

REVIEWED BY: SB

PROJECT NUMBER: 19-174

DATE: 9/22/21

# DEVELOPMENT APPLICATION

## CITY OF FOLSOM

## APPLICATION SUBMITTAL MATRIX

SUBMITTAL MATERIALS	REQUESTED ENTITLEMENT						
	STREET NAMES	CONDITIONAL USE PERMIT	PLANNED DEVELOPMENT PERMIT	VARIANCE	TENTATIVE MAPS	REZONE	GP/SP AMENDMENT
APPLICATION	X	X	X	X	X	X	X
FEES	X	X	X	X	X	X	X
AGENT AUTHORIZATION	X	X	X	X	X	X	X
RADIUS MAP		X	X	X	X	X	X
RADIUS LIST		X	X	X	X	X	X
ENVELOPES		X	X	X	X	X	X
VICINITY MAP	X	X	X	X	X	X	X
CURRENT TITLE REPORT <sup>(1)</sup>					X		
SITE PLANS	X	X	X	X	X	X	X
DIGITAL (PDF) SET OF PLANS	X	X	X	X	X	X	X
PROJECT NARRATIVE		X	X	X	X	X	X
ENVIRONMENTAL INFO FORM		X	X	X	X	X	X
ELEVATION PLANS		1	X	X			
LANDSCAPING PLANS		1	X	X			
GRADING & UTILITY PLANS		1	X	1	X		
UNIFORM SIGN CRITERIA			X				
COLORS/MATERIALS BOARD		1	1				
INCLUSIONARY HOUSING PLAN			1		1		
COLOR RENDERING/ PHOTOGRAPH		1	1	1	1		
DESIGN GUIDELINES/ DEVELOPMENT STANDARDS		1	1		1		

X = REQUIRED ITEM

1 = ITEM MAY BE REQUIRED; CHECK WITH A PLANNER

(1) For all tentative maps, a preliminary title report showing the legal owners at the time of submittal is required.

## CHECK LIST OF REQUIRED MATERIALS

<u>Applicant</u>	<u>Staff</u>	
<u>X</u>	_____	Completed and signed Development Permit Application
<u>X</u>	_____	Planning application fees
<u>X</u>	_____	Property owner's signature on the "Agent Authorization Form" (if necessary)
<u>X</u>	_____	List of all property owners within 300 feet from any part of the subject property, by assessors parcel number, including mailing addresses (may be obtained from a title company)
<u>X</u>	_____	Radius Map of all properties located within 300 feet from any part of the subject property, (may be obtained from a title company)
<u>X</u>	_____	A supply of envelopes that are addressed to the owners of property within 300 feet from subject property. Envelopes must be legal size, stamped with sufficient postage and include the following return address: City of Folsom, Community Development Department, 50 Natoma Street, Folsom, CA 95630. All information must be typed.
<u>X</u>	_____	Site Plans, Tentative Maps (10 folded copies - size 24" x 36")
<u>X</u>	_____	Current Title Report (for all Tentative Maps)
<u>X</u>	_____	Building Elevation Plans (10 folded copies - size 24" x 36")
<u>X</u>	_____	Preliminary Landscaping, Grading and Infrastructure Plans (10 folded copies - size 24" x 36")
<u>X</u>	_____	One digital (PDF) set of all plans
<u>X</u>	_____	Project Narrative explaining the major concepts of the project
<u>X</u>	_____	Environmental Information Form with applicant's signature

**IN ADDITION, THE FOLLOWING ITEMS MAY BE REQUIRED FOR THE PUBLIC HEARING.**

<u>X</u>	_____	Colors/materials board
<u>X</u>	_____	Color renderings - site plans, landscaping plan, elevations, signage (size 24" x 36) for display purposes
_____	_____	Three-dimensional modeling or photo-montage
_____	_____	Inclusionary Housing Plan
_____	_____	Uniform Sign Criteria Plan

