



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**SPECIAL MEETING
HISTORIC DISTRICT COMMISSION AGENDA
October 7, 2020
CITY COUNCIL CHAMBERS
4:00 p.m.
50 Natoma Street
Folsom, California 95630**

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Historic District Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Historic District Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Mickey Ankhelyi, Daniel West, Kevin Duewel, Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, 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 September 2, 2020 meeting will be presented for approval.

NEW BUSINESS

1. PN 20-176, 312 Sutter Street Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Rick and Tamra Porter for approval of a Design Review application to remodel an existing residence located at 312 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental

Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Rick and Tamra Porter)**

2. PN 20-208, 409 Sutter Street Porch Expansion and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Bill Louie for approval of a Design Review application or an expansion of an existing front porch on a residence located at 409 Sutter Street. The zoning classification for the site is R-1-M/FIG, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Bill Louie)**

WORKSHOP

3. Proposal for New Historic District Zoning (Project Planner: Desmond Parrington, Principal Planner)

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for **October 21, 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) 461-6200 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
September 2, 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

ABSENT: Ankhelyi, Bracht

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of August 19, 2020 were approved as submitted.

NEW BUSINESS

1. PN 20-160, Lakeside Memorial Lawn Storage Shed and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Igor Semenyuk for approval of a Design Review application to construct a 1,600-square-foot storage shed located at the Lakeside Memorial Lawn located at 1201 Forrest Street. The zoning classification for the site is OSC/OSP, while the General Plan land-use designation is OS. The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Igor Semenyuk)**

1. Laurette Laurent submitted a public comment letter in opposition of the project.

COMMISSIONER DUEWEL MOVED TO APPROVE THE APPLICATION (PN 19-160) FOR DESIGN REVIEW OF A 1,600-SQUARE-FOOT STORAGE SHED LOCATED AT 1201 FOREST STREET (20-160) AS ILLUSTRATED IN ATTACHMENT 5, SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6).

COMMISSIONER COLE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, DUEWEL, COLE, RODRIGUEZ, ASAY
NOES: NONE

RECUSED: NONE
ABSENT: ANKHELYI, BRACHT

PRINCIPAL PLANNER REPORT

None

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR



CITY OF
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DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: October 7, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 312 Sutter Street Remodel
File #: PN 20-176
Request: Design Review
Location: 312 Sutter Street
Parcel(s): 070-0070-016
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Rick and Tamra Porter
Address: 312 Sutter Street,
Folsom CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of an application for Design Review to remodel an existing residence located at 312 Sutter Street (PN 20-176), as illustrated in Attachments No. 5 and 6 subject to the findings (Findings A-H) included in this report and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes the addition of a new rear deck, sliding glass doors, covered porch, awnings and residing and roofing for an existing single-family residence located at 312 Sutter Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

- 1 - Description/Analysis
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- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Elevations, Site Plan and Floor Plan and Elevations, Submitted August 12, 2020
- 6 - Material Samples and Color Board
- 7 - Project Description and Photographs from Applicant
- 8 - Historic District Commission PowerPoint Presentation



CITY OF
FOLSOM
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: October 7, 2020

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicants, Rick and Tamra Porter, are proposing to remodel an existing 2,427-square-foot single-family residence located at 312 Sutter Street. The proposed remodel consists of:

1. Replacement of the existing dormer and windows on the upper level of the rear elevation and addition of a new deck and sliding glass door under the replaced dormer;
2. Addition of a covered patio with French door at the lower level of the left elevation;
3. Replacement of the windows on the lower level of the rear elevation with French doors with awnings above and the addition of a new French door and window in the middle of the rear elevation's lower level;
4. New trim on all windows and French doors the side and rear elevations to match the window trim on the front elevation; and
5. New horizontally-oriented Hardie lap siding and asphalt roof shingles for the entire house.

No additional building square footage is proposed as part of this project. The proposed elevations, site plan and floor plan are provided in Attachment No. 5, the proposed colors and materials are provided in Attachment No. 6, and the applicant's project description and building photos are provided in Attachment No. 7.

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, addition or demolition of existing structures within the Historic District.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation of the site is SFHD (Single-Family High Density) and the zoning classification for the site is FIG (Figueroa Subarea of the Historic Residential Primary Area) with an underlying zoning designation of R-1-M (Single-Family Residential, Small Lot District). Section 17.52.540 of the Folsom Municipal Code

institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project.

The proposed project meets all FMC zoning requirements relating to setback, pervious surface, height and parking for the Residential Primary Area, as demonstrated in the following table:

	Required	Proposed
Minimum Lot Size	7,000 SF	10,500 SF (Existing)
Minimum Lot Width	50 Feet	75 Feet (Existing)
Front Setback	20 Feet	30.5 Feet (Existing)
Rear Setback	20 Feet	55.75 Feet
Side Setback	5 Feet, 5 Feet	5 Feet and 15.1 Feet
Minimum Pervious Surface	45%	70%
Parking Requirement	2 Parking Spaces	2 Parking Spaces (Existing)
Maximum Building Height	35 Feet	30.6 Feet (Existing)

Building Design/Architecture

The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The Historic District Design and Development Guidelines (DDGs) Chapter 5.04.03a, which addresses the design concepts for the Figueroa Subarea, state that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing. The existing residence was built in approximately 1910, and has horizontal wood, aluminum and T1-11 siding painted beige in the front and white on the sides and rear an asphalt shingle roof colored brown in the front and grey in the rear. Windows on the front of the residence contain window trim, but windows on the side and rear elevations do not. The residence is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes should be of residential grade,

durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed remodel includes new French doors and awnings, new window trim, a new upper-story deck, glass door and roof dormer, a ground-level covered patio and new siding and roofing. The new French doors will feature red framing and grids to match that of the existing front window frames. Proposed siding consists of horizontal Hardie board painted beige to match the color of the front elevation. Proposed trim is light beige and will be used on all elevations of the residence. Proposed railings and patio cover posts will be light beige to match the trim. Proposed roofing will consist of light brown asphalt shingles, and will be consistent throughout the residence.

Staff has determined that the overall design, colors, materials, and layout of the proposed project is consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG's.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. 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 for Design Review to remodel an existing residence located at 312 Sutter Street (PN 20-176) as illustrated in Attachments 5 and 6, subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING 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 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.

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

The existing 2,427-square-foot residence at 312 Sutter Street was built in approximately 1910. On March 20, 2013, the Historic District Commission approved an application for an addition of gable dormers, a walk-out balcony and minor building modifications. However, these improvements were not constructed and that approval has since expired.

The property does not appear on the City of Folsom's Cultural Resources Inventory. The subject property is located in the Figueroa Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District).

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density) within the Historic District

ZONING

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

ADJACENT LAND USES/ZONING

North: Leidesdorff Street/Sutter Street alley with Single-Family Residential Development (CEN/R-1-M) beyond

South: Sutter Street with Single-Family Residential Development (FIG/R-1-M) beyond

East: Single-Family Residential Development (FIG/R-1-M)

West: Single Family Residential Development (FIG/R-1-M)

SITE CHARACTERISTICS

2,427-square-foot single-family residence built on a moderately-sloping, 10,500-square-foot lot

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 17.52.540, Historic Residential

Primary Area Special Use and Design
Standards
Historic District Design and Development
Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

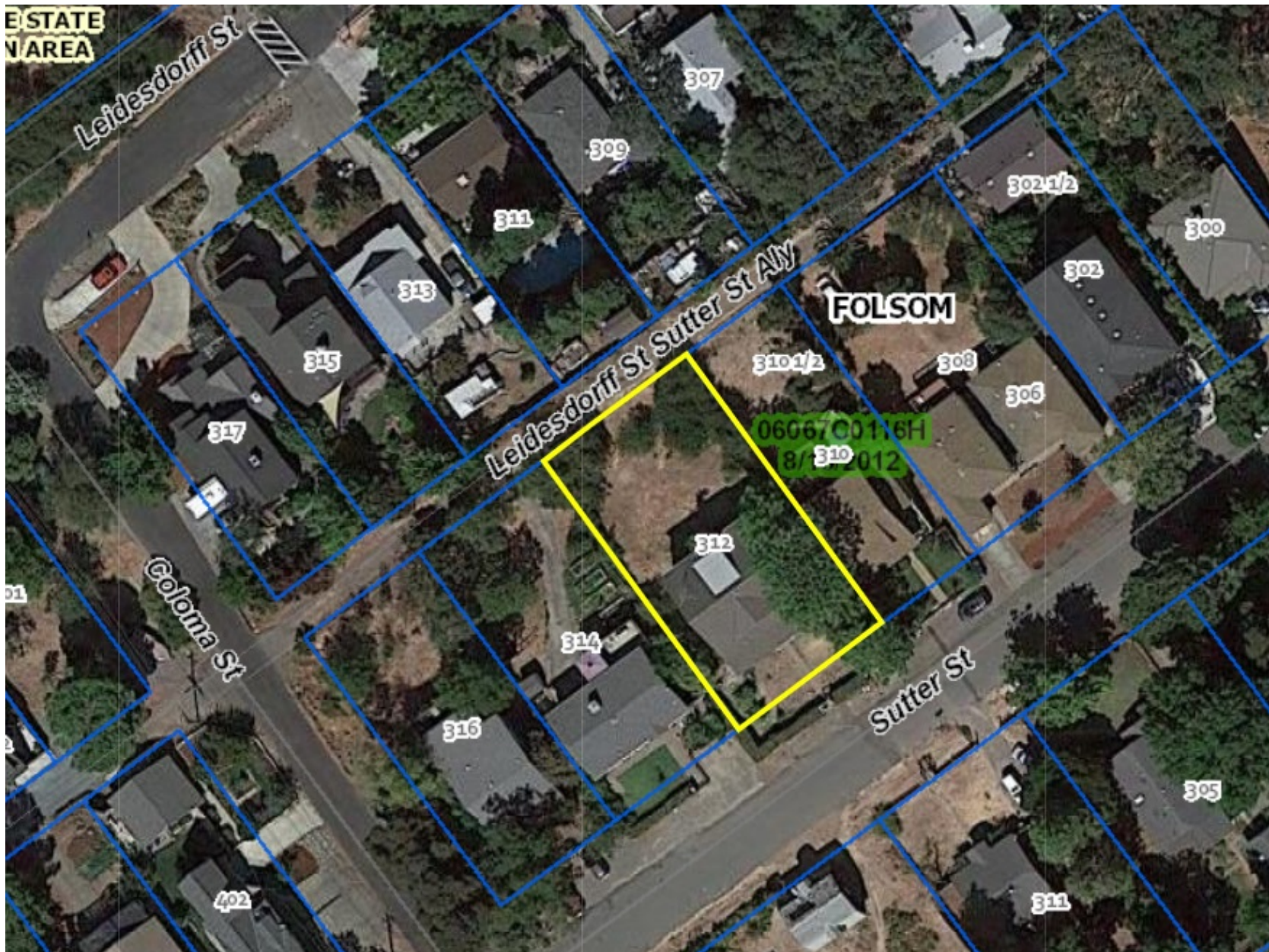
**CONDITIONS OF APPROVAL FOR
 312 SUTTER STREET REMODEL DESIGN REVIEW
 (PN 20-176)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	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 received August 12, 2020 included in Attachment No. 5 and color and material board included in Attachment No. 6. 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.		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)
4.		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 recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
5.		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)

6.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (October 7, 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)
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RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I M B O G	Prior to approval of Improvement Plans Prior to approval of Final Map Prior to issuance of first Building Permit Prior to approval of Occupancy Permit 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		

Attachment 4 Vicinity Map



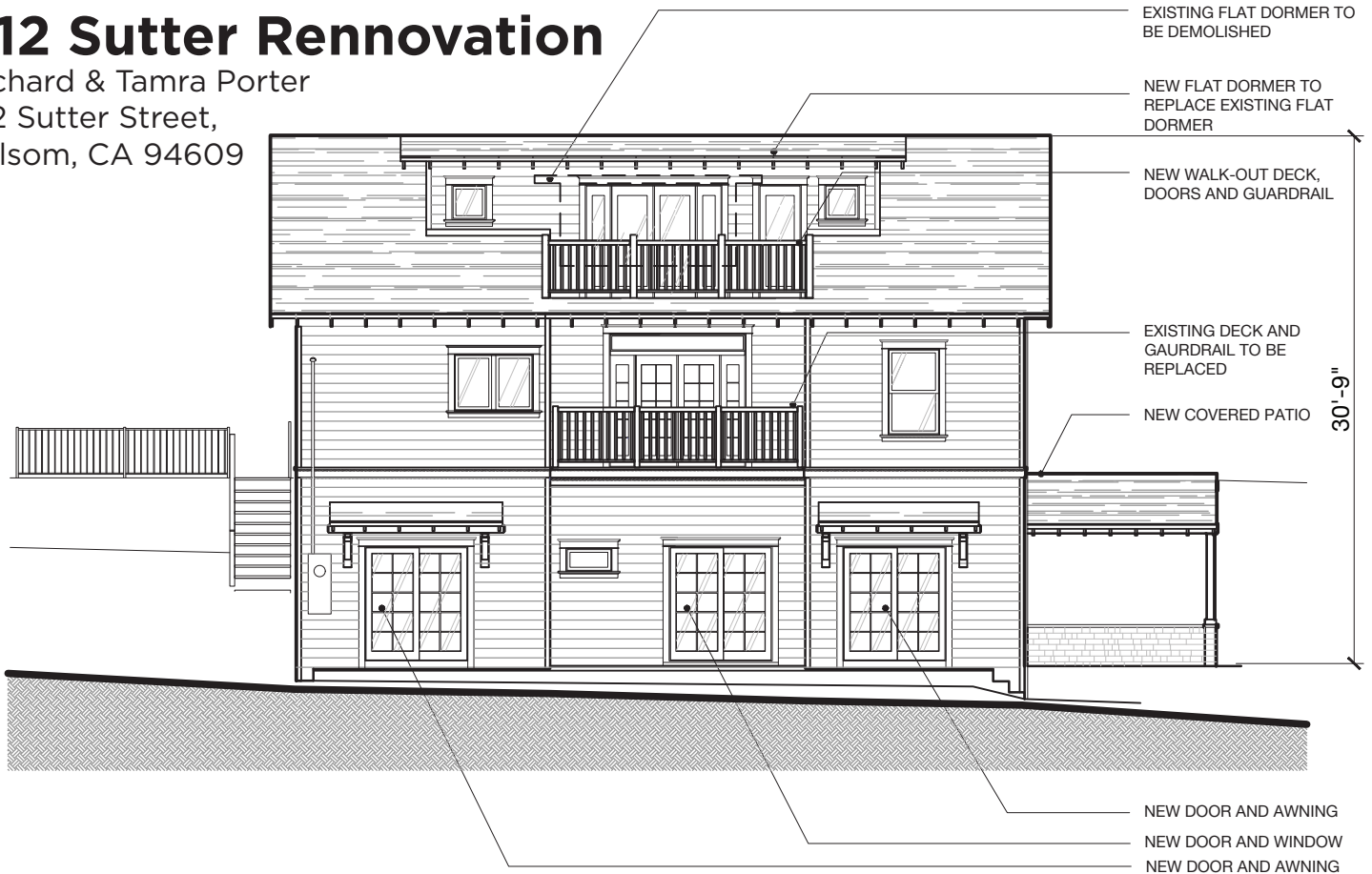
Attachment 5
Elevations, Site Plan and Floor Plan received
August 12, 2020

Project:

312 Sutter Renovation

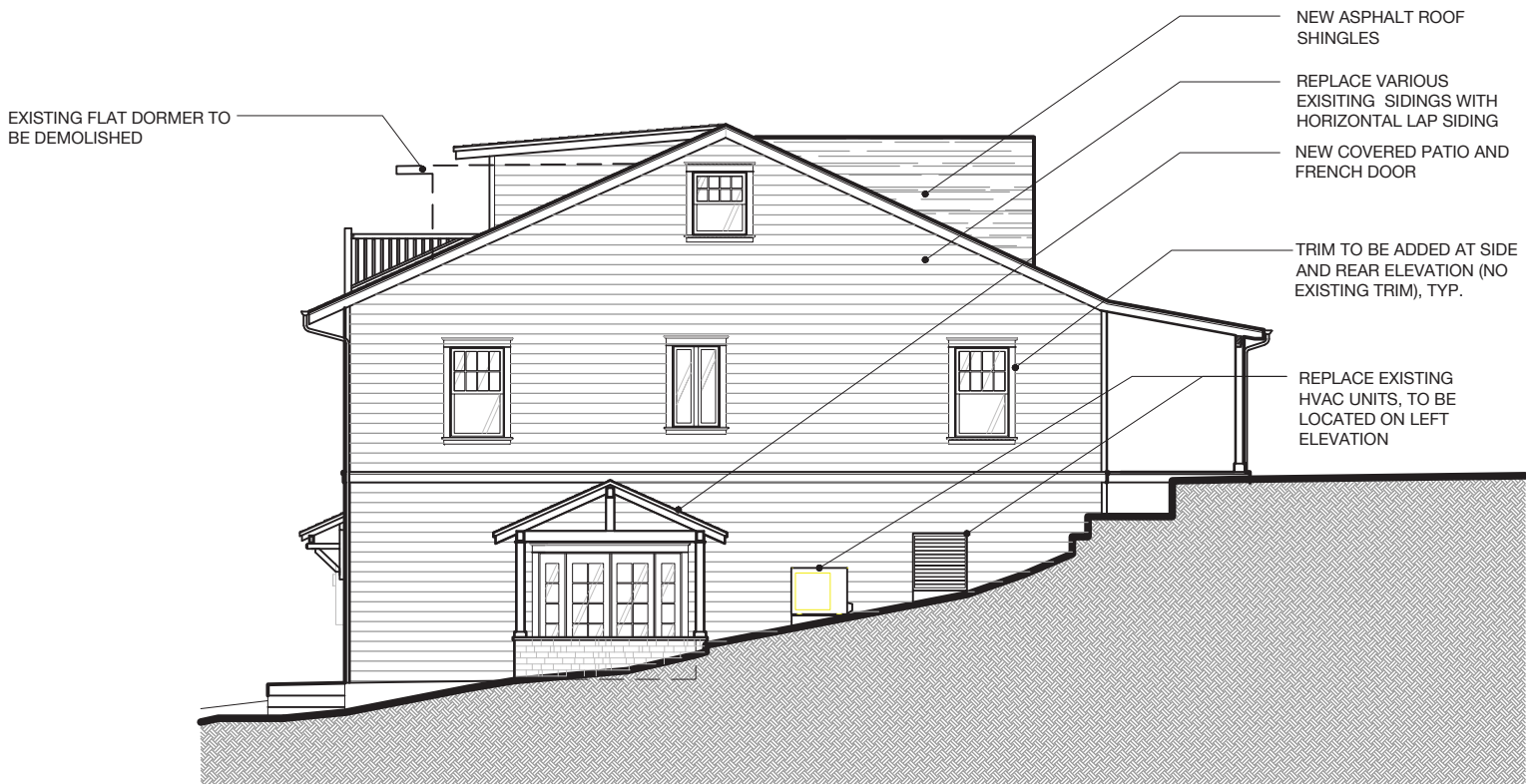
Richard & Tamra Porter

312 Sutter Street,
Folsom, CA 94609



REAR ELEVATION

3/32" = 1' - 0"



