



FOLSOM BOULEVARD SPECIFIC PLAN



CITY OF Rancho
Cordova
Incorporated July 1, 2003



Vision for Folsom Boulevard

Over the next 10 years, Folsom Boulevard will continue its transformation into a safe and desirable place for new businesses to locate, existing businesses to prosper, and residents to congregate. Community events will draw people from around the city to visit the corridor. Public and private investments in businesses and public spaces will enhance the quality and character of the corridor.

Over the next 20 to 30 years, Folsom Boulevard will become an attractive and unique regional destination punctuated by vibrant and walkable commercial hubs of activity along the boulevard. A community college campus and a range of new housing, retail, convention, and trade destinations will attract more people to live, work, shop, and gather along this up-and-coming corridor.



Plan Goals

1. Support the **business community** as it continues to make its recovery.
2. Establish the boulevard as a **unique and identifiable place** within the city.
3. Increase **public safety** and improve the **aesthetic quality** of the corridor.
4. Ensure Folsom Boulevard is **easy to navigate** for pedestrians, cyclists, transit users, and motorists alike.
5. Revitalize Folsom Boulevard through appropriate **economic development** and **housing options**.
6. Create **distinct hubs** of commercial activity focused around **community gathering spaces**.

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INTRODUCTION

The Folsom Boulevard Specific Plan (FBSP or Specific Plan) is the primary planning tool the City will use to guide future development and redevelopment within the plan area. It seeks to increase the density of both housing and commercial activity; increase pedestrian, bicycle, and transit trips to, from, and through the area; increase the visibility of the corridor as a destination; and change the dynamic and image to that of a high demand, thriving urban area. While these goals have long been held, various factors have kept much of the vision from being realized. To better promote these goals, the regulatory process of this Plan has been simplified and more emphasis has been placed on encouraging diversity of uses, including transitional and temporary uses.

As a regulatory tool, specific plans implement general plans and guide development in a localized area. While the general plan is the primary guide for growth and development in a community, a specific plan is able to focus on the unique characteristics of an area and customize the planning process and land use rules to apply to that area. Legally, a specific plan is enacted pursuant to Section 65450 et seq. of the California Government Code.

Generally, this Specific Plan replaces the Zoning Code and previous Folsom Boulevard documents by establishing unique zoning districts, allowed uses, and development standards. Where the FBSP is silent

(e.g., sign regulations), it relies on Zoning Code provisions. Where there are conflicts between the zoning provisions in this Plan and the zoning provisions of the Zoning Code, the provisions in this Specific Plan prevail.

A. Purpose and Applicability

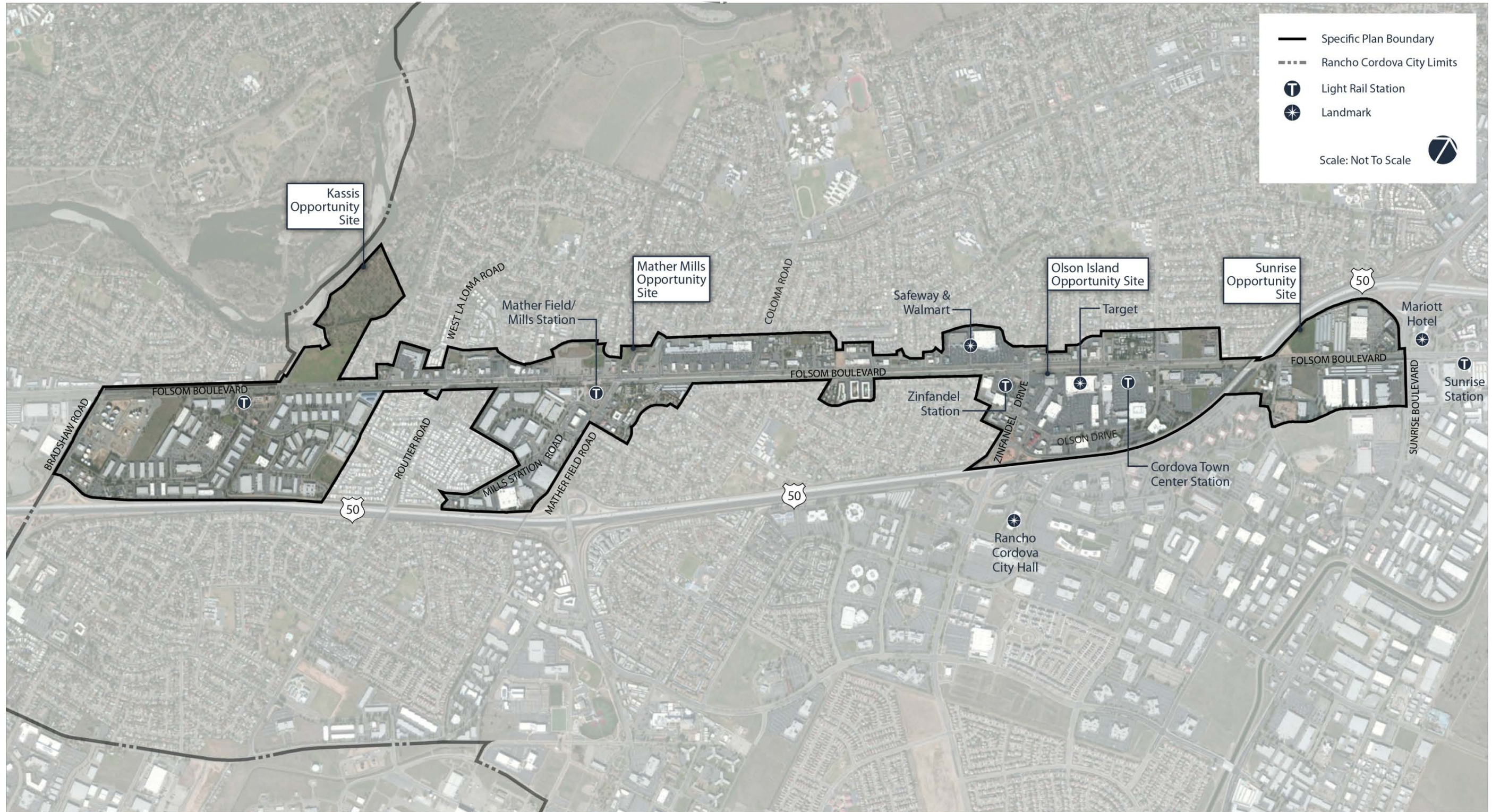
The purpose of the Folsom Boulevard Specific Plan is to establish a policy and regulatory document to assist in the long-term redevelopment of the plan area. It serves to encourage investment and business activity by ensuring a cohesive vision while allowing for a diverse mix of uses and development patterns. As a historic commercial travel corridor, the Boulevard's prime location parallel to US Route 50 (Highway 50), with both fixed heavy and light rail transit, places it in a unique position relative to other regional real estate. The Specific Plan identifies four key intersections (some at transit stops) that are designated as "opportunity sites" that have the greatest current potential to concentrate commercial activity, new residential mixed-use development, and new convention, trade, and employment uses. Because these areas have so much potential, the opportunity sites each have their own vision and modified set of standards that supplement or supersede the overall provisions of the Specific Plan. Finally, the FBSP also allows for the exercise of the Transit Oriented Development (TOD) Overlay Zone provisions outlined in the Zoning Code which extends one-quarter mile in all directions from a light rail transit stop and allows for higher density development.

The provisions in this Specific Plan apply to those parcels within the entire plan area described herein and illustrated in Figure 1-1 (Folsom Boulevard Specific Plan Area Map).