**DEVELOPMENT PERMIT APPLICATION**  
**CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT**

Project Name: BARLEY BARN TAP HOUSE

Project Location: 608.5 SUTTER STREET, FOLSOM, CA 95630

Assessor's Parcel Number: 070-0061-011

Total Size of Property: 4377 SF -2-STORY BUILDING; LOT-.12 ACRE

Applicant Name: REGINA (REGGIE) KONET, AIA NCARB

Applicant Address: AFTER 9/30/21: 8931 RIVER PALM COURT, FT. MYERS, FL 33919

Phone Number: 916-835-4222 Email Address: konetarchitecture@gmail.com

Property Owner Name: MURRAY WEAVER

Property Owner Address: C/O POWERHOUSE PUB, 614 SUTTER STREET, #D, FOLSOM, CA 95630

Phone Number: 916-662-1327 Email Address: powerhousepub@aol.com

Project Description: CHANGE OF USE FROM F2 TO A2: ASSEMBLY USE INTENDED FOR DRINK CONSUMPTION: BEER ONLY.

Current Zoning: SUT/HD Current General Plan: HF

Proposed Zoning: \_\_\_\_\_ Proposed General Plan: \_\_\_\_\_

Adjacent Land Uses and Zoning:

North: PARKING LOT : SUT/HD

South: RESTAURANTS : SUT/HD

East: MIXED USE : SUT/HD

West: RESTAURANT/BAR : SUT/HD

**Any applicant or agent who is not the property owner must submit a signed Agent Authorization Form along with this applicant.**

Applicant's Signature: Regina Konet Date: 9/7/2021

Property Owner's Signature: [Signature] Date: 9/7/21

Applications and plans may be submitted via email to [PlanningEPC@folsom.ca.us](mailto:PlanningEPC@folsom.ca.us)

# CITY OF FOLSOM

## AGENT AUTHORIZATION FORM

MURRAY WEAVER \_\_\_\_\_ is the owner of the property for which the attached application is being submitted:

\_\_\_\_\_ General Plan Amendment  
\_\_\_\_\_ Rezone  
\_\_\_\_\_ Tentative Subdivision Map (Vesting map? \_Yes \_No)  
\_\_\_\_\_ Tentative Parcel Map (Vesting map? \_Yes \_No)  
\_\_\_\_\_ Planned Development Permit/Modification  
☒ Use Permit  
\_\_\_\_\_ Variance  
\_\_\_\_\_ Other: \_\_\_\_\_

The property is located at: 608.5 SUTTER STREET, FOLSOM, CA 95630

The agent for this project is:

Name: REGINA KONET, AIA NCARB

Address: 255 AMERICAN RIVER CANYON DR., FOL

Telephone Number: 916-835-4222

Fax Number: \_\_\_\_\_

Signature(s) of Owner(s)\*

  
\_\_\_\_\_  
MURRAY WEAVER 

Type or print name

\_\_\_\_\_  
Type or print name

\* Owner of record as shown on the latest equalized assessment rolls of the County of Sacramento. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.

**NOTE:** A recent Preliminary Title Report showing legal ownership at the time of submittal is required with all applications for Tentative Parcel or Subdivision Map approval. (Folsom Municipal Code, Chapter 16.16.030 (4.))

**CITY OF FOLSOM**  
**ENVIRONMENTAL INFORMATION FORM**  
(TO BE COMPLETED BY APPLICANT)

**GENERAL INFORMATION**

1. Name and address of developer or project sponsor: MURRAY WEAVER  
POWERHOUSE PUB, 614 SUTTER STREET, FOLSOM, CA 95630
2. Address/location of project: 608.5 SUTTER STREET, FOLSOM, CA 95630
3. Name, address, and telephone number of person to be contacted concerning this project:  
MURRAY WEAVER 916-662-1327 OR powerhousepub@aol.com
4. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies:  
FOLSOM HISTORIC DESIGN COMMITTEE REVIEW, CITY OF FOLSOM PLANNING/ BLDG DEPT,
5. Existing zoning: F2
6. Proposed use of site (project for which this form is filed): A2

**PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NECESSARY)**

7. Site size: .12 ACRES
8. Square footage of building(s): 4377 SF (2 STORIES)
9. Number of floors of construction: ONE STORY - FIRST FLOOR
10. Amount of off-street parking provided: 11 SPACES ~~(XXXXXXXXXX)~~
11. Proposed Phasing: NO
12. Associated project: \_\_\_\_\_
13. If residential, include the number of units and sizes: \_\_\_\_\_
14. If commercial, indicate type, square footage of sales area, and loading facilities: \_\_\_\_\_  
LOADING IS EXISTING AT ALLEY ON NORTH SIDE OF BUILDING.

