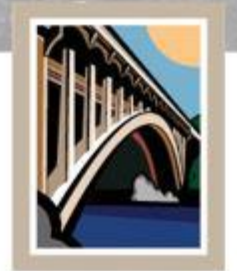


Zoning Code Update Historic District Zoning Workshop

Historic District Commission
Special Workshop - October 10, 2019



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FOLSOM

Overview of Workshop



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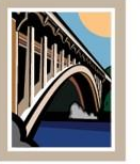
- Topics
- Purpose
- Background
- Current Issues
- Key Questions
- Alternative Approaches
- Next Steps



Topics

Historic District Commission Workshop

Topics



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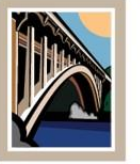
- Focus is on zoning tonight
- Topics not covered
 - Parking (handled by Ad-Hoc Committee)
 - Signage
 - Regulation of entertainment uses
- Will be addressed in future workshops
- No discussion of River District Master Plan
- No rezoning or other action tonight
- Review and comment only



Purpose

Historic District Commission Workshop

Purpose



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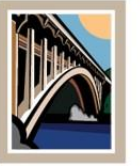
- Gather early input from Commission and public **before** work on zoning for Historic District.



Background

Historic District Commission Workshop

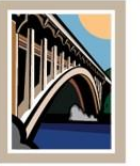
Background: Zoning Code Update



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- Aug. 2018: New 2035 General Plan requires update of Zoning Code
- Feb. 2019: Council directs staff and consultant team to start update
- April 2019: Special Council/Commission workshop on update
- May 2019: Community workshop
- May – June 2019: Zoning issues survey
- 2-year effort concludes Fall 2020
- Issues list identified work for Zoning Code Update
- More workshops planned with PC, HDC, and Council

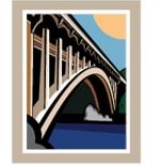
Background: Historic District



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- 1988 General Plan
 - Establishes land uses for Historic District and rest of Folsom
 - Directs preparation of specific plan for District
- Specific plan prepared, but not adopted
- Instead in 1998 Council adopts:
 - Chapter 17.52 of the Folsom Municipal Code (FMC) for Historic District
 - Historic District Design and Development Guidelines

Background: Historic District (continued)



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- Chapter 17.52 of FMC and Guidelines used for development review
- Results in multiple layers of regulation
 - Base zoning for all parcels in Folsom including Historic District
 - Base zoning has its own uses and development standards
 - Overlay with Primary Areas and Subareas
 - Each Primary Area has its own uses and development standards
 - Each Subarea has its own uses and development standards
 - Design and Development Guidelines
 - Includes standards, guidelines, and preferred uses, etc.

17.52.700 Appeal.

17.52.710 Appeal hearings.

17.52.720 Actions on appeal.

17.52.730 Code enforcement.

17.52.010 Purpose and intent.

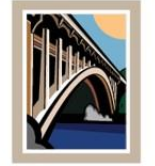
SHARE

A. The city council intends to actively promote the purposes of this chapter by (1) creating incentives for residents, property owners and businesses, (2) encouraging cooperation in attaining the purposes set forth in this chapter, and (3) providing a simple, fair and effective system of enforcement of the regulations contained in this chapter.

B. The purposes of this chapter are:

1. To preserve and enhance the historic, small-town atmosphere of the historic district as it developed between the years 1850 and 1950;
2. To maintain, restore, and reconstruct historic structures and sites within the historic district;
3. To encourage an active business climate which promotes the development of a diverse range of businesses compatible with the historic district as it developed between the years 1850 and 1950;
4. To retain the residential areas within the historic district;
5. To ensure that new residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950;

