



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**SPECIAL MEETING  
HISTORIC DISTRICT COMMISSION AGENDA  
November 18, 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](mailto: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](mailto: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:** Mary Asay, Vice Chair Rosario Rodriguez, Kathleen Cole, Mickey Ankhelyi, Daniel West, Kevin Duewel, 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 October 21, 2020 meeting will be presented for approval.

## **NEW BUSINESS**

### **1. PN 20-215 1002 Persifer Street Addition and Remodel and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Allison Konwinski for Design Review approval of a 350-square-foot addition, 49-square-foot uncovered rear deck addition, and residing for an existing single-family residence located at 1002 Persifer Street. The Zoning classification for the site is R-1-M/CEN, while the

General Plan Land Use designation is SFHD. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines, Existing Facilities. **(Project Planner: Associate Planner, Josh Kinkade / Applicant: Allison Konwinski)**

## **WORKSHOP**

### **2. Zoning Code Update – Workshop on Historic District Standards and Direction to Staff**

Staff is seeking the Commission's review and comment on the topics and recommendations for the new Zoning Code Update as they relate to existing standards in the Historic District and staff recommendations for changes. Specific topics include off-street parking regulations, sign standards, and regulation of entertainment and alcohol-serving uses. **(Project Planner: Principal Planner, Desmond Parrington)**

## **HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT**

The next Historic District Commission meeting is scheduled for **December 2, 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, 2<sup>nd</sup> 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](mailto:kmullett@folsom.ca.us). Requests must be made as early as possible and at least two-full business days before the start of the meeting.

### **NOTICE REGARDING CHALLENGES TO DECISIONS**

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



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**SPECIAL MEETING  
HISTORIC DISTRICT COMMISSION MINUTES  
October 21, 2020  
CITY COUNCIL CHAMBERS  
4:00 p.m.  
50 Natoma Street  
Folsom, California 95630**

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

**ABSENT:** None

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of October 7, 2020 were approved as submitted.

**WORKSHOP**

**1. Informational Public Workshop Regarding Project/Design Alternatives for Mixed-Use Project at 603 Sutter Street**

The project applicant (Mr. Ziad Alaywan) and his team gave a presentation to the Historic District Commission regarding two new design/project alternatives for development of a mixed-use building at 603 Sutter Street within the Historic District. The first design/project alternative (Alternative 1) presented included development of a three-story, 13,900-square-foot building (11,300 square feet of occupiable space) with seven on-site parking spaces (above-grade garage) which are accessible through a garage entrance located on Scott Street. The three-story building, which is 42 feet in height at its tallest point along Sutter Street, would require a Variance to exceed the maximum allowable building height (35 feet maximum allowable building height) by seven feet. A Variance for parking would be required as well as the project includes seven on-site parking spaces whereas 33 on-site parking spaces are required. In terms of building design, the mass of the three-story building has been broken down into smaller components and the corner of the building has been rounded, both of which are intended to create a more pedestrian-friendly scale and appearance. The design elements, building materials, and building color have also been updated to better reflect the historic nature of past and present buildings on Sutter Street. The second design/project alternative (Alternative 2) presented included development of a three-story, 14,300-square-foot building (14,300 square feet of occupiable space) with no on-site parking spaces. The three-story building, which is 42 feet in height at its tallest point along Sutter Street, would require a Variance to exceed the maximum allowable building height (35 feet maximum allowable building height) by seven feet. A Variance for parking would be required as well as the project includes no on-site parking spaces whereas 41 on-site parking spaces are required. With respect to on-site parking, the applicant described a technical memorandum which states that construction on an underground parking structure on the project site is prohibitive due to the existing bedrock and substantial blasting that would

be required. In terms of building design, the mass of the three-story building has been broken down into smaller components, the third story has been recessed back away from Sutter Street, and the corner of the building has been rounded, all of which are intended to create a more pedestrian-friendly scale and appearance. The design elements, building materials, and building color have also been updated to better reflect the historic nature of past and present buildings Sutter Street.

Following the applicant's presentation, seven members of the public spoke regarding the two proposed design/project alternatives. In addition, two letters from members of the public were read out loud to the Commission by City staff. The general feedback provided by the residents was that the two design/project alternatives were still too large in terms of size, scale, height, and mass and that the proposed buildings were not compatible with existing buildings located along Sutter Street. There were also concerns raised that the two design/project alternatives were not consistent with the Historic District Design and Development Guidelines in relation to the historic architectural theme and the proposed building materials and colors. The residents commented that the lack of parking provided by the two design/project alternatives was also a significant concern given the growing parking challenges that have been present in the Historic District, especially in the residential areas closest to Sutter Street. Lastly, residents indicated that they did not believe that there were sufficient grounds for the Commission to grant approval of a Building Height Variance or a Parking Variance for the two design/project alternatives. Additional feedback made by residents included comments about the location of the trash/recycling enclosure, the proposed uses within the building, and the lack of a strategy to address overall parking issues in the Historic District. A number of residents did commend the applicant on his continued efforts to make changes to the proposed project in an effort to address concerns and comments raised by the public.

1. Ben Fuentes addressed the Historic District Commission citing concerns regarding the trash enclosures, building design, building height and parking issues.
2. Loretta Hettinger addressed the Historic District Commission on behalf of Cindy Baker and the Heritage Preservation League, citing concerns about the size of the building, the building materials being used, and the gold rush architecture issues.
3. Mike Brenkwitz addressed the Historic District Commission, citing concerns about the parking variance and how it will affect the residents who live in the district.
4. Laura Fisher addressed the Historic District Commission, citing concerns on the workshop format, variances on height and parking, and issues complying with zoning code and design guidelines.
5. Adena Blair addressed the Historic District Commission citing concerns regarding building size, parking and commercial buildings being built in this area of Sutter Street.
6. Gary Richards addressed the Historic District Commission citing concerns on the variances.
7. Cindy Pharis addressed the Historic District Commission citing concerns on building size, height, and parking issues.
8. Laurette Laurent submitted a public comment letter to the Historic District Commission citing concerns on rezoning and parking.
9. Bob Delp submitted a public comment letter to the Historic District Commission citing concerns on the location of the building, building size, and parking.

Subsequent to feedback from the residents, the Commission provided their input to the applicant regarding the two design/project alternatives. The Commission expressed their appreciation to the applicant and his team and indicated that the two design/project alternatives represented a significant improvement relative to the overall design of the mixed-use building. However, the Commission indicated that they still had concerns regarding size, scale, height, and mass of the proposed building given its location on Sutter Street. In particular, there was concern raised by the Commission that the proposed building may not be compatible with the existing single-story building located on the adjacent property at 605 Sutter Street. The Commission also expressed concern regarding the mass of the building as viewed from Sutter Street. The Commission questioned whether there were unique conditions associated with the project site that would be sufficient enough grounds for granting of a Building Height Variance. The Commission was extremely concerned regarding the lack of parking provided by the two design/project alternatives, especially given the recent findings and recommendations made by the Historic District Ad Hoc Parking Committee. The Commission recognized that the proposed project cannot be held responsible for the existing parking issues within the Historic District, however, the Commission was concerned about adding to an existing parking problem by allowing another project that does not provide sufficient parking to meet its own parking demand. The Commission engaged in a discussion about the potential to form a parking assessment district or some sort of other mechanism that would lead to the

creation of more parking spaces within the Historic District. In terms of parking, the Commission was very concerned about issuing a Parking Variance for the project given the existing parking conditions in the Historic District. Overall, the Commission reiterated that they were very hesitant about the request for a Building Height Variance and a Parking Variance and want to see more specific details and justifications regarding the request for the two Variances.

**PRINCIPAL PLANNER REPORT**

None

RESPECTFULLY SUBMITTED,

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Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Daron Bracht, CHAIR



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 1**  
**Type: Public Meeting**  
**Date: November 18, 2020**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 1002 Persifer Street Addition and Remodel  
**File #:** PN 20-215  
**Request:** Design Review  
**Location:** 1002 Persifer Street  
**Parcel(s):** 070-0145-010  
**Staff Contact:** Josh Kinkade, Associate Planner, 916-461-6209  
jkinkade@folsom.ca.us

### **Property Owner/Applicant**

Name: Allison Konwinski  
Address: 1002 Persifer Street  
Folsom, CA 95630

**Recommendation:** Conduct a public meeting, and upon conclusion recommend approval of an application for Design Review of a 350-square-foot addition and 49-square-foot uncovered rear deck for an existing residence located at 1002 Persifer Street as illustrated on Attachment 5 for the 1002 Persifer Street Addition and Remodel project (PN 20-215) subject to the findings included in this report (Findings A-H) and attached conditions of approval (Conditions 1-6).

**Project Summary:** The proposed project includes a 350-square foot rear addition and partial attached garage conversion as well as a 49-square-foot uncovered rear wood deck for an existing single-family residence located at 1002 Persifer Street. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, Floor Plan, Elevations and Site Photographs dated September 23, 2020
- 6 - Staff PowerPoint Presentation



CITY OF  
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**AGENDA ITEM NO. 1**  
**Type: Public Meeting**  
**Date: November 18, 2020**

Submitted,

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PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, Allison Konwinski, is proposing a remodel of the existing 2,175-square-foot residence located at 1002 Persifer Street, built in 1950. As part of the remodel, the applicant is proposing a 350-square-foot rear addition/partial attached garage conversion, new second-story windows on the rear, and a 49-square-foot uncovered rear wood deck (unpainted). The addition will include stucco siding matching the existing residence's texture and color, as well as window trim, roof gable siding and roofing to match the existing residence. The required two parking spaces will be accommodated by an existing garage (to remain) and existing alley-accessed paved parking. The property is located within the Central Subarea of the Historic Residential Primary Area of the Historic District.

### 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 for the project site is SFHD (Single-Family, High Density), and the zoning designation for the project site is R-1-M (Single-Family Dwelling, Small Lot District), within the Central Subarea of the Historic Residential Primary Area. Single-family residences are allowed in both the R-1-M zone and the Central Subarea by right.

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 addition meets all FMC zoning requirements, as demonstrated in the following table.

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	7,000 SF (existing)
<b>Minimum Lot Width</b>	50 Feet	50 Feet (existing)
<b>Front Setback</b>	20 Feet	21.5 Feet (existing)
<b>Rear Setback</b>	20 Feet	45.75 Feet (addition)
<b>Side Setback</b>	5 Feet (Interior), 10 Feet (Street Side)	5.33 Feet and 13 Feet (existing)
<b>Minimum Pervious Surface</b>	45%	45% (proposed)
<b>Parking Requirement</b>	2 Parking Spaces	2 Parking Spaces
<b>Maximum Building Height</b>	35 Feet	28 Feet (existing)
<b>Setback to Other Structures on the Property</b>	10 Feet	10 Feet

### **Building Design/Architecture**

Chapter 5.04.03(b) of the DDG's, which addresses the design concepts for the Central Subarea, states that the subarea provides property owners with broad discretion in choosing styles from the entire 1850-1950 time frame, guided by the overall principles and any designation of significance of the building or site. The existing residence was built in 1950 and was remodeled in 1996. It has beige stucco siding with white window trim in the front, red horizontal siding under the front roof gables and grey asphalt shingle roofing.

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 350-square foot addition/partial attached garage conversion is located in the rear of the residence and includes four horizontally-oriented windows, two vertically-oriented double-windows and two rear entry doors. The new windows and doors are proposed to have trim to match the width and color of the window trim in the front of the residence. The new stucco will be colored to match the existing stucco color and the gables under the roof of the addition will include horizontal red siding to match the siding under the gables in the front of the residence. All new roofing will be asphalt shingles that match the grey color of the existing roofing. The proposed 49-square foot deck will be unpainted wood. Under the proposed design, the residence's windows continue to be primarily vertically oriented, consistent with DDG guidelines. The addition will match the colors, materials, roof pitch and architecture of the existing residence. The proposed gable siding will help break up the massing of that wall. The rear uncovered porch is of a residential scale and complements the architecture of the existing residence.

Staff has determined that the overall design, colors, materials, and layout of the proposed addition, porch and re-siding is consistent with the design and development guidelines for the Central 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 (PN 20-215) for Design Review of a 350-square-foot addition and 49-square-foot uncovered rear deck for an existing residence located at 1002 Persifer Street as illustrated on Attachment 5 for the 1002 Persifer Street Addition and Remodel project, 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**

Sacramento County records indicate that a two-story residence located at 1002 Persifer Street was first constructed in 1950. A 1,342 square-foot addition was then constructed in 1996, bringing the total living area of the residence to 2,175 square feet. The lot also includes an attached garage, a detached two-car garage, a detached covered RV parking area and a detached trellis. The residence features beige stucco siding with red horizontal siding under the roof gables in front. Photographs of the existing residence and garage are included here as Attachment 5. The property does not appear on the City of Folsom's Cultural Resources Inventory. The subject property is located in the Central 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

**ZONING**

CEN, Central Subarea of the Historic Residential Primary Area, with an underlying zoning of R-1-M (Single Family Residential- Small Lot District)

**ADJACENT LAND USES/ZONING**

North: Persifer Street/Natoma Street alley with single-family residences beyond (CEN)  
South: Persifer Street with single-family residences beyond (CEN)  
East: Reading Street with single-family residences beyond (CEN)  
West: Existing residences (CEN)

**SITE CHARACTERISTICS**

The 7,000-square-foot project site contains an existing residence in the front of the property accessory structures in the rear, and landscaping.

