounding land uses. Detailed discussions regarding parking, pedestrian circulation, fencing, lighting, trash/recycling, signage, landscaping, and noise are contained within subsequent sections of this staff report.

Conditional Use Permit

As previously stated within this report, the Folsom Municipal Code, (Section 17.52.510) requires that bars, taverns, and similar uses obtain a Conditional Use Permit if the use is located within the Sutter Street Subarea of the Historic District. In this particular case, the applicant is requesting approval of a Conditional Use Permit to operate Folsom Prison Brews within an existing commercial building located at 608 ½ Sutter Street.

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 for Folsom Prison Brews, staff considered implications of the proposed project relative to parking, pedestrian circulation, fencing, lighting, trash/recycling, signage, landscaping, and noise.

Parking

As shown on the submitted site plan (Attachment 5), the project site does not currently provide any on-site parking spaces nor are any on-site parking spaces proposed given the limitations of the subject parcel’s relatively small parcel size and the existing commercial building footprint. As is the case with many businesses located within the Sutter Street Subarea, the project site has relied on adjacent and nearby public parking options to serve the various businesses that have occupied the existing 4,377-square-foot commercial building since it was constructed in 1958. Existing nearby parking options anticipated to serve the proposed project include 21 parking spaces located within the adjacent Powerhouse Pub parking lot (under same private ownership as subject property), 72 parking spaces located in the adjacent public Historic District Parking Lot, and 51 parking spaces located within the Folsom Electric Building parking garage. In addition to the existing parking options in the project vicinity, the proposed project includes the provision of 15 off-site parking spaces (Attachment 6).

The Folsom Municipal Code (FMC, Section 17.52.510) requires that all retail, office, restaurant, museum, and similar uses provide one parking spaces per 350 square feet of building space. The established City policy regarding required parking within the Sutter Street Subarea of the Historic District is that all new development projects which increase density (increased square footage) are required to provide on-site parking spaces at the parking ratios described above. However, City policy has also been that development projects that do not result in an increase in density (increased building square footage) such as exterior tenant improvements, interior tenant improvements, and similar projects are not required to provide any additional on-site parking. Consistent with City policy, staff has determined that the proposed project, which includes interior and exterior tenant improvements (project results in reduction in building square footage from 4,377 square feet to 3,799 square feet) to an existing commercial building is not required to provide any on-site parking spaces. It should be noted that if the proposed project were subject to the aforementioned parking requirements, 11 on-site parking spaces would have been required.

While the proposed project is not required to provide any on-site parking spaces per City policy, City staff and the applicant recognize that the existing building’s change in land use from a retail business to a craft beer establishment is likely to result in a higher demand for parking. To address this concern, the applicant has entered into a lease agreement to utilize 15 parking spaces located within the nearby Eagles Lodge parking lot (approximately 200 feet to the east of the subject property across Scott Street) for

exclusive use by Eagles Lodge members as well as customers and employees of Folsom Prison Brews. In addition to securing 15 off-site parking spaces to serve Folsom Prison Brews, the applicant has indicated that they will offer a complimentary shuttle service (Sutter Surfer) to transfer customers to and from the Historic District parking structure and other public parking lots within the district and the project site. To ensure that adequate parking is continuously provided for the proposed project, staff recommends that the lease agreement for the 15 parking spaces at the Eagle Lodge property remain in effect as long as Folsom Prisons Brews or any subsequent establishment operating at this location pursuant to the Conditional Use Permit remains in business. Condition No. 28 is included to reflect this requirement.

Pedestrian Circulation

Access to the project site is provided by a combination of public sidewalks and private pedestrian pathways. Public sidewalks are located along the street frontages of Sutter Street, Scott Street, and Riley Street respectively. A privately-owned pedestrian pathway (approximately 15 feet in width) provides access to the project site directly from Sutter Street and directly from the Historic District public parking lot located north of the project site. The applicant is proposing to maintain the private pedestrian pathway and continue to allow public use of the pathway to access the project site and the adjacent Historic District public parking lot to the north.

Fencing

As shown on the submitted site plan, the applicant is proposing to create a 480-square-foot enclosed outdoor patio area on the western side of the project site adjacent to the primary building entrance. The outdoor patio area is proposed to be enclosed with 42-inch-tall decorative metal fencing (black finish) with two access gates. Staff recommends that the final location, height, design, materials, and color of the proposed fencing and gates be subject to review and approval by the Community Development Department to ensure consistency with the Historic District Design and Development Guidelines. Condition No. 29-8 is included to reflect this requirement.

Lighting

As shown on the submitted building elevations (Attachment 8) and color and materials exhibit (Attachment 10), the applicant is proposing to use pole-mounted lights and building-attached lighting to illuminate the building, pedestrian pathways, and the outdoor patio area. The proposed lighting poles and fixtures have been designed to complement the design theme of the building while also being consistent with the recommendations of the Design and Development Guidelines. In addition, the lighting has been designed to minimize light/glare impacts to the adjacent properties by ensuring that all exterior lighting is shielded and directed downward. Staff recommends that the final exterior building and site lighting plans be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. In addition, staff recommends all lighting is designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-

way. Condition No. 16 is included to reflect these requirements.

Trash/Recycling

There are currently multiple existing public trash and recycling enclosures located in the Historic District parking lot adjacent to the project site to the north. The applicant is proposing to utilize the existing trash and recycle enclosures to dispose of trash and recycling products generated by the proposed project. The City's Solid Waste Division has determined that the existing trash/recycling enclosures have sufficient capacity to accommodate the demand created by the proposed project.

Signage

The applicant is proposing to install a wall-mounted project identification sign on the west building elevation. The proposed wall-mounted sign, which is approximately 25 square feet in size (16-inch-tall letters), includes copy that reads "Folsom Prison Brews". The individual letters for the proposed sign are proposed to be constructed of aluminum (intended to simulate a bronze appearance) and are indirectly illuminated with halo-style lighting.

The Historic District Design and Development Guidelines (DDGs) provide sign allowances based on the frontage width of the business. In this particular case, the proposed project has a frontage width of approximately 80 feet, thus the project is permitted a maximum of 50 square feet of sign area. Staff has determined that the proposed sign area is consistent with the maximum allowable sign area established by the Design and Development Guidelines by providing 25 square feet of sign area whereas 50 square feet of sign area are allowed.

With respect to sign design, the Design and Development Guidelines state that sign materials may be wood, metal, or other historically appropriate combination of materials. The Guidelines also state the sign styles and lettering should be compatible with the period in which the building was built, but that simple contemporary graphic styles may be appropriate as well. In addition, the Guidelines indicate that sign illumination must be subdued and indirect and may not create excessive glare. Staff has determined that the proposed wall sign is consistent with the design, material, and illumination recommendations of the Design and Development Guidelines. Staff recommends that the owner/applicant obtain a sign permit prior to installation of the wall-mounted sign. Condition No. 30 is included to reflect this requirement.

Landscaping

The project site includes a number of existing landscape planters located around the perimeter of the building and along the pedestrian walkway. The applicant is not proposing to install any new landscaped areas and is proposing to maintain the existing landscaping located in the planters throughout the project site. Staff recommends that the applicant be responsible for on-site landscape maintenance throughout the life of the project. Condition No. 15 is included to reflect this requirement.

Noise Impacts

Based on the relatively close proximity of the project site to single family residences (approximately 270 feet and 320 feet to the east and south respectively), staff evaluated potential noise impacts associated with the proposed project. Potential new noise sources associated with the proposed project may include noise generated inside Folsom Prison Brews and noise generated in the patio area outside Folsom Prison Brews. As described in the project narrative (Attachment 14), Folsom Prison Brews has proposed serving craft beers, spirits, and food, all of which will be provided by off-site vendors. Live entertainment is proposed on a limited basis in the interior of the building. Proposed hours of operation are Sunday to Monday, 11:00 a.m. to 10:00 p.m., Tuesday to Wednesday, 11:00 a.m. to 12:00 p.m., and Thursday to Saturday, 11:00 a.m. to 2:00 a.m. The following table shows the Folsom Prison Brews proposed closing times as compared to other restaurants and bars located within the 600 block of Sutter Street:

TABLE 1: CLOSING TIME COMPARISION TABLE

	M	TU	W	TH	F	S	SU
Folsom Prison Brews	10 pm	12 am	12 am	2 am	2 am	2 am	10 pm
Powerhouse Pub	2 am	2 am	2 am	2 am	2 am	2 am	2 am
Scarlett's Saloon	2 am	2 am	2 am	2 am	2 am	2 am	2 am
Citizen Vine	9 pm	9 pm	9 pm	9 pm	10 pm	10 pm	7 pm
Plank Craft Kitchen and Bar	Closed	Closed	9 pm	9 pm	10 pm	10 pm	9 pm
Mystic Dining	9 pm	9 pm	9 pm	9 pm	11 pm	11 pm	9 pm
Sutter Street Steakhouse	Closed	9 pm	9 pm	9 pm	9 pm	9 pm	9 pm
J. Wilds Livery & Feed	9 pm	9 pm	9 pm	9 pm	10 pm	10 pm	9 pm

In reviewing the project narrative provided by the applicant, staff identified a number of concerns with the business model that could potentially result in negative noise-related impacts. The applicant indicates that the business model will focus on the popular craft beer industry and allow producers and aficionados (both local and national) the opportunity to creatively exhibit their beverages. The applicant also indicates that spirits will also be licensed as part of the business model. Staff is supportive of the craft beer aspect of the proposed business, as this is a unique niche that is similar to that of the various wine bars that have located on Sutter Street recently. However, staff is concerned that the sale of spirits combined with the late proposed closing hours (as shown in Table 1 above) will result in negative noise-related impacts on nearby businesses and residents. In addition, staff is concerned that the sale of spirits will add to the proliferation of bars that sell spirits in the immediate project area, also resulting in potential negative noise impacts on the surrounding land uses. As a result, staff recommends that the proposed project be limited to the sale and consumption of beer. Condition No. 24 is included to reflect this requirement.

As described in the project narrative and shown in the Closing Time Comparison Table above, the applicant is proposing hours of operation in which the closing time for the

business extends into the late evening and early morning hours. Staff is concerned that the proposed late closing times will result in negative noise-related impacts to nearby commercial and residential uses. Staff is also concerned that the proposed late closing times are not consistent with the proposed craft beer business model, but rather are more consistent with a late-night bar establishment (Powerhouse Pub, Scarlett's Saloon, Folsom Hotel, Sutter Club, etc.). As a result, staff recommends that the hours of operation be modified to be more consistent with a craft beer/wine bar-type establishment as follows (Condition No. 23):

- Sunday-Wednesday: 11:00 a.m. to 10:00 p.m.
- Thursday-Saturday: 11:00 a.m. to 12:00 a.m.

The applicant is proposing to have live entertainment on a limited basis in the interior of the building. To ensure that the proposed project does not result in significant noise-related impacts associated with live entertainment and other aspects of the business, staff recommends that the following measures be implemented to the satisfaction of the Community Development Department (Condition Nos. 18-28).

- 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.
- A Conditional Use Permit Modification shall be required if the operation of the business deviates from the Historic District Commission's approval. No approvals are granted in this Conditional Use Permit except as provided. Any intensification or expansion of the use approved and conditioned herein will require a Conditional Use Permit Modification by the Historic District Commission. In any case where the conditions to the granting of a Conditional Use Permit have not been, or are not, complied with, the Historic District Commission shall give notice to the permittee of intention to revoke such permit at least ten days prior to a hearing thereon. Following such hearing the Historic District Commission may revoke such permit.
- The owner/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 Conditional Use Permit and the ABC license, the more stringent regulation shall apply.
- All entertainment (as defined in Chapter 5.90 of the Folsom Municipal Code) shall be subject to an Entertainment Permit. No entertainment shall occur on the proposed outdoor patio. Occasional outdoor events may be requested via the Special Event Permit process, subject to City approval.

- Compliance with the City of Folsom's Noise Control Ordinance (Folsom Municipal Code Chapter 8.42) and General Plan Noise Element shall be required.
- Hours of operation (including private parties) shall be limited as follows:
 - Sunday-Wednesday: 11:00 a.m. to 10:00 p.m.
 - Thursday-Saturday: 11:00 a.m. to 12:00 a.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.

- Folsom Prison Brews shall be limited to the sale and consumption of beer, non-alcoholic beverages, and food products. No sale or consumption of spirits shall be permitted.
- Doors and windows to the outdoor patio area shall be closed at all times when music is being played.
- No audio speakers, music, televisions, or screens shall be permitted on the outdoor patio, the building exterior walls, windows, or any other exterior architectural elements.
- No dancing shall be permitted anywhere in the premises including the outdoor patio area. In addition, there shall be no structurally designated or raised dance floor or bandstand.

Architecture/Design

As described the applicant in the project narrative, the applicant is requesting Design Review approval for exterior and interior modifications to an existing 4,377-square-foot commercial building located at 608 ½ Sutter Street. As stated by the applicant, the intent of the project is to create an architecture design that pays homage to the local history associated with the Folsom State Prison while at the same time assimilating into the Historic District.

The proposed building has been designed to create a strong resemblance to Folsom State Prison, which was originally constructed between 1878-1880. Distinct architectural features include a replica of a prison tower and an arched entrance. The primary building material is faux cut granite, supplemented with other building materials including wood-framed faux windows, folding wood-framed glass entry doors, arched transom glass windows, double-entry steel doors, metal light fixtures, standing seam metal roofing, and corrugated metal roofing. The color scheme for the remodeled building, which is predominately gray in nature due to the extensive use of granite, is

accented by a green color that is utilized on the roof and window trim elements. Proposed building elevations and a color rendering are shown in the Figures below and on the following pages.

FIGURE 2: BUILDING ELEVATIONS (WEST AND NORTH)

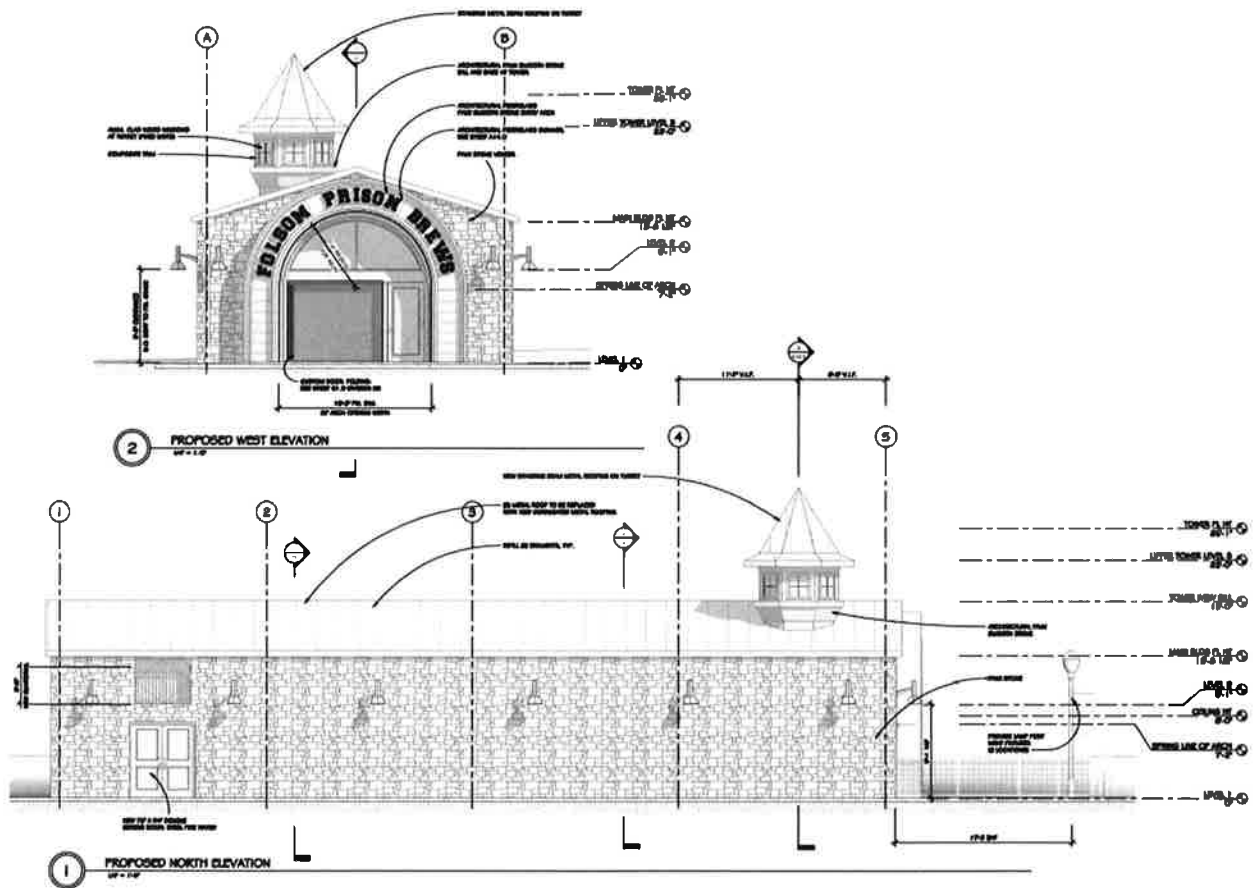


FIGURE 3: BUILDING ELEVATIONS (EAST AND SOUTH)

