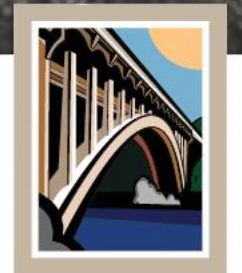


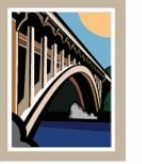
Zoning Code Update Historic District Zoning & Standards

Folsom Historic District Association
Workshop – April 20, 2021



CITY OF
FOLSOM

Topics



CITY OF
FOLSOM

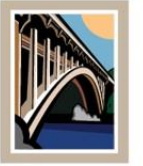
- Background
- New Zoning Proposal
- Off-Street Parking
- Sign Standards
- Entertainment and Alcohol Serving Uses
- Initial Staff Recommendations
- Status and Next Steps
- Discussion and Questions



Background

Folsom Historic District Association Workshop

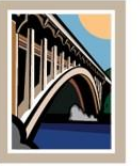
Background



CITY OF
FOLSOM

- Aug. 2018: New 2035 General Plan requires update of Zoning Code
- Feb. 2019: Council directs staff and consultant team to start update
- April 2019: Special Council/Commission workshop on update
- May 2019: Community workshop
- May - June 2019: Zoning issues survey
- October 2019: HDC Initial Zoning Workshop
- Multiple Workshops held with public and Commissions in 2020
- Future workshops planned with community, PC, HDC, and Council
- Will conclude with public hearings and adoption in early 2022

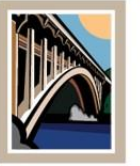
Background (continued)



CITY OF
FOLSOM

- 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 - Current Zoning Code outdated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



CITY OF
FOLSOM

- 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 (Environmental Review)
- Public Review and Adoption
- Implementation