B. Folsom Boulevard Specific Planning Area

The FBSP area as illustrated in Figure 1-1 is approximately 4 miles in length and includes all of the parcels with frontage on Folsom Boulevard between Bradshaw Road and Sunrise Boulevard as well as some parcels contiguous to those adjacent properties. The plan area is part of the larger General Plan–designated Folsom Boulevard Planning Area, which extends along approximately 11 miles of Folsom Boulevard's length between Watt Avenue and Hazel Avenue. The FBSP is primarily a transitional plan for the next 10-year period. However, the long-term viability of larger-scale, integrated development has not been precluded. It is hoped that over time, increased activity and demand will stimulate larger investments in larger, integrated projects more in keeping with the true potential of Folsom Boulevard.

Figure 1: Folsom Boulevard Specific Plan Area Map

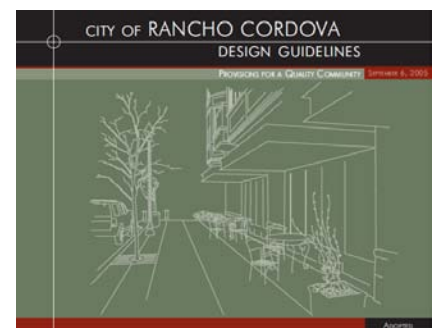
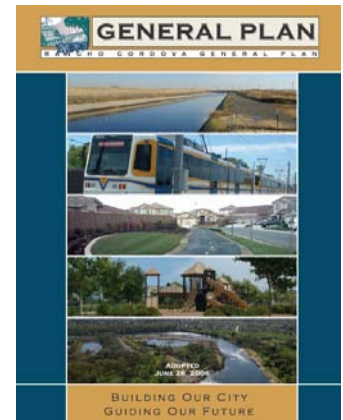


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C. Relationship to Other Plans and Regulations

The Folsom Boulevard Specific Plan relates to the City's other adopted plans as described below.

- Rancho Cordova General Plan. The FBSP implements and is required to be consistent with the City's current General Plan, including but not limited to the Land Use, Urban Design, Economic Development, Housing, and Circulation elements. Relevant concepts, policies, and standards from the Downtown Planning Area and Convention Overlay Area have been incorporated and adapted accordingly.
- Rancho Cordova Zoning Code. The FBSP replaces the Zoning Code regulations for property within the plan area. Where there is conflict between the provisions of the FBSP and the City's Zoning Code, the Specific Plan shall prevail. However, where the Specific Plan is silent on general site development regulations (e.g., landscaping, signage), the Zoning Code shall apply. This FBSP supersedes standards for the Convention and Downtown Overlay Districts in the citywide Zoning Code. At light rail transit stops, property owners within the designated quarter-mile radius may elect the TOD Overlay Zone development standards to supersede the FBSP.
- Rancho Cordova Design Guidelines. The FBSP includes some development and design provisions that are unique to the plan area. However, except as otherwise specifically stated, subsequent development within the plan area will be required to comply with the citywide Design Guidelines.
- Bicycle, Pedestrian, and Transit Master Plans. Public and private improvements within the FBSP area will be required to comply with the City's adopted Bicycle Master Plan, Pedestrian Master Plan, and Transit Master Plan. See additional information in Chapter 6 (Public Improvements).
- Improvement Standards. Public and private improvements within the plan area will be required to comply with the City's adopted Improvement Standards.



D. How to Use This Plan

The following statements provide simple guidelines for use of this Plan. See Chapter 3 (Project Review) for additional details.

- Citywide Design Guidelines apply to both minor and major development projects as defined in this Plan.
- If a building is simply changing tenants and keeping within the allowed land use table, or basic improvements are proposed for existing buildings, chances are the majority of information in the Plan doesn't apply.
- Generally, if new construction or expansion to an existing building is less than 5,000 square feet, the Planning Director may grant exemptions from certain site plan requirements. This is considered to be minor development reviewed and approved by the Planning Director, whether or not the project is located in an opportunity site.
- Generally, if new construction or expansion to an existing building is equal to or more than 5,000 square feet in size (both within or outside any of the four designated opportunity sites), additional development standards apply and review and approval comes from the City Council.



LAND USE PLAN AND ALLOWED USES

A. Land Use Framework

The land use framework provides an organizing structure for where and how new development and redevelopment within the plan area will occur. It takes into consideration the current assets of Folsom Boulevard, such as concentrations of commercial activity at key intersections and access to the freeway and light rail, and provides an organizing framework for how the Specific Plan will build on these assets to successfully revitalize the corridor. This framework also respects historic development patterns and all of the work that has been accomplished over the past 10 years, recognizing the viability of existing buildings and uses. As such, the land use framework assumes an overall gradual revitalization of existing buildings and uses with a focus on change and transformation of key opportunity sites along Folsom Boulevard (see Figure 2-1). These opportunity sites currently appear to have the greatest potential for economic activity with the widest range of new development capacity. The four designated opportunity sites along Folsom Boulevard are:

- 1) Kassis Opportunity Site
- 2) Mather Mills Opportunity Site
- 3) Olson Island Opportunity Site
- 4) Sunrise Opportunity Site

Figure 2-1 Land Use Framework Diagram



B. Land Use Plan and Designations

The Folsom Boulevard Specific Plan goals, vision, and land use framework are implemented through the land use designations applied to properties throughout the plan area. The corresponding allowed use provisions are listed in this chapter (Sections C and D). Development standards are found in Chapter 4 and opportunity site provisions (Chapter 5) define the characteristics that new development should take. This section includes a listing and description of the land use designations for the plan area, along with a land use diagram showing where those land use designations apply throughout the FBSP area.


1. Land Use Designations

There are five special land use (zoning) designations within the FBSP, as listed below. Similar corresponding land use designations appear in the citywide Zoning Code. However, the allowed use regulations and development standards within the plan area are slightly different from those in the Zoning Code. Therefore, the symbol for each of the districts within the FBSP area includes an "FB-" preceding the district name.



- Medium Density Residential District (FB-MDR)
- High Density Residential District (FB-HDR)
- Residential Mixed-Use District (FB-RMU)
- Commercial Mixed-Use District (FB-CMU)
- Office Industrial Mixed-Use District (FB-OIMU)

Each of the five land use designations is listed and described below, along with a series of representative images. See the Land Use Plan for specific parcel designations within the plan area.

Land Use Plan and Allowed Uses

<p>Medium Density Residential District (FB-MDR)</p>	<p>This district designates property for the development of a wide range of housing types with a density range between 6.1 and 18.0 dwelling units per acre. The FB-MDR district is intended for higher-density single-family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower-density residential neighborhoods of the city and the urban centers.</p>
	
<p>High Density Residential District (FB-HDR)</p>	<p>This district designates property for the development of residential uses with a density between 18.1 and 40.0 dwelling units per acre. The FB-HDR district is intended for higher-density residential development, such as apartments, condominiums, lofts, and other multistory residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers.</p>
	
<p>Residential Mixed-Use District (FB-RMU)</p>	<p>This district is intended to designate property primarily for the development of medium- and high-density housing (between 6.1 and 40.0 dwelling units per acre). However, properties with this designation may also include office and/or commercial services. Residential and nonresidential uses may be integrated vertically and/or horizontally and may be developed separately in phases consistent with the allowed use and development standards in Chapters 4 and 5, respectively.</p>
	

Land Use Plan and Allowed Uses

<p>Commercial Mixed-Use District (FB-CMU)</p>	<p>This district is intended to designate property primarily for commercial development. However, properties with this designation may also include office and/or residential uses. In multiple-story buildings, commercial uses are the predominant use on the ground floor, occupying at least 50 percent of the ground-floor area. Commercial retail and service uses (including general retail and personal services) are permitted by right, and more intense commercial and service uses are conditionally permitted. Business and professional office uses, as well as residential uses with a density between 10 and 18 units per acre, are also permitted by right when integrated vertically or horizontally with commercial uses.</p>
	
<p>Office Industrial Mixed-Use District (FB-OIMU)</p>	<p>This district is intended to designate property for a wide range of office and light industrial development. The FB-OIMU district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. Public and quasi-public uses are permitted by right in this district.</p>
	

2. Land Use Plan

The FBSP land use plan (Figure 2-2) shows where the five land use designations listed in the previous section are applied to real property (individual parcels along Folsom Boulevard) within the plan area. Additionally, the land use plan establishes the boundaries for each of the four opportunity sites along the corridor (Kassis, Mather Mills, Olson Island, and Sunrise).