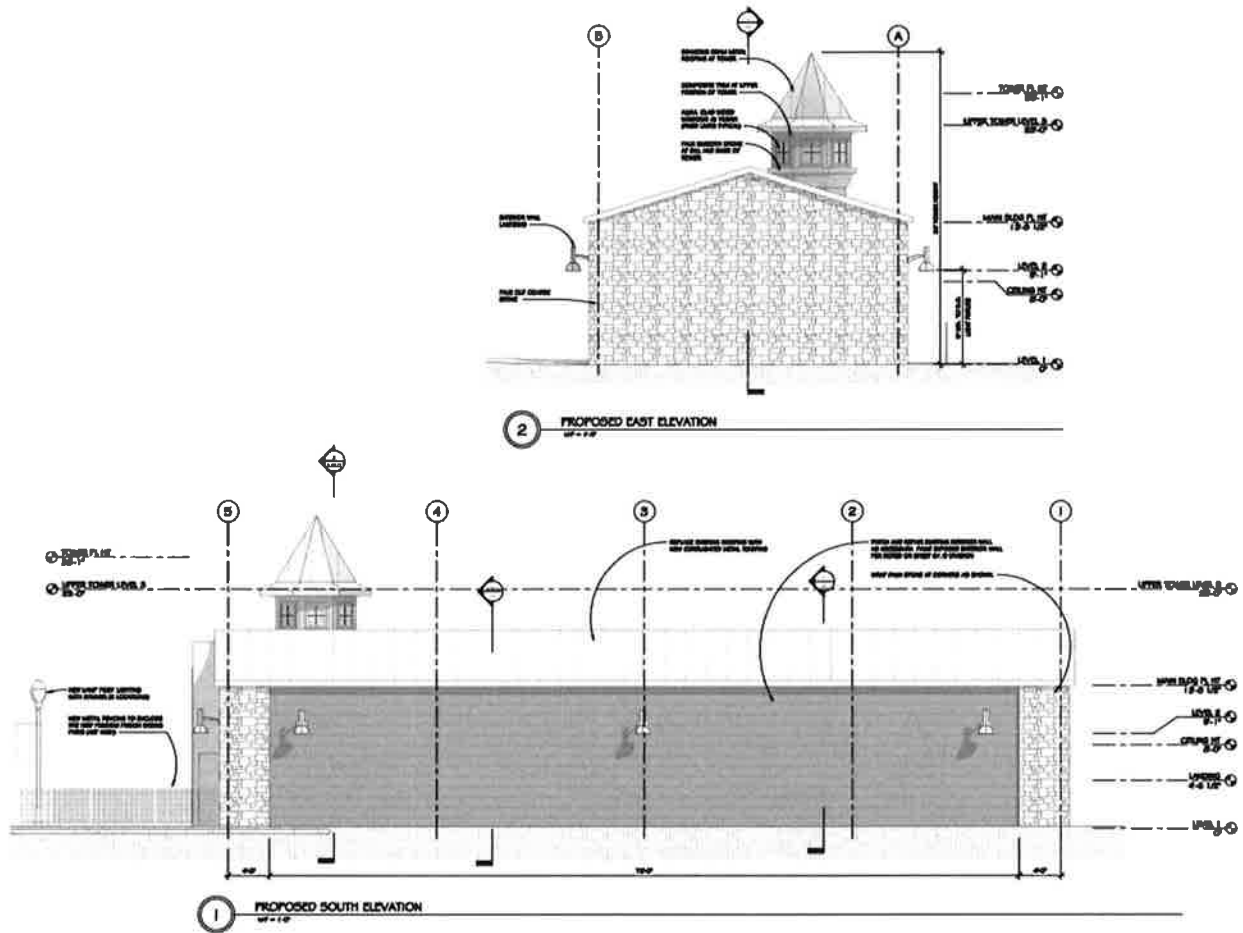


FIGURE 4: BUILDING RENDERING



The Sutter Street Subarea encompasses Folsom’s original central business district, the area first zoned for historic preservation. Retail shops and restaurants have predominated in recent history. The Subarea is intended to become a more “complete” downtown, serving convenience shopping, service, and community needs of Folsom residents and visitors. Overall, the Sutter Street Subarea represents a mixture of development that is representative of the 1850 to early 1900s timeframe. The Folsom Municipal Code (FMC, Chapter 17.52, Historic District) serves as regulatory document for development within the Historic District. In addition, the Historic District Design and Development Guidelines (Design Guidelines), which were adopted on October 1, 1998, provide architectural guidance for development activity within the Sutter Street Subarea.

The purpose and intent of Chapter 17.52 (Historic District) of the Folsom Municipal Code is to preserve and enhance the historic, small-town atmosphere of the historic district as it developed between the years 1850 and 1950; maintain, restore, and

reconstruct historic structures and sites within the historic district; encourage an active business climate which promotes the development of a diverse range of businesses compatible with the historic district as it developed between the years 1850 and 1950; ensure that new residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950; and increase the awareness, understanding, and appreciation of the history of the city

In conjunction with the regulations imposed by Chapter 17.52 of the Folsom Municipal Code, the Historic District Design and Development Guidelines limit new construction in the Historic District to architectural styles extant in California from 1850 to 1950, a limitation intended to encourage the diversity which is the charm of old Folsom while preventing construction of modern buildings which would be discordant. The overall concept is to maintain a traditional small town at the heart of a modern, developing City.

The Historic District Design and Development Guidelines include a number of goals and policies intended to inform and guide development within the Historic District. The first Goal (Goal 1: Community Identity) of the Design and Development Guidelines is to preserve and enhance the historic, small-town atmosphere of the 98-block Historic District area. Policy 1.1 associated with Goal 1 states that external design features, both public and private, shall be consistent with design of the time period from 1850 to 1950. As noted in the project description and shown in the submitted plans, the proposed building is modeled after the architecture and design of the Folsom State Prison, which was initially constructed between 1878 and 1880. Folsom State Prison, which features a Romanesque architectural style that includes thick stone walls and massive stone arches, was built of gray granite from nearby rock quarries.

Goal 2 (Preservation of Historic Sites) as stated in the Design and Development Guidelines is to maintain, restore, and reconstruct sites which represent the history of the Folsom area. Policy 2.6 associated with Goal 2 states that projects that portray Folsom's historic importance are encouraged. Policy 2.6 also states that facets of Folsom's history which should be portrayed and interpreted within the Historic District include, but are not limited to: Railroading, Maidu encampment, Chinese settlement, Negro Bar mining, dredging, mine tunnels, Pony Express, water delivery, Powerhouse and related structures, Folsom Prison, and Rainbow Bridge. As noted in the project description and shown on the submitted plans, the proposed building has been designed to recognize the Folsom State Prison and its importance in history of the City. Photographs of various buildings at Folsom State Prison are shown in the Figures on the following pages.

FIGURE 5: PHOTOGRAPH OF FOLSOM STATE PRISON



FIGURE 6: PHOTOGRAPH OF FOLSOM STATE PRISON



The Design and Development Guidelines state that the goal of any remodeling project such as the proposed project is to maintain or improve a structure's value to the owner and the community by achieving good design and historic appropriateness, to the greatest extent feasible. In evaluating a request to remodel a structure, the Design Guidelines indicate that the Historic District Commission shall consider the following factors:

1. The property owner's and community's benefit.
2. The structure's architectural and historical value.
3. Resources available for historic authenticity purposes, such as historical and architectural documentation, materials availability, and financing.

In reviewing the proposed project, staff identified two potential benefits to the property owner and community. The first benefit would be the introduction of a unique business (craft beer establishment) that would allow local beer producers the opportunity exhibit and sell their products. In addition, consumers would have the opportunity to try local products within a unique venue on Sutter Street. The second benefit would be to acknowledge and recognize the history of Folsom State Prison. In addition to designing the exterior of the building to feature a prison theme, the applicant is proposing to educate the public regarding the history of the prison by including memorabilia, photographs, prints, and documents within the building.

With regard to architectural and historical value, the existing 4,377-square-foot commercial building, which was built in 1958, is constructed of vertical wood slats with sliding wood doors and a corrugated metal roof. The existing building is not considered a historically significant structure and does not include building materials that would be considered historically significant. In addition, the existing building is not listed on the City's Cultural Resource Inventory List.

In reviewing the design of the proposed project, staff took into consideration the recommendations of the Design and Development Guidelines relative to architectural design and features, building materials, and building colors. With respect to architectural design and features, the proposed project is maintaining most of the existing building shapes and forms with exception of the tower feature and the arched entry. The proposed tower feature is unique in that it is intended mimic the design of the tower features present at the Folsom State Prison. While there are no similar turret-shaped tower features currently within the Sutter Street Subarea, there are other architectural tower features found on Sutter Street including a Spanish-style rectangular tower feature at the building located at 302 Riley Street and a square-shaped clock tower feature at the Historic District parking garage located at 905 Leidesdorff Street.

The applicant is also proposing to introduce a prominent arched entry on the west building elevation to simulate the arched entries found at the Folsom State Prison. The arched entry features transom glass windows over glass double entry doors. The design of the proposed arched entry with transom glass windows is consistent with the recommendations of the Design Guidelines. However, staff has determined that the arched entry feature is too large and not in scale with the limited size of the west building elevation. As a result, staff recommends that the arched entry and transom windows be reduced in size to be more scalable with the west building elevation to the satisfaction of Community Development Department. Condition No. 29-5 is included to reflect this requirement.

With respect to building materials, the primary building material utilized will be faux cut granite. Additional proposed building materials include wood-framed faux windows, double-entry glass doors, arched transom glass windows, double-entry wood doors, iron light fixtures, standing seam metal roofing, and corrugated metal roofing. The applicant is also proposing to retain the existing vertical wood siding on the south building elevation. The Design Guidelines encourage the use of high quality, commercial-grade durable materials that are complementary to the historic context. Granite is a high-quality building material that is utilized on numerous buildings throughout the Sutter Street Subarea. In general, staff has determined that most of the other supplemental building materials utilized for the doors, windows, and roofs are appropriate materials for use in the Sutter Street Subarea.

As mentioned above, staff is generally supportive of the proposed building materials for the building. The Design and Development Guidelines state that roofs shall be constructed of traditional materials including fireproof wood shingles, wood shakes, corrugated metal, composition fiberglass shingles, clay tiles, and other materials supported by historic evidence. The Guidelines also indicate that standing seam metal roofs, glazed ceramic tile, or imitation roofing material are not appropriate. While the Design Guidelines do not recommend the use of standing seam metal roof elements, staff has determined that the limited use of standing seam metal roofing on the tower/turret element would be more architecturally appropriate given the proposed prison design theme. It is important to acknowledge that the Commission has previously approved the use of standing seam metal roof elements for other projects in the Sutter Street Subarea. In addition, the applicant is proposing to maintain the existing vertical wood siding on the south building elevation, with the other three building elevation being covered with faux cut granite. Staff has determined that the use of vertical wood siding only on one building elevation would not be consistent with the overall design of the building. As a result, staff recommends that the vertical wood siding on the south building elevation be replaced with faux cut granite to match the faux cut granite building materials proposed on the other three building elevations.

The color scheme for the remodeled building, which is predominately gray in nature due to the extensive use of granite, is accented by a green color that is utilized on the roof and window trim elements. The Design Guidelines recommend that bland color schemes be avoided where the color values are all the same or very similar. Staff has determined that the proposed color scheme is consistent with the Design Guidelines in that the green accent and roof colors combined with the gray granite color create an appropriate level of visual interest.

In summary, staff has determined that the proposed project has successfully met the architectural and design recommendations for remodeling of existing structures in the Historic District as suggested by the Historic District Design and Development Guidelines. In addition, staff has determined that the proposed building design, building materials, and building colors are also consistent with the recommendations of the Design and Development Guidelines, with the two exceptions noted above. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for exterior and interior modifications associated with the Folsom Prison Brews project. The applicant shall submit building plans that comply with this approval, the attached site plan, demolition plans, building elevations, building rendering, color and materials exhibit, floor plans, and signage, lighting, and door exhibits dated July 22, 2021.
2. The design, materials, and colors of the proposed Folsom Prison Brews project shall be consistent with the submitted building elevations, building rendering, material samples, and color scheme to the satisfaction of the Community Development Department.

3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
5. The arched entry and transom windows shall be reduced in size to be more scalable with the west building elevation to the satisfaction of Community Development Department.
6. The vertical wood siding on the south building elevation shall be replaced with faux cut granite to match the faux cut granite building materials proposed on the other three building elevations.
7. The final location, design, height, materials, and colors of the fencing and gates associated with the outdoor patio area shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval presented for consideration by the Historic District Commission (Condition No. 29).

PUBLIC COMMENT

The Community Development Department received a number of comment letters (Attachment 15) from residents as well as the Heritage Preservation League (HPL) expressing concerns regarding a number of issues associated with the proposed project including the bar/brewery use, architecture, site design, parking, noise, and landscaping. In addition, City staff met with the project applicant and a representative of the HPL to discuss their specific comments and concerns.

Overall, the HPL indicated that they do not support the overall prison design theme concept and do not believe it is an appropriate architectural design theme for the Sutter Street Subarea. In addition, the HPL recommended a number of specific design suggestions including modifying the tower feature, reducing the size of the tower feature, adding windows to the building facades, eliminating the archway feature, and using skylights with a low profile and non-reflective glass. In response to the comments from the HPL, the applicant indicated that they are committed to the prison design theme proposed for the building. The applicant did address one of the HPL's concerns by agreeing to reduce the size of the tower feature. With respect to adding windows to the building facades, the applicant indicated windows are not able to be added to the building due to current building code restrictions relative to structures located on or near existing property lines.

The HPL requested that the applicant show or demonstrate where new retaining walls, fences, and walkway connections will be located. In response to this comment, the applicant updated the site plan to the location of the new fencing and gates that will enclose the outdoor patio area on the west side of the building. No new retaining walls or walkway connections are proposed with the project. It is important to note that City staff approved a Site Design Review application for the Powerhouse Pub fairly recently which includes providing a pedestrian connection from the Powerhouse Pub project site to the subject site.

The HPL requested that the applicant identify the off-site parking area assigned to the project on the Eagles Lodge property and describe how the parking area will be marked. In response to this comment, the applicant has provided a copy of their off-site parking lease agreement (Attachment 16) with the Eagles Lodge and an off-site parking exhibit (Attachment 4). As shown and described in the aforementioned documents, the applicant has been allotted 15 parking spaces within the Eagles Lodge parking lot area, these parking spaces will not be formally stripped or marked as the parking lot area is covered with gravel. Signage will be placed in the Eagles Lodge parking lot area indicating that the parking spaces are restricted for use by Eagles Lodge members and Folsom Prison Brews.

The HPL asked that the applicant indicate the proposed number of indoor and outdoor seats for the project. In response to this request, the applicant has provided an updated floor plan (Attachment 12) which shows that the proposed project is anticipated to have 53 interior seats and 18 outdoor patio seats for a total of 71 seats. The HPL also asked that the applicant submit a set of landscape and irrigation plans for the proposed project. In response, the applicant stated that they are not proposing to install any new landscaping or irrigation, but rather are planning to maintain the existing landscaped areas on the project site.

The HPL requests that the applicant submits signage details for the proposed project. Signage details are included as Attachment 11 to this staff report. Lastly, the HPL asked that the applicant keep the existing private walkway between Sutter Street and the Historic District parking lot to the north open for use by the public. In response to this request, the applicant has agreed to keep the existing private walkway that provides a connection from Sutter Street to the Historic District parking lot open to the public.

In addition to the comments received from the HPL, a number of residents submitted letters to the Community Development Department expressing concerns regarding the proposed project relative to the bar/brewery use, parking, and building architecture. A detailed discussion and analysis of these topics is contained within this staff report.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities ,and 15303 New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines. 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

Staff recommends approval of the proposed project, subject to the conditions of approval included in this report.

HISTORIC DISTRICT COMMISSION ACTION

Move to approve a Conditional Use Permit and Design Review (PN 19-174) for Folsom Prison Brews, which includes development and operation of a craft beer establishment within an existing 4,377-square-foot building located at 608 ½ Sutter Street subject to the findings (Findings A-I) and conditions of approval attached to this report (Conditions 1-30).

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 SECTIONS 15301 EXISTING FACILITIES, AND 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES, 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 AND 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.