New Zoning Proposal

Folsom Historic District Association Workshop



Zoning District Provisions



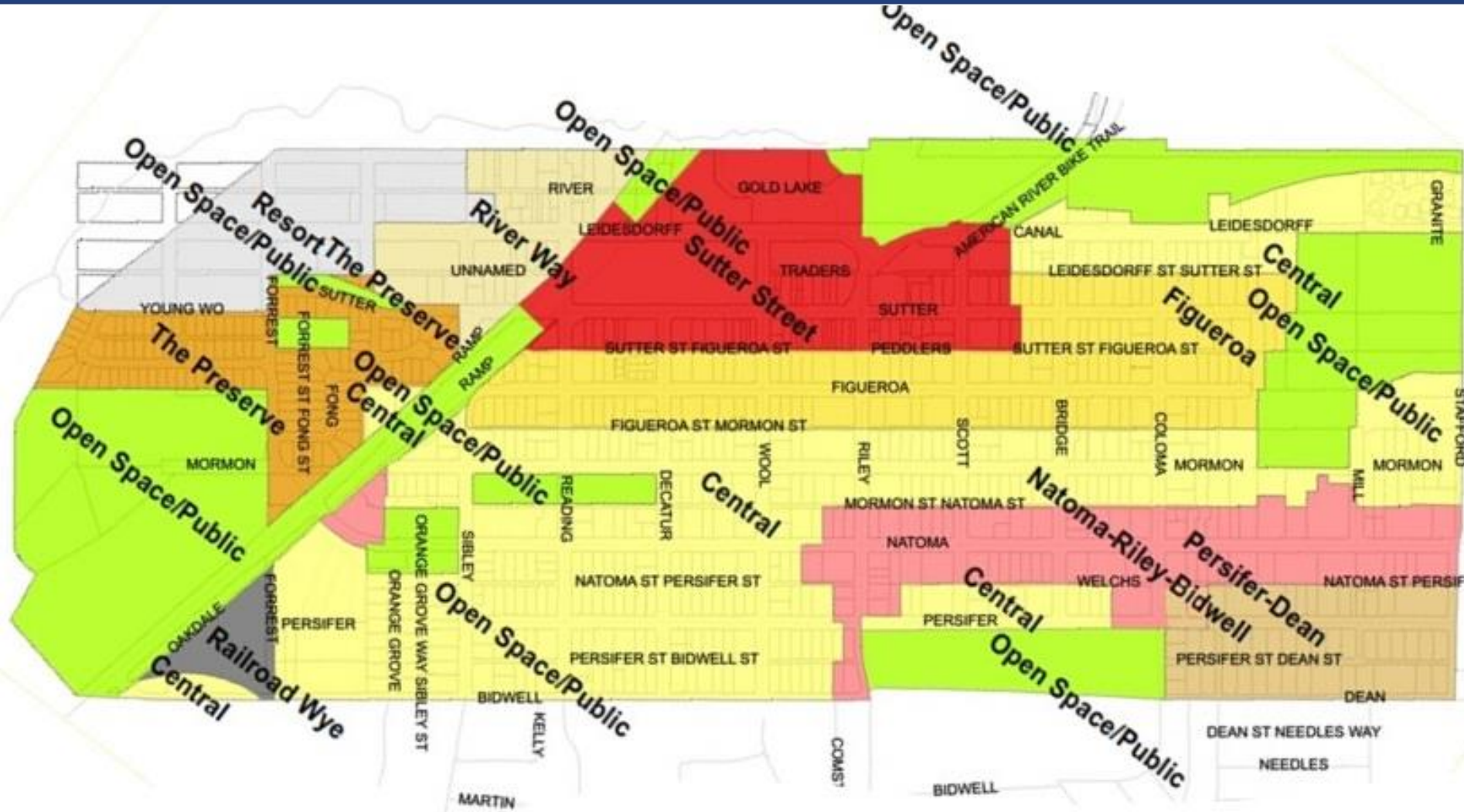
CITY OF
FOLSOM

- New zoning approach for Historic District
 - Simplifies 4 layers of land use regulation to 2
 - Removes base zoning and instead new zone based on subarea designation
 - Will incorporate standards from Historic District Design & Development Guidelines (HD DDGs)
 - Eliminates existing conflicts between layers of land use regulation
- New overlay zone districts:
 - Transit Oriented Development Overlay District
 - Historic District TOD Overlay will be different than Iron Point/Glenn TOD Overlay
 - East Bidwell Mixed-Use Corridor Overlay

Primary Areas and Subareas



CITY OF
FOLSOM



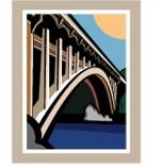
Folsom Historic District

Subarea Name

- Natoma-Riley-Bidwell
- Central
- Persifer-Dean
- Open Space/Public
- Figueroa
- Railroad Wye
- Resort
- River Way
- Sutter Street
- The Preserve



New Proposed Districts



CITY OF
FOLSOM

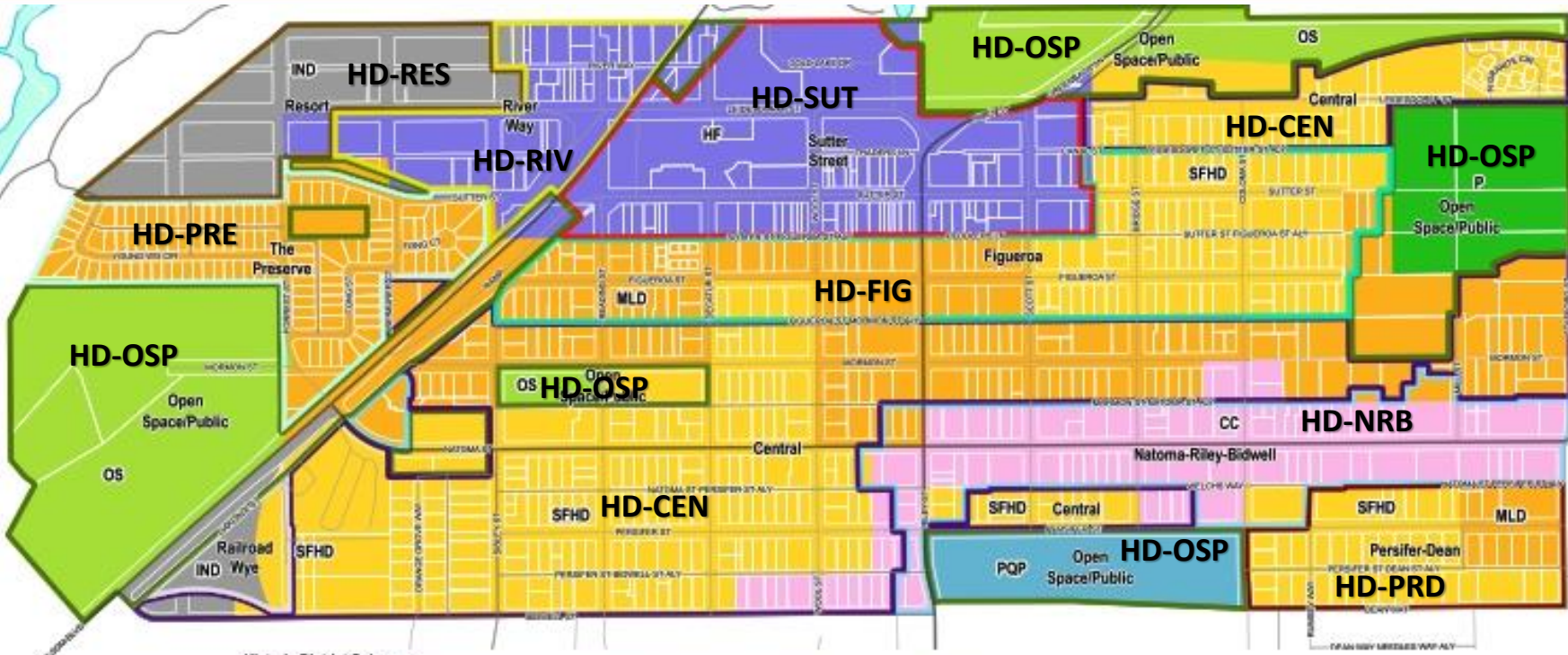
New zoning districts based on primary areas and subareas:

