



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
January 15, 2020
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, 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 the December 18, 2019 meeting will be presented for approval.

Commendation to be Presented to Candace Miller

NEW BUSINESS

1. **PN 19-422, 902 Bidwell Street Shed Demolition and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Don Sherwood and Moe Hirani for demolition approval of a 600-square-foot shed structure located at 902 Bidwell Street within the Central Subarea of the Historic Residential Primary Area. The underlying zone for the project is R-1-M and the General Plan Designation is SFHD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Don Sherwood/Moe Hirani)**

WORKSHOP

1. **Accessory Dwelling Unit Presentation and Direction to Staff**

Staff will update the Commission on new changes in State law effective January 1, 2020 which affect the City's ability to regulate Accessory Dwelling Units (ADU). ADUs, also known as second units or "granny flats," are a more affordable housing option in existing neighborhoods that can serve the needs of seniors, young people, family members and others. State laws have changed to encourage these units and have limited communities' ability to regulate ADUs. Staff and its consultants will discuss the new laws and review what kind of standards still apply. **(Principal Planner, Desmond Parrington, AICP)**

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **February 5, 2020**. 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
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HISTORIC DISTRICT COMMISSION MINUTES
December 18, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

ABSENT: None

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

None

MINUTES: The minutes of December 4, 2019 were approved as submitted.

Oath of Office was Administered to Daron Bracht, Kathleen Cole, and Rosario Rodriguez

NEW BUSINESS

1. PN 19-402 297 Leidesdorff Street New Custom Home and determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Jackie and Andy Lyman for design review approval for the construction of a 2,787-square-foot, two story residence on a 14,410 square-foot lot located at 297 Leidesdorff Street in the Central Subarea of the Historic Residential Primary Area. The underlying zone for the project is R-1-M and the General Plan Use Designation is SFHD. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Brianna Gustafson, Assistant Planner / Applicant: Jackie and Andy Lyman)**

1. Dan Nitz addressed the Historic District Commission in support of their neighbor's project.

COMMISSIONER DUEWEL MOVED TO APPROVE DESIGN REVIEW FOR A 2,787 SQUARE-FOOT NEW CUSTOM HOME AS ILLUSTRATED ON ATTACHMENT 4 THROUGH 5 FOR THE 297 LEIDESDORFF STREET NEW CUSTOM HOME PROJECT (PN 19-402) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G-I AND CONDITIONS OF APPROVAL NOS. 1-25 WITH AMENDMENT TO THE FOLLOWING CONDITIONS:

~~11. If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees. (Duplicate of Condition No. 6)~~

15. The project shall comply with the following architecture and design requirements:

1. This approval is for a 2,787-square-foot new single-family residence for the 297 Leidesdorff Street New Custom Home project. The applicant shall submit building plans that comply with this approval, the attached building elevations and attached floor plan, dated September 28, 2018.
 2. The design, materials, and colors of the proposed 297 Leidesdorff Street Residential New Custom Home project shall be substantially compliant with the submitted building elevations, material samples, and color scheme to the satisfaction of the Community Development Department.
 3. The final design of the windows and doors shall be subject to review and approval by the Community Development Department.
 4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
 5. **The applicant shall replace the lattice in the front elevation with detailed wood element similar to the wood railing.**
23. 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 Historic District Residence Association, 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.

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

Election of Chair and Vice Chair

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

DANIEL WEST: DARON BRACHT
KEVIN DUEWEL: DARON BRACHT
MARY ASAY: DARON BRACHT
ROSARIO RODRIGUEZ: DARON BRACHT
KATHLEEN COLE: DARON BRACHT
MICKEY ANKHELYI: DARON BRACHT
DARON BRACHT: DARON BRACHT

COMMISSIONER BRACHT WAS SELECTED TO SERVE AS CHAIR FOR 2020.

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

DANIEL WEST: ROSARIO RODRIGUEZ
KEVIN DUEWEL: ROSARIO RODRIGUEZ
MARY ASAY: ROSARIO RODRIGUEZ
ROSARIO RODRIGUEZ: ROSARIO RODRIGUEZ
KATHLEEN COLE: ROSARIO RODRIGUEZ
MICKEY ANKHELYI: ROSARIO RODRIGUEZ
DARON BRACHT: ROSARIO RODRIGUEZ

COMMISSIONER RODRIGUEZ WAS SELECTED TO SERVE AS VICE CHAIR FOR 2020.