LEFT ELEVATION

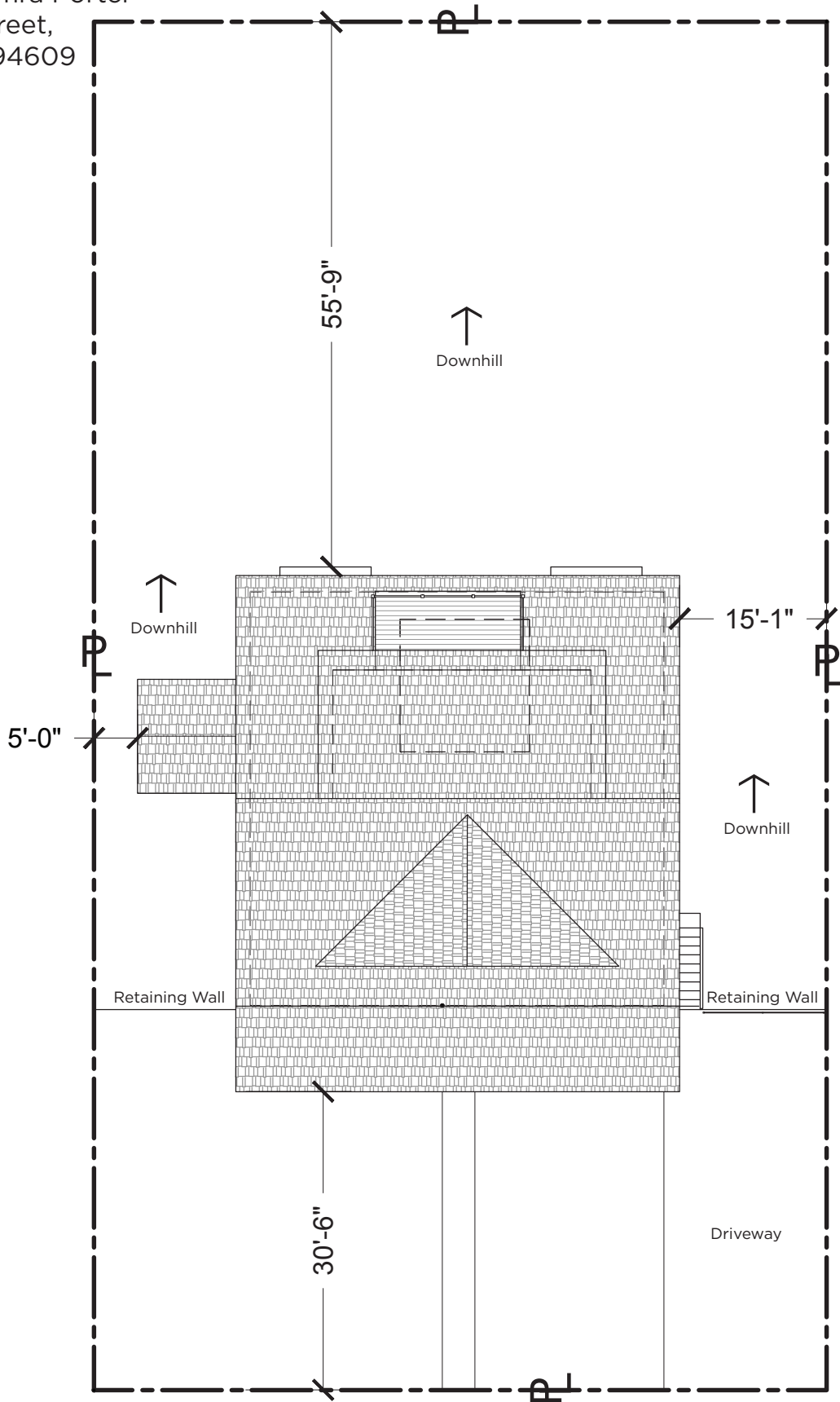
3/32" = 1' - 0"

Project:

312 Sutter Renovation

Richard & Tamra Porter

312 Sutter Street,
Folsom, CA 94609

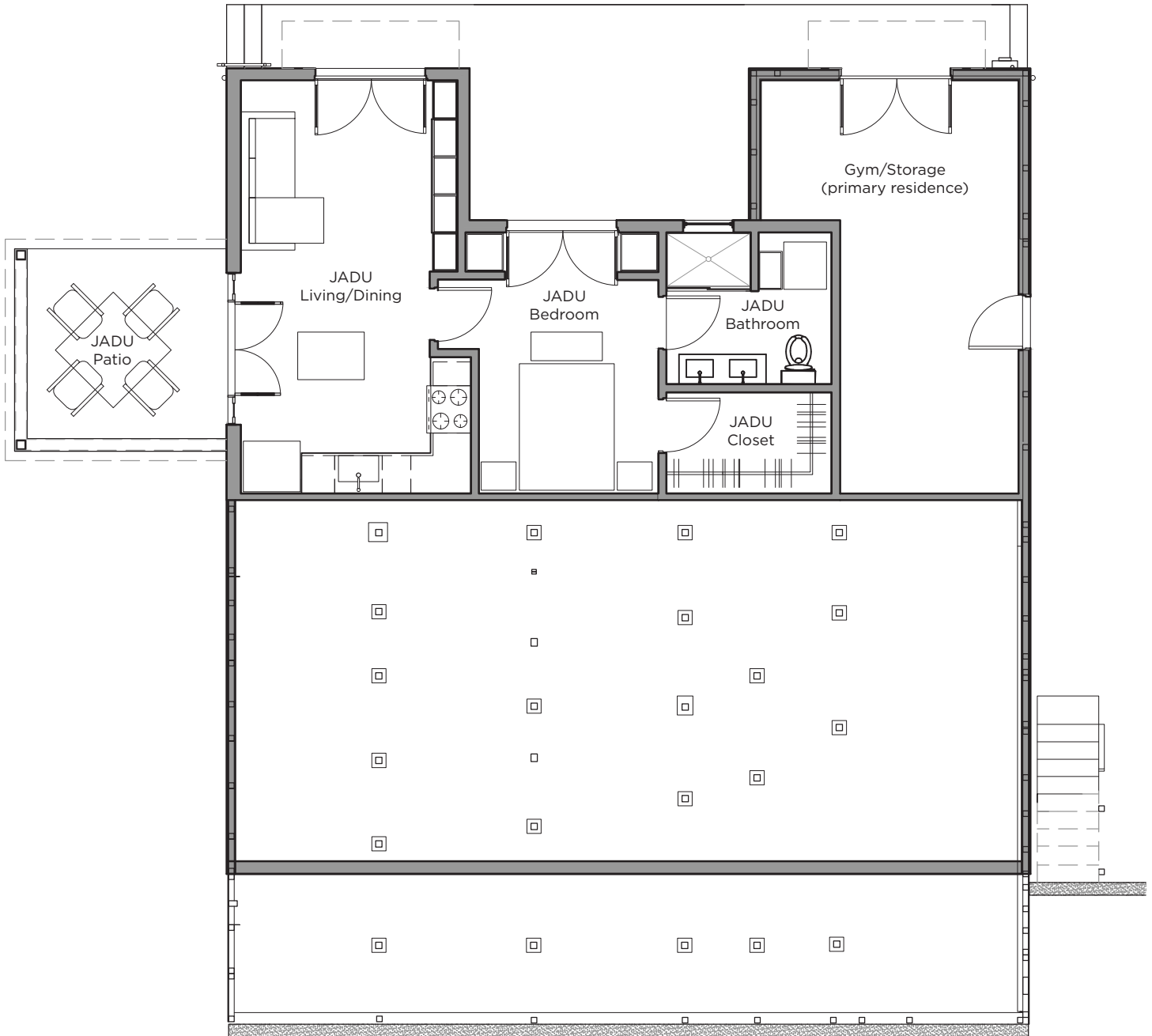


Project:

312 Sutter Renovation

Richard & Tamra Porter

312 Sutter Street,
Folsom, CA 94609



Basement (1st Floor)

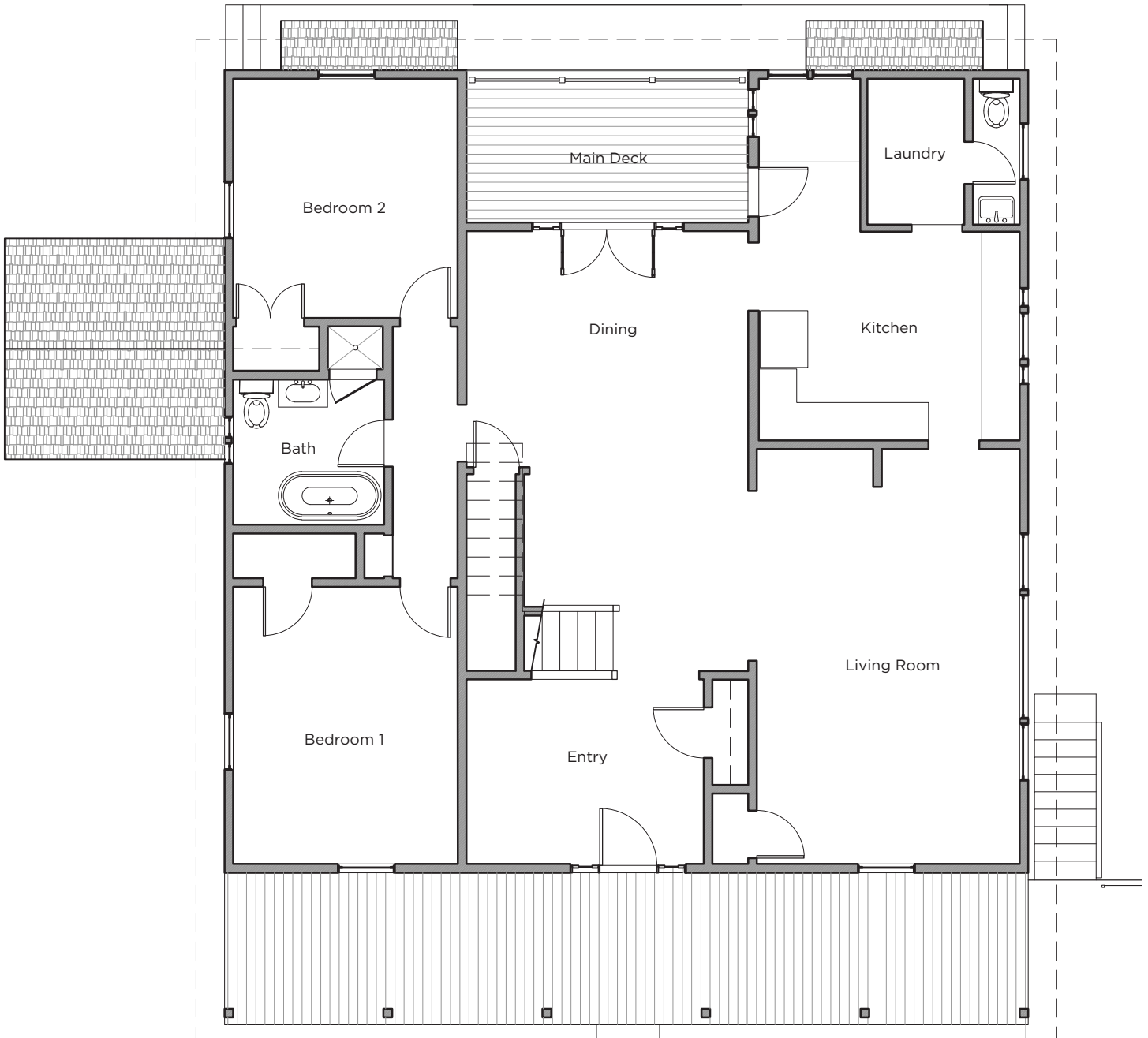


Project:

312 Sutter Renovation

Richard & Tamra Porter

312 Sutter Street,
Folsom, CA 94609



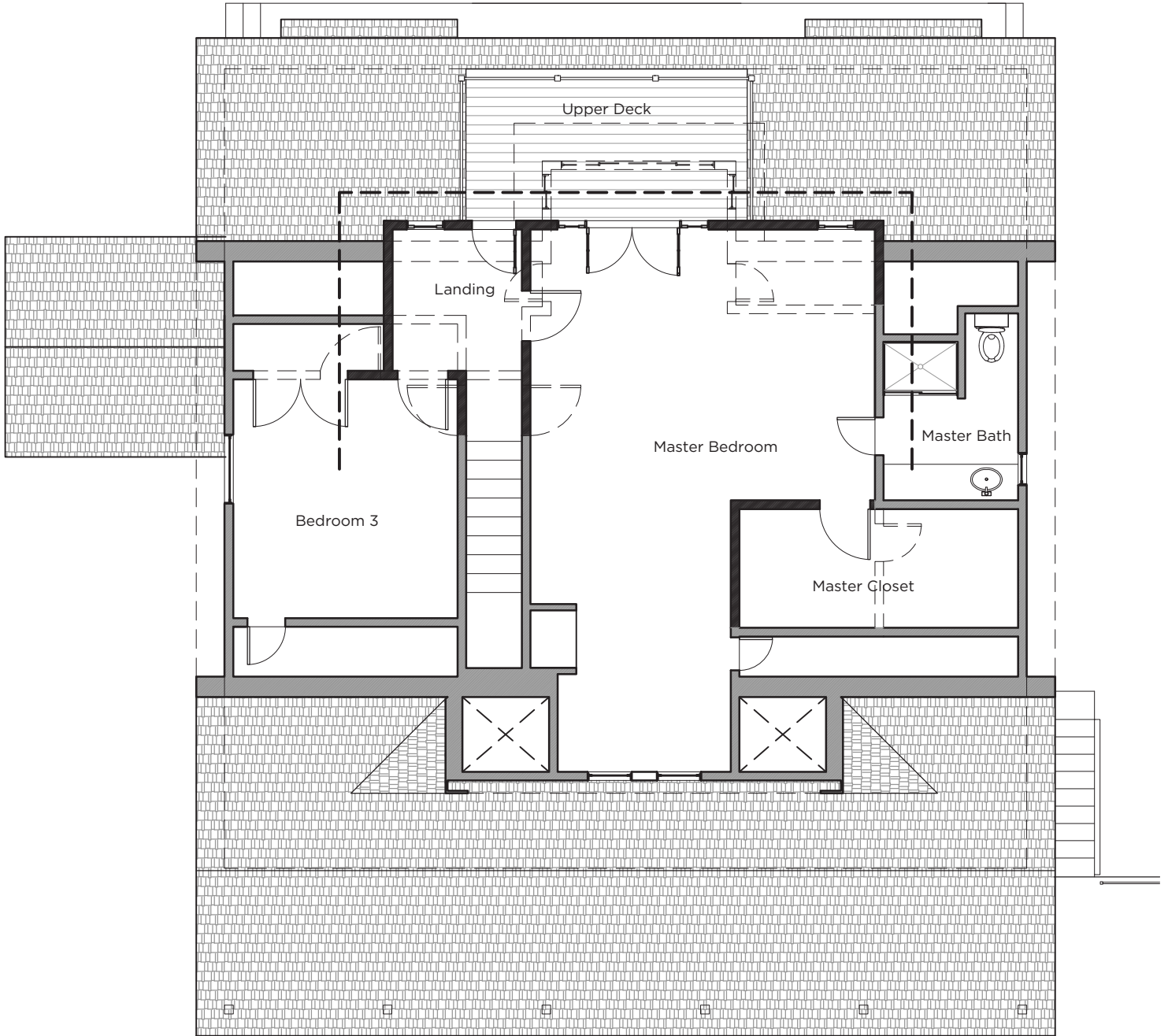
Main Floor (2nd Floor)



Project:

312 Sutter Renovation

Richard & Tamra Porter
312 Sutter Street,
Folsom, CA 94609



Upper Floor (3rd Floor)



Attachment 6

Material Samples and Color Board

Project:

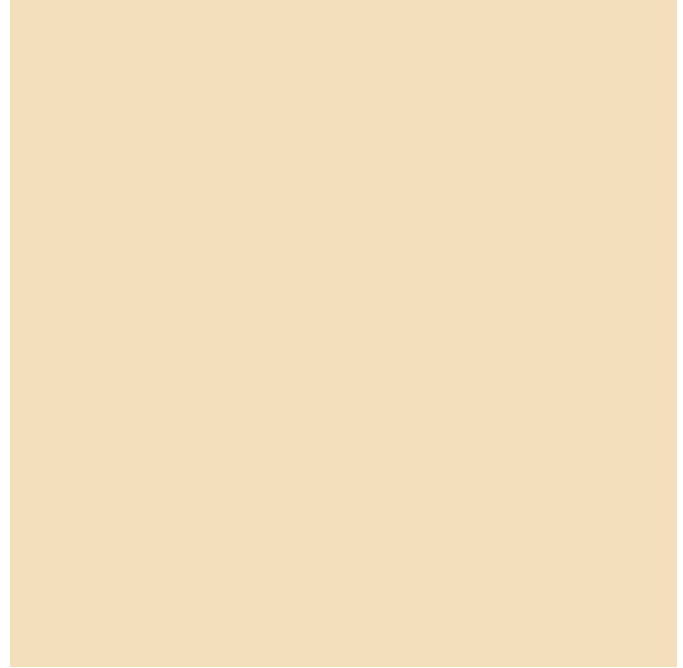
312 Sutter Renovation

Richard & Tamra Porter
312 Sutter Street,
Folsom, CA 94609

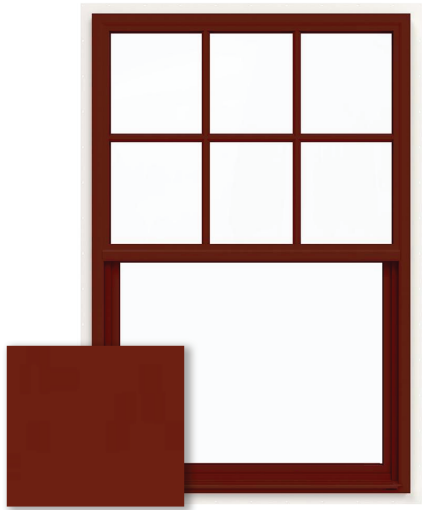
Colors will be consistent on all elevations.



Siding: James Hardie “Colonial Smooth”
Fiber Cement Horizontal Lap Siding
Color: Sherwin Williams “Urban Putty”
Color matched to the original house color.



