



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA

March 6, 2019

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

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

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

PLEDGE OF ALLEGIANCE

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

MINUTES

The minutes of February 20, 2019 will be presented for approval.

NEW BUSINESS

1. PN 18-405, 107 Natoma Street Residential Addition and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Jiven Singh for Design Review approval of a 375-square-foot addition to an existing 925-square-foot residence at 107 Natoma Street. The zoning classification for the site is NRB with an underlying zoning of BP, and the General Plan land-use designation is CC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Jiven Singh)**

2. PN 18-386, Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Trinity Episcopal Church for approval of a Conditional Use Permit Modification and Design Review for expansion and modification of the uses associated with the Trinity Episcopal Church campus, exterior design changes to all buildings on the church campus, demolition of a garage structure, and various other site improvements. The zoning classification for the site is FIG/R-1-M and CEN/R-1-M and the General Plan land-use designation is SFHD. The project is

categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Trinity Episcopal Church)**

PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **March 20, 2019**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and fax number is (916) 355-7274.

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

NOTICE REGARDING CHALLENGES TO DECISIONS

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



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES
February 20, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

1. Will Kempton shared a presentation on the Folsom River District.

MINUTES: The minutes of November 7, 2018 were approved as submitted.

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

NEW BUSINESS

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

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

COMMISSIONER MILLER MOVED TO APPROVE THE BUILDING DEMOLITION (PN 18-415) LOCATED AT 506 ½ MORMON STREET WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DEMOLITION FINDING G, AND CONDITIONS OF APPROVAL NO. 1-3.

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

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

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

1. Diane Yates addressed the Planning Commission expressing her concern about Escape Folsom obtaining a liquor license.

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE ESCAPE FOLSOM CONDITIONAL USE PERMIT MODIFICATION (PN 18-404) LOCATED AT 727 TRADERS LANE WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONDITIONAL USE PERMIT FINDING G, AND CONDITIONS OF APPROVAL NO. 1-11.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

Election of Chair and Vice Chair

THE HISTORIC DISTRICT COMMISSIONERS SUBMITTED THEIR BALLOTS FOR CHAIR AS FOLLOWS:

MICKEY ANKHELYI: DARON BRACHT
DANIEL WEST: DARON BRACHT
KEVIN DUEWEL: DARON BRACHT
MARY ASAY: DARON BRACHT
ROSARIO RODRIGUEZ: DARON BRACHT
CANDY MILLER: DARON BRACHT
DARON BRACHT: DARON BRACHT

COMMISSIONER BRACHT WAS SELECTED TO SERVE AS CHAIR FOR 2019.

THE HISTORIC DISTRICT COMMISSIONERS SUBMITTED THEIR BALLOTS FOR VICE CHAIR AS FOLLOWS:

MICKEY ANKHELYI: CANDY MILLER
DANIEL WEST: CANDY MILLER
KEVIN DUEWEL: CANDY MILLER
MARY ASAY: CANDY MILLER
ROSARIO RODRIGUEZ: CANDY MILLER
CANDY MILLER: CANDY MILLER
DARON BRACHT: CANDY MILLER

COMMISSIONER MILLER WAS SELECTED TO SERVE AS VICE CHAIR FOR 2019.

PRINCIPAL PLANNER REPORT

None

There being no further business, the meeting was adjourned at 5:55pm.

Respectfully Submitted,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: March 6, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 107 Natoma Street Residential Addition
File #: PN-18-405
Request: Design Review Approval
Location: 107 Natoma Street
Parcel(s): 070-0172-015
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Jiven Singh
Address: 401 South Lexington Drive
Folsom, CA 95630

Applicant

(same)

Recommendation: Conduct a public hearing and upon conclusion recommend approval of an application for Design Review of a 375-square-foot addition to an existing 925-square-foot residence at 107 Natoma Street (PN 18-405) subject to the findings included in this report (Findings A-I) and attached conditions of approval (Conditions 1-4).

Project Summary: The proposed project includes a 375-square-foot addition to an existing 925-square-foot residence at 107 Natoma Street, which is located in the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. Colors, materials and window trim of the addition are proposed to match that of the existing residence, which was originally built in 1920. The proposed addition will extend the existing residence so that it is six feet from the east side property line.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plan and Elevations, dated 12/3/18
- 6 - Photographs of Project Site
- 7 - Letter from Heritage Preservation League of Folsom, dated 12/22/18



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: March 6, 2019

Submitted,

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

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Jiven Singh, is proposing a 375-square-foot addition to an existing 925-square-foot residence at 107 Natoma Street, located in the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District. Colors, materials and window trim of the addition are proposed to match that of the existing residence, which was originally built in 1920. The proposed addition will extend the existing residence so that it is six feet from the east side property line.

POLICY/RULE

Section 17.52.300 of the Folsom Municipal Code states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification or addition to existing structures within the Historic District.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is CC (Community Commercial), and the zoning designation for the project site is BP (Business Professional), within the Natoma-Riley-Bidwell Commercial Primary Area. While residences are not addressed in the BP zone, the Folsom Municipal Code Section 17.52.530 states that single-family residences are permitted in the Natoma-Riley-Bidwell Commercial Primary Area by right.

Section 17.52.530 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Natoma-Riley-Bidwell Commercial Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project. As proposed, both the existing and the modified portion of the residence meets all FMC zoning requirements, as demonstrated in the following table.

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	7,000 SF	7,000 SF (existing)
Minimum Lot Width	50 Feet	50 Feet (existing)
Front Setback	20 Feet	22 Feet (existing)
Rear Setback	20 Feet	69.5 Feet (existing and addition)
Side Setback	5 Feet, 5 Feet	10 Feet (existing) and 6 Feet (proposed)
Minimum Pervious Surface	25%	34% (proposed)
Parking Requirement	2 Parking Spaces	2 Parking Spaces (existing)
Maximum Building Height	35 Feet	14 Feet (existing and proposed)
Setback To Other Structures	10 Feet	10 Feet

Building Design/Architecture

The Historic District Design and Development Guidelines (DDG's) Chapter 5.03.03, which addresses the design concepts for the Central Subarea, states that the Natoma-Riley-Bidwell Commercial Subarea design concept is a mixture of residences and commercial development. New construction, remodeling, or reconstruction is to utilize a residential architectural design. The residential architectural design should be interpreted broadly to include 1850 to 1950 designs of homes, inns, boardinghouses or other uses of a residential area. The proposed project architecture is consistent with residential appearance through the use of the proposed building materials and the design.

The proposed addition includes six-inch horizontal Hardie board siding to match the width and color of the front and sides of the existing residence. It also features a new door, windows (primarily vertically oriented) and trim to visually match the doors, windows and trim of the existing residence. Finally, new composition shingle roofing is proposed to match the colors and materials of the existing residence. Finally, the addition will maintain the existing roofline. Staff has concluded that the applicant has met the design standards identified in the Historic District Design and Development Guidelines.

PUBLIC COMMENTS

The Heritage Preservation League of Folsom (HPL) sent a letter to staff regarding this project. The letter has been included as Attachment 7. In the letter, the HPL recommends maintaining the historic design of the front façade by covering the raised foundation with siding or a stone veneer and continuing this design along the side of the residence a minimum of 5 feet. The HPL also recommended noting on the elevations that windows and trim will match existing materials. Based on this letter, the applicant modified their elevations to cover the exposed concrete with siding, and extended this

feature along the entire width of the left side elevation. They also added the note regarding windows and trim to visually match existing. These updated elevations are included in Attachment 5 of this staff report.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to approve the application (PN 18-405) for design review of a 375-square foot addition to a 925-square-foot residence located at 107 Natoma Street, with the findings below (Findings A-I) and the conditions of approval (Conditions 1-4) included as Attachment 3 to this report.

GENERAL FINDINGS

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

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

CEQA FINDINGS

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

- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS

- G. 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.

- H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

Sacramento County records indicate that the 925-square-foot structure at 107 Natoma Street was first constructed in 1920. City of Folsom Building Permit records indicate that fire damage repair was performed in 1962 and a re-roof was performed in 1995. The residence features a simple bungalow design, with 6-inch horizontal aluminum siding painted beige on the front and sides and stucco siding painted beige on the rear. The residence also features white window trim and brown composition shingle roofing. Photographs of the existing residence are included here as Attachment 6. The subject property is located in the Natoma-Riley-Bidwell Commercial Primary Area of the Historic District, with an underlying zoning of R-2 (Two-Family Residence District).

GENERAL PLAN DESIGNATION

CC, Community Commercial

ZONING

NRB, Natoma-Riley-Bidwell Commercial Primary Area, with an underlying zoning of BP (Business Professional)

ADJACENT LAND USES/ZONING

North: Natoma Street with apartments beyond (NRB)

South: Natoma Street/Persifer Street alley with apartments in the Persifer-Dean Subarea (PER) beyond

East: Existing apartments (NRB)

West: Existing residences (NRB)

SITE CHARACTERISTICS

The 7,000-square-foot project site contains an existing residence in the front of the property with a detached garage in the rear (accessible via the Natoma Street-Persifer Street alley), and landscaping.

APPLICABLE CODES

FMC Section 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 17.52.530, Natoma-Riley-Bidwell Commercial Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

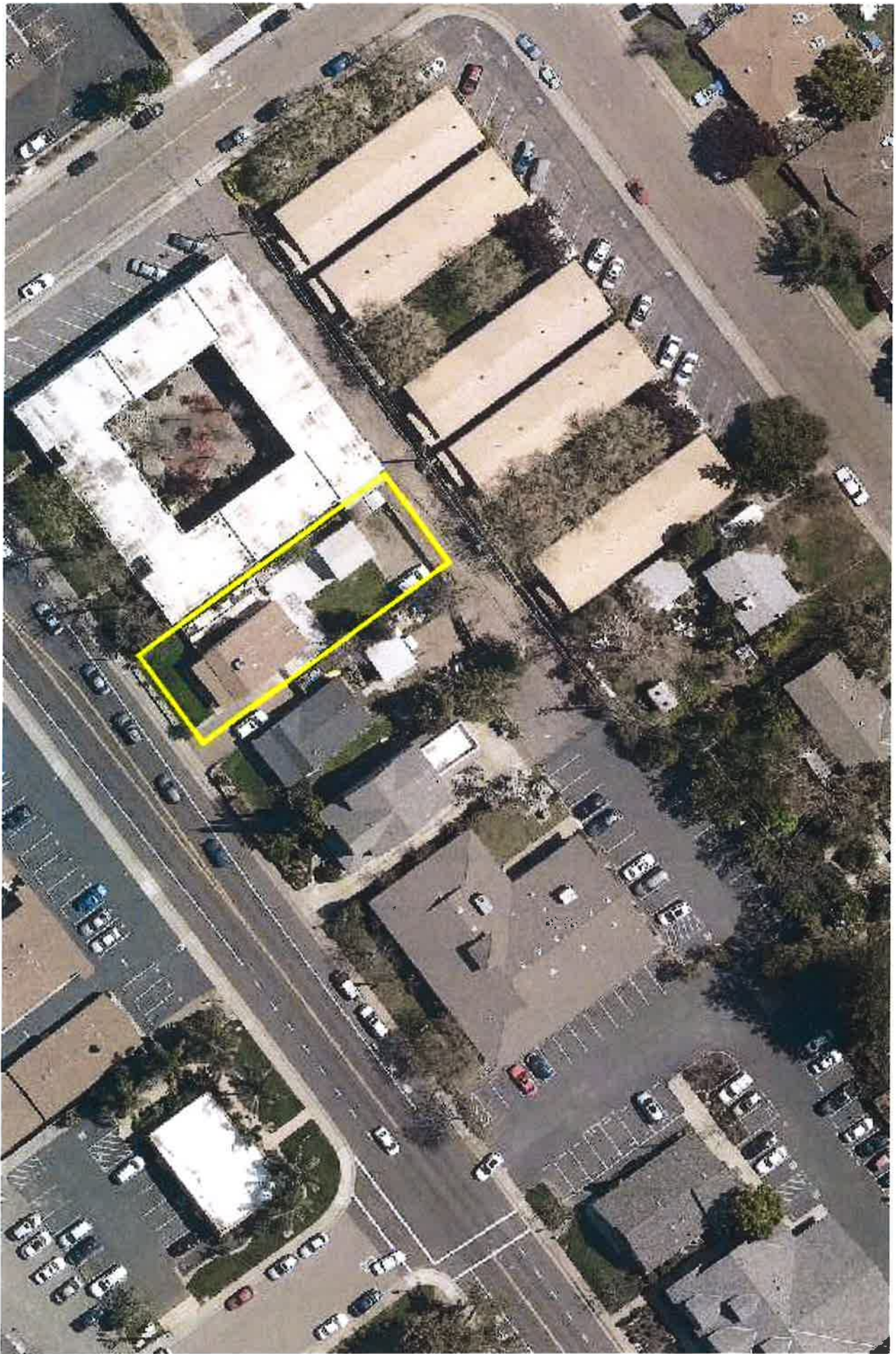
Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR 107 NATOMA STREET RESIDENTIAL ADDITION (PN 18-405)			
GENERAL REQUIREMENTS			
Cond. No.	Mitigation Measure	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, building elevations, and floor plans dated 12-3-18. Implementation of this project shall be consistent with the above referenced items as modified by these conditions of approval.	B	CD (B)
2.	Compliance with all local, state and federal regulations pertaining to building construction is required.	OG	CD (B)
3.	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 consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.	OG	CD (P)
4.	The project approval granted under this staff report shall remain in effect for two years from final date of approval (March 6, 2021). Failure to obtain the relevant building, demolition, or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

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

Historic District Commission
107 Natoma Street Residential Addition (PN 18-405)
March 6, 2019

Attachment 4
Vicinity Map



Historic District Commission
107 Natoma Street Residential Addition (PN 18-405)
March 6, 2019

Attachment 5
Site Plan, Floor Plan and Elevations, dated
12/3/18

**ADDITION/REMODEL
107 NATOMA ST
FOLSOM, CA
070-0172-015-0000**

SCOPE OF WORK:

- NEW ADDITION TO BE ADDED @ LEFT SIDE OF EXISTING STRUCTURE PER PLAN
- NEW HVAC
- NEW ELECTRICAL TO ADDED & UPDATED PER PLAN
- EXISTING PANEL TO BE UPGRADED & RELOCATED

FOOTAGE

EXISTING DWELLING	925 SF
(N) ADDITION DWELLING	375 SF
SUB TOTAL LIVING	1300 SF
EXISTING DETACHED GARAGE	360 SF
EXISTING REAR PORCH	72 SF
EXISTING FRONT PORCH	172 SF
GRAND TOTAL	1904 SF

THIS PLAN SET IS DESIGNED TO COMPLY WITH 2016, CRC, CMC, CPC, CEC, AND 2016 CALIFORNIA ENERGY COMPLIANCE OF TITLE 24. CALIFORNIA BUILDING CODE & 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

SEISMIC ZONE CATEGORY D

CITY OF FOLSOM

OCCUPANCY R-3, U
 TYPE OF CONSTRUCTION V-B
 NO. OF STORIES 1
 NO. OF BED ROOMS 5
 NO. OF UNITS 1
 FIRE SPRINKLER N/A

ENERGY COMPLIANCE

WALL = R15
 CEILING = R38
 AC DUCT = R8
 ROOF SHEETHING = RADIAN BARRIER UNDER
 WINDOW U VALUE = 0.32; SHGC = 0.25
 HOT WATER SYSTEM = TANK LESS GAS
 HERS INSPECTION OF QII (quality insulation) IS
 REQUIRED. CONTACT HERS INSPECTOR
 PRIOR TO INSULATION INSTALLATION.

SHEET INDEX

- A1 COVER SHEET
- A2 SITE PLAN
- A3 FLOOR PLAN
- ~~A4 NOT USED~~
- A5 ELEVATION

PH (916) 332 2282
Fineline
 DRAFTING INC.
 fineline300@comcast.net
 www.fineline300.com
 5777 Madison Ave suite 520, Sacramento, CA 95841



PROJECT NAME
**ADDITION/REMODEL
107 NATOMA ST
FOLSOM, CA
070-0172-015-0000**

SHEET TITLE
COVER SHEET

OWNER-CONTACT
 GARY SIDHU
 916-698-1221

PROJECT 18-149

DATE 12/3/18

DESIGNER PS

Sheet

A1

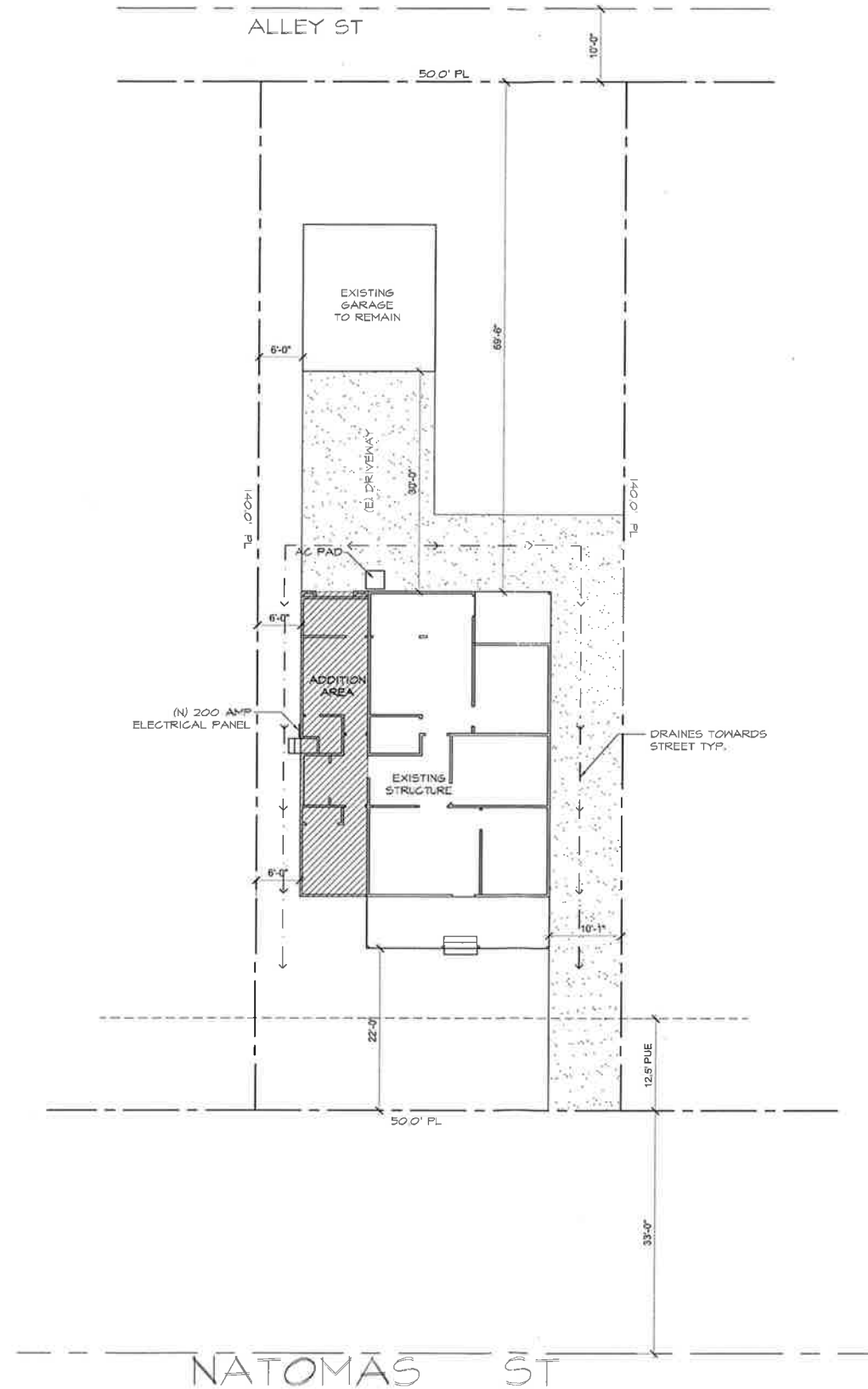
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &
AG1 for Building
Code requirements

OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS /
MINUS DIMENSIONS ON THE
PLANS ARE TO BE DISCUSSED
WITH THE DESIGNER OR
ENGINEER BEFORE THE
CONSTRUCTION BY THE
CONTRACTOR AND OWNER.