15. If industrial, indicate type, estimated employment per shift, and loading facilities: NA
16. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: NA

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in exhibit features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours.	<u>      </u>	<u>x</u>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<u>      </u>	<u>X</u>
19. Change in pattern, scale or character of general area of project.	<u>      </u>	<u>X</u>
20. Significant amounts of solid waste or litter.	<u>      </u>	<u>X</u>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<u>      </u>	<u>X</u>
22. Change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.	<u>      </u>	<u>X</u>
23. Substantial change in existing noise or vibration levels in the vicinity.	<u>      </u>	<u>X</u>
24. Site on filled land or on slope of ten percent or more.	<u>      </u>	<u>X</u>
25. Use or disposal of potentially hazardous materials such as toxic substances, flammable or explosives.	<u>      </u>	<u>X</u>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)	<u>      </u>	<u>X</u>
27. Substantial increase of fossil fuel consumption (electricity, oil, natural gas, etc.)	<u>      </u>	<u>X</u>
28. Relationship to a larger project or series of projects.	<u>      </u>	<u>X</u>



## **ENVIRONMENTAL SETTING**

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants, and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. (Attach additional sheets if necessary.)

THE EXISTING SITE HAS A CONCRETE AREA TO THE WEST OF THE BUILDING WITH A CONCRETE  
PLANTER ALONG THE WEST RETAINING WALL.

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.) (Attach additional sheets if necessary.)

THE SURROUNDING PROPERTIES ARE SHOPS, RESTAURANTS, BARS, AND OFFICES;  
ALL LOCATED IN THE HISTORIC DISTRICT OF FOLSOM

## **CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature

Date

Type or print name

For



# **CITY OF FOLSOM**

## **HAZARDOUS WASTE AND SUBSTANCES DISCLOSURE**

### **PLEASE COMPLETE THIS SECTION FOR ALL PROJECTS**

First, consult the most recent Hazardous Waste & Substances Site list located at the Planning Division Counter or through Sacramento County, then check the following applicable box.

PURSUANT to Government Code, Section 65962.5(f):

☐ The subject property IS listed on the Hazardous Waste and Substances Sites List.  
(Data source: California State Water Resources Control Board; Leaking Underground Storage Tanks)

☒ The subject property IS NOT listed on the Hazardous Waste and Substances Sites List.

### **COMPLETE THIS SECTION FOR NON-RESIDENTIAL PROJECTS**

Examples of commonly handled hazardous materials are listed below. If your proposed use involves one of these materials, or a similar material, you must, under State law, acknowledge the use or handling of such materials on this form.

1. Motor fuels, oils, solvents, thinners, paints (except latex), lacquers, kerosene, and other petroleum products.
2. Acids, caustics, and other corrosive materials.
3. Poisons and toxic materials such as pesticides and herbicides.
4. Oxidizers and oxidizing materials such as liquid oxygen, concentrated sulfuric and nitric acid, chlorates, permanganates, etc.
5. Compressed gases such as oxygen, acetylene, nitrogen, argon, and hydrogen.
6. Flammable solids, explosives, organic peroxides.
7. Toxic gases such as chlorine, ammonia, ethylene oxide, arsine, phosphine, etc.
8. Radioactive materials.
9. Infectious/etiologic materials such as needle syringes, cultures, anatomical parts, etc.
10. Other

PURSUANT to Section 65850.2 of the Government Code, declare as follows:

**Hazardous Materials:**

- ☐ I WILL be using or handling hazardous materials in my proposed use.
- ☒ I WILL NOT be using or handling hazardous materials in my proposed use.
- ☐ Unsure

**Acutely Hazardous Materials:**

- ☐ I WILL be using or handling acutely hazardous materials in my proposed use.
- ☒ I WILL-NOT be using or handling acutely hazardous materials in my proposed use.
- ☐ Unsure

**Proximity of Property to a School:**

- ☐ The property in which my use is proposed IS within 1,000 feet of a public or private school.
- ☒ The property in which my use is proposed IS NOT within 1,000 feet of a public or private school.

**Air Contaminants:**

- ☐ My proposed use WILL involve machinery, equipment or other contrivances that may cause release or emission of air contaminants.
- ☒ My proposed use WILL NOT involve machinery, equipment or other contrivances that may cause release or emission of air contaminants.