DESIGN REVIEW FINDINGS

- H. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
- I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

ATTACHMENT 2 BACKGROUND

BACKGROUND

The existing 4,377-square-foot commercial building, which was built in 1958, is constructed of vertical wood slats with sliding wood doors and a corrugated metal roof. The existing building is not considered a historically significant structure and does not include building materials that would be considered historically significant. In addition, the existing building is not listed on the City's Cultural Resource Inventory List. The existing commercial building is currently occupied by an art and crafts store (Artfully Rooted) that provides an eclectic mix of artistic décor, furniture, fashion, vintage, antiques, and repurposed items. A photograph of the existing commercial building is shown in Figure 4 below:

FIGURE 4: COMMERCIAL BUILDING AT 608 ½ SUTTER STREET



GENERAL PLAN DESIGNATION	HF, Historic Folsom
ZONING	HD, Sutter Street Subarea of the Commercial Primary Area
ADJACENT LAND USES/ZONING	North: Public Parking Lot (HD) with Riley Street Beyond South: Sutter Street with Commercial Development (HD) Beyond East: Commercial Development (HD) with Scott Street Beyond West: Commercial Development (HD) with Riley Street Beyond
SITE CHARACTERISTICS	The L-shaped project site, which is approximately 0.12-acres in size, is developed with a 4,377-square-foot building (currently occupied by Artfully Rooted) and associated site improvements including a paved patio area, pedestrian walkways, and landscaped planters.
APPLICABLE CODES	<u>FMC</u> Chapter 15.52; HD, Historic District <u>FMC</u> Section 17.52.300, Design Review <u>FMC</u> Section 17.52.660, Demolition <u>FMC</u> Chapter 17.57, Parking Requirements <u>FMC</u> Chapter 17.60, Use Permits Historic District Design and Development Guidelines

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR FOLSOM PRISON BREWS CONDITIONAL USE PERMIT AND DESIGN REVIEW 608 ½ SUTTER STREET (PN 19-174)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Site Plan, dated July 22, 2021 2. Off-Site Parking Plan 3. Demolition Plans, dated July 22, 2021 4. Building Elevations, dated July 22, 2021 5. Building Rendering 6. Color and Materials Exhibits 7. Signage Details, dated July 22, 2021 8. Floor Plans, dated July 22, 2021 <p>The project is approved for the development of the 3,799-square-foot Folsom Prison Brews project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building plans, and all applicable civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approvals (Conditional Use Permit and Design Review) granted under this staff report shall remain in effect for one year from final date of approval (August 4, 2022). If the Conditional Use Permit has not been exercised within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, respectively, these approvals shall be considered null and void without further action. 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 <u>Chapter 17.60</u> of the Folsom Municipal Code.</p>	B	CD (P)

4.		<p>If the Community Development Director finds evidence that conditions of approval for Folsom Prison Brews 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)
5.		<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.</p>	OG	CD
6.		<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
7.		<p>Compliance with all local, state and federal regulations pertaining to building construction and demolition is required.</p>	OG	CD (B)

8.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	B	CD (P)(E)(B)
9.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner’s representative appropriate disposition of the remains and any grave goods.	B	CD (P)(E)(B)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
10.		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)
11.		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)
12.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans or beginning inspection, whichever is applicable.	B	CD (P)(E)

13.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide 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
14.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
LANDSCAPE REQUIREMENT				
15.		The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department.	OG	CD (P)(E)
LIGHTING REQUIREMENT				
16.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. In addition, all lighting shall be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way.	B	CD (P)
NOISE REQUIREMENT				
17.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	B	CD (P)(E)
CONDITIONAL USE PERMIT REQUIREMENTS				
18.		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.	B, OG	FD NS (B)

19.		A Conditional Use Permit Modification shall be required if the operation of the business deviates from the Historic District Commission’s approval. No approvals are granted in this Conditional Use Permit except as provided. Any intensification or expansion of the use approved and conditioned herein will require a Conditional Use Permit Modification by the Historic District Commission. In any case where the conditions to the granting of a Conditional Use Permit have not been, or are not, complied with, the Historic District Commission shall give notice to the permittee of intention to revoke such permit at least ten days prior to a hearing thereon. Following such hearing the Historic District Commission may revoke such permit.	OG	CD, PD
20.		The owner/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 Conditional Use Permit and the ABC license, the more stringent regulation shall apply.	OG	CD (P)
21.		All entertainment (as defined in Chapter 5.90 of the <u>Folsom Municipal Code</u>) shall be subject to an Entertainment Permit. No entertainment shall occur on the proposed outdoor patio. Occasional outdoor events may be requested via the Special Event Permit process, subject to City approval.	OG	CD (P)
22.		Compliance with the City of Folsom’s Noise Control Ordinance (<u>Folsom Municipal Code Chapter 8.42</u>) and General Plan Noise Element shall be required.	OG	CD (P)
23.		Hours of operation (including private parties) shall be limited as follows: <ul style="list-style-type: none"> ○ Sunday-Wednesday: 11:00 a.m. to 10:00 p.m. ○ Thursday-Saturday: 11:00 a.m. to 12:00 a.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 discretionary Conditional Use Permit Modification.	OG	CD (P)
24.		Folsom Prison Brews shall be limited to the sale and consumption of beer, non-alcoholic beverages, and food products. No sale or consumption of spirits shall be permitted.	OG	CD (P)
25.		Doors and windows to the outdoor patio area shall be closed at all times when music is being played.	OG	CD (P)
26.		No audio speakers, music, televisions, or screens shall be permitted on the outdoor patio, the building exterior walls, windows, or any other exterior architectural elements.	OG	CD (P)
27.		No dancing shall be permitted anywhere in the premises including the outdoor patio area. In addition, there shall be no structurally designated or raised dance floor or bandstand.	OG	CD (P)

28.		The owner/applicant shall ensure that a lease agreement for the 15 parking spaces at the Eagle Lodge property remain in effect as long as Folsom Prisons Brews or any subsequent establishment operating at this location pursuant to the Conditional Use Permit remains in business.	OG	CD (P)
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ARCHITECTURE/SITE DESIGN REQUIREMENTS				
29.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for exterior and interior modifications associated with the Folsom Prison Brews project. The applicant shall submit building plans that comply with this approval, the attached site plan, demolition plans, building elevations, building rendering, color and materials exhibit, floor plans, and signage, lighting, and door exhibits dated July 22, 2021. 2. The design, materials, and colors of the proposed Folsom Prison Brews project shall be consistent with the submitted building elevations, building rendering, material samples, and color scheme to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features. 4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. 5. The arched entry and transom windows shall be reduced in size to be more scalable with the west building elevation to the satisfaction of Community Development Department. 6. The vertical wood siding on the south building elevation shall be replaced with faux cut granite to match the faux cut granite building materials proposed on the other three building elevations. 7. The final location, design, height, materials, and colors of the fencing and gates associated with the outdoor patio area shall be subject to review and approval by the Community Development Department. 	I, B	CD (P)
SIGN REQUIREMENT				
30.		The owner/applicant shall obtain a sign permit prior to installation of the wall-mounted sign.	B	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy Permit
	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

Vicinity Map



CITY OF
FOLSOM



Attachment 5

Site Plan, dated July 22, 2021

SITE PLAN NOTES:

1. ALL SITE AND BUILDING LOCATION INFORMATION TO BE VERIFIED BY LICENSED SURVEYOR OR CIVIL ENGINEER. THE INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM THE SURVEY BY WILLIAM D. PAKKARD, LICENSED LAND SURVEYOR, DATED 1/22/78.
2. LEGAL DESCRIPTION: PARCEL 11, 608.5 SUTTER STREET, FOLSOM, CA APN: 70262111
3. LOT SIZE: 0.1235 ACRE
4. FOR LANDSCAPE INFORMATION AND DRIVING, SEE LANDSCAPE PLAN BY FIVE STAR LANDSCAPE, MICHAEL SHULAK, LA, 916-969-3372 OR INFO@5STARDESIGN.COM

SHEET LEGEND

- EXISTING WALL CONSTRUCTION
- NEW PAVE STONE VENEER
- POWERHOUSE PUB WALL
- PROPERTY LINE

KONET ARCHITECTURE

REGGIE KONET, AIA
255 AMERICAN RIVER CANYON DR.
FOLSOM, CA 95630

916-835-4222
konetarchitecture@gmail.com
CA Arch License #C.33835

www.konetarchitecture.com

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No.	Description	Date
1	ADD REVISION #1	2/1/23

Murray Weaver

FOLSOM PRISON BREWS
608 1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

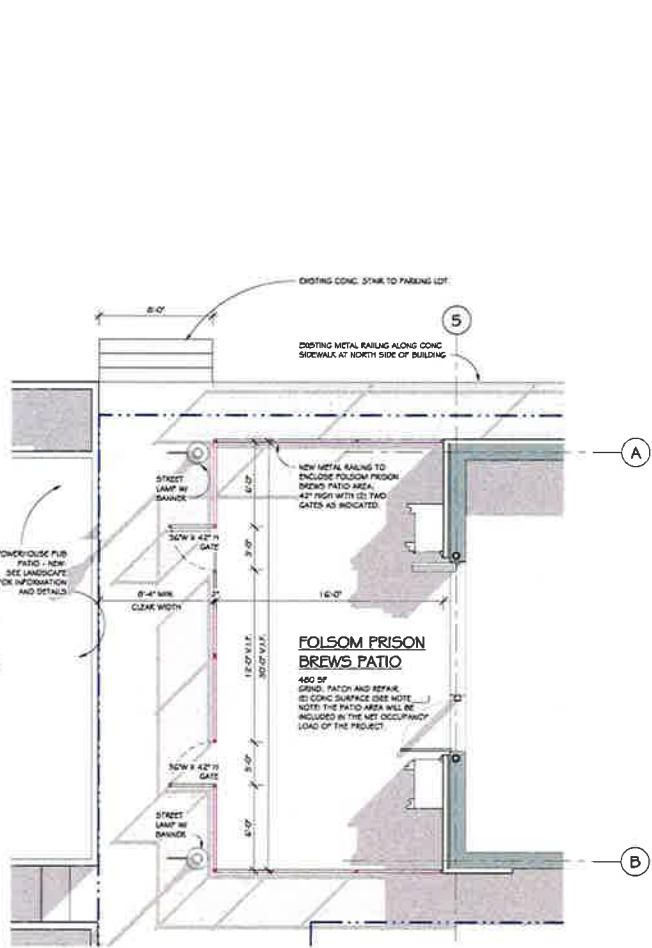
SITE PLAN - ARCHITECTURAL

Project number: 21081840
Date: Issue Date
Prepared by: Reggie Konet, AIA
Checked by: Checker

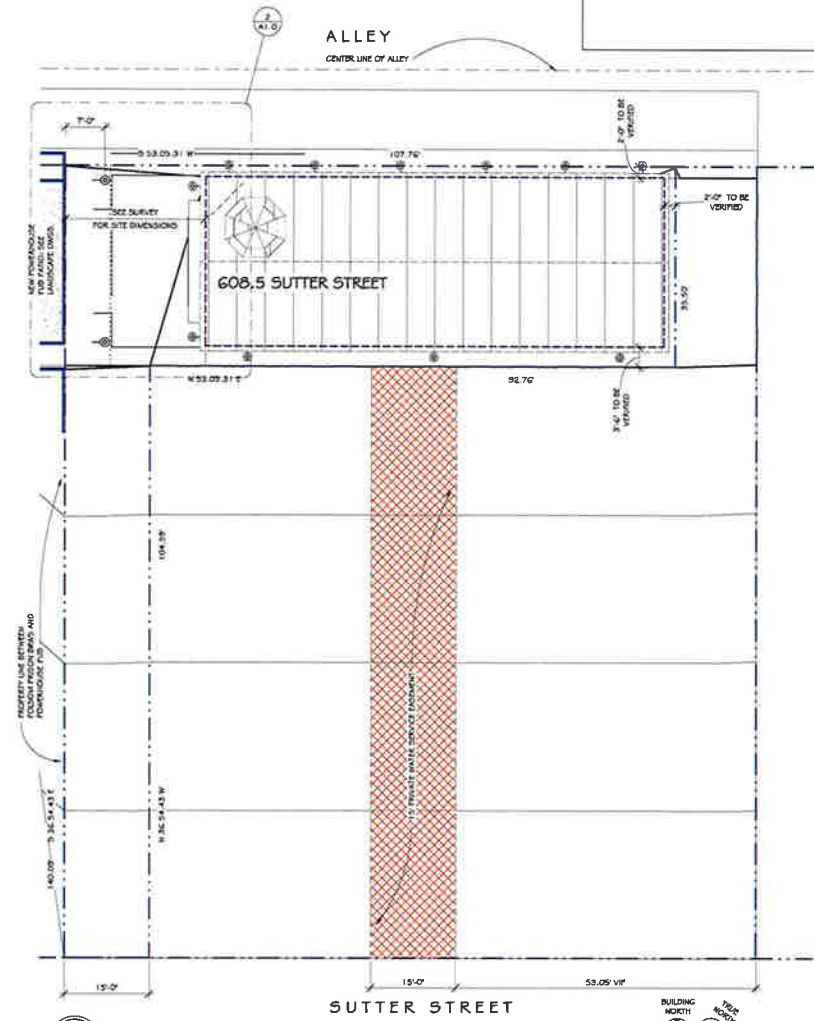
A.I.O.

As Indicated

10/2020 3.12.2024



2 FOLSOM PRISON BREWS PATIO PLAN
1/4\"/>



1 SITE PLAN - ARCHITECTURAL
1/4\"/>

Attachment 6

Off-Site Parking Plan

KONET ARCHITECTURE

REGGIE KONET, AIA
255 AMERICAN RIVER CANYON DR
FOLSOM, CA 95630

916-835-4222
konetarchitecture@gmail.com
CA Arch License #C33815

www.konetarchitecture.com

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No.	Description	Date

Murray Weaver

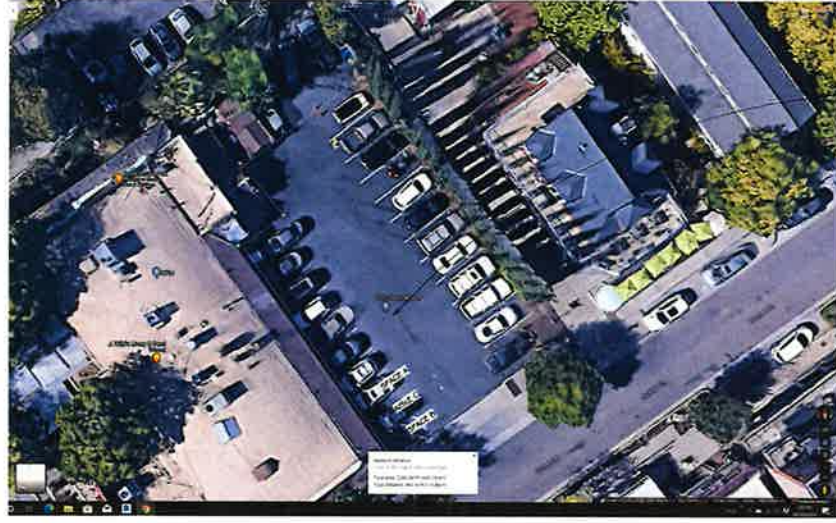
FOLSOM PRISON BREWS
608-1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

PARKING LOTS AND DATA

Project number:	21058340
Plan:	Issue Date:
Prepared by:	Reggie Konet, AIA
Checked by:	Checker:

X1.0

Scale: 1/2" = 1'-0"



POWERHOUSE PARKING LOT EXISTING

NOTES:

1. CURRENTLY, THERE ARE 20 STANDARD PARKING SPACES AND (1) ONE ACCESSIBLE PARKING SPACE.

THE OWNER SHALL CONVERT (1) ONE EXISTING STANDING PARKING SPACE IN THE POWERHOUSE PARKING LOT IN ORDER TO PROVIDE THE REQUIRED ACCESSIBLE PARKING SPACE FOR THE FOLSOM PRISON BREWS.

IN ORDER TO ACCOMPLISH THIS, THE (E) ACCESSIBLE PARKING SPACE WILL BE RELOCATED TO THE ADJACENT NORTH PARKING SPACE (SPACE A); A NEW ACCESSIBLE VAN PARKING SPACE WILL BE LOCATED IN THE VEST POIST SPACE IN THE SOUTHWEST CORNER OF THE LOT (SPACE B); AND A NEW ACCESSIBLE WILL BE LOCATED BETWEEN THESE (2) TWO PARKING SPACES (SPACE C).

2 POWERHOUSE PARKING LOT - EXISTING
1/2" = 1'-0"



EAGLES LODGE PARKING LOT - EXISTING

NOTES:

1. THE NORTHEAST PARKING ROW OF THE (E) EAGLES PARKING LOT IS APPROXIMATELY 95 FEET IN LENGTH. THIS DISTANCE COULD ALLOW FOR 10 STANDARD PARKING SPACES WHICH WOULD BE 9 FEET (108 INCHES) WIDE.

THE PARKING ROW ALONG THE NORTH END OF THE EAGLES LODGE IS APPROXIMATELY 45 FEET IN LENGTH. THIS DISTANCE COULD ALLOW FOR 5 STANDARD PARKING SPACES WHICH WOULD BE 9 FEET (108 INCHES) WIDE AND (1) ONE ACCESSIBLE VAN PARKING SPACE WHICH WOULD BE 12 FEET (144 INCHES) WIDE WITH AN ACCESSIBLE OF 5 FEET (60 INCHES) WIDE.

THEREFORE, THE TOTAL NUMBER OF POSSIBLE PARKING SPACES WITHIN THE (E) EAGLES LODGE LOT WOULD BE 13 STANDARD SPACES + 1 ACCESSIBLE SPACE = 14 TOTAL SPACES.

2. THERE IS NO WORK INCLUDED TO UPGRADE OR IMPROVE THE (E) EAGLES LODGE PARKING LOT IN THIS CONTRACT. THE ABOVE INFORMATION AND THE SUGGESTED POTENTIAL PARKING SPACES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT IS NOT ENGAGED NOR RESPONSIBLE FOR ANY IMPROVEMENTS TO THE EAGLES LODGE PARKING LOT.

ALL WORK TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION AND DURING THE PROJECT. CLOSURE TO CONFIRM COMPLIANCE WITH 2019 CALIFORNIA BUILDING CODE CHAPTER 11.10. IF ANY DISCREPANCIES ARISE BETWEEN THE DRAWINGS AND SITE CONDITIONS, THE CONTRACTOR SHALL ALERT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. IF ARCHITECT HAS NOT BEEN NOTIFIED AND WORK CONTINUES, THE ARCHITECT WILL NOT BE HELD LIABLE FOR ANY OUTCOME OF THIS WORK.

