



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council Meeting

Additional Information Transmittal

MEETING DATE:	11/12/2025
AGENDA SECTION:	Old Business
STAFF REPORT TITLE	Item 14 - Objective Development and Design Standards for Multi-Unit and Mixed-Use Residential Development for General Plan Mixed-Use and Residential Overlay Areas (continued from October 28, 2025) i. Resolution No. 11464 – A Resolution Determining that the Proposed Project is Exempt from CEQA, Adopting Proposed Objective Development and Design Standards for General Plan Mixed-Use and Residential Overlay Areas, and Repealing the City of Folsom Design Guidelines for Multifamily Developments ii. Ordinance No. 1357 – An Ordinance of the City of Folsom Amending Section 17.06.030 and Adding Section 17.06.045 to Chapter 17.06, “Design Review,” of the Folsom Municipal Code Regarding Objective Development and Design Standards and Establishing a Ministerial Review Process (Introduction and First Reading)
FROM:	Community Development Department

Staff is providing the attached additional information for the above-referenced agenda item.

Section 2.04 M (General Development Standards – Parking Techniques and Allowed Reductions) of Exhibit A to Resolution 11464 is amended to include modified objective standards for bicycle parking and facilities in order to receive parking reductions. The amended page from Exhibit A (Objective Development and Design Standards) is attached.

- (d) Free-standing or roof-mounted solar energy systems and EV charging equipment are exempt from screening.
- 5. **Temporary Fencing.** Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land which cannot otherwise be secured.

M. Parking Techniques and Allowed Reductions

- 1. **Intent.** This section provides standards for functional parking techniques to enhance pedestrian-oriented development and minimize the visual impact of automobiles and parking structures.
- 2. The parking techniques included in this section may be applied individually or in combination in compliance with Subsection 2.03.B (Parking Placement).
- 3. The standards in this section supplement FMC § 17.57 (Parking Requirements), which provide the standards for the number of parking spaces required for each use, the dimensional standards for parking areas, and parking lot development and maintenance. The required number of spaces may be reduced pursuant to Table 2.04.E if one or more of the following is provided:
 - (a) Shared parking agreement with an adjacent property owner or with the owner of a property located within one block of the project site that provides parking for at least 0.5 spaces per unit in the project that are available after 5:00 pm;
 - (b) Provision of Sacramento Regional Transit passes for all residents for the duration of their leases if project is located within ¼-mile of a transit station with at least 30-minute service;
 - (c) Provision of 2 times the amount of bicycle parking spaces and facilities required under FMC Section 17.57.090 (Bicycle Parking Facilities) plus secured bike parking storage facilities for the bicycles including cages, shelters or lockers; or
 - (d) Provision of a parking study demonstrating that one parking space per unit or one parking space per 1,000 square feet of commercial space is sufficient to meet anticipated parking demand.

Table 2.04.E Allowed Parking Reductions		
Use	Parking Required	Reduced Parking Allowances
Residential	1.5 spaces per unit	1 space per unit
Commercial / Retail	1 space per 250 sf	1 space per 1,000 sf

- 4. **Surface Parking.** Surface parking, covered or uncovered, is prohibited between the primary building and front, side street, or civic open space, with the exception of a shared parking court in compliance with Subsection 7 (Shared Parking Court).
- 5. **Garages, including Tuck-Under Parking.** The opening to garages, including tuck-under parking, shall not be publicly visible along the front, side street, or civic open space.
- 6. **Structured Parking**
 - (a) Any portion of a parking facility exceeding eight feet in length that is within 15 feet of the building façade along the front, side street, or civic open space, including individual garages and carports, shall be designed with the allowed materials of the primary building in compliance with Chapter 3 (Massing and Articulation).
 - (b) Garage openings for ventilation shall be designed in compliance with Section 3.04 (Façade Composition).