Trim color:
Sherwin Williams “Buff”



New Wood Window exterior cladding color:
Jeld-Wen “Mesa Red” or similar



Roof Color:
Owens Corning “Amber” or similar

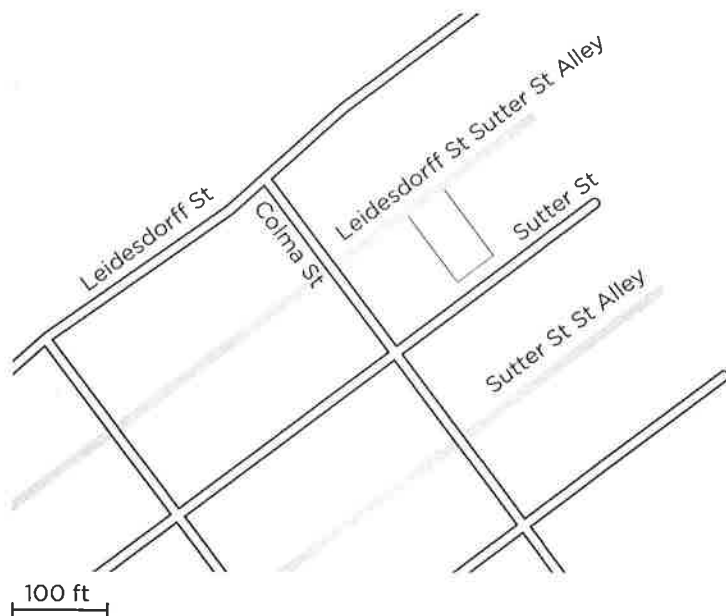
Attachment 7
Project Description and Photographs from
Applicant

Project:

312 Sutter Renovation

Richard & Tamra Porter
312 Sutter Street,
Folsom, CA 94609

Project Title	312 Sutter Renovation
Applicant	Rick Porter
Location	312 Sutter Street
Assessor's Parcel Number	070-0070-016
Zoning	FIG /R-1-M (The Figeroa Subarea of the Historic Residential Primary Area/Single-Family Dwelling/Small Lot District)
General Plan Designation	SF (Single Family)
Site Characteristics	2,427-square-foot single-family residence built on a moderately-sloping, 10,500-sqaure-foot lot



Project:

312 Sutter Renovation

Richard & Tamra Porter
312 Sutter Street,
Folsom, CA 94609

Background:

The 2,427-square-foot single-family residence is located at 312 Sutter Street, which was constructed around 1910, is fairly simple rectangular building which could best be characterized as a vernacular design (photographs of residence below).



Project:

312 Sutter Renovation

Richard & Tamra Porter
312 Sutter Street,
Folsom, CA 94609

The existing single-family residence features a mixture of siding materials. The front elevation is comprised of t1-11 siding with the sides and rear elevations having a combination of wood, aluminum lap siding, and T1-11 siding. The front of the residence has a covered front-porch and a prominent gabled dormer with a flat roof dormer on the rear elevation. The residence has composite shingle roofing and brown colored shingles on the front elevation with grey-green colored shingles on the rear elevation. The color scheme of the existing residence includes tan colored front elevation with white trim and a red door, while the side and rear elevation have white exteriors and no window trim.

Project Description

We are proposing:

- addition of a 495-square foot Junior ADU in the basement level of the house
- addition of a 235-square foot gym/storage space in the basement level
- replacement of the existing deck on the rear elevation
- replacement of the various mixed sidings on all elevations with a consistent and historically appropriate horizontal lap siding
- replacement of two different asphalt roof tiles with one consistent roof material
- improvement of trim on the side and rear elevations where there is currently none
- demolition of the existing flat dormer on the rear elevation, which will be replaced with a new flat dormer and a walk-out deck with a 42-inch gaurdrail at the 3rd level of the residence
- replace windows, most with new gridded double-hung windows
- addition of a covered patio on the left elevation at the basement level
- addition of two covered awnings at the rear elevation, above new gridded french doors
- replacement of the existing 2nd floor deck with a new deck and wood 42" guardrail

	Required	Existing	Proposed
Minimum Lot Size	7,000 SF	10,500 SF	10,500 SF
Minimum Lot Width	50'	75'	75'
Front Setback	20'	30'-6"	30'-6"
Rear Setback	20'	56'-8"	55'-9"
Side Setback	5', 10'	14.5', 15'-1"	5', 15'-1"
Minimum Pervious Surface	45%	71%	70%
Maximum Building Height	35'	30'-7"	30'-7"
Setback To Other Structures	10'	NA	NA

Attachment 8
Historic District Commission PowerPoint
Presentation

312 Sutter St. Design Review



CITY OF
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An aerial photograph of a large, two-story white house with a grey roof. The house has a prominent deck on the right side. The house is surrounded by green grass and trees. A semi-transparent white box is overlaid on the center of the image, containing the text for the design review.

312 Sutter St. Remodel Design Review (PN 20-176)

Vicinity Map



CITY OF
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Photograph of Front of House



CITY OF
FOLSOM



Photograph of Side/Rear of House



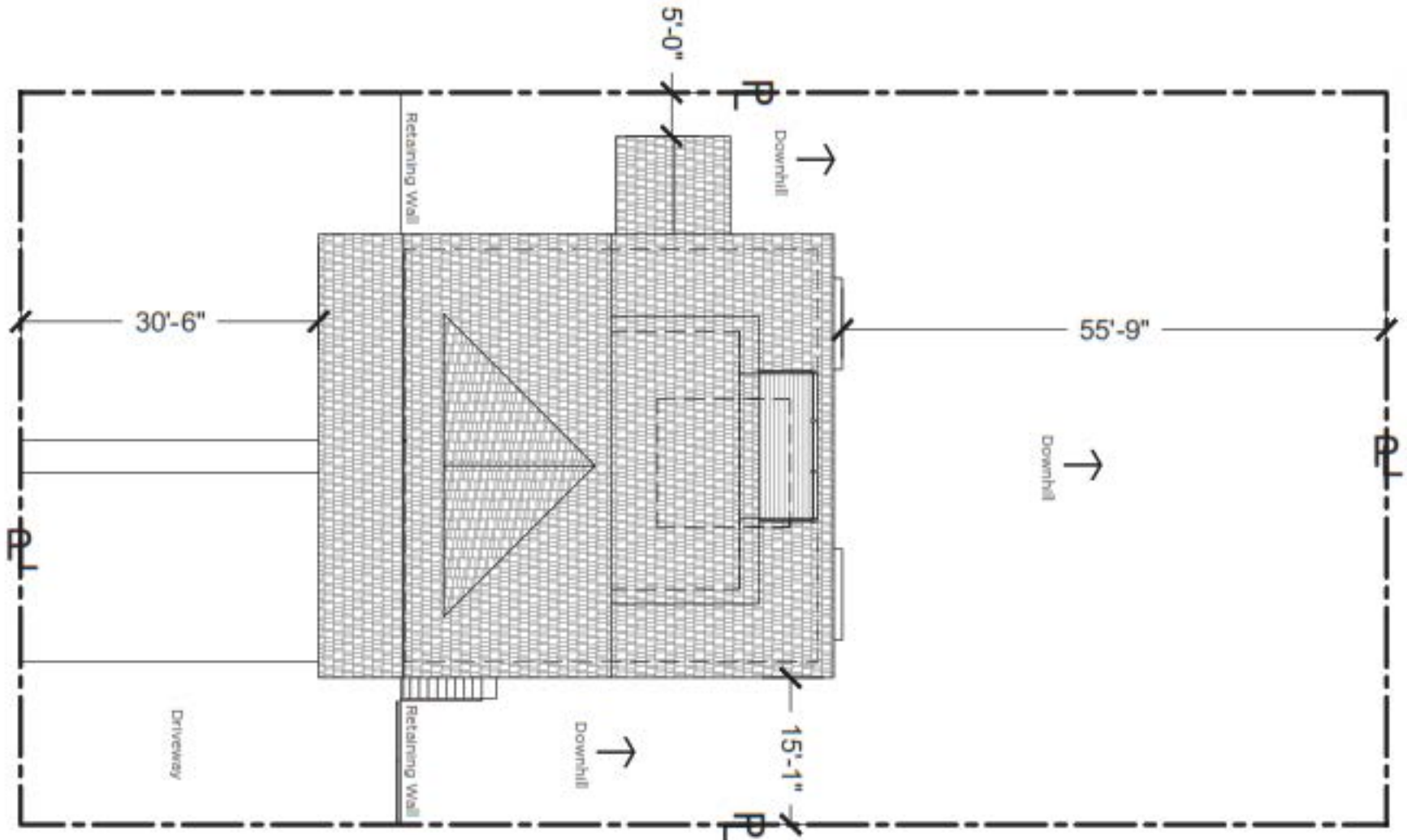
CITY OF
FOLSOM



Site Plan



CITY OF
FOLSOM



Rear Elevation



CITY OF
FOLSOM



Side Elevation



CITY OF
FOLSOM



LEFT ELEVATION

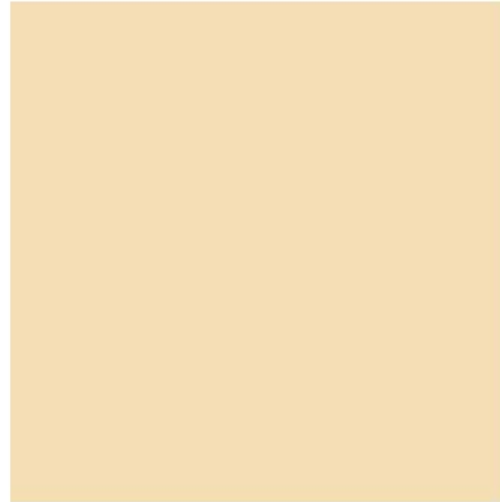
Colors and Materials



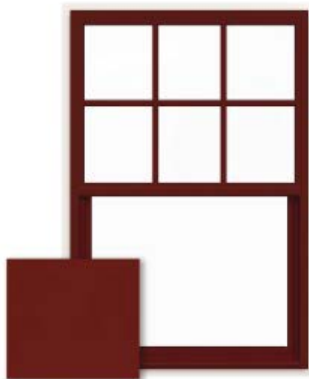
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Siding: James Hardie "Colonial Smooth"
Fiber Cement Horizontal Lap Siding
Color: Sherwin Williams "Urban Putty"
Color matched to the original house color.



Trim color:
Sherwin Williams "Buff"



New Wood Window exterior cladding color:
Jeld-Wen "Mesa Red" or similar



Roof Color:
Owens Corning "Amber" or similar

Staff Recommendation



CITY OF
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Staff Recommends Historic District
Commission Approval of the
312 Sutter St. Design Review



CITY OF
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DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: October 7, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 409 Sutter Street Porch Expansion
File #: PN 20-208
Request: Design Review
Location: 409 Sutter Street
Parcel(s): 070- 0115-004
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

Name: Bill Louie
Address: 409 Sutter Street,
Folsom CA 95630

Recommendation: Conduct a public meeting and upon conclusion approve an application for Design Review for an expansion of an existing front porch on a residence located at 409 Sutter Street (PN 20-208), as illustrated in Attachment No. 5 subject to the findings (Findings A-H) included in this report and attached conditions of approval (Conditions 1-6).

Project Summary: The proposed project includes an expansion of a front porch on an existing single-family residence located at 409 Sutter Street. The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District.

Table of Contents:

- 1 - Description/Analysis
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- 4 - Vicinity Map
- 5 - Elevations, Site Plan, Porch Plan, Color Board and Photographs, Dated August 28, 2020
- 6 - Historic District Commission PowerPoint Presentation



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Meeting
Date: October 7, 2020

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, Bill Louie, is proposing to expand the front porch of an existing 1,008-square-foot single-family residence located at 409 Sutter Street. The existing porch is 50 square feet in size and is covered by a shed roof. The proposed expansion would increase the front porch to 170 square feet in size. A cedar siding skirt that matches the color and width of the existing siding is proposed below the porch. A new set of stairs is proposed off of the front of the porch as well. The proposed decking and railings will be painted white to match the existing window trim. No additional roofing is proposed for the porch expansion. The proposed elevations, site plan, porch plan, color board and photographs of the existing porch are provided in Attachment No. 5.

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, addition or demolition of existing structures within the Historic District.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation of the site is SFHD (Single-Family High Density) and the zoning classification for the site is FIG (Figueroa Subarea of the Historic Residential Primary Area) with an underlying zoning designation of R-1-M (Single-Family Residential, Small Lot District. Section 17.52.540 of the Folsom Municipal Code institutes requirements for lot size, lot width, setbacks, pervious surface, and building height in the Historic Residential Primary Area. The design standards established within the Historic District Design and Development Guidelines (DDGs) also apply to this project.

The proposed project meets all FMC zoning requirements relating to setback, pervious surface, height and parking for the Residential Primary Area, as demonstrated in the following table:

	Required	Proposed
Minimum Lot Size	7,000 SF	7,000 SF
Minimum Lot Width	50 Feet	50 Feet (Existing)
Front Setback	20 Feet	30 Feet
Rear Setback	20 Feet	65 Feet (existing)

Side Setback	5 Feet, 5 Feet	8.5 Feet and 11.9 Feet
Minimum Pervious Surface	45%	62%
Parking Requirement	2 Parking Spaces	2 Parking Spaces (Existing)
Maximum Building Height	35 Feet	22.6 Feet (Existing)

Building Design/Architecture

The property is located within the Figueroa Subarea of the Historic Residential Primary Area of the Historic District. The Historic District Design and Development Guidelines (DDGs) Chapter 5.04.03a, which addresses the design concepts for the Figueroa Subarea, state that the design concept for the Figueroa Subarea is to maintain existing pre-1910 structures and encourage restoration, reconstruction and new construction of pre-1910 styles, especially those previously existing in Folsom. Property owners are encouraged to maintain historic authenticity within the private areas of their property but are not required to do so except as may be necessary to maintain a National Register or similar listing. The existing residence was built in approximately 1890, and has horizontal siding painted light grey with white window trim. The residence is not included on the City of Folsom Cultural Resources Inventory.

The DDG's state that exterior materials and finishes should be of residential grade, durable and of high quality and should include details appropriate for design period of the Subarea and building style. The proposed porch is residentially-scaled and includes decking and railings that will be painted white to match the existing window trim and a cedar siding skirt that matches the color and width of the existing siding.

Staff has determined that the overall design, colors, materials, and layout of the proposed project are consistent with the design and development guidelines for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the DDG's.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. 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 for Design Review for expansion of an existing front porch located at 409 Sutter Street (PN 20-208) as illustrated in Attachment 5, subject to

the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC MEETING 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 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.

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

The existing 1,008-square-foot residence at 409 Sutter Street was built in approximately 1890. The detached garage was built in the early 1960s. The property does not appear on the City of Folsom’s Cultural Resources Inventory. The subject property is located in the Figueroa Subarea of the Historic Residential Primary Area of the Historic District, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District).

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density) within the Historic District

ZONING

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

ADJACENT LAND USES/ZONING

North: Sutter Street with Single-Family Residential Development (FIG/R-1-M) beyond
South: Sutter Street/Figueroa Street alley with Single-Family Residential Development (FIG/R-1-M) beyond
East: Single-Family Residential Development (FIG/R-1-M)
West: Single Family Residential Development (FIG/R-1-M)

SITE CHARACTERISTICS

1,008-square-foot single-family residence and detached garage built on a moderately-sloping, 7,000-square-foot lot

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 17.52.540, Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines

ATTACHMENT 3

Proposed Conditions of Approval

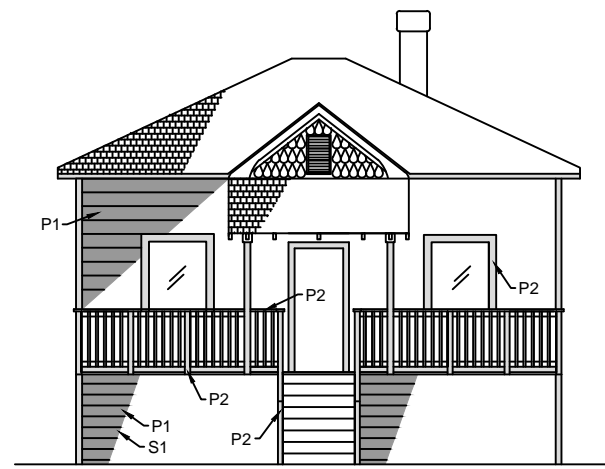
CONDITIONS OF APPROVAL FOR 409 SUTTER STREET FRONT PORCH EXPANSION DESIGN REVIEW (PN 20-176)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		Issuance of a Building Permit is required. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site plan, building elevations and floor plans dated August 28, 2020, included in Attachment No. 5. 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.		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)
4.		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 recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
5.		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)
6.		The project approval granted under this staff report shall remain in effect for two years from final date of approval (October 21, 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)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		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		

Attachment 4 Vicinity Map



Attachment 5
Elevations, Site Plan, Porch Plan, Color Board
and Photographs, Dated August 28, 2020



NORTH



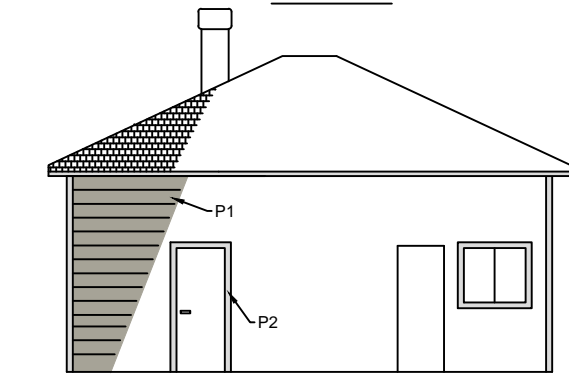
EXISTING HOUSE FRONT



EXISTING PORCH 1



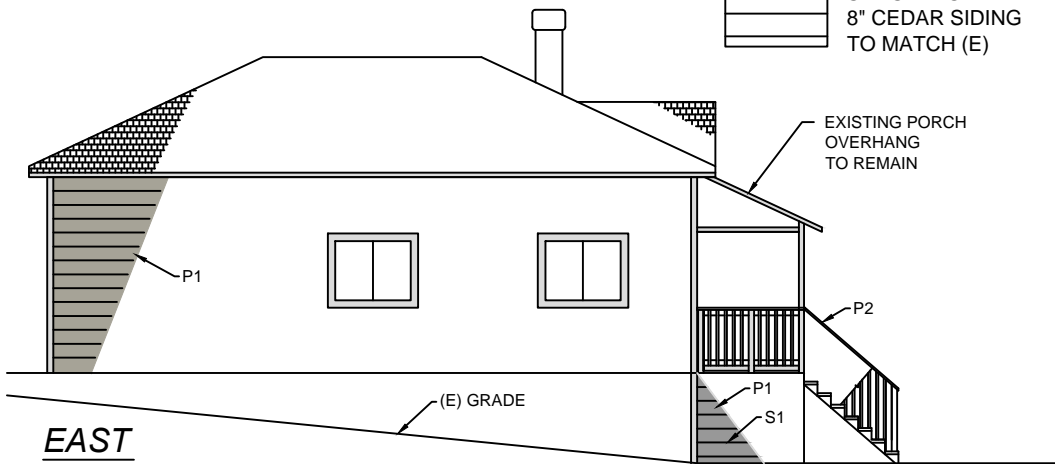
EXISTING PORCH 2



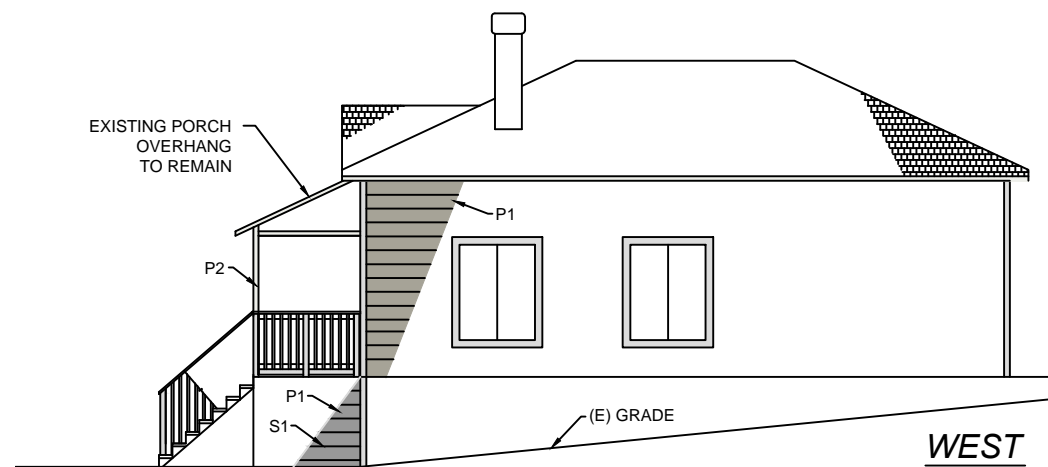
SOUTH

MATERIAL SCHEDULE

- P1 - PAINT
SHERWIN WILLIAMS
SW2821 DOWNING STONE
BODY, DECK, STEPS
- P2 - PAINT
SHERWIN WILLIAMS
SW7006 EXTRA WHITE
TRIM, GUARDS, RAILING
- D1 - DECKING
2x6 TREX OR SIMILAR
- S1 - SIDING
8" CEDAR SIDING
TO MATCH (E)