The FBSP land use plan respects existing development patterns and investments throughout the corridor while establishing new opportunities for expansion or redevelopment of existing buildings and the consolidation of neighboring properties. At the four designated opportunity sites, the land use plan establishes a range of mixed-use designations to allow for a wide range of new development in order to maximize corridor locational assets.

C. Allowed Uses by Land Use Designation

The purpose of this section is to establish allowed land uses and corresponding permit requirements for each of the five land use designations within the Folsom Boulevard Specific Plan. Allowed land use provisions herein are consistent with and implement the corresponding land use designations in the City's General Plan. Sections C and D herein include allowed use regulations for both permanent and temporary or transitional uses. For ease of use, the land use tables are divided into two distinct patterns—residential and mixed use.

This plan establishes allowed use regulations that are distinct from similar citywide zoning districts (RMU, CMU, OPMU/OIMU, HDR, MDR). In some cases, FBSP allowed use regulations are less restrictive (e.g., office uses in the commercial designation) and in some cases more restrictive due to existing over concentrations (e.g., check cashing). These distinctions are intended to respect existing uses, expand opportunities to re-tenant existing commercial buildings, and restrict an overconcentration of certain uses along Folsom Boulevard.

1. Land Use Classification

In order to simplify land use regulations, land uses listed in this chapter have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These allowed use categories are called "use classifications." Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. For example, "personal services" includes a wide range of individual personal service uses (beauty parlor, dry cleaning, tanning salons, tailors). Rather than listing all such uses individually in the table, "personal services" is listed once. Each land use is described in Chapter 8 (Glossary).

The following rules apply to use classifications:

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- **Uses Not Listed.** Land uses that are not listed in Tables 2-1 and 2-2 are not allowed, unless determined to be similar in nature (see similar uses below).
- **Similar Uses.** When a use is not specifically listed in this chapter, it shall be understood that the use may be permitted if the Planning Director determines that the use is substantially similar to a listed use based on established criteria and required findings outlined in Zoning Code Section 23.122 (Similar Use Determination). It is further recognized that every conceivable use cannot be identified in this chapter. Anticipating that new uses will evolve over time, the Planning Director may make a Similar Use Determination based on the proposed uses impacts and its compatibility with uses allowed in the given district.
- **Nonconforming Uses.** It is the City's intent to limit the creation of new nonconforming land uses as a result of the adoption this Plan, and no existing businesses will currently be affected by this Plan, unless they are out of business for more than 18 months. Nonconforming activities and structures are addressed thoroughly in Chapter 3 (Project Review).
- **Illegal Uses.** No use that is illegal under local, state, or federal law shall be allowed in any land use designation within the plan area.

2. Allowed Use Tables

The Allowed Use Tables (Table 2-1 and Table 2-2) establish use regulations for each of the five land use categories within the plan area. There are two residential districts (Table 2-1) and three mixed-use districts (Table 2-2). The mixed-use zoning categories make up the majority of the land use designations within the Specific Plan. The primary difference in each of these mixed use categories is in the primary use, percentage, mix, and orientation of the majority of activity in the district.

Consistent with the description of each mixed-use district, there is an intended primary or predominant use (e.g., retail use in the commercial mixed-use district). As noted in Table 2-2, secondary uses (e.g., office or residential use in the commercial mixed-use district) are generally limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. Additionally, Chapter 4 (Development Standards) stipulates that the secondary use in a mixed use district may only be developed in advance of or in conjunction with the predominant or primary use. However, there are two noteworthy exceptions related to these allowed use provisions, which are also listed in Chapter 4 (Development Standards):

1. In the FB-CMU district, non-commercial use may exceed 50 percent of the building square footage where two or more stories are proposed with a vertical mixed use project. Under that scenario, the majority of ground floor square footage shall be at least 50 percent commercial use.

Land Use Plan and Allowed Uses

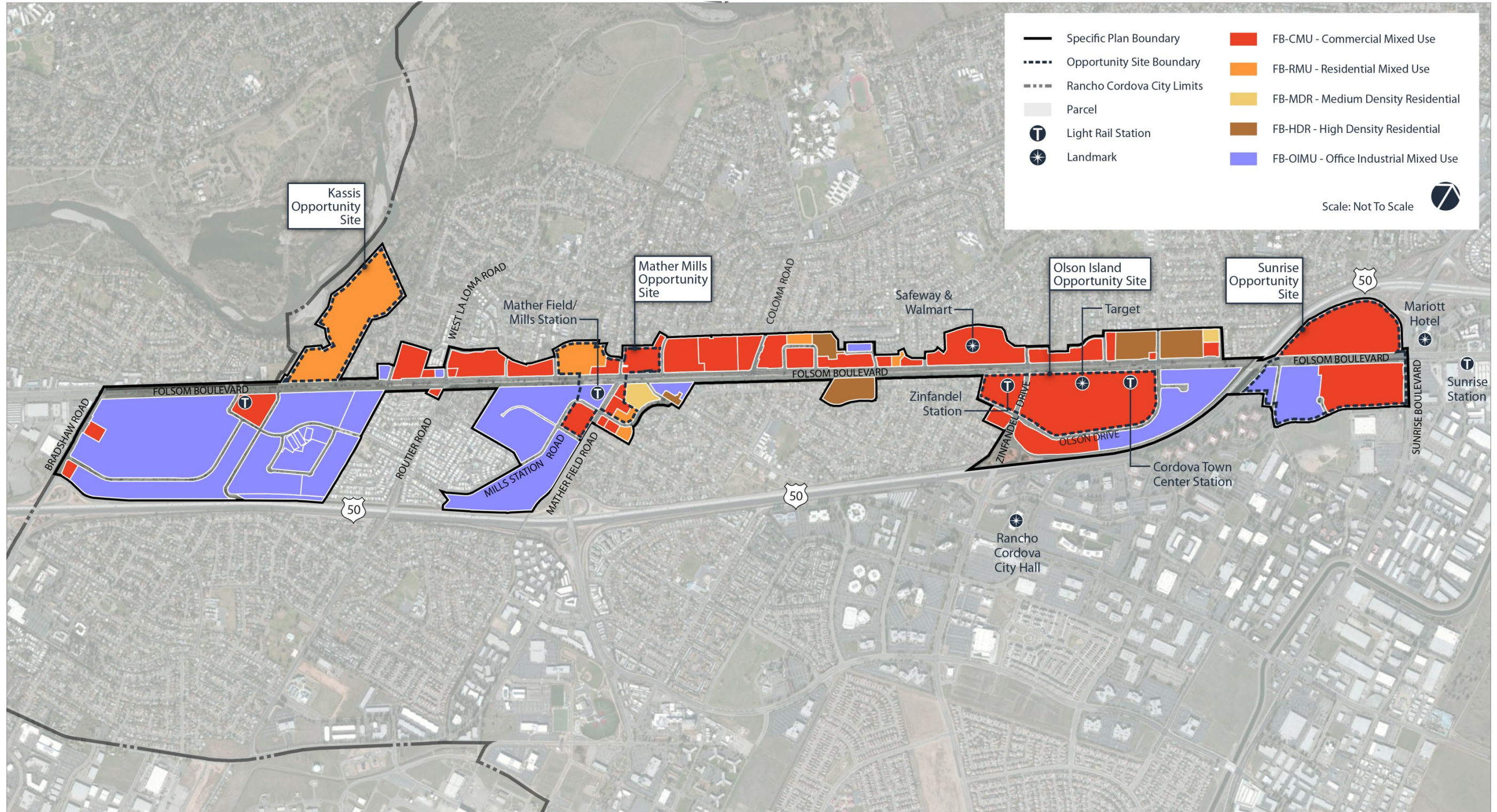
2. In the FB-RMU district, non-residential use may be developed in advance of residential use so long as the assumed residential potential of the project site is maintained to the City's satisfaction.