1 EAGLES LODGE PARKING LOT - EXISTING
1/2" = 1'-0"

Attachment 7

Demolition Plans, dated July 22, 2021

KONET ARCHITECTURE

REGGIE KONET, AIA
255 AMERICAN RIVER CANYON DR
FOLSOM, CA 95630

916-835-4222
konetarchitecture@gmail.com
CA Arch License #C33835

www.konetarchitecture.com

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No.	Description	Date
1	ISSUE FOR PERMIT	2/26/19

Murray Weaver

FOLSOM PRISON BREWS
608-1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

DEMOLITION PLANS

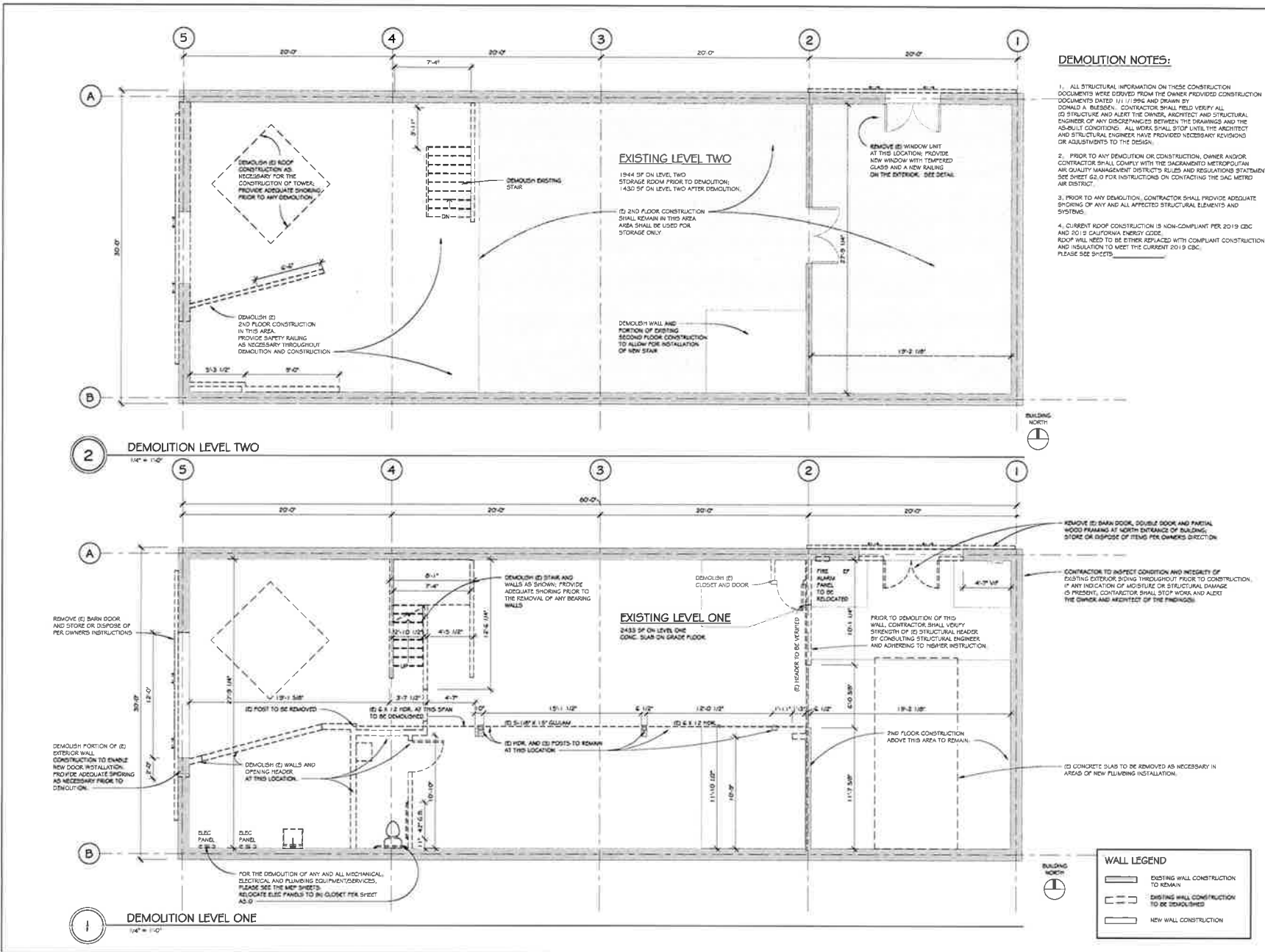
Project number: 2018R010
Date: _____ Issue Date: _____
Designer: Reggie Konet, AIA
Checked by: _____ Checker: _____

A2.0

Scale: 1/4" = 1'-0"

DEMOLITION NOTES:

- ALL STRUCTURAL INFORMATION ON THESE CONSTRUCTION DOCUMENTS WERE DERIVED FROM THE OWNER PROVIDED CONSTRUCTION DOCUMENTS DATED 1/11/1986 AND DRAWN BY DONALD A. BLESSER. CONTRACTOR SHALL FIELD VERIFY ALL (2) STRUCTURE AND ALERT THE OWNER, ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE AS-BUILT CONDITIONS. ALL WORK SHALL STOP UNTIL THE ARCHITECT AND STRUCTURAL ENGINEER HAVE PROVIDED NECESSARY REVIEWS OR ADJUSTMENTS TO THE DESIGN.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION, OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT'S RULES AND REGULATIONS STATEMENT, SEE SHEET 02.0 FOR INSTRUCTIONS ON CONTACTING THE SAC METRO AIR DISTRICT.
- PRIOR TO ANY DEMOLITION, CONTRACTOR SHALL PROVIDE ADEQUATE SHORING OF ANY AND ALL AFFECTED STRUCTURAL ELEMENTS AND SYSTEMS.
- CURRENT ROOF CONSTRUCTION IS NON-COMPLIANT PER 2019 CBC AND 2019 CALIFORNIA ENERGY CODE. ROOF WILL NEED TO BE EITHER REPLACED WITH COMPLIANT CONSTRUCTION AND INSULATION TO MEET THE CURRENT 2019 CBC. PLEASE SEE SHEETS.

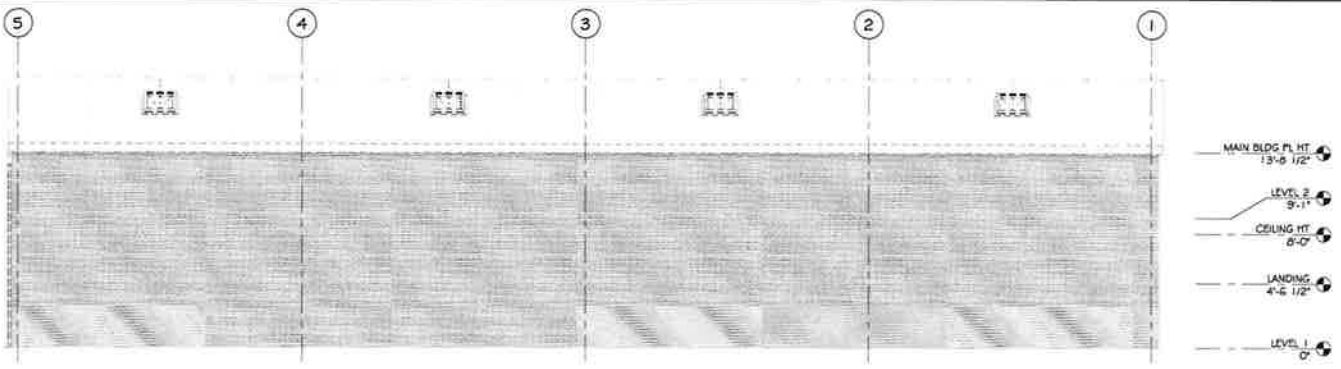


KONET ARCHITECTURE

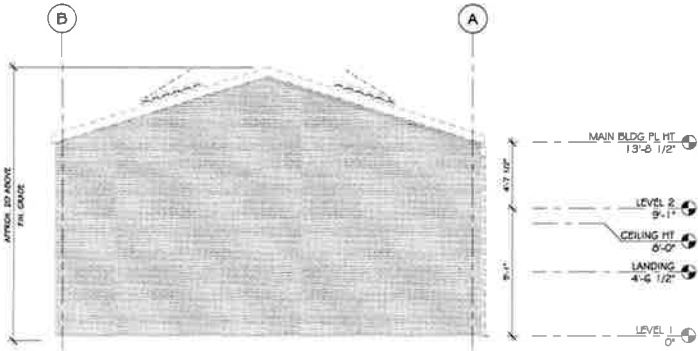
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255 AMERICAN RIVER CANYON DR
FOLSOM, CA 95630

916-835-4222
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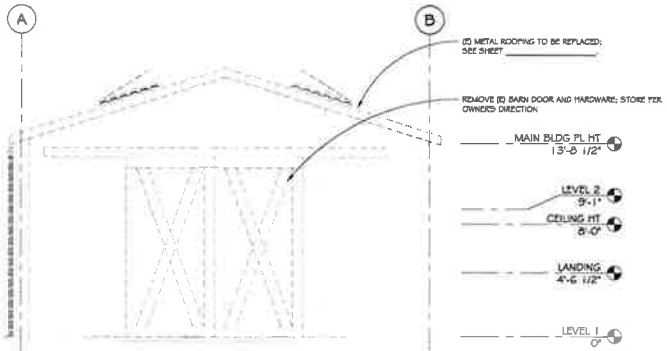
www.konetarchitecture.com



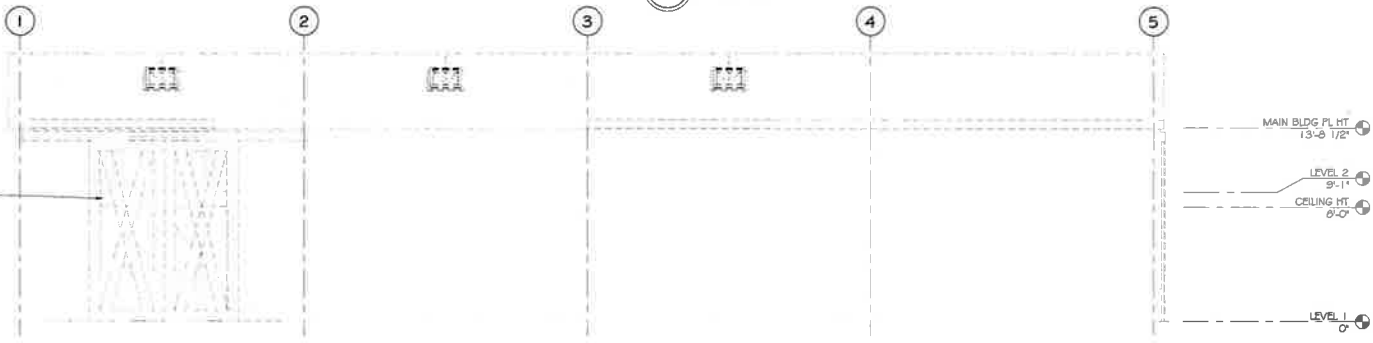
4 DEMOLITION SOUTH ELEVATION
1/4" = 1'-0"



3 DEMOLITION EAST ELEVATION
1/4" = 1'-0"



2 DEMOLITION WEST ELEVATION
1/4" = 1'-0"



1 DEMOLITION NORTH ELEVATION
1/4" = 1'-0"

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No.	Description	Date
1	ISSUE	12/6/18

Murray Weaver
FOLSOM PRISON BREWS
608 1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

DEMOLITION ELEVATIONS

Project number: 2018R-110
Date: Issue Date
Drawn by: Reggie Konet, AIA
Checked by: Checker

A3.0

Attachment 8

Building Elevations, dated July 22, 2021

KONET ARCHITECTURE

REGGIE KONET, AIA
255 AMERICAN RIVER CANYON DR
FOLSOM, CA 95630

916-835-4222
konetarchitecture@gmail.com
CA Arch License #C.33835

www.konetarchitecture.com

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No.	Description	Date
1	NEW EDITION SET	2/26/18

Murray Weaver

FOLSOM PRISON BREWS
608 1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

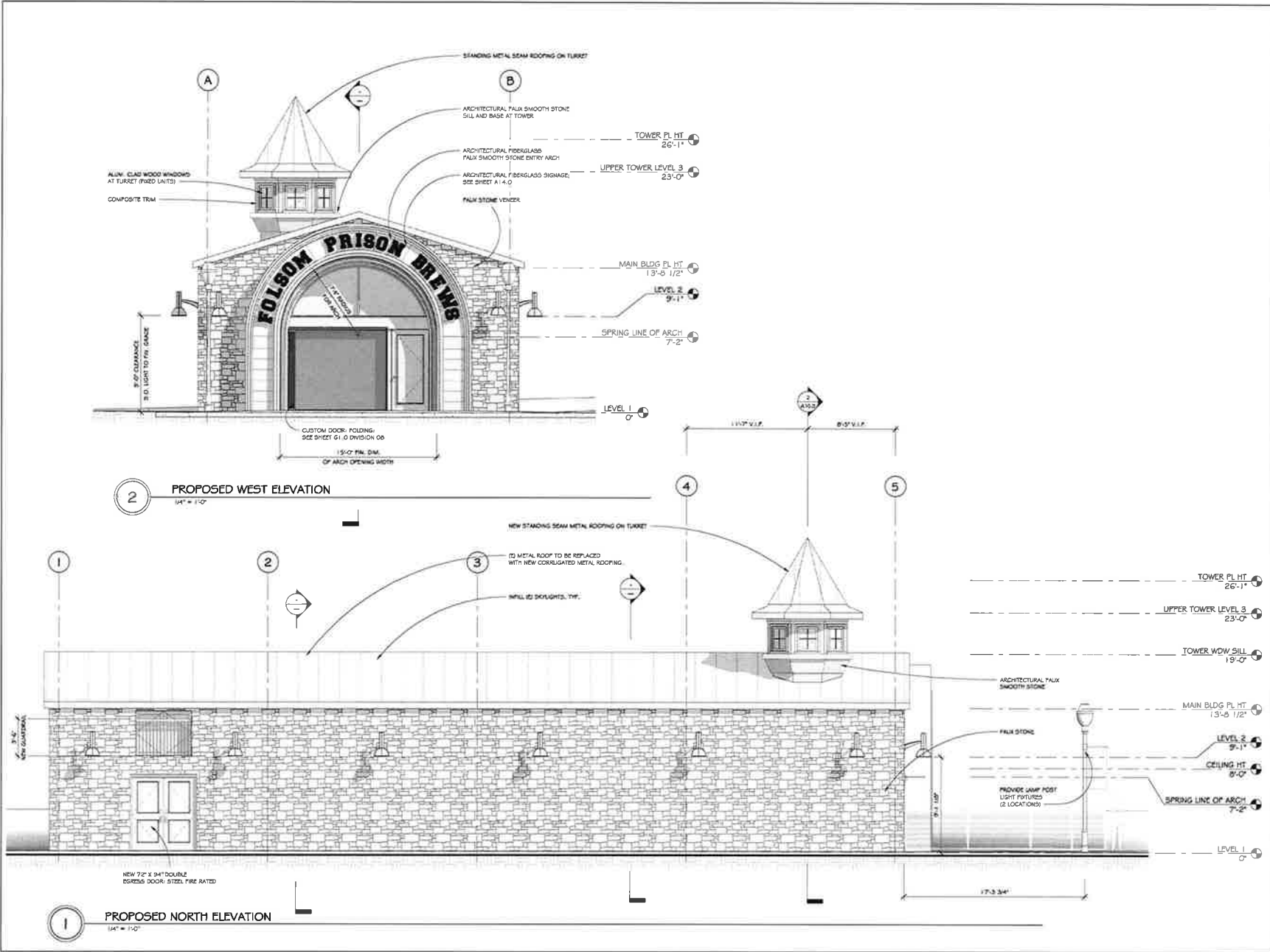
PROPOSED NORTH & WEST ELEVATIONS

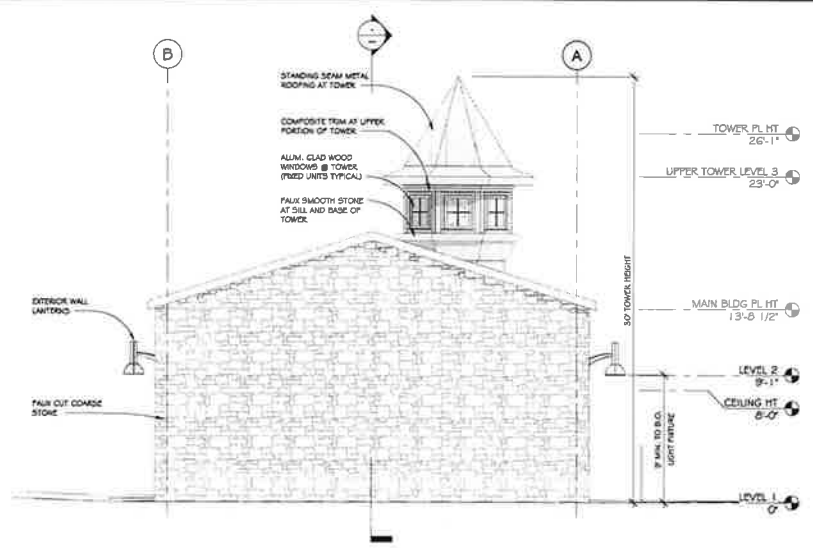
Project number: 201801010
Date: 2/26/18
Prepared by: Reggie Konet, AIA
Checked by: Checker