Date: 9/7/20

Signature of applicant: [Signature]

## PROPERTY OWNERS LIST

Project Name: \_\_\_\_\_ Project Location \_\_\_\_\_

The purpose of the Property Owners List is to ensure that all adjacent property owners are notified, as required by law, of the hearing to be held on the proposal for the subject property. Map(s) showing all parcels within 300 feet of all property lines of the subject property must be submitted. The list of these parcels is to be taken from the County Assessor's latest equalized assessment rolls and must be complete and correct to avoid delays in the hearing process. The property for which application is made should be listed first. A stamped, addressed (include zip code) legal-size #10 envelope for each owner, bearing the appropriate parcel number(s), is to be submitted with the list and map(s). The return address should be "Community Development Department, City of Folsom, 50 Natoma Street, Folsom, CA 95630". The information may be obtained through a title company or at the Sacramento County Assessor's Office, 3701 Power Inn Rd, STE 3000, Sacramento, CA.

[illegible]

\* Use of this form is not required as long as the necessary information is provided in a clear and concise format.

## **MAILING ADDRESSES NOT SHOWN ON COUNTY ASSESSOR'S ROLL**

In preparing the Property Owners List for your project you may find that some properties within 300 feet of your property are listed on the assessment roll without a mailing address. For the City's purposes, however, these property owners must still be notified and thus must be included on the Property Owners List. Therefore, we have prepared the following list of addresses for your use, if needed. If you should encounter others, we may be able to help you in determining an appropriate mailing address.

- |    |  |    |   |
|----|--|----|---|
| 1. | United States of America<br>c/o Central California Area<br>Manager Bureau of Reclamation<br>794 Folsom Dam Rd.<br>Folsom, CA 95630 | 8. | Assistant Chancellor<br>Administration & Operations<br>Los Rios Community College District<br>1919 Spanos Court<br>Sacramento, CA 95825 |
| 2. | State of California<br>Folsom lake State Recreation Area<br>7806 Folsom-Auburn Road<br>Folsom, CA 95630                            | 9. | San Juan Water District<br>P.O. Box 2157<br>Granite Bay, CA 95746-2157  |
| 3. | Facilities Planning Manager<br>Folsom-Cordova Unified School District<br>125 East Bidwell Street<br>Folsom, CA 95630               |    |   |
| 4. | Regional Engineer<br>Southern Pacific Transportation Co.<br>1200 Corporate Center Drive<br>Monterey Park, CA 91754                 |    |   |
| 5. | Warden<br>Folsom State Prison<br>P.O. Box W<br>Represa, CA 95671   |    |   |
| 6. | Warden<br>California State Prison Sacramento<br>P.O. Box 290002<br>Represa, CA 95671-0002  |    |   |
| 7. | General Manager<br>Prison Industry Authority<br>560 E. Natoma St.<br>Folsom, CA 95630-2200   |    |   |