Background: 2035 General Plan



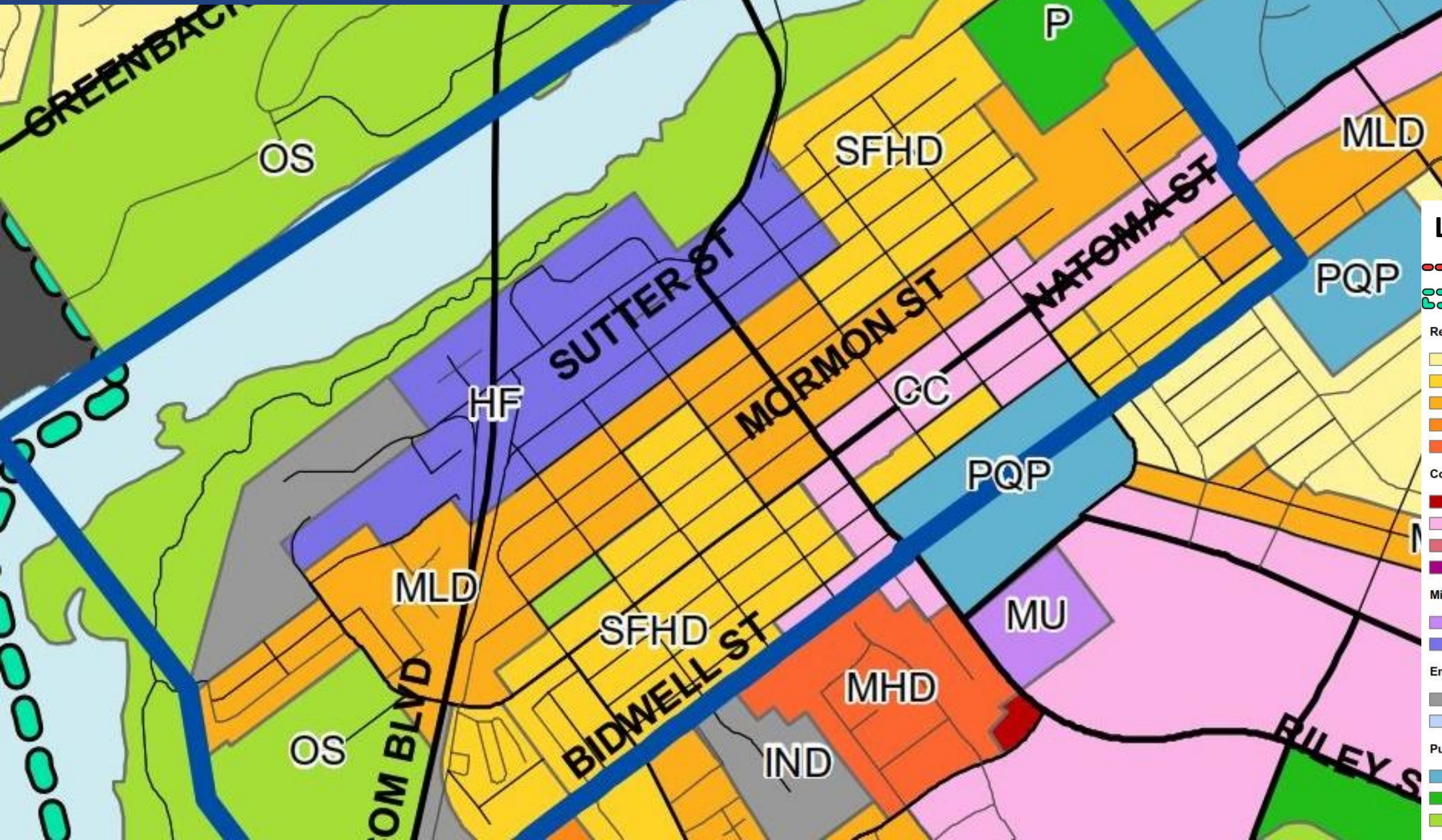
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- In August 2018, City Council adopts new 2035 General Plan
- Only major land use change in District was CA to HF and IND
- Key policies include:
 - Land Use Policy 1.1.1 - Zoning Ordinance
 - Land Use Policy 1.1.9 - Preserve Historic Resources
 - Land Use Policy 2.1.1 - Historic Folsom
 - Land Use Policy 6.1.2 - Historic Folsom Residential Areas
 - Land Use Policy 9.1.7 - District Identity
 - Natural and Cultural Resources Policy 5.1.1 - Historic Buildings and Sites
 - Natural and Cultural Resources Policy 5.1.1 - Historic District Standards
- Historic Folsom land use designation used for Sutter Street Area