PRINCIPAL PLANNER REPORT

Patrons encouraged to attend the Historic District Parking Solution Ad Hoc Committee meetings, where possible solutions to alleviate traffic and parking concerns in the residential portion of the Historic District are discussed. The meetings are held the first Thursday of every month at 6:30 P.M. on the first floor of City Hall in the Public Works Large Conference Room.

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: January 15, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 902 Bidwell Street Shed Demolition
File #: PN 19-422
Request: Shed Demolition
Location: 902 Bidwell Street
Parcel(s): 070-0201-007
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210
bgustafson@folsom.ca.us

Applicant

Name: Don Sherwood
Address: 359 Hansen Circle
Folsom, CA 95630

Property Owner

Name: Moe Hirani
Address: 902 Bidwell Street
Folsom, CA 95630

Recommendation: Approval of an application to demolish a 600-square-foot shed structure located at 902 Bidwell Street (PN 19-422) based on the findings included in this report (Findings A-G) and subject to the attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes the demolition of a 600-square-foot shed structure. The original house at 902 Bidwell Street was built in 1957 and the shed was estimated to be constructed in 1985, neither of which is listed on the City of Folsom's Cultural Resources Inventory. The shed is not historically significant and contains no historically significant building materials. Therefore, staff supports the demolition of the structure.

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CITY OF
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: January 15, 2020

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Don Sherwood, is proposing to demolish an existing 600-square-foot detached shed at 902 Bidwell Street.

POLICY/RULE

Demolition of structures located in the Historic District is subject to review by the Historic District Commission, per Section 17.52.660 of the Folsom Municipal Code.

ANALYSIS

In order to approve a request for demolition of a structure considered historically significant, per FMC Section 17.52.660, the 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 (DDGs) explains 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. On the other hand, Section 4.13 also makes clear that demolition may be more readily approved for structures which do not comply with the goals, policies, and regulations of FMC Chapter 17.52 and the DDGs themselves.

The shed structure that is the subject of this report is a single-story structure with horizontal wood siding that was constructed in 1985. It is not historically significant and contains no historically significant building materials. In addition, the structure is not listed on the City of Folsom's Cultural Resources Inventory list. Therefore, staff supports the demolition of the shed.

PUBLIC COMMENTS

No public comments were received for this project.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Staff recommends that the Historic District Commission approve the shed demolition (PN 19-422) located at 902 Bidwell Street, with the below findings (Findings A-G) and the attached conditions of approval (Conditions 1-6).

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 HISTORICAL RESOURCE.

DEMOLITION FINDING

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

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The existing single-story, 1086-square-foot residence at 902 Bidwell Street was built in 1957. The detached, 600-square-foot shed on the property was built in 1985 and has a horizontal wood siding and does not match the existing house. The applicant is requesting Historic District Commission's approval to remove the shed from its current location.

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density) within the Historic District

ZONING

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

ADJACENT LAND USES/ZONING

North: Single Family Residential Parcel (CEN/R-1-M) with the Persifer Street/Bidwell Street Alley Beyond
South: Bidwell Street with Multi-Family Residential Development (CEN/R-4) Beyond
East: Single-Family Residential Development (CEN/R-1-M) with Decatur Street Beyond
West: Single Family Residential Development (CEN/R-1-M) with Reading Street Beyond

SITE CHARACTERISTICS

The 7,000-square-foot project site contains one primary residential structure and a detached shed.