PH (916) 332 2282
fineline300@comcast.net
www.finelinedraftinginc.com
5777 Madison Ave suite 520, Sacramento, CA 95841



 **SITE PLAN**
SCALE 1"=10'

PROJECT NAME
ADDITION/REMODEL
107 NATOMA ST
FOLSOM, CA
070-0172-015-0000

SHEET TITLE
SITE PLAN

OWNER-CONTACT
GARY SIDHU
916-899-1221

PROJECT
18-149

DATE
12/3/18

DESIGNER
PS

Sheet

A1

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &
AG1 for Building
Code requirements

PH (916) 332-2282
FINELINE300@COMCAST.NET
WWW.FINELINE300.COM
5777 Madison Ave suite 520, Sacramento, CA 95841



PROJECT NAME
ADDITION/REMODEL
107 NATOMA ST
FOLSOM, CA
070-0172-015-0000

SHEET TITLE
FLOOR PLAN

OWNER-CONTACT
GARY SIDHU
916-899-1221

PROJECT

18-149

DATE

12/3/18

DESIGNER

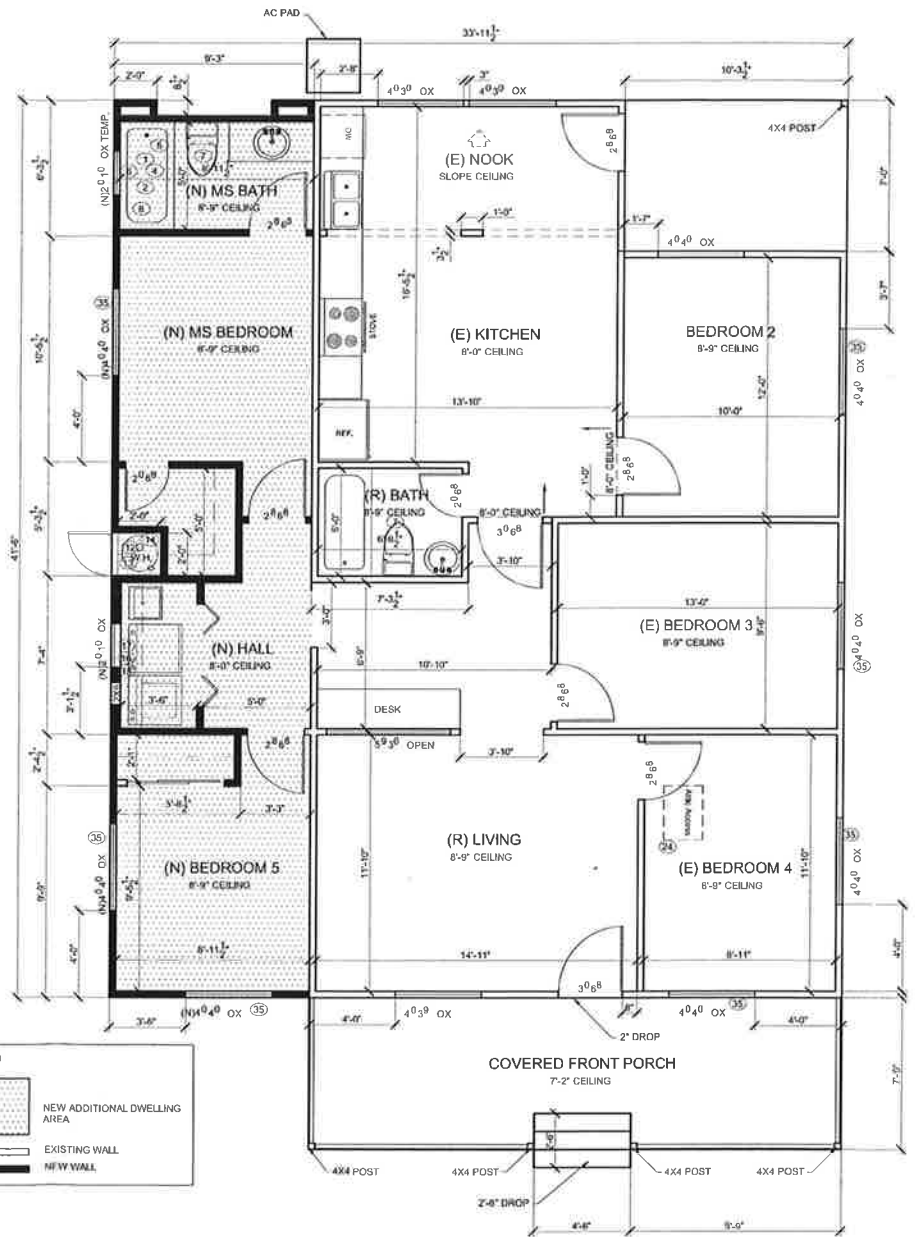
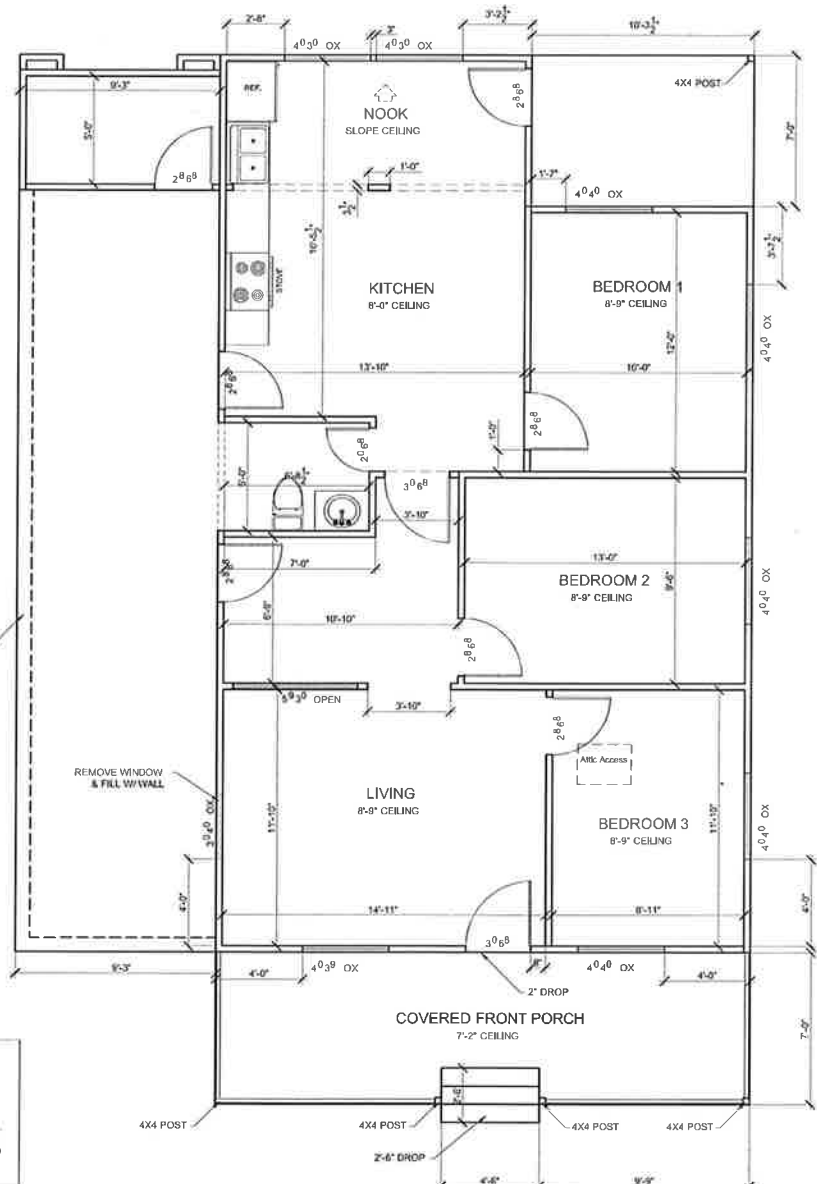
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Sheet

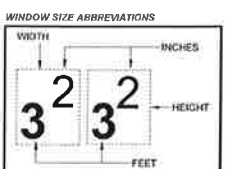
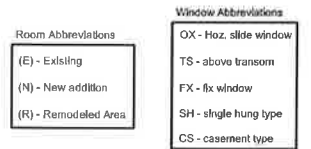
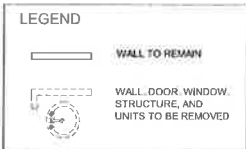
OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE

A3



- KEY NOTES**
- Tempered glass door cover for shower and bath tub
 - Shower compartment regardless of shape, having a minimum of interior floor area of 1.024 square ft, and also capable of encompassing 30 in circle
-Opening shower access should not be less than 22" -Shower with pressure balance or thermostatic mixing valve controls
-Wall should have a smooth, hard, nonabsorbent surface (e.g., ceramic tile) over an approved moisture resistant underlayment to height of 7" above the drain flange
 - Hot mop or sheet membrane system under 1 1/2" mortar bed with reinforcing and 1/2" thick tile (hard surface) in shower.
 - Showers and tub shower combinations that a pressure balance or thermostatic type mixing valve shall be provide to deliver a maximum water temperature of 120 degrees at the fixture.
 - Non absorbent surface at tub walls should continue to a height of 6" above finished floor.
 - Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, showers, steam rooms and bathtubs where bottom edge of glazing is less than 60" measured vertically above any standing or walking surface shall be tempered, CRC #308.4
 - Toilets shall not be install closer than 15" from center to any finish wall or obstruction and also with a minimum of 24" clear floor space in front of the toilet.
 - SHOWER: water-resistant gypsum board shall not be installed in a shower or tub compartment and shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity per CRC Sec. R 702.3.6 & R702.3.8.1.
 - Combustion air from exterior for gas HW
 - Hot water gas exhaust to the exterior provide PRV drain pipe from HW to the exterior
 - HOT WATER TANK seat on 18" high flat form. See TITLE 24 for size specification, and type.
 - Plumbing wall with 2x6 stud wall
 - Smooth metal duct for dryer exhaust extending to outside with back draft damper this duct shall not exceed a total combined horizontal and vertical length of 14' including two 90° elbows. Two feet shall be dedicated for each 90° elbow in excess of two
 - Clothes dry vent shall be vented to the outdoors.
 - Provide Door with min 10"x14" louver or vent to make up air in laundry area, per CMC sec. 504.3.1
 - A minimum of 22"x30" readily accessible attic access with a minimum of 30" headroom above for each separate attic area. No shelving below attic access. Attic must be readily accessible
 - Egress windows with min of 5.7 of opening, min. of 24" height clear, and 20" wide clear is required, max. of 44" from finish floor to the opening bottom of windows



OWNER / CONTRACTOR NOTE:
ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE

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SEE page A1.2 &
AG1 for Building
Code requirements

PH (916) 332 2282
fineline300@comcast.net
www.finelinedrafting.com

Fineline
DRAFTING INC.



5777 Madison Ave suite 520, Sacramento, CA 95841

PROJECT NAME
ADDITION/REMODEL
107 NATOMA ST
FOLSOM, CA
070-0172-015-0000

SHEET TITLE
ELEVATIONS

OWNER-CONTACT
GARY SIDHU
916-898-1221

PROJECT
18-149

DATE
12/3/18

DESIGNER
PS

Sheet

A5

ATTIC ROOF VENTILATION CALCULATIONS

(PER 2016 R806.2 EXCEPTION 2)
CROSS VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA
375 SQ. FT.	150	verified area 130 x 144 = 187 sq. in.
		360 SQ. IN.

CROSS VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	QUANTITY	AREA/ UNIT (ratio 1/150)	DESIGNED AREA
GLP2436 - roof	12"x18"	1	130 SQ. IN.	130 SQ. IN.
Eave Vent	24.5" x 3.5"	5	85 SQ. IN.	275 SQ. IN.
TOTAL				405 SQ. IN.

NOTE
Vent calculation is based from the Construction Metal Inc. product @ gable ends, OR O'HANGINS INC. on roof finishing. The replacement vents shall have the same value or better.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

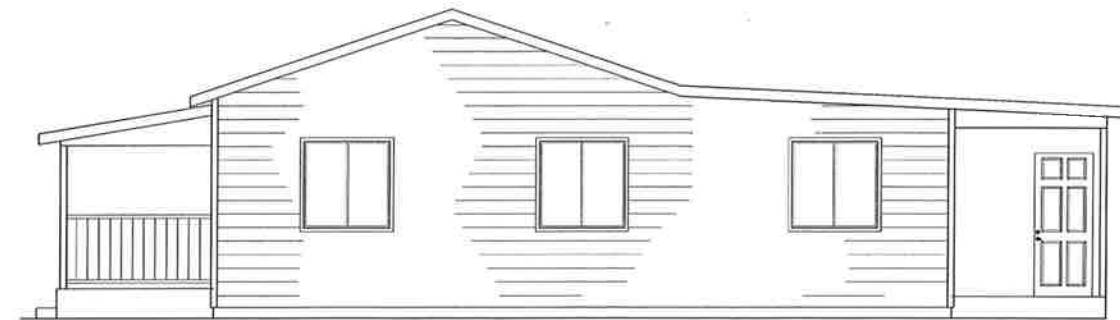
SHADED AREAS REPRESENTS THE EXISTING STRUCTURE



LEFT ELEVATION

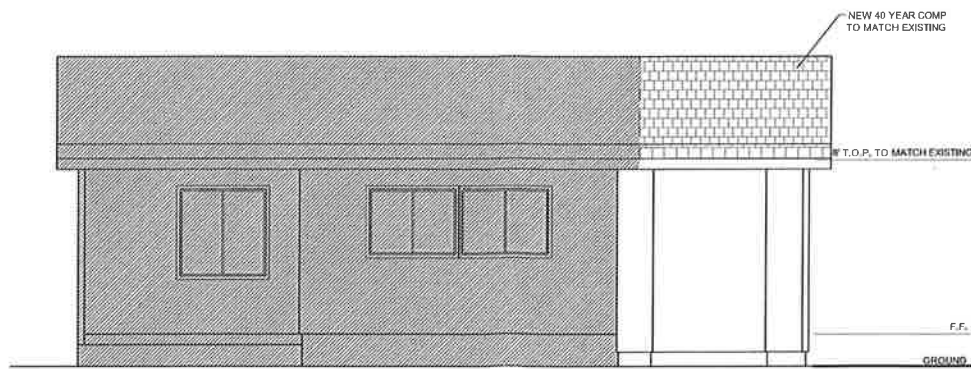
SCALE 1/4" = 1'-0"

SHADED AREAS REPRESENTS THE EXISTING STRUCTURE



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

SHADED AREAS REPRESENTS THE EXISTING STRUCTURE

OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE

Historic District Commission
107 Natoma Street Residential Addition (PN 18-405)
March 6, 2019

Attachment 6

Photographs of Project Site



107

11024

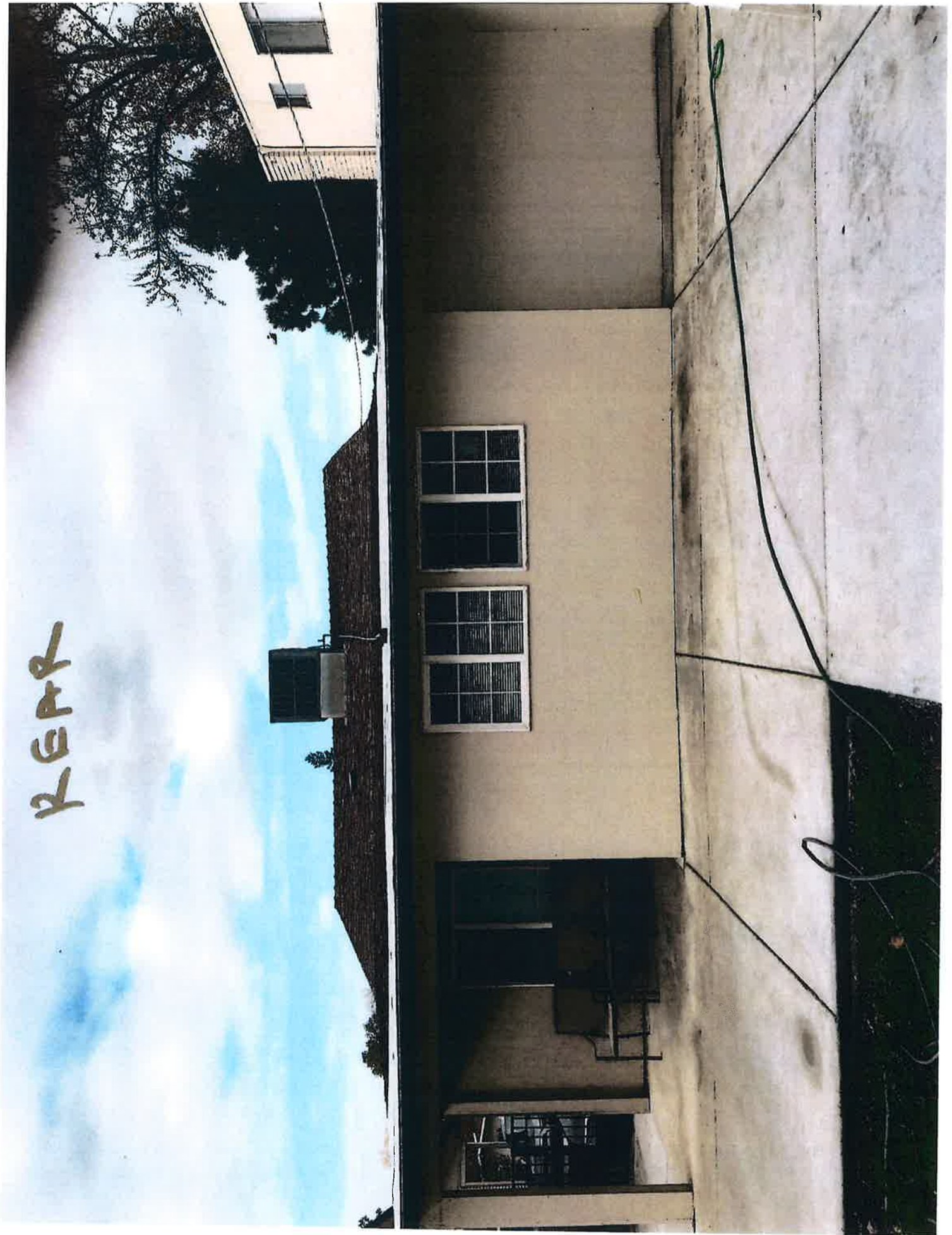
FRONT RIGHT



FRONT LEFT



REAR





REAR

Historic District Commission
107 Natoma Street Residential Addition (PN 18-405)
March 6, 2019

Attachment 7
Letter from Heritage Preservation League of
Folsom, dated 12/22/18

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

December 22, 2018

PROJECT: Expansion of a residential building at 107 Natoma Street in the Natoma-Riley-Bidwell Commercial District (File: 18-405)

REQUEST: Design Review

PROJECT

HISTORY: Application Circulated by City on December 11, 2018 and feedback requested by December 25.