**APPLICABLE CODES**

FMC Section 17.52 HD, Historic District  
FMC Section 17.52.300, Design Review  
FMC Section 17.52.330, Plan Evaluation  
FMC Section 17.52.340, Approval Process  
FMC Section 17.52.540, Historic Residential

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

## **ATTACHMENT 3**

# **Proposed Conditions of Approval**

<b>CONDITIONS OF APPROVAL FOR 1002 PERSIFER STREET ADDITION AND REMODEL DESIGN REVIEW (PN 20-215)</b>				
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>GENERAL REQUIREMENTS</b>	<b>When Required</b>	<b>Responsible Department</b>
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 September 23 2020, included in Attachment 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.		This approval is for a 350-square foot rear addition and partial attached garage conversion as well as a 49-square-foot uncovered rear wood deck for an existing single-family residence located at 1002 Persifer Street. The applicant shall submit building plans that comply with this approval and the attached site plan, floor plans and building elevations dated September 23, 2020.	B	CD (P)
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 (November 18, 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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<b>RESPONSIBLE DEPARTMENT</b>		<b>WHEN REQUIRED</b>	
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**  
**Site Plan, Floor Plan, Elevations and Site**  
**Photographs dated September 23, 2020**

**PROJECT INFORMATION:**

Project Address: 1002 Persifer St  
Folsom, CA  
Occupancy: R-3  
No. Stories: 2  
(E) units in bldg.: 1  
APN: 070-0145-010-0000  
Zone: R-1-M  
Construction Type: VB  
Lot Size: 50ft x 140ft = 7,000 sq. ft.

**Existing Square Footage**  
Conditioned Space:  
1st floor: 1250 sq. ft.  
2nd floor: 925 sq. ft. (no change)  
Covered Porch: 108 sq. ft. (no change)  
Attached Garage: 450 sq. ft.  
Detached Garage: 620 sq. ft. (no change)  
Trellis: 220 sq. ft. (no change)  
RV Garage: 320 sq. ft. (no change)  
Lot Coverage: 2968 sq. ft.  
% Lot Coverage: 42%  
Rear Paved Parking: 540 sq. ft.  
Driveway: 100 sq. ft. (no change)  
Permeable Cover: 3288 sq. ft. \*\*  
% Permeable: 46%

\*\*RV Garage not included, gravel permeable surface

**Project Square Footage**  
Conditioned Space:  
1st floor: +350 sq. ft.  
Attached Garage: -230 sq. ft.  
Deck: + 49 sq. ft.  
Rear Paved Parking: -240 sq. ft.

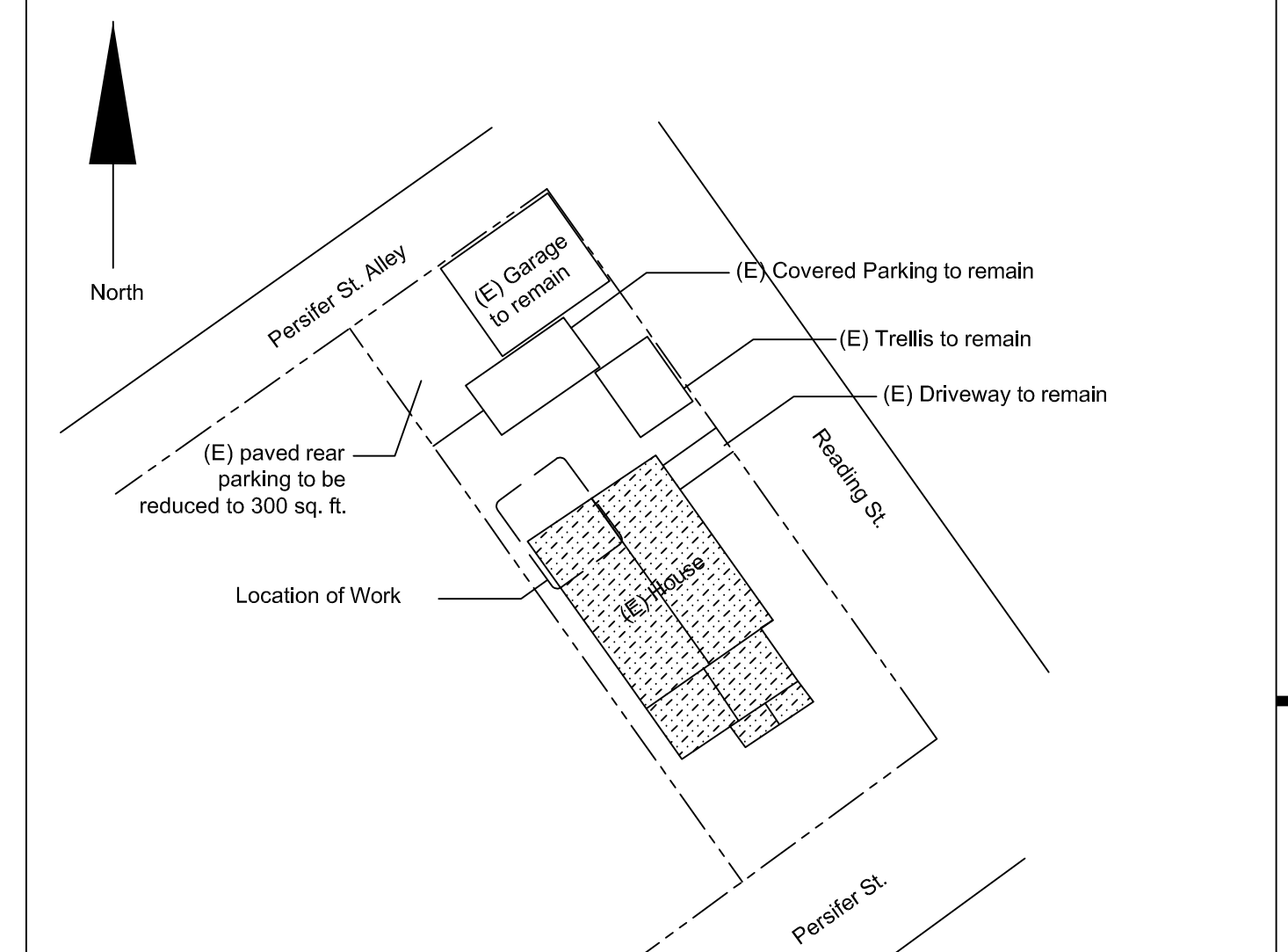
**Proposed Square Footage**  
Conditioned Space:  
1st floor: 1600 sq. ft.  
2nd floor: 925 sq. ft. (no change)  
Covered Porch: 108 sq. ft. (no change)  
Attached Garage: 270 sq. ft.  
Detached Garage: 620 sq. ft. (no change)  
Trellis: 220 sq. ft. (no change)  
RV Garage: 320 sq. ft. (no change)  
Deck: 49 sq. ft.  
Lot Coverage: 3079 sq. ft.  
% Lot Coverage: 43.9%  
Rear Paved Parking: 300 sq. ft.  
Driveway: 100 sq. ft. (no change)  
Permeable Cover: 3159 sq. ft.  
% Permeable: 45% \*\*

\*\*RV Storage not included, gravel permeable surface

Vicinity Map



Site Map



(E) Side Elevation (looking West)



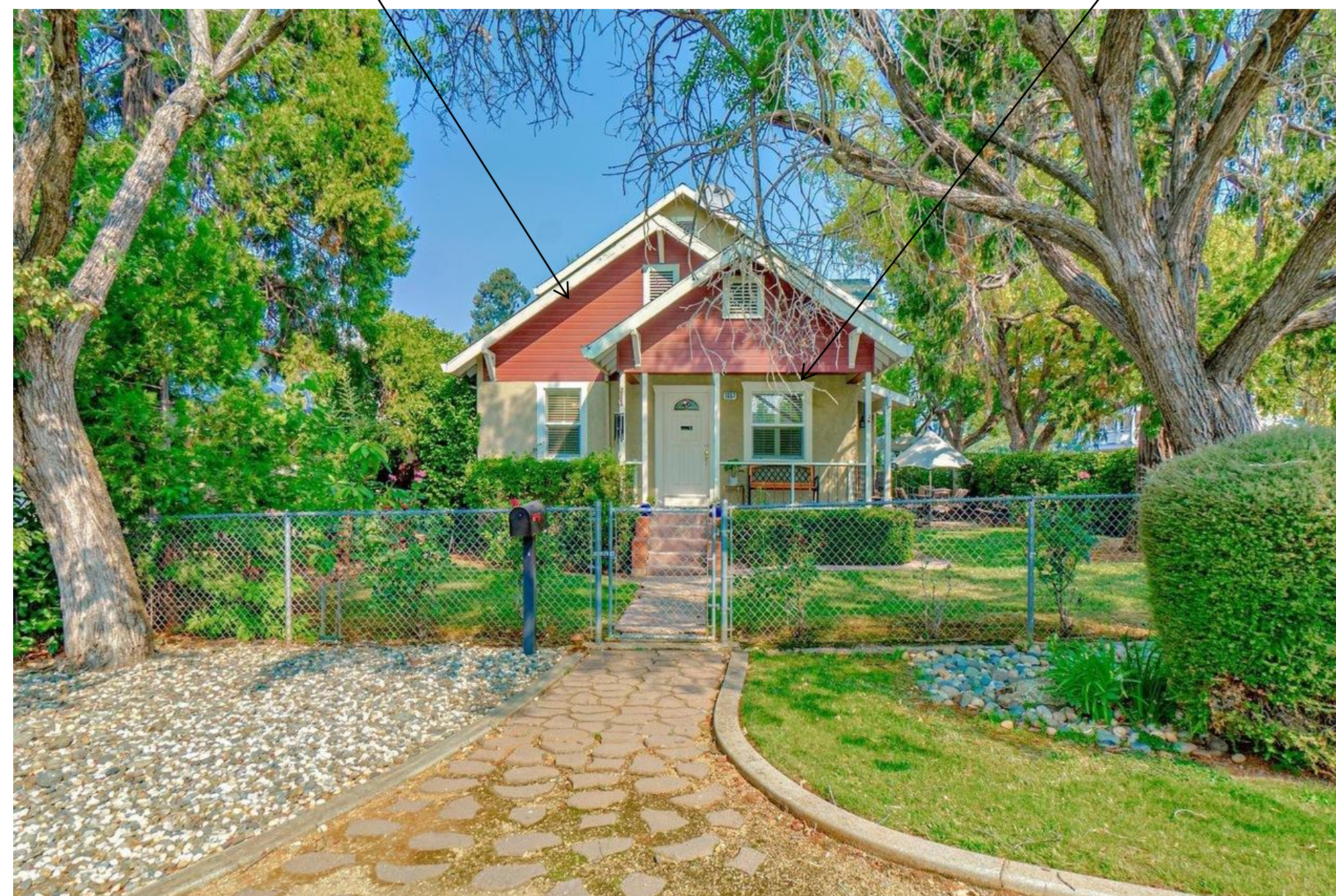
(E) Partial Side Elevation (looking West) at Proposed Location of Work

Proposed gable and vent to match existing gable siding and color

Proposed trim to match existing at front



(E) Rear Elevation (looking South)



(E) Front Elevation (looking North)

**INDEX OF DRAWINGS:**

- A-1.0 - COVER SHEET
- A-1.1 - SITE PLAN
- A-2.0 - FLOORPLANS
- A-3.0 - ELEVATIONS

**DESCRIPTION OF WORK:**

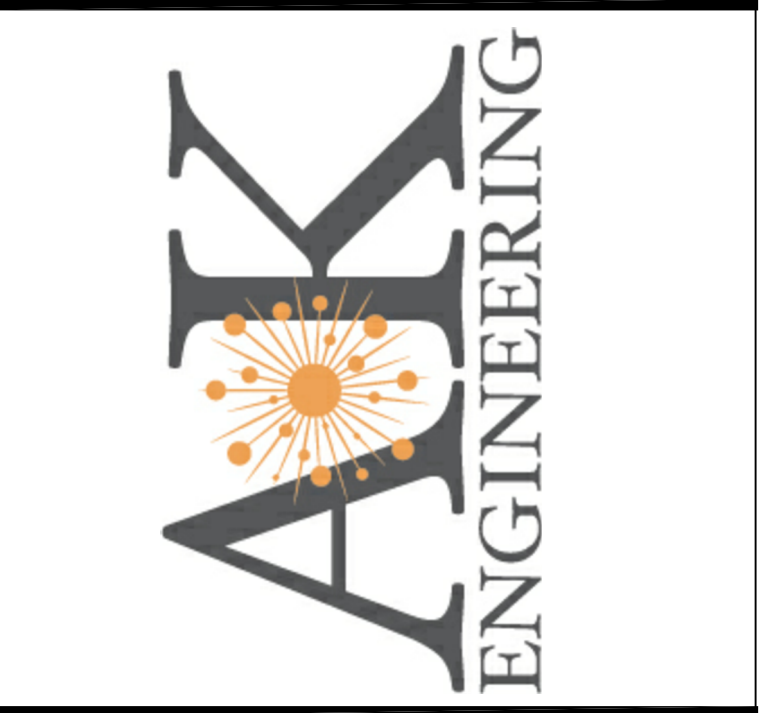
Residential addition and conversion a portion of an existing 1-car garage to habitable space to include a bedroom and bathroom. Add a half bath within the existing conditioned space. Sitework to remove existing concrete with permeable surface.

