Zoning Code Update
Historic District Zoning Workshop

Historic District Commission
Special Workshop - October 10, 2019
Overview of Workshop

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

Historic District Commission Workshop
Topics

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

Historic District Commission Workshop
Background: Zoning Code Update

- 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

- 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
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.

Background: Historic District (continued)

17.52.010 Purpose and intent.
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 consistent with the historic character of 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.
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

Legend
- Planning Area
- Folsom City Boundary
- Residential
  - SF - Single Family
  - SFHD - Single Family High Density
  - MLD - Multifamily Low Density
  - MMH - 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
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
Background: Areas of Historic District

- 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
• 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)
Current Issues

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Current Issues

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)

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
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

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Key Questions and Discussion

Central Question: Is there 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?
Alternative Approaches

Historic District Commission Workshop
At conclusion of discussion, staff will summarize input received and offer possible zoning approaches.
Next Steps

Historic District Commission Workshop
Next Steps

• 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
Thank You!

For more information visit:

www.folsom.ca.us/zoningcode