

PLANNING COMMISSION AGENDA
March 17, 2021
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom’s Executive Order N-29-20, members of the Folsom Planning 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 Planning 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 PLANNING COMMISSION: Bill Miklos, Ralph Peña, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Chair Justin Raithel

Any documents produced by the City and distributed to the Planning 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. The meeting is available to view via webcast on the City’s website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning 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 February 3, 2021 will be presented for approval.

WORKSHOP

1. PN 19-051, Zoning Code Update – Update on Progress, Schedule, and Remaining Tasks

Staff is returning to the Commission for an update on progress on the new Zoning Code. The purpose of this workshop is to review topics covered so far, remaining tasks, and to discuss the current schedule. **(Project Planner: Principal Planner, Desmond Parrington)**

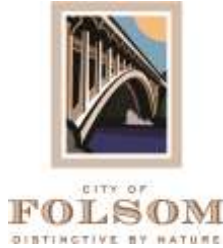
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **April 7, 2021**. 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) 461-6231 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 Planning Commission Action: Any appeal of a Planning 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. 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, the public hearing



PLANNING COMMISSION MINUTES
February 3, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Justin Raithel, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Bill Miklos, Ralph Peña

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of January 20, 2021 were approved as submitted.

NEW BUSINESS:

1. PN 20-247, White Rock Springs Ranch Villages 2-3 Residential Design Review

A Public Meeting to consider a request from Richmond American Homes for approval of a Design Review application for 81 traditional single-family residential units located within Villages 2-3 of the previously approved White Rock Springs Ranch Subdivision. The zoning classifications for the site are SP-SFHD and SP-SF, while the General Plan land-use designations are SFHD and SF. The City, as lead agency, previously determined that the White Rock Springs Ranch Subdivision is entirely consistent with the Folsom Plan Area Specific Plan (FPASP), and is therefore Exempt from additional environmental review under the California Environmental Quality Act (CEQA) in Accordance with Government Code section 65457 and CEQA Guidelines section 15183. **(Project Planner: Josh Kinkade/Applicant: Richmond American Homes)**

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 81 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 9 FOR THE WHITE ROCK SPRINGS RANCH VILLAGES 2-3 PROJECT (PN 20-247) SUBJECT TO THE FINDINGS (FINDINGS A-J) AND CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THIS REPORT.

COMMISSIONER DUEWEL MOVED TO MAKE A FRIENDLY AMENDMENT TO ADD VERBIAGE TO CONDITION NUMBER 12, SECTION 6 TO STATE:

“12.6 A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision, **per Section 12.16.190 of the Folsom Municipal Code.** A minimum of two trees are required along the street-side of all corner lots, **per Section 12.16.190 of the Folsom Municipal Code.** All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.”

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: PEÑA, LEARY, REYNOLDS, WEST, DUEWEL, MIKLOS, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PUBLIC HEARING:

2. PN 18-222, Alder Creek Apartments General Plan Amendment, Specific Plan Amendment, Planned Development Permit, Minor Administrative Modification, and Addendum to the Final EIR/EIS for the Folsom Plan Area Specific Plan

A Public Hearing to consider a request from the Spanos Corporation for approval of a General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification for development and operation of a 265-unit market rate apartment community (Alder Creek Apartments) on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Mangini Ranch Phase 2 portion of the Folsom Plan Area. The zoning classifications for the site are SP-MLD-PD and SP-MHD-PD, while the General Plan land-use designations are MLD and MHD. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: The Spanos Corporation)**

COMMISSIONER DUEWEL MOVED TO RECOMMEND THAT THE CITY COUNCIL:

- ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN PREPARED FOR THE ALDER CREEK APARTMENTS PROJECT (PN 18-222) PER ATTACHMENT 21; AND
- APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR A 5.0-ACRE PORTION (APN NO. 072-3670-011) OF THE ALDER CREEK APARTMENTS PROJECT SITE FROM MLD (MULTI-FAMILY LOW DENSITY) TO MHD (MULTI-FAMILY HIGH DENSITY) PER ATTACHMENT 6; AND
- APPROVE A SPECIFIC PLAN AMENDMENT TO CHANGE THE SPECIFIC PLAN LAND USE DESIGNATION FOR A 5.0-ACRE PORTION (APN NO. 072-3670-011) OF THE ALDER CREEK APARTMENTS PROJECT SITE FROM SP-MLD-PD (SPECIFIC PLAN, MULTI-FAMILY LOW DENSITY, PLANNED DEVELOPMENT DISTRICT) TO SP-MHD-PD (SPECIFIC PLAN, MULTI-FAMILY HIGH DENSITY, PLANNED DEVELOPMENT DISTRICT) PER ATTACHMENT 6; AND
- APPROVE A PLANNED DEVELOPMENT PERMIT TO ESTABLISH DETAILED DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR THE 265-UNIT ALDER CREEK APARTMENT PROJECT; AND
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO TRANSFER 62 ALLOCATED DWELLING UNITS FROM OTHER LOCATIONS WITHIN THE FOLSOM PLAN AREA SPECIFIC PLAN TO THE ALDER CREEK APARTMENTS PROJECT SITE AND TO TRANSFER DWELLING UNITS AMONG THREE OTHER PARCELS LOCATED WITHIN THE FOLSOM PLAN AREA PER ATTACHMENT 6.

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS BELOW (FINDINGS A-Z) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-43) WITH MODIFICATION TO CONDITION NO. 34 TO ADD A BULLET POINT THAT READS:

- **“Applicant shall amend the pedestrian circulation exhibit in order to allow access from the interior pathways to the perimeter sidewalk to the satisfaction of the Community Development Department.”**

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: PEÑA, LEARY, REYNOLDS, WEST, DUEWEL, MIKLOS, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next regularly scheduled Planning Commission meeting will be held March 17, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Workshop
Date: March 17, 2021

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Zoning Code Update – Update on Progress, Schedule, and Remaining Tasks
File #: PN 19-051
Request: Review and Comment
Location: Citywide
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, schedule, and remaining tasks for the new Zoning Code Update.

Project Summary: Staff is returning to the Commission for an update on progress on the new Zoning Code. The purpose of this workshop is to review topics covered so far, remaining tasks, and to discuss the current schedule. City staff launched the effort to comprehensively update the City’s Zoning Code in early 2019. The Zoning Code update was one of the key implementation efforts identified in the City’s new 2035 General Plan, which was adopted by City Council in August 2018. The Zoning Code implements the land use element of the City’s General Plan and provides detailed regulations for the location, type, and design of buildings and land in Folsom. It also helps protect the environment and guard against potential use conflicts. Though 36 percent of the City has developed under specific plans, the Zoning Code regulates development in all other areas (approximately 64% of the City). In addition, within a specific plan area, if a development issue is not addressed in that specific plan, then the regulations of the Zoning Code apply.

The City’s Zoning Code, which is Title 17 of the Folsom Municipal Code, has not been comprehensively updated in several decades. Overtime, the Zoning Code has been changed and added to, but this has led to inconsistencies and confusion in some sections. In addition, since 2017, the State has enacted a series of new laws that affect the development process, particularly as it relates to housing. As a result, staff embarked on a comprehensive update of the Zoning Code in early 2019 with its consultant team led by Mintier Harnish. While most development standards that affect existing neighborhoods will not change, staff has focused in on the areas where there are opportunities for development (e.g., commercial corridors or around light rail stations) or where existing standards are inadequate or confusing (i.e., Historic District).

City staff and its consultants have made substantial progress on the draft Zoning Code and have held multiple workshops with the Commissions and with the public in order to gather input, share ideas, and discuss recommendations. To date, workshops have covered issues such as a proposal for a new zoning district for small lot development; a new approach to zoning in the Historic District; parking standards; the use of overlay zones along the East Bidwell Corridor and near the City’s light rail stations; simplification of use tables as they relate to allowed uses in different districts; outdoor dining; and entertainment and alcohol serving uses.

In addition, staff and its consultants also prepared a new ordinance regulating Accessory Dwelling Units (ADUs). This was removed from the scope of the Zoning Code update and accelerated given that new State laws for ADUs went into effect on January 1, 2020. A design workbook for ADUs was also prepared by staff and a new website set up (www.folsom.ca.us/adu) to help guide applicants through the new process.