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

New Zoning, Land Use and Subareas



CITY OF FOLSOM



Historic District Subareas

- Central
- Natomia-Riley-Bidwell
- Persifer-Dean
- Resort
- Sutter Street
- Figueroa
- Open Space/Public
- Railroad Wye
- River Way
- The Preserve

GP Designations

Residential

- SF - Single Family 1-4 DU/AC
- SFHD - Single Family High Density 4-7 DU/AC
- MLD - Multifamily Low Density 7-12 DU/AC
- MMD - Multifamily Medium Density 12-20 DU/AC
- MHD - Multifamily High Density 20-30 DU/AC

Commercial

- GC - General Commercial
- CC - Community Commercial
- RCC - Regional Commercial Center
- AOC - Auto-Oriented Commercial

Mixed Use

- MU - Mixed Use 9-30 DU/AC
- HF - Historic Folsom Mixed Use
- Employment/Industrial
- IND - Industrial/Office Park
- PO - Professional/Office

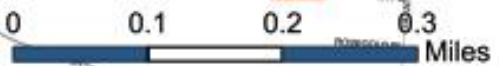
HD-OSP Proposed Zoning

Public

- PQP - Public and Quasi-Public Facility
- P - Parks
- OS - Open Space



CITY OF FOLSOM



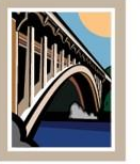


Off-Street Parking

Folsom Historic District Association Workshop

A Business Section, Folsom, 1910

Current HD Parking Issues



CITY OF
FOLSOM

- 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

Parking Regulation Options



CITY OF
FOLSOM

Variance Process?

Benefits:

- Limited use

Drawbacks

- Costly
- Time consuming
- Difficulty with findings
- Disincentive to business

Admin Permit Process?

Benefits:

- Greater flexibility
- Less cost
- Potential revenue source for parking improvements

Drawbacks

- Increased use

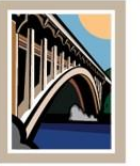
If Admin Permit Process then . . .



CITY OF
FOLSOM

- What approach to satisfying permit requirements do you prefer?
 - Payment of in-lieu fee?
 - Use of acceptable parking alternative?
 - Acceptable parking alternative plus in-lieu fee payment?
 - Other approach?
- Who should approve permit?
 - Community Development Director
 - Commission

Acceptable Parking Alternatives



CITY OF
FOLSOM

- What alternatives would be acceptable for parking reductions?
 - Payment of in-lieu fee
 - Off-site parking within walking distance
 - Shared parking with adjacent properties
 - Availability of parking on public parking lot or structure
 - Agreement for reserved spaces in City parking garage or lot
 - Availability of on-street spaces
 - Annual RT transit passes for employees or residents
 - Tree preservation
 - Additional bicycle parking
 - Motorcycle parking instead of automobile parking

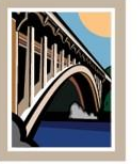
A photograph of a historic building's porch. The porch has a wooden railing and several white columns. A sign hanging from the ceiling of the porch reads "KARMA LOUNGE CAFE" in a serif font. Further down the porch, another sign reads "THE CELLAR". The background shows a street with parked cars and trees.