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Figure 2-2 FBSP Land Use Plan



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Land Use Plan and Allowed Uses

Permitted use provisions are symbolized in Tables 2-1 and 2-2 as follows:

- P = land use permitted by right
- A = land use permitted with approval of and Administrative Use Permit
- C = land use permitted with approval of a Conditional Use Permit
- N = land use not permitted

Table 2-1 Use Table for Medium and High Density Residential Classifications

Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
Residential Use Listings		
Child Day Care Facility	C	C
Caretaker Housing	N	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	P
Dwelling, Multifamily	P ¹	P ¹
Dwelling, Second Unit	P ²	N
Dwelling, Single-Family	P ¹	A ¹
Dwelling, Two-Family	P ¹	A ¹
Family Day Care Home, Large	C	C
Home Occupation	P	P
Live-Work Facility	P ¹	P ¹
Community Service Use Listings		
Club, Lodge, Private Meeting Hall	A	N
Community Center	A	N
Community Garden	A	N
Library, Museum	P	N
Park, Public Plaza	P	P
Public Safety Facility	P	P
Religious Institution	P	N

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Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
School – Public	P	P
School – Private, Special/Studio	P	N
Utility, Transportation, and Communication Use Listings		
Telecommunications Facility	A ³	A ³
Utility Facility or Infrastructure	A ⁴	A ⁴
Retail, Service, and Office Listings		
Bed and Breakfast	A	A
Medical Services – Extended Care	C	N

Notes:

1. For allowed density range, see development standards listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).
2. Second dwelling units shall be consistent with development standards listed in the City's Zoning Code.
3. Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).
4. Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).

Land Use Plan and Allowed Uses

Table 2-2 Use Table for Mixed Use Classifications

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Residential Use Listings			
Child Day Care Facility	P	C	C
Caretaker Housing	P	P	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	N	N
Dwelling, Multifamily	p ¹	p ¹	N
Emergency Shelter	P	N	P
Family Day Care Home, Large	C	N	N
Live-Work Facility	p ¹	p ¹	P
Community Service Use Listings			
Club, Lodge, Private Meeting Hall	p ²	P	P
Community Center	P	P	A
Community Garden	P	A	A
Indoor Amusement/Entertainment	C ²	P	P
Indoor Fitness and Sports Facility	C ²	P	A
Library, Museum	p ²	P	P
Outdoor Commercial Recreation	A	A	P
Park, Public Plaza	p ²	P	A
Public Safety Facility	p ²	P	P
Religious Institution	p ²	P	P
School – Public	p ²	P	P
School – Private, Special/Studio	p ²	P	P
Theatre, Auditorium	C ²	P	P
Utility, Transportation, and Communication Use Listings			
Heliport	N	C	C
Park-and-Ride Facility	N	P	P
Telecommunications Facility	A ^{2,3}	A ³	p ³
Transit Station or Terminal	N	P	P
Utility Facility or Infrastructure	A ^{2,4}	A ⁴	A ⁴

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Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C
Artisan Shop	A	P	P
Artisanal and Specialty Manufacture, Display and Sales	N	P	P
Art, Antique, Collectable	A	P	P
Bail Bonds	N	N	N
Bank, Financial Services	P ²	P	P
Bar, Nightclub	C ^{6, 2}	C ⁵	C ⁵
Bed and Breakfast	P ²	N	N
Brewery, Winery, Distillery	N	C	C
Brew Pub	N	P	A
Building Material Store and Yard	N	P ⁶	A ⁷
Business Support Services	A ^{7, 8, 2}	P	P
Drive-In/Drive-Through Sales/Services	N	C	C
Event and Office Equipment Sales and Rental	N	P ⁷	P ⁷
Grocery store/supermarket	N	P	A
Home Improvement Supplies	A ²	A ²	P ⁹
Hotel/Motel	C ²	P	C
Kennel	N	C	A
Medical Services – Extended Care	P ²	C	C
Medical Services – General	P ²	P	P
Medical Services – Hospital	P ²	P	P
Neighborhood market	A ²	P	C
Office – Business and Professional	A ²	P	P
Office – Accessory	P ²	P	P
Personal Services	P ^{2, 8}	P	P
Restaurant	A ²	P	A ²
Retail – Accessory	A ²	P	P
Retail – General	A ^{2, 9}	P	P

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Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Tasting Room, Off-site	N	P	P
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	P ⁹	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C ¹⁰	N
Service Station	N	C	N
Vehicle Services – Minor	N	C ¹⁰	A
Industrial, Manufacturing, and Processing Use Listings			
Manufacturing – Minor	N	P	P
Manufacturing – Small-Scale	N	P	P
Printing and Publishing	N	C	P ¹⁰
Research and Development	N	P	P
Storage, Personal	N	N	C
Storage, Warehouse	N	P	P
Wholesaling and distribution	N	A	P
Special Regulated Uses			
Bingo Parlor	N	N	P
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store	N	N	N

Notes:

1. See the density allowance in the development standards for the corresponding land use designation as listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).

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2. *Limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. See exception for vertical mixed use in the FB-CMU as outlined in Chapter 5 (Development Standards).*
3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*
5. *In an effort to add retail vibrancy, formalize display opportunities, and create a free flow of sales interaction along Folsom Boulevard, the minimum amount of interior sales and display space shall be 25% located to maximize public accessibility.*
6. *All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.*
7. *All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.*
8. *Maximum gross floor area is less than 5,000 square feet.*
9. *All activity and storage must be located within an enclosed structure.*
10. *No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.*
11. *Bingo Parlors are regulated by RCMC Chapter 4.28. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.*

D. Temporary and Transitional Uses

Temporary and Transitional Uses are allowed within any of the mixed use zones of the Folsom Boulevard Specific Plan area through a Temporary Use Permit (TUP) consistent with the process outlined in the Chapter 23.922 of the City's Zoning Code. Consistent with RCMC 23.922.020(B), any temporary or transitional use that will be in place for a time period longer than otherwise allowed by the Code may apply for an Administrative Use Permit (AUP) for said activity. For some transitional uses, an AUP may be more appropriate than a TUP.

1. Temporary Uses

Temporary Uses, as described in the citywide Zoning Code, relate primarily to short duration activities and temporary signs and advertisements. These uses involve little or no permanent physical improvements. By nature they have no inherent rights or intent of permanence, rather they are activities that serve a temporary community need or purpose, such as fundraisers, social events, and seasonal sales such as pumpkins or Christmas trees, tent sales or street fairs. In addition to the TUP requirements, any proposed temporary use is subject to comply with all applicable Building, Fire, and other Agency standards.

2. Transitional Uses

Transitional Uses provide a limited-term option to generate commerce and community activity along Folsom Boulevard. Underutilized shopping centers with vacant tenant spaces and large unused parking areas represent typical sites for Transitional Uses. Transitional uses include, but are not limited to, art installations in vacant storefronts, buildings, parking lots or vacant lots, pop-up retail shops or restaurants, temporary offices in modular structures, parklets, or weekly events/festivals. Allowable transitional uses shall be determined by the Planning Director based on the proposed contribution the use will provide to stabilizing or revitalizing the economic and community environment of the corridor. These uses are intended to serve as a bridge between current underutilized conditions and the ultimate redevelopment of properties on the Boulevard.