PROJECT REVIEW:

Site Design

The proposed addition appears to be within the setback requirements for the property. However, the adjacent apartment building that is located close to the east boundary of the project site has not been shown on the site plan.

One parking space is available in the west side yard of the residential property and one space is provided in the rear garage. The proposed addition will not impact access to these spaces.

Architecture

Because the existing floor plan includes a concrete block wall in the alignment of the new exterior wall, HPL has concluded that this wall may become the raised foundation of the proposed addition. To maintain the historic front façade, HPL recommends that the siding is pulled down to cover most of the concrete blocks facing Natoma Street and continuing for a minimum of 5 feet along the east elevation (up to the side yard fence). As an alternative, a stone veneer could be applied to the raised foundation that is visible from Natoma Street.

The building elevations specify that the siding and roof of the proposed addition will match the existing façade materials. HPL proposes that the same note should be added regarding windows and trim.

PROJECT RECOMMENDATIONS:

1. Maintain the historic design of the front façade by covering the raised foundation with siding or a stone veneer. Continue the same design along a minimum of 5-feet of the west elevation (up to the side yard fence).
2. Note on the proposed front elevation plans that windows and trim should match the existing materials.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2

Type: Public Hearing

Date: March 6, 2019

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

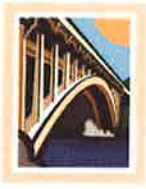
Project: Trinity Episcopal Church Campus Conditional Use Permit
Modification and Design Review
File #: PN-18-386
Request: Conditional Use Permit Modification and Design Review
Location: 803 Figueroa Street
APN: 070-0104-017 and 070-0104-018
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner/Applicant

Name: Trinity Episcopal Church
Address: 803 Figueroa Street
Folsom, CA 94563

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Conditional Use Permit Modification and Design Review for expansion and modification of the uses associated with the Trinity Episcopal Church campus, exterior design changes to all buildings on the church campus, demolition of a garage structure, and various other site improvements as illustrated on Attachments 5 through 14 for the Trinity Episcopal Church Campus project (PN 18-386) subject to the findings (Findings A-K) and conditions of approval (Conditions 1-33) attached to this report.

Project Summary: The proposed project involves a request for approval of a Conditional Use Permit Modification for expansion and modification of the existing uses associated with the Trinity Episcopal Church campus located at 803 Figueroa Street. Specifically, the project includes expanding the seating capacity within the church building from 110 seats to 180 seats and modifying the floor plans and associated uses of the parish office, parish hall, thrift store, and single-family residence buildings. The project also includes Design Review approval for exterior modifications to the church building, repainting and reroofing of all other buildings on the church campus, and demolition of a garage/shed structure. In addition, the proposed project features various site improvements including additional parking spaces, site accessibility enhancements, a new trash/recycling enclosure, site landscaping, and establishment of an outdoor play area.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Project Detail Sheet, dated January 17, 2019
- 6 - Existing Site Plan, dated January 17, 2019
- 7 - Proposed Site Plan, dated January 17, 2019
- 8 - Existing Floor Plan, dated January 17, 2019
- 9 - Proposed Floor Plan, dated January 17, 2019
- 10 - Existing Roof Plan, dated January 17, 2019
- 11 - Proposed Roof Plan, dated January 17, 2019
- 12 - Existing Building Elevations, dated January 17, 2019
- 13 - Proposed Building Elevations, dated January 17, 2019
- 14 - Preliminary Landscape Plan, dated April 1, 2018
- 15 - Project Narrative and Operational Details
- 16 - Memorandum Regarding Garage Structure, dated February 27, 2019
- 17 - Planning Commission Staff Report, dated July 21, 1993
- 18 - Planning Commission Staff Report, dated March 6, 1996
- 19 - Letter from Resident, received February 16, 2019
- 20 - 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

APPLICANT'S PROPOSAL

The applicant, Trinity Episcopal Church, is requesting approval of a Conditional Use Permit Modification for expansion and modification to operations and uses within the existing church campus. The applicant is also requesting approval of Design Review for exterior modifications to each of the buildings (church, parish office, parish hall, thrift shop, and single-family residence) located on the church campus. In addition, the applicant is seeking approval to demolish an existing garage/shed structure. Lastly, the proposed project features various site improvements including additional parking spaces, site accessibility enhancements, a new trash/recycling enclosure, site landscaping, and establishment of an outdoor play area. The following is a description of the physical, operational, and design changes proposed for each of the aforementioned buildings located on the church campus:

Main Church Building

The 3,190-square foot church building currently includes a nave (110 seats), a robe room, a sacristy room, a music room, an alter guild room, a nursery, and restroom facilities. The applicant is proposing to reconfigure the floor plan of the church building with the primary purpose of increasing the seating capacity within the nave area by providing additional pews (increase from 110 seats to 180 seats). Other notable changes to the floor plan within the church building include removing the music room, relocating the nursery to the parish hall building, and relocating the sacristy room and restroom facilities within the church building.

In terms of operational characteristics, four worship services are conducted in the church building every Sunday, with services being held at 7:30 a.m., 9:15 a.m., 11:15 a.m., and 7:00 p.m. Special worship services are also held on Easter and Christmas, with the actual days varying year to year. In addition to church services, adult and children's choir practice is held in the church building on Wednesdays (4:30 p.m. to 5:30 p.m. and 7:00 p.m. to 9:00 p.m.) and Thursdays (7:00 p.m. to 9:00 p.m.). The church also hosts weddings and funerals, with most of these events occurring on Saturdays during the afternoon. The applicant is not proposing any changes to the operational schedule of the church building with the subject application.

The applicant is proposing a number of architectural modifications to the church building including extending the main roofline back approximately 23 feet towards the rear alley, remodeling the rear façade, replacing the existing composition roof shingles with new composition roof shingles, and repainting the entire building. Proposed building materials (horizontal wood siding, gable end shingles, and a stained glass window) and

colors (white primary color with light blue accents) are intended to match the existing materials and colors found on the church building.

Parish Office Building (Trinity House)

The 1,679-square-foot parish office building currently includes office space, a storage room, an archive room, a conference room, and restroom facilities. The applicant is proposing to reconfigure the floor plan of the office building slightly, although the operation and use of the space will remain similar to the existing uses within the building.

The parish office building is currently open Monday through Friday from 9:00 a.m. to 5:00 p.m. Full-time staff in the office building include a Rector, an Assistant Priest, and a Parish Administrator. Part-time staff include a Music Director and a Children's Program Director. The applicant is not proposing any changes to the operational schedule of the parish office building with the subject application.

The applicant is proposing to replace the existing composition roof shingles (light grey-colored) on the parish office building roof with new composition roof shingles that are of a similar design and color to the existing roof shingles. In addition, the applicant is proposing to repaint the entire parish office building with an identical color scheme (white primary color with light blue and gold accents) to that currently present on the building.

Parish Hall Building

The 5,012-square-foot parish office building currently includes a large assembly area, an elevated stage, classrooms utilized for Sunday school, a kitchen, and restroom facilities. The applicant is proposing to reconfigure the floor plan of the parish hall building including eliminating the elevated stage, increasing the size of the assembly area, and reorganizing the classroom spaces.

The parish hall building is currently utilized seven days per week and serves a variety of functions including Sunday school classes for children, adult bible study classes, coffee gatherings after church services, and private group meetings. The parish hall building is most heavily utilized on Sunday's, with activities occurring from 8:30 a.m. to 8:00 p.m. Monday through Friday, functions in the parish hall building are more limited with activities occurring from 11:00 a.m. to 9:30 p.m. On Saturday, the only regularly schedule activity runs from 7:30 a.m. to 9:00 a.m. Occasional parish-wide events, which typically occur on weekends between 9:00 a.m. and 9:00 p.m., are held in the parish hall building including bunco night, pancake and potluck dinners, ice cream socials, vacation bible school, and a harvest festival. The applicant is not proposing any changes to the operational schedule of the parish hall building with the subject

application.

The applicant is proposing to replace the existing composition roof shingles (light grey-colored) on the parish hall building roof with new composition roof shingles that are of a similar design and color to the existing roof shingles. The applicant is also proposing to repaint the entire parish hall building with an identical color scheme (white primary color with light blue accents) to that currently present on the building. In addition, the applicant is proposing to install two, metal-framed, glass double-door doors on the western building elevation to provide access to the new outdoor play area.

Thrift Shop Building

The 1,158-square-foot parish office building currently includes retail sales space and an office. The applicant is proposing to make minor modifications to the floor plan within the thrift store building primarily associated with removing a couple of interior walls and adding a restroom. The operation and use of the space within the thrift store building will remain unchanged.

The thrift shop, which currently operates Tuesday through Saturday from 10:00 a.m. to 1:00 p.m., is typically staffed by 3 to 4 volunteers. The thrift shop does hold extended hours (9:00 a.m. to 5:00 p.m.) for special clearance events that occur approximately three times per year on a Saturday. The applicant is not proposing any changes to the operational schedule of the thrift shop building with the subject application.

The applicant is proposing to replace the existing composition roof shingles (tan-colored) on the parish office building roof with new composition roof shingles that are of a similar design and color to the existing roof shingles on the church building, parish office building, and parish hall building. In addition, the applicant is proposing to repaint the entire thrift shop building with an identical color scheme (white primary color with light blue accents) to that currently present on the building.

Single-Family Residential Building

The 1,816-square-foot single-family residence (3BR/2BA) located on the church campus is currently being utilized as a rental property. The applicant is proposing to repurpose the single-family residence to provide classroom space for a portion of the Sunday school classes that are currently being held in the parish hall building. Sunday school classes within the single-family residential building are proposed to be held on Sundays from 9:00 a.m. to 11:45 a.m. As a result, the applicant is proposing to change the use of the single-family residential building from that of a residential rental property to a school/classroom use associated with the church campus. It is important to note that the single-family residence, which is owned by Trinity Episcopal Church, is situated on the same parcel as the parish hall building and the thrift shop building.

The applicant is proposing to replace the existing composition roof shingles (tan-colored) on the single-family residential building roof with new composition roof shingles that are of a similar design and color to the existing roof shingles on the church building, parish office building, and parish hall building. In addition, the applicant is proposing to repaint the single-family residential building with a color scheme (white primary color with light blue accents) to match the color scheme utilized on all the other buildings located on the church campus.

Garage/Shed Building

The applicant is proposing to demolish a 528-square-foot garage/shed structure located within the Figueroa Street/Mormon Street Alley. The garage/shed is currently being utilized as a storage area for the thrift shop on an intermittent basis. Parking spaces are proposed within the area to be vacated by the garage/shed structure.

Site Improvements/Site Modifications

The applicant is proposing a number of improvements and modifications to the project site including: creation of additional parking spaces along Mormon Street and within the Figueroa Street/Mormon Street Alley, development of additional pedestrian sidewalks and walkways, construction of a new trash/recycling enclosure within the Figueroa Street/Mormon Street Alley, establishment of a fenced outdoor play area behind the parish hall building, elimination of trees and a grass area along Mormon Street, and the planting of new trees and landscape planters throughout the project site.

POLICY/RULE

The Folsom Municipal Code (FMC Section 17.52.540) requires that churches located within the Historic residential primary area obtain 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. Lastly, the Folsom Municipal Code (FMC Section 17.52.660) states that demolition of a structure located in the Historic District is subject to review and approval by the Historic District Commission.

ANALYSIS

General Plan and Zoning Consistency

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 FIG/R-1-M (Figueroa Subarea of the Historic Residential Primary Area/Single-Family Dwelling, Small Lot District) and CEN/R-1-M (Central Subarea of the Historic Residential Primary Area/Single-Family Dwelling, Small Lot District). Pursuant to Section 17.52.540 of the Folsom Municipal Code, churches located within the Historic residential primary area are required obtain a Conditional Use Permit from the Historic District Commission.

In 1961, the Trinity Episcopal Church obtained approval of a Conditional Use Permit from the Planning Commission to operate a church and ancillary uses at 803 Figueroa Street. In 1993, Trinity Episcopal Church received approval of a Conditional Use Permit Modification for alterations to the church campus including construction of a new parish hall building. With the subject application, the applicant is requesting approval to modify the existing Conditional Use Permit for the Trinity Episcopal Church campus to allow for the expansion and modification of existing uses conducted on the project site.

Land Use Compatibility

The Trinity Episcopal Church campus, which is comprised of two separate parcels totaling 0.8-acres, is located on the west side of Wool Street between Figueroa Street and Mormon Street. The project site is bounded by Figueroa Street to the north with single-family residential development beyond, Mormon Street to the south with single-family residential development beyond, Wool Street to the east with single-family residential development beyond, and single-family residential development to the west with Decatur Street beyond.

As described above, the project site is located within an area that is predominantly residential in nature, although, there are commercial land uses relatively close by on Sutter Street and Natoma Street. Throughout the City, churches are commonly found within or in close proximity to residential neighborhoods. Within the Historic District boundaries, there are six churches that have been operating for an extended period with very few reported incidents relative to land use conflicts. Trinity Episcopal Church itself has been operating at its current location since approximately 1861, also with limited reports of conflicts in terms of land use compatibility. Based on this information, staff has determined that Trinity Episcopal Church campus (including proposed expansion and modification) will remain compatible with the surrounding residential land uses.

Conditional Use Permit Modification

As previously stated within this report, the Folsom Municipal Code, (Section 17.52.540) requires that church uses obtain a Conditional Use Permit if the use or modification to the use is located within the Historic residential primary area of the Historic District. In this particular case, the applicant is requesting approval of a Conditional Use Permit Modification for an expansion and modification to existing uses conducted at the Trinity Episcopal Church campus. Most notable among the changes in the use of the church campus include expansion of the seating capacity within the church building (110 seats to 180 seats), conversion of the single-family residence to classrooms for Sunday school, increasing the number of parking spaces from 50 to 65, and creation of an outdoor play area behind the parish hall building. In order to approve this request for a Conditional Use Permit Modification, the Commission must find that the “establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such

proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City.”

In reviewing the request for a Conditional Use Permit Modification, staff took into consideration potential effects associated with the proposed church campus expansion and modifications including potential traffic/access/circulation impacts, potential parking impacts, potential noise impacts, and potential aesthetic impacts.

Traffic, Access, and Circulation

The Trinity Episcopal Church campus is located on the west side of Wool Street between Figueroa Street and Mormon Street. Significant roadways in the project vicinity that provide access to the project area include Natoma Street, Riley Street, and Folsom Boulevard. Direct access to the project site is provided by Mormon Street, Figueroa Street, Wool Street, and the Figueroa Street/Mormon Street Alley. Mormon Street, Figueroa Street, and Wool Street, which are all two-lane roadways that accommodate two-way traffic, have a paved roadway surface that is approximately 27 feet in width. While the paved roadway surface for each of the aforementioned streets is 27 feet wide, the actual public right-of-way is 66 feet wide. The proposed project does not include any changes or modifications that would affect access and circulation in and around the project site.

Trinity Episcopal Church provided staff with average attendance details for each of the four church services (7:30 a.m./32 people, 9:15 a.m./113 people, 11:15 a.m./80 people, and 7:00 p.m./16 people) that occurred on Sundays during 2018. Utilizing this information, staff determined that the church currently generates approximately 71 vehicle trips during the Sunday Peak Hour (9:00 a.m. to 11:00 p.m.). During the off-peak hours (three other church services) on Sundays, the church generates a significantly lower number of vehicle trips (10-50 vehicle trips).

Based on information provided by the Institute for Transportation Engineers (ITE Trip Generation Manual, 7th Edition), staff projects that the proposed project will generate a maximum of 113 vehicle trips during the Sunday Peak Hour, an increase of 42 vehicle trips during this time frame. This assumes that the church building is filled to capacity, which is not likely based on the average attendance information provided by the applicant. Based on the relatively low volume of new vehicle trips associated with the proposed project, no change in level of service (LOS) is projected at any of the nearby street intersections (Riley Street/Natoma Street, Riley Street/Sutter Street, and Natoma Street/Folsom Boulevard). As a result, staff has determined that the proposed project will not have a significant impact in terms of traffic generation.

Parking

The Trinity Episcopal Church campus currently has a total of 50 parking spaces including 15 on-site parking spaces and 35 on-street parking spaces. 13 of the on-site parking spaces are located along the Figueroa Street/Mormon Street Alley and 2 of the on-site parking spaces are located at the single-family residence on Mormon Street.

The 35 on-street parking spaces, which are unmarked, include 7 parallel parking spaces located within the public right-of-way on Mormon Street and 28 perpendicular parking spaces located within the public right-of-way on Wool Street.

As shown on the submitted site plan (Attachment 7), the applicant is proposing to increase parking for the Trinity Episcopal Church campus by providing a total of 65 parking spaces including 22 on-site parking spaces and 43 on-street parking spaces along the project site's frontage. The 22 on-site parking spaces are located along the Figueroa Street/Mormon Street Alley and at the single-family residence on Mormon Street. The 43 on-street parking spaces are located within the public right-of-way on Mormon Street (15 spaces) and within the public right-of-way on Wool Street (28 spaces).

As noted above, there are currently 13 on-site parking spaces located along the Figueroa Street/Mormon Street Alley. The surface of the 13 parking spaces includes a combination of gravel-based parking spaces and brick paver parking spaces, both of which are considered permeable surfaces. In addition, the 13 parking spaces are demarked by a vertical pole sign situated at the front end of each individual parking space. The applicant is proposing to increase the total number of on-site parking spaces along the Alley from 13 parking spaces to 20 parking spaces. The 7 additional parking spaces will feature a gravel-based surface and be demarked with pole sign, similar to the existing parking spaces along the Alley. The other on-site parking spaces consist of 2 parking spaces (garage parking space and driveway apron parking space) at the single-family residence located on Mormon Street.

In an effort to improve the efficiency and safety of the on-street parking spaces located within the public right-of-way on Wool Street and Mormon Street, the applicant is proposing a number of changes to the location, orientation, and design of the parking spaces. With respect to the 28 perpendicular parking spaces along Wool Street, the applicant is proposing to utilize the existing pervious gravel surface. To better define the location of the individual parking spaces (parking spaces will meet City standard by being 19-feet deep by 9-feet wide), the applicant is proposing to install pressure-treated timber bumpers (secured with dowel anchors) at the front end of each parking space. In addition, the applicant is proposing to install plastic domed markers in the gravel surface in order to delineate the width of each of the parking spaces.

In relation to parking along Mormon Street, the applicant is proposing to replace the 7 existing parallel parking spaces with 15 perpendicular parking spaces. The applicant is proposing to utilize the same design for the 15 perpendicular parking spaces on Mormon Street as is proposed for the parking spaces on Wool Street including 19-foot-deep by 9-foot-wide stalls, a gravel base, pressure-treated timber bumpers at the front end of each parking space, and plastic domed markers to delineate the width of each of the parking spaces. To ensure proper installation and construction of the on-street parking spaces along Wool Street and Mormon Street, staff recommends that the final location, design, and construction of all on-street parking spaces be subject to review

and approval by the Community Development Department and the Public Works Department. Condition No. 28 is included to reflect this requirement.