**APN 070-0010-016-0000**

CITY OF FOLSOM  
50 NATOMA ST  
FOLSOM CA 95630

**APN 070-0051-057-0000**

LAKE NATOMA LODGING LP  
702 GOLD LAKE DR  
FOLSOM CA 95630

**APN 070-0052-027-0000**

CITY OF FOLSOM  
50 NATOMA ST  
FOLSOM CA 95630

**APN 070-0061-013-0000**

VISIONE ENTERPRISES LLC  
PO BOX 6493  
FOLSOM CA 95763

**APN 070-0062-014-0000**

EXIT LLC  
1432 TIBURON WAY WAY  
EL DORADO HILLS CA 95762

**APN 070-0062-020-0000**  
FOLSOM LODGE 2009 LOY OR D  
MOOSE  
203 SCOTT ST  
FOLSOM CA 95630

**APN 070-0105-010-0000**

BAKER FAMILY TRUST-1989  
8945 BEDFORD AVE  
FAIR OAKS CA 95628

**APN 070-0105-013-0000**

CINDY BAKER LIVING TRUST  
1342 YOUNG WO CIR  
FOLSOM CA 95630

**APN 070-0111-003-0000**

DARRELL L TRIMBLE  
625 SUTTER ST  
FOLSOM CA 95630

**APN 070-0111-006-0000**

VISIONARY CALIFORNIA LLC  
1377 RICHARDSON AVE  
LOS ALTOS CA 94024

**APN 070-0010-017-0000**

CITY OF FOLSOM  
300-D PERSIFER ST  
FOLSOM CA 95630

**APN 070-0052-010-0000**

VISIONE ENTRPRS LLC  
8272 ROBERT CT  
GRANITE BAY CA 95746

**APN 070-0061-010-0000**

WEAVER HILL BROWN LLC  
614 SUTTER ST  
FOLSOM CA 95630

**APN 070-0061-014-0000**

BANE MAUR COYNE LLC  
606 SUTTER ST  
FOLSOM CA 95630

**APN 070-0062-015-0000**

EXIT CPP LLC  
1432 TIBURON WAY WAY  
EL DORADO HILLS CA 95762

**APN 070-0062-023-0000**  
FOLSOM LODGE 2009 LOY OR D  
MOOSE  
203 SCOTT ST  
FOLSOM CA 95630

**APN 070-0105-011-0000**

RAIN OR SHINE HOLDINGS LLC  
703 SUTTER ST  
FOLSOM CA 95630

**APN 070-0111-001-0000**

BAKER FAMILY TRUST-1989  
8945 BEDFORD AVE  
FAIR OAKS CA 95628

**APN 070-0111-004-0000**

DARRELL L TRIMBLE  
625 SUTTER ST  
FOLSOM CA 95630

**APN 070-0111-009-0000**

LINQM HOLDINGS LLC  
605 SUTTER ST  
FOLSOM CA 95630

**APN 070-0020-002-0000**

STATE OF CALIFORNIA  
RIVER WAY  
FOLSOM CA 95630

**APN 070-0052-011-0000**

VISIONE ENTRPRS LLC  
8272 ROBERT CT  
GRANITE BAY CA 95746

**APN 070-0061-011-0000**

ALBERT S JR & EMILY BAKER  
WEAVER TRUST  
4800 MANZANILLO ST  
FAIR OAKS CA 95628

**APN 070-0061-015-0000**

FIT DEVELOPMENT LIMITED  
PARTNERSHIP  
564 N SUNRISE AVE  
ROSEVILLE CA 95661

**APN 070-0062-016-0000**

FOLSOM AERIE NO 929 F O E  
PO BOX 72  
FOLSOM CA 95763

**APN 070-0105-009-0000**

NEWJO LLC  
3755 PARK DR  
EL DORADO HILLS CA 95762

**APN 070-0105-012-0000**

BAKER FAMILY TRUST-1989  
8945 BEDFORD AVE  
FAIR OAKS CA 95628

**APN 070-0111-002-0000**

BAKER FAMILY TRUST-1989  
8945 BEDFORD AVE  
FAIR OAKS CA 95628

**APN 070-0111-005-0000**

BARBARA SIMAS  
14741 GUADALUPE DR  
RANCHO MURIETA CA 95683

**APN 070-0111-010-0000**

EXIT LLC  
1432 TIBURON WAY WAY  
EL DORADO HILLS CA 95762





**APN 070-0111-011-0000**

BENJAMIN B FUENTES  
306 SCOTT ST  
FOLSOM CA 95630

**APN 070-0111-014-0000**

CHURCH MICHELE  
610 FIGUEROA ST  
FOLSOM CA 95630

**APN 070-0111-017-0000**

FIRE & RAIN LLC  
3296 OSELOT WAY  
RANCHO CORDOVA CA 95670

**APN 070-0111-012-0000**

JOSEPH GREEN CHARLES  
602 FIGUEROA ST  
FOLSOM CA 95630

**APN 070-0111-015-0000**

CATHY B MURPHY  
612 FIGUEROA ST  
FOLSOM CA 95630

**APN 070-0111-019-0000**

ALLISON GADEN TRUST  
610 PEDDLERS LN  
FOLSOM CA 95630

**APN 070-0111-013-0000**

OLIVIA S HUBER  
606 FIGUEROA ST  
FOLSOM CA 95630

**APN 070-0111-016-0000**

EXEMPTION TRUST  
111 MORELAND CT  
FOLSOM CA 95630

**APN 070-0113-001-0000**

GLENN FAIT 2005 TRUST  
305 SCOTT ST  
FOLSOM CA 95630





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