**PROJECT DIRECTORY:**

Owner: Tommy & Allison Konwinski 1002 Persifer St. Folsom, CA 95630	Structural Engineer: AK Engineering Allison Konwinski 1002 Persifer St. Folsom, CA 95630 209.769.5597	Designer: AK Engineering Allison Konwinski 26 Diggins Drive Folsom, CA 95630 209.769.5597
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Konwinski Residence  
Bedroom Addition  
1002 Persifer St.  
Folsom, Ca 95630

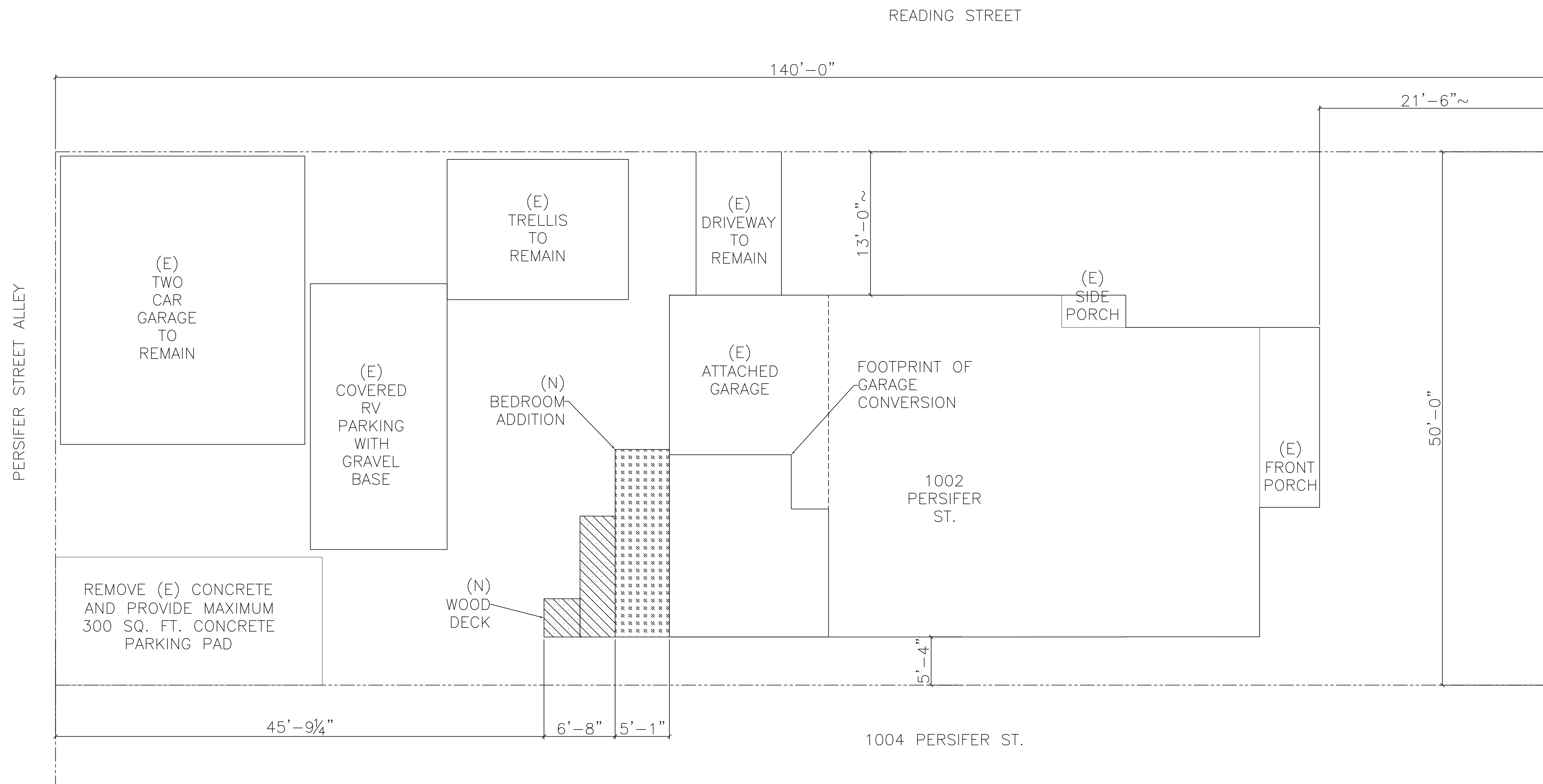
Konwinski Residence  
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1002 Persifer St.  
Folsom, Ca 95630