2035 General Plan - Land Use Map



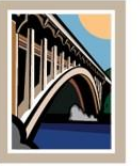
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Legend

- Planning Area
- Folsom City Boundary
- Residential**
 - SF - Single Family
 - SFHD - Single Family High Density
 - MLD - Multifamily Low Density
 - MMD - Multifamily Medium Density
 - MHD - Multifamily High Density
- Commercial**
 - GC - General Commercial
 - CC - Community Commercial
 - RCC - Regional Commercial Center
 - AOC - Auto-Oriented Commercial
- Mixed Use**
 - MU - Mixed Use
 - HF - Historic Folsom Mixed Use
- Employment/Industrial**
 - IND - Industrial/Office Park
 - PO - Professional/Office
- Public**
 - PQP - Public and Quasi-Public Facility
 - P - Parks
 - OS - Open Space

Background: Historic District Zoning



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- In 1988 Zoning Districts created for Historic District
- Special H-D Zoning District created for Sutter Street Area
- Later Historic District boundary expanded to include Old Town Folsom
- All other areas in Historic District have zoning used in rest of Folsom
- Adopted City policies recognize Historic District as a special area that deserves preservation and protection
- Yet, suburban development standards also apply to this unique area
- In 2018, Council adopts ordinance to address zoning conflicts