KARMA
LOUNGE CAFE

Sign Standards

Folsom Historic District Association Workshop

Current Sign Issues



CITY OF
FOLSOM

- Code says all signs must be reviewed by 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

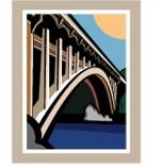
Key Sign Questions



CITY OF
FOLSOM

- Should City allow more sign materials besides just wood?
- In Natoma Riley Bidwell area, should all businesses be allowed small wall signs?
 - Not just those on corners
- Do you support use of design standards for signs?
- Should City allow external illumination for wall signs?
- If yes, what type(s) should be allowed
 - Gooseneck lights above wall signs?
 - Concealed LED strip illumination above wall or hanging signs?

Sign Illumination - Examples



CITY OF
FOLSOM

Gooseneck Lights for Wall Signs



**Concealed Strip Lights for
Wall Signs**

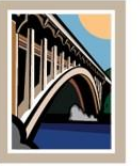




Entertainment and Alcohol-Serving Uses

Folsom Historic District Association Workshop

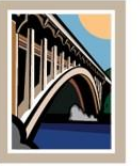
Entertainment/Alcohol Issues



CITY OF
FOLSOM

- Outdated standard for determining whether Conditional User Permit (CUP) is required
 - If >10% of floor area for alcohol service then CUP required
- Concern about parking for outdoor dining and entertainment

Key Entertainment Questions



CITY OF
FOLSOM

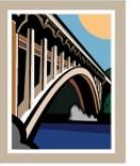
- Current standard is 10% of floor area for alcohol service then CUP required
- Should City use hours of operation and location as key criteria for determining when a CUP is required?
- If yes, is current proposal for 11 pm threshold acceptable?
 - If not, should there be different weekday and weekend end times?
- Distance from sensitive uses?
 - In addition to hours of operation, should there be a minimum distance requirement of 500 feet from schools and residences for CUP?
- Given limited available of on-site parking, should parking standards be increased for outdoor dining areas?



Initial Staff Recommendations

Folsom Historic District Association Workshop

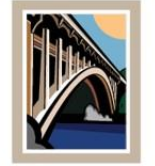
Staff Parking Recommendations



CITY OF
FOLSOM

- 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
- Apply this only to Sutter St. Entertainment District

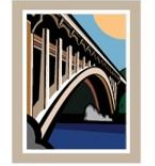
Staff Entertainment Recommendations



CITY OF
FOLSOM

- Current process working well
- Staff does not recommend changes to Entertainment Permit
- CDD and Public Works staff working to implement recommendations from ad-hoc committee to reduce and redirect parking spillover effects
- Staff recommends using hours of operation and distance criteria for CUP
- Parking required only if outdoor seating is >25% of indoor seating

Sign Recommendations



CITY OF
FOLSOM

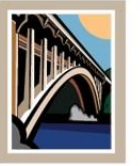
- Allow additional sign materials consistent with HD Design and Development Guidelines:
 - Wood, metal, glass, stone or synthetic materials which faithfully reproduce the appearance of permissible materials
- Allow one wall sign up to a certain size plus one freestanding sign for all properties in Natoma 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



Status and Next Steps

Folsom Historic District Association Workshop

Remaining Tasks



CITY OF
FOLSOM

- 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
- Community Workshop(s) and Commission Workshops
- Environmental Review
- Commission and Council Hearings

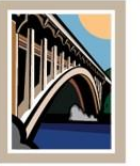
Current Status



CITY OF
FOLSOM

- 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 in early 2022

Next Steps



CITY OF
FOLSOM

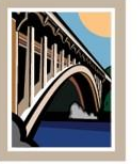
- HDC Workshop on new Historic District zones and standards
- Workshops TOD and East Bidwell Overlay Zones
- Workshops on Administrative Procedures
- Public Review Draft and Public Comment Period
- Virtual Community Workshop



Discussion and Questions

Folsom Historic District Association Workshop

We Need Your Input!



CITY OF
FOLSOM

- Is staff on the right track?
- Do you agree with staff's initial recommendations?
 - If not, what do you recommend?
- Are there other zoning issues that need to be addressed?
- Other thoughts?



CITY OF
FOLSOM

Thank You!

For more information visit:

www.folsom.ca.us/zoningcode

Contact:

Desmond Parrington, Principal Planner
Community Development Dept.

Email: dparrington@folsom.ca.us /Phone: 916-461-6233