

Modifications to FMC Chapter 17.06 “Design Review” (Strikethrough/Underline Version)

Section 17.06.030 of the Folsom Municipal Code is amended to read as follows:

17.06.030 Application review – Planning commission

- A. The design and architecture of the following projects must be submitted to the planning commission for review and approval under the provisions of this chapter:
 - 1. Office, industrial, and commercial development of one thousand square feet or greater in size;
 - 2. Significant exterior modifications to existing office, industrial, and commercial structures including but not limited to:
 - a. Design changes to building facades (cornices, parapets, trellises, etc.).
 - b. Structural modifications to buildings.
 - c. Introduction of new building materials (veneer, wainscoting, brick, siding, etc.).
 - d. Alteration or relocation of building entryways.
 - e. Changes in roof design and materials;
 - 3. Multifamily and residential mixed-use projects containing more than two units, except for projects located in the Regulated Area as described in Section 17.06.045;
 - 4. Single-family residential projects which are a part of a planned development or a tentative subdivision map;
 - 5. Proposed project design guidelines and standards and revisions to existing design guidelines and standards.
- B. The determination by the planning commission may be appealed to the city council pursuant to Section 17.06.110(B).

Section 17.06.045 is added to the Folsom Municipal Code as follows:

17.06.045 Objective Development and Design Standards

- A. The City’s Objective Development and Design Standards (ODDS) shall apply to design and development of residential multi-unit (i.e., two or more units) and mixed-use residential development within the East Bidwell Corridor Overlay, the Folsom Boulevard Transit-Oriented Development Overlay, and the Folsom Plan Area Specific Plan Town Center Overlay areas (collectively, the Regulated Areas), as delineated on the General Plan Land Use Diagram and shown in the Regulating Plan of the ODDS.

- B. Where the ODDS are silent on a standard or process, applicable provisions in Title 17 shall apply. Where a conflict occurs between the standards of the ODDS and those of Title 17, the standards of the ODDS shall apply.
- C. Ministerial Design Review.
1. The design and architecture of projects governed by this Section shall be submitted to the Community Development Director for ministerial review and approval.
 2. Applications and supporting materials shall be submitted pursuant to Section 17.06.060.
 3. Ministerial design review shall be limited to review of the project's compliance with the ODDS and any other applicable objective standards adopted by the city.
 4. Ministerial design review determinations are not subject to public notice, site posting, or appeal.
 5. A ministerial design review approval shall be null and void unless the applicant submits a complete application for a building permit within two years of approval.
- D. Projects within the Regulated Area that do not comply with the ODDS may proceed through a discretionary entitlement process that requires review by the Planning Commission, such as the Planned Development Permit.
- E. Projects requesting Density Bonus incentives or waivers per FMC Chapter 17.102 may deviate from the ODDS to the extent permitted by State law.