Design Review Submittal 09.23.2020

Cover Sheet

A1.0



Konwinski Residence  
 Bedroom Addition  
 1002 Persifer St.  
 Folsom, Ca 95630



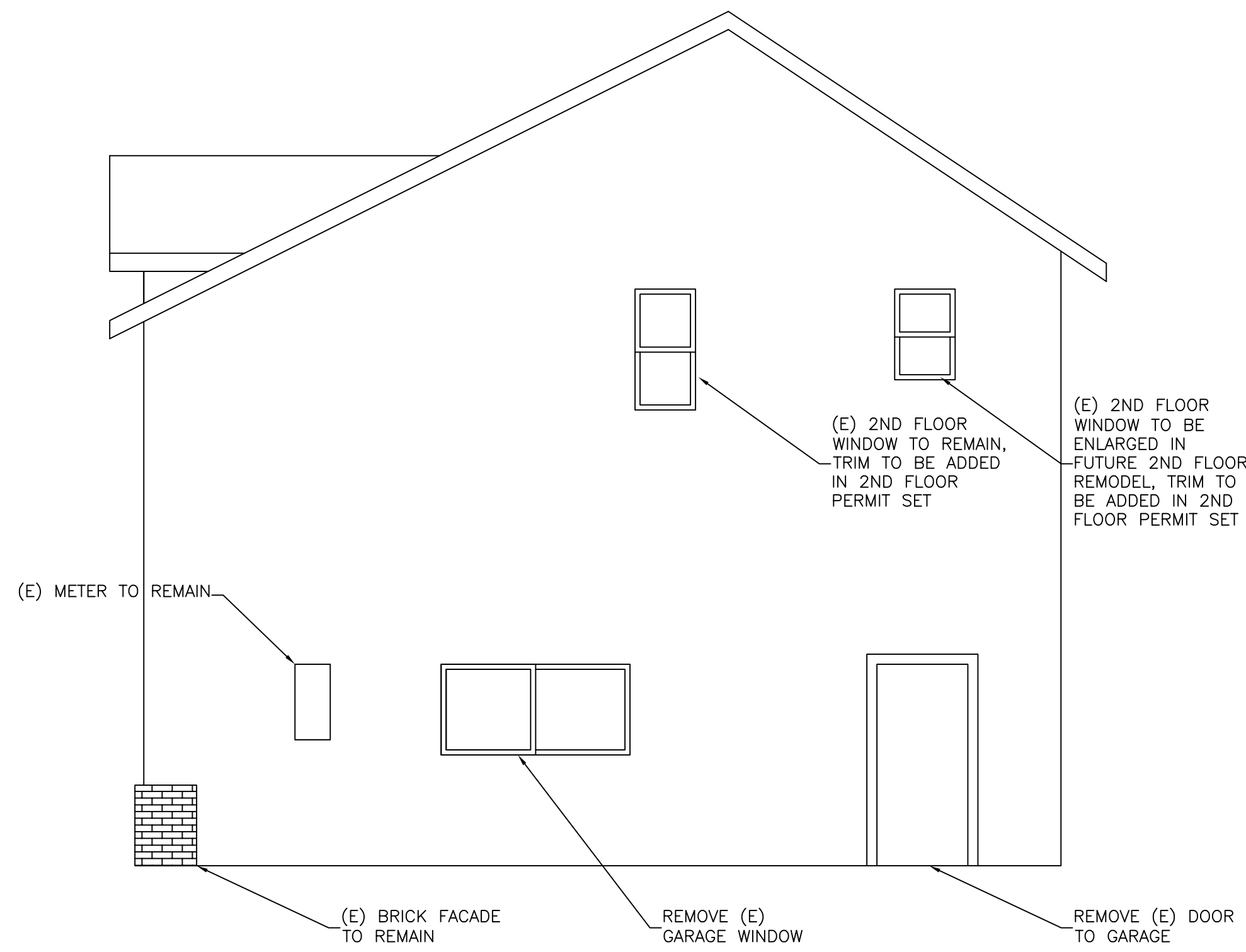
Design Review Submittal 09.23.2020

Site Plan

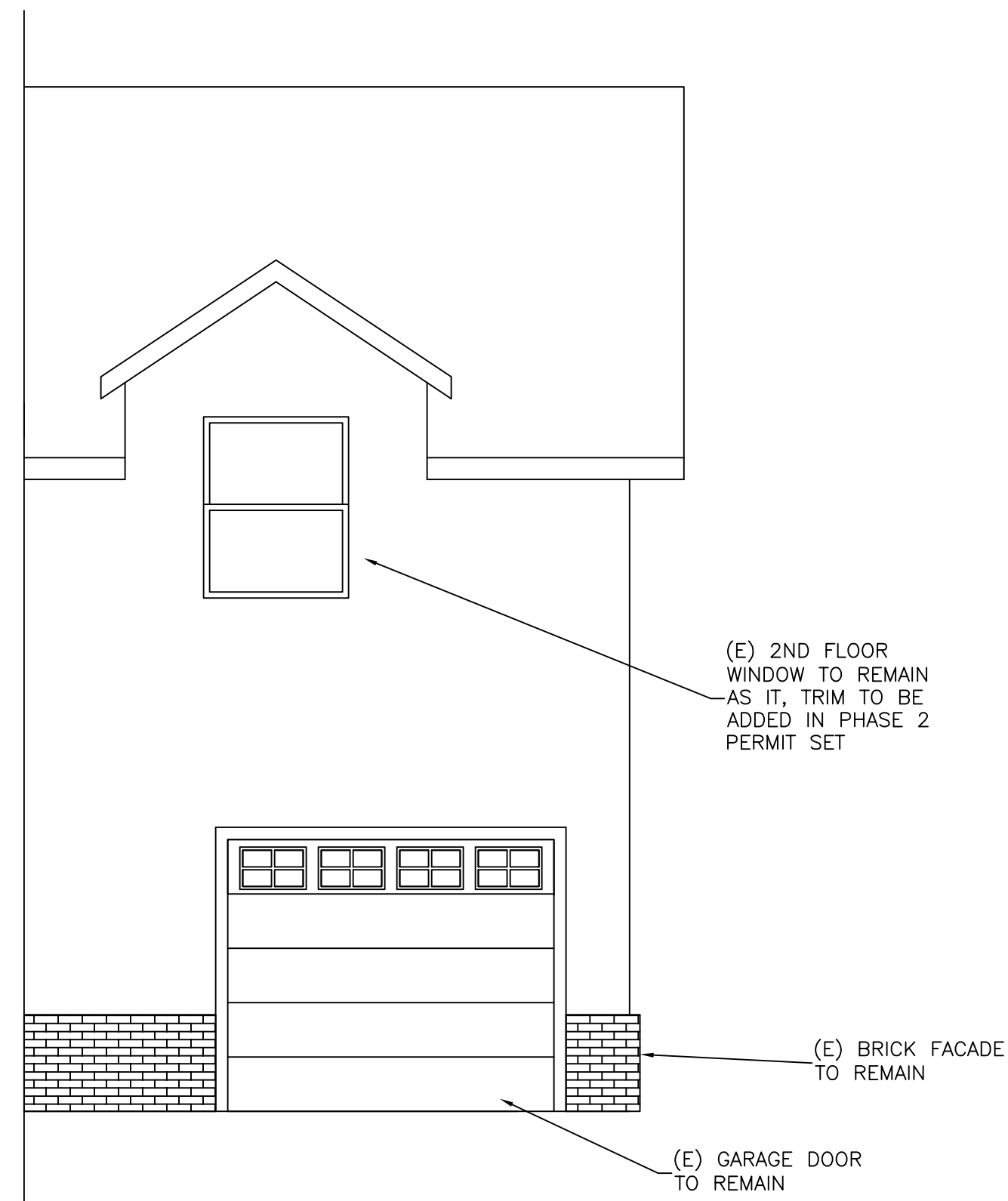
A1.1

1 SITE PLAN

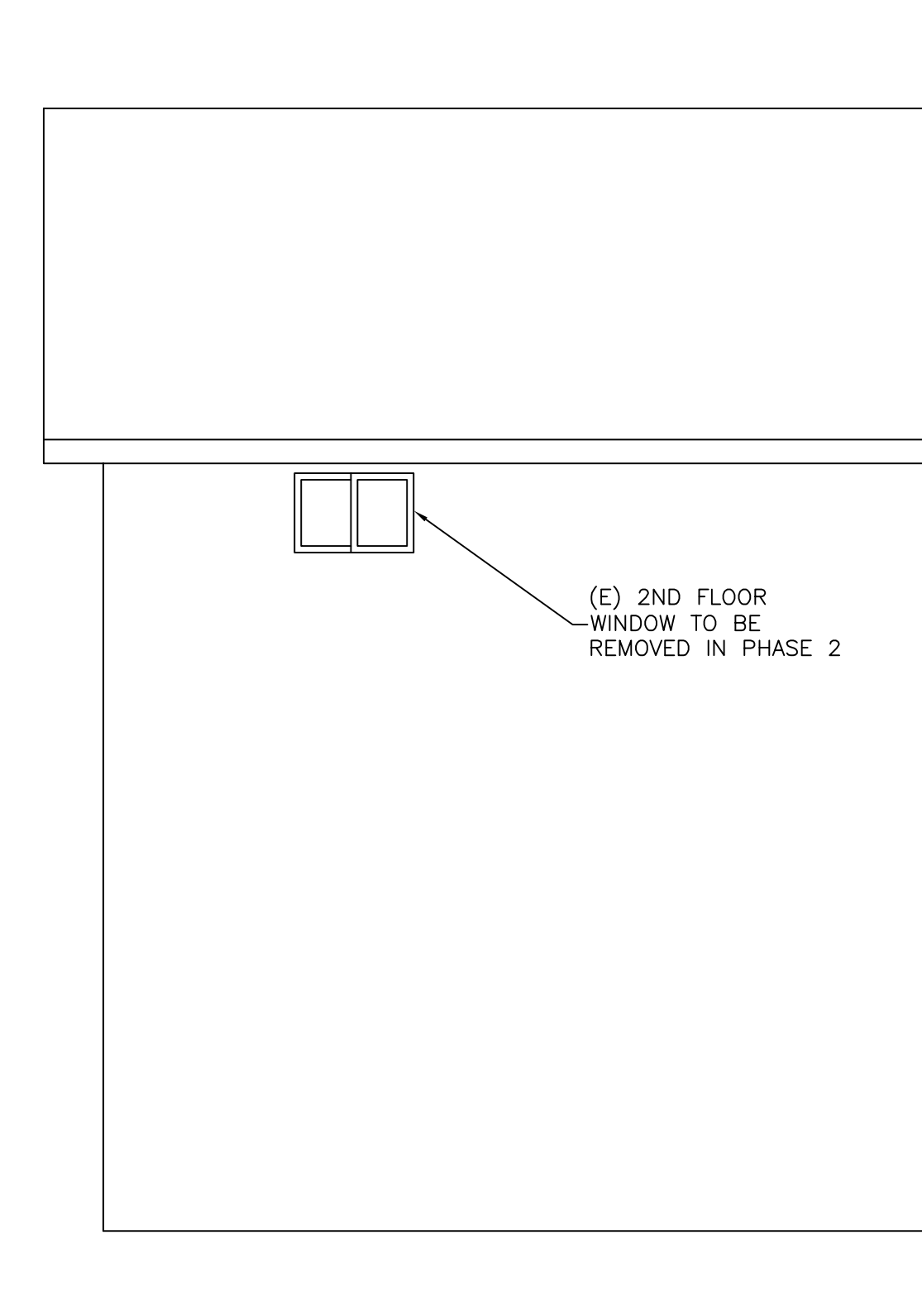
SCALE: 3/16" = 1'-0"



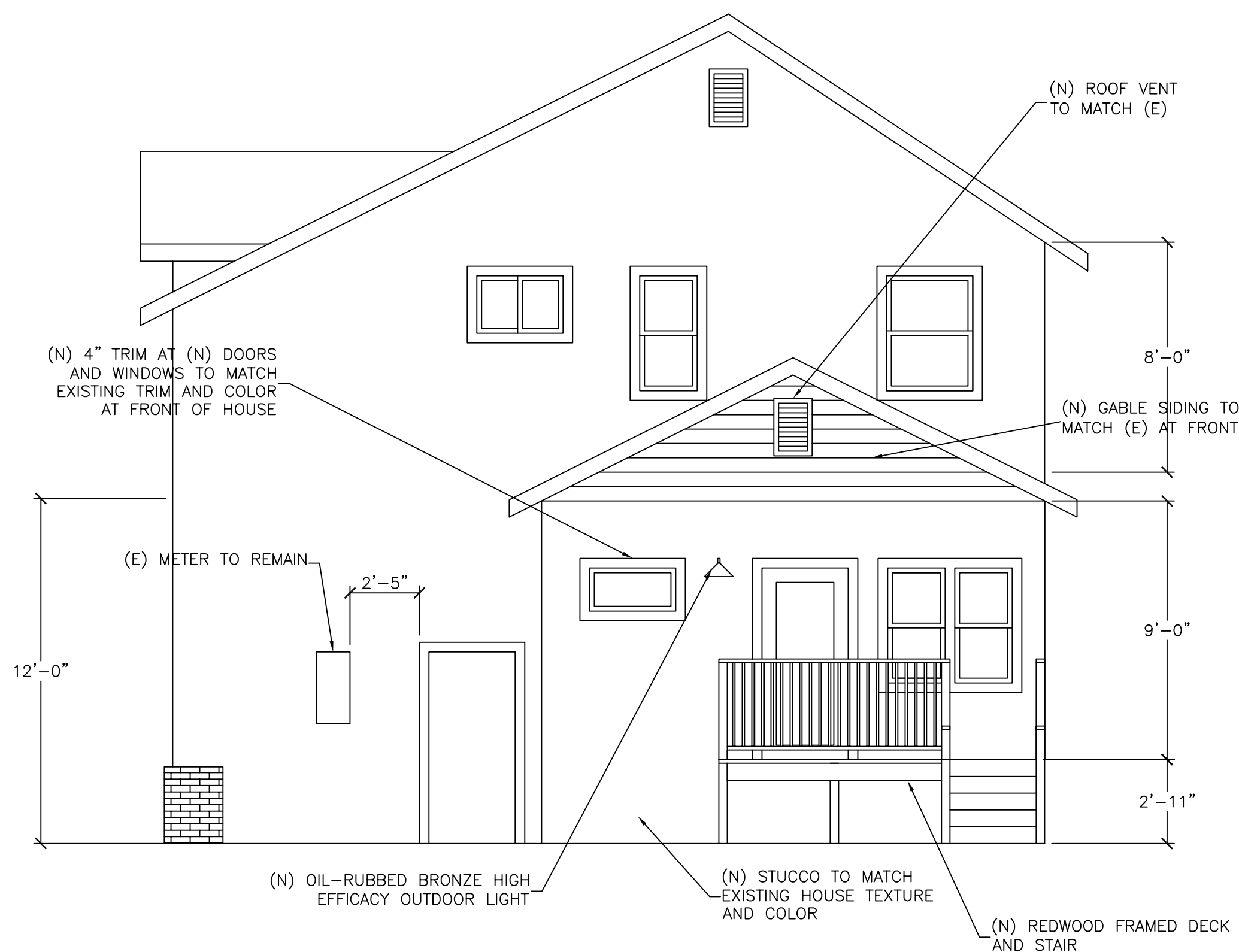
1 (E) NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



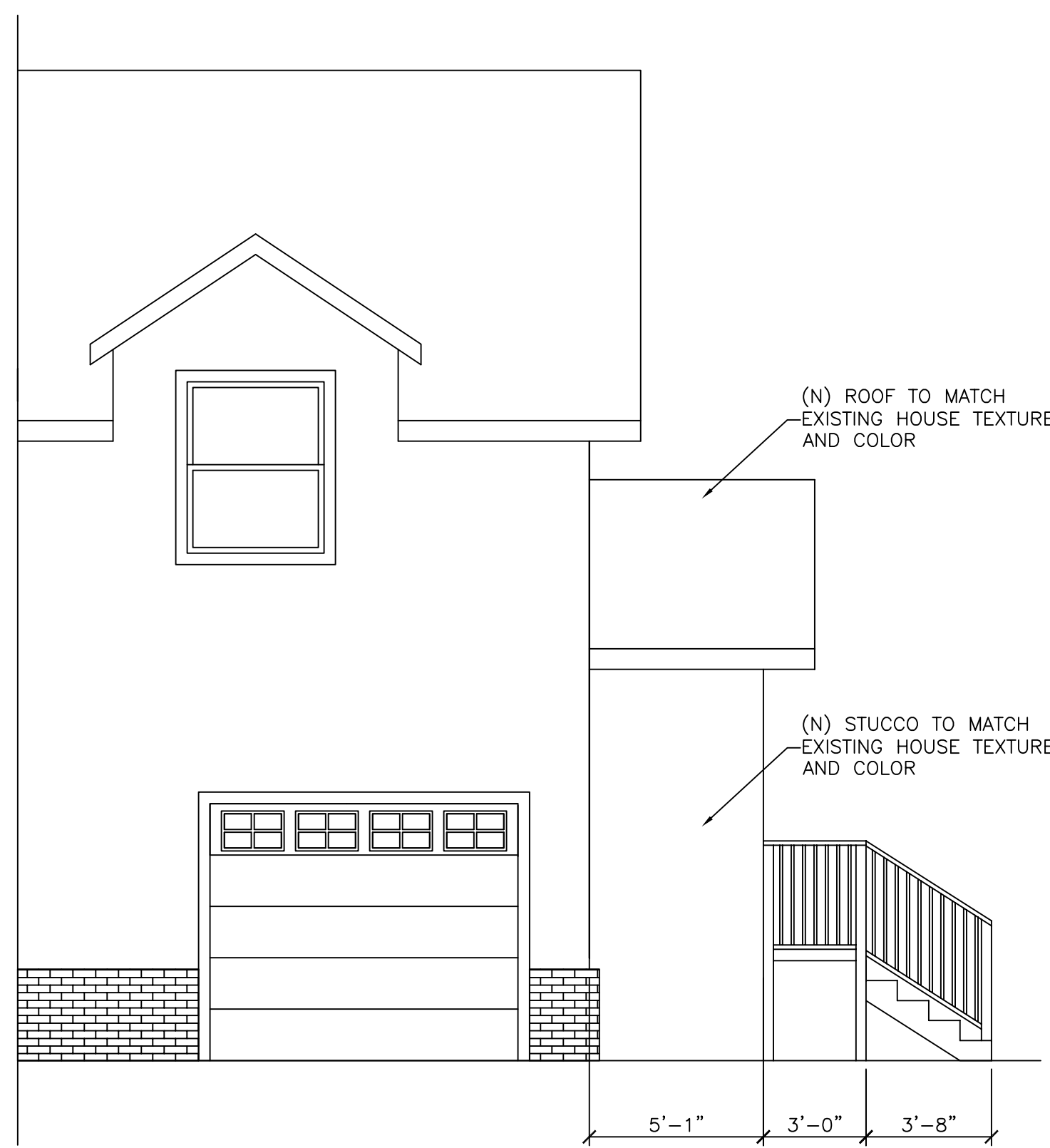
2 (E) PARTIAL EAST ELEVATION  
SCALE: 1/4" = 1'-0"