Despite the work accomplished so far, significant work remains, and staff have been delayed and do not expect to complete the update process by this spring as originally planned. During the COVID-19 pandemic, staff had to shift its focus away from the Zoning Code update to focus on establishing online tools that would assist customers with their development applications and inquiries. While the plan review process has been setup online and can now be conducted electronically, CDD staff continues to work on establishing a new permit tracking system to replace the almost 25-year-old system currently in use. The new system will create an online customer portal that will allow for application in-take, review, tracking, payment and permit issuance and project approval. This will handle not just building permit applications but applications for all types of projects including entitlements, such as design review applications, conditional use permits, etc. It is anticipated that this new system will launch this summer. In addition, CDD staff have seen a marked increase in the number of development applications including planning entitlements during the pandemic. As a result of these efforts, it is anticipated that a public review draft of the new Zoning Code will not be ready until the fall of 2021 with expected hearings at the end of 2021 or early 2022.

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

Background: Development within the City is regulated by the City’s Zoning Code (Title 17 of the Folsom Municipal Code) except for areas that are subject to approved Specific Plans. The Zoning Code divides Folsom into different land use districts or zones depending upon the primary land use allowed such as residential, commercial, industrial or open space districts. Examples include the General Commercial District (C-3), Light Industrial District (M-1), and Single Family Dwelling Medium Lot District (R-1-ML). Each district has its own development standards that address that type of development. Development standards include such criteria as building height, lot coverage, and building setbacks, etc. In some cases, overlay districts, which are also referred to as combining districts, are used for special areas when additional uses or additional development standards are needed. An example includes the Agricultural Combining District (A), which is used as an overlay on top of the existing single-family residential zoning in the northwest area of Folsom to allow for agricultural uses on large residential lots. As required by State law, the zoning district designation for a parcel must be consistent with the General Plan land use designation for that same parcel. A parcel cannot be designated as a Single Family Dwelling Small Lot District (R-1-M) if it has an Industrial/Office Park General Plan land use designation. Allowed uses are the types of businesses, development or activities that are either permitted, not permitted, or conditionally permitted in a particular zoning district.

On January 15, 2020, City staff held a workshop with the Planning Commission to discuss the Zoning Code Update and review several topic areas involving changes to the code due to State laws or input from staff based on their experience with the code. The workshop covered the following areas:

- Zoning districts and development standards including:
 - A new Residential Compact (R-C) zoning district to provide development and design standards for small-lot development occurring in Folsom. This would provide clear guidance to developers about the type of development that is desired in Folsom rather than using the existing zoning (typically R-1-M or R-M) along with a Planned Development Permit.
 - An East Bidwell Corridor Overlay Zone that would grant existing property owners within the corridor the ability to do residential or residential mixed-use development on commercially zoned sites. This implements the General Plan East Bidwell Mixed-Use Corridor Overlay land use designation and provides the opportunity to place housing close to existing shopping, jobs, and transit.
 - A Transit-Oriented Development Overlay that would allow for higher density development and encourage office, residential and mixed-use

development near the City’s existing light rail stations. There would be different standards around the City’s Historic District station to respect the character of that district.

- Simplification of the City’s Allowed Use Tables.
 - Different zoning districts have different uses that are either allowed by-right, allowed with certain conditions, or prohibited. In the past, Zoning Codes like Folsom’s have listed uses that are no longer that common while new uses occur that do not fit into existing categories. The new allowed use tables for residential, commercial, and industrial districts have been simplified to create more general categories that are easier to interpret and can adapt to changes in retail and business trends. While those listed as allowed, conditionally allowed, or prohibited have not changed significantly, state law changes as well as staff experience with certain uses have led to a few changes. Those changes will be discussed with the Commission when the draft is complete.
- Multi-Family Objective Design Standards.
 - Changes to state law to reduce barriers to multi-family housing development have resulted in limitations on discretionary design review. Instead, jurisdictions need to have in place objective design standards that are clear and can be easily interpreted by developers and the public. The goal is to establish clear requirements regarding the design of multi-family housing in Folsom. Based on initial feedback from the Commission, objective design standards are currently being prepared for multi-family development.