Historic District - Zoning Map

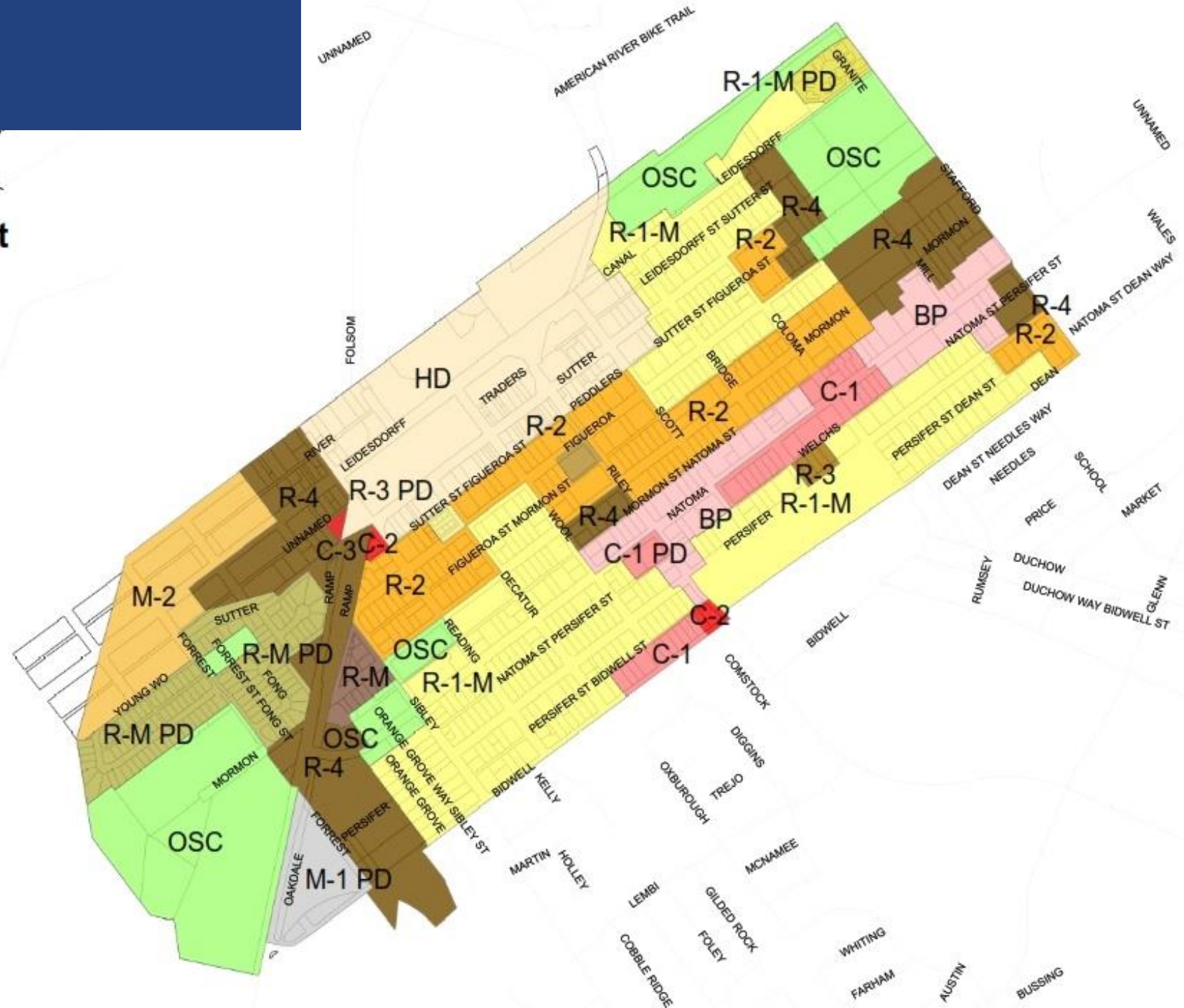


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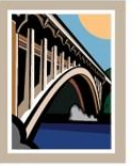
Folsom Historic District

Zoning Districts

- BP: Business Professional
- C-1: Neighborhood Business
- C-1 PD
- C-2: Central Business
- C-3: General Commercial
- HD: Historic District
- M-1 PD: Light Industrial
- M-2: General Industrial
- OSC: Open Space Conservation
- R-1-M: Single Family Small Lot
- R-1-M PD
- R-2: Two Family Dwelling
- R-2 PD
- R-3: Neighborhood Apartment
- R-3 PD
- R-4: General Apartment
- R-M: Residential Multi-Family
- R-M PD



Background: Areas of Historic District



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- Historic Residential Primary Area
 - Figueroa Subarea
 - Central Subarea
 - Persifer-Dean Subarea
 - The Preserve Subarea
- Historic Commercial Primary Area
 - Sutter Street Subarea
 - Railroad Wye Subarea
 - River Way Subarea
 - Resort Subarea
- Natoma-Riley-Bidwell Commercial Primary Area
- Open Space/Public Primary Area