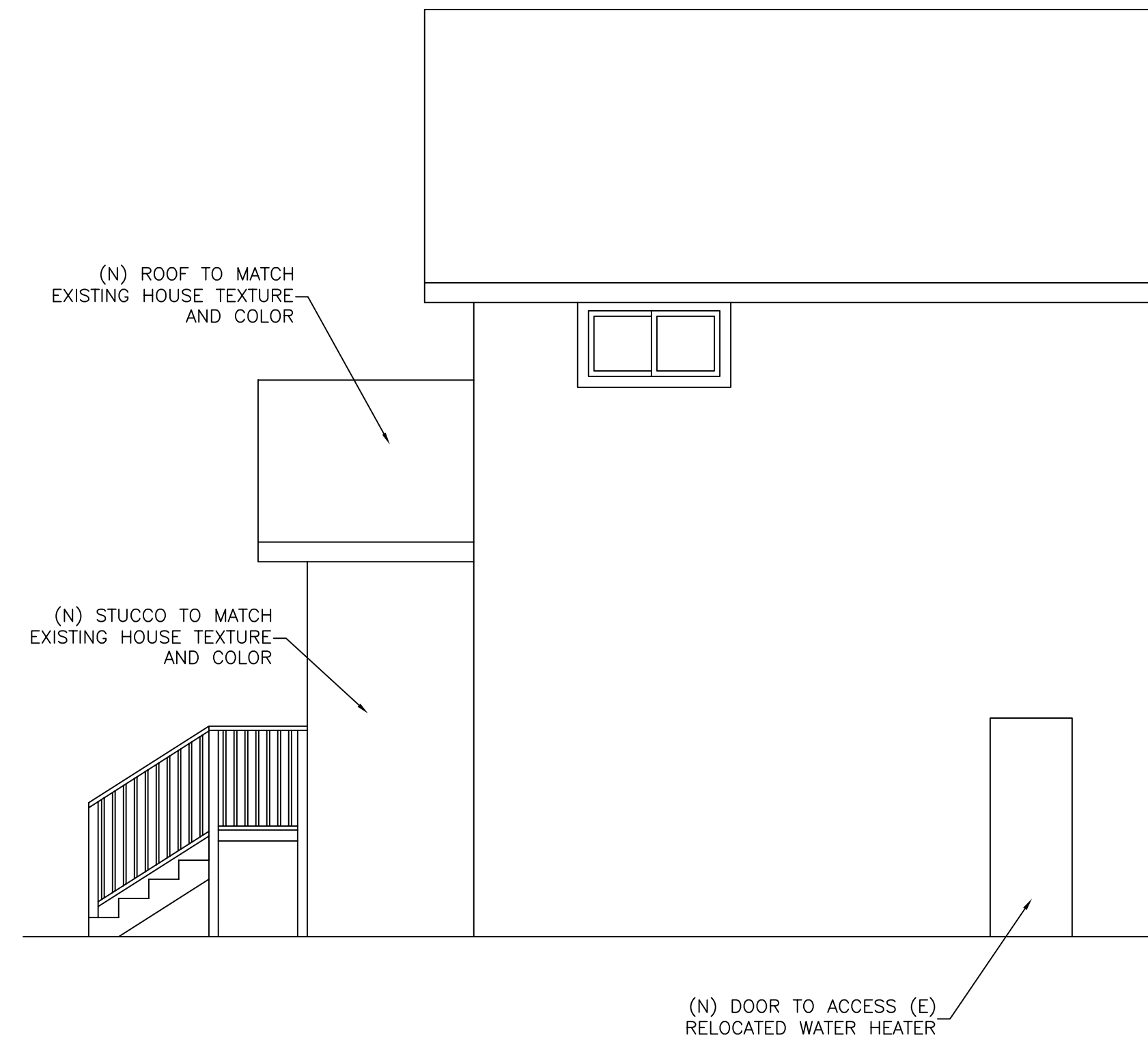
3 (E) PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 (N) NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



5 (N) PARTIAL EAST ELEVATION  
SCALE: 1/4" = 1'-0"



6 (N) PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"

Konwinski Residence  
Bedroom Addition  
1002 Persifer St.  
Folsom, Ca 95630

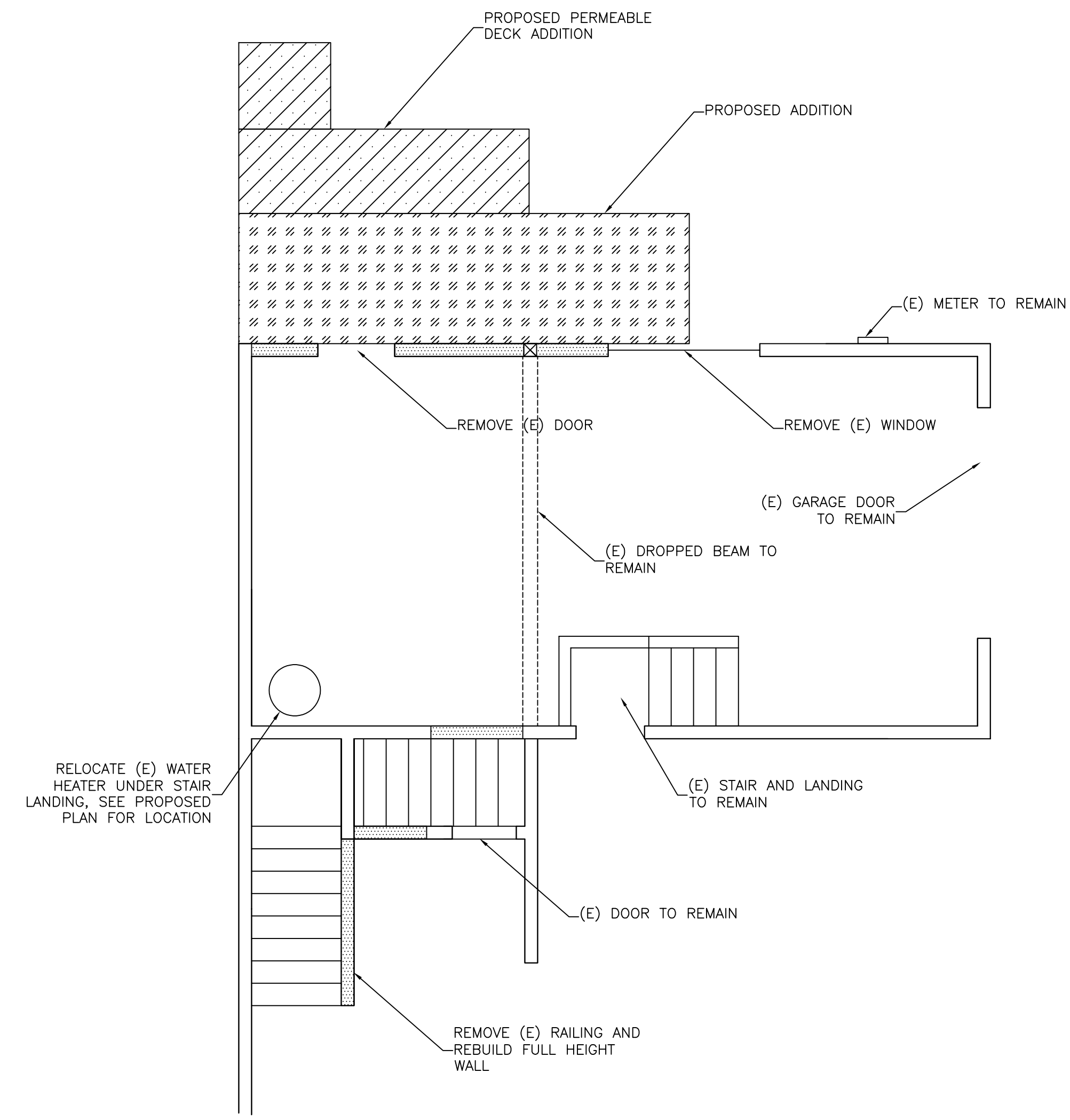


Design Review Submittal 09.23.2020

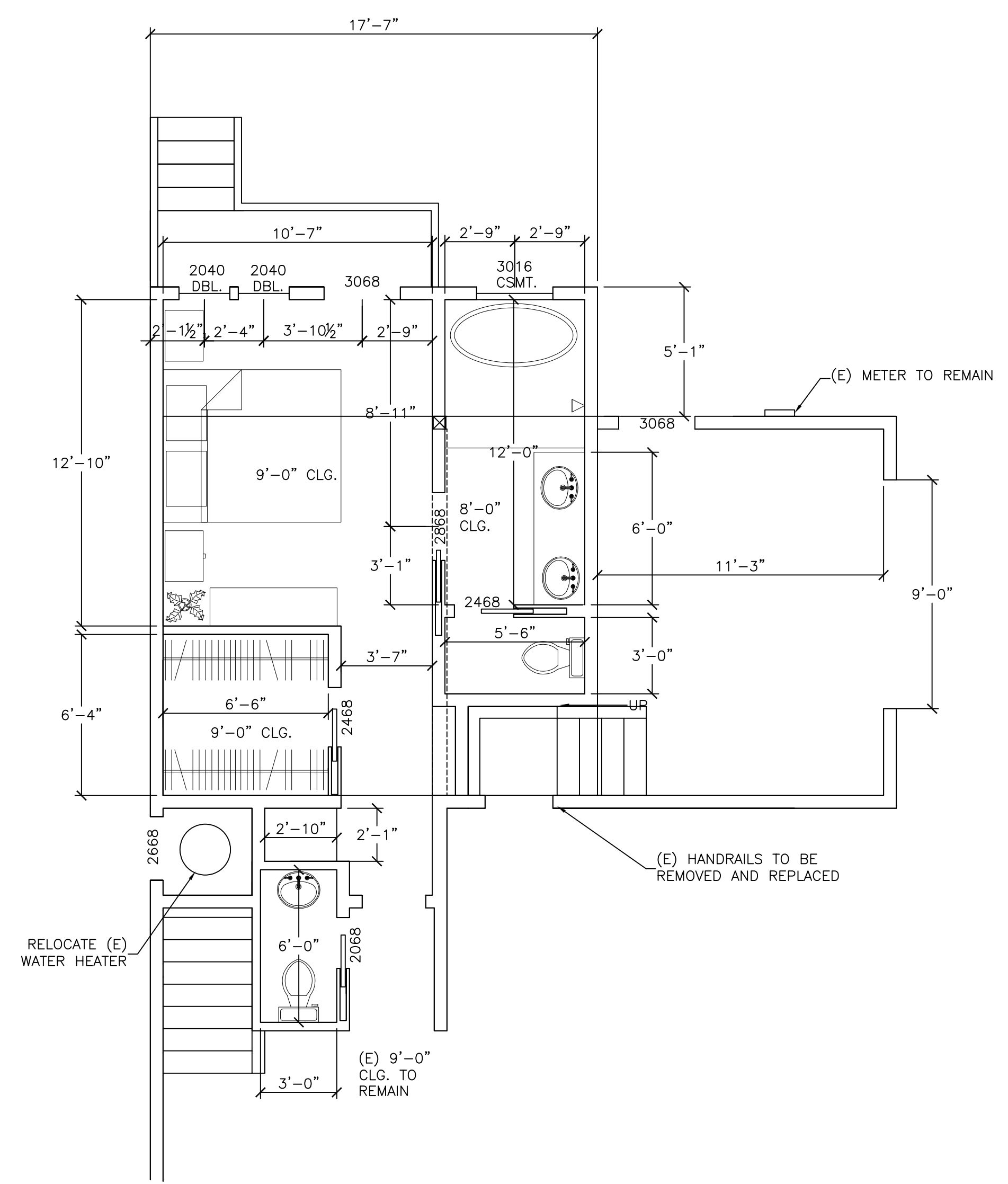
Elevations

S2.1

LEGEND	
	(E) WALLS TO REMAIN
	(E) WALLS TO REMOVE
	(N) FOUNDATION
	(N) FOUNDATION BELOW
	(E) POST ABOVE AND BELOW
	(E) POST ABOVE
	(E) POST BELOW
	POST ABOVE AND BELOW
	POST ABOVE
	POST BELOW
	REFERS TO NOTE
SHEET NOTES:	
①	XXXXXX
②	XXXXXX
③	XXXXXX
GENERAL NOTES:	
1.	
2.	



1 EXISTING 1ST FLOOR PLAN SCALE: 1/4" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN SCALE: 1/4" = 1'-0"

Konwinski Residence  
 Bedroom Addition  
 1002 Persifer St.  
 Folsom, Ca 95630



Design Review Submittal 09.23.2020

Floorplans

S2.0

## **Attachment 6**

# **Staff PowerPoint Presentation**





# 1002 Persifer Street Addition and Remodel



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# Project Vicinity



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# Site Photos



# Site Photos



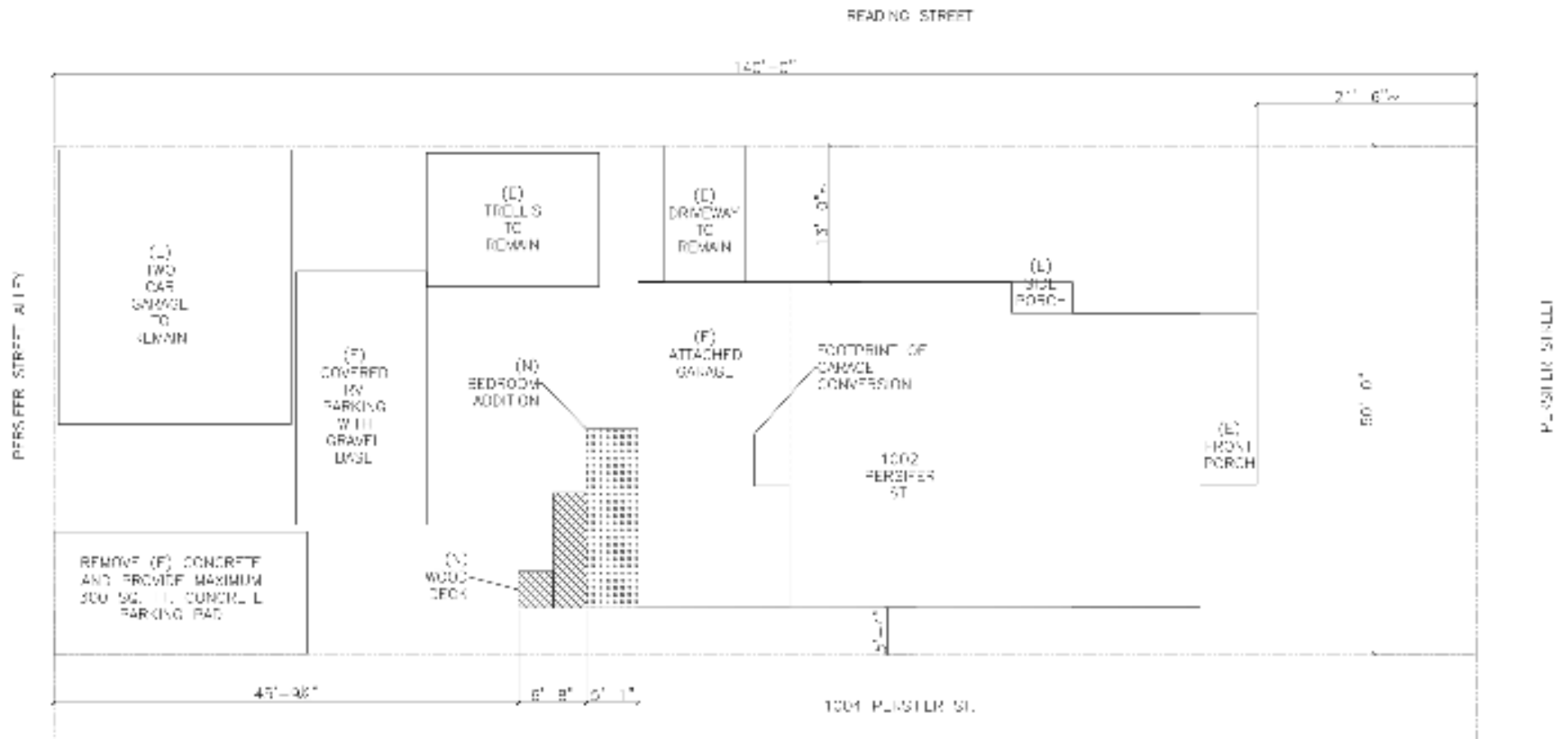
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**FOLSOM**