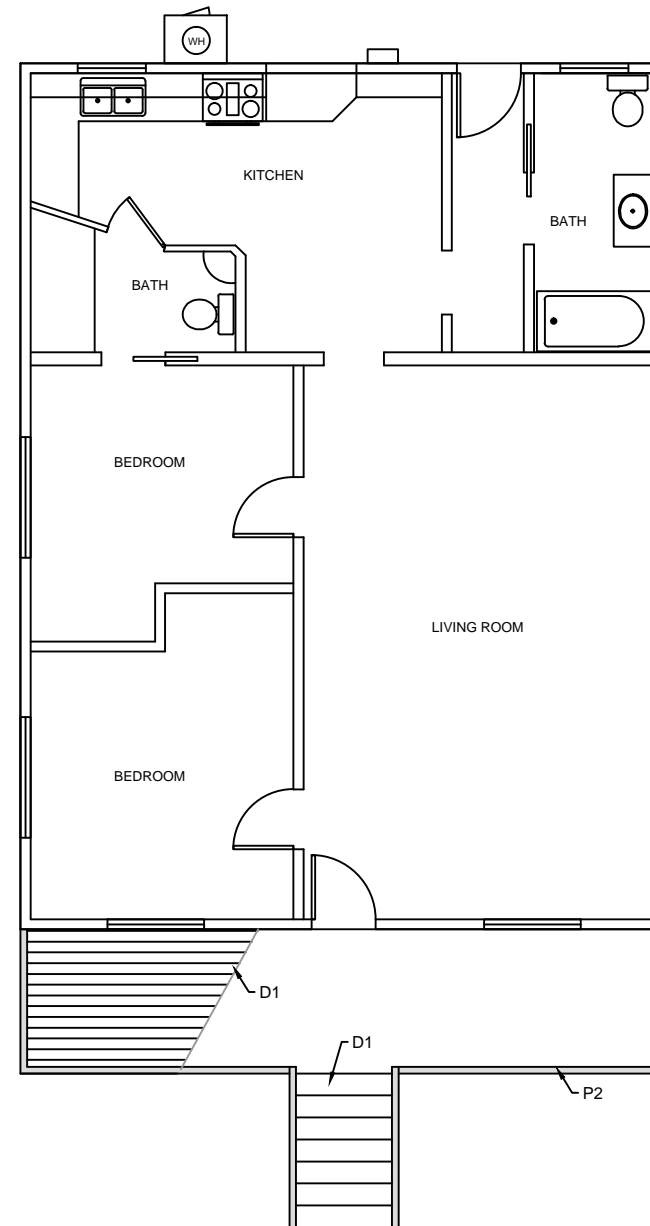
EAST



WEST

3 EXTERIOR ELEVATIONS

3/32" = 1'-0"



2 FLOOR PLAN

52

1/8" = 1'-0"

SHEET INDEX

1 SITE PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS

SCOPE OF WORK

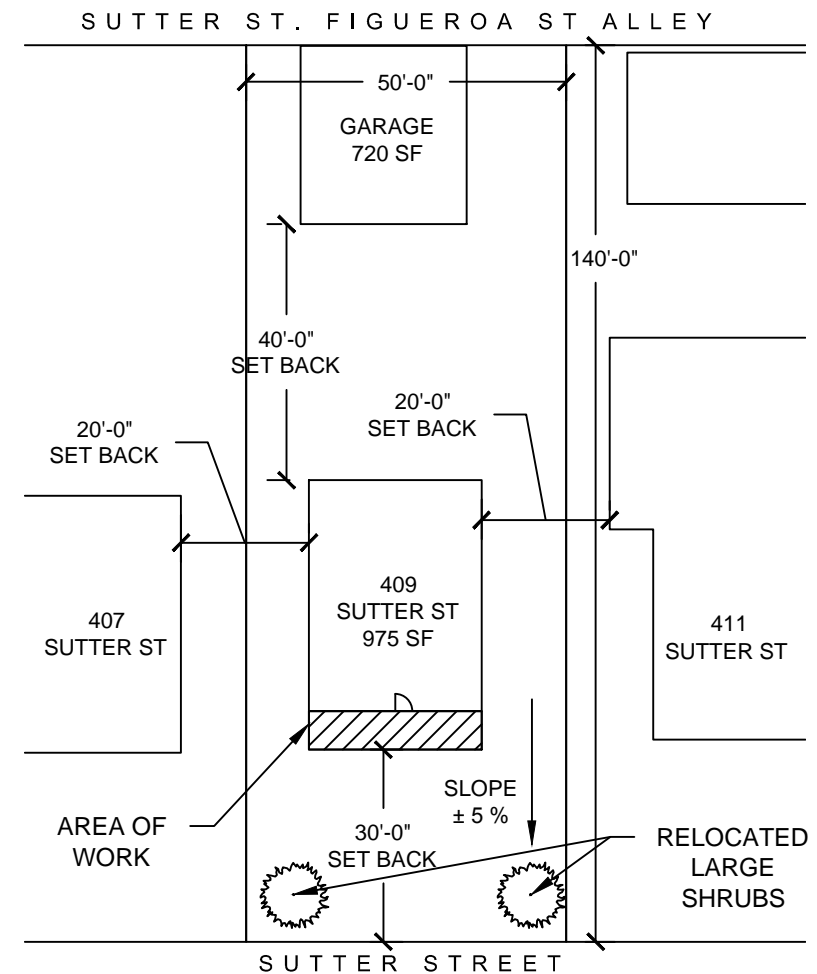
REMODEL OF EXISTING PORCH

PROJECT DATA

JURISDICTION CITY OF FOLSOM
 ADDRESS 409 SUTTER ST., FOLSOM CA 95630
 APN 070-0115-004-0000
 USE & ZONING R-1-M - SINGLE FAMILY RESIDENTIAL - SMALL LOT
 APPX. PARCEL AREA 7000 SF, 0.16 ACRES
 LOT & BLOCK LOT 5, BLOCK 32
 YEAR BUILT 1890
 STORIES 1
 HOUSE SF 1008 SF
 GARAGE SF 720 SF
 PORCH SF 162 SF
 LOT COVERAGE 25%

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - CALGREEN
 2019 CALIFORNIA CIVIL CODE



1 SITE PLAN

1" = 30'

REVISIONS	BY

OWNER INFO
 BILL LOUIE
 916-768-2455

PROJECT:
 PORCH REMODEL
 409 SUTTER STREET
 FOLSOM CA 95630

SHEET CONTENTS:
 SITE PLAN, FLOOR PLAN,
 EXTERIOR ELEVATIONS


Date	8/28/2020
Scale	AS SHOWN
Drawn	JF
Job#	
Sheet	1 of 1

Attachment 6
Historic District Commission PowerPoint
Presentation

409 Sutter St. Design Review



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A photograph of a house with a gabled roof and a porch, partially obscured by trees. The house has a dark roof and a light-colored exterior. The porch is visible through the trees. The sky is blue.

409 Sutter St. Porch Expansion Design Review (PN 20-208)

Photograph of Front of House



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56

Photograph of Porch



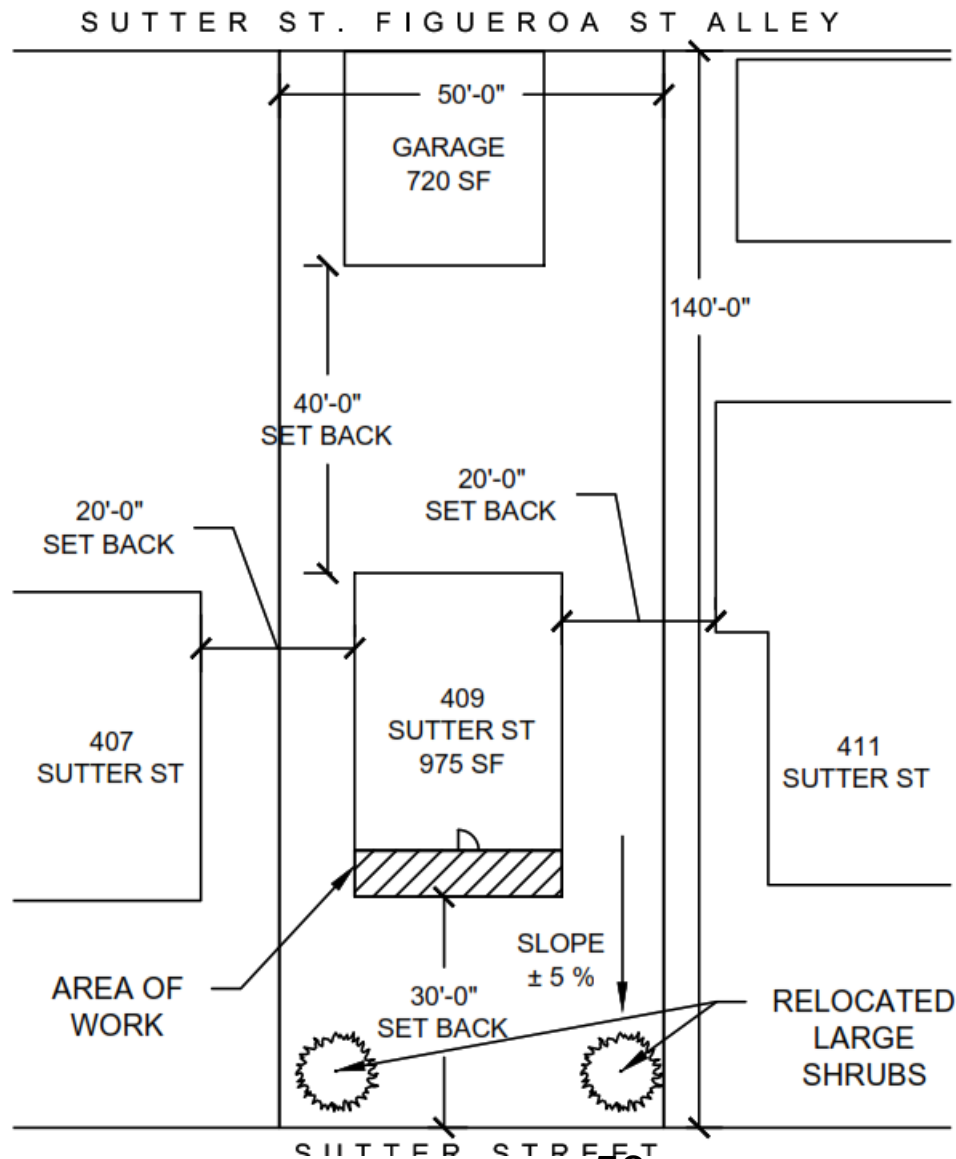
CITY OF
FOLSOM



Site Plan



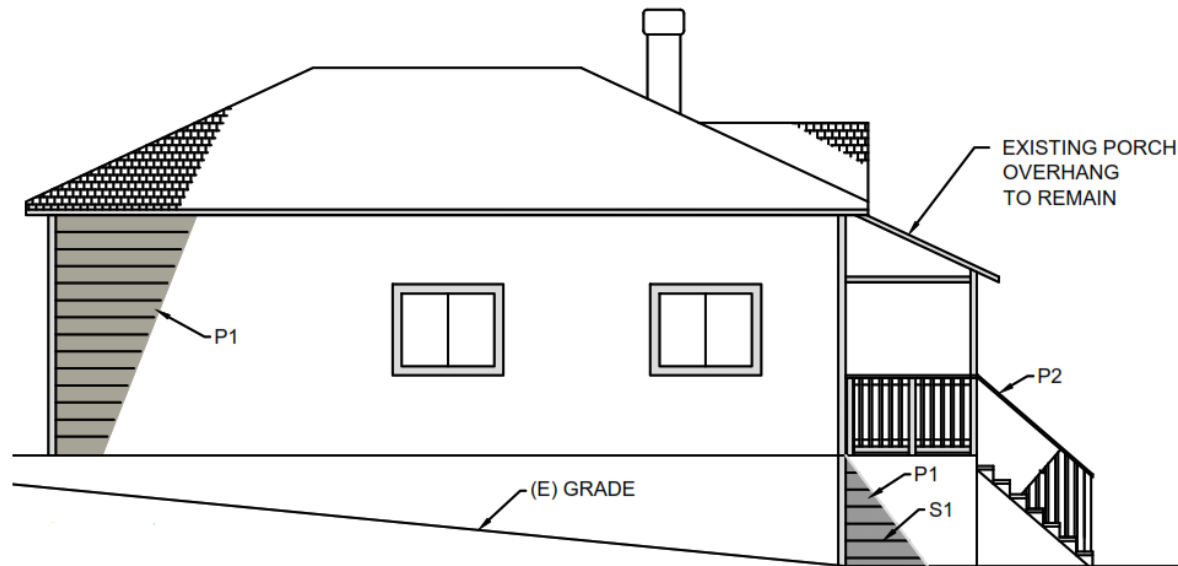
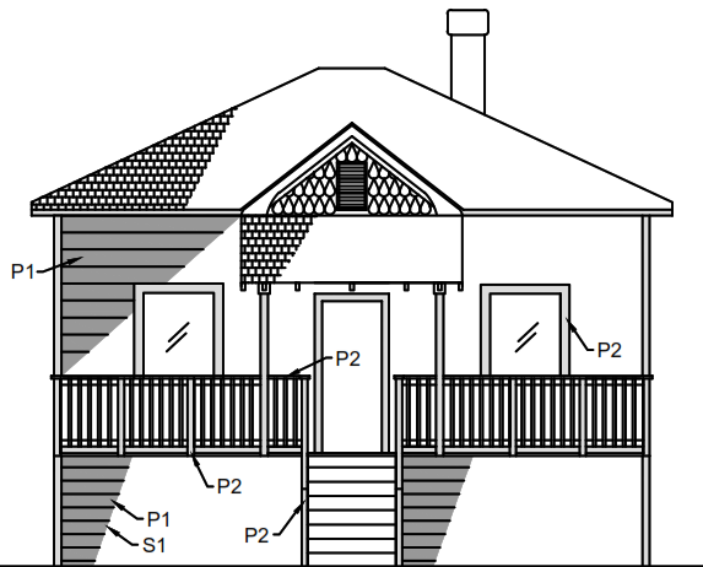
CITY OF
FOLSOM



Proposed Elevations



CITY OF
FOLSOM



Colors and Materials



CITY OF
FOLSOM

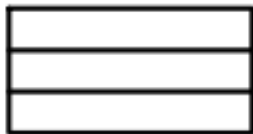
MATERIAL SCHEDULE



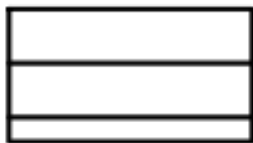
P1 - PAINT
SHERWIN WILLIAMS
SW2821 DOWNING STONE
BODY, DECK, STEPS



P2 - PAINT
SHERWIN WILLIAMS
SW7006 EXTRA WHITE
TRIM, GUARDS, RAILING



D1 - DECKING
2x6 TREX OR SIMILAR



S1 - SIDING
8" CEDAR SIDING
TO MATCH (E)

Staff Recommendation



CITY OF
FOLSOM

A photograph of a house with a gable roof and a chimney, partially obscured by a semi-transparent text box. The house is surrounded by green trees under a clear blue sky.

Staff Recommends Historic District
Commission Approval of the
409 Sutter St. Design Review



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Workshop
Date: October 7, 2020

Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Zoning Code Update – Workshop on Historic District Zoning Proposal and Direction to Staff
File #: PN 19-051
Request: Review and Comment
Location: 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 attached proposal and presentation for a new approach to zoning in the Historic District.

Project Summary: As part of the Zoning Code Update, staff has focused first on the current zoning designations for the District. The new proposal included in Attachment 2 is designed to simplify the multiple layers of land use regulations that currently exist in the Historic District, which have created confusion for homeowners, business owners, developers, and City staff. The proposal would reduce the number of layers of land use regulations from four to two layers. The aim is not to change the standards that are working, but to eliminate the confusion, resolve inconsistencies, fill in any gaps in the rules, solve existing problems/unintended consequences, and make the rules easier to understand and follow. With the addition of objective design standards in compliance with new changes in State law, the goal is to ensure the protection and enhancement of this unique part of Folsom.

Staff has prepared recommended zoning district renaming and consolidation solutions. In addition, staff has also included recommendations for two example districts showing the reorganization and proposed content for input before preparing drafts for all of the Historic District Zones. Based on the feedback received from the Commission, staff will prepare a complete draft and then will return to the Commission for review of that document.

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

City staff held its first workshop on the Zoning Code Update with the Commission on October 10, 2019. Due to the COVID-19 outbreak, staff was delayed in returning to you. This is the second in a series of workshops that staff will hold with the Commission to receive input and direction on zoning and standards for the District. Additional workshops this year include ones focused on parking, signage, and the regulation of entertainment uses as well as new zoning processes and procedures. This is part of the Zoning Code Update process which is expected to conclude in late spring 2021.