Several other workshops and hearings with the Planning Commission and Historic District Commission were held in January, February, and June 2020 on the topic of ADUs. Based on input from the public and the Commissions, staff prepared an ADU Ordinance ([Chapter 17.105 of the Folsom Municipal Code](#)) that complied with the new State laws, but also took into account the differences between the Historic District and the rest of the city. That ordinance was adopted in July 2020 and went into effect in August. In addition, City staff prepared a detailed guide for homeowners, architects, and developers that explained the ADU process and provided helpful guidelines to ensure quality design of these units.

More Zoning Code update workshops with the Commissions were held in October and November 2020. The workshops in October addressed topics in Article 2, which will cover zoning districts; design and development standards; and allowed uses. Topics covered included:

- Elimination of unused zoning districts and overlay districts such as the Industrial

Frontage District, the Airport District, and the Special Building Site Combining District.

- Changes to the allowed use tables based on changes to State and federal law. This included homeless shelters and low barrier navigation centers; supportive housing; large family day care centers; multi-family development; ADUs and small cell wireless facilities (i.e., 5G devices)
- Review and regulation of multi-family development including key areas where objective design standards are needed.
- Creation of a new Research and Development Zone to support the continued development and expansion of technology businesses in Folsom.
- A proposal for new zoning for all properties in the Historic District. This new proposal that was supported by the Historic District Commission reduces the number of land use layers from four to two. It eliminates the base zoning designations that are used in the rest of the City in favor of new zoning designations that incorporate the subarea designations from Chapter 17.52 as well as parts of the Historic District Design and Development Guidelines. This will eliminate the conflicts that currently exist in many areas between the base zoning and the primary area and subarea standards.

In November 2020, City staff held workshops with both Commissions on key topics from Articles 3 and 4 of the new Zoning Code. Article 3 will address site planning and general development standards while Article 4 will cover standards for specific uses such as drive-throughs, home occupation permits, accessory uses; and alcohol-serving and entertainment uses. The topics presented in those workshops included:

- Off-street parking requirements, when and where reductions may be justified, and what process should be used when reviewing, granting, or denying requests for parking reductions.
- Case law resulting in changes to the existing regulations covering sign standards and recommendations for changes in sign allowances particular for multi-tenant centers as well as multi-tenant office buildings.
- Regulation of restaurants with outdoor seating as well as alcohol-serving and entertainment uses. This included a discussion of parking standards for restaurants with large outdoor seating areas and the use of conditional use permits for alcohol-serving uses based on hours of operation and location criteria in contrast to the current practice that is based on the amount of area devoted to alcohol service.

Community Outreach: In addition to the Commission workshops noted earlier in this report, staff has conducted several other outreach efforts to solicit input on the Zoning Code update. These included:

- March 2019: Created Folsom Zoning Code Update website (www.folsom.ca.us/zoningcode)
- April 2019: Stakeholder interviews with residents and neighborhood group leaders, business leaders, environmentalists, developers, affordable housing advocates, Historic District representatives, developers, architects, and community leaders.
- April 2019: An educational seminar on the Zoning Code for the Commission and Council members.
- May 2019: A community survey on key zoning issues.
- May 2019: A community workshop on the zoning code update.
- February 2020: A community workshop on ADUs.
- September 2020: A virtual community workshop and survey on staff's Historic District zoning proposal.

Staff has an email notification list of over 500 persons consisting of residents, businesses, community and religious groups, developers, preservationists, etc. In addition to email, staff also uses the City's newsletter, electronic newsletter, and social media to provide notices about meetings and workshops for the Zoning Code update.

Remaining Tasks: Despite the progress to date, there are still several major tasks remaining and those will involve additional workshops with the Commissions and the public. Those tasks include:

- Completion of draft Historic District zoning designations, development standards and objective design standards
- Development standards for TOD overlay zones and East Bidwell Corridor
- Administrative procedures including:
 - Level of review (Director, Commission, Council);
 - Public noticing; and
 - Handling non-conforming uses.

After completion of these tasks, a public review draft will be released for a 30-day public comment period. This will allow time for the public to review the new draft code, compare it with the current code, identify any questions or concerns, and submit comments to City staff. Upon conclusion of the public comment period and time for staff to address comments, including Commission and Council comments, staff will begin the public hearing process with the goal of adopting the updated Zoning Code.