A8.0

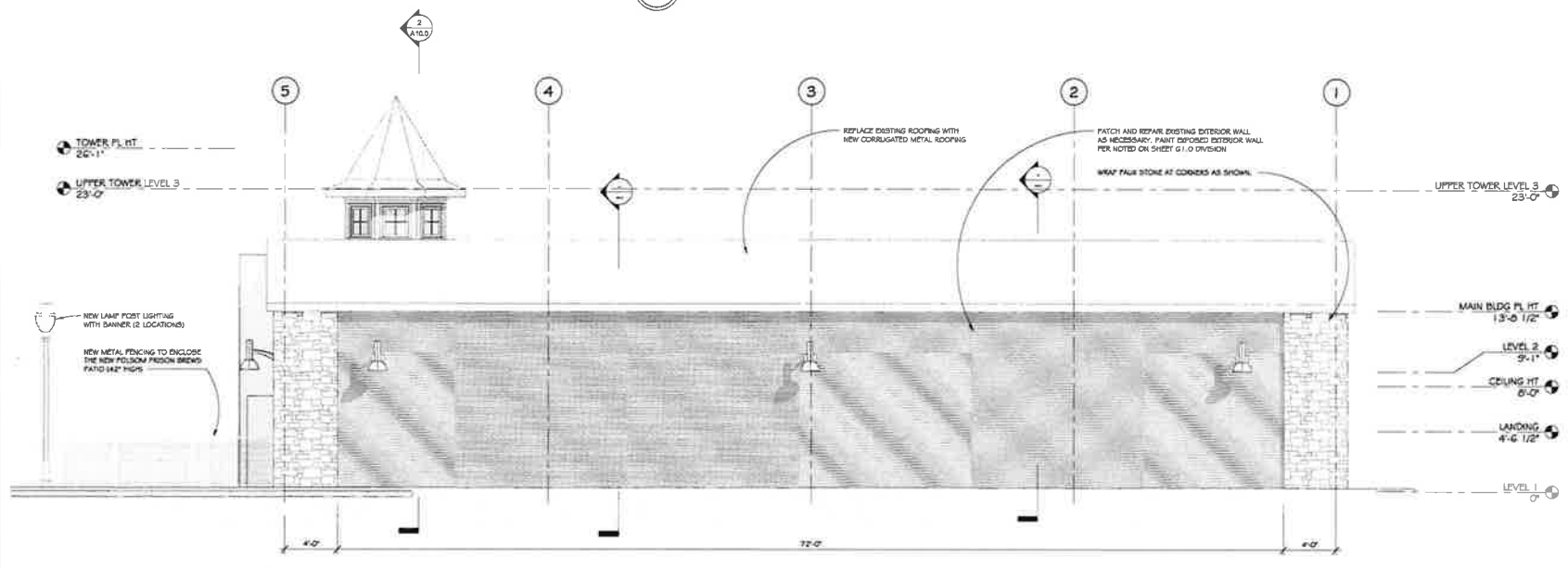
Scale: 1/4" = 1'-0"

REVISED 2/26/18





2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

KONET
ARCHITECTURE

REGGIE KONET, AIA
255 AMERICAN RIVER CANYON DR
FOLSOM, CA 95630

916-835-4222
konetarchitecture@gmail.com
CA Arch License #C33835

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No.	Description	Date
1	100% REVISED SET	05/13/18

Murray Weaver
FOLSOM PRISON BREWS
608-1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

PROPOSED SOUTH & EAST ELEVATIONS

Project number: 2018R110
Date: Issue Date
Prepared by: Reggie Konet, AIA
Checked by: Checker

A9.0

REVISED: 5/13/18

Attachment 9

Building Rendering



Attachment 10

Color and Materials Exhibits



Cut Coarse Stone®



Cut Coarse Stone is reminiscent of a saw-cut Turkish Limestone. The highly textural and yet contemporary linear-style installs with a clean, dry-stack application. This stone is the perfect scale for an efficient installation, appealing to both commercial and residential exteriors and interiors. The stones include three different heights of 3", 6" and 9" and various lengths from 12" to 24". The muted color palette is indicative of natural limestone. Corners available.

NATIONWIDE PROFILES ?



Cannonade



Oyster



Madrona



Seashell

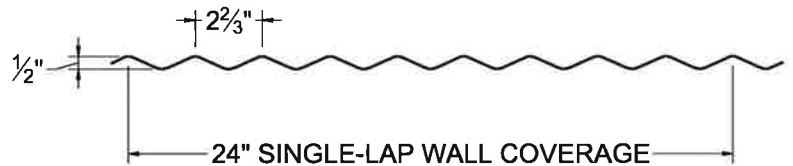
[BUY A SAMPLE](#)

FOLSOM PRISON BREWS
MAIN ROOFING
TO BE PAINTED GREEN
TO MATCH TURRET



2-1/2" Corrugated is an economical, structural, light gauge exposed fastener roof and wall panel. It's an excellent choice for commercial, industrial and agricultural application. Also it's perfect for interior liner panels or an aesthetic wall panel.

2-1/2" CORRUGATED



KEY FEATURES

- 29 and 26 gauge Tru-gauge™
- ASTM 653 and 792
- Unique design only requires single lap for roof applications
- Recommended minimum pitch 3:12
- Galvanized panels are convenient for animal confinement
- Long length flashings available up to 20'11"
- Panel is available in Zinalume® Plus AZ-55, Galvanized G-90, and 22 gauge Rusteel Plus™ (A606)
- Easy-to-order standard and custom made trim and accessory packages available for specific project needs
- Custom lengths 3' to 24'

Allowable Live Load in PSF			Span in feet (steel only)			
SPAN TYPE	GAUGE	KSI	2'	2' 6"	3'	4'
CONTINUOUS SPAN	26	80	138	88	61	35
CONTINUOUS SPAN	29	80	98	62	43	25

Gauge	LBS SQFT	LBS LF
29	0.6	1.33
26	0.89	1.97
22	1.46	2.92



Zinalume® Plus SRI-65
No finish warranty – 25 yr.
perforation warranty



Rusteel Plus™ (A606)
Rusteel Plus™ has no metallic
coating, is unpainted and has
no warranty



Galvanized G-90
No finish warranty - no
perforation warranty

Standard Kynar 500® Coatings

40-Year Commercial, Non-Transferable, Non-Prorated, Limited Warranty
40-Year Residential, Transferable, Non-Prorated Limited Warranty



Glacier White SRI-85



Sierra Tan SRI-60



Parchment SRI-58



Sterling Grey SRI-44



Zinc Grey SRI-39



Charcoal Grey SRI-25



Saddle Tan SRI-37



Medium Bronze SRI-36



Tahoe Blue SRI-31



Pacific Blue SRI-26



Hemlock Green SRI-36



Forest Green SRI-24



Graphite Black SRI-26
Formerly: Black



Dark Bronze SRI-22



Musket SRI-31



Pine Green SRI-25



Matte Black SRI-23



Terra Cotta SRI-43



Tile Red SRI-35



Colonial Red SRI-37



Retro Red SRI-42

Premium Metallic 500® Coatings *(Premium Pricing Applies)*



Metallic Silver SRI-80



Champagne SRI-48



Antique Patina SRI-40



Weathered Zinc SRI-39



Copper Penny SRI-50

Premium Finish *(Premium Pricing Applies)*



Vintage® SRI-19

Vintage® is an innovative coating process over a G-90 metallic-coated steel surface. The process creates shade variations from light to dark, the lighter shade exhibiting a grey tone while the darker shade exhibits a bronze or brown tone. The dynamic, pre-aged appearance makes this a beautiful and durable product choice that is also graffiti resistant. Vintage® comes with a 20 year warranty. Warranty can vary by environment, see TMP website for more information.

NOTE: Due to the coating process, Vintage® has a color range. Color can vary from batch-to-batch and have directional variations.

Weathering Materials *(These materials will change appearance over time)*



16 oz. Copper
20 oz. Copper please inquire
Pure Copper has no warranty



Zincalume® Plus AZ-55/
Galvalume® SRI-65

Zincalume® Plus AZ-55 is a 55% aluminum, 45% zinc metallic coating over steel. It is a non-painted finish with a 25 yr. warranty

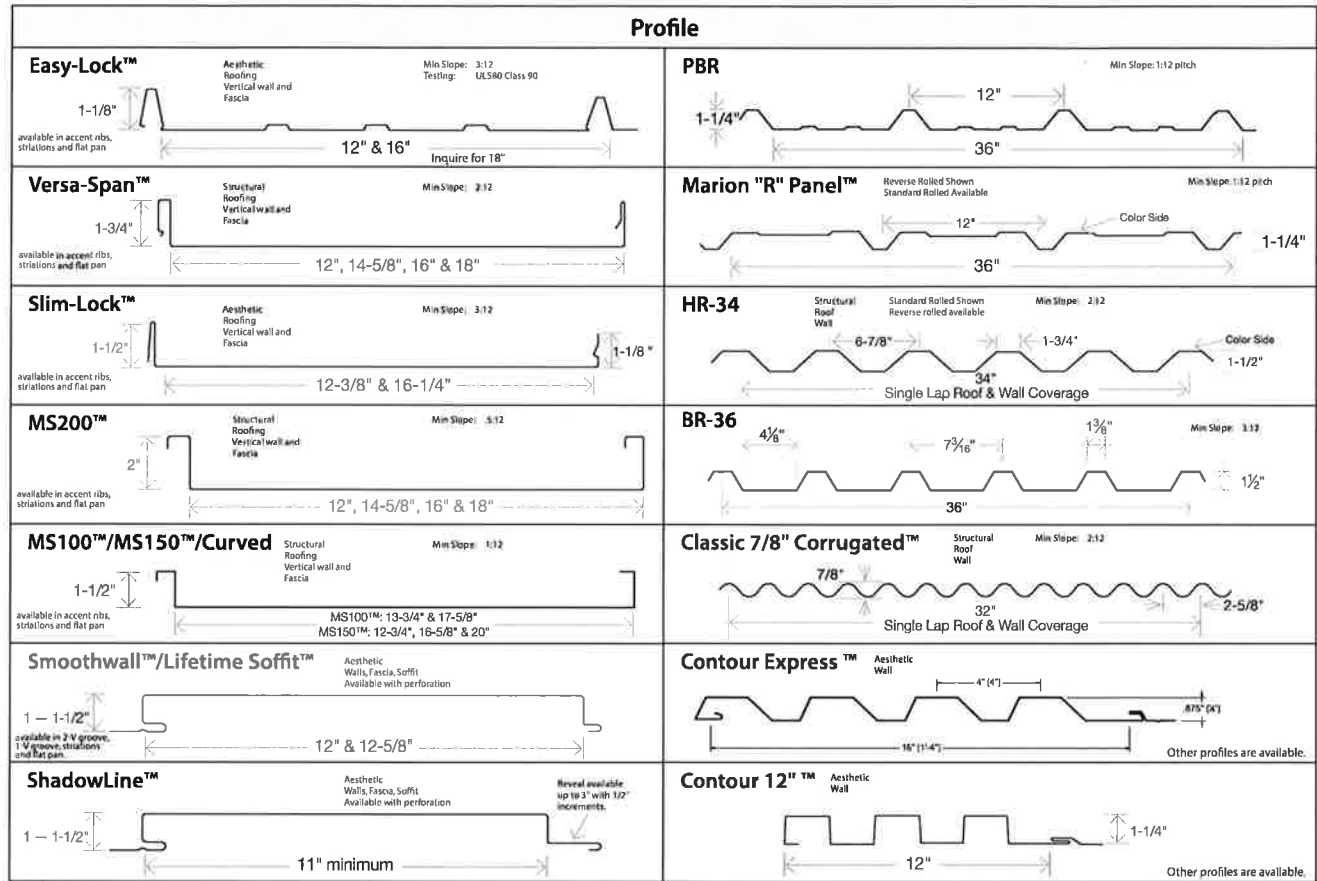


SRI—Solar Reflective Index. SRI values listed above are in accordance with ASTM E1980 and are based on actual testing. (CRRC) Cool Roof Rating Council SRI values (CA Title 24, ENERGY STAR®) are based on the grouping of colors (color families). CRRC SRI values will differ, as each color is not tested in the color family option. Coatings are low gloss 10-15% sheen. These printed chips provide a close representation of the colors. Metal samples are available upon request. Custom colors available. "Oil canning" is an inherent characteristic of roof and wall products, and not a defect, which is not a cause for panel rejection.

Taylor Metal Products Cool Kynar 500®

All Taylor Metal Products Kynar 500® coatings utilize pigments that are specifically designed to reflect infrared light, help reduce the heat gain of a dwelling, and conform with ENERGY STAR® criteria for steep slope cool roofing products.

PVDF is a fluoropolymer that is manufactured under the trademarked name Kynar 500®. Paint finishes containing a **minimum** 70% PVDF resin meet the high-performance weathering criteria established by the American Architectural Manufacturing Association and are allowed to carry the Kynar 500® trademarked name.



Coil Width	OR/WA	Panels listed below are standard size, please inquire for other sizes.	Color																																	
			Gauge	Glacier White	Sierra Tan	Parchment	Sterling Grey	Zinc Grey	Charcoal Grey	Saddle Tan	Medium Bronze	Tahoe Blue	Pack-R-Blue	Hemlock Green	Forest Green	Pine Green	Dark Bronze	Graphite Black	Matte Black	Burgundy	Musket	Terra Cotta	Tile Red	Vintage*	Zincalume® Plus	16 oz. Copper Zinc Copper	Colonial Red	Retro Red	Metallic Silver	Champagne	AniQue Patina	Copper Penny	Weathered Zinc			
16.75"	X	12" Easy-Lock 12.75" MS150 13.75" MS100 12-3/8" Slim-Lock 1" Smoothwall/ Soffit/ShadowLine	24	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
			26	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
20.625"	X	16" Easy-Lock 16.625" MS150 17.625" MS100 16-1/4" Slim-Lock 12" Versa-Span 12" MS200 14.625" Versa-Span 14.625" MS200 12" Reveal 1-1/2" Smoothwall/ Soffit/ShadowLine	24	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
			22	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
24"	X	18" Easy-Lock 18" Versa-Span 18" MS200 16" Versa-Span 16" MS200 20" MS150 16" Contour 12" Contour	24	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
			22	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
43"	X	7/8" Corrugated PBR Marion "R" Panel HR-34	24	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
			22	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
48"	X	Flat Sheet 48"W x 120"L	24	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
			22	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Testing information is available on panel specification sheets on TMP website

Zincalume & Zincalume® Plus are registered trademarks of Bluescope Ltd. Galvalume® is a registered trademark of BIEC International, Inc. Vintage® is a registered trademark of Steelscape, Inc. Kynar 500® is a registered trademark of Arkema, Inc. Residential: 40 year, Transferable, Non-Prorated, Limited Manufacturer's Warranty. Commercial: 30 year, Non-Transferable, Non-Prorated, Limited Manufacturer's Warranty

22 Gauge material available, please call to inquire
*** Please inquire for availability**

July 2020



PELLA® BIFOLD DOORS



Pella Architect Series® Contemporary bifold door in Wheat stain.

Make an impressive statement.

Create outdoor living at its finest. Pella bifold patio doors fold neatly to make a beautiful opening to the outside – and extend living spaces beyond the walls. Whether your project calls for the fine, thoughtful details of traditional design or the clean lines on contemporary products, you can create your desired look with the flexible design of Pella Architect Series bifold doors.

Versatile style.

Enjoy added design flexibility of an expansive door, or size down to create a pass-through window. Tracks can be straight or meet at a 90-degree corner.

The perfect finishing touch.

Choose from a broad range of hardware styles and finishes to create a seamless look across your Pella project. Concealed multipoint locks provide easy operation and unparalleled aesthetic.

The best limited lifetime warranty for wood patio doors.*

Built to last, Pella aluminum-clad wood patio doors are backed by the Pella Limited Lifetime Warranty.



Choose different hardware finishes for the exterior and interior to perfectly complement your look.



* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.



Create a sleek design.

FOLSOM PRISON BREWS ENTRY DOOR SYSTEM; ALUM CLAD WOOD DOORS IN COLOR - BLACK.

Elegant interior finishes.

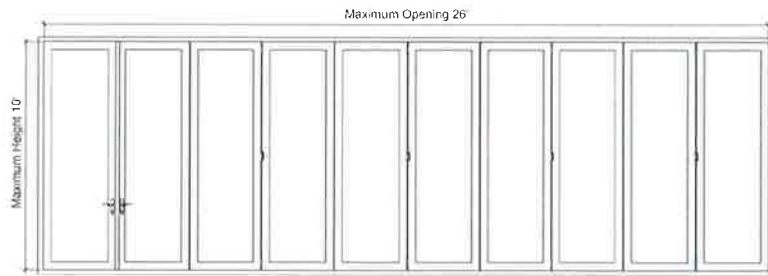
Complement home décor with an impressive collection of wood interiors, including rich Mahogany and distinctive Douglas Fir, Pine interiors are available unfinished, primed or prefinished in your choice of 16 stain or paint colors.

Beautiful, long-lasting exteriors.

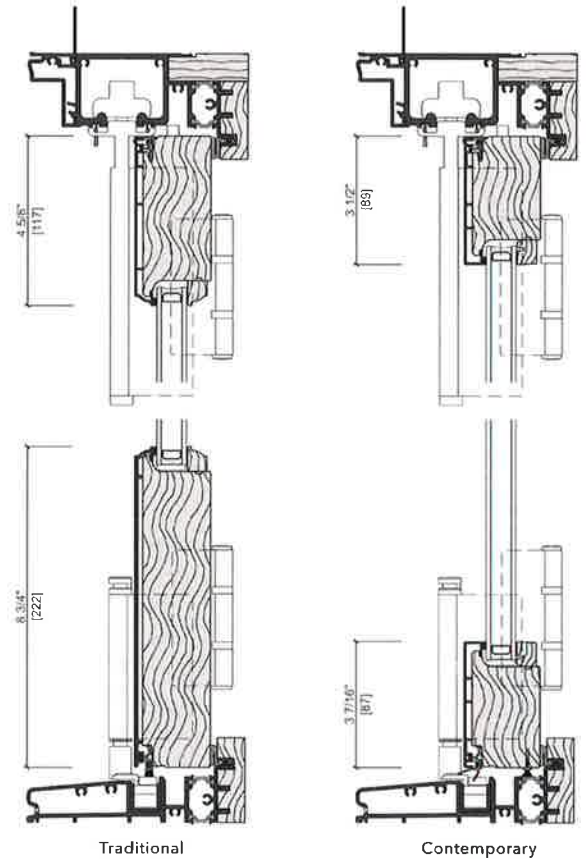
Customize the exterior color, or choose one of 27 standard colors of durable EnduraClad® exterior aluminum cladding.