PUBLIC OUTREACH

City staff held a virtual community workshop using Zoom on Wednesday, September 23, 2020 to present the new proposal and gather public input. Materials for that workshop were posted on September 21st and notifications about the workshop went out via the City's e-newsletter on September 16th and again on the morning of September 23rd. Email notices were sent out to over 500 recipients on September 18th. Fifteen members of the public participated and were also surveyed during the workshop.

Based on the feedback received, there was overall support for the new zoning approach. However, there was concern that the objective design standards might be too limiting, especially for historic restorations or improvements to homes with a non-historic architectural style. There was also concern that the design standards might not prevent poorly designed buildings from being approved. There was a desire to include more historic design standards for commercial uses and a need to clarify which design standards apply to which use (residential or commercial). For new residential homes, there was a desire to limit, or not allow at all, front-facing garages in most zones. In addition, there was concern over State law changes (e.g., Housing Crisis Act of 2019 [SB 330-Skinner] and the Housing Accountability Act of 2018 [SB 167-Skinner]) and how those would affect the review of projects by the Commission. Finally, there was a recommendation that the City look at updating the bike parking rules in the Historic District and citywide when staff update the parking regulations in the Zoning Code.

POLICY/RULE

The City's 2035 General Plan identified the Historic District as the heart of Folsom and the first urban center of the city. As shown in Attachment 3, the General Plan established land use designations not only for the Historic District but also for the rest of the City. In addition, the General Plan established policies which will guide the Zoning Code update as well as future development within the Historic District. These policies include:

- LU 1.1.1 Zoning Ordinance: Ensure that the Folsom Zoning Ordinance is consistent with the policies and programs of the General Plan.
- LU 1.1.9 Preserve Historic Resources: Recognize the importance of history in the City of Folsom, and preserve historic and cultural resources throughout the city, to the extent feasible.
- LU 2.1.1 Historic Folsom: Maintain the existing street fabric and pattern and enhance the tourist-oriented, historic commercial uses in the Historic Folsom commercial areas to preserve the unique character of Folsom’s historic center and support local business.
- LU 6.1.2 Historic Folsom Residential Areas: Preserve and protect the residential character of Historic Folsom’s residential areas.
- LU 9.1.7 District Identity: Encourage efforts to establish and promote district identities (e.g., urban centers, East Bidwell Street) through the use of signage, wayfinding signage, streetscape and building design standards, advertising, and site-specific historic themes.
- NCR 5.1.1 Historic Buildings and Sites: Whenever feasible, require historic buildings and sites to be preserved or incorporated into the design of new development.
- NCR 5.1.6 Historic District Standards: Maintain and implement design and development standards for the Historic District.

ENVIRONMENTAL REVIEW

This is a special presentation and is not a project as defined by California Environmental Quality Act (CEQA). It is therefore not subject to environmental review.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Review and comment. This is an informational presentation designed to receive input and direction on the proposal for new zoning in the Historic District. In particular, City staff is seeking the Commission’s input on the following questions:

- Is this the right approach to zoning for the Historic District?
- In general, do you support the proposed changes described in Attachment 2?
- Are the design standards for each district useful?
- Are the design standards clear?
- Is anything important missing?

Attachment 2

Proposal for New Historic District Zoning

Memo



CITY OF
FOLSOM

To: Historic District Commission and Stakeholders
From: Desmond Parrington, Principal Planner, Community Development
Date: September 10, 2020
Subject: Proposed Zoning Approach for Historic District

The following pages include a new proposal for zoning in the Historic District. The current problem is that there are too many conflicting layers of regulation in the District that lead to confusion for homeowners, businesses, developers, and City staff. The new proposal simplifies the zoning and resolves the conflicts/inconsistencies without eliminating the standards in Chapter 17.52 of the Zoning Code, which covers the Historic District.

This document explains the issues, lays out the current set of land use designations and development standards, and then describes the new approach. Two examples of the new zones are provided in detail – one residential (HD-FIG-Figueroa) and one commercial/residential (HD-NRB-Natoma-Riley-Bidwell) –for you to evaluate. If this approach is supported by the Commission, staff will return with a complete version.

At the end of this document are several key questions for consideration. Staff is looking for input on the following major topics: 1) Is this the right approach? 2) Should the City include design standards in addition to development standards for each district? 3) Is anything critical missing?

City staff will conduct a virtual public workshop on this proposal on September 23rd followed by a presentation to the Historic District Commission on October 7th. This material along with a PowerPoint presentation will be posted at: www.folsom.ca.us/zoningcode in advance of those dates to allow for public review.

Desmond Parrington
Principal Planner
Community Development Department
O: 916.461.6233
E: dparrington@folsom.ca.us
W: www.folsom.ca.us/zoningcode

**City of Folsom
Zoning Code
Article II – Historic District**

Outline for Proposed Zoning Districts

BACKGROUND

The three layers of regulations represented by the General Plan land use designations, base zoning designations, and Historic District Primary Area and Subarea designations set out in Chapter 17.52 along with the Historic District Design and Development Guidelines (HD DDGs) created a confusing web of regulation. The table below shows the existing designations and are color coded to match the City’s maps, which are in the separate presentation. In general, yellow colors are residential designations, red are commercial designations, and purple and grey are used for industrial designations. Green represents open space and park designations.

Existing General Plan Land Use Designations	Existing Base Zoning Designations	Historic District Primary Area/Subarea Designations
CC-Community Commercial (Floor Area Ratio-FAR: 0.2- 0.5)	BP-Business Professional	Natoma-Riley-Bidwell Commercial Primary Area
	C-1-Neighborhood Business	
	C-2-Central Business	
	C-3-General Commercial	
HF-Historic Folsom Mixed-Use (Density: 20-30 du/ac; FAR: 0.5-2.0)	HD-Historic District	Sutter Street Subarea
IND-Industrial/Office Park (FAR: 0.2-1.2)	M-1-Light Industrial	Railroad Wye Subarea
	M-2-General Industrial	Resort Subarea
OS-Open Space (FAR: 0.0-0.1)	OSC-Open Space	Open Space/Public Primary Area
P-Park (FAR: 0.0-0.1)		
PQP-Public and Quasi Public Facility (FAR: 0.2-1.0)		
SFHD-Single Family High Density (4-7 du/ac)	R-1-ML-Medium Lot Single Family	Historic Residential Primary Area
	R-1-M-Small Lot Single Family	Central Area Subarea
MLD-Multifamily Low Density (Density: 7-12 du/ac)	R-2-Two Family Dwelling	Figueroa Subarea

Existing General Plan Land Use Designations	Existing Base Zoning Designations	Historic District Primary Area/Subarea Designations
	R-3-Neighborhood Apartment	Persifer-Dean Subarea
	R-4-General Apartment	River Way Subarea
	R-M-Residential Multifamily	The Preserve Subarea
Not Applicable (N/A)	PD-Planned Development Overlay	N/A

PROPOSED NEW ZONING DISTRICTS

Staff is proposing a new approach that would apply an HD zoning designation to all properties in the Historic District. This would be followed by an area designation based on the current primary or subarea designation. Each zone includes development standards from Chapter 17.52. In some cases, modification to these standards is recommended based on issues that City staff have come across as well as best practices and feedback from stakeholders. These zones, shown in the table below, would replace the current zoning for the district. So, the layers of land use regulation would be reduced from three layers to two as shown below. The new zoning districts are listed followed by the predominate use in that area in parentheses. Please note that some of the new HD zoning designations may correspond to more than one General Plan land use designation.

Existing General Plan Land Use Designations	New Proposed Historic District Zoning Districts
CC-Community Commercial (Floor Area Ratio-FAR: 0.2- 0.5)	HD-NRB: Natoma-Riley-Bidwell (Mixed commercial and residential focus)
HF-Historic Folsom Mixed-Use (Density: 20-30 du/ac; FAR: 0.5-2.0)	HD-SUT: Sutter Street (Commercial and mixed-use focus)
	HD-RIV: River Way (Residential focus)
IND-Industrial/Office Park (FAR: 0.2-1.2)	HD-RWY: Railroad Wye (Industrial focus)
	HD-RES: Resort (Industrial/ corporation yard focus)
OS-Open Space (FAR: 0.0-0.1)	HD-OSP: Open Space/Public (Open space, park, and public/quasi-public focus)
P-Park (FAR: 0.0-0.1)	

Existing General Plan Land Use Designations	New Proposed Historic District Zoning Districts
PQP-Public and Quasi-Public Facility (FAR: 0.2-1.0)	
SFHD-Single Family High Density (4-7 du/ac)	HD-CEN: Central (Residential focus)
MLD-Multifamily Low Density (Density: 7-12 du/ac)	
SFHD-Single Family High Density (4-7 du/ac)	HD-FIG: Figueroa (Residential focus)
MLD-Multifamily Low Density (Density: 7-12 du/ac)	
SFHD-Single Family High Density (4-7 du/ac)	HD-PRD: Persifer-Dean (Residential focus)
MLD-Multifamily Low Density (Density: 7-12 du/ac)	
MLD-Multifamily Low Density (Density: 7-12 du/ac)	HD-PRE: The Preserve (Residential focus)

PROPOSED CHANGES FROM CURRENT STANDARDS

The new zoning districts include most of the same standards that are currently contained in Chapter 17.52 (Historic District) of the [Folsom Municipal Code](#) (FMC) with a few recommended changes as described in the table below. Detailed notes explaining the proposed changes are included following the table.

Area of Proposed Change	HD-FIG (Figueroa) Zone	HD-NRB (Natoma-Riley-Bidwell) Zone
Uses		
Commercial Uses ¹	No longer allowed	Allowed
Two-Unit Dwellings ²	Allowed by right, limited by parcel size and max. density	Allowed by right, limited by parcel size and max. density
Multi-Unit Development ³	Allowed by right, limited by parcel size and max. density	Allowed by right, limited by parcel size and max. density
Development Standards		
Commercial Building Limits ⁴	Not Applicable (N/A)	Limited to 10,000 sq. ft.
Front Setback ⁵	20 ft. or average of distance of home from front property line on adjacent lots, whichever is less	20 ft. or average of distance of home from front property line on adjacent lots, whichever is less

Interior Side Yard Setback ⁶	5 ft. or, if the home was built before 1966, a side setback less than 5 ft. could be allowed subject to Director approval if building improvements are proposed.	5 ft. or, if the home was built before 1966, a side setback less than 5 ft. could be allowed subject to Director approval if building improvements are proposed.
Minor Modifications ⁷	Director could approve up to a 10% modification from standards based on findings.	Director could approve up to a 10% modification from standards based on findings.
Parking Standards ⁸	N/A	Reduced to 1 space per 350 sq. ft. of interior space.
Design		
Design Standards ⁹	Adds comprehensive residential design standards and requires design styles appropriate for the zone.	Adds comprehensive residential and commercial design standards and requires design styles appropriate for the zone.

Table Notes:

1. Commercial Uses: The current rules allow office and retail with a Conditional Use Permit (CUP) in this zone. Staff recommends that office and commercial uses not be allowed in the HD-FIG zone since it is a residential area.
2. Two-Unit Development: Staff recommends allowing two-unit dwellings in the new Zoning District. The General Plan density and the parcel size will prevent duplexes on any parcel smaller than 7,260 square feet and they can only be allowed where the General Plan land use designation is Multi-Family Low Density (MLD), which allows up to 12 dwelling units per acre. Currently, Chapter 17.52 is silent on whether two-unit dwellings are allowed in the Figueroa area. Please be aware that the State may soon try to mandate that duplexes be allowed in all single-unit zones as they attempted this year with Senate Bill 1120.
3. Multi-Unit Development: Staff recommends allowing multi-unit dwellings (i.e., apartments and condominiums) in the new zone. Only parcels larger than 10,890 square feet and with a General Plan land use designation of MLD could have 3 dwelling units or more. Currently, any multi-unit development with three or more units requires a Conditional Use Permit (CUP). The State views CUPs as a barrier and generally does not support the use of CUPs for housing.
4. Commercial Building Limits: Staff recommends limiting the size of commercial buildings to 10,000 square feet in the HD-NRB zone. The HD DDGs and Section 17.52.530 of the Zoning Code focus on smaller retail and commercial uses in the zone. Approximately 90 percent of existing uses in the Natoma-Riley-Bidwell Area are less than 10,000 sq. ft.

5. Front Setback: The current standard is 20 feet. The actual location of many homes in the Figueroa area ranges from as little as 5 feet from the front property line to more than 25 feet. Given the varied location of existing homes on lots in the area, staff recommends using a new front setback standard of 20 feet or the average of the distance of the home from the front property line on the lot on either side of the property, whichever is less. This will reduce the number of non-conforming lots in the zone.
6. Interior Side Yard Setback: Since many homes built in the Historic District were built between 1850 and 1950, they were built before modern zoning and development standards were in place. As a result, some do not have the required 5 feet side yard setback. In this situation, when a homeowner proposes improvements, such as an addition, either a variance is required, or the design must be altered to meet the setback impacting the original design of the home. Staff recommends that when improvements are proposed on a home built before 1966 with an interior side yard setback of less than 5 feet, the Director would have the authority to allow for a reduced side yard setback subject to findings. Building and fire codes would still apply to these structures. The year 1966 is used, which is when Folsom adopted its own comprehensive Zoning Code.
7. Minor Modifications from Standards: Given the complexity of Historic District and that many buildings were built before the zoning code was in place, staff is recommending that the Community Development Director be allowed to grant up to a 10 percent modification from the development standards based on certain findings. This would remove the requirement for a variance in some situations, but any major modification greater than 10 percent would require Commission approval.
8. Parking Standards: For businesses in the HD-NRB zone on smaller lots (7,000 square feet or less) and homes converted to offices or retail, staff recommends changing the parking standard from 1 space per 200 square feet of building area to 1 parking space for 350 square feet of interior building space. The current standards refer to businesses having a residential character, but businesses that move into converted residential dwellings often cannot meet the off-street parking requirement for commercial uses.
9. Design Standards: Staff recommends including design standards to provide clear direction to applicants. The design standards come from Chapter 17.52 and the Historic District Design and Development Guidelines as well as best practices for commercial, residential, and mixed-use design. For residential development, the State is increasingly requiring that jurisdictions use staff level review and the use of objective design standards for the review of all multi-unit development. These would not replace the HD DDGs but would, at a minimum, ensure design that is compatible with existing architecture in the District.

NEW ZONING DISTRICTS – DETAILED EXAMPLES

As noted above earlier, only two zones (the HD-FIG and HD-NRB zones) are provided in full as residential and residential/commercial examples for the Historic District. These zones provide examples of the proposed allowed uses, development standards, and design standards. If the Historic District Commission approves of this approach, then staff will complete the rest of the zones and will return for review. The final version will include graphics that will accompany many of the standards to help guide the user.

Please note that these examples in most cases do not cover the appropriate level of review (staff level or Commission-level). Except for a few parking requirements, these examples do not cover other major issues such as signage, parking, and entertainment in the Historic District. Those will be addressed later in the process and there will be separate workshops for those topics.

HD-FIG- FIGUEROA ZONE:

The Figueroa area contains some of the oldest homes in Folsom. This residential area is characterized by homes designed in the architectural styles from the period between 1850 and 1910. In this zone, single-unit and two-unit dwellings would be allowed by right. Commercial uses including retail and offices would not be allowed except for home-based businesses with a Home Occupation Permit. Since the density, established by the General Plan land use designation, and parcel size limit the number of units that can be built, multi-unit development would be limited to large parcels but would no longer require a Conditional Use Permit. The permitted uses as well as the proposed design and development standards to be included with new zone are listed in the tables below.

1. HD-FIG Permitted Uses

There are three types of permitted uses in the HD-FIG zone. These include permitted uses that are allowed by right, those that would require a staff-level Administrative Use Permit (AUP), and those that require a Commission level Conditional Use Permit (CUP). The AUP would take the place of the Minor CUP and would be handled at staff level. All projects proposed in the HD-FIG will go through staff-level site plan and design review, as they do now, to ensure compliance with the standards for the zone. As described in the note at the end of the table, some of the uses permitted by right in the zone are the result of recent changes in State law to remove barriers to housing, shelters, and care facilities.

Permitted Uses (Allowed by Right)	Administratively Permitted Uses (Staff Level)	Conditionally Permitted Uses (Commission Level)
Accessory Dwelling Unit*	Home Occupation	Bed & Breakfast Inn
Accessory Structure	Wireless Telecommunication Facility, Small Cell	Place of Assembly, Small
Community Care Facility, Small*		School, Charter
Construction Office (Temporary)		School, Private
Employee Housing		
Emergency Shelter*		
Family Child Care Home, Small*		
Multi-Unit Dwelling		
Public/Quasi-Public Use		
Single-Unit Dwelling		
Supportive/Transitional Housing*		
Two-Unit Dwelling		

**Note: Many of the permitted uses are a result of recent changes to State law.*

2. HD-FIG Development Standards

As shown in the table below, the HD-FIG zone will have its own development standards. These include items such as minimum lot size, height, setbacks, etc. The table below shows the current development standards for the Figueroa subarea from Section 17.52.540 of Folsom Municipal Code. In addition, the proposed development standards for the new district are shown in the column on the far right. Most of the development standards remain unchanged.

Development Standard	Current (from Chapter 17.52.540)	Proposed
Minimum Lot Size:	7,000 sq. ft.	7,000 sq. ft.
Lot Width:	50 feet minimum	50 feet minimum
Lot Coverage:	45% min. as pervious surface	55% maximum
Height:	35 feet. Height may be increased an additional 15 feet subject to Design Review approval.	35 feet. Height may be increased an additional 15 feet subject to Site Plan and Design Review approval.
Setbacks		


Development Standard	Current (from Chapter 17.52.540)	Proposed
Front:	20 feet or if less then variance required	20 feet or the average of the distance from the front property line to the legal structure on lots located on either side of the property, whichever is less.
Interior Side:	5 feet or if less then variance required	5 feet. At the discretion of the Director, the interior side yard setback may be less than 5 feet if the existing dwelling was built before 1966. (Building must still comply with Uniform Building Code).
Street Side:	10 feet	10 feet
Rear:	20 feet	20 feet
Landscaping	A minimum of 60 percent of the front 20 feet of the lot plus 50 percent of the remaining area of the lot is required to be landscaped.	A minimum of 45 percent of the front yard shall be pervious surface and landscaped.
	Front-yard landscaping must be installed prior to commencement of any use other than single-family residential.	Front yards shall be landscaped following the rules in Section 17.36 (Landscaping Standards in new Zoning Code)
Parking	1 uncovered off-street parking space for any unit 600 sq. ft. or less.	1 uncovered off-street parking space for any unit 600 sq. ft. or less.
	2 uncovered off-street parking space for any unit larger than 600 sq. ft.	2 uncovered off-street parking space for any unit larger than 600 sq. ft.
	All parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, or landscaping.	All parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, or landscaping.


Development Standard	Current (from Chapter 17.52.540)	Proposed
Minor Modification	Variance Required	A minor modification to the development standards in the HD-FIG Zone up to 10 percent is allowed subject to Director approval.