Next Steps and Schedule:

As result of the delays mentioned earlier in this report, it is anticipated that the remaining workshop on the topics noted in the prior section will be held in late spring/early summer with a public review draft being released in fall 2021. The public hearing process would begin in winter 2021 with anticipated adoption of the new

ordinance in early 2022.

POLICY/RULE

The City's 2035 General Plan established several policies which are guiding the preparation of the Zoning Code update particularly as it relates to new districts, development standards, design and allowed uses. 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 3.1.1 Mixed-Use Nodes: Encourage mixed-use development in nodes located at major intersections that include housing, open space, and offices. This development pattern should reflect best practices in mixed-use development, in contrast to strip retail developments along corridors.
- LU 3.1.2 Districts and Corridors: Encourage development of diverse mixed-use districts and corridors that address different community needs and market sectors, provide a variety of housing opportunities, and create distinct and unique areas of the city.
- LU 3.1.3 Mixed-Use Design: Encourage mixed-use developments to limit the number of access driveways, minimize building setbacks, and require active edges on ground floor spaces adjacent to sidewalks.
- LU 3.1.4 Compatibility with Adjoining Uses: Encourage development and redevelopment of higher density mixed-use development within districts and along corridors to be compatible with adjacent land uses particularly residential uses.
- LU 3.1.5 East Bidwell Street: Encourage new development along East Bidwell Street by creating a stronger mixed-use development pattern, both horizontal and vertical, with an emphasis on medium- and higher-density housing, while also addressing local and citywide demand for retail and services.
- LU 3.1.6 Central Commercial District: Encourage development of mixed-use projects that create a walkable, vibrant district along East Bidwell Street between Coloma Street and Blue Ravine Road.
- LU 4.1.2 Mix of Uses Near Station: Encourage new development around transit stations that mix retail with a variety of housing and employment options to transform Folsom stations into destinations that take advantage of public investment in transit.
- LU 4.1.4 Restrict Auto-Oriented Uses Around Transit Stations: Restrict new auto-oriented uses (e.g., automobile repair, gas station, car wash, drive through

restaurants, mini storage facilities) within one-quarter mile of light rail stations.

- LU 4.1.6 Parking Management: Develop long-term parking management approaches that decrease the amount of land dedicated to surface parking while maintaining parking capacity. Solutions may include parking structures or shuttles to nearby parking.
- LU 6.1.3 Efficiency Through Density: Support an overall increase in average residential densities in identified urban centers and mixed-use districts. Encourage new housing types to shift from lower-density, large-lot developments to higher-density, small-lot and multifamily developments, as a means to increase energy efficiency, conserve water, reduce waste, as well as increase access to services and amenities (e.g., open space) through an emphasis of mixed uses in these higher-density developments.
- LU 6.1.4 Open Space in Residential Developments: Require open space in each residential development except the following: developments located within a Specific Plan Area that has already dedicated open space, on multifamily parcels of less than 10 acres and, or parcels of less than 20 acres for single family uses surrounded by existing development. Open space includes parklands, common areas, landscaped areas, paths and trails, and plazas. Open space does not include areas devoted to vehicle parking, streets, and landscaped streetscapes. To achieve the open space guidelines, a developer may be allowed to group the homes at smaller lot sizes around shared open space features, as long as the average gross density does not increase.
- LU 6.1.5 Off-Street Parking: Require sufficient off-street parking for residents be included in the design of all residential projects. Off-street parking for guests shall be included in the design of all multifamily projects. The City shall allow for reduced parking requirements for high-density residential and mixed-use developments near transit stations.
- LU 7.1.2 Enhance Vitality of Commercial Areas: Encourage development of underutilized and vacant parcels in commercial zones to improve the aesthetic appearance and enhance the vitality of commercial areas.
- LU 8.1.5 Transit: Encourage new employment uses to locate where they can be easily served by public transit. Transit centers should be incorporated into the project, when appropriate.
- 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.

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/PLANNING COMMISSION ACTION

Review and comment. This is an informational presentation designed to provide an update on the project, answer questions and receive any input on the Zoning Code update from the Commission.