# Site Plan



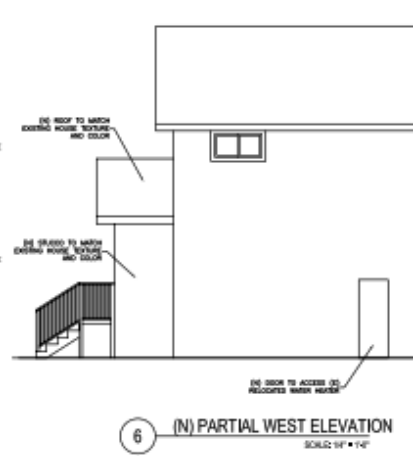
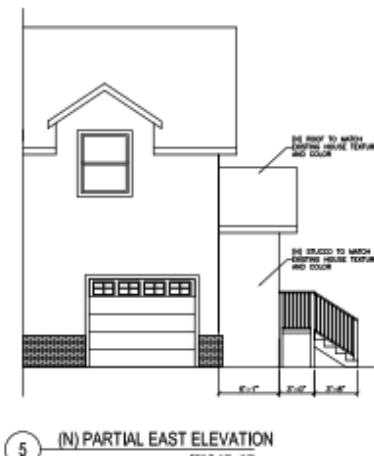
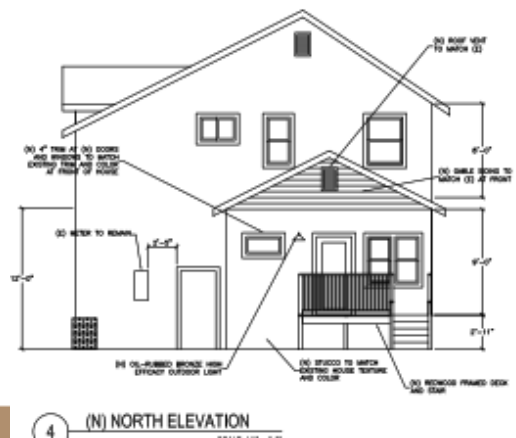
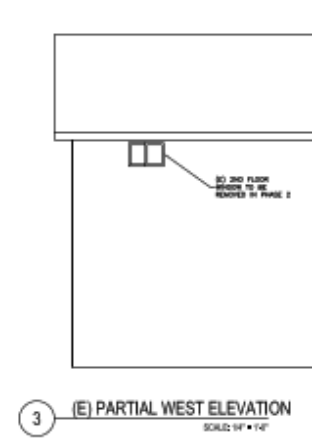
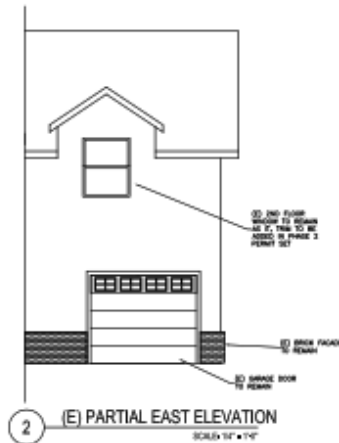
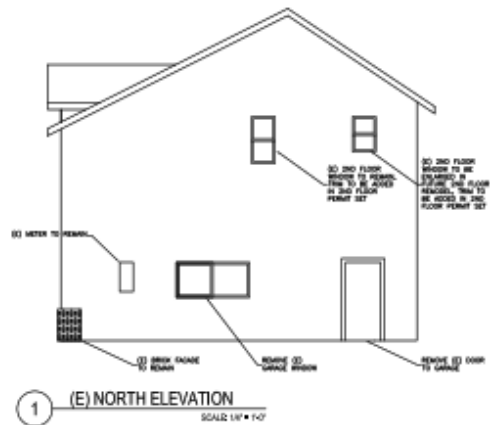
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# Elevations



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# Staff Recommendation



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Staff recommends approval of PN 20-215 for Design Review of a 350-square-foot addition and 49-square-foot uncovered rear deck for an existing residence located at 1002 Persifer Street .







CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 2**  
**Type: Workshop**  
**Date: November 18, 2020**

## **Historic District Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** Zoning Code Update – Workshop on Historic District Standards 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 topics, questions, and recommendations for the new Zoning Code Update as it relates to existing standards in the Historic District and staff recommendations for changes.

**Project Summary:** Staff is returning to the Commission for a workshop on the Zoning Code Update. This workshop focuses on zoning regulations related parking, signage, and entertainment uses. The objective of the workshop is to receive Commission and public input on these topics so that staff and its consultant team can prepare the draft Zoning Code.

Staff will present current standards as well as additional options for consideration. These options are meant to address questions and concerns raised by the Commission, the public, or City staff. Several of these options involve different benefits or drawbacks for consideration.

Based on the feedback received from the Commission, staff will revise and update the appropriate sections of the new draft Zoning Code and will present a complete draft for public and Commission consideration in early spring 2021.

Submitted:

PAM JOHNS  
Community Development Director

## **ATTACHMENT 1 DESCRIPTION/ANALYSIS**

This is the third in a series of workshops with the Historic District Commission. The earlier workshops were on October 10, 2019 and on October 7, 2020. The large span of time between those workshops was the result of urgent work on the City's Accessory Dwelling Unit (ADU) Ordinance as well as delays due to the COVID-19 outbreak. This workshop as well as the ones with the public, the Planning Commission and the City Council are part of the Zoning Code Update process which is expected to conclude in late spring 2021.

This workshop focuses on several key topics in the Historic District:

- Off-street parking regulations;
- Sign standards; and
- Regulation of entertainment and alcohol-serving uses.

The focus on these topics comes as a result of past comments from the Commission, comments from members of the public including property owners and developers, and from City staff. Questions have been raised regarding these topics which suggest that the current standards in the Zoning Code (Title 17 of the Folsom Municipal Code) may not be working to adequately regulate these issues. This report identifies the current issue(s) associated with this topic, presents the current standards as well as other options for consideration, and where appropriate discusses the trade-offs associated with those options.

### **Topic 1 - Off-Street Parking in the Historic District**

Unlike other areas of the City where space for automobiles has been a significant element of the design and layout, the development of the Historic District has not been centered around the automobile. Yet, as the popularity of the District has grown, the more parking has become a challenge with the spillover of parking into existing residential neighborhoods associated with business activity and special events. Parking has also been a matter of contention for new commercial and mixed-use development projects often resulting in requests for variances.

As a result of these parking concerns, an ad-hoc committee was established by the City Council to explore possible solutions. Concluding in the late spring of last year, three of the recommendations from that group fall under the responsibility of the Community Development Department. Those recommendations included: 1) establishing an in-lieu parking fee; 2) working with special event organizers to manage parking demand; and

3) updating parking standards through the Zoning Code Update.

In addition to these issues, there are also issues with Chapter 17.52 of the Zoning Code, which sets the rules for the Historic District. For example, the Historic Residential Primary Area, which covers the Central, Figueroa, Preserve, and the Persifer-Dean subareas, has no clear parking standards. Also, unlike the rest of the City, the parking standards for dwelling units in the Historic District are based on unit size rather than on type of unit. Dwelling units 600 square feet or smaller require 1 uncovered space, while those larger than 600 square feet require 2 uncovered parking spaces. The current regulations for parking in the Historic District are shown in Table 1 below.

**Table 1 - Existing Parking Requirement (Chapter 17.52 of FMC)**

<b>Area</b>	<b>Commercial</b> (Retail, Office, Restaurants, Museums, etc.)	<b>Lodging</b> (Hotels, Motels, Guesthouses)	<b>Dwelling Units*</b> (Homes, Apartments)
<b>Central</b>	None	None	1 to 2 uncovered space(s)/unit
<b>Figueroa</b>	None	None	1 to 2 uncovered space(s)/unit
<b>Natoma-Riley Bidwell</b>	1 space/200 sf.	1 space/200 sf.**	1 to 2 uncovered space(s)/unit
<b>Open Space</b>	None	None	None
<b>Persifer-Dean</b>	None	None	1 to 2 uncovered space(s)/unit
<b>Railroad Wye***</b>	CUP	CUP	CUP
<b>Resort</b>	None	None	None
<b>River Way</b>	1 space/350 sf	None	1 to 2 uncovered space(s)/unit
<b>Sutter Street</b>	1 space/350 sf	1 space/room plus 1 space/350 sf of other areas	1 to 2 uncovered space(s)/unit
<b>The Preserve</b>	None	None	1 to 2 uncovered space(s)/unit

**Notes:**

\*1 uncovered space for units 600 sq. ft. or less and 2 uncovered spaces for dwelling units larger than 600 sq. ft.

\*\*Hotels and motels would be considered commercial uses and subject to the commercial parking requirements.

\*\*\*Parking for commercial uses in the Railroad Wye subarea would be determined as part of the Conditional Use Permit process based on similar standards in other subareas.

The challenge facing the Historic District is that since the area was not designed around

the automobile, increasing the amount of required parking may result in new designs that are incompatible with the existing character of the area or in projects that are infeasible. For example, new projects may not have enough room on-site to accommodate both the building and the required parking and underground parking may be too expensive. New rules requiring more parking may result in many properties becoming legal non-conforming uses, which may limit their ability to expand or intensify their business in the future. It may also lead to most projects having to request a variance from the Commission in order to proceed.

For residential uses, the existing requirement of 1 uncovered parking space for dwelling units 600 square feet or less and 2 uncovered parking space for larger units generally works well in the Historic District. An alternative approach for consideration would be to use a residential parking requirement like that of the rest of the City. In that situation, multi-unit development, such as apartments or condominiums with more than 3 units, would require 1 uncovered space per unit. In the rest of the City 1.5 spaces per unit are required for multi-unit development; however, since most of the Historic District is within ½-mile of the Historic District light rail station, staff recommends maintaining the current 1 space per unit requirement to encourage transit use as staff will be recommending for other areas near the other light rail stations. All single-family homes and duplexes would require 2 uncovered parking spaces (refer to Table 2). All parking spaces must be located off-street and outside of the front yard.

**Table 2 – Residential Parking Standards**

Housing Type	Existing Requirement	Proposed
Single-Family Home	2 uncovered spaces	2 uncovered spaces
Duplex/Half-plex	2 uncovered spaces	2 uncovered spaces
Multi-Unit (3 or more units)	1 uncovered space (if <600 sf)	1 uncovered space

For commercial uses, the biggest challenges to meeting the current parking requirements come from the size of parcels, the high building coverage on most parcels, and the pedestrian orientation of most buildings. This is particularly the case on Sutter Street where new development that locates there cannot meet the requirement of 1 parking space per 350 square feet of building area. Even though most changes of use in existing uses on Sutter Street do not typically require additional parking, most new development projects cannot meet the current standard despite it being a lower parking requirement for commercial use than in the rest of Folsom.

As a result, these projects require variances, which cost additional money and require more time for review and approval or denial by the Commission. In addition, new

developments often cannot meet all the findings necessary to be granted a variance. This is a disincentive to new investment and development in the Historic District.

However, unlike other areas of the Historic District and the City, the Sutter Street area is unique in that there are a variety of other parking options. These include both on-street parking spaces as well as public parking lots and a parking structure intended to serve the entire area at no cost to users. Should these unique circumstances be factored in when considering alternative parking approaches here?