3. HD-FIG Residential Design Standards

The architectural styles in the Figueroa area reflect the types of design during the period from the 1850s to 1910s. The applicant for a new dwelling in this zone shall select an appropriate architectural style for the Figueroa area and shall meet all the required design standards show below. A mix or hybrid of architectural styles is not allowed. These design standards come from Section 17.52.540 of the Folsom Municipal Code, the Historic District Design and Development Guidelines and from best practices for historic areas. The acceptable architectural styles for the new HD-FIG (Figueroa) zone are: Craftsman, Queen Anne, Delta, and Italianate.

Craftsman Style	Required Design Standards
	<p>[On the left is a photo example of a traditional Craftsman home.]</p>
<p>Roof</p>	<p>A roof pitch between 3/12 and 8/12 Front-gabled, side-gabled, or cross-gabled roof with unenclosed eave overhang Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels)</p>
<p>Windows</p>	<p>Vertical single- or double-hung sash windows with small panes above large pane (e.g., 3 small panes over 1 large pane, or 6-over-1 window) for all windows on the front elevation</p>
<p>Siding</p>	<p>Horizontal clapboard or shingle siding that is two and one-half to six inches wide or board and batten or a mix of shingles, stone, and siding for different levels or elements may be used. Fiber cement board and shingles may be used in place of wood siding or shingles</p>
<p>Entry</p>	<p>Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground</p>
<p>Optional Design Elements</p>	<p>Shed or gabled roof dormer.</p>

Queen Anne Style	Required Design Standards
	<p>[On the left is a photo example of a simple single-story Queen Anne style home.]</p>
<p>Roof</p>	<p>A steep roof pitch between 8/12 and 18/12</p>
	<p>Hipped roof or gabled roof</p>
<p>Windows</p>	<p>Vertical rectangular single or double hung windows with small pane above large pane on the front elevation.</p>
	<p>Vertical single-hung or double-hung windows must be at least two feet tall for every one foot wide and not more than three and one-half feet tall for every one foot wide, whenever possible.</p>
<p>Siding</p>	<p>Horizontal siding that is two and one-half to six inches wide.</p>
	<p>Scalloped shingles with window or vent at end of forward-facing gable.</p>
<p>Entry</p>	<p>Entry porch with narrow columns.</p>
<p>Optional Design Elements</p>	<p>Forward-facing gable.</p>
	<p>Angled bay cut-away with windows.</p>
	<p>Multiple gables and dormers.</p>

Delta Style	Required Design Standards
	<p>[On the left is photo example of a Delta style home in the Historic District.]</p>
<p>Roof</p>	<p>Single-front gabled roof</p>
	<p>Roof pitch of 6/12 to 12/12</p>
	<p>Soffited eaves</p>
	<p>Rectangular vent at end of front-facing gable roof.</p>
<p>Windows</p>	<p>Tall, narrow single-hung or double-hung windows that must be at least two feet tall for every one foot wide, whenever possible, with plain, simple trim measuring no more than three and one-half inches wide surrounding all sides of the window.</p>
<p>Siding</p>	<p>Horizontal clapboard siding two and one-half to six inches wide or board and batten siding. Fiber cement board and shingles may be used in place of wood siding or shingles.</p>
<p>Entry</p>	<p>Low-pitched porch with rails and with roof supported by narrow square posts that extend to the ground.</p>

Italianate Style	Required Design Standards
	<p>[On the left is a photo example of a two-story Italianate home in Folsom.]</p>
<p>Roof</p>	<p>Low-pitched hip roof between 3/12 and 6/12</p> <p>Overhanging eaves supported with decorative brackets</p> <p>Large, decorative brackets under an ornamental cornice</p>
<p>Windows</p>	<p>Tall, narrow single-hung or double-hung windows that must be at least two feet tall for every one foot wide, and not more than three- and one-half feet tall for every one foot wide, whenever possible.</p>
<p>Siding</p>	<p>Exterior horizontal wood paneling four to six inches wide. Board and batten as well as brick and mortar siding are also acceptable. Fiber cement board and shingles may be used in place of wood siding or shingles.</p>
<p>Entry</p>	<p>Paneled wood doors</p> <p>Wrap-around porch or smaller entry porch with narrow double columns.</p>
<p>Optional Design Elements</p>	<p>Angled bay with windows in front of house.</p>

4. HD-FIG General Design Standards

The following table contains additional design standards that would apply to projects in the HD-FIG (Figueroa) zone regardless of whether they meet the specific architectural styles listed earlier. These design standards come from Section 17.52.540 of the Folsom Municipal Code, the Historic District Design and Development Guidelines, and best practices. If these design standards are acceptable then graphics will be provided to better illustrate these standards.

Features	Design Standard
Additions and Renovations to Residential Dwellings	Additions or expansions to the existing dwelling shall match the color, materials, and architectural design of the existing dwelling.
	All historic elements shall be retained or replaced with materials that match the style of the original dwelling.
	Substantial additions that increase the square footage of the original structure by 50 percent or more are required to comply with the design standards in the Architectural Style for New Residential Dwellings section.
	Exterior renovations that change the existing architectural style of the dwelling require Site Plan and Design Review approval.
Residential Massing	Structures that have a length longer than 30 feet shall include facades with varying modulation with a minimum depth of two feet at intervals of no more than 10 feet.
	For two-story structures, the first story shall be distinguished from the second story by using two or more architectural details across the front elevation (e.g., arches, awnings, balconies, columns, cornices, dormers, lintels, moldings, trellises, etc.).
Architectural Detail and Variety	Buildings shall use more than one color.
	Buildings shall use more than one material.
	At least two different building types shall be included in projects with more than five buildings. To achieve different building types, the building can vary through the use of different building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures, and single-story eave details.
	All sides of a building shall include architectural detailing. Stucco-textured foam trim molding shall not be used to provide architectural detailing. Architectural detailing includes railings, trellises, trim, cornices, or similar architectural elements.
Color Palettes	All structures shall include at least one primary color and one secondary color as well as one accent color for trim, in addition to the color of the roofing material.
	Each elevation shall include two colors in the selected color palette for the structure.

Features	Design Standard
	Projects that include more than five dwelling units shall include at least two-color palettes, where no single color palette shall be used on more than 50 percent of the dwelling units.
Entries	<p>Every primary residential structure shall have frontage on a public street or an access-way which has been approved for residential access by the City.</p> <p>A minimum of one main exterior pedestrian entrance shall be publicly visible.</p> <p>All entries must have a walkway from the entry to the street.</p> <p>Front stoops or porches shall be provided at ground floor unit entrances that face a street, common open space, or other public space.</p> <p>All primary structure entrances shall include dusk to dawn lighting for safety and security.</p> <p>Flush veneer doors are not allowed.</p> <p>Aluminum frame storefront entry doors are not allowed for commercial or residential uses.</p>
Windows	<p>Windows shall be vertically oriented and either single or double-hung.</p> <p>Windows shall be either wood or vinyl clad.</p> <p>Aluminum sliding windows and metal sash windows are not allowed.</p> <p>Glazed windows are only allowed on the front of the dwelling unless clear glazing is used. Any other type of glazed window is only allowed on the side and rear on the upper stories of dwellings for the purpose protecting the privacy of adjacent properties.</p>
Stairways/Stairwells	Exterior stairways/stairwells that are not enclosed shall not be visible from the public right-of-way.
Mechanical Equipment	<p>All mechanical equipment including, but not limited to, air-conditioning units, antennas, satellite dishes, garage door motors shall be screened from public view or located so as not to be visible from the street.</p> <p>New single-unit dwellings shall have ground-mounted mechanical equipment at the side or rear of the property.</p> <p>Utilities required to be in front yards shall be located directly next to buildings or walls, as close to side yards as possible, and screened from the view of the street by landscape.</p>
Roofs	<p>Horizontal eaves longer than 20 feet in length shall be broken up by gables, building projections, or other forms of articulation.</p> <p>Roof overhangs shall be a minimum of 12 inches.</p>

Features	Design Standard
	<p>Flat roofs are not allowed.</p> <p>The following are allowable roofing materials:</p> <ul style="list-style-type: none"> • Asphalt/Fiberglass Composition Shingles • Concrete or fiber cement tiles • Natural stone slate or composite slate or composite shake tiles • Fire retardant-treated wood shake or shingles with a Fire rating of Class C or better
Garages	<p>Garages are not required in the Figueroa subarea, but if a garage is proposed it must use the same color, materials, and architectural design style as the primary dwelling.</p> <p>Detached garages must be located at the rear of the property or located on the side but set back at least 10 feet from the front plane of the main structure and no less than 20 feet from the front property line.</p> <p>Except for porte cochère-style carports, no attached garages are allowed if they are visible from the street.</p> <p>Either double garage doors or single-garage doors made to look like double doors with two sets of handles are required.</p>
Lighting	<p>Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, sidewalks, pathways, etc.).</p> <p>Pedestrian pathway lighting features shall not exceed 10 feet in height.</p> <p>Active pedestrian areas shall incorporate free-standing lighting separate from structures.</p> <p>Pedestrian pathways shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions.</p> <p>Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.</p> <p>Exposed bulbs are prohibited.</p> <p>Colored bulbs and lenses are prohibited.</p> <p>Light trespass onto neighboring parcels is prohibited.</p>

HD-NRB- NATOMA-RILEY-BIDWELL AREA

The Natoma-Riley-Bidwell area includes a mix of uses and represents architectural design styles from the 1850s to the 1950s. This area is a mix of single-unit dwellings, commercial uses, and some apartment development. Most of the larger commercial uses are concentrated at the intersections within the area such as Riley/Natoma, Coloma/Natoma and Riley/Bidwell; however, there are small businesses scattered throughout the area. Many of the small businesses are in residential dwellings that have been converted to commercial use. In addition to the commercial uses and residences, the area also includes some apartments which are located on Natoma Street near Stafford Street and on Bidwell Street at Wool Street. Despite this mix of uses, this commercial corridor still has a residential character in most of the area.

1. HD-NRB Permitted Uses

Commercial uses including office and retail would be allowed by right as would single-unit, two-unit, and multi-unit dwellings. Mixed-use development, including commercial mixed-use (office with retail) and residential mixed-use (residential with office or retail), would be allowed with an Administrative Use Permit. The different types of permitted uses are listed in the table below.

Permitted Uses (Allowed by Right)	Administratively Permitted Uses (Staff Level)	Conditionally Permitted Uses (Commission Level)
Accessory Dwelling Unit*	Home Occupation	Alcoholic Beverage Sales, Primary Use
Accessory Structure	Mixed-Use	Bars, Accessory Use
Alcoholic Beverage Sales, Accessory Use	Residence of a caretaker, proprietor owner of an allowed use	Child Day Care Facility, Primary Use
Animal Grooming	Wireless Telecommunication Facility, Small Cell	Massage Establishment
Athletic Club, Small Format		Research and Development Facility
Banks and Financial Centers		Restaurant/Food Service, Outdoor Use
Bed and Breakfast Inn		School, Charter
Child Day Care Facility, Accessory Use		School, Private
Community Care Facility, Small*		Transit Station/Facility
Construction Office (Temporary)		Vehicle Fueling Station
Day Spa		Veterinary Facility

Permitted Uses (Allowed by Right)	Administratively Permitted Uses (Staff Level)	Conditionally Permitted Uses (Commission Level)
Emergency Shelter*		
Family Child Care Home, Small*		
Funeral Home		
Multi-Unit Dwelling		
Museum		
Office, Accessory		
Office, Medical		
Office, Professional		
Personal Service, General		
Personal Service, Health and Beauty		
Place of Assembly, Small		
Public/Quasi-Public Use		
Recreational/Entertainment Facility, Indoor Small		
Restaurant		
Retail Sales, General, Small Format		
Single-Unit Dwelling		
Supportive/Transitional Housing*		
Two-Unit Dwelling		
Specialized Education and Training/Studio		

**Note: Some of the permitted uses are a result of recent changes to State law.*

2. HD-NRB Development Standards

As shown in the table below, the HD-NRB zone will have its own development standards. These include items such as minimum lot size, height, setbacks, etc. The table shows the current development standards for the Natoma-Riley-Bidwell Commercial Primary Area from Section 17.52.530 of Folsom Municipal Code. In addition, the proposed development standards for the new district are shown in the column on the far right. Most of the development standards remain unchanged.


HD-NRD Development Standard	Current (from Chapter 17.52.530)	Proposed
Minimum Lot Size:	7,000 sq. ft.	7,000 sq. ft.


HD-NRD Development Standard	Current (from Chapter 17.52.530)	Proposed
Lot Width:	50 feet minimum	50 feet minimum
Lot Coverage:	25% min. must be pervious surface	75% maximum
Commercial Building Area	N/A	No building or combination of buildings on a lot shall exceed 10,000 sq. ft.
Height:	35 feet. Height may be increased an additional 15 feet subject to Design Review approval.	35 feet. Height may be increased an additional 15 feet subject to Site Plan and Design Review approval.
Setbacks		
Front:	20 feet or variance required	20 feet or the average of the distance from the front property line to the legal structure on lots located on either side of the property, whichever is less.
Interior Side:	5 feet or variance required	5 feet. At the discretion of the Director, the interior side yard setback may be less than 5 feet if the existing dwelling was built before 1966. (Building must still comply with Uniform Building Code).
Interior Side with Access to Rear Parking:	24 feet if two-way access or 12 feet for one-way access	24 feet if two-way access or 12 feet for one-way access
Street Side:	10 feet	10 feet
Rear:	20 feet	20 feet
Landscaping	A minimum of 60% of the front 20 feet of the parcel must be landscaped.	A minimum of 60% of the front yard shall be pervious surface and landscaped.
	Front yard and parking lot landscaping must be installed prior to commencement of any use other than single-family residential.	Front yards shall be landscaped following the rules in Section 17.36 (Landscaping Standards in new Zoning Code).
Residential Parking	1 uncovered off-street parking space for any unit 600 sq. ft. or less.	1 uncovered off-street parking space for any unit 600 sq. ft. or less.


HD-NRD Development Standard	Current (from Chapter 17.52.530)	Proposed
	2 uncovered off-street parking space for any unit larger than 600 sq. ft.	2 uncovered off-street parking space for any unit larger than 600 sq. ft.
	All parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, or landscaping.	All parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, or landscaping.
Commercial Parking	1 uncovered off-street space for every 200 sq. ft. of building area.	1 uncovered off-street space for every 350 sq. ft. of interior floor space.
	Parking should not be located in the required front or street side yard, even if the yard exceeds city size standards.	Commercial parking is subject to the parking lot shading requirements in Chapter 17.38 (Off-Street Parking Standards in new draft Zoning Code).
Minor Modification	Variance Required	A minor modification to the development standards in the HD-NRB Zone up to 10 percent is allowed subject to Director approval.


3. HD-NRB Residential Design Standards


The architectural styles in the Natoma-Riley-Bidwell reflect a range of design styles common in the period between the 1850s and 1950s. The applicant for a new dwelling in this zone shall select an appropriate architectural style for the Natoma-Riley-Bidwell area and shall meet all required design elements. A mix or hybrid of architectural styles is not allowed. These design standards come from Section 17.52.530 of the Folsom Municipal Code, the Historic District Design and Development Guidelines, and from best practices for historic areas. The acceptable styles for the Natoma-Riley-Bidwell area are: Craftsman, Queen Anne, Delta, Italianate, Spanish Eclectic, and 1950s Ranch style.


Craftsman Style	Required Design Standards
	<p>[On the left is a photo example of a traditional Craftsman home.]</p>
<p>Roof</p>	<p>A roof pitch between 3/12 and 8/12 Front-gabled, side-gabled, or cross-gabled roof with unenclosed eave overhang Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels)</p>
<p>Windows</p>	<p>Vertical single- or double-hung sash windows with small panes above large pane (e.g., 3 small panes over 1 large pane, or 6-over-1 window) for all windows on the front elevation</p>
<p>Siding</p>	<p>Horizontal clapboard or shingle siding that is two and one-half to six inches wide or board and batten or a mix of shingles, stone, and siding for different levels or elements may be used. Fiber cement board and shingles may be used in place of wood siding or shingles</p>
<p>Entry</p>	<p>Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground</p>
<p>Optional Design Elements</p>	<p>Shed or gabled roof dormer.</p>

Delta Style	Required Design Standards
	<p>[On the left is photo example of a Delta style home in the Historic District.]</p>
Roof	Single-front gabled roof
	Roof pitch of 6/12 to 12/12
	Soffited eaves
	Rectangular vent at end of front-facing gable roof.
Windows	Tall, narrow single-hung or double-hung windows that must be at least two feet tall for every one foot wide, whenever possible, with plain, simple trim measuring no more than three and one-half inches wide surrounding all sides of the window.
Siding	Horizontal clapboard siding two and one-half to six inches wide or board and batten siding. Fiber cement board and shingles may be used in place of wood siding or shingles.
Entry	Low-pitched porch with rails and with roof supported by narrow square posts that extend to the ground.

Italianate Style	Required Design Standards
	<p>[On the left is a photo example of a two-story Italianate home in Folsom.]</p>
<p>Roof</p>	<p>Low-pitched hip roof between 3/12 and 6/12</p> <p>Overhanging eaves supported with decorative brackets</p> <p>Large, decorative brackets under an ornamental cornice</p>
<p>Windows</p>	<p>Tall, narrow single-hung or double-hung windows that must be at least two feet tall for every one foot wide, and not more than three and one half feet tall for every one foot wide, whenever possible.</p>
<p>Siding</p>	<p>Exterior horizontal wood paneling four to six inches wide. Board and batten as well as brick and mortar siding are also acceptable. Fiber cement board and shingles may be used in place of wood siding or shingles.</p>
<p>Entry</p>	<p>Paneled wood doors</p> <p>Wrap-around porch or smaller entry porch with narrow double columns.</p>
<p>Optional Design Elements</p>	<p>Angled bay with windows in front of house.</p>

Queen Anne Style	Required Design Standards
	<p>[On the left is a photo example of a simple single-story Queen Anne style home.]</p>
<p>Roof</p>	<p>A steep roof pitch between 8/12 and 18/12 Hipped roof or gabled roof</p>
<p>Windows</p>	<p>Vertical rectangular single or double hung windows with small pane above large pane on the front elevation. Vertical single-hung or double-hung windows must be at least two feet tall for every one foot wide and not more than three and one-half feet tall for every one foot wide, whenever possible.</p>
<p>Siding</p>	<p>Horizontal siding that is two and one-half to six inches wide. Scalloped shingles with window or vent at end of forward-facing gable.</p>
<p>Entry</p>	<p>Entry porch with narrow columns.</p>
<p>Optional Design Elements</p>	<p>Forward-facing gable. Angled bay cut-away with windows. Multiple gables and dormers.</p>

Spanish Eclectic Style	Required Design Standards
	<p>[On the left is a photo example of a simple single-story Spanish Eclectic style home.]</p>
<p>Roof</p>	<p>A low-pitched roof between 2/12 and 5/12 Roof shall be cross gabled, hipped, or combined hipped-and-gabled roof. Maximum roof eave overhang of four inches. A red or reddish-tiled roof. Red or reddish tile vents.</p>
<p>Windows</p>	<p>Recessed windows</p>
<p>Siding</p>	<p>Stucco used on all walls.</p>
<p>Entry</p>	<p>Recessed door. Heavy wood entry door. A prominent rounded arch over main door. Uncovered porch</p>
<p>Optional Design Elements</p>	<p>A prominent rounded arch over primary large window</p>

1950s Ranch Style	Required Design Standards
	<p>[On the left is a photo example of a simple single-story 1950s Ranch style home in Folsom’s Historic District.]</p>
Roof	Low to intermediate gable roof with a roof pitch between 3/12 and 5/12.
	Front facing gable(s).
	Soffited eaves.
	A red or reddish-tiled roof.
Windows	Red or reddish tile vents.
	Vertical windows Open shutters surrounding windows.
Siding	Smooth stucco or the use of wood shingles or siding or the equivalent (e.g., fiber cement board or shingles), board and batten, stone, and brick and mortar.
Entry	Small entry porch no greater than 100 square feet.