In general, parking in the public right-of-way within the residential areas of the Historic District is a fairly common practice that has been accepted by the City. In the case of the Trinity Episcopal Church campus, parishioners, residents, and visitors have been parking within the public right of way along Mormon Street and Wool Street for many years without any significant impacts relative to access and circulation in the project area. As a result, staff is supportive of the applicant's proposal to modify and improve the on-street parking spaces currently located along Mormon Street and Wool Street. However, staff has determined that the applicant should bear responsibility for construction, maintenance, and liability associated with the parking spaces located along Mormon Street and Wool Street. To that end staff recommends that the applicant enter into an encroachment agreement with the City for which the design, construction, maintenance, and liability associated with the proposed parking spaces located within the public right-of-way along Mormon Street and Wool Street is the sole responsibility of the Trinity Episcopal Church. Condition No. 29 is included to reflect this requirement.

As described earlier, the proposed project includes a total of 65 parking spaces including 22 on-site parking spaces and 43 on-street parking spaces. The Folsom Municipal Code (FMC, Section 17.57.040) requires that churches and other places of worship provide one off-street parking space per every four seats in the main assembly area. Based on the aforementioned information, staff has determined that the proposed project meets the minimum parking requirement by providing 65 parking spaces whereas 45 parking spaces ($180 \text{ seats} / 4 \text{ seats} = 45 \text{ parking spaces}$) are required. It is important to acknowledge that staff has determined that the 43 on-street parking spaces located on Mormon Street and Wool Street are considered off-street parking spaces due to the fact that the applicant is entering into an agreement with the City to construct and maintain these parking spaces.

Noise Impacts

Based on the close proximity of the project site to nearby single family residences, staff evaluated potential noise impacts associated with the church campus expansion and modifications. Potential new noise sources associated with the proposed project may include noise generated during church services and activities, noise generated by additional automobile activity (vehicle trips, parking, etc.), and noise created by children playing in the new outdoor play area located behind the parish hall building. In terms of noise generated by church services and activities, the proposed project does include an expansion of the seating capacity of the church building. However, no changes or modifications are proposed with respect to the number of church services/activities or the hours of church services/activities. As a result, staff has determined that there be no noticeable increase in noise levels associated with expansion of the church building seating capacity.

Noise impacts associated with the potential for increased automobile activity (cars starting, cars parking, etc.) in and around the project site created by the expanded seating area of the church building were also considered by City staff. Expansion of the church building has the potential increase the number of vehicle trips during the Sunday Peak Hour (9:00 a.m. to 11:00 a.m.) from 71 trips to 113 trips. Based on the relatively low number of potential additional vehicle trips, staff has determined that there will not be a significant increase in noise levels associated with expansion of the church building seating capacity.

Noise impacts associated with the creation of an outdoor play area behind the parish hall building were evaluated by City staff. The area where the outdoor play area is proposed to be located is currently utilized as the back yard of the single-family residence on Mormon Street that is part of the overall church campus. The outdoor play area is primarily intended to be utilized in conjunction with Sunday school classes, which occur on Sunday's within the hours of 9:00 a.m. to 12:00 p.m. Based on the limited intended use of the outdoor play area, and that the fact that this yard area has previously been utilized for outdoor activities associated with the single-family residence, staff has determined that no new significant noise impacts will result from creation of the outdoor play area.

Development of the proposed project would temporarily increase noise levels in the project vicinity during the construction period, which would take 3 to 6 months. Construction activities, including site clearing, minor grading, building construction, and paving, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that hours of construction operation 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 with no construction permitted on Sundays or holidays. In addition, staff recommends that construction equipment be muffled and shrouded to minimize noise levels. Condition No. 23 is included to reflect these requirements.

Existing and Proposed Landscaping

Existing landscaping on the project site includes a combination of trees, shrubs, and groundcover. As shown on the submitted landscape plan (Attachment 14), the applicant is proposing to construct three new landscape planters including one planter on the Mormon Street frontage and two planters on the Wool Street frontage. Construction of the perpendicular parking spaces along Mormon Street will result in the removal of three trees and a portion of an existing lawn. Two of the trees (Pear Tree and Cherry Tree) to be removed are City owned and considered to be "street trees". The third tree (Chinese Pistache) proposed to be removed is an ornamental tree located on the church property. To mitigate for the loss of the three trees, staff recommends

that the applicant plant three new trees (one to one replacement ratio) along or near the Mormon Street frontage to the satisfaction of the Community Development Department. Condition No. 21 is included to reflect this requirement. In addition, staff recommends that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 22 is included to reflect these requirements.

Grading and Drainage

The proposed project may require some minor grading activity along the Mormon Street frontage to accommodate installation of the new perpendicular parking spaces. If deemed necessary by the City Engineer, the applicant may be required to submit a preliminary grading and drainage plan that will be subject to review and approval by the Community Development Department. Condition No. 16 is included to reflect this requirement.

Public storm drainage facilities are currently present in the project area including drainage inlets at the intersection of Mormon Street and Wool Street. The project is not anticipated to generate any new significant runoff as the proposed parking space improvements along Wool Street and Mormon Street feature a permeable surface (gravel base). As a result, staff has determined that existing drainage infrastructure in the project area is adequate to accommodate development of the proposed project.

Trash/Recycling

The project site currently includes one trash dumpster and one recycling dumpster, both of which are located in the Figueroa Street/Mormon Street Alley and unscreened. The applicant is proposing to construct a trash/recycling enclosure and concrete landing pad in the Alley to house the trash and recycling dumpsters. Staff recommends that the final location, orientation, design, materials, and colors of the trash/recycling enclosure and concrete landing pad be subject to review and approval by the Community Development Department. Condition No. 20-5 is included to reflect this requirement.

Pedestrian Circulation

The project site currently includes a sidewalk along the Figueroa Street frontage, a sidewalk along the Wool Street frontage, and internal pedestrian walkways. To enhance pedestrian circulation in and around the project site, the applicant is proposing to construct a new sidewalk along the Mormon Street frontage. In addition, the applicant is proposing to construct new pedestrian walkways in between the thrift shop and parish hall buildings. Staff recommends that the final location, design, and materials of the proposed sidewalk and walkways be subject to review and approval by the Community Development Department. Condition No. 17 is included to reflect this requirement.

Outdoor Play Area

The applicant is proposing to develop an approximately 3,500-square-foot outdoor play area behind the parish hall building and single-family residence. The play area, which will be secured by metal view fencing and gates, is intended to provide an outdoor play

space for children attending Sunday school classes and other activities on the church campus. The proposed outdoor play area, which formerly served as the backyard for the single-family residence on Mormon Street, features a large grass area surrounded by trees, shrubs, and groundcover. Staff recommends that the final location, design, height, materials, and colors of the fencing and gates associated with the outdoor play area be subject to review and approval by the Community Development Department. Condition No. 20-6 is included to reflect this requirement.

Architecture/Design

As noted previously within this report, the Trinity Episcopal Church campus is located within two separate residential subareas of the Historic District, the Figueroa Subarea (church building and parish office) and the Central Subarea (parish hall, thrift store, and single-family residence). The Figueroa Subarea includes many of the oldest and most significant homes in Folsom, both architecturally and historically. The primary intent of the Figueroa Subarea is maintain pre-1910 appearance standards, while encouraging restoration and reconstruction in an authentic manner. The Central Subarea, where a majority of the homes within the Historic District is located, provides property owners with broad discretion in choosing styles from the entire 1850-1950 timeframe.

The proposed project, which includes remodeling of the church building and repainting and reroofing the parish office building, parish hall building, thrift store building, and single-family residence, is subject to the Historic District Design and Development Guidelines (Design Guidelines). The Design Guidelines provide guidance for implementation of the regulations imposed by Chapter 17.52 (Historic District) of the Folsom Municipal Code. The Design Guidelines also provide standards and procedures intended to assist in maintaining and recreating the 1850 to 1950 styles and patterns of development in the 98-block Historic District area.

The Design Guidelines state that the goal of any remodeling 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.

The Trinity Episcopal Church, which features a Carpenter Gothic style design, was originally constructed in the early 1860's. Because the original architecture has been substantially preserved for over 150 years, the church building is listed in the Historic American Buildings Survey. The Historic American Buildings Survey, also known as

HABS, is the nation's first federal preservation program, begun in 1933 to document America's architectural heritage. The church building is also listed as a significant local resource in the City's Cultural Resource Inventory list. Based on this documented history, the church building clearly has architectural and historic value.

The adjacent Trinity House (identified as Trinity Parish Office in this staff report) was constructed in the 1870s and features an Italianate style of architectural design. The Trinity House building was added to holdings for use as a church office in 1972.

To help maintain the architectural and historical value of the church building and the other buildings on the church campus, the applicant is proposing to preserve and rehabilitate all of the buildings located on the Trinity Episcopal Church campus as follows:

- Church Building
 - Replace existing composition shingle roof tiles with identical roof tiles
 - Repaint building with color scheme to match existing color scheme
 - Retention of roofline as viewed from the front of the church building
 - Extended gable roof to blend with existing roofline
 - New siding and windows to match existing siding and windows
 - Relocate diamond-shaped stained glass window on rear elevation

- Parish Office Building (Trinity House) and Parish Hall Building
 - Replace existing composition shingle roof tiles with identical roof tiles
 - Repaint building with color scheme to match existing color scheme
 - Add two double doors on parish hall

- Thrift Shop
 - Replace existing composition shingle roof tiles to match parish buildings
 - Repaint building with color scheme to match existing color scheme

- Single-Family Residence
 - Replace existing composition shingle roof tiles to match parish buildings
 - Repaint building with color scheme to match parish buildings

In reviewing the proposed modifications to the church campus buildings as shown on the submitted roof plans and building elevations (Attachments 11 and 13), staff determined that the proposed project will be of substantial benefit to the property owner and the community by preserving the historic authenticity of the buildings and ensuring that they are maintained in good condition moving forward. In addition, staff has determined that the proposed project meets the intent of the Design Guidelines by maintaining pre-1910 appearance standards through restoration and reconstruction of the buildings in an authentic manner.

As mentioned earlier in this report, the Trinity Episcopal Church building is listed on the Historic American Buildings Survey. Whenever changes or modifications are proposed to an identified historic resource such as the church building, the applicant is required to follow the Secretary of the Interior's Standards for Treatment of Historic Places (Standards). The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The following is a list of some of the standards that were considered with the proposed project:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

To ensure that the proposed project is in compliance with the abovementioned Standards, the applicant retained an architectural firm (Garavaglia Architecture, Inc.) that is well known throughout northern California for their efforts relative to historic preservation, restoration, and rehabilitation of buildings and structures. In reviewing the submitted development plans, and based on consultation with the Garavaglia Architecture, staff has determined that the proposed project meets the Standards for Treatment of Historic Places as established by the Secretary of the Interior.

In summary, staff has determined that the proposed project has successfully met the architectural and design recommendations for preserving and rehabilitating existing structures in the Historic District as suggested by the Historic District Design and Development Guidelines. In addition, staff has determined that the proposed project has met the Standards established by the Secretary of the Interior for historic preservation, restoration, and rehabilitation of buildings and structures. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for exterior modifications to the Trinity Episcopal Church building as well as repainting and reroofing the parish office building, the parish hall building, the thrift store building, and the single-family residence associated with the Trinity Episcopal Church Campus project. The applicant shall submit building plans that comply with this approval, the attached building elevations, attached floor plan, and attached roof plan dated January 17, 2019.
2. The design, materials, and colors of the proposed Trinity Episcopal Church Campus project shall be consistent with the submitted building elevations, 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 final design, materials, and color of the trash/recycling enclosure and concrete landing pad shall be to the satisfaction of the Community Development Department.
6. The final location, design, height, materials, and colors of the fencing and gates associated with the outdoor play 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. 20).

Garage/Shed Demolition

The applicant is proposing to demolish a 528-square-foot garage/shed structure located along the Figueroa Street/Mormon Street Alley in order to accommodate a new trash/recycling enclosure and additional parking spaces. In order to approve a request for demolition of a structure considered historically significant, the Folsom Municipal Code, (FMC Section 17.52.660) states that the Historic District Commission must consider the following:

1. Whether the public health, safety and/or welfare warrant the demolition;
2. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;
3. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property; and

4. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

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

The 528-square-foot garage/shed structure (Attachment 16), which appears to have been constructed sometime after 1950 as it was not recorded on the 1942 Sanborn fire insurance survey map, following construction of the associated single-family residence at 802 Mormon Street, features a concrete foundation, horizontal wood siding, wood-framed windows, and a composition shingle roof. The structure, which appears to have been altered numerous times since its original construction date, is in relatively poor condition with some of the doors and windows being boarded up and the wood siding and roof material showing signs of significant deterioration.

Through consultation with Garavaglia Architecture, City staff evaluated the garage/shed structure and determined that the building is not historically significant and contains no significant building materials. In addition, City staff verified that the structure is not listed on the City's Cultural Resource Inventory List. Based on this information, staff is in support of demolishing the 528-square-foot garage/shed structure located along the Figueroa Street/Mormon Street Alley.

Public Outreach and Comments

Trinity Episcopal Church hosted two public outreach events, which were intended to inform and educate the public regarding the specific details of the proposed project. The first outreach meeting, which was held on December 2, 2018, was attended by four residents. The residents who attended the first outreach meeting generally expressed their support for the proposed project. One of the concerns that was discussed at the first meeting was the parking impact in the residential areas surrounding the church campus during days when multiple events were being held in the project vicinity (CIM Marathon, Sutter Street Events, Church Fairs, etc.). However, the residents were pleased that the proposed project is going to result in an increased number of parking spaces at the church campus, which will help minimize parking impacts to surrounding residential properties. The second outreach meeting, which was held on Sunday, January 27, 2019, was not attended by any residents.

On February 16, 2019, the City received an email (Attachment 18) from a local resident. In the email, the resident expressed his support for the proposed project and also indicated that Trinity Episcopal Church is a good neighbor who has been very

communicative with local residents.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Move to Approve the Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review for expansion and modification of the uses associated with the Trinity Episcopal Church campus, exterior design changes to all buildings on the church campus, demolition of a garage structure, and various other site improvements as illustrated on Attachments 5 through 14 for the Trinity Episcopal Church Campus project (PN 18-386) with the following findings (Findings A-K) and conditions of approval (Conditions 1-33) included as Attachment 3.

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 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 HISTORIC RESOURCE

CONDITIONAL USE PERMIT FINDING

- G. 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 BECAUSE THE PROPOSED LAND USE WILL NOT HAVE A NEGATIVE IMPACT.

DEMOLITION FINDING

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

DESIGN REVIEW FINDINGS

- I. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND ZONING ORDINANCES OF THE CITY.
- J. 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.
- K. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

Trinity Episcopal Church was founded during the gold rush period of California history, and is notably the third oldest Episcopal Church in Northern California. The first recorded church service was held on July 18, 1856 in the Hook & Ladder Company hall located on Sutter Street. The Trinity Episcopal Church building and the ancillary Trinity House were constructed in the early 1860's. For a period of time in the early to mid-1900's, Trinity Episcopal Church was designated as an Episcopal Mission Church, during which time the church did not have a full time priest. By 1979, the church membership had grown enough to become self-supporting and the church was redesignated as a Parish by the Diocese.

On September 26, 1961, the Planning Commission approved a Conditional Use Permit for operation of the Trinity Episcopal Church at 803 Figueroa Street. During the mid-1980's, the church building went through a rehabilitation process which included reinforcing the building foundation and interior modifications. On July 21, 1993, the Planning Commission approved a Conditional Use Permit Modification, Variance, and Lot Merger for demolition of the existing parish hall, demolition of a number of building-attached features, construction of a new 5,012-square-foot parish hall, construction of a nursery, and modifications to rear of the church building on the Trinity Episcopal Church campus. On February 28, 1996, the Planning Commission denied a request by George and Belinda Ritter to revoke the Trinity Episcopal Church Use Permit.

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density)

ZONING

FIG/R-1-M (Figueroa Subarea of the Figueroa Subarea of the Historic Residential Primary Area/Single-Family Dwelling, Small Lot District)

CEN/R-1-M (Central Subarea of the Historic Residential Primary Area/Single-Family Dwelling, Small Lot District)

ADJACENT LAND USES/ZONING

North: Figueroa Street with Single Family Residential Development (FIG/R-1-M) Beyond

South: Mormon Street with Single Family Residential Development (CEN/R-1-M) Beyond

East: Wool Street with Single Family Residential Development (CEN/R-1-M) Beyond

West: Single Family Residential
Development (CEN/R-1-M)
with Decatur Street Beyond

SITE CHARACTERISTICS

The 0.8-acre project site is fully developed with a church building, parish hall office building, parish hall building, thrift store building, single-family residence, detached garage, and associated site improvements.