A survey of other cities with historic districts or old town areas reveal that, while some require no parking at all, most have a parking requirement similar to that of Folsom, but unlike Folsom, they also offer an in-lieu fee option or the ability to waive the parking requirements without the need for a variance (refer to Table 3). Recently, City staff has conditioned projects seeking a variance reducing the amount of required parking to participate in a Parking Assessment District if one is formed. As discussed with the ad hoc committee on parking and in the resulting report, a second parking structure is needed in the district to accommodate parking demand. That structure was originally planned for funding through the Redevelopment Agency. With the elimination of Redevelopment Agencies and corresponding funding, the City will need to identify new funding sources for a second parking structure in the district, which will need to include multiple funding sources, including in-lieu fee assessments.

**Table 3 - Comparison of Parking Standards in Historic Areas/Districts**

<b>Jurisdiction</b>	<b>Commercial Parking Standard*</b>	<b>Notes</b>
Folsom	1 space/350 sf	Variance required for reduction.
Napa	No parking minimum	Outside of Downtown, allows shared and off-site parking
Placerville	1 space/200 sf	Allows payment of in-lieu fee instead
Roseville	No parking min.	Downtown/Old Town only
Sacramento (City)	1 space/500 sf	Off-site parking allowed and parking req. may be waived by Zoning Administrator
Sonoma	1 space/300 sf	Allows reduction with in-lieu fee payment.
Winters	1 space/250 sf	In lieu fee option allowed with Commission approval.

**Notes:**

\*Standard listed is for general retail use.

Other options for consideration involve scaled parking reductions as shown in the example table from Sacramento County’s new zoning code. In Table 4 the County offers staff-level reductions up to 25% if the project provides any of the acceptable alternatives including shared parking, transit shelters, additional bike parking, or the reduction results in the preservation of trees. In Sacramento County, a request for a reduction larger than 25 percent may be granted subject to the approval of a special development permit from the Zoning Administrator, Planning Commission, or Board of Supervisors.

**Table 4 – Parking Reduction Options**  
**Example: Sacramento County - Maximum Staff Level Parking Reductions**

Type	Maximum Reduction
<i>Maximum Staff Level Parking Reduction</i>	25%
Shared Parking	25%
Transit Accessibility	10%
Transit Supportive Plazas	10%
Tree Preservation	10% (not more than 6 spaces total)
Bicycle Parking (non-required)	10%
Provision of Electric Vehicle Charging Station	2:1
Preferential Parking for Carpool/Vanpool	5%
Shower/Locker Facilities	5%
Transit Waiting Shelter	10%
Motorcycle Parking	1:1 (1 space can be reduced for each motorcycle space provided)
Available On-Street Parking	1:1 (1 space can be reduced for each available on-street parking space provided)

Source: Sacramento County Office of Planning and Environmental Review, *Sacramento County Zoning Code* (as amended June 20, 2019), Table 5.26, p. 5-102.

So the questions for the Historic District, and the Sutter Street area in particular, are whether the current parking ratios in the Historic District are still appropriate; 2) whether the City should continue to use variances to address projects' inability to provide parking on-site; and 3) whether other tools such as the use of in-lieu fees, credit for off-site parking, the availability of public parking, or other alternatives as shown in Tables 3 and 4 would be better options for the Historic District. If the Commission likes some or all of these options, the next question is whether these options should be available in all zones/subareas of the Historic District or limited to just one or two areas such as the Sutter Street area and/or the Entertainment District.

Staff recommends abandoning the use of variances for parking reductions and instead developing a menu of options for property owners and developers to select from in order to satisfy the need along with the use of a parking in-lieu fee, which could over time raise funds for parking improvements in the Historic District. The granting of a reduction could either be done by staff up to a certain amount so long the project met specific findings, or it could be done by the Commission.

## Topic 2 – Signs

There are several existing problems with the Historic District sign regulations that need to be addressed in the Zoning Code Update. These include:

- Legal changes that affect how the City can regulate signs;
- Code language that suggests that all signs must be reviewed and approved by the Historic District Commission;
- Limited sign regulations for most subareas of the District except Sutter Street.
- Subjective design guidelines in the Historic District Design and Development Guidelines that are difficult for staff and applicants to interpret;
- Sign standards that are based on use rather than the zone, which result in different uses within the same building (or adjacent buildings) having different sign requirements;
- Need for an updated list of acceptable sign materials beyond just wood for the Historic District; and
- Standards for acceptable sign types, sizes, and illumination, particularly along Natoma Street in the Natoma-Riley-Bidwell subarea.

Legal Framework: The rules governing signs have changed since the U.S Supreme Court case of *Reed v. Town of Gilbert, Arizona* in 2015. As a result of that case, jurisdictions can no longer distinguish between different types of content. All local sign regulations must be content neutral. If you must read a sign in order to determine how it is regulated, then those regulations are considered content-based and are illegal. As a result of the new laws, the focus of all sign regulations should be on time, place, and manner (e.g., temporary vs. permanent; on-site vs. off-site; illuminated vs. non-illuminated; static vs. digital, etc.). For example, political signage cannot be treated differently than other types of temporary signs. The City will need to review and update all sign regulations to reflect the new legal requirements.

Code Language: In [Section 17.52.380](#) (Sign Permit Review) of the current Zoning Code, it states that: “The historic district commission shall have final authority relating to the issuance of sign permits for any signs . . .” In the past, most sign permits did go to the Commission and, because of concerns about timing and cost, some property owners in the Historic District simply installed signs without getting a permit.

In response to this and because in other parts of Chapter 17.52 the code grants sign permit authority to the Community Development Director, the process was changed so that sign permits are now typically handled by City staff, but Uniform Sign Programs for multi-tenant buildings and retail centers are reviewed by the Commission. The current process generally appears to be working; however, changes are needed to the existing



code language since the language creates a disincentive for property owners to submit sign permit applications.

Sign Regulations: While there are detailed sign design guidelines for the Sutter Street area in the Historic Design and Development Guidelines (HD DDGs), few other subareas have detailed sign design guidelines leading to challenges for staff when determining appropriate sign types elsewhere in the District. Staff recommends including design standards in the new Zoning Code for those subareas or zones where commercial uses are allowed either by-right or with a conditional use permit (CUP). This would include the Natoma-Riley-Bidwell area, the River Way subarea, Railroad Wye subarea, and Central subarea.

Subjective Design Guidelines vs. Objective Design Standards: The design guidelines that currently exist are good but are often broad and occasionally difficult to interpret. For example, one of the existing guidelines states: “All signs, whether exempt or requiring a sign permit, must maintain the historical character of the Primary Area and Subarea in which they are located.” This is too broad and places a difficult burden on the applicant and on staff to determine whether the sign design fits the historical character of the subarea. As discussed in prior Commission workshops, in some cases the actual character of the subarea and the intended character described in the HD DDGs are quite different. Staff recommends creating objective design standards based on the existing guidelines that provide clearer requirements for signs and require appropriate sign types, styles, sizes, materials, and types of acceptable external illumination.

Sign Standards Based Use Instead of Zone: While this is a citywide sign issue, it is even more of an issue in the Historic District as there are often multiple uses in one building, especially on Sutter Street. The challenge with this is that if there are retail, restaurant and office uses in the same building, they each have different sign requirements. Though this is commonly addressed through the preparation and approval by the Commission of a Uniform Sign Program (USP), there are no standards for the applicant to follow when preparing their sign program other than the broad guidelines noted above. In addition, if a USP does not exist and a new tenant moves into an existing building, the result may be a sign that is different from the other signs on that building because there are different standards for different uses. Staff recommends developing sign size and design standards based on the zones or subareas in the Historic District rather than on the particular use.

Acceptable Sign Types, Materials and Sign Illumination: Outside of the Sutter Street area, standards for acceptable sign types, sizes, materials, and sign illumination are not clearly defined or, in some instances, are outdated. This is particularly the case in the Natoma-Riley-Bidwell (NRB) Area where freestanding signs are required except for

buildings at intersections, which may also utilize wall signs. However, there is very little design direction for such wall signs. In addition, some of the standards seem unnecessarily restrictive. For example, only wood is allowed for free-standing signs in the NRB area in [Section 17.52.530\(l\)\(1\)\(b\) of the Zoning Code](#), yet in the HD DDGs, it says, “Signs must be constructed of wood, metal, glass, or stone or of synthetic materials which faithfully reproduce the appearance of permissible materials.” As a result, the applicant gets mixed messages. Furthermore, only free-standing signs are allowed for properties not located at an intersection. No other building signs are allowed. Another example is the 1-foot difference in height between free-standing signs for retail and restaurants (4 feet tall) and the height limit for non-retail free-standing signs (3 feet).

Finally, while external illumination is allowed, there is not much in the way of standards to guide staff or applicants about what type of external illumination is appropriate. For example, if there is a wall sign with external illumination, but concealed ground mounted lights cannot illuminate the sign, it is not clear what type of external illumination is allowed that fits with the historic character of the area. Staff would like to know if gooseneck lighting is acceptable or if the lighting must be screened by the eaves or rafters. Using the HD DDGs as a guide, staff recommends updating the sign regulations with standards that provide clear direction on the types of signs acceptable in each subarea including the sizes, locations, materials and external lighting types that are allowed. In addition, in the Natoma-Riley-Bidwell Area, staff recommends creating design standards for wall signs and considering the allowance of small building wall signs that can be externally illuminated (in addition to the allowed free-standing signs) for those properties not located at intersections.

### **Topic 3 – Regulation of Entertainment Uses**

Apart from special events where spill-over parking has been a concern, staff believes the current process for regulating entertainment uses developed in coordination with the Police Department is working successfully to manage entertainment uses in the Historic District. The process for bars and entertainment venues serving alcohol and providing entertainment typically involves both a Conditional Use Permit and an Entertainment Permit. This process has addressed the issues that were a problem with some of the bars in the past.

There have been some concerns raised by the public and the Commission about whether there is an over-concentration of bars in the Sutter Street area. However, in addition to the City’s regulations, the State’s Department of Alcohol Beverage Control (ABC) requires all businesses serving alcohol to obtain a liquor license and in doing so ABC staff require the business to meet specific requirements. They also monitor the number of liquor licenses in an area and if a large concentration of licenses is already

present that exceeds the set amount allocated for the County or a high crime level exists in that area then typically the license application is denied. The Sutter Street area is the City's only Entertainment District and as such has a number of restaurants, bars and entertainment uses that serve alcohol. However, in comparison with other historic entertainment districts, the area does not appear to have an over-concentration of such uses that would prompt the need for a limit on the number of licenses issued.

The one issue staff continues to struggle with is the definition of a bar versus that of a restaurant or other use that serves food and alcohol. The current Zoning Code distinguishes a restaurant from a bar based on whether the portion of a restaurant devoted to the serving of alcohol is less than 10% of the floor area. The current challenge is that most entertainment uses as well as bars serve food now. So, trying to figure out what part of the floor area is for the bar and what part is for food service is a challenge. Staff and the consultant team are looking at other options but would like Commission input on this and any other issues related to entertainment uses. One approach is to focus on the hours of operation rather than the floor area. In this scenario, a venue that served alcohol past 11 pm or midnight would be subject to a CUP while one that closed at 10 pm might just require an Administrative Use Permit.

## **Conclusion**

Staff have highlighted these three areas because these topics have been discussed in the past by members of the Commission, by the public or by staff. In addition, in some cases the standards addressing the issues in these areas are insufficient or have not been working as intended. City staff would like input from the Commission on the topics and recommendations raised in this report and any other Zoning Code issues in the Historic District that merit further attention.

## **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. 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 topics and recommendations for the new Zoning Code Update as it relates to existing standards in the Historic District and staff recommendations for changes. Staff would like input on the following topics:

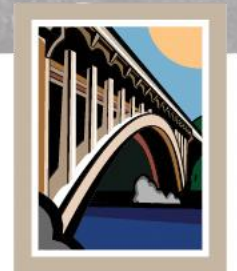
- Off-Street Parking regulations;
- Sign standards; and
- Regulation of entertainment and alcohol-serving uses.

## **Attachment 2**

# **Presentation on Historic District Zoning Standards**

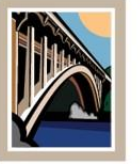
# Zoning Code Update Historic District Zoning Standards

Historic District Commission  
Special Workshop - November 18, 2020



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# Topics



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- Focus is on zoning and use standards
- Workshop topics cover:
  - Off-Street Parking
  - Sign Standards
  - Regulation of entertainment and alcohol-serving uses
- Review and comment only

# Purpose

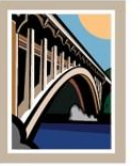


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- Receive Commission and public input on existing and proposed changes to specific use and zoning standards for the Historic District.