APPLICABLE CODES

FMC Chapter 17.52; HD, Historic District
FMC Section 17.52.660, Demolition
Historic District Design and Development Guidelines

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR 902 BIDWELL STREET SHED DEMOLITION (PN 19-422)			
GENERAL REQUIREMENTS			
Cond. No.	Mitigation Measure	When Required	Responsible Department
1.	Issuance of demolition permit is required.	B	CD (B)
2.	Compliance with all local, state and federal regulations pertaining to building and demolition is required.	OG	CD (B)
3.	The project approval granted under this staff report shall remain in effect for two years from final date of approval (January 15, 2022). 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)
4.	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
5.	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.	G, I, B	CD (P)(E)(B)
6.	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.	G, I, B	CD (P)(E)(B)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED
CD	Community Development Department Planning Division Engineering Division Building Division Fire Division	I
(P)		M
(E)		B
(B)		O
(F)		G
PW		Public Works Department
PR	Park and Recreation Department	OG
PD	Police Department	

Historic District Commission
902 Bidwell Street Shed Demolition (PN 19-422)
January 15, 2020

Attachment 4 Vicinity Map



Historic District Commission
902 Bidwell Street Shed Demolition (PN 19-422)
January 15, 2020

Attachment 5 Site Plan



Historic District Commission
902 Bidwell Street Shed Demolition (PN 19-422)
January 15, 2020

Attachment 6

Photos of Existing Shed







CITY OF
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AGENDA ITEM NO. 1
Type: Workshop
Date: January 15, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Accessory Dwelling Unit Presentation and Direction to Staff
File #: PN 19-051
Request: Review and Comment
Location: Citywide including Historic District
Parcel(s): N/A
Staff Contact: Desmond Parrington, AICP, Principal Planner, 916-461-6233
dparrington@folsom.ca.us

Recommendation: Please review and comment on the staff report and presentation involving new State laws affecting Accessory Dwelling Units (ADUs). Specifically, please comment on any issues related to ADUs in the Historic District that should be addressed as part of the new ADU Ordinance that staff and its consultant team are preparing.

Project Summary: During 2019, the State enacted several new laws affecting Accessory Dwelling Units or ADUs. ADUs are more commonly referred to as second units, second dwelling units, or “granny flats.” These new laws go into effect on January 1, 2020. While this type of dwelling unit provides a lower-cost housing alternative that may benefit new and existing residents, particularly young people and seniors, the State has significantly curtailed jurisdictions’ ability to regulate these units.

Since the State has changed many of the requirements, it is necessary for the City to update its own ADU standards. While the new State regulations go into effect January 1, 2020 regardless of the existing standards in our current Zoning Code, staff is recommending that the City amend its local ADU standards as soon as possible for consistency and transparency for our residents.

Staff and its consultant team at MIG will explain the new State laws and how the proposed draft ordinance implements those laws in our presentation. Once staff has received input from the Council, Commissions and the public, staff will return with a final ADU ordinance for consideration and adoption in late February 2020.



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AGENDA ITEM NO. 1
Type: Workshop
Date: January 15, 2020

Submitted,

A handwritten signature in blue ink, appearing to read 'Pam Johns', written over a horizontal line.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

Since 2017, State legislation has provided jurisdictions more flexibility in order to promote the development of ADUs. This included expanding where ADUs could be built, allowing reduced parking standards, allowing reduced fees, and enabling concurrent development of an ADU with a new single-family home.

However, in the 2018-2019 legislative session, the State enacted many bills that removed much of the local discretion and instead created new mandates to encourage ADU development. Seven of these bills significantly changed the current laws affecting ADUs. These new laws, which staff and its consultant team at MIG will discuss in more detail in its presentation, streamlined reviews of ADUs and created new development standards for them. The new laws affecting ADUs include:

- **AB 68 (Assembly Member Phil Ting) / AB 881 (Assembly Member Richard Bloom) – Processing Timelines, Ordinance Prohibitions and Triplexes.**

These two laws do the following:

- Prohibit minimum lot size requirement for ADUs;
- Require ministerial (staff-level only) approval or denial of an ADU project within 60 days;
- Allow ADUs on lots with multi-family dwellings;
- Limit minimum ADU size to 220 square feet (sf);
- Cannot limit maximum ADU size to less than 850 square feet (sf) for one-bedroom and to 1,000 sf for two or more bedrooms;
- Allow attached ADUs to be 50 percent of existing home even if greater than 1,200 sq. ft.;
- Prohibit side or rear yard setbacks greater than 4 feet;
- Prohibit any local standard that would not allow for at least an 800-square foot, 16-foot tall ADU with 4-foot side and rear setbacks;
- Prohibit jurisdictions from requiring replacement off-street parking when a garage, carport or covered parking structure is demolished or converted to an ADU;
- Allow an expansion of the existing structure of up to 150 square feet for ingress and egress for converted ADUs;
- Prohibit required parking when ADU is located within ½-mile of transit including bus stops;
- Allow both an ADU as well as a "junior" ADU on the same single-family parcel where certain access, setback and other criteria are met;
- Allow up to two (2) detached ADUs on multi-family sites;
- Allow up to one ADU and one JADU on multi-family sites;
- Allow multiple converted ADUs on multi-family sites;