APPLICABLE CODES

FMC Section 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.540, Historic Residential
Primary Area Special Use and Design
Standards
FMC Section 17.52.660, Demolition
Historic District Design and Development
Guidelines
FMC Section 17.57 Parking Requirements

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR TRINITY EPISCOPAL CHURCH CAMPUS PROJECT (PN 18-386) 803 FIGUEROA STREET CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	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> <ul style="list-style-type: none"> • Project Detail Sheet, dated January 17, 2019 • Existing Site Plan, dated January 17, 2019 • Proposed Site Plan, dated January 17, 2019 • Existing Floor Plan, dated January 17, 2019 • Proposed Floor Plan, dated January 17, 2019 • Existing Roof Plan, dated January 17, 2019 • Proposed Roof Plan, dated January 17, 2019 • Existing Building Elevations, dated January 17, 2019 • Proposed Building Elevations, dated January 17, 2019 • Preliminary Landscape Plan, dated April 1, 2018 • Project Narrative and Operational Details 	B	CD (P)(E)
2.	<p>This project approval is for the Trinity Episcopal Church Conditional Use Permit Modification and Design Review project located at 803 Figueroa Street, which includes expansion and modification of the uses associated with the Trinity Episcopal Church campus, exterior modifications to the church building, repainting and reroofing of all other buildings on the church campus, demolition of a garage structure, and various other site improvements. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p> <p>Building 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)

CONDITIONS OF APPROVAL FOR TRINITY EPISCOPAL CHURCH CAMPUS PROJECT (PN 18-386) 803 FIGUEROA STREET CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
3.		<p>The project approvals granted under this staff report (Conditional Use Permit Modification and Design Review) shall remain in effect for one year from final date of approval (March 6, 2020). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p> <p>If the Community Development Director finds evidence that conditions of approval for the Trinity Episcopal Church Campus project have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, safety, peace, morals, comfort and/or general welfare of persons residing or working in the neighborhood of such proposed use, or that the use has resulted in a substantial adverse effect on property and/or improvements in the neighborhood, or to the general welfare of the city, or that the use 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>	B	CD (P)
4.		<p>This Conditional Use Permit shall be deemed revoked without further action by the Historic District Commission if the operation of the church campus in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months, unless the applicant or current owner is actively engaging in work on the premises pursuant to a valid building permit and the Community Development Department Director has approved a written request from the applicant for an additional period not to exceed twelve (12) months when it is not in operation. Such an extension request shall be submitted to the Community Development Department no less than 30 days prior to the six-month deadline.</p>	OG	CD (P)
5.		<p>This Conditional Use Permit shall be deemed revoked without further action by the Historic District Commission if the operation of the church campus in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months, unless the applicant or current owner is actively engaging in work on the premises pursuant to a valid building permit and the Community Development Department Director has approved a written request from the applicant for an additional period not to exceed twelve (12) months when it is not in operation. Such an extension request shall be submitted to the Community Development Department no less than 30 days prior to the six-month deadline.</p>	OG	CD (P)

CONDITIONS OF APPROVAL FOR TRINITY EPISCOPAL CHURCH CAMPUS PROJECT (PN 18-386)			
803 FIGUEROA STREET			
CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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, NS
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
7.	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)
8.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
9.	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)

CONDITIONS OF APPROVAL FOR TRINITY EPISCOPAL CHURCH CAMPUS PROJECT (PN 18-386) 803 FIGUEROA STREET CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
10.		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 Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
11.		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, 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 will begin on the date of final approval (March 6, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
12.		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)
13.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
SITE DEVELOPMENT REQUIREMENTS				
14.		The improvement plans for the required public and private improvements, including but not limited to frontage improvements on Mormon Street and Wool Street shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)

CONDITIONS OF APPROVAL FOR TRINITY EPISCOPAL CHURCH CAMPUS PROJECT (PN 18-386) 803 FIGUEROA STREET CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
15.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
16.		If deemed necessary by the City Engineer, the owner/applicant shall submit grading and drainage studies to the satisfaction of the Community Development Department and provide grading and drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I	CD (E)
17.		The final location, design, and materials of the proposed sidewalk and walkways shall be subject to review and approval by the Community Development Department.	I	CD (E)
18.		The owner/applicant shall obtain a Demolition Permit prior to removal of the 528-square-foot garage/shed structure located along the Figueroa Street/Mormon Street Alley. In addition, compliance with all local, state and federal regulations pertaining to demolition of the garage/shed structure is required.	I, B	CD (E), B
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
19.		During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS	
20.	<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 modifications to the Trinity Episcopal Church building as well as repainting and reroofing the parish office building, the parish hall building, the thrift store building, and the single-family residence associated with the Trinity Episcopal Church Campus project. The applicant shall submit building plans that comply with this approval, the attached building elevations, attached floor plan, and attached roof plan dated January 17, 2019. 2. The design, materials, and colors of the proposed Trinity Episcopal Church Campus project shall be consistent with the submitted building elevations, 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 final design, materials, and color of the trash/recycling enclosure and concrete landing pad shall be to the satisfaction of the Community Development Department. 6. The final location, design, height, materials, and colors of the fencing and gates associated with the outdoor play area shall be subject to review and approval by the Community Development Department.
	B
	CD (P) (B)

25.		<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)
26.		<p>Discovery of unknown contaminated soils during construction. If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.</p>	G, I, B	CD (P)(E)(B)
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				
27.		<p>A minimum of 65 vehicle parking spaces shall be provided for the project including 22 on-site parking spaces along the Figueroa Street/Mormon Street Alley, 2 on-site parking spaces at the single-family residence on Mormon Street, and 43 on-street parking spaces along the Mormon Street and Wool Street frontages.</p>	I, O	CD (P)(E)
28.		<p>The final location, design, and construction of all on-street parking spaces be subject to review and approval by the Community Development Department and the Public Works Department.</p>	I	CD (E) PW
29.		<p>The owner/applicant shall enter into an encroachment agreement with the City for which the design, construction, maintenance, and liability associated with the proposed parking spaces located within the public right-of-way along Mormon Street and Wool Street shall be the sole responsibility of the Trinity Episcopal Church.</p>	I	CD (P)(E)

FIRE DEPARTMENT REQUIREMENT			
30.	Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD
POLICE/SECURITY REQUIREMENT			
31.	<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	B	PD
OTHER AGENCY REQUIREMENTS			
32.	The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	I, G	CD (P)(E)
33.	The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)

CONDITIONS

See attached tables of conditions for which the following legend applies.

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

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 4 Vicinity Map

Attachment 5
Project Detail Sheet, dated January 17, 2019



300 HANCOCK STREET
SAN FRANCISCO, CA 94104
P: 415.391.8647
WWW.GARAVAGLIA.COM

BRINDY EDES COVAL
CHURCH FOLSOM
803 FIGUEROA ST.
FOLSOM, CA 95650
MASTER PLAN



TRINITY EPISCOPAL CHURCH FOLSOM, CA 95630

LOCATION MAP

ADDRESS: 803 FIGUEROA ST.
FOLSOM, CA 95650



PROJECT INFORMATION

ADDRESS: 803 FIGUEROA STREET
FOLSOM, CA 95650

APN: 070-0104-005, 006, 007, 008, 009, 010

OCCUPANCY: A318

DESCRIPTION:

- (1) PRESERVE AND REHABILITATE HISTORIC STRUCTURES ON PARISH GROUNDS.
- (2) IMPROVE EFFICIENT USE OF SPACE WITHIN EACH BUILDING, AND
- (3) IMPROVE ACCESSIBILITY INTO AND WITHIN BUILDING SQUARE FOOTAGE WILL BE ADDED

CURRENT SEATING CAPACITY IS ABOUT 110 AND THE NEW CONFIGURATION SHOULD SEAT ABOUT 180. BOTH BUILDINGS WILL BE REMAINING IN THE WAVE WILL BE IN PEWS WITH KNEELERS

WHERE CONSTRUCTION IS IN WALKWAYS, DECKS WILL BE REPLACED EXTERIORS WILL BE IMPROVED AND THE LANDSCAPE WITH WALKWAYS ENHANCED FOR THE CHURCH, THE ROOF LINE OF THE ORIGINAL CHURCH WILL BE PRESERVED. THE NEW BUILDING WHICH WILL PRESENT A MORE UNIFIED EXTERIOR APPEARANCE WHEN VIEWED FROM WOOL STREET THE NEW INTERIOR APPEARANCE WILL BE PRESERVED AND A MORE HISTORICALLY ACCURATE CONFIGURATION INCLUDING A ROOF WALL WITH ARCHES

THE FINISH OF THE EXTERIORS OF ALL BUILDINGS WILL UTILIZE MATERIALS AND A COLOR PALETTE THAT ARE SIMILAR IN APPEARANCE TO THE EXISTING FOR THE RESIDENCE ON MORNON STREET. THE BUILDING APPEARANCE WILL BE PRESERVED AND ENHANCED CONSISTENT WITH THE REST OF THE PARISH GROUNDS AND THE RESIDENCE LANDSCAPE WILL BE IMPROVED AS WELL

CONSTRUCTION TYPE

EXISTING TOTAL BUILDING AREA: 12,855 SF
PROPOSED TOTAL BUILDING AREA: 33,942 SF
TOTAL LOT COVERAGE: 36.7%
ALLOWABLE LOT COVERAGE (PER PREVIOUS APPROVED VARIANCE): 39.4%

CONSTRUCTION TYPE	EXISTING	REMOVED	TOTAL
(E) CHURCH	3,199 SF	0	3,199 SF
(E) HOUSE	1,279 SF	0	1,279 SF
(E) THIRTY SHOP	1,158 SF	0	1,158 SF
(E) PARISH HALL	5,012 SF	0	5,012 SF
(E) GARAGE/SHED	1,215 SF	0	1,215 SF
TOTAL AREAS	13,363 SF	528 SF	12,835 SF

PARKING	EXISTING	ADDED	TOTAL
ALONG STREET	13	7	20
(E) UN-STRIPED	28 PERPENDICULAR		
(E) UN-STRIPED	7 +/- PARALLEL		
(N) STRIPED	43		43
(N) STRIPED			
TOTAL AVAILABLE PARKING SPACES ON SITE			63

CODE INFORMATION

BUILDING CODE: 2018 CALIFORNIA HISTORICAL BUILDING CODE
2018 CALIFORNIA PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY EFFICIENCY STANDARDS

FIRE PROTECTION:

EXISTING FIRE SPRINKLERS TO REMAIN

2 EXITS ARE REQUIRED IN EACH BUILDING (2016 CBC SECTION 1006.2)

2 EXITS EXISTING IN EACH BUILDING

PROJECT DIRECTORY

OWNER: TRINITY EPISCOPAL CHURCH FOLSOM
803 F FIGUEROA STREET
FOLSOM, CA 95650
TEL: 916-377-8445
EML: ann@trinityfolsom.com

ARCHITECT: MICHAEL GARAVAGLIA, AIA
GARAVAGLIA ARCHITECTURE, INC.
562 MARKET STREET SUITE 1800
SAN FRANCISCO, CA 94104
TEL: 415-391-8647
EML: annrose@garavaglia.com

DRAWING INDEX

ARCHITECTURAL:	LANDSCAPE:
A-1.00 SITE PLAN - EXISTING	L-1 LANDSCAPE
A-1.11 SITE PLAN - PROPOSED	
A-2.01 FLOOR PLAN - EXISTING	
A-2.02 FLOOR PLAN - PROPOSED	
A-2.11 ROOF PLAN - EXISTING	
A-2.12 ROOF PLAN - PROPOSED	
A-3.01 EXTERIOR ELEVATIONS - EXISTING	
A-3.11 EXTERIOR ELEVATIONS - PROPOSED	

PROJECT NO. 2017_015
SCALE: NONE
DATE: 08.01.2018
PHASE: SD
DRAWN: AB
CHECKED BY:

NO. DATE: REVISION
1 12.15.2017 VANDERKAM & COULPE



Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 6
Existing Site Plan, dated January 28, 2019

SHEET NOTES

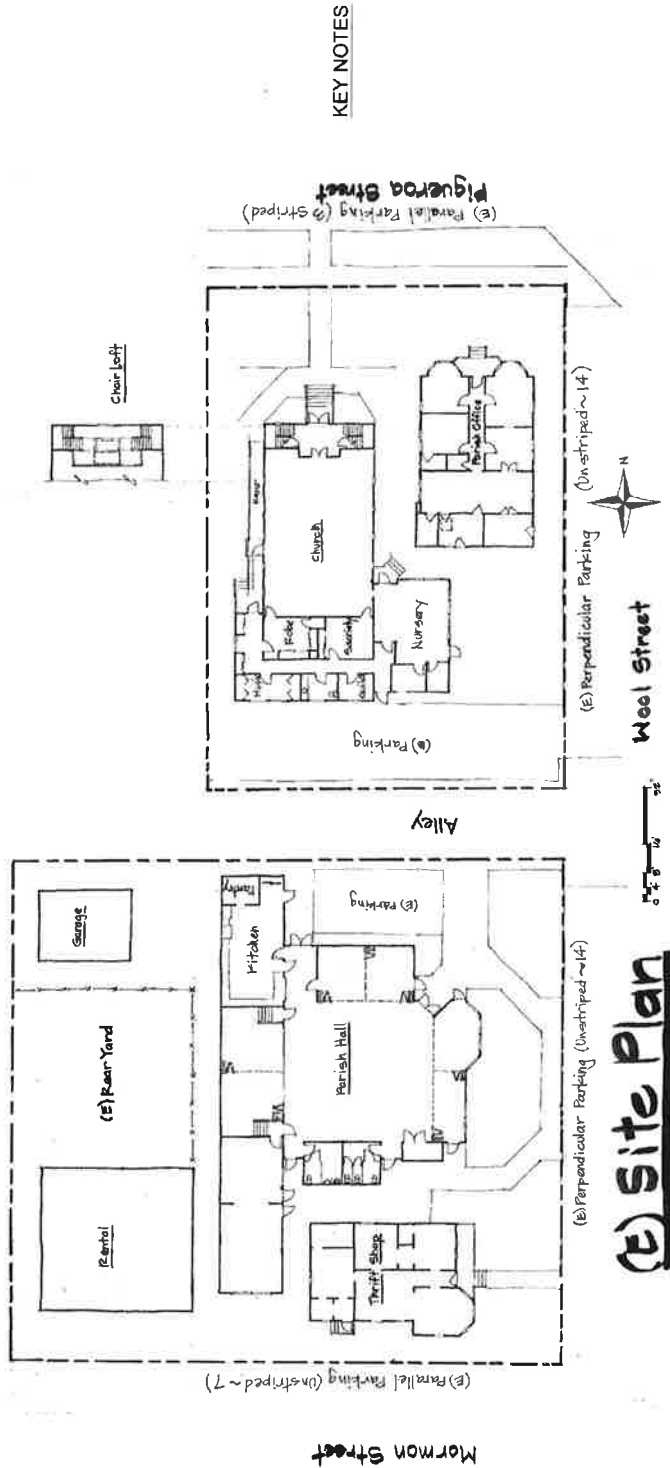


**URBANY EPISCOPAL
 CHURCH FOLSOM**
 808 FIGUEROA ST.
 FOLSOM, CA 95630
 MASTER PLAN

**SITE PLAN
 EXISTING**

PROJ. NO. 2011.001
 SCALE 1/8" = 1'-0"
 DATE 09/27/11
 DRAWN BY
 CHECKED BY
 NO. 11111... REVISION
 1 NEW 2011 VARIATION PERMIT

SHEET NO.
A-1.01



KEY NOTES

Attachment 7
Proposed Site Plan, dated January 17, 2019

SHEET NOTES

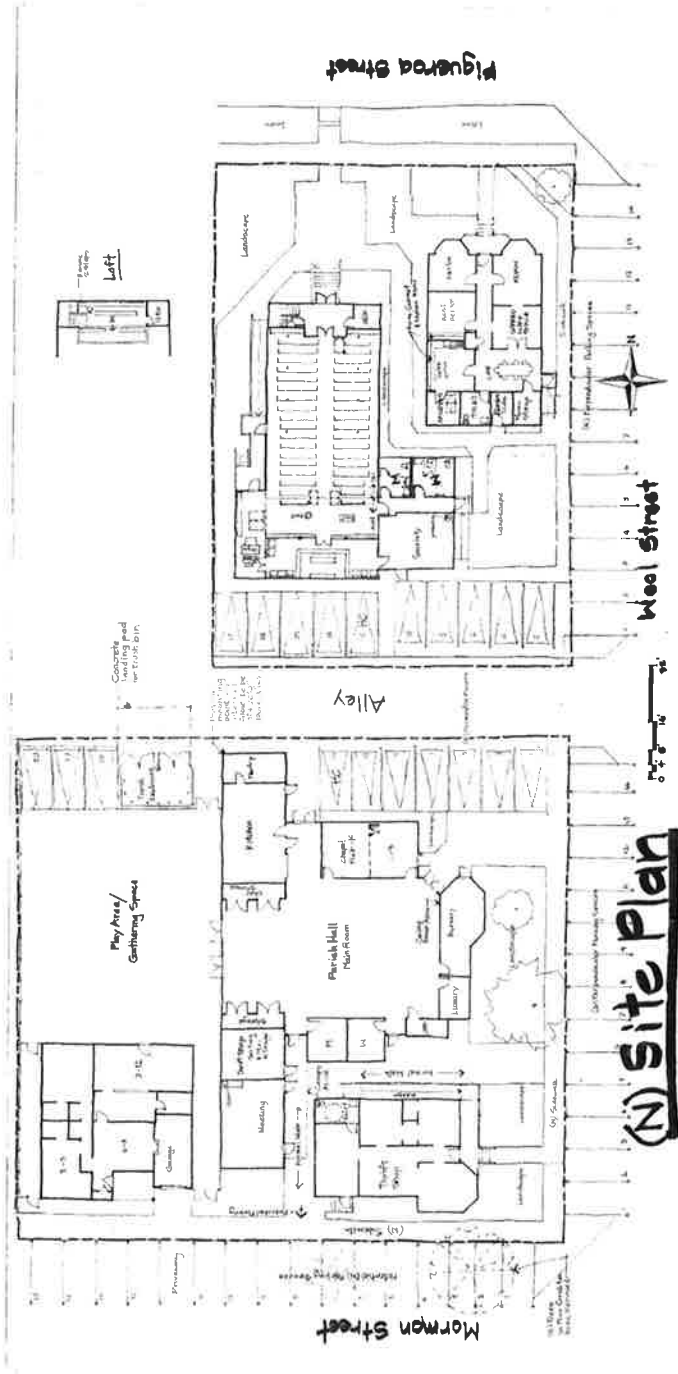
GARAYAGLIA
 ARCHITECTURE
 200 MARKET STREET
 SAN FRANCISCO, CA 94102
 T 415 774 2200
 F 415 774 2201
 www.garayaglia.com

TRINITY EPISCOPAL
 CHURCH HOLDSOM
 803 FIGUEROA ST.
 HOLDSOM, CA 95630
 MASTER PLAN

SITE PLAN
 PROPOSED

PROJ NO: 2017_045
 SCALE: 1/8" = 1'-0"
 DATE: 06/20/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SHEET NO: **A-111**



KEY NOTES

1. All existing structures to be demolished and replaced with new construction.

2. All new construction to be in accordance with the City of San Francisco Building Code and all applicable local, state, and federal laws and regulations.

3. The proposed site plan is subject to the approval of the City of San Francisco Planning Department and the City of San Francisco Department of Public Works.

4. The proposed site plan is subject to the approval of the City of San Francisco Department of Public Works and the City of San Francisco Department of Public Health.

5. The proposed site plan is subject to the approval of the City of San Francisco Department of Public Health and the City of San Francisco Department of Public Works.

6. The proposed site plan is subject to the approval of the City of San Francisco Department of Public Works and the City of San Francisco Department of Public Health.

7. The proposed site plan is subject to the approval of the City of San Francisco Department of Public Health and the City of San Francisco Department of Public Works.

8. The proposed site plan is subject to the approval of the City of San Francisco Department of Public Works and the City of San Francisco Department of Public Health.

9. The proposed site plan is subject to the approval of the City of San Francisco Department of Public Health and the City of San Francisco Department of Public Works.

10. The proposed site plan is subject to the approval of the City of San Francisco Department of Public Works and the City of San Francisco Department of Public Health.