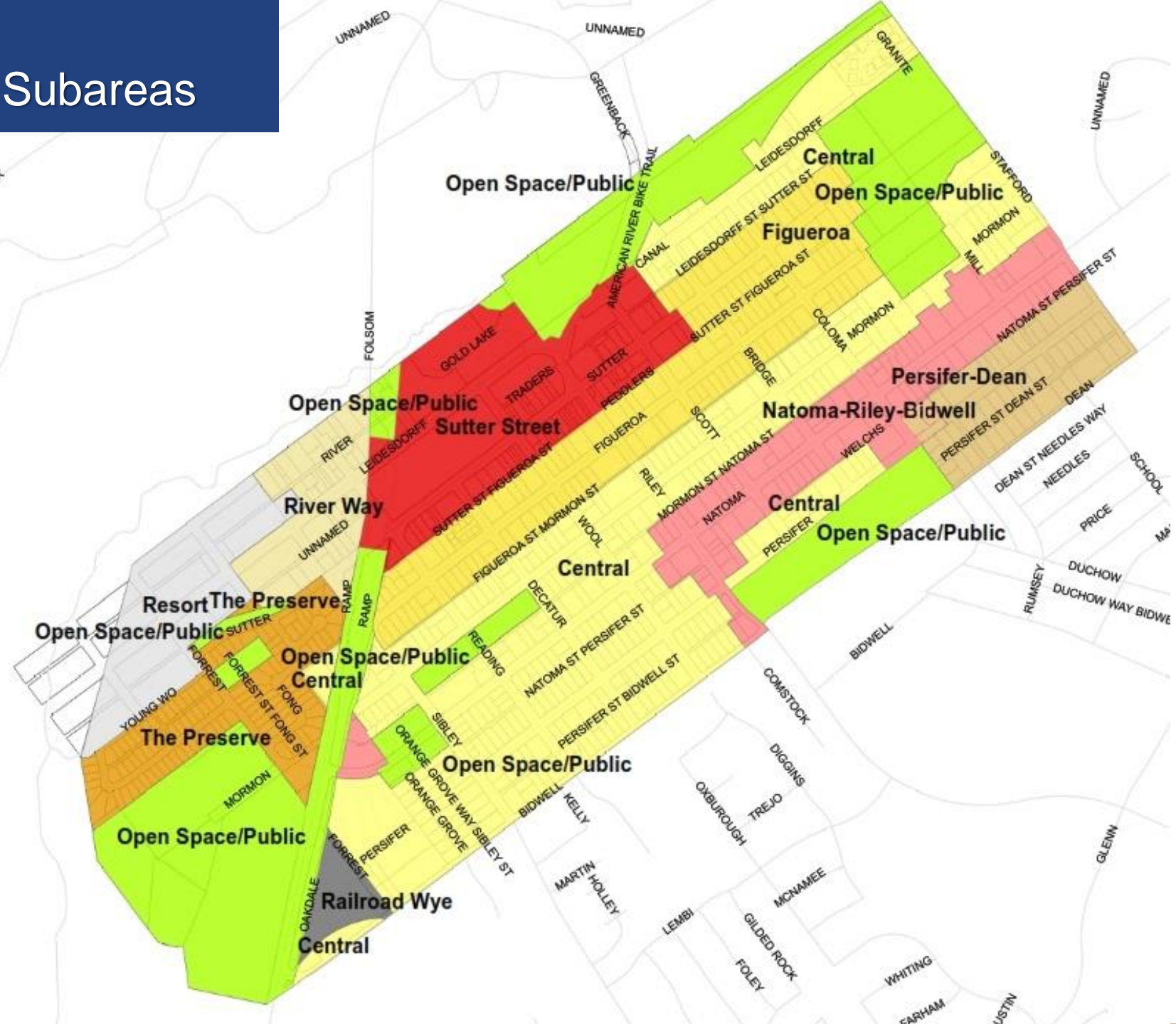
Historic District - Primary Areas and Subareas



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Folsom Historic District

- Subareas**
- Subarea Name**
- Natoma-Riley-Bidwell
 - Central
 - Persifer-Dean
 - Open Space/Public
 - Figueroa
 - Railroad Wye
 - Resort
 - River Way
 - Sutter Street
 - The Preserve



Background: Design and Development Guidelines



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THE CITY OF FOLSOM

- Design and Development Guidelines
 - Originally part of Specific Plan
 - Would have replaced base zoning
 - Intended to work with Chapter 17.52
 - Includes not only design criteria and guidelines but also:
 - Goals
 - Policies
 - Development standards
 - Historic Resources
 - Visual Resources
 - Environmental Resources
 - Circulation Plan
 - Has both requirements (shall) and guidelines (should)