Transitional Uses are intended to provide a range of economic benefits, including but not limited to: increasing foot traffic and overall economic activity in a generally underutilized commercial location; providing income to property owners while "holding" a property for a larger, integrated mixed-use project at a later time; and, allowing use of a property for which traditional new construction is not feasible under current economic conditions. While transitional uses will be developed with the understanding of the limited duration of the proposed use, all applicable Building and Safety regulations must be complied with prior to occupancy of any existing building in the corridor. Any applicant for a transitional use shall coordinate with the City's Building Department prior to issuance of the Planning permits to ensure all standards are met by the project.

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Transitional Uses may be approved for a maximum of one year. As indicated above, a transitional use proposed for a longer duration than one year may request an AUP in lieu of a TUP.

In addition to the required findings for a TUP in Chapter 23.116 or an AUP in Chapter 23.125 of the Zoning Code, the Planning Director must make the following additional finding for Transitional Uses:

- The use or activity will contribute to the stabilization or revitalization of the economic and/or community environment of the neighboring properties and/or the corridor in general



PROJECT REVIEW

A. Plan Administration

The City's designated planning agencies (Planning Department staff and Planning Commission) will have primary responsibility for ensuring implementation of the Folsom Boulevard Specific Plan. As with all development in the city, any entitlement process requires review to ensure consistency with the land use plan and zoning for the area. All properties within the FBSP area are subject to the land use and development standards in this document. This chapter establishes the requirements for review of projects within the FBSP area and the procedures for completing project reviews. The City is committed both to the long-term enhancement of the character and quality of development on the boulevard and to the near-term attraction of private investment to the corridor. Recognizing that many near-term development opportunities will involve small-scale projects, the City has established project review procedures that address three tiers of development—Exempt, Minor, and Major Projects—as described herein.

B. Development Review

New development and redevelopment (reuse and building modification) within the plan area is generally subject to City approval. Approvals may include, but are not limited to, lot mergers and maps, Temporary Use Permits, Conditional Use Permits, and Design Review (minor and major). Individual project applications will be reviewed to determine consistency with the FBSP and other associated regulatory documents. Unless otherwise noted in this Plan, project reviews within the Plan area shall be conducted consistent with the procedures and requirements established in the City of Rancho Cordova Zoning Code. While review procedures in the plan area are typically dictated by the Zoning Code, the allowed uses and the development standards applicable in the plan area are set forth within this FBSP.

C. Project Type and Review Process

Generally, three categories of project types require subsequent review by the City for property located within the plan area, as follows:

- **Lot Changes.** This category of project includes lot mergers, lot splits, parcel and subdivision maps, as well as integrated developments. City rules and processes for these types of projects are the same everywhere within the city limits and are outlined in various locations of the Municipal Code. In other words, no special provisions or processes apply within the FBSP.
- **Land Use Changes.** This category of project includes any change of use within an existing building or site, any new use in a new building or site, and temporary and transitional uses. The FBSP does include allowed use provisions for permanent, temporary, and transitional uses as outlined in Chapter 2 (Land Use Plan and Allowed Uses). This Plan also identifies permit requirements associated with allowed uses (Conditional Use Permit, Limited Use Permit, Administrative Use Permit, and Temporary Use Permit) and refers to the citywide permit process for review of any required use permits consistent with the provisions in this Plan.
- **Structural/Physical Changes.** This category of project includes any structural or physical change to an existing building, any new structure, and temporary structures. The FBSP includes development standards for structural or physical changes, which vary depending on the scale or magnitude of change as outlined in Chapter 4 (Development Standards). Generally, the City requires Design Review for structural/physical changes that are not otherwise exempt. The City defines two levels of Design Review: Minor Design Review is acted upon by the Planning Director and Major Design Review is acted upon by the Planning Commission. The process for Design Review entitlements is consistent with the citywide permit process outlined in the Zoning Code.

To simplify project type and review requirements for subsequent development within the plan area, this chapter of the FBSP defines projects as Exempt, Minor, or Major in subsection 1 below with reference to applicable provisions in subsequent chapters of the Plan. However, the City recognizes that not all projects match the City's regulations perfectly. In some cases, applicants will bring forward projects with demonstrated community benefits that are not consistent with some portion of the City's regulations. In these cases, the City may consider granting an Exception subject to the provisions of subsection D of this chapter. Finally, some uses that were established legally in the past may no longer be consistent with current City regulations. Such uses are referred to as legal non-conforming uses, and subsection E of this chapter explains how these uses are addressed by the City.

1. Exempt Projects, Minor Projects, and Major Projects

Prior to processing a development application, staff will consult with potential applicants to determine what level of review is required and the process for completing that review.

a) Exempt Projects

The following uses, structures, and improvements are considered exempt projects and are not generally subject to review under this FBSP. However, such uses and structures may still require additional permits, such as a City business license or building permit, to ensure compliance with adopted Building Code standards and Zoning Code provisions.

- 1) Uses in an existing structure that are permitted by right (P) as identified in Chapter 2 (Land Use Plan and Allowed Uses) of this Plan with little or no changes to the exterior, except in conformance with all other limitations below.
- 2) A single-family custom home on a lot that is consistent with existing zoning.
- 3) An addition to a single-family residential home that is consistent with existing zoning.
- 4) Additions to nonresidential structures less than 1,000 square feet in size.
- 5) Accessory structures consistent with provisions of Zoning Code Chapter 23.734 (Residential Accessory Structures).
- 6) Repairs, maintenance, and restoration of buildings, site improvements, or structures that do not substantially alter the appearance of the site or structures.
- 7) Painting, restoration to original condition, windows and window treatments, door installations, and minor façade improvements that involve less than 100 linear feet of building face.
- 8) Changes to site plan elements that are not specifically required by the citywide Zoning Code (e.g., decorative elements and landscaping that are not specifically required in the citywide landscape requirements).

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- 9) Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure.
- 10) Second dwelling units subject to California Government Code Section 65583.1.
- 11) Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric, or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment).

b) Minor Projects

The following uses, structures, and improvements are considered Minor Projects, are subject to review under this FBSP, and will require one or more permits or entitlements that are acted upon by the Planning Director consistent with this Plan.

- 1) Uses allowed subject to an Administrative Use Permit (AUP) or Limited Use Permit (LUP) as identified in FBSP Chapter 2 (Land Use Plan and Allowed Uses) which also conform to the other minor structural modifications below.
- 2) New construction of a nonresidential building or structure or expansion of an existing nonresidential structure that results in less than 5,000 square feet additional building area in all zoning districts unless exempt in Zoning Code Section 23.140.030 are subject to Minor Design Review.
- 3) Nonresidential façade renovations that involve less than 200 linear feet of façade frontage of an existing building, unless exempt in Zoning Code Section 23.140.030, are subject to Minor Design Review.
- 4) Significant changes to multi-family and all nonresidential site plans that impact required site plan elements (e.g., required parking, shade canopy, lighting, landscaping) are subject to Minor Design Review.
- 5) The exterior remodel of multi-family residential buildings or structures are subject to Minor Design Review.

c) Major Projects

The following uses, structures, and improvements are considered Major Projects, are subject to review under this FBSP, and will require one or more permits or entitlements that are acted upon by the Planning Commission consistent with this Plan.

- 1) Uses subject to a Conditional Use Permit (CUP) as identified in FBSP Chapter 2 (Land Use Plan and Allowed Uses).
- 2) Single-family residential subdivision maps are subject to the Major Design Review and Tentative Subdivision Map entitlement processes.

- 3) Master home plans for single-family residential subdivisions are subject to Major Design Review.
- 4) Multi-family residential development is subject to Major Design Review.
- 5) Commercial development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 6) Office development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 7) Industrial development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 8) Public/quasi-public developments (e.g., public safety facilities, library, city facilities) equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) are subject to Major Design Review.
- 9) Exceptions to Development Standards.