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 8
Existing Floor Plan, dated January 17, 2019

SHEET NOTES



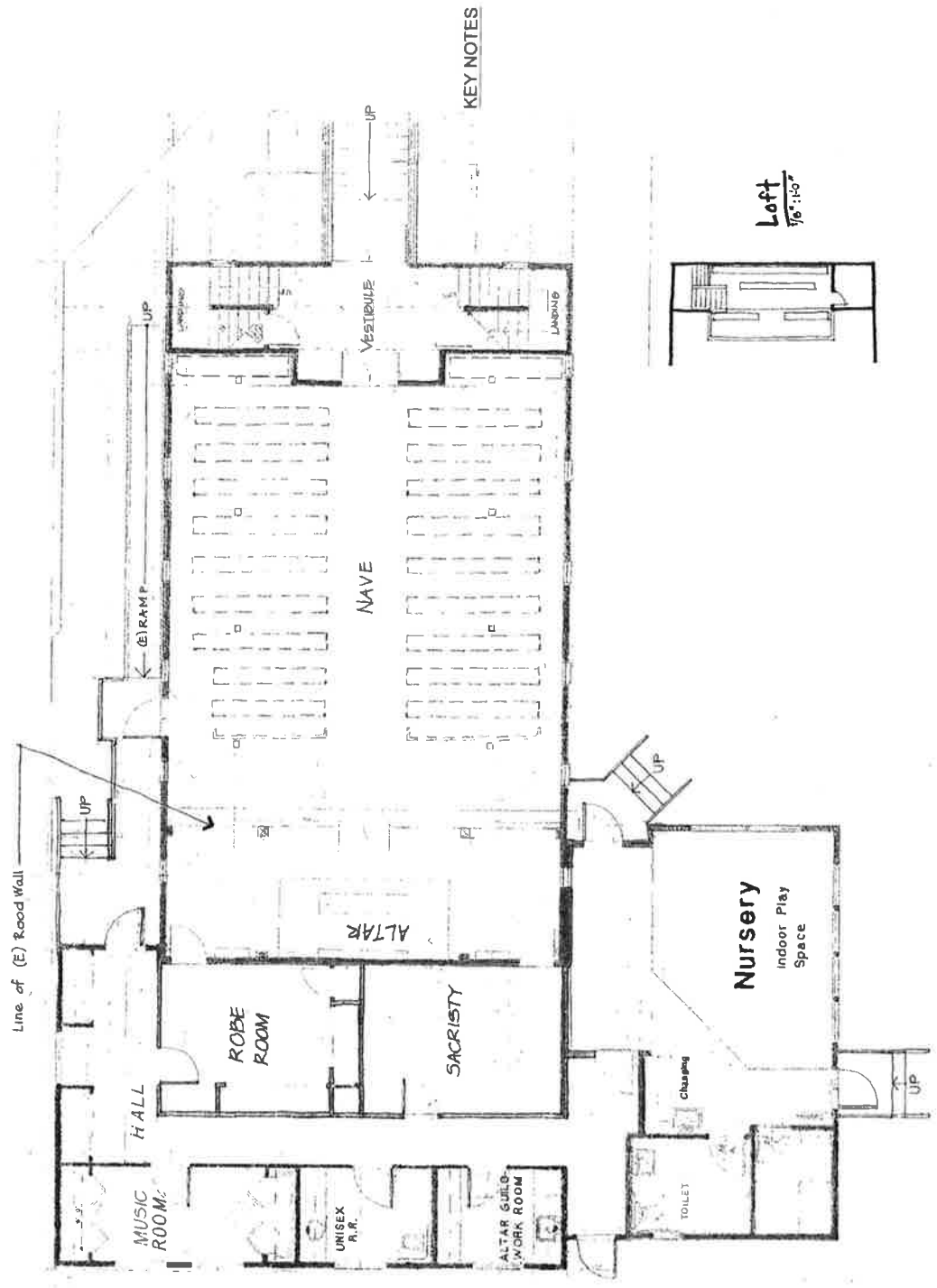
**SAINT JOHN'S EPISCOPAL
CHURCH FOLSOM**
805 FIGUEROA ST.
FOLSOM, CA 95630
MASTER PLAN

**FLOOR PLAN
EXISTING**

PROJ. NO. 2017.105
SCALE: 1/8" = 1'-0"
DATE: 8/24/2018
DRAWN BY: SD
CHECKED BY: AD
CITY: CHEVCHASE, CA

REV. DATE: REVISIONS
1/20/2018: VERBODEN & LEFURVILLE

PROJECT NO. A-201
ARCHITECT: GAVAGLIA ARCHITECTURE, INC.
1000 MARKET STREET, SAN FRANCISCO, CA 94102
P. 415.398.8877
WWW.GAVAGLIA.COM



(E) Floor Plan

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 9
Proposed Floor Plan, dated January 17, 2019

SHEET NOTES

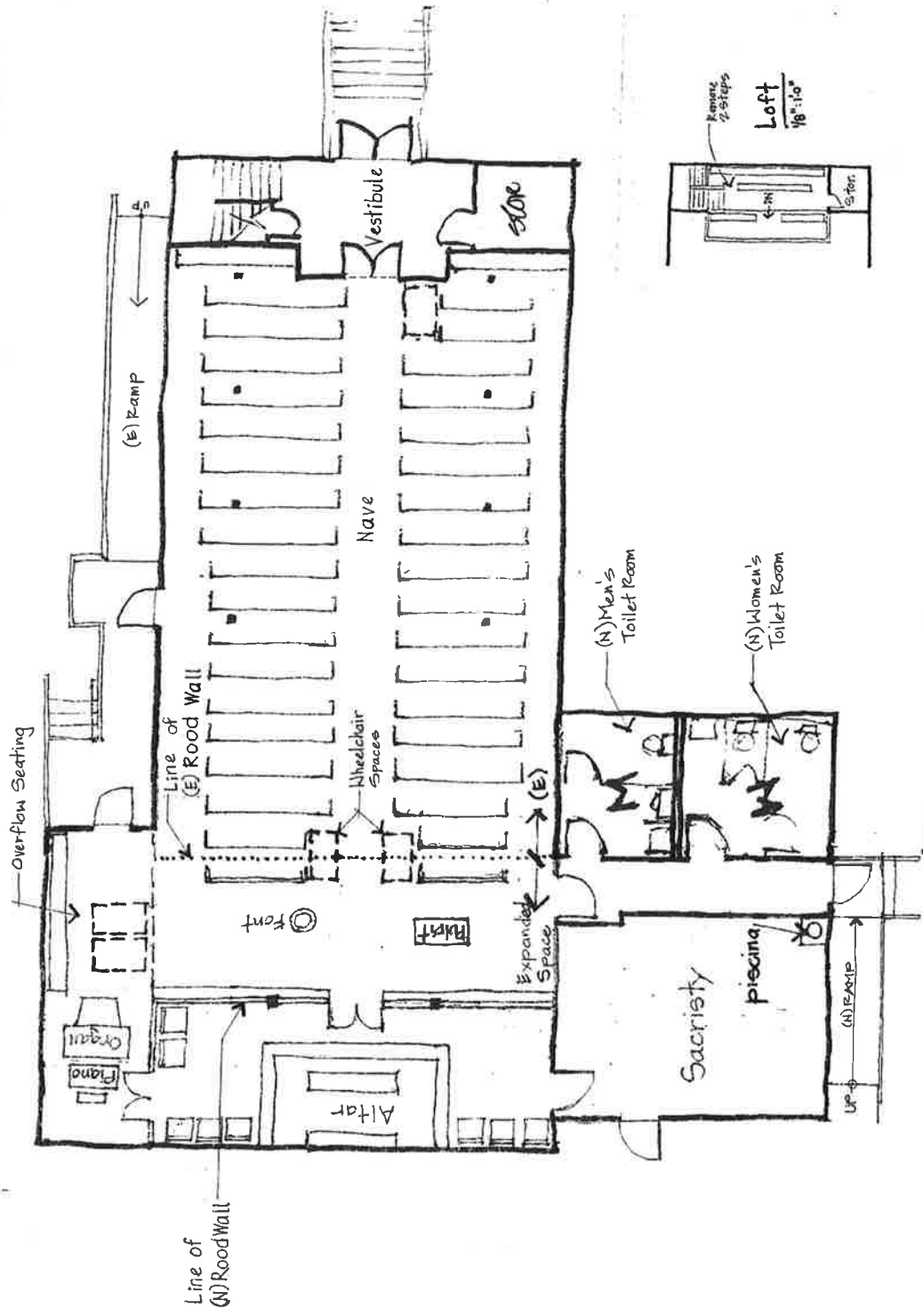


TRINITY EPISCOPAL
 CHURCH
 803 HIGHLAND AVE
 FOLSOM, CA 95630
 MASTER PLAN

FLOOR PLAN
 PROPOSED

PROJECT NO. 2011-003
 SCALE: 1/8" = 1'-0"
 DATE: 02/20/11
 DRAWN BY: JAV
 CHECKED BY: JAV
 PROJECT NO. 2011-003
 PROJECT NAME: TRINITY EPISCOPAL CHURCH
 PROJECT ADDRESS: 803 HIGHLAND AVE, FOLSOM, CA 95630

SHEET NO.
 A211



KEY NOTES

(N) Floor Plan



Attachment 10
Existing Roof Plan, dated January 17, 2019

SHEET NOTES

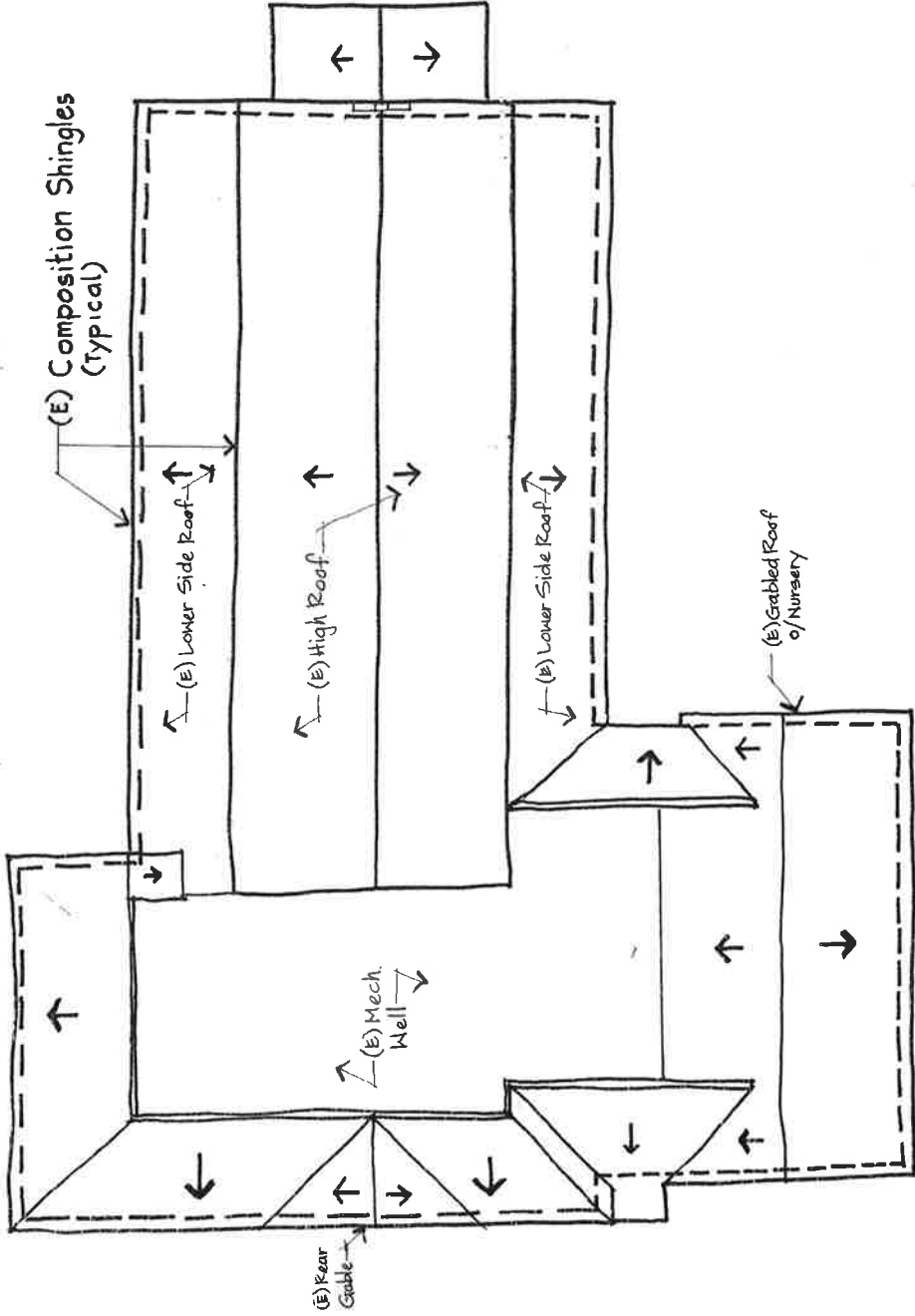


TRINITY EPISCOPAL
CHURCH POLOSOMI
808 HIGUEROA ST.
POLOSOMI, CA 95630
MASTER PLAN

ROOF PLAN
EXISTING

PROJ NO: 2017-125
DATE: 12/1/17
SCALE: AS SHOWN
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: 12/1/17

SHEET NO:
A-202



KEY NOTES



(E) ROOF PLAN

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 11
Proposed Roof Plan, dated January 17, 2019

SHEET NOTES



1515 MARKET STREET, SUITE 1000
SAN FRANCISCO, CA 94102
415.774.1100
www.garavaglia.com

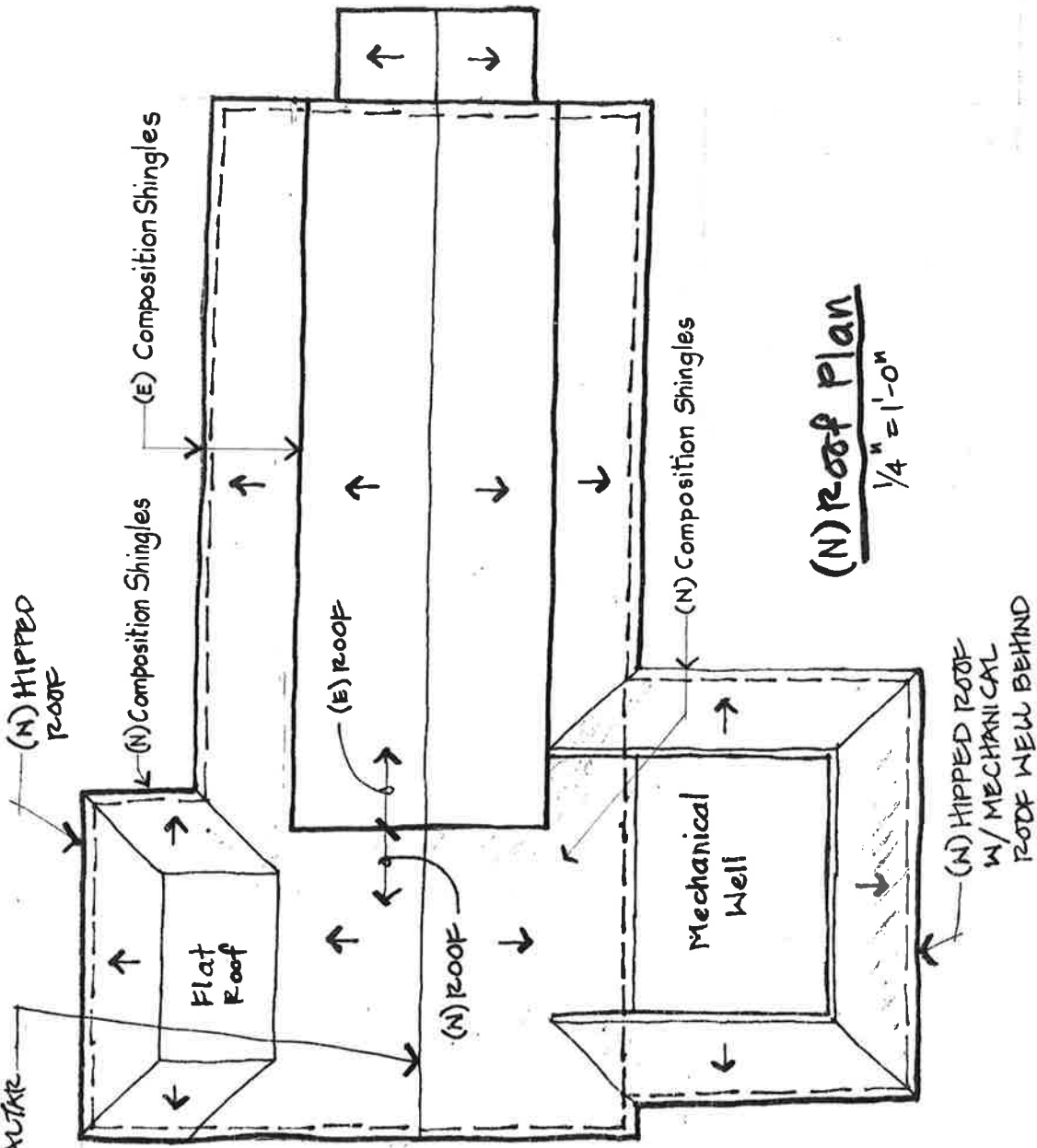
TRINITY EPISCOPAL
CHURCH FOLSOM
803 FIGUEROA ST.
FOLSOM, CA 95630
MASTER PLAN

ROOF PLAN
PROPOSED

PROJECT NO. 2017-015
SCALE: 1/4" = 1'-0"
DATE: MARCH 2018
DRAWN BY: [signature]
CHECKED BY: [signature]
DATE: [signature]

SHEET NO.
A-2.12

ENLARGED
GRAVE END
OVER ALTAR



KEY NOTES



Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

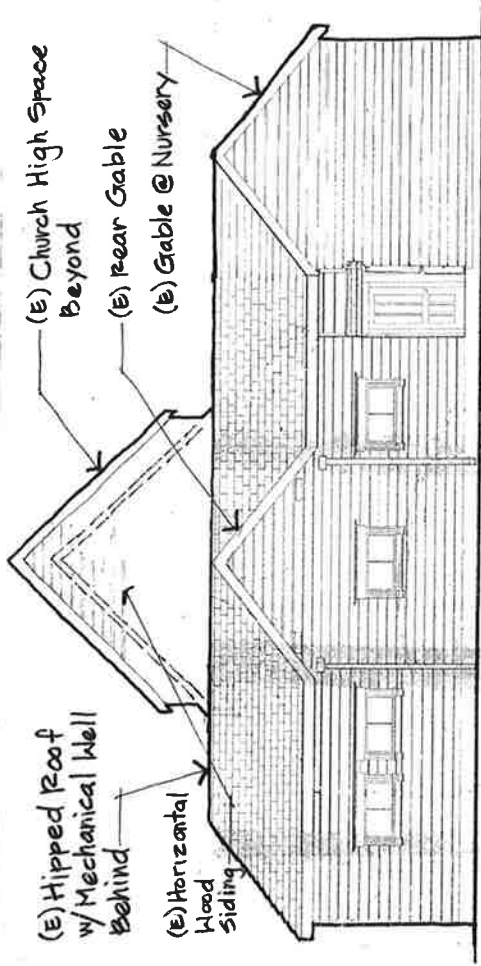
Attachment 12
Existing Building Elevations
Dated January 17, 2019

SHEET NOTES



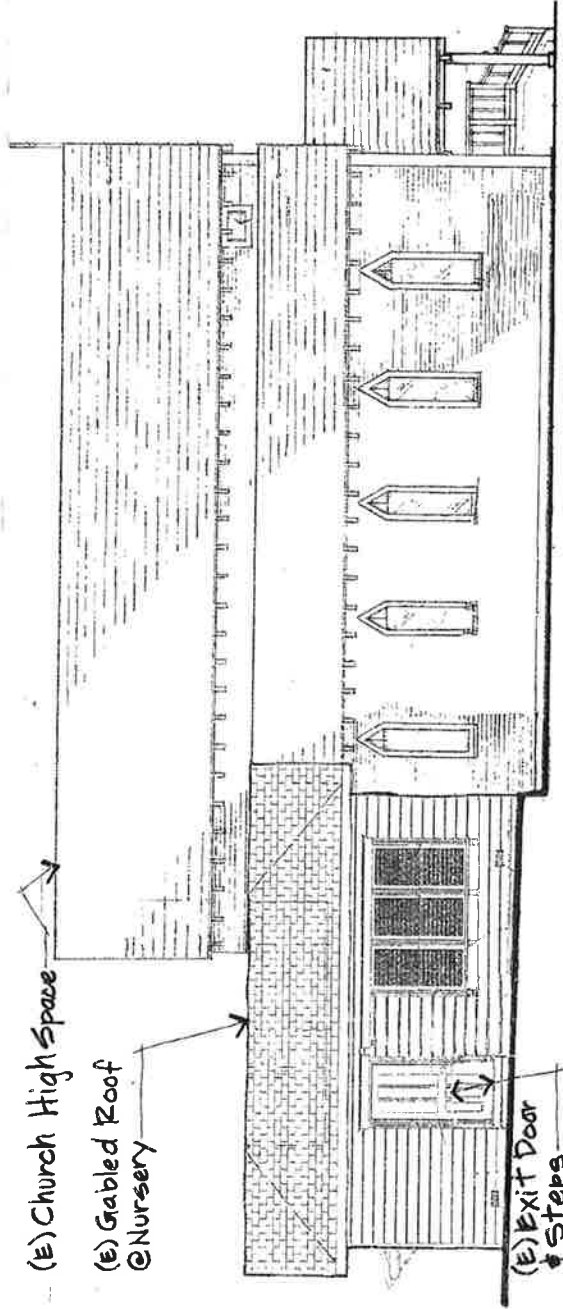
18 CHAMBER STREET
 SUITE 200
 FOLSOM, CA 95630
 P: 916.977.9847
 www.garavaglia.com