- Cannot require correction of physical non-conforming zoning conditions as a requirement to approve an ADU or junior ADU;
- Prohibit short-term rental of ADUs (i.e., less than 30 days);
- Render local ordinances null and void if not consistent with State law; and
- Make jurisdictions accountable to State Housing and Community Development Department (HCD) and Attorney General if violations.
- **SB 13 (Senator Bob Wieckowski) – Owner-Occupancy Prohibitions and Fee Limitations.** This law states that jurisdictions:
 - Cannot require either the primary dwelling or ADU to be owner-occupied until 2025;
 - Are now more limited in whether and how utility providers can charge connection fees and capacity charges for ADUs; and
 - Cannot impose impact fees on ADUs under 750 square feet.
- **AB 587 (Assembly Member Laura Friedman) – Separate Conveyances.**
 - Enables jurisdictions to allow for the sale of the ADU separately from the primary residence even though both buildings are on the same parcel if certain conditions are met.
- **AB 670 (Assembly Member Laura Friedman) – HOA Limitations.**
 - Prevents homeowners' associations (HOAs) from barring ADUs.
- **AB 671 (Assembly Member Laura Friedman) / AB 139 (Assembly Member Sharon Quirk-Silva) – Local Government Promotion of ADUs and HCD Financial Incentives.** These laws, among other housing requirements, mandate that:
 - Local governments include in the Housing Element plans to incentivize and promote the creation of affordable ADUs; and
 - State Housing and Community Development (HCD) Department must identify financial incentives for affordable ADUs.

Given the number of new ADU laws in the past three years particularly in 2019, staff expects there to be additional clean-up legislation on ADUs in the coming legislative sessions.

POLICY/RULE

The changes in State law are, and the City's draft ADU Ordinance will be, consistent with the City's 2035 General Plan including the Land Use and Housing Elements. The City has sought to encourage ADUs in its single-family zones. Furthermore, the new State requirements mandate that the City process development applications in an expedited timeframe and that the City does so without discretionary review. As a result, the City will need to enact an ordinance that not only addresses State requirements, but which also establishes the standards needed for staff to review and approve or deny ADU applications. Finally, the new State requirements reduce or eliminate impact fees for small ADUs, which is consistent with the City's Housing Element policy of ensuring

impact fees do not constrain residential development. The City policies that support the development of ADUs and these new State law requirements are listed below.

General Plan Land Use (LU) and 2013-2021 Housing Element Policies:

- *LU 1.1.11 Vacant and Underutilized Sites* - Monitor residential and non-residential development and make adjustments as necessary to the amount of land designated for various uses and the rate of project approvals to promote a reasonable citywide balance between new employment-generating development and housing development.
- *LU 6.1.2 Historic Folsom Residential Areas* - Preserve and protect the residential character of Historic Folsom's residential areas.
- *Policy H-1.4* - The City shall support the development of second units on single family parcels.
- *Policy H-2.1* - The City shall continually strive to shorten permit processing and review times to the greatest extent possible by allowing concurrent processing.
- *Policy H-2.2* - The City shall strive to ensure that its current development impact fee structure does not unnecessarily constrain production of residential development.
- *Policy H-2.4* - The City shall endeavor through its development and design standards and decision making to provide consistent and predictable policy direction for residential project applicants.
- *Policy H-5.1* - The City shall strive to ensure adequate and affordable housing for seniors.

ENVIRONMENTAL REVIEW

This presentation on ADUs is an administrative action and not considered a project under the California Environment Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3). As a result, the presentation is exempt from environmental review.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Review and comment. This is an informational presentation designed to explain the new laws and receive input as City staff and its consultants develop a new ADU ordinance. Please provide input as it relates to standards for ADUs in the Historic District.