2. Project Review Process and Timeline

As previously identified, the project review process for projects located within FBSP shall comply with the permit processing requirements in the Citywide Zoning Code. However, in order to provide some degree of certainty or predictability, the City has identified the following range of project review timelines for projects located within the plan area. These project review timelines commence with the determination of a complete application for the various entitlements listed below. The range of time takes into consideration varying degrees of project complexity.

Permit or Entitlement Type	Estimated Timeline to Decision/Action
Administrative Use Permit	4 to 6 weeks
Limited Use Permit	4 to 6 weeks
Conditional Use Permit	6 to 10 weeks
Minor Design Review	6 to 10 weeks
Major Design Review	8 to 12 weeks

D. Exceptions

The City Council supports the vision and development standards established in the Folsom Boulevard Specific Plan and encourages all developers to review and adhere to the strict application of these standards when designing future projects. The City Council also recognizes

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the real-world challenges that the vision and development standards present in a depressed economy and as such, desires to provide additional flexibility for projects that will benefit the community in specific, identified ways. In conjunction with Major Design Review, project-level CEQA review, and any other required entitlements, an applicant may request that the Planning Commission approve an exception to allow a development project that does not strictly adhere to the Specific Plan or to other City development standards.

The Planning Commission may grant an Exception for any development standard in the FBSP if the use is permitted as outlined in this Plan and the project meets at least four of the following six conditions:

- 1) Will fulfill a compelling community need, as indicated by an existing City goal, General Plan policy, budget priority, or other Council-adopted policy document.
- 2) Will improve an existing blighted situation by removing 100 percent of the blight located on the subject property.
- 3) Will provide unmet services to a currently underserved community.
- 4) Will create at least 15 new permanent full-time jobs (or new jobs equivalent to at least 15 full-time equivalents) or a minimum of 1 job per 500 square feet.
- 5) Will generate annual sales tax contributions to the City in excess of \$25,000.
- 6) Investments in the property will increase the property tax revenue for the subject parcel(s) by at least 250 percent.

To the extent practical, development projects should comply with FBSP development standards. All projects remain subject to Design Review as established in Sections 23.140 and 23.141 of the Zoning Code. An Exception request must be included and will be reviewed in conjunction with the project's Design Review application. It is the applicant's responsibility to request relief from specific provisions of the FBSP development standards and provide justification for why standards cannot be met. It is also the applicant's responsibility to provide evidence of compliance with at least four of the conditions listed above to support the Exception request. The Planning Commission is the approving authority for all Exception requests.

Under no circumstance shall an Exception result in any of the following:

- Allow a land use not otherwise permitted or conditionally permitted in the zone
- Allow a detrimental environmental impact not adequately analyzed
- Waive payment of applicable impact fees
- Waive a specific prohibition
- Waive or modify a procedural requirement

The procedure for granting Exceptions allowed under this provision is provided in Section 23.110.150(D) of the City's Zoning Code. In granting the Exception, the Planning Commission shall make the following findings:

- 1) The proposed project qualifies for an Exception by meeting at least four of the six conditions required for granting of an Exception as defined above.
- 2) The Planning Commission has determined that the proposed project has adhered to the vision of the Folsom Boulevard Specific Plan to the fullest extent practicable.
- 3) The applicant has provided substantial evidence that the conditions for the Exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval guaranteeing these requirements will be met or exceeded throughout the life of the project.
- 4) Granting the Exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedent for other project requests.
- 5) Granting the Exception will not endanger the public health and safety.

E. Nonconforming Uses and Structures

The FBSP assumes changes in land use and development patterns from existing conditions over time. This section establishes special considerations and exceptions to the FBSP regulations for nonconforming land uses and structures that were legal uses or structures when first established. If the same uses or development patterns came forward today, they would be prohibited, regulated, or restricted differently under the terms of the FBSP. It is the intent of these regulations to allow the continuation of nonconforming uses and structures, with some limitations as described below.

1. Continuation, Re-Occupancy, and Maintenance of Nonconforming Uses and Structures

- a) A nonconforming use may continue to operate in perpetuity, be transferred, or be sold, provided that the use shall not be enlarged or intensified nor be expanded to occupy a greater area than it lawfully occupied before becoming nonconforming (except as provided in the Nonconforming Use Permit Procedures subsection below). Any use approved as of the date this chapter becomes effective may be carried out as approved. Any extension of such approval, for which the applicant was entitled to apply as of the effective date, may be granted according to the regulations in effect prior to the effective date; if granted, such extension will be considered the same as an approval granted before the effective date.
- b) A nonconforming structure may be maintained or improved as follows:

- **Maintenance and repair.** A nonconforming structure may be maintained and repaired.
- **Seismic retrofitting and Building Code compliance.** Repairs, alterations, or reconstruction to reinforce unreinforced masonry structures or to comply with Building Code requirements shall be allowed, provided that the work is exclusively to comply with applicable earthquake safety standards and the Building Code.
- **Structural alteration** of a nonconforming structure to improve safety or to reduce fire hazard.

2. Modification and Expansion of Nonconforming Uses and Structures

A nonconforming use or structure may be modified or expanded, subject to the provisions of the Nonconforming Use Permit Procedures subsection as follows:

- a) **Structural modification.** Addition, enlargement, extension, or relocation of a nonconforming structure may be allowed if the changes to the structure conform to applicable provisions of this Specific Plan. Such modifications may not expand the extent of the nonconforming aspect of the structure or result in any new nonconforming conditions for the subject property.
- b) **Expansion of use.** Expansion or **modification** of a nonconforming use may be allowed subject to the Nonconforming Use Permit Procedures subsection.
- c) **Exterior improvements** or expansion of structures may also require Design Review approval in keeping with the City's Zoning Code.

3. Destruction and Replacement of Nonconforming Uses and Structures

If a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, the structure may be repaired or rebuilt and reoccupied in the same manner in which it originally existed, if the restoration is started within one year of the date of the damage and is diligently pursued to completion.

4. Loss of Nonconforming Status

If a nonconforming use is discontinued for a continuous period of 18 months or more, rights to nonconforming status shall terminate. The Planning Director shall base determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation. Maintenance of a valid business license shall in and of itself not be considered a continuation of the use. Without further action by the City, any subsequent use of the site or structure shall comply with all of the

regulations of the applicable district and all other applicable provisions of this Specific Plan and relevant sections of the Zoning Code.

5. Extension of Nonconforming Use Status

A property owner may request of the Planning Director an additional 6 months' extension to the 18-month nonconforming use time period. Such a request must be supported by any of the following:

- a) Evidence of active marketing of the tenant space accompanied with regular maintenance of the property in a manner that supports such marketing efforts.
- b) A signed lease agreement and anticipated occupancy within the extension period.
- c) Issuance of a valid Building Permit for interior or exterior remodel and anticipated occupancy within the extension period.

6. Nonconforming Use Permit Procedures

- a) **Permit requirements.** A Nonconforming Use Permit is required for the expansion or modification of existing nonconforming structures or uses. The intent of this permit is to allow for individual review of requests to expand or modify a nonconforming use in a manner that ensures compatibility with surrounding areas and uses.
- b) **Approving authority.** The Planning Commission shall be the final decision-making body for all Nonconforming Use Permits.
- c) **Required findings.** A Nonconforming Use Permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings.
 - i. The establishment, maintenance, or operation of the use expansion applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.
 - ii. The benefit to the public health, safety, or welfare exceeds the detriment inherent in the expansion of nonconformity.
 - iii. The modified or expanded nonconforming structure or use would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.
 - iv. The modified or expanded nonconforming structure or use would be consistent with the General Plan.

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- d) **Conditions/guarantees.** The designated approving authority may impose conditions and/or require guarantees for the Nonconforming Use Permit to ensure compliance with this section and other applicable provisions of the citywide Zoning Code and to prevent adverse or detrimental impact to surrounding neighborhoods.