TRINITY EPISCOPAL
 CHURCH FOLSOM
 898 FIGUEROA ST.
 FOLSOM, CA 95630
 MASTER PLAN



Church - (E) South Elevation

KEY NOTES



Church - (E) East Elevation

EXISTING

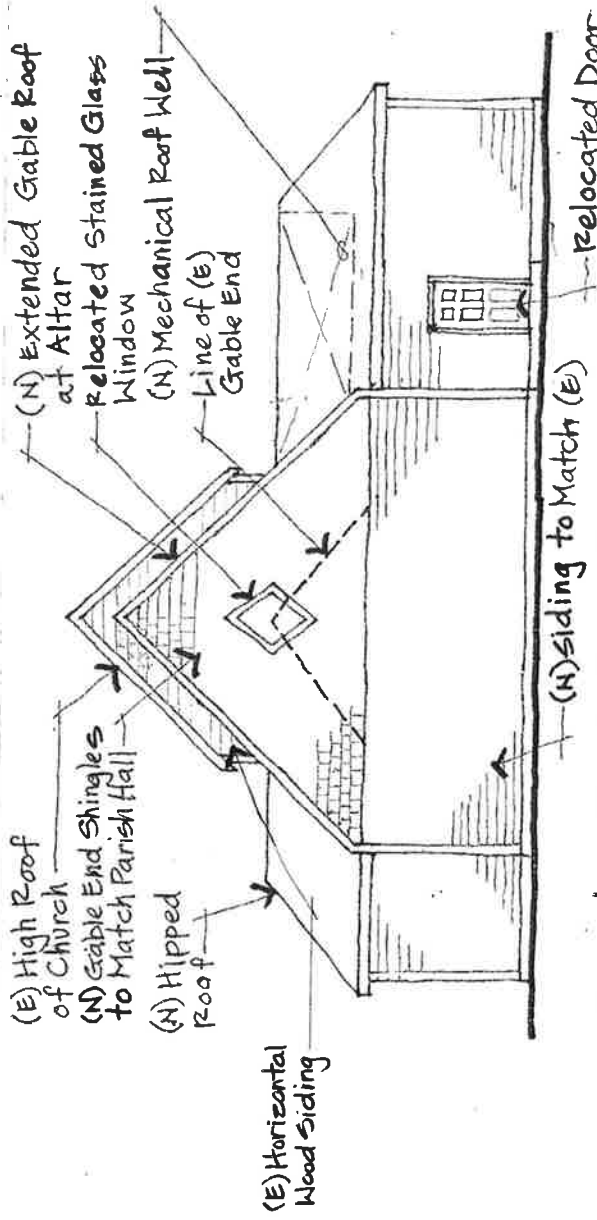
PROJ NO: 2017-045
 SCALE: 1/4" = 1'-0"
 DATE: 10/20/17
 PLOTTED BY: [unclear]
 CHECKED BY: [unclear]
 SHEET NO: 010
 SHEET TITLE: EXISTING

SHEET NO: A-3.01
 PROJECT: TRINITY EPISCOPAL CHURCH MASTER PLAN
 ARCHITECT: GARAVAGLIA ARCHITECTURE

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

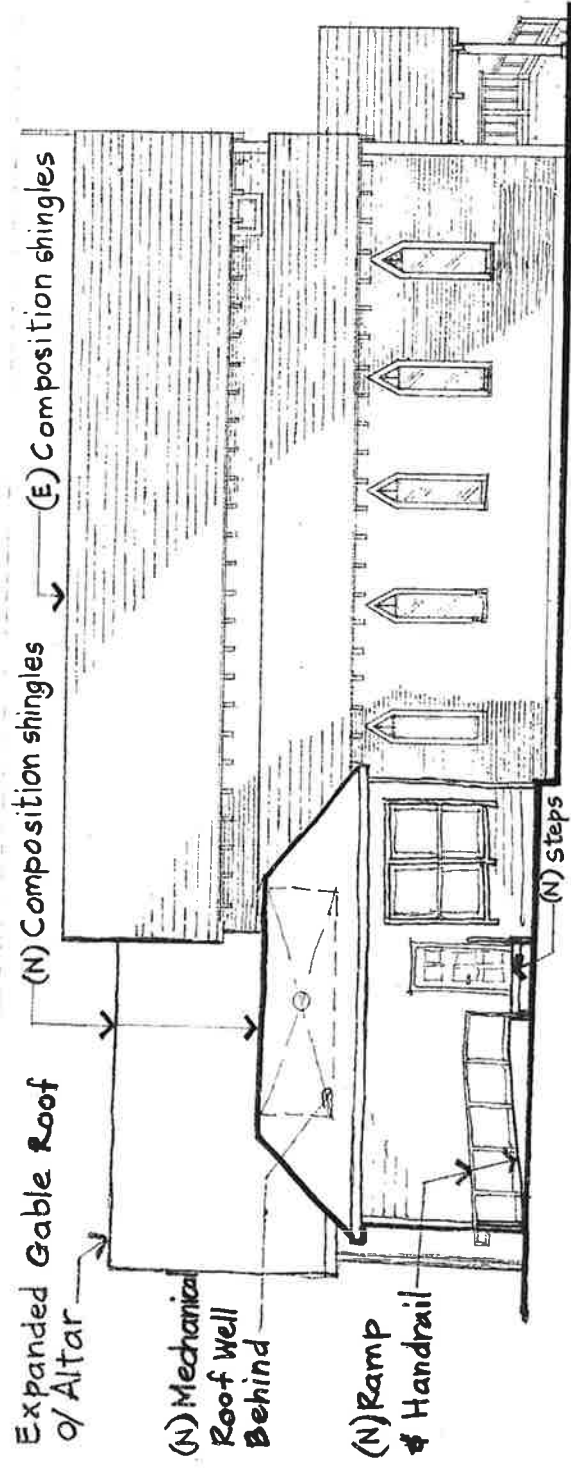
Attachment 13
Proposed Building Elevations
Dated January 17, 2019

SHEET NOTES



Church - South Elevation

KEY NOTES



Church - East Elevation



TRINITY EPISCOPAL
CHURCH POLSON
808 CALIFORNIA ST.
POLSON, CA 95630
MASTER PLAN

EXTERIOR ELEVATIONS
PROPOSED

PROJ NO: 2017-045
W/S: L.P.L.P.
DATE: 02/27/18
DRAWN BY: J.S.
CHECKED BY: J.S.
NO DATE REVISION
EXTERIOR ELEVATIONS/PROPOSAL



Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 14
Preliminary Landscape Plan
Dated April 1, 2018

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 15

Project Narrative and Operational Details

Trinity Episcopal Church Folsom
30 January 2019

Project Description

The goals of this project are to (1) preserve and rehabilitate historic structures on parish grounds, (2) improve efficiency within each building, (3) improve accessibility into and within buildings, and (4) improve the efficiency of parking. No new building square footage will be added. Currently, the church seats about 110 and the new configuration should seat about 180. Currently and for the new configuration, seating in the nave is in pews with kneelers.

Where construction is planned, roofs will be replaced, exteriors will be improved, and the landscape with walkways enhanced.

For the church, the roofline of the original church will be extended towards the alley which will reshape that portion of the building and present a more unified exterior appearance when viewed from Wool Street. The new interior altar area will be restored to a more historically accurate configuration including a rood wall with arches.

The finish of the exterior of all buildings will utilize materials and a color palette that are similar in appearance to the existing. For the residence on Mormon Street, the building exterior will be painted and improved to be consistent with the rest of the parish grounds and the residence landscape will be improved as well.

Trinity Folsom

December 13, 2018

As requested by Steve Banks (Principal Planner, City of Folsom), the following is a summary of the uses and days/hours for the buildings on the church campus.

Church

Four services are held on Sunday. The following shows the service times and with attendance shown in brackets. Attendance is the yearly average to date for 2018, and it includes clergy and staff.

7:30 am [32]

9:15 am [113]

11:15 am [80]

7:00 pm [16]

In addition to church services, the church is used for choir practice with typical times and attendance in brackets as shown below.

Wednesday 4:30p-5:30p, Children's Choir, [total 30 including parents]

Wednesday 7:00p-9:00p, Adult Choir, [15]

Thursday 7:00p-9:00p, Adult Choir, [15]

For 2018, a special service schedule was used for Easter and Christmas. Additional choir practice sessions were held prior to these special days.

A couple times during the week, no more than 4 people enter the church for about an hour at a time to prepare flowers, prepare the altar, and to do janitorial work.

So far in 2018, 2 weddings and 7 funerals were held in the church. Most of these services were held mid-day on Saturday.

Trinity House (Office)

Trinity House is open Monday through Friday from 9 until 5. Full-time staff includes the Rector, Assistant Priest, and Parish Administrator. The Music Director and Children's Program Director are both part-time and each of them use an office in Trinity House about 16 hours per week.

Residence (future meeting rooms)

Trinity Folsom owns a residence on Mormon Street and currently uses this as rental property. It is proposed to use this space for church meeting rooms (not rented nor opened for non-church groups). It is proposed use this space primarily and typically on Sunday mornings for Sunday School with about 3 groups of up to 10 (total of up to 30) for about an hour. Currently these same 30 people use common areas in the Parish Hall with poor sound barriers between the groups. Occasionally this space might also be used by the same groups for special events on Sunday afternoon or early evening. This building might be used during the week for small meetings for about 20 people with likely times of Tuesday through Thursday from 7:00p-9:00p.

Thrift Shop

The Thrift Shop is staffed with volunteers Monday through Saturday from about 9:30a-1:30p. Typically there are 3 to 4 volunteers working on any given day. The Shop is open for sales Tuesday through

Saturday from 10am to 1pm. About 3 times per year the Shop closes for a couple of days and then opens for extended hours on Saturday for a clearance sale.

Parish Hall

On Sundays, coffee is served after each of the morning services and about 1/2 of the folks who attend a service also go to coffee.

From 10:30 am to 11:00 pm, adult Sunday School is held in the main room of the Parish Hall. At this same time children's classes are held in various rooms. As described above in "Residence" it proposed to move some of the children's classes to the residence. The adults and youth attending Sunday School are part of the total number of people attending church services.

Various Trinity groups meet in the Parish Hall during the week. Trinity allows several 12-step groups to use the facility for their meetings. We do not facilitate any of the 12-step groups and they operate fully independently. Details of the schedule including the 12-step groups can be found at <https://www.dynacal.com/trinityfolsom/>. The following table shows a summary of the schedule with estimates for the attendance shown in brackets.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Coffee [20] 8:30a-9:00a						12-step group [20] 7:30a-9:00a
Children's Chapel [15] 9:00a-8:45a						
Coffee [60] 10:00a-10:30a						
Adult Classes [70] Youth Classes [30] 10:30a-11:00a						
Children's Chapel [10] 11:00a-11:45a			Trinity Bible study [20] 11:00a-12:00p			
Coffee [40] 12:15p-12:45		12-step group [15] 12:00p-1:00p		12-step group 12:00p-1:00p		
12-step group [20] 4:00p-5:30p		12-step group [15] 6:45p-8:30p	12-step group [20] 6:30p-7:30p	Trinity prayer group [20] 5:30p-6:30p		
12-step group [20] 7:00p-8:00p	12-step group [70] 7:30p-9:30p	12-step group [20] 7:00p-8:30p	Trinity Bible study [10] 7:00p-8:30p	12-step group [20] 7:00p-8:00p	12-step group [100] 7:00p-9:00p	

Some parish-wide events held are in the Parish Hall. The following table shows the 2019 schedule for these events with estimates for the attendance (based on 2018) shown in brackets.

February 23, evening	Bunco [60]
March 5, evening	Shrove Tuesday Pancake Dinner [30]
April 1, evening	Potluck dinner before Maundy Thursday [30]
June 24-28, 9a-noon	Vacation Bible School, 9 to noon [40 including kids and adults]
August 18, afternoon	BBQ and Ice Cream Social [100]
September 14, evening	Bunco [60]
October 27, afternoon	Harvest Festival (potluck and pie contest) [100]

Summary

In general we do not have parking challenges at Trinity Folsom. Challenges occur when huge events are happening on Sutter Street on a Sunday such as the Craft Fair and Peddlers Fair. Typical overflow from Sutter Street events and the Sutter Street Theater gravitates to Figueroa and Wool Streets.

The two AA groups large enough to create potential parking problems (Monday night and Friday night) have worked with the immediate neighbors to address this challenge, and those groups place traffic cones around the street parking in front of the neighbors' homes to ensure that the neighbors have easy parking access. This solution seems to work well for the AA groups and for the neighbors, and the neighbors have told us that they are satisfied with this solution.

To address occasional and future parking concerns, Trinity Folsom would like to enhance the parking on Wool and Mormon Streets for the parts that are adjacent to the Trinity campus (as shown on the plans). This may help not only with church parking but with Sutter Street parking in general.

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 16
Memorandum Regarding Garage Structure
Dated February 27, 2019



582 MARKET ST. SUITE 1800
SAN FRANCISCO, CA 94104

T: 415.391.9633
F: 415.391.9647

www.garavaglia.com

MEMORANDUM

Date: February 27, 2019
Project: Trinity Episcopal Church, Folsom
Project No. 2017045
Re: Garage/Shed Structure Demolition
Via: Email

This memorandum has been prepared by Garavaglia Architecture, Inc. (GA) at the request of the City of Folsom (City) for a detached, one-story garage/shed structure located within the Trinity Episcopal Church property at 803 Figueroa Street, Folsom, CA. The subject garage is located along the south side of Figueroa Street/Mormon Street Alley, to the immediate west of the Parish Hall within the Trinity Episcopal Church complex (Figure 1). As a component of a Master Plan project for the church property, the subject building is proposed to be demolished. This memorandum summarizes the subject building's construction chronology and existing historic status in relation to determining the appropriateness of demolition of the building per the Folsom Municipal Code, (FMC Section 17.52.660) and Section 4.13 of the Design and Development Guidelines. As of 2019, the building is not listed in the City of Folsom's Cultural Resource Inventory per the confirmation of the City.



Figure 1. Location of subject building (outlined with red dashed-line) in context with Trinity Episcopal Church, Folsom (Google Earth Pro, 2018 Amended by author)

Building Description

The following building description is based upon conditions documented during a site visit conducted by GA in August 2017. The subject garage/shed is a one-story, wood-frame building with an area of approximately 582 square feet. The building has two sides: a workroom with a raised concrete floor and a slab-on-grade concrete foundation, and a parking area or garage with a concrete slab. The concrete slab within the garage was poured in place in ca. 2014 and replaced an original dirt floor within that side of the building. The building is clad with

horizontal wood siding and wood corner boards, and is capped by a gabled roof finished with asphalt shingles; the roof has simple wood fascia and exposed rafter tails at the exterior. Windows include one-over-one, wood-sash, and smaller, single-lite wood windows; each window has a projecting wood sill. The north elevation contains a garage bay with replacement flush-metal doors. The east elevation contains former doorway that has been infilled with wood siding and a window that has been boarded over with plywood.

Summarized History and Site Chronology

The garage/shed appears to have been constructed after 1942, as it was not recorded on the 1942 Sanborn fire insurance survey map of the vicinity.¹ The garage/shed is situated within a parcel (Sacramento County APN 07001040180000) that contains addresses 408 and 412 Wool Street and 802 Mormon Street. The garage/shed and is located behind (northwest of) an associated residential building addressed 802 Mormon Street. The associated residential building was constructed ca. 1950 according to an "effective year" listed on the Sacramento County Assessor's Parcel Viewer website.²

Historic Sanborn maps published between 1891 and 1942 recorded pre-existing but non-extant accessory buildings at 802 Mormon Street, which was addressed 75 (as of 1891) or 15 (ca. 1899–1942) Mormon Street historically, per recordation on the maps (Figure 2–Figure 6). The subject garage's footprint and location differ than those of pre-existing structures at the site, including a small structure recorded at the northwest corner of 802 Mormon Street in 1942. Further, the garage's slab-on-grade construction is common to accessory dwellings built ca. 1950s. Based upon this evidence, and the estimated date of construction of the residence at 802 Mormon Street, it appears that the subject garage/shed was built ca. 1950 or potentially later, in association with the construction of that residence. Therefore, the garage does not appear to bear any association to pre-existing buildings on the site. In very limited cases, Sanborn maps may not record all buildings or changes to buildings such as additions with exact accuracy. Nonetheless, the series of maps published between 1891 and 1942 indicate that several changes occurred at the site of 802 Mormon Street and that the subject garage/shed was not present as of or prior to 1942.

Conclusion

The subject garage/shed does not appear to be historically associated with Trinity Episcopal Church, or to have been present at 802 Mormon Street prior to ca. 1950. As such, the garage/shed does not bear any historic association to either site. Buildings such as garages/sheds are most often only considered historic if they are connected to an original building, such as a residence, or if they represent a type, style, or method of construction with particular rarity or architectural merit. Given the subject building's type and vernacular architectural aspects, it does not stand out as a distinct example of a specific type such that it would meet eligibility criteria for historic designation on local, State, or national registers. Therefore, the building does not appear to be a historic resource under CEQA.

Finding

Demolition of the subject building does not appear to result in the loss of a historic resource under CEQA, or a building or structure with historic value to the City of Folsom.

Thank you,
Josh Bevan, Architectural Historian, Garavaglia Architecture, Inc.

¹ Such maps provide building footprints and notation relating to type of construction and may be utilized to understand historic development patterns or construction chronology for a specific site or area.

² Sacramento County Assessor, Assessor Parcel Viewer, online. Accessed February 25, 2019.
<http://assessorparcelviewer.saccounty.net/jsviewer/assessor.html>.

Attachments: Sanborn maps – 1891–1942
cc: Michael Garavaglia, AIA, Principal, Garavaglia Architecture, Inc.