Built-in peace of mind.

Add integrated Pella® Insynctive® security sensors, and give homeowners the ability to monitor doors from virtually anywhere with the Pella Insynctive mobile app¹ or through a professionally monitored system.



Bifold panel sizes range from 14-1/4" x 48" to 42" x 117-3/8".
Using 10 door panels, the maximum opening is 26'.



Energy Ratings

Dual-Pane with Argon
Triple-Pane with Argon

U-Factors

.27 - .50
.24 - .32

SHGC

.12 - .53
.11 - .38

Performance Ratings²

Standard Sill – Out-Swing
Standard Sill – In-Swing
Low-Profile and Flush Sills

Up to 8'

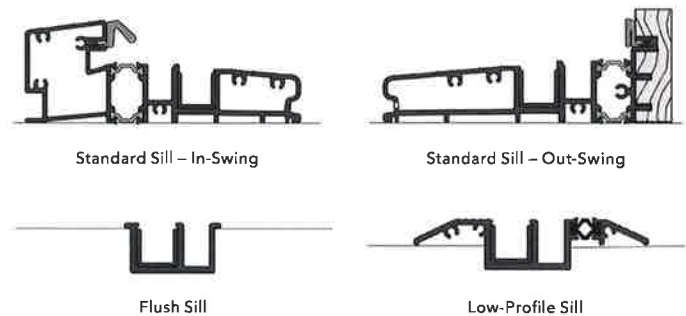
PG25
NC
NC

Up to 10'

PG15
NC
NC

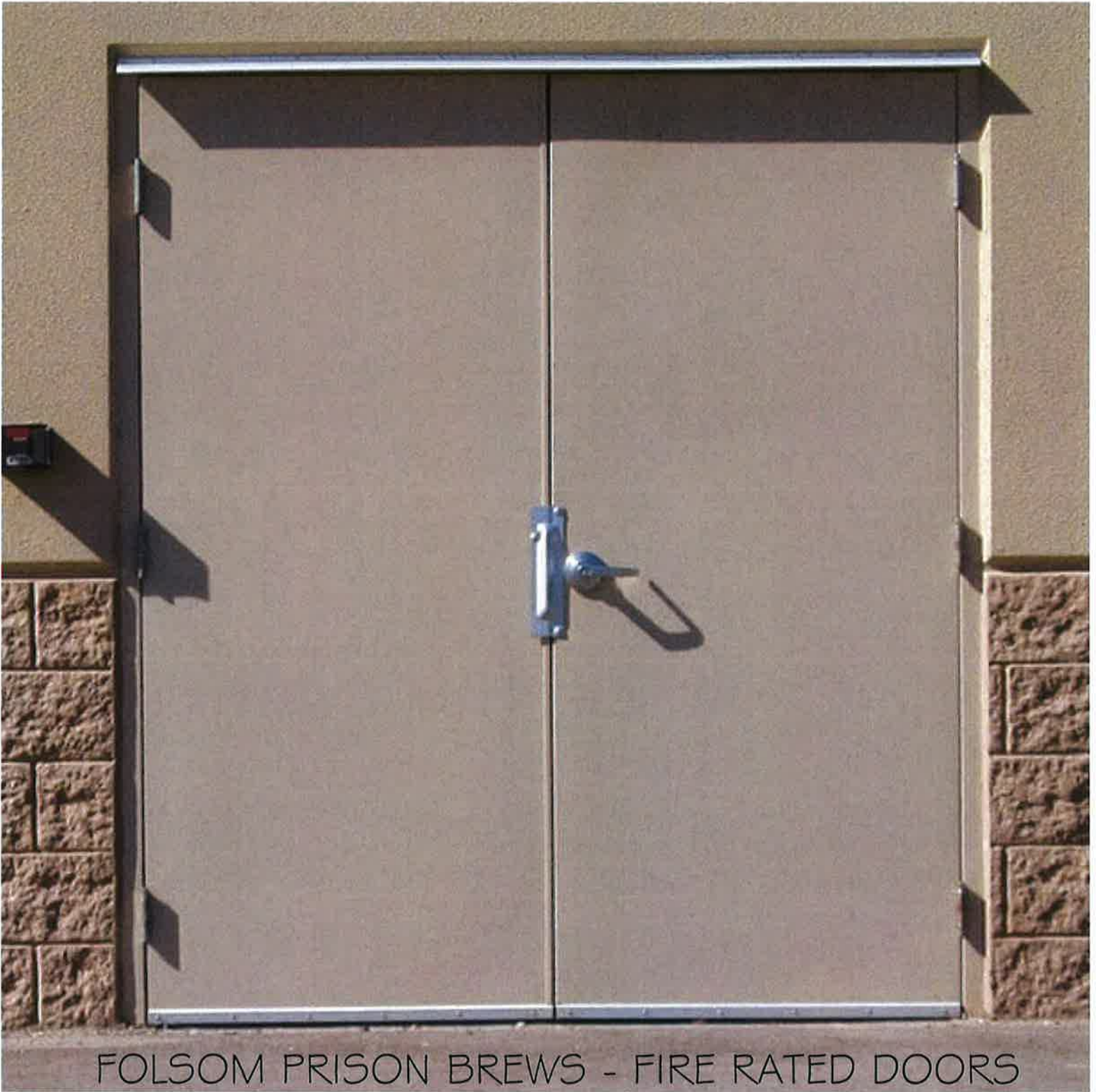
NC = Not Certified

Sill Types Available



¹ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

² Expected performance ratings. See ADM for complete product details and ratings. For information on performance ratings, visit pella.com/support/performance-information/.



FOLSOM PRISON BREWS - FIRE RATED DOORS

Liberty

Product ID **B2363CR**

[Click to Show Price](#)



DIMENSIONAL INFORMATION

Height	19.75"
ADA Compliant	No
Hanging Type	-
Canopy/Backplate	5.50"W X 9.00"H
Width	13.00"
Extension	14.25"
Top To Center	5.00"
Weight	4.18lb.

AVAILABLE FINISHES

CENTENNIAL RUST (CENTENNIAL RUST)

SHIPPING INFORMATION

Carton 1	23.00" x 17.00" x 16.00"
Carton 1 Weight	6.00lb.
Shipping Method	UPS

LAMPING INFORMATION

Bulb 1	
{1} 100 Watt Max 120	
Bulb Included	No
Socket Type	E26 Medium Base
UL Rating	WET
Plug In	No

Please contact a Lighting Distributor for purchasing.

Go to the link below

<https://troylighting.hvlgroupp.com/>

go to "Where to Buy" for a List of Distributor

Customer Service at Troy Lighting

Attachment 11

Signage Details, dated July 22, 2021

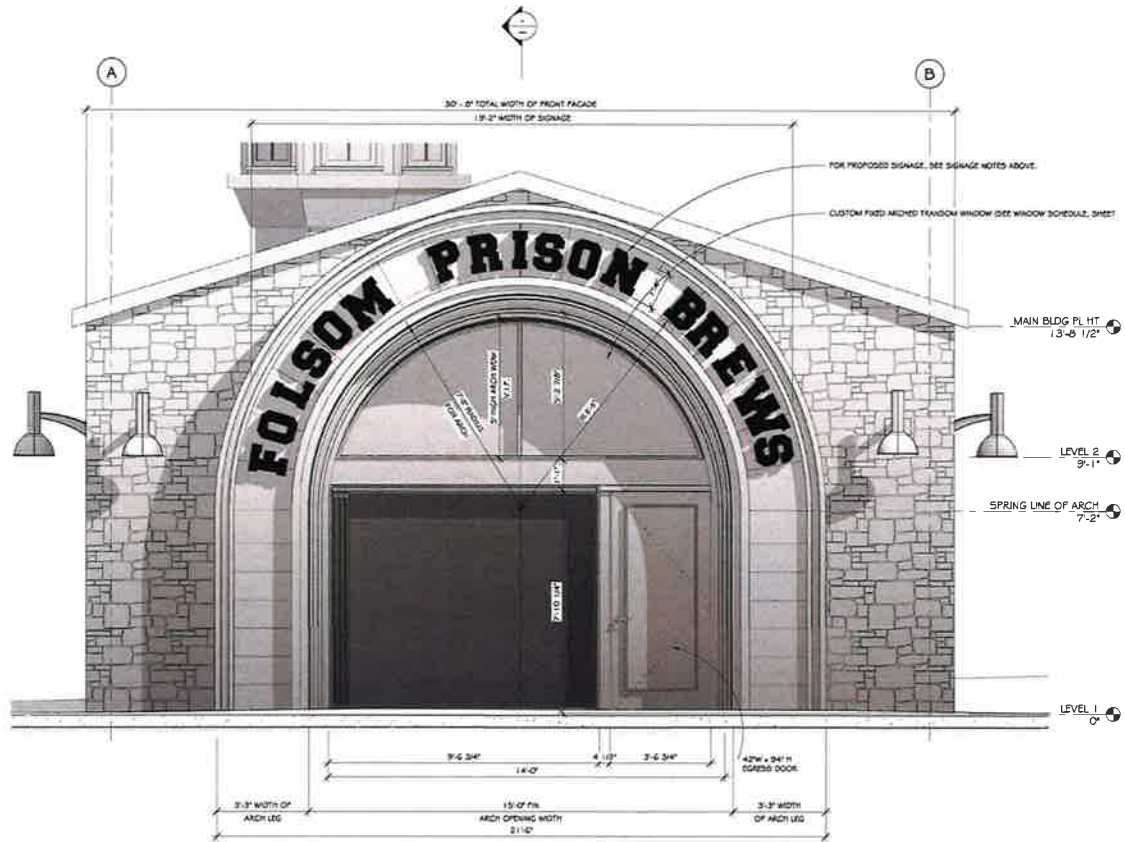
ENTRY DOOR NOTES:



SIGNAGE NOTES:

1. THE PROPOSED SIGNAGE AS DEPICTED ON DRAWING A14.4 D WILL BE IN TRESMAN FONT FABRICATED IN FORMED PLASTIC IN COLOR BLACK. LETTERS SHALL BE 1 1/2" DEEP AND 1 1/4" HIGH. THE LETTERING SHALL BE MOUNTED WITH METAL STUDS INTO THE ARCH AS INDICATED. CONTRACTOR SHALL PROVIDE ADEQUATE SOLID BLOCKING TO SECURE SIGNAGE FROM MOVEMENT, FAILURE OR LOOSENING.
2. SEE DIAGRAM 2/A I.4 D. SIGNAGE SHALL BE BACKLIT SIMILAR TO THE SIGNAGE AT THE ROUNDHOUSE!
3. THE TOTAL WIDTH OF THE FRONT FACADE IS 30'-0" AND THE WIDTH OF THE PROPOSED SIGNAGE IS 19'-2". THEREFORE, THE SIGNAGE IS LESS THAN 75% OF THE TOTAL WIDTH OF THE FRONT FACADE.

2 SAMPLE SIGNAGE BACKLIGHTING
1/2" = 1'-0"



1 PROPOSED SIGNAGE & DOOR ELEVATION
1/2" = 1'-0"

KONET
ARCHITECTURE

REGGIE KONET, AIA
255 AMERICAN RIVER CANYON DR
FOLSOM, CA 95630

916-835-4222
konetarchitecture@gmail.com
CA Arch License #C33835

www.konetarchitecture.com

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No.	Description	Date
01	ISSUE - APPROVAL SET	2/25/2018

Murray Weaver

FOLSOM PRISON BREWS
608 1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

SIGNAGE & DOOR
ELEVATION AND DETAILS

Project number	2018RAC10
Date	Issue Date
Prepared by	Reggie Konet, AIA
Checked by	Checker

A14.0

Scale: As indicated

R0120013 18.00.004

Attachment 12

Floor Plans, dated July 22, 2021

ACCESSIBILITY NOTES:

PER 2019 CBC SECTION 11B-1009.2.6.1 ACCESSIBLE GROUND SURFACES
GROUND SURFACES ON ACCESSIBLE ROUTES, CLEAR FLOOR OR GROUND
SPACES, AND TURNING SPACES SHALL COMPLY WITH ASTM F 1951. GROUND
SURFACES SHALL BE INSPECTED AND MAINTAINED REGULARLY AND FREQUENTLY
TO ENSURE CONTINUED COMPLIANCE TO ASTM F 1951.

PER 2019 CBC 11B-409.3.5 SLOPE
THE FINISH SLOPE OF WALKING SURFACES THROUGHOUT THE FOLSOM
PRISON BREWS PROPERTY NOT BE STEEPER THAN 1:20. THE CROSS SLOPE
OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
EXCEPTION: THE FINISH SLOPE OF SUBWAYS SHALL NOT
EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR
HIGHWAY.

FIRE AND LIFE SAFETY NOTES:

A. PER 2019 CPC SECTION 903.2.1.2 GROUP A-2
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STORES CONTAINING A-2
OCCUPANCIES AND THROUGHOUT ALL STORES FROM THE GROUP A-2 OCCUPANCY TO AND
INCLUDING LEVELS OF EXIT DISCHARGE SERVING THAT OCCUPANCY WHERE ONE OF THE FOLLOWING
DISTS:

(2) THE FIRE AREA HAS AN OCCUPANT LOAD OF 100 OR MORE.

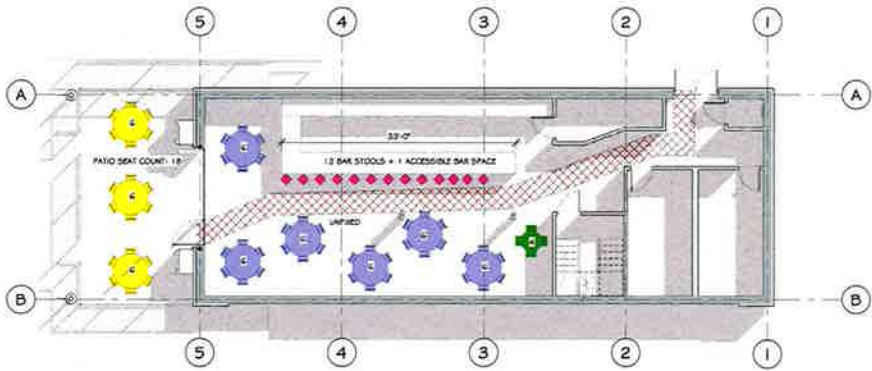
B. PER 2019 CBC SECTION 919.03.3.11 SPECIFIC BUILDING AREAS AND HAZARDOUS AND SECTION
903.2.1.1.1 STORES WITHOUT OPENINGS, THE LEVEL TWO OCCUPANCY 5-20 WILL BE REQUIRED
TO HAVE AUTOMATIC SPRINKLER SYSTEM INSTALLED. THE OPENINGS ON LEVEL TWO DO NOT
COMPLY WITH SECTION 919.03.2.1.1.1 (2) AND SECTION 919.03.2.1.1.1.1.

CURRENTLY, THERE ARE NO AUTOMATIC SPRINKLER SYSTEMS IN THE BUILDING.

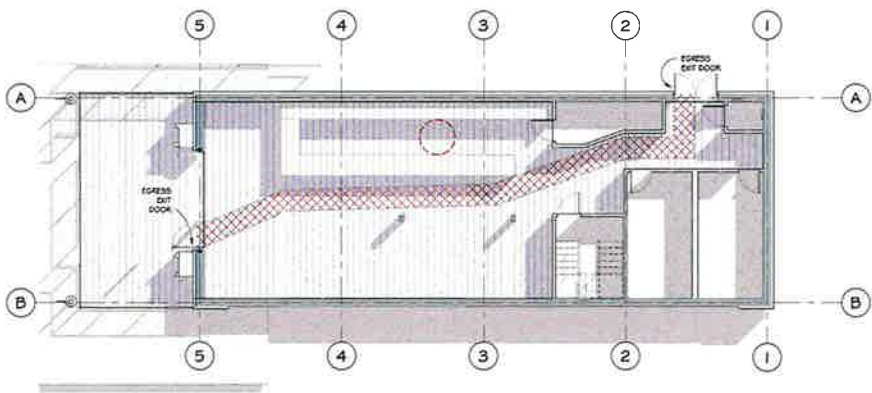
D. PER 2019 CPC SECTION 906 PORTABLE FIRE EXTINGUISHERS
PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN NEW AND EXISTING GROUP A OCCUPANCIES

NOTE: PROVIDE ONE PORTABLE FIRE EXTINGUISHER BEHIND THE BAR, ONE PORTABLE FIRE
EXTINGUISHER IN THE ELECTRICAL / FIRE ALARM CLOSET AND ONE FIRE EXTINGUISHER ON THE
LOWER TWO STORAGE ROOM NEAR THE STAIR.
THE PORTABLE FIRE EXTINGUISHERS SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA CODE OF
REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3, AND SHALL BE INSTALLED AND MAINTAINED IN
ACCORDANCE WITH GUIDES ESTABLISHED THEREIN.
SEE THE FLOOR PLANS FOR LOCATION OF EXTINGUISHERS.