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DEVELOPMENT STANDARDS

A. Purpose and Applicability

1. Purpose

This chapter establishes development standards for the five land use designations in the FBSP area. Development standards set the rules for the physical development of property in terms of building location (e.g., setbacks, orientation), building scale/mass (e.g., height, floor area ratio), and site development (e.g., landscape, public space, parking). These standards are generally consistent with and implement the corresponding land use designations in the City's General Plan, including those areas designated for the Downtown Planning Area and Convention Overlay Area in the General Plan, but are specific to Folsom Boulevard.

As outlined in the FBSP goals, vision, and land use framework, the City recognizes existing development patterns and respects the investment and commitment of current businesses. The City also wants to maximize opportunities for new development and redevelopment to transform the corridor into a more vibrant destination place for community services and activities, as well as for regional commerce.

In order to promote and support investment on Folsom Boulevard, minor projects (e.g., expansions to existing development and new development less than 5000 square feet in size) have more flexible or relaxed standards. Specifically, the City recognizes that smaller projects may not be able to comply with certain site planning (building location, parking lot circulation and improvements, etc.) and density requirements. Projects that are larger in scale and magnitude (e.g., new development and expansions of existing development greater than 5,000 square feet in size) have higher standards to achieve a more desirable development pattern along the corridor. Minor and major projects, as well as exempt projects, are defined in Chapter 3 (Project Review). All projects need to meet the basic development and design standards in architectural treatment, façade, signage, and basic site amenities (signage, lighting, landscaping) outlined herein, within the citywide Zoning Code (where silent in this Plan), and in the citywide Design Guidelines.

In addition to the development standards in this chapter, qualifying major projects that are located in one of the four designated opportunity sites will be required to comply with a few special development standards as established for the specific opportunity site (see Chapter 5). Finally, properties located within one-quarter mile of a designated transit stop may choose to take advantage of additional standards (e.g., increased density) as outlined in the Zoning Code for the Transit-Oriented Development (TOD) Overlay District.

2. Applicability

The development standards in this chapter shall be applied to new construction and significant modification to existing buildings within the FBSP area. Generally these standards will apply to all development projects subject to Design Review except as noted below.. Additionally, major projects as defined in Chapter 3 (Project Review) that are located in one of the four opportunity sites (Kassis, Mather Mills, Olson Island, and Sunrise) will be subject to additional development standards listed in Chapter 5 (Opportunity Sites).

a) Exempt Projects

Structures and improvements defined as exempt from City-required Minor or Major Design Review in Chapter 3 (Project Review) are not subject to compliance with the development standards in this chapter. However, such structures may require additional permits, such as a use permit or building permit, to ensure compliance with allowed use provisions in Chapter 2 (Land Use Plan and Allowed Uses), adopted Building Code standards, and/or applicable Zoning Code provisions.

b) Minor Projects

The City recognizes that small-scale projects often cannot comply with all the development standards described herein due to the limited scope of individual projects. Proposed development that meets the criteria for minor projects as defined in Chapter 3 (Project Review) may, at the City's discretion, be granted flexibility on specific standards within the Design Review process.

While the City supports full compliance with all development standards described herein, the limitations that apply to minor projects require greater flexibility to ensure these smaller development projects

remain feasible. Specifically, the City does not require minor projects to comply with the following development standards:

- Minimum floor area ratios (FAR)
- Maximum front property line building setbacks
- Location of parking lots within a project site

B. Development Standards

Projects within the FBSP area are expected to meet a higher standard of development than what historically exists on the corridor. As such, projects located anywhere along the corridor are subject to compliance with the development standards listed in Table 4-1, unless otherwise specified. Additionally, major projects located in one of the designated opportunity sites will be required to comply with general development standards in this section as well as with any special development standards applicable to the individual opportunity site listed in Chapter 5 (Opportunity Sites).

Table 4-1 Development Standards

Development Standard	FB-MDR	FB-HDR	FB-RMU	FB-CMU	FB-OIMU
Density¹					
Minimum	6.1 du/ac	18.1 du/ac	6.1 du/ac	10.0 du/ac	10.0 du/ac
Maximum	18.0 du/ac	40.0 du/ac	40.0 du/ac	18.0 du/ac	18.0 do/ac
Predominant Use Standards					
Predominant Use Type	Residential	Residential	Residential	Commercial	Industrial
Where listed, minimum % of combined building sf of predominant use type is required. Exceptions noted. ²	n/a	n/a	≥50%	≥50% ²	n/a
Rules for timing and order of development	n/a	n/a	Generally, secondary uses must be developed in advance of or in conjunction with predominant/primary use. Exceptions noted. ³		
Floor Area Ratio					
Minimum	n/a	n/a	.2	0.2	0.2
Maximum	n/a	n/a	No maximum	No maximum	No maximum
Setbacks (minimum)⁴					
Front – general	12.5 ft	12.5 ft	10 ft	10 ft	10 ft
Side – interior lot/detached units	3 ft	20 ft	n/a	n/a	n/a

Development Standards

Development Standard	FB-MDR	FB-HDR	FB-RMU	FB-CMU	FB-OIMU
Side – interior lot/attached units	0 ft	0 ft	0 ft	0 ft	n/a
Side – street-side/corner lot	10 ft	10 ft	10 ft	10 ft	10 ft
Side – zero lot line	0/10 ft	n/a	n/a	n/a	n/a
Rear – in general ⁵	10 ft	20 ft	10 ft	10 ft	10 ft
Rear – setback to alley ROW	3 ft	3 ft	n/a	n/a	n/a
Interior	0 ft	0 ft	0 ft	0 ft	10 ft
Interior – attached units	0 ft	0 ft	0 ft	n/a	n/a
Interior – detached units	5 ft	5 ft	5 ft	n/a	n/a
Interior – zero lot line	0 ft/10 ft	0 ft/10 ft	0 ft/10 ft	n/a	n/a
Setbacks (maximum)					
Front setback along public streets	n/a	n/a	30 ft	20 ft	40 ft
Height (maximum)					
Primary Structures	45 ft	60 ft	50 ft ⁶	50 ft	50 ft
Accessory/Second Dwelling Units	n/a	n/a	26 ft	n/a	n/a
Encroachments/Projections					
Awning, Canopy, Eave, Sill, Cornice, and Similar Features	2 ft	2 ft	2 ft	2 ft	2 ft
Balcony, Fire Escape, Outside Stairway	3 ft	3 ft	3 ft	3 ft	3 ft
Bay Window ⁷	2 ft	2 ft	2 ft	2 ft	2 ft
Front Yard Porch and Stoop ⁸	3 ft	3 ft	3 ft	3 ft	n/a
Common Open Space Requirement (minimum)⁹	No minimum	25%	No minimum	No minimum	No minimum
Interface with Light Rail Station Refer to TOD Overlay District in Zoning Code Chapter 23.325.030	n/a	For any development abutting a light rail station, it must provide a clear and direct publicly accessible pedestrian and bicycle connection to the adjacent light rail station with a sign directing users to the station.			
Parking Lot Location	For new non-residential or mixed-use projects, parking areas are not permitted in the required front setback area. Parking should be located to the rear, side, or internal to the site. Finally, new parking areas shall not be located adjacent to intersections on corner lots.				
Shared Parking Facilities	<ul style="list-style-type: none"> • Connect adjacent commercial parking areas through the use of reciprocal access agreements. (See Zoning Code Section 23.719.090 for parking reductions awarded to joint vehicle parking.) • Where feasible, use shared driveways to eliminate the need for excessive 				

Development Standard	FB-MDR	FB-HDR	FB-RMU	FB-CMU	FB-OIMU
					<p>curb cuts and to reduce the amount of pervious surface.</p> <ul style="list-style-type: none"> • Where feasible, for individual projects with different users, provide shared parking between users with different peak parking needs. • Where feasible, provide shared parking between several projects, especially in parking structures. • Provide pedestrian pathways for customer access between adjacent commercial projects. • Encourage the use of parking lots in off-peak hours for sport activities or farmers markets.
Parking Ratio Maximum					The number of vehicle parking spaces provided shall not exceed 150 percent of the minimum parking ratio. Where no parking is required, the maximum parking allowance is two spaces.
Parking Structure Design					<ul style="list-style-type: none"> • Parking structures shall be well lit with clearly identified exits and connections to streets and sidewalks. • Design parking structures with open walls, windows, and other design features to allow natural light. • Structures shall be designed compatibly with adjacent buildings, utilizing appropriate massing, scale, modulations, and detail elements.
Stepbacks					Step back all floors above three stories a minimum of 6 feet.
Window Transparency	n/a				Ground-floor commercial retail glazing (windows or display windows) along the primary public facade fronting a public street, on-site main street, or public gathering space shall comprise a minimum of 50 percent of the main floor's exterior wall area.