# Outreach



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To encourage greater participation in the Zoning Code workshops, staff did the following for this workshop:

- Sent out emails about the workshop to over 550 stakeholders including residents, business owners, developers, business and community groups
- Reached out to board members of HFRA, HPL, and Historic Folsom District Association
- Posted announcements in the City's e-newsletter
- Posted information about the workshop including workshop materials on the City's home page and the Zoning Code Update website



# Off-Street Parking Regulations

Historic District Commission Workshop

# Parking



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- Area not designed around automobile
- Popularity has resulted in spillover into neighborhoods
- Special events and weekends have been an issue
- Concerns over new mixed-use projects and parking
- Most new commercial and mixed-use projects require variances
- Sutter Street is main area of focus
- City garage has excess capacity

# Parking Garage Capacity



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## Weekly Occupancy Report

Location (Level All): Public Parking Garage

from December 30, 2019 to March 15, 2020

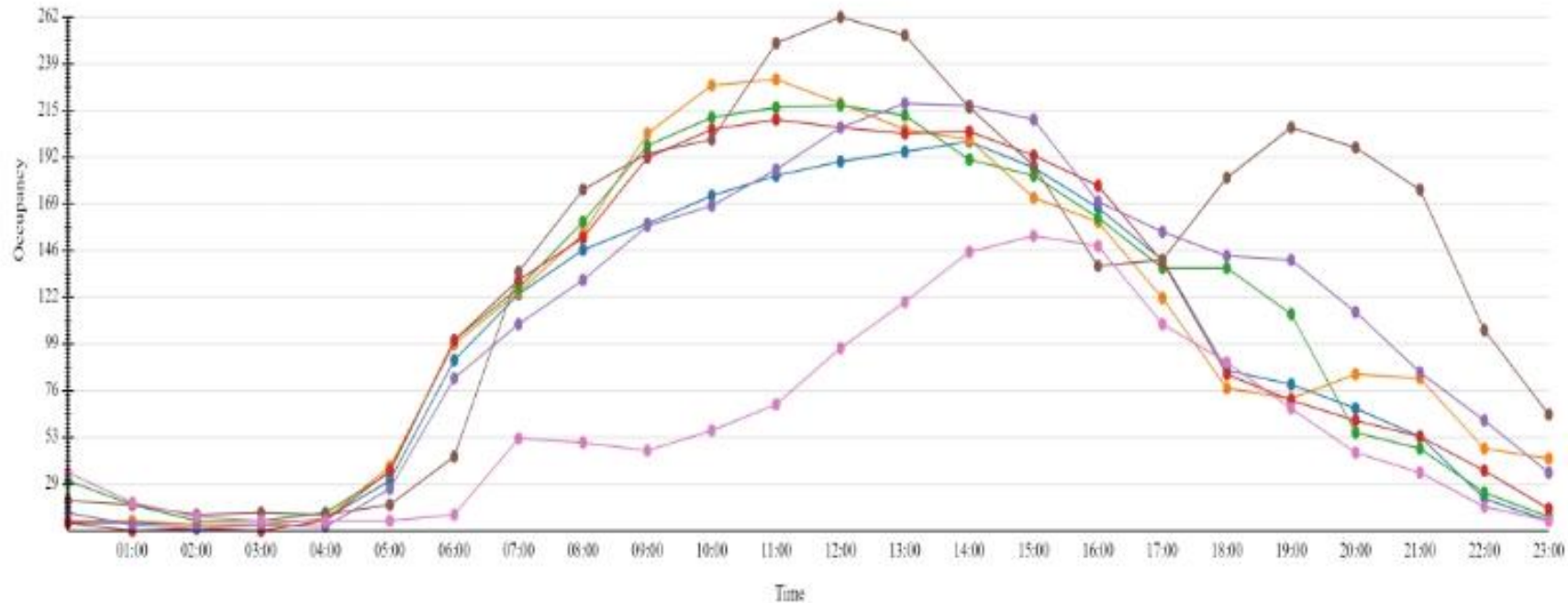
## Historic District Garage Use Pre-COVID 19

Address: Leidesdorff Street

State/Province: California

Zip/Postal Code: 95671

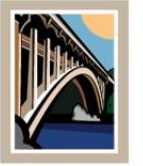
TOTAL SPACES: 300



### Peak Parking Demand:

- Saturday and weekdays mid-day
- Friday and Saturday nights
- Even with peak demand garage still has capacity
  - 262 spaces = Max demand
  - 300 spaces = Max capacity

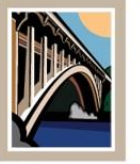
# Ad-Hoc Committee



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- Ad-hoc committee created by Council
- Developed set of recommendations in spring 2019
- Recommendations involving CDD included:
  - Establish in-lieu parking fee
  - Manage special event parking
  - Update parking standards in new Zoning Code

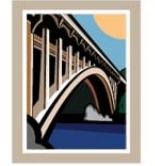
# Current HD Zoning Issues



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- Unique approach to residential parking standards
- Some subareas lack clear parking standards
- Lack of space for standard parking requirements
- Variance required for modifications
  - Extra cost
  - Extra time
  - Often cannot meet variance findings
  - Disincentive for new business to locate in District

# Other Approaches



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Jurisdiction	Commercial Parking Standard*	Additional Information
<i>Folsom</i>	<i>1 space/350 sf</i>	<i>Variance required for reduction.</i>
<i>Napa</i>	<i>No parking minimum</i>	<i>In other areas of city allows shared and off-site parking</i>
<i>Placerville</i>	<i>1 space/200 sf</i>	<i>Allows payment of in-lieu fee instead</i>
<i>Roseville</i>	<i>No parking min.</i>	<i>Downtown/Old Town only</i>
<i>Sacramento (City)</i>	<i>1 space/500 sf</i>	<i>Off-site parking allowed and parking req. may be waived by Zoning Administrator</i>
<i>Sonoma</i>	<i>1 space/300 sf</i>	<i>Allows reduction with in-lieu fee payment.</i>
<i>Winters</i>	<i>1 space/250 sf</i>	<i>In lieu fee option allowed with Commission approval.</i>

*Note: \*Parking standard listed is for general retail use.*

# Other Approaches:

## *Sacramento County Example*



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Acceptable Alternative Type	Maximum Reduction
<i>Maximum Staff Level Parking Reduction</i>	25%
Shared Parking	25%
Transit Accessibility	10%
Transit Supportive Plazas	10%
Tree Preservation	10% (not more than 6 spaces total)
Bicycle Parking (non-required)	10%
Provision of Electric Vehicle Charging Station	2:1
Preferential Parking for Carpool/Vanpool	5%
Shower/Locker Facilities	5%
Transit Waiting Shelter	10%
Motorcycle Parking	1:1 (One space can be reduced for each motorcycle space provided)
Available On-Street Parking	1:1 (One space can be reduced for each available on-street parking space provided)



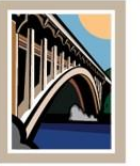
# Staff Recommendation



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- Eliminate use of variances for parking reductions
- Develop list of acceptable alternatives to allow reduction
- Develop in-lieu fee option
- Use administrative process for granting parking reduction
  - Smaller reductions reviewed by staff
  - Larger reductions reviewed by Commission
- Establish findings for granting parking reduction

# Key Parking Questions



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- Are the current parking ratios working?
- Should variances continue to be the tool to address parking changes?
- Should there be a different process for parking reductions?
- Should there be alternatives to the on-site parking requirement?
- Should this apply throughout the Historic District or just in the Sutter Street Area/ Entertainment District?
- Should residential parking requirements be based on unit size or type?
  - Current approach: <600 sf = 1 space; >600 sf = 2 spaces
  - Citywide approach: MF = 1 space/unit; SF/Duplex = 2 spaces/unit



# Sign Standards

Historic District Commission Workshop

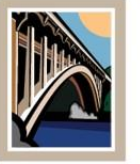
# Legal Changes



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- US Supreme Court case:
  - *Reed v. Town of Gilbert*
- Sign regulations must be **content neutral**
  - If you must read the sign to regulate it, then regulation is not content neutral
- Need to update City regulations to meet new laws
- Focus of rules should be on **time, place, and manner**
  - Example – political signs should be treated as temporary signs

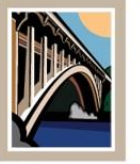
# Current Sign Issues



CITY OF  
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- Code says all signs must be reviewed HDC
- Limited sign regulations outside of Sutter Street Area
- Guidelines that are difficult to interpret
- Standards based on use and not on zone
- Outdated list of acceptable materials for signs
- Need new standards for signs in Natoma-Riley-Bidwell area

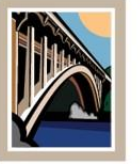
# Signs and HDC Review



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- Current code language discourages sign permit applications
- Need to update code language to match current practice

# Sign Regulations



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FOLSOM

- Only Sutter Street area has regulations for signs including design guidelines
- Need sign regulations plus design standards for all areas where commercial uses are allowed or allowed with CUP
- This includes the following areas:
  - Natoma-Riley-Bidwell area
  - River Way subarea
  - Railroad Wye subarea
  - Central subarea

# Sign Guidelines vs. Standards

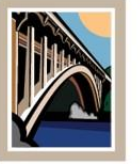


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- Current guidelines are broad and difficult to interpret
- Create confusion for applicants and staff
- Clear design standards are needed that address:
  - Acceptable sign types
  - Acceptable sizes and locations
  - Acceptable materials
  - Acceptable types of illumination



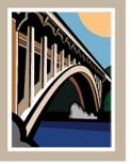
# Sign Standards: Use vs. Zone



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- Mix of uses can result in mix of sign types and sizes
- When no uniform sign program exists, problems arise among different uses in same building or on same parcel
- To address this issue:
  - Continue to require uniform sign program for multi-tenant buildings and centers
  - Based sign standards on the zone not on individual use

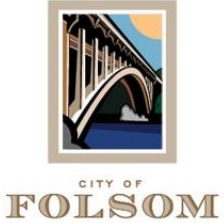
# Sign Types, Materials, Lighting



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- Issue especially in Natoma Riley Bidwell area
- Good standards for freestanding signs
- Very few standards for wall signs
- Wall signs limited to properties at intersection
- Lighting allowed but few standards
- Wood is only acceptable sign material in most cases

# NRB Sign Examples



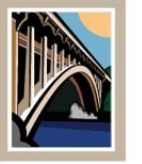
Should a wall sign be allowed too?

Here?

Here?

Only sign type and location currently allowed

# Sign Illumination



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FOLSOM

What type of external sign illumination should be allowed?

- Gooseneck lighting for wall signs?
- Concealed lighting for freestanding signs?
- Concealed strip lighting above wall signs and freestanding signs?

# Sign Illumination - Examples



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**Gooseneck Lights for Wall Signs**



**Concealed In-Ground Lights for Freestanding Signs**



**Concealed Strip Lights for Wall Signs**



# Sign Recommendations



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- Allow additional sign materials consistent with HD Design and Development Guidelines:
  - Wood, metal, glass, stone or synthetic materials which faithfully reproduce the appearance of permissible materials
- Allow one wall sign up to a certain size plus one freestanding sign for all properties in Natoma Riley Bidwell area not just those on corners
- Develop design standards based on guidelines for commercial signs in all HD areas that allow commercial
- Allow external illumination using either:
  - Gooseneck lights above wall signs
  - In-ground sign lighting for freestanding signs concealed by sign or landscaping
  - Concealed strip illumination above wall or hanging signs



# Entertainment and Alcohol-Serving Uses

Historic District Commission Workshop

# Regulating Entertainment Uses



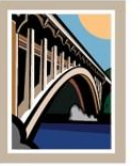
CITY OF  
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Typical issues associated with entertainment and alcohol-serving uses can include:

- Management
- Hours of operation
- Noise
- Over-concentration
- Parking



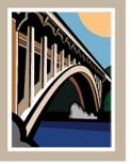
# Current Regulations



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- Working with Police Department, CDD developed Entertainment Permit process
- Bars and entertainment venues serving alcohol must get Conditional Use Permit (CUP)
- Must also get ABC license and meet ABC requirements in addition to City requirements
- New Entertainment Permit process is working well
- Have eliminated past problems

# Determining Alcohol Serving Uses



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- Currently, if alcohol serving area is greater than 10% of floor area then CUP is required
- Typical standard used by most jurisdictions
- Often difficult to determine especially when the venue serves food or has entertainment
- Should hours of operation be the key criteria to determine when CUP is required?
  - Beyond 11 pm? Beyond midnight?
  - Different weekday and weekend end times?

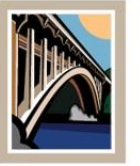
# Staff Recommendations



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- Current process working well
- Staff does not recommend changes to Entertainment Permit or CUP process
- CDD and Public Works staff working to implement recommendations from ad-hoc committee to reduce and redirect parking spillover effects
- Staff also exploring parking requirements for outdoor dining

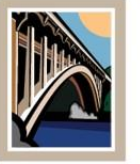
# Key Questions and Discussion



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- Does the Commission agree with Staff recommendations?
- If not, what changes are desired?
- Has staff struck the right balance between supporting business needs (parking, signage and entertainment) and regulating their activity?
- Are there other zoning or development issues that require further attention?

# Next Steps



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- Based on input, staff will update the draft Zoning Code
- Staff will also hold another workshop on the full version of the new HD zoning districts
- Another workshop will be held in either December or January on administrative and permit procedures
- 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](http://www.folsom.ca.us/zoningcode)