C. PER TABLE 1004.1.2 IN 2019 CBC, THE OCCUPANT LOAD FACTOR (OLF) FOR AN ASSEMBLY
OCCUPANCY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES + CHAIRS) IS 15 NET.
THE OCCUPANT LOAD FACTOR IS BASED ON THE NET FLOOR AREA. THE CALCULATION IS BASED
ON THE ACTUAL OCCUPIED AREA. NET OCCUPIABLE SPACES LIKE CORRIDORS, STAIRS, BATHROOMS,
ELEVATOR ROOMS, CLOSETS AND FIXED EQUIPMENT ARE SUBTRACTED FROM THE TOTAL AREA TO
DETERMINE THE NET FLOOR AREA.
OUTDOOR SEATING AREA SHALL BE INCLUDED IN THE OCCUPANT LOAD.
THEREFORE, THE TOTAL OCCUPANT LOAD FOR THE PROJECT IS 138
(2080 SF DIVIDED BY 15 OLF = 139 OCCUPANT LOAD).



2 FURNITURE LAYOUT PLAN
1/8" = 1'-0"
TOTAL SEATING SHOWN: 72 (INCLUDES ACCESSIBLE BAR SPACE)



1 FIRE LIFE SAFETY FLOOR PLAN
1/8" = 1'-0"

SHEET LEGEND:

- BAR STOOL (13 COUNT)
- 36" DIA TABLE + 4 CHAIRS (1 COUNT)
- 60" DIA. TABLE + 6 CHAIRS (6 INTERIOR COUNT, 3 EXTERIOR COUNT)
- NET OCCUPIABLE AREA: 2080 SF
- 36" MIN WIDE EGRESS ROUTE

KONET ARCHITECTURE

REGGIE KONET, AIA NCARB
255 AMERICAN RIVER CANYON DR
FOLSOM, CA 95630
916-835-4222
konearchitectcare@gmail.com
CA Arch License # 33835

www.konetarchitecture.com

No.	Description	Date
1	REV: REVISIONS	02/13/21

Murray Weaver
FOLSOM PRISON BREWS
608 1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

FIRE LIFE SAFETY PLAN, ACCESSIBILITY PLAN AND FURNITURE PLAN

Project number: 2020R-K110
Date: Issue Date
Prepared by: Reggie Konet, AIA
Checked by: Checker

G3.0

K.S.K. MW: E.O.

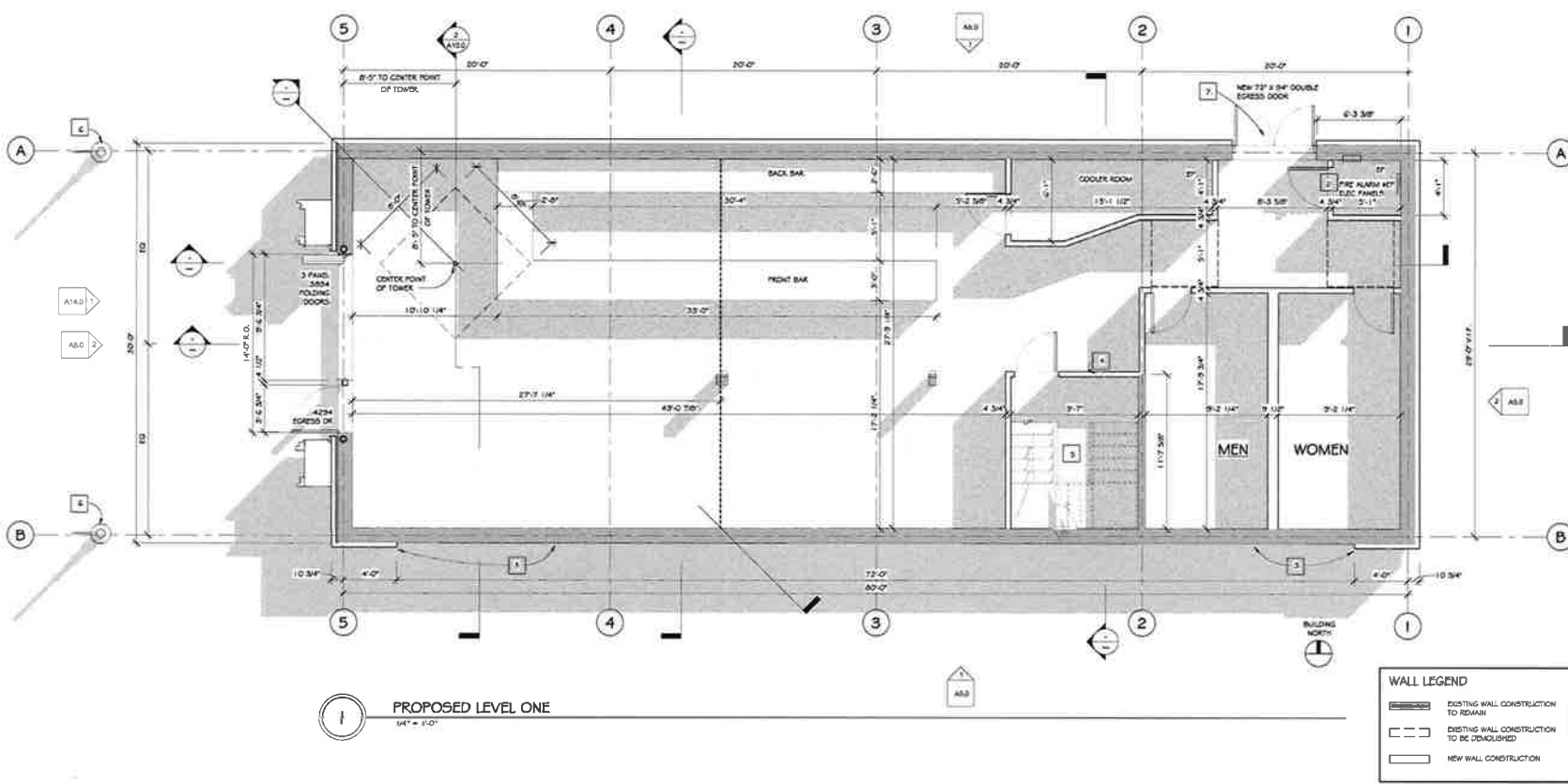
KONET ARCHITECTURE

REGGIE KONET, AIA
 255 AMERICAN RIVER CANYON DR
 FOLSOM, CA 95630
 916-835-4222
 konetarchitecture@gmail.com
 CA Arch License #C33835

www.konetarchitecture.com

LEVEL ONE NOTES:

- CONTRACTOR TO VERIFY CONDITIONS, DIMENSIONS, AND SYSTEMS OF EXISTING BUILDING IN THE FIELD PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE DISCOVERED, CONTRACTOR SHALL ALERT THE ARCHITECT IMMEDIATELY AND NOT PROCEED WITH WORK, UNTIL THE ARCHITECT HAS THE OPPORTUNITY TO CLARIFY OR REVIEW THE DISCREPANCY.
- NEW AND UPDATED ELECTRICAL PANELS FIRE ALARM PANEL SHALL BE RELOCATED TO IN CLOSET AS SHOWN. SEE ELECTRICAL PLANS FOR INFORMATION.
- PROVIDE DE PAIR STONE VENEER AS INDICATED ON PLANS AND ELEVATIONS. STONE VENEER SHALL WRAP AROUND THE SOUTH ELEVATION FOR A FEET IN LENGTH AND SHALL TERMINATE AS DETAILED FIRE SHEET. REMAINING UNGLAZED EXTERIOR WALL SHALL BE PAINTED DARK GRAY. SEE SHEET G.1.0 DIVISION.
- ALIGN IN NORTH STAIRWELL WALL WITH (2) WOOD POST AS INDICATED.
- PROVIDE (2) STAIR TO SECOND FLOOR STORAGE ROOM AT THIS LOCATION.
- PROVIDE (2) NEW POLE LIGHT FIXTURES AT THIS LOCATION. SEE SHEET G.1.0 DIVISION FOR ADDITIONAL INFORMATION.
- PROVIDE (2) STEEL FIRE RATED EGRESS DOORS AT THIS LOCATION; SEE SHEET G.1.0 FOR ADDITIONAL INFORMATION.



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No.	Description	Date
1.	10% REVIEW SET	12/11/18

Murray Weaver
 FOLSOM PRISON BREWS
 608 1/2 Sutter Street
 Folsom, CA 95630
 APN: 070-0061-011-0000

PROPOSED LEVEL ONE PLAN

Project number: 2018R1CT0
 Date: August 2018
 Prepared by: Reggie Konet, AIA
 Checked by: [] Checker

A5.0

KONET ARCHITECTURE

REGGIE KONET, AIA
255 AMERICAN RIVER CANYON DR.
FOLSOM, CA 95630

916-835-4222
konetarchitecture@gmail.com
CA Arch License #C33835

www.konetarchitecture.com

LEVEL TWO NOTES:

1. THE (D) LEVEL TWO STORAGE AREA WILL NOT BE A CHANGE IN USE. THE STORAGE AREA AT LEVEL TWO WILL BE REDUCED IN SIZE AS INDICATED.
2. THE LEVEL TWO STORAGE AREA WILL BE FOR EMPLOYEE USE ONLY AND SHALL HAVE A SECURED LOCKED DOOR AT THE ENTRY TO THE (D) STAIRWELL.
3. CONTRACTOR SHALL CONFIRM WITH STRUCTURAL ENGINEER IF THE (D) LEVEL TWO FLOOR CONSTRUCTION IS ADEQUATE AND COMPLIES WITH THE 2019 CBC. IF NOT, THE CONTRACTOR SHALL ADHERE TO THE STRUCTURAL ENGINEER'S INSTRUCTIONS TO UPGRADE THE (D) CONDITIONS.

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No.	Description	Date
1	ISSUE SET	11/21/18

Murray Weaver

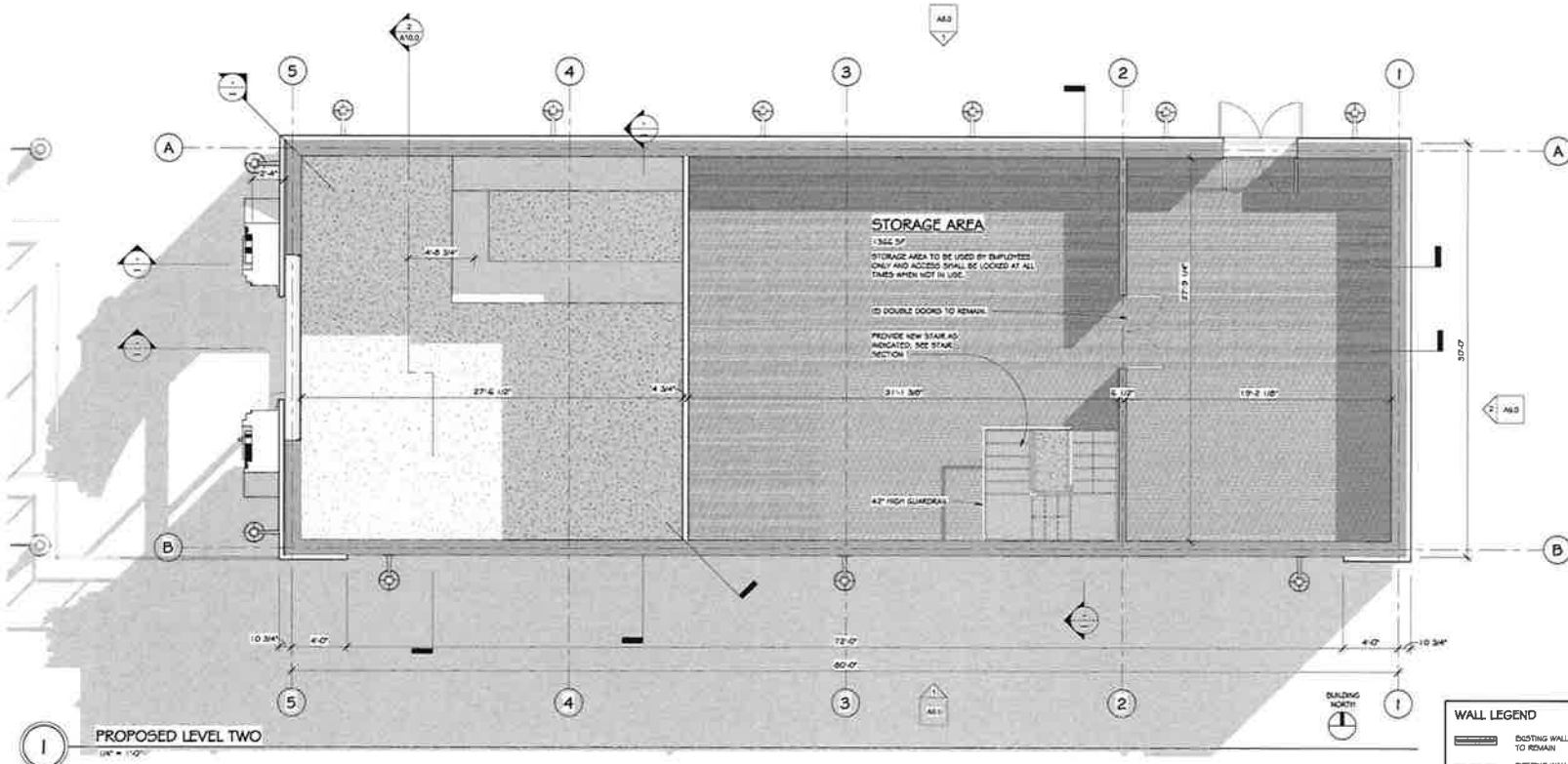
FOLSOM PRISON BREWS
608-1/2 Sutter Street
Folsom, CA 95630
APN: 070-0061-011-0000

PROPOSED LEVEL TWO PLAN

Project number: 2018R130
Date: Issue Date
Prepared by: Reggie Konet, AIA
Checked by: Checker

A6.0

Scale: 1/4" = 1'-0"



PROPOSED LEVEL TWO
1/4" = 1'-0"

Attachment 13

Project Narrative

FOLSOM PRISON BREWS – project narrative

PN 19-174

The project we are proposing, the Folsom Prison Brews, is an acknowledgment to the Folsom State Prison while fully assimilating into the Folsom Historic District.

As stated in the “City of Folsom Historic District Specific Plan”, we have answered the following recommendations of the Chapter 2.01 Goals and Policies:

Goal 1: Community Identity.

Policy 1.1 External design features, both public and private, shall be consistent with the design of the time period from 1850 – 1950.

The proposed structure will obtain a strong resemblance to the Folsom State Prison, circa 1878-1880. The cladding will be of a faux cut granite, the roof material will be of a corrugated metal, the tower will be a replica of the prison tower but at a smaller scale, and the arched entrance shall be of the Romanesque style.

Goal 2: Preservation of Historic Sites: To maintain, restore, and reconstruct sites which represent the history of the Folsom area.

Policy 2.6 “Projects that portray Folsom’s historic importance are encouraged. Facets of Folsom’s history which should be portrayed and interpreted within the Historic District include, but are not limited to:

.....Folsom Prison.....”

The Folsom Prison Warden, Rick Hill, was especially helpful in providing copies of the original plans created by the original architects, Sellon and Hemmings. These plans were extremely influential in the design of our Project.

The proposed Folsom Prison Brews will not simply provide the local and visiting patrons with an establishment of where they can socialize and relax, but it will offer information on the importance of the Folsom State Prison. There will be prison memorabilia, photos, prints and documents within the building that may educate the clientele and may encourage a visit to the Folsom Prison Museum, the Johnny Cash Trail and the Sutter Street Folsom History Museum.

The prison aesthetic is strictly adhered to in the proposed design of the Folsom Prison Brews. The importance of the entrance is featured with the arched entry, the guard tower is situated on the roof, and new glass doors are presented. And as with prisons, the main entry is significant while the remaining facades are left unadorned.

The north façade will retain the exit at the east end of the wall, but the doors will be replaced with code compliant egress doors. The window above these doors will be replaced with fixed, safety glass windows.

There will be no new openings (windows or doors) other than what is mentioned above. This is not only due to the intention of prison vernacular, but it is compliant with the 2019 California Building Code Table 705.8:

Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection.

The property line on the north side of the building is less than 3 feet from the face of the building. Therefore, no openings (doors, windows) are allowed in this wall.

The roof overhang on the north side of the building will adhere to the 2019 California Building Code Table 705.2 Minimum Distance of Projection. For fire separation distance 0 to 2 feet, projections are not permitted. The building is approximately 2 feet or less from the north property line per the survey obtained.

The footprint of the proposed Folsom Prison Brews will coincide with the existing building. There will be no additions to the structure other than the arched entry and the tower. The Second Floor storage room will be reduced so the total area of the building will be 578 SF less than the existing total area.

The existing pedestrian walkway which allows foot travel between the Historic Folsom lower parking lot to Sutter Street will continue to be utilized as such but with improvements to landscaping and lighting.

The proposed Folsom Prison Brews will offer parking to its patrons as follows:

- the Powerhouse Parking lot which contains 21 parking spaces* and is under the same ownership;
- the adjacent Folsom Historic Parking lot adjacent to the building which contains 69 standard parking spaces + 3 accessible parking spaces;
- the Steakhouse covered parking lot which contains 23 standard parking spaces + 2 accessible parking spaces;
- the Eagles Lodge parking lot which contains 15 parking spaces (the Project Owner has entered an exclusive lease with the Eagles Lodge to use this lot).