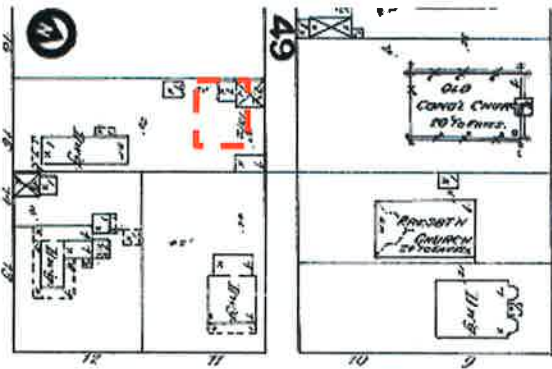


Figure 2. 1891 Sanborn map of project site showing pre-existing accessory buildings at rear of 802 Mormon Street Site. Future location of subject garage/shed is indicated dashed line (San Francisco Public Library. Amended by author)

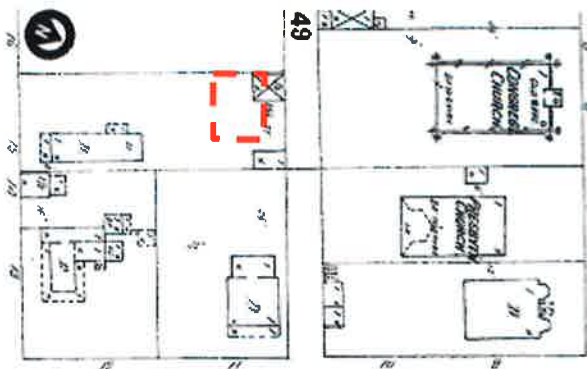


Figure 3. 1899 Sanborn map of project site. Future location of subject garage/shed is indicated with arrow (San Francisco Public Library. Amended by author)

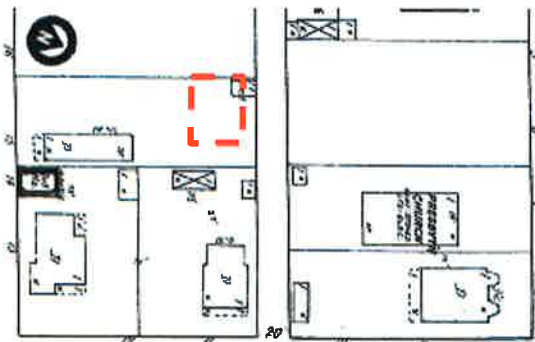


Figure 4. 1910 Sanborn map of project site. Future location of subject garage/shed is indicated with arrow (San Francisco Public Library. Amended by author)

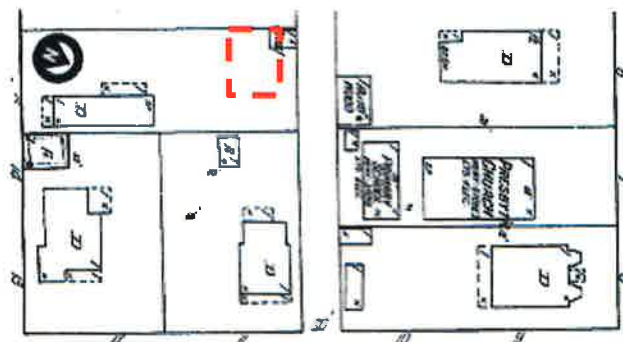


Figure 5. 1925 Sanborn map of project site. Future location of subject garage/shed is indicated with arrow (San Francisco Public Library. Amended by author)

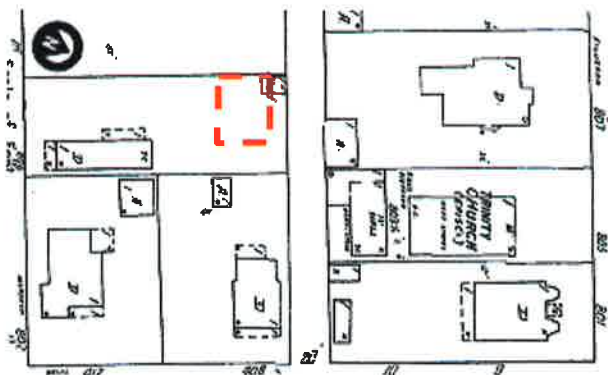


Figure 6. 1942 Sanborn map of project site. Future location of subject garage/shed is indicated with arrow (San Francisco Public Library. Amended by author)

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 17
Planning Commission Staff Report
Dated July 21, 1993

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE AND PROPOSAL: Trinity Church Parking Variance, Lot Coverage Variance, Lot Line Merger

APPLICANT: Jim Harvey, The Harvey Company

OWNER: Trinity Episcopal Church

LOCATION: 801 Figueroa Street

ASSESSOR'S PARCEL NO.: 070-0104-005, 6, 7, 8, 9

ZONING: R-1-M (Residential, Single Family, Small Lot District)

GENERAL PLAN DESIGNATION: SF (Single Family Residential)

ADJACENT LAND USES AND ZONING:

North:	Residential; R-2
South:	Residential; R-1-M
East:	Residential; R-2
West:	Residential; R-1-M

SITE CHARACTERISTICS: Developed with Episcopal Church and ancillary uses

PREVIOUS ACTION: Use Permit approved September 26, 1961

FUTURE ACTION: Recording of lot merger
Issuance of building permits

APPLICABLE CODES:

17.13;	R-1-M Zone
17.57;	Parking Requirements
17.60;	Use Permits
17.62;	Variances

ENVIRONMENTAL DOCUMENTATION:

A Negative Declaration has been prepared for adoption in compliance with CEQA regulations

ATTACHED REFERENCE MATERIAL:

1. Application
2. Existing Conditions
3. Site Plan
4. Landscaping and Utilities Plan
5. Elevations and Streetscapes
6. Significant Historical Details
7. Parking Options (A-C)
8. Wirtz Letter dated 7/12/93
9. SMAQMD letter dated 3/1/93
10. Applicant's Narrative
11. PC Minutes dated 9/23/61

PROJECT PLANNER:

Amy Feagans

PROJECT REQUEST

Entitlements requested as part of this application package include:

1. Parking Variance - to reduce the number of off-street parking stalls from 21 as required by section 17.57 of the FMC to 13 as illustrated on the site plan (Attachment 3).

Further analysis of this request is discussed under the Staff Comments section below.

2. Lot Merger - to merge the interior lot lines to create two parcels from the current five parcels. This is a straight forward issue requested by staff to avoid having lot lines bisect the buildings.
3. Lot Coverage Variance - to increase the lot coverage from the permitted 35 percent in the R-1-M zone to 39.4 percent because of the structural modifications proposed.

Further analysis of this request is discussed under the Staff Comments section below.

4. Use Permit Modification - to allow development of the Nursery and Parish Hall uses that were not specifically noted in the approval of the existing use permit approved in September, 1961.

Further analysis of this request is discussed under the Staff Comments section below.

PROJECT BACKGROUND

The Trinity Parish Church and ancillary Trinity House, designed in the Italiante style, originally built in the late 1800's, are recognized as some of the most architecturally significant buildings in Folsom.

In 1990, the representatives from the Church applied to the Community Development Department requesting a major renovation and addition to the existing buildings. At that time staff was concerned with compromising the architectural integrity of the historic buildings given the incompatibility of these proposed modifications. Because the project site is located in the old town area of the city, this project was also reviewed by the Historic Folsom Residents Association (HFRA). Based on comments received from both City Staff and the HFRA group, the church representatives re-evaluated the proposal with this current request being the end result of the comments.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for this project which identified specific issues with potential environmental impacts: the most significant being noise (during construction) and traffic (specifically parking). Specific mitigation measures have been proposed to reduce these impacts to a less than significant level and a negative declaration has been prepared for adoption.

STAFF COMMENTS

Parking

As noted above, the applicant is requesting a parking variance from the required on-site parking stalls. Based on Code requirements, 21 parking stalls would be required, however, only 15 spaces are currently provided on site. With the project changes, 2 spaces would be lost due to the relocation of the SMUD transformer box, leaving a shortfall of 8 spaces. The Church has calculated that based on actual attendance their demand is 42 parking spaces. Currently, the majority of the parking spaces are located on Wool Street within the public right-of-way. (refer to Attachment 7C). While the Public Works Department does not have any major concerns with parking in this right-of-way, they are concerned with the right-angle design of the spaces and the potential problems with backing out into the street. Therefore it is the recommendation of Public Works to redesign these on-street parking spaces to the 45-degree angled parking design as outlined in option 7A.01 (Attachment 7B) submitted by the applicant. Staff recognizes that with this option, fewer spaces are available than with the applicant's preferred right-angle design (Attachment 7A).

Because this is on-street public parking and there are days when parking will be at a

premium in the Old Town area, the Church will need to recognize that this is not their own private parking area. A condition has been included requiring the installation of signs designating these as public parking spaces. (Condition no.2) Staff supports this parking variance.

Lot Coverage

Currently, the church and ancillary uses cover approximately 32.5 percent of the project site. With the demolition of some of the structures and addition of the new buildings (Attachment 2 and 3), lot coverage is proposed to be approximately 39.4 percent. Because the R-1-M zone allows only 35 percent lot coverage, the applicant is requesting a variance to exceed this permitted coverage by approximately 4.5 percent. Staff supports this request and the required findings have been included as part of the motion for final action.

Use Permit Modification

A search of Planning Commission minutes revealed that a use permit was issued in September 1961 for the "building of class rooms on the westerly side of Wool Street. . . " (Attachment 11). Because this existing use permit appears to be specific only to the class rooms, it is appropriate to modify this use permit to include the new Parish Hall and Nursery as proposed with this application.

Phasing

Although no formal plan has been prepared as part of this application, the following phasing stages are proposed:

Phase I

- A. •Demolition of the lean-to addition at the back of the Trinity House.
 •Demolition of the sun porch and sheds attached to the thrift shop.
 •Demolition of the restrooms attached to the existing sunday school.

- B. •Construction of the Nursery.
 •Construction of the new Parish Hall.

- C. •Demolition of the existing Parish Hall attached to the Church.

Phase II •Construction of the Church support rooms (attached to the main church building).

Phase III •Construction/Installation of the landscaping and parking stall layout.

This phasing plan will allow the Church to continue offering services during the renovation.

STAFF RECOMMENDATION

Staff recommends approval of the project as requested.

PLANNING COMMISSION ACTION

MOVE TO ADOPT THE NEGATIVE DECLARATION FOR THE PARKING VARIANCE, LOT COVERAGE VARIANCE, USE PERMIT MODIFICATION AND LOT LINE MERGER FOR THE TRINITY CHURCH PROJECT LOCATED AT 801 FIGUEROA STREET IN THE R-I-M ZONE.

AND

MOVE TO APPROVE THE PARKING VARIANCE FOR THE TRINITY CHURCH TO ALLOW 13 ON-SITE PARKING SPACES WITH THE FOLLOWING FINDINGS AND CONDITIONS:

FINDINGS

- A. THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLYING TO THE LAND, BUILDING AND USE OF TRINITY CHURCH AND SITE WHICH DO NOT APPLY GENERALLY TO OTHER LAND BUILDING OR USES IN THE DISTRICT.
- B. THE GRANTING OF THE APPLICATION IS NECESSARY FOR THE ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS OF THE PETITIONER.
- C. THE GRANTING OF SUCH APPLICATION WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, MATERIALLY AFFECT THE HEALTH OR SAFETY OF PERSONS, RESIDING OR WORKING IN THE NEIGHBORHOOD OF TRINITY CHURCH, AND WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD.

CONDITIONS

- 1. THE PARKING LAYOUT SHALL BE DESIGNED AS ILLUSTRATED IN ATTACHMENT 7B TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT.
- 2. THE PARKING SPACES LOCATED ALONG WOOL STREET IN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNATED AND MARKED AS PUBLIC

PARKING SPACES TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENTS.

AND

MOVE TO APPROVE THE LOT COVERAGE VARIANCE TO ALLOW 39.4 PERCENT COVERAGE IN THE R-1-M ZONE WITH THE FOLLOWING FINDINGS:

FINDINGS

- A. THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLYING TO THE LAND, BUILDING AND USE OF TRINITY CHURCH AND SITE WHICH DO NOT APPLY GENERALLY TO OTHER LAND BUILDING OR USES IN THE DISTRICT IN THAT TWO OF THE BUILDINGS ON THE SITE HAVE BEEN RECOGNIZED AS BEING ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT AND THAT PRESERVATION OF THESE BUILDINGS ALONG WITH THE NEW ADDITIONS IN AN ARCHITECTURALLY COMPATIBLE DESIGN ARE APPROPRIATE IN THE OLD TOWN AREA.
- B. THE GRANTING OF THE APPLICATION IS NECESSARY FOR THE ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS OF THE PETITIONER.
- C. THE GRANTING OF SUCH APPLICATION WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, MATERIALLY AFFECT THE HEALTH OR SAFETY OF PERSONS, RESIDING OR WORKING IN THE NEIGHBORHOOD OF TRINITY CHURCH, AND WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD.

AND

MOVE TO APPROVE LOT MERGER AS ILLUSTRATED ON ATTACHMENT 2 AND MOVE TO APPROVE THE USE PERMIT MODIFICATION FOR THE PARISH HALL AND NURSERY FOR THE TRINITY CHURCH LOCATED AT 801 FIGUEROA STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS:

FINDINGS

- A. CURRENTLY, THE CHURCH BUILDINGS ARE BUILT OVER PARCEL LINES, MERGING THE LOT LINES AS PROPOSED WILL ELIMINATE THIS, CREATING ONLY TWO INDIVIDUAL PARCELS.

- B. THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF TRINITY CHURCH (USE AND BUILDINGS) WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE CHURCH, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD, OR TO THE GENERAL WELFARE OF THE CITY AS THE USE PERMIT FOR THE CHURCH WAS APPROVED IN SEPTEMBER OF 1961, BUT DID NOT SPECIFICALLY IDENTIFY THE NEW PARISH HALL AND NURSERY.

CONDITIONS

1. FINAL LANDSCAPING PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT STAFF. LANDSCAPING SHALL BE INSTALLED AS PART OF THE IDENTIFIED PHASING PLAN TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY LANDSCAPING OR MATERIALS COMPATIBLE TO THE MAIN STRUCTURE FROM PUBLIC VIEW TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.
3. THE NEW BUILDINGS SHALL BE CONSTRUCTED IN THE DESIGN AND STYLE AS SHOWN ON THE PLANS AND ELEVATIONS SUBMITTED AS PART OF THIS APPLICATION. ANY CHANGE OR MODIFICATION TO THESE PLANS MAY REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION.
4. COMPLIANCE WITH NOISE RESTRICTIONS SHALL BE REQUIRED. HOURS OF CONSTRUCTION OPERATION SHALL BE LIMITED FROM 7:00 A.M. TO 6:00 P.M. WEEKDAYS AND 8:00 A.M. TO 5:00 P.M. WEEKENDS. CONSTRUCTION EQUIPMENT SHALL BE MUFFLED AND SHROUDED TO MINIMIZE NOISE LEVELS.
5. THE APPLICANT SHALL COORDINATE THE PLANNING, DEVELOPMENT, AND COMPLETION OF THIS PROJECT WITH VARIOUS UTILITIES (SMUD, PG&E, CABLE, ETC.) AND PROVIDE THE CITY WITH VERIFICATION OF THEIR ACCEPTANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. STANDARD DUST CONTROL PRACTICES TO REDUCE FUGITIVE DUST SHALL BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION INCLUDING DEMOLITION OF ANY BUILDINGS.

Attachment 18
Planning Commission Staff Report
Dated March 6, 1996

Agenda Item No. 1
PC93-008
PC Mtg. 3/6/96

DATE: February 28, 1996
TO: Planning Commission
FROM: Planning Department
Amy Feagans, Senior Planner

APPROVED
BY ABT DATE 3/6/96

SUBJECT: PC93-008 - TRINITY CHURCH USE PERMIT REVOCATION

Approved to find modifications in substantial compliance with the approved cond. use permit.

BACKGROUND

In July, 1993, the Planning Commission approved a conditional use permit modification, along with a lot line adjustment and parking variance, for the Trinity Episcopal Church located at 801 Figueroa Street in the historic old town area of the City.

The approval involved renovation of two buildings, demolition of four buildings including the existing parish hall and construction of a new parish hall, and landscaping of the site. Also approved as part of this application was a phasing plan outlining the stages of the work to be completed.

To date, the construction is almost completed, the buildings proposed for demolition have been removed, the new Parish Hall has been built, the classroom modifications completed, and some of the landscaping has been installed. The improvements to the parking areas are not yet completed.

Representatives from the church have been requested to provide the Commission with a status report on the phasing plan to date. This information should be available at the Wednesday night meeting.

CURRENT REQUEST

There have been concerns expressed by local residents, specifically George Ritter and Belinda Harris-Ritter regarding the status of this conditional use permit and whether the church is in compliance with the conditions of the use permit modification. Specifically, they have requested that the Planning Commission review the project for possible revocation of the use permit. From their letter (Attachment 1), it appears that their concern relates to the belief that some interior modifications to the classroom area, creating an elevated area with underneath storage, is in violation of the approved use permit.

After reviewing the plans and the as-built modifications, City staff has determined that this change is in compliance with the approved use permit modification in that no additional land use impacts, such as impacts to traffic, parking or noise, have been created by this modification. However,

there may be issues related to violations of the Uniform Building Code (UBC) and Chief Building Official Mike Rodriguez will be present at the Planning Commission meeting to answer any questions related to the building permit process.

STAFF COMMENTS

As noted above, staff has determined that there has been no violation of the use permit conditions as outlined in the Ritter's letter. However, at the request by the City Attorney, this item has been placed on this agenda for consideration by the Planning Commission to determine if there are substantial reasons to commence revocation proceedings and to give residents an opportunity to voice their concerns. Should the Planning Commission determine that there is sufficient justification to consider revocation of the use permit, this item will need to be noticed for the public hearing and placed on a future agenda for proper action.

The only action requested by the Planning Commission at this meeting is to determine if there is sufficient reason to consider a revocation.

Included with this staff report, along with the letter from the Ritters, is a copy of the original staff report dated July 21, 1993 (Attachment 2) and the approved minutes from that meeting (Attachment 3).

STAFF RECOMMENDATION

As indicated above, staff has determined that the interior modification to the classroom is not a violation of the use permit and therefore recommends that the Planning Commission find that the Trinity Church modifications as currently constructed are in substantial compliance with the use permit modification as approved on July 21, 1993.

PLANNING COMMISSION ALTERNATIVES

MOVE TO FIND THAT THE TRINITY CHURCH MODIFICATIONS AS CURRENTLY CONSTRUCTED ARE IN SUBSTANTIAL COMPLIANCE WITH THE USE PERMIT MODIFICATION AS APPROVED ON JULY 21, 1993.

OR

MOVE TO FIND THAT THERE IS JUSTIFICATION TO FURTHER CONSIDER POSSIBLE REVOCATION OF THE TRINITY CHURCH USE PERMIT AND DIRECT STAFF TO PLACE THIS ITEM ON A FUTURE PLANNING COMMISSION AGENDA FOR HEARING.

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 19
Letter from Resident, received February 16, 2019

Steven Banks

From: Paul Keast <mrpdk@comcast.net>
Sent: Saturday, February 16, 2019 2:42 PM
To: Steven Banks; paul keast
Cc: tbruce@trinityfolsom.org
Subject: Trinity Church Project

Hello Steve,

I wanted to send you this note about my support for the Trinity Episcopal Church Project. I believe their vision of a more overall space is a huge benefit to this city.

They are great neighbors as well. We live at 808 Mormon St. next to their property.

They have been responsive and open with all my questions about the project. Also the ongoing day to day dialog with them has always been great.

Please feel free to include this note in the project documentation as needed.

Regards Paul Keast

Historic District Commission
Trinity Episcopal Church Campus Conditional Use Permit Modification and Design Review (PN 18-386)
March 6, 2019

Attachment 20 Site Photographs



803









TRINITY THRIFT SHOP

412



TRINITY THRIFT SHOP