HISTORIC DISTRICT
DESIGN AND DEVELOPMENT GUIDELINES

October 1, 1998



Current Issues

Historic District Commission Workshop



Current Issues



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1. Property Owner Confusion

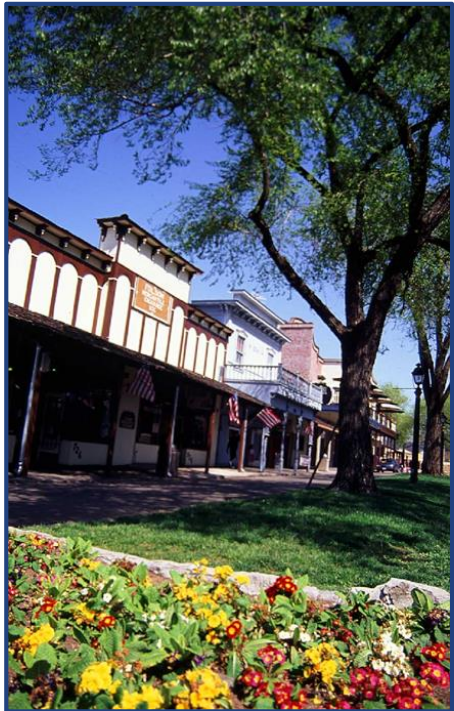
- Example: R-4 zoning and apartment development

2. Non-conforming Uses

- Example: Homes built before zoning and current use of variances

3. H-D Historic District Zone

- Example: Only zoning district without its own development standards



Current Issues (continued)



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4. Incomplete Standards

- Example: Historic Residential Primary Area and lack of height and parking standards



5. Subarea Vision and Market Reality

- Example: River Way Subarea and development for artists



Current Issues (continued)



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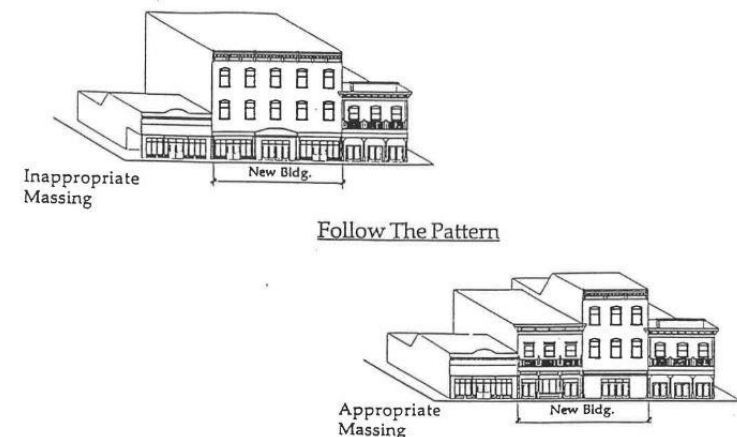
6. Primary Area and Subarea Boundaries

- Example: Edge conditions at Natoma-Riley-Bidwell Primary Area boundaries



7. Relationship of Design Guidelines to the Zoning Requirements

- Example: Role of guidelines that live outside of Chapter 17.52 of FMC

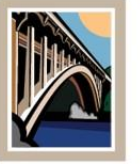




Key Questions

Historic District Commission Workshop

Key Questions and Discussion



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Central Question: Is there is a need for new zones to replace current zoning layers in the Historic District?

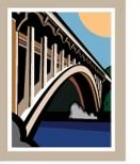
1. *Should zoning be simplified?*
2. *Should Historic District have same zoning as the rest of Folsom?*
3. *Should staff develop new zoning that incorporates standards from subareas and primary areas?*
4. *Should ALL or PART of the Historic District Design and Development Guidelines be included as standards in new zoning for the District?*
5. *Should staff revisit current boundaries for the subareas?*

An aerial photograph of a city, showing a dense residential area with many trees and buildings. A semi-transparent white banner is overlaid across the middle of the image, containing text. The text is in a dark blue, serif font. The banner is divided into two sections by a thin brown horizontal line.

Alternative Approaches

Historic District Commission Workshop

Alternative Approaches



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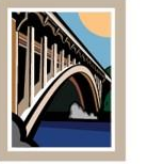
[At conclusion of discussion, staff will summarize input received and offer possible zoning approaches]

Next Steps



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- Based on tonight's input, staff will develop detailed approach to zoning in Historic District
- Will return early next year for review of that approach
- Additional workshops will be held later this year and next
- Public review draft will be available late spring 2020
- Fall 2020, Zoning Code adoption hearings at Commissions and Council



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Thank You!

For more information visit:

www.folsom.ca.us/zoningcode