*The FPB Owner is proposing to convert (1) one standard parking space in the Powerhouse Parking lot into (1) one accessible van parking space. This new

accessible space will be dedicated for the Folsom Prison Brews patrons. There is currently (1) one existing accessible parking space in this lot . Therefore, there will be a total of (2) two accessible parking spaces in the Powerhouse Parking lot.

In addition to the mentioned upgrades, the Applicant currently provides a complimentary shuttle service, the “Sutter Surfer”, which transfers Sutter Street patrons to and from the parking garage and the other various parking lots. This service reduces the neighborhood parking.

The business model will focus on the popular craft beer industry by involving all beer producers and aficionados, both local and national, and by creatively exhibiting and offering their beverages. Spirits will also be licensed and served on the premises. Food will be sold using the resources of the adjacent Wild's BBQ (formerly Chicago Fire), the new restaurant The Plank and if necessary a Foodie Truck.

The interior layout of the proposed Folsom Prison Brews will provide movable seating and tables throughout and seating at the bar. A small stage area will be identified for limited entertainment in accordance with the City of Folsom's Entertainment Permit.

Hours of operation will be as follows:

Sunday – Monday: 11am to 11pm
Tues – Wed: 11am to 12 midnight
Thurs – Sat: 11am to 2 am

By creating an architectural salutation to the Folsom State Prison, the Folsom Prison Brews could become one of the many tourist destinations within our lovely town. Currently, the former Pottery Studio is more of an outbuilding than an intriguing feature at one of the City of Folsom's gateways. With the significant Folsom Prison Brews, that north entry would become more vibrant and inviting which would encourage pedestrian traffic and activity along that walkway. The Folsom Prison Brews is an ideal marriage of Folsom's exciting history, its inspiring architecture, and it's reflection to the Johnny Cash theme all of which will be presented in a unique setting that offers food, beverage and light entertainment.

Reggie Konet, AIA NCARB
Konet Architecture
CA Arch Lic#C33835
2021-07-22

WHY DID WE CHOOSE THE FOLSOM PRISON?

The applicants set up the following criteria when choosing the appropriate theme for the "Taphouse" concept for Folsom Prison Brews.

1. It must be Historically significant
2. It must be Historically educational
3. It should provide authentic examples of unique and iconic architecture found in Folsom.
4. It should create a true draw to the Historic district.

"

After careful consideration, the applicant's realized that more than ANY other concept the incredibly famous Folsom Prison is at the nexus of all the above criteria. We all know the name "Folsom" is associated with the prison and of course the Johnny Cash visits there. The city and the prison have already both capitalized on this with creation of the Johnny Cash trail and the planned Prison Museum. The Folsom Prison Brews concept will add a detailed historical presentation by displaying many photographs, writings and memorabilia associated with the history that the prison has been a large part of including the construction of the prison itself, early damn, the (Livermore) Powerhouse Electrical Hydro Plant, and countless hours of prison labor through the years for many causes. Indeed, Folsom politics, prison management and labor have been a key continuing component of Folsom's development since the prison's inception in 1880. World changing undertakings have been brought to fruition thru the prison's efforts and cooperation with various leaders of the day. The first hydroelectric power plant and accompanying infrastructure could not have happened without the prison's labor. After the creation of local electricity and the gold rush other innovations like the great luxury of ice were developed. Ice Houses and plants constructed by prison labor transported the ice to faraway places at great profit. The Folsom Granite Company used prison labor to carve, crush and export the highly sought-after fine texture, close grained Blue Granite found in Folsom. Likewise, the American River Land and Lumber Co. boomed with the work of prisoners for their logging operations and transport. Folsom State Prison has been at the core of the efforts and innovations bringing Folsom into present day.

Additionally, the prison history has a huge array of colorful characters which will be the focus of exhibits throughout the venue.

The iconic architecture of the East gate and Tower 1 provide a fantastic and exceedingly rare example of beautiful but foreboding design that was the final touch provided in 1908 by the design firm Sellon and Hemmings. Folsom Prison Brews provides a great opportunity to show authentically this renowned architecture found only in Folsom.

During the applicants search for the right concept it was noted that one of the most popular tourist destinations in the world class city of San Francisco is the Alcatraz Prison visit. The

experience is presented with remarkably interesting historical information (which Folsom Prison has an abundance of) delivered in a thoughtful and educational way to enlighten and inform. Applicant is sensitive to preserving this kind of approach with the prison theme as we focus on a new awareness of historical transparency.

Applicant will adhere to all code requirements which will be detailed in further building plans and discussions and is excited to present this ideal concept for the benefit of all who visit the historic district.

Entertainment

The historic district provides a great array of musical entertainment throughout Sutter Street including the Amphitheater shows, Sutter street musicians every week end, along with the internal venues like Hacienda, PowerHouse, Citizen Vine, Folsom Hotel and Gaslight.

Folsom Prison Brews desires to compliment this service by offering a non-raised small performance area inside the premises. for small solo, duet or 3-piece acts with sound buffeted amplified performances. FPB does not have room, nor does it intend to compete with the full band presentations found at Folsom Hotel or PowerHouse.

Hours of entertainment will be dictated by the conditions prescribed in its required ENTERTAINMENT PERMIT. which lays out a comprehensive list of all conditions including security, noise, and hours of entertainment. For FPB entertainment would be offered as in other venues as follows.

Sun-Tues 8 am to 11pm
Wed 8 am to 12 am
Thurs -Sat 8 am to 2 am

FOOD & BEVERAGE

As is common in most all food and beverage venues in the Folsom Historic District and elsewhere it is not economically feasible to offer ONLY wine and beer in a hospitality venue unless that venue manufactures that product as its core business model or serves full on-site prepared meals This project contains only 2500 sq feet with no kitchen infrastructure. However, applicant does intend to take advantage of the food service capabilities of all the nearby eateries including his adjacent tenant, Wilds BBQ using takeout and delivery services readily available. In addition, applicant may operate a quality Foodie truck if needed during business hours. Because the applicant wishes to serve food during regular daytime hours to minors a type 47 ABC license will be required. The inclusion of spirits must be included if the venue is to be successful. A balance of beverage choices must be offered in today's competitive climate especially in an area where so many choices are available. Although Folsom Prison Brews will focus on the craft beer sector, we know a large portion of the customer base will prefer a mixed drink simply because the endless variety of spirits, flavors, and selections now available make it extremely detrimental not to be offered. Many customers will simply not return to a hospitality venue that does not offer their favorite mixed cocktail. The industry has innovated a universe of popular offerings beyond standards like Margaritas, MaiTai's and Martinis and many adult facets of the public love them before, during or after a meal.

We recognize the offering of spirits comes with extra responsibilities and the applicant has many years of experience dealing with alcoholic beverage sales.

Attachment 14

Off-Site Parking Lease Agreement

EAGLES #929 PARKING LEASE

Eagles #929- Lessee

Folsom Prison Brews - Lessor

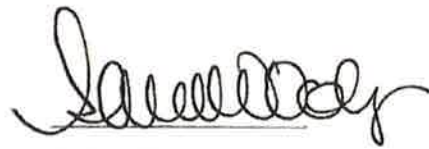
- 1 Folsom Prison Brews will pay to Eagles \$6000 per year @ \$500 per month for the partial use of the Eagles lot from the operational opening of Folsom Prison Brews until the lot is permanently changed to a new use by Eagles or Folsom Prison Brews ceases to operate.
- 2 Signs at Folsom Prison Brews expense will be posted stating "Eagles Members and Folsom Prison Brews parking ONLY: all others will be towed at owners' expense." 22658 (A)CVC Folsom Prison Brews shall, at the request of the Eagles, provide a parking lot attendant on Friday & Saturdays from 6pm- 10pm to ensure parking conditions are enforced.
- 3 Eagles, at their discretion, may continue to charge for public parking whenever they choose.
- 4 Eagles, at their discretion may close their lot for special Eagles events.
- 5 Folsom Prison Brews will maintain general liability insurance coverage for not less than 1 million dollars with a "hold harmless" and additionally insured designation for the Eagles.
- 6 Powerhouse shall provide to the Eagles a minimum of 4 free admittance per month to any event held at Powerhouse Entertainment.


Folsom Prison Brews

12/1/20

608 1/2 Sutter St. Folsom





Eagles Folsom CA. #929

215 Scott St. Folsom



Attachment 15

Public Comments Received

**HERITAGE PRESERVATION LEAGUE OF FOLSOM
PROJECT APPLICATION REVIEW**

May 30, 2019

PROJECT: The conversion of a 2,433 square-foot barn-like building to a ‘beer house’, the installation of an 840 square-foot outdoor patio and serving area at 608 ½ Sutter Street in the Sutter Street Commercial Subarea (PN18-174).

REQUEST: Conditional Use Permit, Design Review and Parking Variance (for 20 off-site parking spaces).

PROJECT

HISTORY: Application Circulated by City on May 23, 2019 and feedback requested by June 7.

PROJECT REVIEW:

Background

Before comments were prepared regarding the current application, HPL considered the history of the project site and previous reconstructions in the Sutter Street Commercial Subarea.

During the late half of the 1800s, the Odd Fellows Hall and the Natoma Company’s Fruit Drying House were located in the general vicinity of 608 ½ Sutter Street. Around the same time a small jail was located on the north side of Leidesdorff Street (across from the railroad block). All these buildings later burned down. The ‘pottery barn’ building in the current application has been on the property since the late 1990s.

Historic buildings have at times been recreated in the Central Business District of Historic Folsom. As an example, a replica of blacksmith shop and a wagon shed have been built in Pioneer Village. The recently completed Roundhouse building is located on the same footprint as the previous repair shops for Sacramento Valley Railroad.

Architecture

The applicant is proposing to cover the walls of the former pottery barn with a stone veneer, replace the corrugated fiberglass roof cover with standing seam sheet metal and add a raised tower that resembles the guard towers of the original Folsom State Prison. Only the raised tower would include windows. As a general impression, the uninterrupted ‘prison walls’ lacks interest and variety, and the reproduction of a Folsom Prison guard tower appears out of context with the surrounding neighborhood.

At the west entrance (facing the patio), the applicant is proposing to install a detached archway with concealed lighting that will ‘wash’ over the rock façade. A row of skylights are proposed on each side of the ridgeline and the roof overhang is minimal. These details are not consistent with the pre-1900 design theme of the Sutter Street Commercial Subarea

It is HPL’s conclusion that the proposed building remodel will look ‘staged’ and could make the 600-block appear less historic. As an alternative, the applicant may consider a remodel that resembles a meeting hall or a winery building. Should the applicant decide to continue the ‘prison theme’, HPL recommends that the tower feature is changed (to no longer resemble a historic guard tower at Folsom

State Prison), windows are incorporated along the facades, the archway at the west entrance is incorporated with the wall and all floodlights are eliminated. In addition, the selected sky lights should have a low profile and non-reflective glass.

Site Design

An outdoor seating area is proposed to be installed on the west side of the beer house. This area will be fenced off to allow for outdoor serving of alcohol. As a result, the existing private walkway that connects Sutter Street with the parking area at Scott Street appears to be cut off. The outdoor seating area also encroaches across the west property boundary and impacts the parking area of Powerhouse Pub.

The submitted Landscape Plan does not clearly demonstrate how the future pedestrian circulation system will work or where all the retaining walls and fences will be located. A new pedestrian path to the Scott Street parking area has been proposed along the west side of the fenced seating area, but the plan does not indicate if this path will be open to the public. The Landscape Plan also seems to provide the opportunity to connect the existing walkway from Sutter Street could to the Powerhouse Pub property.

HPL recommends that the applicant should be encouraged to continue a pedestrian connection from Sutter Street to the lower parking area. More information about the proposed site changes on the Powerhouse Pub property also seems necessary (to answer the question if existing parking spaces will be lost and if a dumpster enclosure will be added). The board has assumed that an encroachment permit will be processed before the outdoor seating area can extend across the shared boundary.

Parking

Per the city's Municipal Code, the beer house is required to provide 7 parking spaces for the indoor space (1 space per 350 square-foot) and no parking space for outdoor seating. Because the earlier anticipated parking structures have not been constructed in the Sutter Street Commercial District, the low parking requirements in this area has caused parking congestion in the surrounding residential areas.

The City has started a parking study for the Historic District and established a Committee to identify solutions for the existing parking shortage. HPL therefore recommends that before this project moves forward, the applicant should provide the City with an actual number of indoor and outdoor seats that has been planned for the beer house.

Regarding the proposed parking agreement with Eagles Lodge, HPL recommends that the applicant should identify the parking area assigned to Prison Brews in addition to the location and design of signs that will direct patrons to the off-site parking spaces.

Landscape Plan

Because the project site is facing a public alley, HPL has assumed that the applicant will be required to maintain the existing landscape strip in the buildings 'frontage area'. The planter that separates the property from the parking lot driveway should therefore be included with the landscape plans.

Signs

The name of the beer house is shown on the archway to the west entrance, but the application does not provide any design details about this sign. A sign permit needs to be processed for all on- and off-site signs.

SUMMARY OF RECOMMENDATIONS:

1. Revise the building design to resemble a pre-1900 meeting hall, winery building or city jail. HPL recommends that the new design is based on the following standards:
 - a) If a raised tower feature is added it should not resemble the guard towers at Folsom State Prison.
 - b) Windows should be incorporated with the building facades.
 - c) Avoid non-historic details such as a detached archway with concealed flood lights.
 - d) Use skylights with a low-profile and non-reflective glass.
2. Submit a Site Plan that demonstrates where all new retaining walls, fences and walkway connections will be located, in addition to all proposed site changes at Powerhouse Pub.
3. Identify the parking area assigned to Prison Brews on the Eagle Lodge property and describe how this area will be marked.
4. Provide the City with an actual number of indoor and outdoor seats that has been planned for the beer house
5. Submit a set of planting and irrigation plans that include the building frontage area within the alley (north of the building).
6. Submit a sign permit application for all building and site signs within and outside the property.

In addition, HPL recommends that the applicant is encouraged to keep a public walkway connection between Sutter Street and the public parking lot.

Steven Banks

From: Adena Blair <adenacblair@yahoo.com>
Sent: Monday, June 10, 2019 7:34 AM
To: Steven Banks
Cc: John Shaw; rebmngt@aol.com; Paul Keast; Dori Keast; Mike and Shannon Berenkwitz; Becky Shaw; Laura Fisher; Justin Gilhuly; Deino Trotta; Cindy Pharis; Mike Reynolds; Deborah Grassl; Dean Handy; Terry Sorensen
Subject: Comments regarding the Folsom Prison Brews Project

I reside at 607 Figueroa St.

I am opposed to this project for the following reasons:

Historically, to my knowledge, there was never any structure resembling a prison on Sutter St. This building will go against the historic guidelines and change the environment of Sutter St from one of fairly well preserved history to something more akin to a theme park.

The number of individuals visiting such an establishment will severely impact the neighborhoods nearby, because we already have a parking issue. Allowing 20 spaces from the Folsom Eagles DOES NOT INCREASE the number of available spaces in the historic district. Where are the Eagles going to park?

We need the city to disallow any further parking variances for Historic District businesses until we have the recommendation and actions of the Ad Hoc Parking Committee in place. The city has acknowledged we have a parking issue by establishing the Ad Hoc Committee, therefore they should be agreeable to putting a hold on any further parking variances for the time being.

Lastly, I understand that this place would be serving alcohol. I feel that this becoming another issue in the historic district business area. What is the limit of numbers of alcohol permits in this area? I feel that any such establishments must also serve meals, and not just alcohol. There needs to be a limited number of permits per businesses in any specific area of Folsom. I do not want to see Folsom to gain a reputation as a party town, and it seems to be on it's way to becoming another Chico.

I am not opposed to development, however I believe it needs to be thoughtful, balanced, and include family oriented businesses, to retain our reputation as a great town to raise a family, including in the historic district.

Respectfully,
Adena Blair

Steven Banks

From: rebmngt@aol.com
Sent: Friday, June 7, 2019 7:38 AM
To: Steven Banks
Cc: shanjean1@aol.com; adenacblair@yahoo.com; jpshawman@gmail.com; mrpdk@comcast.net; lkattfisher@aim.com; jgilhuly@gmail.com
Subject: Folsom Prison Brews

Good Morning Mr. Banks,

I am resident of the Historic Folsom Neighborhood. I have recently been informed on the proposed Folsom Prison Brews project {PN 19-174}. I would like to respectfully request that this project be denied on the following grounds;

- 1) As you know, Sutter Street's commercial district is 4 blocks long with approximately 90 commercial businesses. In that distance there are 16 food establishments serving alcohol and 10 wine and spirits establishments. This averages to 1 alcohol serving establishment to every 4 commercial businesses. Our lovely historic downtown is being turned into liquor and party central. As you know, the residents near the Sutter Street corridor have been having serious problems with noise, public drunkenness, trash and human waste in our yards and this will not help the problem.
- 2) The City Counsel has recently established an AD-HOC committee to find a solution for the serious Sutter Street parking problem. Another high parking use liquor establishment will only add to the problem. Although I respect the submitter's proposal to lease parking space at the Eagles lodge, this is only a temporary fix and will not be a permanent solution to a huge problem. A lease can be revoked anytime and the customers will have to use the existing parking. Also, the existing parking lot's behind the Sutter Steak house and Traders Lane are the best areas for new parking structures.
- 3) The Folsom Prison Brews project will require more variances to be issues from the City in violation of the Historic District Guidelines.

Again, I respectfully ask the City to deny this project!

Thank you.

Sincerely,

Mike Brenkwitz
603 Figueroa St.

Attachment 16

Site Photographs