4. HD-NRB General Commercial and Residential Design Standards

The following table shows additional design standards for commercial, mixed-use, and residential development that would apply to projects in the HD-NRB (Natoma-Riley-Bidwell) zone regardless of whether they meet the specific architectural styles listed earlier. These design standards come from Section 17.52.530 of the Folsom Municipal Code, the Historic District Design and Development Guidelines, and best practices. If these design standards are acceptable then graphics will be provided to better illustrate these standards.

Features	Design Standard
Additions and Renovations to Residential Dwellings	Additions or expansions to the existing dwelling shall match the color, materials, and architectural design of the existing dwelling.
	All historic elements shall be retained or replaced with materials that match the style of the original dwelling.
	Substantial additions that increase the square footage of the original structure by 50 percent or more are required to comply with the design standards in the Architectural Style for New Residential Dwellings section.
	Exterior renovations that change the existing architectural style of the dwelling require Site Plan and Design Review approval.
Residential Massing	Structures that have a length longer than 30 feet shall include facades with varying modulation with a minimum depth of two feet at intervals of no more than 10 feet.
	For two-story structures, the first story shall be distinguished from the second story by using two or more architectural details across the front elevation (e.g., arches, awnings, balconies, columns, cornices, dormers, lintels, moldings, trellises, etc.).
Architectural Detail and Variety	Buildings shall use more than one color.
	Buildings shall use more than one material.
	At least two different building types shall be included in projects with more than five buildings. To achieve different building types, the building can vary through the use of different building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures, and single-story eave details.
	All sides of a building shall include architectural detailing. Stucco-textured foam trim molding shall not be used to provide architectural detailing. Architectural detailing includes railings, trellises, trim, cornices, or similar architectural elements.

Features	Design Standard
Color Palettes	All structures shall include at least one primary color and one secondary color as well as one accent color for trim, in addition to the color of the roofing material.
	Each elevation shall include two colors in the selected color palette for the structure.
	Projects that include more than five dwelling units shall include at least two-color palettes, where no single color palette shall be used on more than 50 percent of the dwelling units.
Entries	Every primary residential structure shall have frontage on a public street or an access-way which has been approved for residential access by the City.
	A minimum of one main exterior pedestrian entrance shall be publicly visible.
	All entries must have a walkway from the entry to the street.
	Front stoops or porches shall be provided at ground floor unit entrances that face a street, common open space, or other public space.
	All primary structure entrances shall include dusk to dawn lighting for safety and security.
	Flush veneer doors are not allowed.
	Aluminum frame storefront entry doors are not allowed for commercial or residential uses.
Windows	Windows shall be vertically oriented and either single or double-hung.
	Windows shall be either wood or vinyl clad.
	Aluminum sliding windows and metal sash windows are not allowed.
	Glazed windows are only allowed on the front of the dwelling unless clear glazing is used. Any other type of glazed window is only allowed on the side and rear on the upper stories of dwellings for the purpose protecting the privacy of adjacent properties.
Stairways/Stairwells	Exterior stairways/stairwells that are not enclosed shall not be visible from the public right-of-way.
Mechanical Equipment	All mechanical equipment including, but not limited to, air-conditioning units, antennas, satellite dishes, garage door motors shall be screened from public view or located so as not to be visible from the street.
	New single-unit dwellings shall have ground-mounted mechanical equipment at the side or rear of the property.

Features	Design Standard
	Utilities required to be in front yards shall be located directly next to buildings or walls, as close to side yards as possible, and screened from the view of the street by landscape.
Roofs	<p>Horizontal eaves longer than 20 feet in length shall be broken up by gables, building projections, or other forms of articulation.</p> <p>Roof overhangs shall be a minimum of 12 inches.</p> <p>Flat roofs are not allowed.</p> <p>The following are allowable roofing materials:</p> <ul style="list-style-type: none"> • Asphalt/Fiberglass Composition Shingles • Concrete or fiber cement tiles • Natural stone slate or composite slate or composite shake tiles • Fire retardant-treated wood shake or shingles with a Fire rating of Class C or better
Garages	<p>Garages are not required in the Figueroa subarea, but if a garage is proposed it must use the same color, materials, and architectural design style as the primary dwelling.</p> <p>Detached garages must be located at the rear of the property or located on the side but set back at least 10 feet from the front plane of the main structure and no less than 20 feet from the front property line.</p> <p>Except for porte cochère-style carports, no attached garages are allowed if they are visible from the street.</p> <p>Either double garage doors or single-garage doors made to look like double doors with two sets of handles are required.</p>
Lighting	<p>Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, sidewalks, pathways, etc.).</p> <p>Pedestrian pathway lighting features shall not exceed 10 feet in height.</p> <p>Active pedestrian areas shall incorporate free-standing lighting separate from structures.</p> <p>Pedestrian pathways shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions.</p> <p>Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.</p> <p>Exposed bulbs are prohibited.</p> <p>Colored bulbs and lenses are prohibited.</p> <p>Light trespass onto neighboring parcels is prohibited.</p>

Features	Design Standard
Mixed-Use	For any vertically integrated mixed-use building, residential uses are not allowed on the first floor.
Trash Enclosures for Multi-Unit and Mixed-Use Projects	Shall be constructed with masonry walls with finished metal doors. Masonry walls and metal doors shall be painted in compliance with the approved color palette for the project or the existing color of the primary structure or the existing color of the primary structure.
	Shall include both a vehicle access gate and pedestrian access gate.
	Shall include downward lighting for safety and security.
	Shall be located at the rear of the lot unless an alternate location is required by City Public Works for trash collection.
Commercial Use and Building Design	New commercial buildings shall be designed using the residential architectural styles and standards listed in the Residential and Residential Mixed-Use Design Standards above.
	Commercial uses on a parcel at an intersection may use a commercial design style but must comply with the commercial design standards listed in below.
Commercial Building Scale, Massing and Orientation	Commercial buildings shall be oriented toward the street.
	Commercial buildings shall be of similar height, size, and scale to surrounding buildings.
	Large, uninterrupted, and unarticulated monochromatic expanses of wall are not allowed if they face the street.
	Irregularly shaped polygonal and circular buildings are not allowed.
	Structures that have a length longer than 40 feet shall include facades with varying modulation with a minimum depth of two feet at intervals of no more than 10 feet.
Commercial Architectural Detail and Variety	Buildings shall use more than one color.
	Buildings shall use more than one material.
	At least two different building types shall be included in projects with multiple buildings. To achieve different building types, the building can vary through the use of different building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures, and single-story eave details.
	All sides of a building shall include architectural detailing. Architectural detailing includes railings, trellises, trim, dormers, cornices, or similar architectural elements.
Commercial Color Palettes	All structures shall include at least one primary color and one secondary color as well as one accent colors for trim, in addition to the color of the roofing material.

Features	Design Standard
	Each elevation shall include two colors in the selected color palette for the structure.
Commercial Entries, Doors and Windows	Windows facing the street shall be vertical, large, and transparent.
	Windows and entries shall face the street.
	Glazed windows are not permitted on front windows or any windows oriented toward the street unless clear glazing is used.
Commercial Mechanical Equipment	Roof-mounted mechanical equipment on buildings shall be located and screened by parapets or roofs so that it is not visible to the public. Special consideration shall be given to the views from adjacent buildings on higher ground. Equipment shall be screened by enclosures and painted the same color as the building.
	Surface-mounted equipment such as transformers, exposed conduit or electrical lines are not allowed. Electrical switchgear, electrical and gas meters, etc., shall be undergrounded or screened whenever possible.
	Site equipment such as transformers, gas and electric meters, irrigation controls, backflow preventers, fire department connections, sprinkler risers, etc., must be undergrounded or screened from view at both the front and rear of buildings by landscaping or an approved enclosure.
	Utilities required to be in front yards shall be located directly next to buildings or walls, as close to side yards as possible, and screened from the view of the street by landscaping.
Commercial Roofing	<p>The following are allowable roofing materials:</p> <ul style="list-style-type: none"> • Asphalt/Fiberglass Composition Shingles • Concrete or fiber cement tiles • Natural stone slate or composite slate or composite shake tiles • Fire retardant-treated wood shake or shingles with a Fire rating of Class C or better
	Though residential style-roofs are preferred, flat roofs may be allowed for commercial buildings located at intersections subject to Site Plan and Design Review.
	For flat roofs, roofing material shall not be visible from the street.

Features	Design Standard
	<p>If a flat roof is approved, then the following roof materials may be used:</p> <ul style="list-style-type: none"> • Build-Up Roof (Tar & Gravel) • Spray-on coating • PVC membrane • TPO
Commercial Parking and Loading	<p>Parking shall be located on the side or the rear of the property.</p> <p>The parking entrances of new buildings shall not be located adjacent to parking entrances of existing buildings. Shared access to separate parking facilities is required, if feasible.</p> <p>Parking areas must comply with the parking lot shading requirements in Chapter 17.38 (Off-Street Parking Regulations in new draft Zoning Code).</p> <p>New surface parking lots shall not be located at the corner of an intersection of any two streets excluding alleys.</p> <p>Surface parking lots that are visible from the street shall be screened by landscaping.</p> <p>Parking lot area lights shall be provided to ensure 1 foot-candle light level in the parking areas.</p> <p>Parking lot light poles shall be no taller than 14 feet high.</p> <p>To the extent feasible all service access shall be oriented off alleys, secondary streets, or parking lots.</p> <p>Loading areas shall be located at the rear of the building and shall not be visible from the street.</p> <p>Loading areas shall be located at the rear of the building and shall not be visible from the street.</p> <p>Loading activities are limited to the hours of 7 am to 8 pm. Truck idling is not allowed.</p> <p>All loading activity must comply with the City Noise Ordinance (Chapter 8.42 of the Folsom Municipal Code).</p>
Commercial Trash and Recycling Enclosures	<p>Shall be constructed with masonry walls with finished metal doors. Masonry walls and metal doors shall be painted in compliance with the approved color palette for the project or the color of the existing primary structure.</p> <p>Shall include both a vehicle access gate and pedestrian access gate.</p> <p>Shall include downward lighting for safety and security.</p> <p>Shall be located at the rear of the lot unless an alternate location is required by City Public Works for trash collection.</p>
Commercial Lighting	<p>Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, sidewalks, pathways, etc.)</p>

Features	Design Standard
	Pedestrian pathway lighting features shall not exceed 10 feet in height.
	Active pedestrian areas shall incorporate free-standing lighting separate from structures.
	Pedestrian pathways shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions.
	Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.
	Exposed bulbs are prohibited for permanent site or landscape lighting.
	Light trespass onto neighboring parcels is prohibited.

KEY QUESTIONS

As you evaluate this proposal for the Historic District, City staff would like your input on the following questions:

- 1) Is this the right approach? If not, what is your preferred approach?
- 2) Do you support the recommended changes? If not, what changes would you make?
- 3) Are the design standards for each district useful? If not, what would be better?
- 4) Are the design standards clear? If not, what would make them easier to understand?
- 5) Is anything important missing?

Attachment 3

Presentation on Historic District Zoning Proposal

Zoning Code Update Historic District Zoning Proposal



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Historic District Commission
Special Workshop - October 7, 2020

Topics



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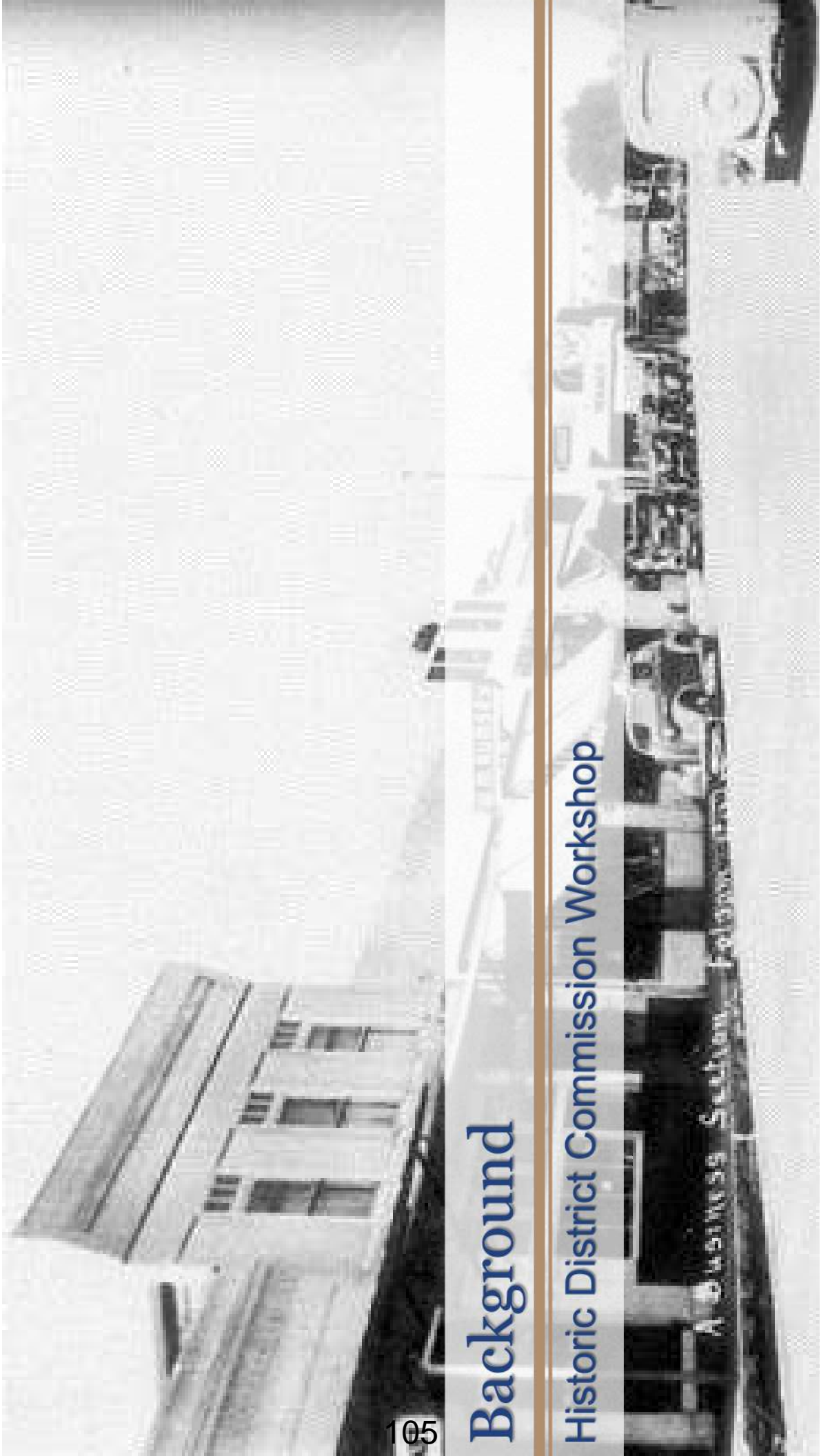
- Focus is on new zoning district proposal
- Future workshop topics will include:
 - Parking
 - Signage
 - Regulation of entertainment uses
- No rezoning or other action
- Review and comment only

Purpose



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- Seek Commission and public input on new zoning proposal for the 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
- October 2019: HDC Initial Zoning Workshop
- 2-year effort concludes Spring 2021
- More workshops planned with PC, HDC, and Council

Background: Historic District

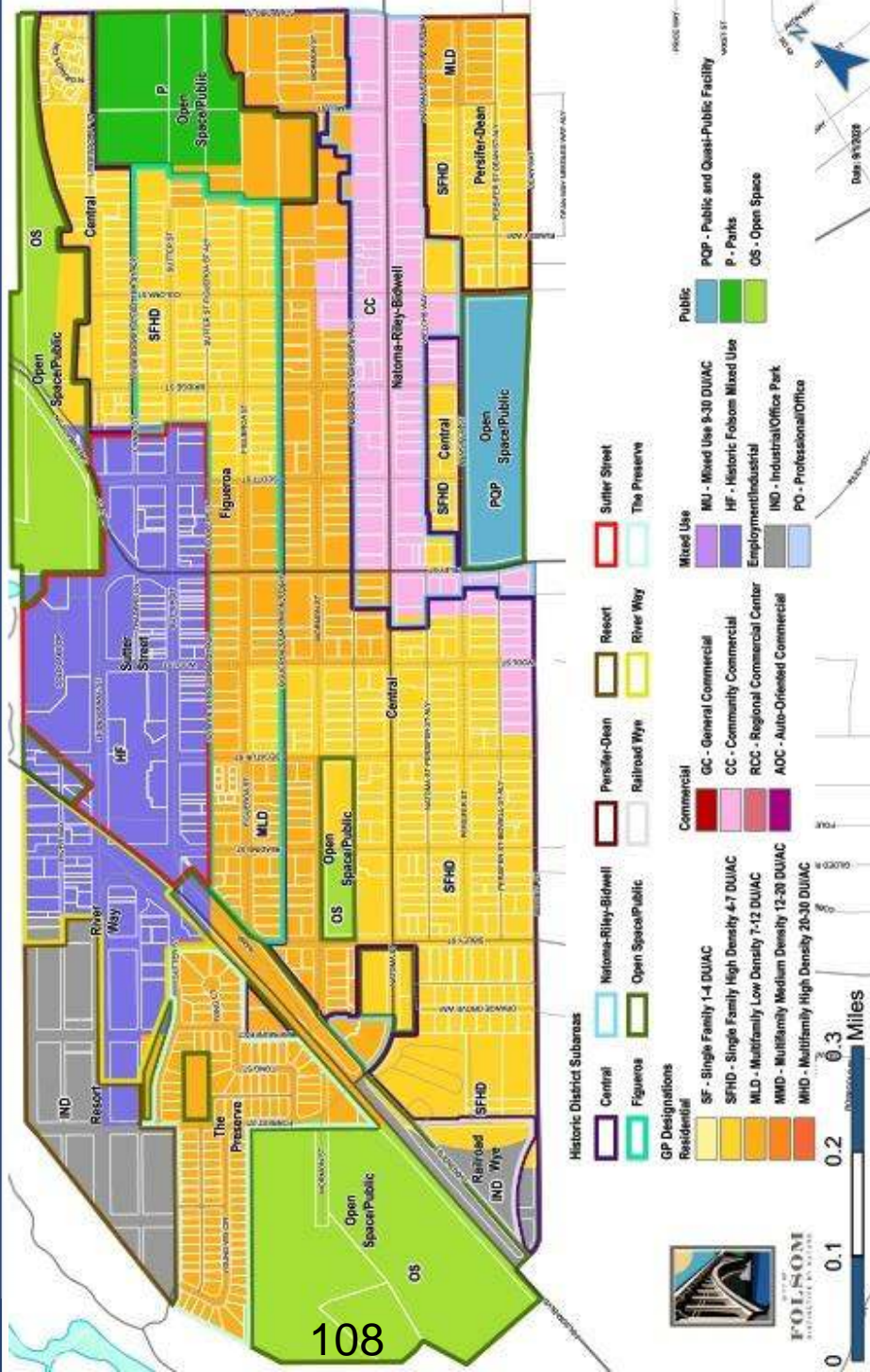


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- Multiple Layers of Regulation:
 - 2035 General Plan Land Use Regulations
 - Citywide Zoning Districts
 - Chapter 17.52 of the Folsom Municipal Code (FMC) for Historic District
 - Divides District into Primary Areas with Subareas
 - Each area has its own standards
 - Historic District Design and Development Guidelines
- Results in conflicting requirements and confusion