Attachment 2

Presentation on Zoning Code Update Status

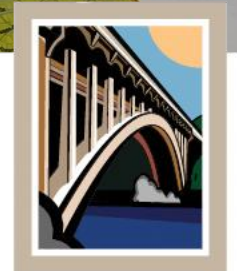


Zoning Code Update

Status Presentation

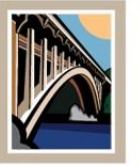
Planning Commission

March 17, 2021



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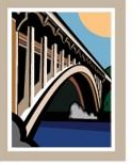
Background



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- Why Zoning Code Update is needed:
 - Current Zoning Code outdated
 - Consistency with 2035 General Plan
 - Changes in development types and uses
 - New State laws

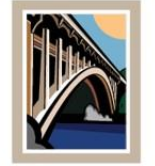
Project Phases



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- Project Initiation Complete
- Zoning District Provisions In progress
- General Site Planning and Specific Use Standards In progress
- Administrative Provisions In progress
- Public Review Draft Zoning Code and Map
- CEQA Compliance
- Public Review and Adoption
- Implementation

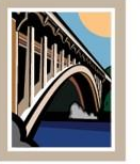
Zoning District Provisions



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- New Accessory Dwelling Unit Ordinance and Design Workbook
- Presented new zoning approach for Historic District
 - Simplifies 4 layers of land use regulation to 2
 - Eliminates base zoning and incorporates subarea designation
- Creation of new zoning designation for small lot development
 - Residential Compact (R-C) Zone
 - Replaces R-M zone
- Presented new overlay zone districts:
 - Transit Oriented Development Overlay District
 - East Bidwell Mixed-Use Corridor Overlay

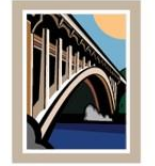
Site Planning and Use Standards



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- Simplification of use tables
 - Allowed uses
 - Conditionally allowed uses
 - Prohibited uses
- Staff provided recommendations on the following:
 - Replacing use of variance for parking with new administrative permit and findings approved by Commissions
 - New standards for businesses with large outdoor dining space
 - Clearer standards for signage in Natoma-Riley-Bidwell Area of Historic District
 - Greater allowances for signage on multi-tenant buildings
 - Standards for entertainment and alcohol-serving uses based on location and hours of operation

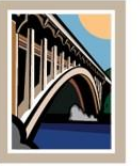
Administrative Provisions



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- Staff and consultant team currently working on administrative process including:
 - Appropriate level of review for decisions on permits, site plan and design review, etc.
 - Rules covering non-conforming uses
 - Procedures for Permits (AUP, CUP, TUP, etc.)
 - Procedures for Zoning Clearance as well as Site Plan and Design Review
 - Public noticing requirements
 - Process for public hearings, appeals and enforcement

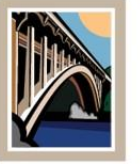
Outreach Summary To Date



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- Council/Commission educational workshop
- Community survey on Zoning issues (May 2019)
- Community workshops: (May 2019; Feb. 2020 [ADU]; and Sept. 2020 [Historic District])
- Historic District Commission: Four Historic District Commission Workshops as well as 3 sessions on ADU Ordinance
- Planning Commission: Four workshops as well as 2 sessions on ADU Ordinance
- Zoning Code Update website: www.folsom.ca.us/zoningcode
- City Newsletter and social media announcements

Remaining Tasks



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- Historic District
 - Development standards
 - Objective design standards
- TOD and East Bidwell Corridor Overlay Districts
 - Development standards
- Administrative Procedures
- Public Review Draft Publication and Public Comment Period
- Virtual Community Workshop(s) and Commission Workshops
- Environmental Review
- Commission and Council Hearings

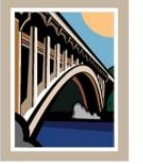
Current Status



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- Project delayed due to pandemic
- Focus has been on setting up online application, review, payment and permitting tools for customers
- Processing high volume of entitlement applications
- Completion likely at end of 2021/early 2022

Next Steps



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- HDC Workshop on new Historic District zones and standards
- Workshops TOD and East Bidwell Overlay Zones
- Workshops on Administrative Procedures
- Public Review Draft and Public Comment Period
- Virtual Community Workshop



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Questions?

Commission Zoning Code Update Presentation



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Thank You!

For more information visit:

www.folsom.ca.us/zoningcode