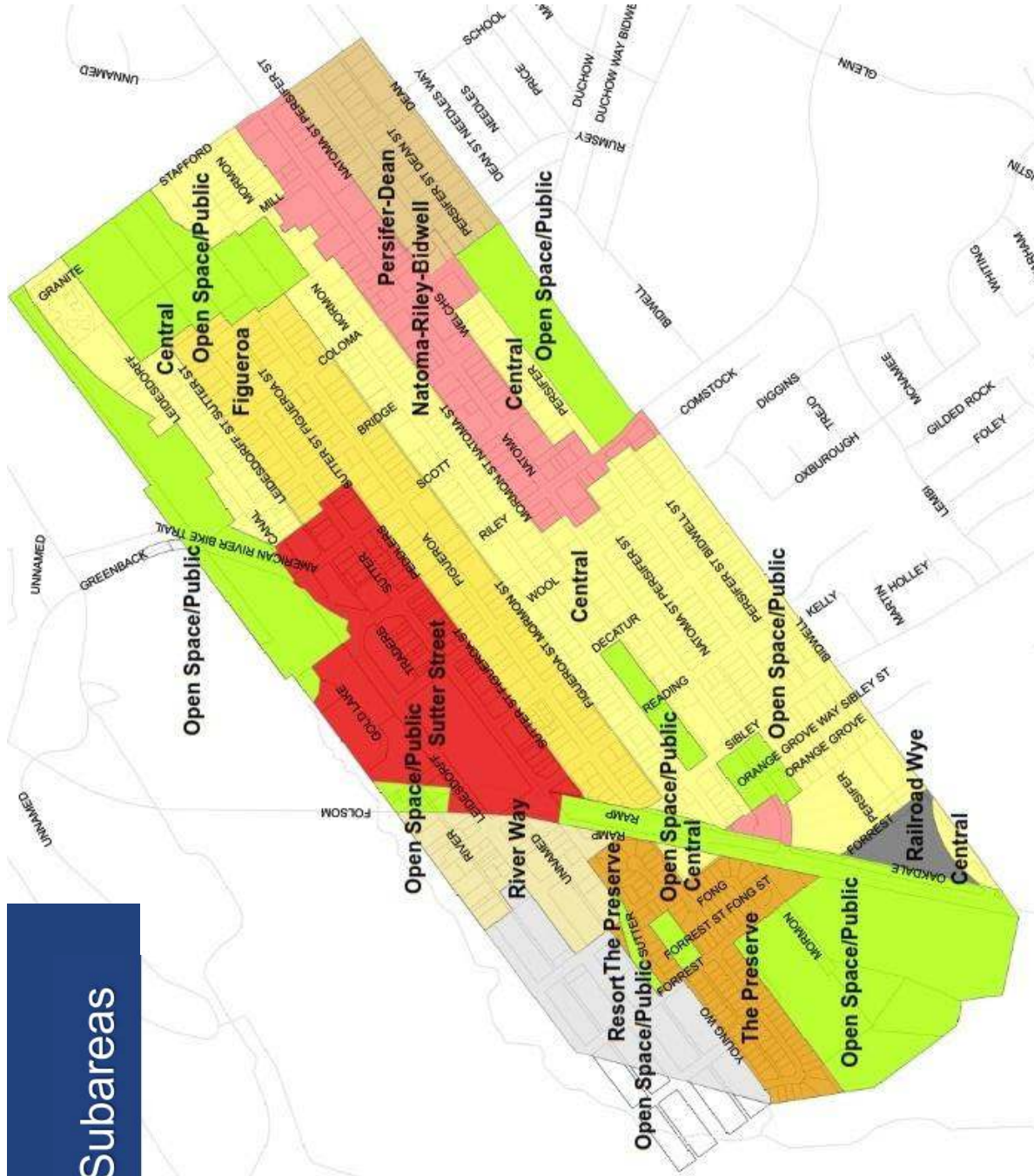
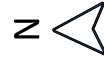
GP Land Uses and Subareas



Historic District - Primary Areas and Subareas



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Folsom Historic District

Subareas

Subarea Name	Color
Natoma-Riley-Bidwell	Pink
Central	Yellow
Persifer-Dean	Orange
Open Space/Public	Light Green
Figueroa	Yellow
Railroad Wye	Grey
Resort	Light Grey
River Way	Tan
Sutter Street	Red
The Preserve	Orange



New Zoning Proposal

Historic District Commission Workshop



New Proposed Districts



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New zoning districts based on primary areas and subareas:

- HD-CEN: Central Subarea - Residential focus
- HD-FIG: Figueroa Subarea - Residential focus
- HD-NRB: Natoma-Riley-Bidwell Area - Mixed commercial and residential focus
- HD-OSP: Open Space/Public Area - Open space, park, and public/quasi-public focus
- HD-PRD: Persifer-Dean Subarea - Residential focus
- HD-RWY: Railroad Wye Subarea - Industrial focus
- HD-RES: Resort Subarea - Industrial/corporation yard focus
- HD-RIV: River Way Subarea - Residential focus
- HD-SUT: Sutter Street - Commercial and mixed-use focus
- HD-PRE: The Preserve - Residential focus

Proposed Elements for Districts



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Each new HD Zoning District includes:

1. Allowed Uses

- Allowed Uses - Permitted by right
- Administratively Permitted Uses - Requires staff-level AUP
- Conditionally Permitted Uses - Requires Commission-level CUP

2. Development Standards

- From Chapter 17.52, HD Design and Development Guidelines, and best practices

3. Objective Design Standards

- From Chapter 17.52, HD Design and Development Guidelines, and best practices
- Will include illustrations of design standards to assist user

Zoning Examples



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- Only two detailed examples are shown:
 - HD-FIG (Figueroa) Zone – residential use
 - HD-NRB (Natoma-Riley-Bidwell) Zone – mix of residential and commercial uses
- If Commission supports this new approach:
 - Staff will complete all the zoning districts; and
 - Staff will return for a review of the completed draft document

HD-FIG: Changes to Current Standards



HD-FIG (Figueroa Zone)	Existing Standard	Proposed Standard
Commercial Uses	<ul style="list-style-type: none"> Allowed with CUP 	<ul style="list-style-type: none"> Commercial not allowed
Two-Unit Dwellings	<ul style="list-style-type: none"> Unclear 	<ul style="list-style-type: none"> Limited by density and parcel size (>7,000 sf)
Multi-Unit Dwellings	<ul style="list-style-type: none"> Requires CUP 	<ul style="list-style-type: none"> Limited by density and parcel size (>10,000 sf)
Setback - Front 116	<ul style="list-style-type: none"> 20 feet 	<ul style="list-style-type: none"> 20 feet; or Average of distance of homes from front property line on adjacent lots, whichever is less
Setback - Interior Side	<ul style="list-style-type: none"> 5 feet or variance if less 	<ul style="list-style-type: none"> 5 feet Reduction allowed if approved by Director only for homes built before <u>1966</u> Must comply with Building Code
Minor Modification	<ul style="list-style-type: none"> Requires variance 	<ul style="list-style-type: none"> Up to 10% modification from standard allowed with Director approval Greater than 10% goes to HDC
Design Standards	<ul style="list-style-type: none"> Design guidelines 	<ul style="list-style-type: none"> Objective design standards

HD-NRB: Changes to Current Standards



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HD-NRB (Natoma-Riley-Bidwell)	Existing Standard	Proposed Standard
Two-Unit Dwellings	<ul style="list-style-type: none"> Unclear 	<ul style="list-style-type: none"> Limited by density and parcel size (>7,000 sf)
Multi-Unit Dwellings	<ul style="list-style-type: none"> Requires CUP 	<ul style="list-style-type: none"> Limited by density and parcel size (>10,000 sf)
Commercial Building Area	<ul style="list-style-type: none"> No standard; smaller preferred 	<ul style="list-style-type: none"> Limits commercial uses to 10,000 sq. ft. or less
Setback - Front 117	<ul style="list-style-type: none"> 20 feet 	<ul style="list-style-type: none"> 20 feet; or Average of distance of homes from front property line on adjacent lots, whichever is less
Setback - Interior Side	<ul style="list-style-type: none"> 5 feet 	<ul style="list-style-type: none"> 5 feet Reduction allowed if approved by Director only for homes built before 1950 Must comply with Building Code
Minor Modification	<ul style="list-style-type: none"> Requires variance 	<ul style="list-style-type: none"> Up to 10% modification from standard allowed with Director approval Greater than 10% goes to HDC
Parking Standard (Commercial)	<ul style="list-style-type: none"> 1 space/200 sq. ft. 	<ul style="list-style-type: none"> 1 space/350 sq. ft.
Design Standards	<ul style="list-style-type: none"> Design guidelines 	<ul style="list-style-type: none"> Objective design standards

Objective Design Standards



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- Senate Bill 330 (2019) now requires the use of objective design standards for housing
- Staff developed draft objective design standards that reflect preferred architectural styles for each area
- Based on styles described in the Historic District Design and Development Guidelines
- Also used design standards from Chapter 17.52 of Zoning Code
- Included best practices too
- Objective design standards to be used by staff and Commission for design review to evaluate projects

What is an Objective Design Standard?



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From Government Code Section 66300(a)(7):

“Objective design standard” means a design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

Residential Architectural Styles



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Historic District Areas	Craftsman	Delta	Italianate	Queen Anne	Spanish Eclectic	1950s Ranch	Contemporary
Historic Residential Primary Area							
Central	X	X	X	X	X		
Figueroa	X	X	X	X			
Persifer-Dean	X	X	X	X	X	X	X
The Preserve	X	X	X	X	X	X	X
Historic Commercial Primary Area							
Railroad Wye	X	X	X	X	X	X	
Resort	TBD	TBD	TBD	TBD	TBD	TBD	TBD
River Way	X	X	X	X	X	X	
Sutter Street							
Natoma Riley Bidwell Primary Area	X	X	X	X	X	X	
Open Space/Public Primary Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A

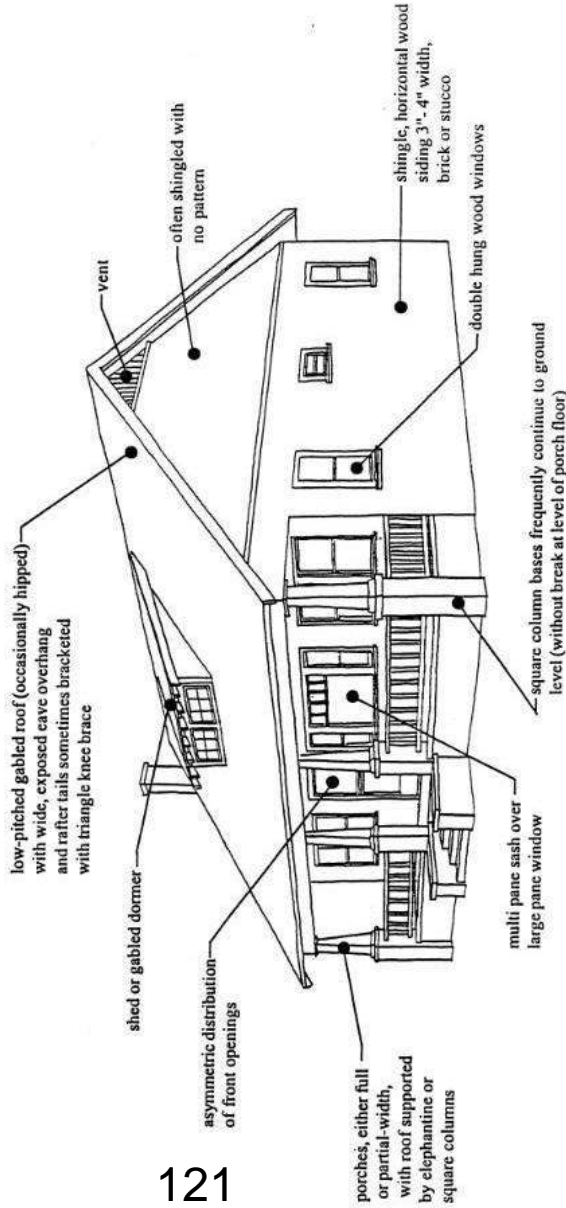
Key Features from HD DDGs: CRAFTSMAN STYLE



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Character-Defining Elements:

- ✓ Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang
- ✓ Exposed roof rafters and decorative beams or braces under gables
- ✓ Prominent single-story entry porch with roof supported by piers/columns with square bases that extend to the ground
- ✓ Sash windows with multiple small panes above single large pane
- ✓ Clapboard or shingle siding and wooden accents



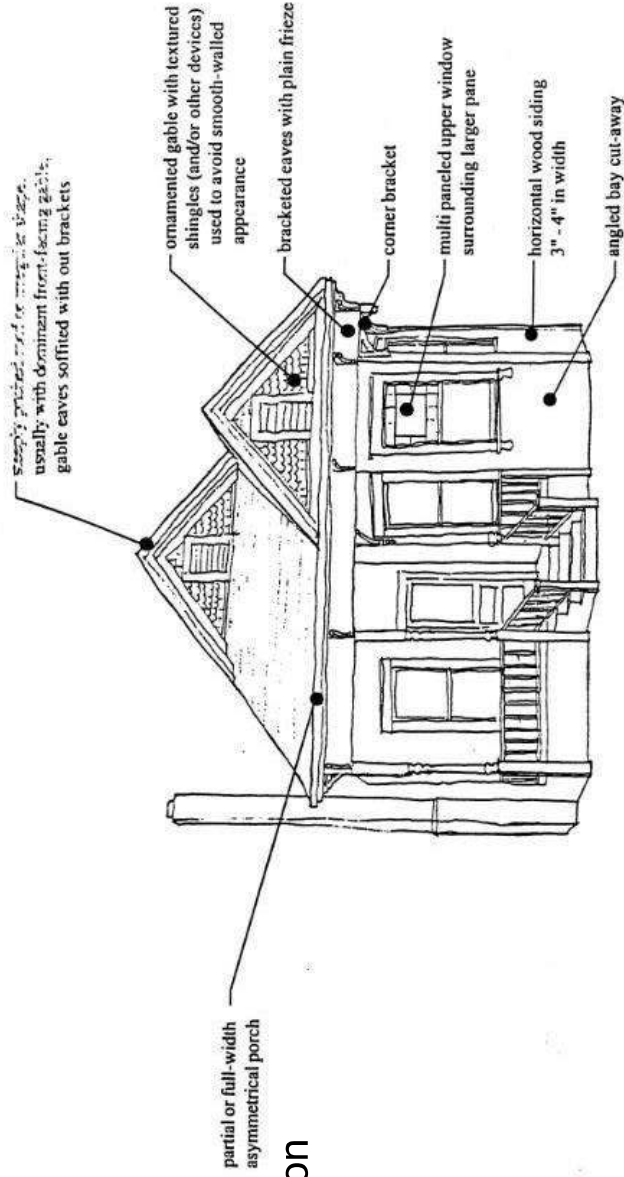
Key Features from HD DDGs: QUEEN ANNE STYLE



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Character-Defining Elements:

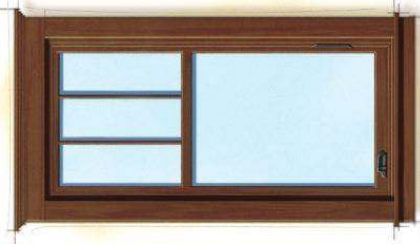
- ✓ Steeply pitched roof with dominant front facing gable
- ✓ Ornamental gable with textured shingles
- ✓ Partial or full-width asymmetrical porch (on one-side of front)
- ✓ Multi-paneled upper window surrounding large windowpane
- ✓ Horizontal wood siding (3"-4" inches)
- ✓ Angled bay cut-away



Example Objective Design Standards: CRAFTSMAN STYLE



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Double-hung sash window



Horizontal siding



Entry porch with tapered columns with square bases

Design Standards:

- A roof pitch between 3/12 and 8/12
- Front-gabled, side-gabled or cross-gabled roof with unenclosed eave overhang
- Exposed roof rafters or braces under gables
- Vertical single or double hung windows with smaller panes above large pane
- Horizontal siding that is 2.5" - 6" inches wide
- Entry porch with roof supported by tapered columns with square bases that extend to the ground

Optional: Shed or gabled roof dormer



Example Objective Design Standards: QUEEN ANNE STYLE



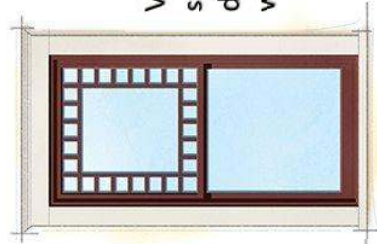
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Scalloped scale shingles with vent
at end of forward-facing gable



Entry porch with narrow columns



Vertical
single or
double hung
windows



High pitched hipped roof with cross
gables

Horizontal siding

Design Standards:

- A steep roof pitch between 8/12 and 18/12
- Hipped roof or gabled roof
- Scalloped scale shingles with window or vent at gable end
- Vertical rectangular single or double hung windows with small pane above large pane
- Horizontal siding that is 2.5" - 6" inches wide
- Entry porch with narrow columns
- Optional: Forward-facing gable
- Optional: Angled bay cut away with windows.

Key Questions and Discussion



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1. Is this the right approach to new HD zoning?
2. Do you support the proposed changes?
3. Are the design standards for each district useful?
4. Are the design standards clear?
5. Is anything important missing?

Next Steps

- Based input, staff will complete rest of the HD zoning districts and return to HDC for review
- Additional workshops will be held later this fall on additional topics
- Public review draft will be available in early spring 2021
- Spring 2021, Zoning Code adoption hearings at Commissions and Council





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Thank You!

For more information visit:

www.folsom.ca.us/zoningcode