Notes:

1. The minimum and maximum density standards are only applicable to mixed-use and integrated developments that include residential uses. Residential projects shall include a minimum of four units. The Planning Director may approve residential densities below 10 dwelling units per acres if the units are located above retail or office uses.
2. In the FB-CMU district, non-commercial use may exceed 50 percent of the building square footage where two or more stories are proposed with a vertical mixed use project. Under that scenario, the majority of ground floor square footage shall be at least 50 percent commercial use.
3. In the FB-RMU district, non-residential use may be developed in advance of residential use so long as the assumed residential potential of the project site is maintained to the City's satisfaction.
4. At no time shall any portion of the structure be located within a designated public utility easement.
5. Garages may also be accessed from an alley with a minimum 3-foot rear setback.
6. No maximum for vertical mixed-use integration.
7. The finished floor of the bay window must be at least 15 inches above the finished floor of the room.
8. Per Chapter 23.504 of the Zoning Code, porches must conform to the following: minimum of 10 feet tall (clear); minimum of 6 feet deep (clear); porch height must be a minimum of 3 feet above grade; minimum of 10 feet wide. Per Chapter 23.504, stoops must rise to a minimum of 3 feet above grade; minimum 3 feet wide.
9. Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approving authority.

Chapter 4

Development Standards

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OPPORTUNITY SITES

A. Introduction

As described in Chapter 2, the land use framework establishes an organizing structure for where and how growth within the plan area will occur. The land use framework identifies four sites with the greatest opportunity for new development and redevelopment. This chapter describes those areas as being vibrant destinations and hubs of activity along Folsom Boulevard. The opportunity sites designate locations where the City will concentrate resources (e.g., economic development incentives, public investment, facilities, outreach, coordination) and community assets (e.g., public gathering places, events, activities) with the goal of catalyzing significant private investment in these areas. The four opportunity sites are shown in Figure 5-1 and include:

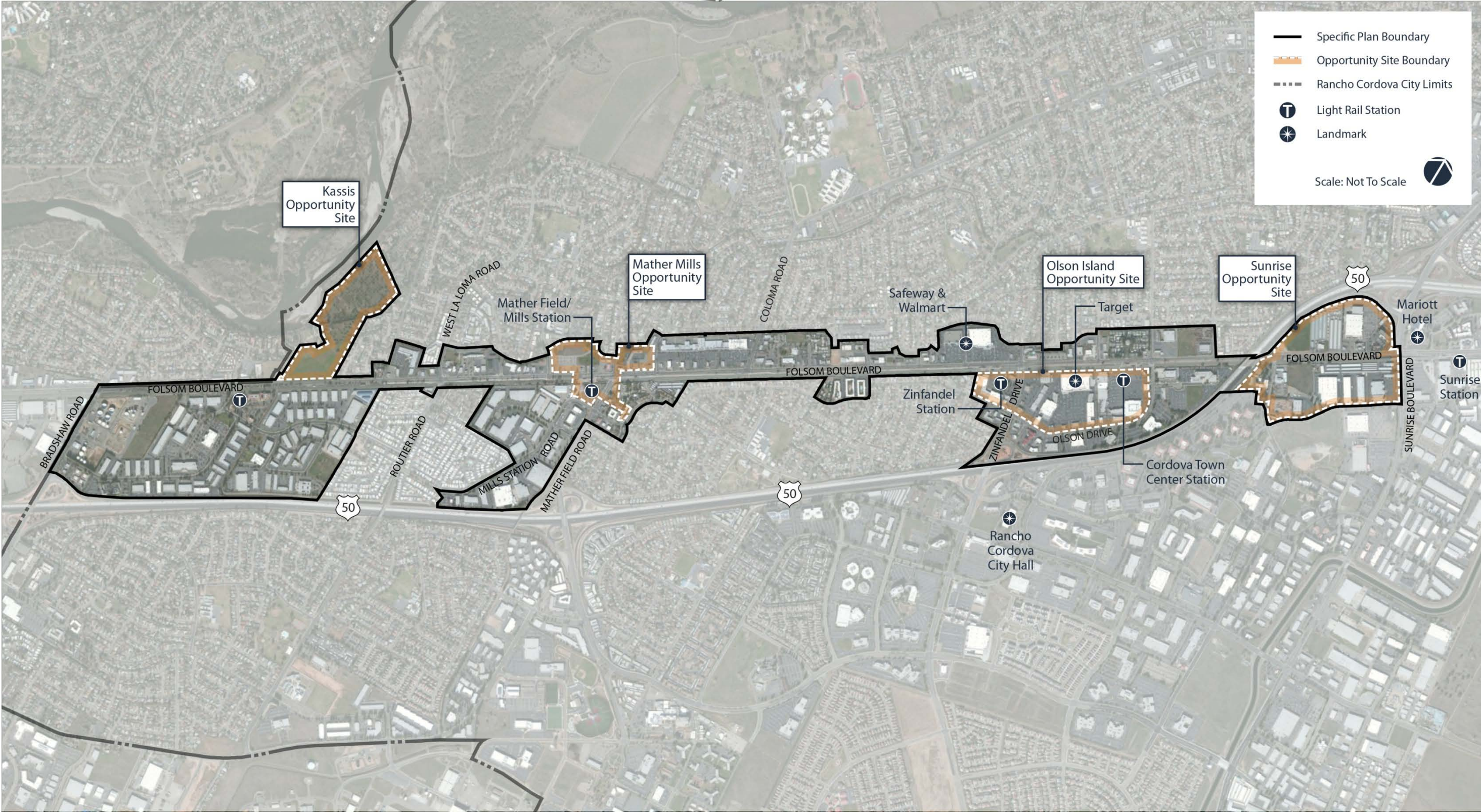
- 1) Kassis Opportunity Site
- 2) Mather Mills Opportunity Site
- 3) Olson Island Opportunity Site
- 4) Sunrise Opportunity Site

Chapter 5

Opportunity Sites

Each opportunity site shown in Figure 5-1 has a distinct character and unique mix of uses. This chapter describes and illustrates each opportunity site with text and a collection of inspired idea images to communicate the vision and desires for each site. To achieve the desired development and design character unique to each opportunity site, an additional set of customized development standards is established in this chapter for each of the four sites. These special standards supplement those standards for the land use districts identified in Chapter 4 (Development Standards) and apply only to major new development. If there are differences in the additional development standards for any opportunity site of this chapter and corresponding standards in Chapter 4 (Table 4-1) for each district, the additional development standards identified in this chapter prevail.

Figure 5-1 Opportunity Sites



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B. Kassis Opportunity Site

1. Description

The Kassis property is designated Folsom Boulevard Residential Mixed Use in recognition of its suitability for residential development and its setting within a predominantly residential district. The site does have potential for employment oriented uses (both retail/commercial and office) that resulted in the flexible mixed use designation.

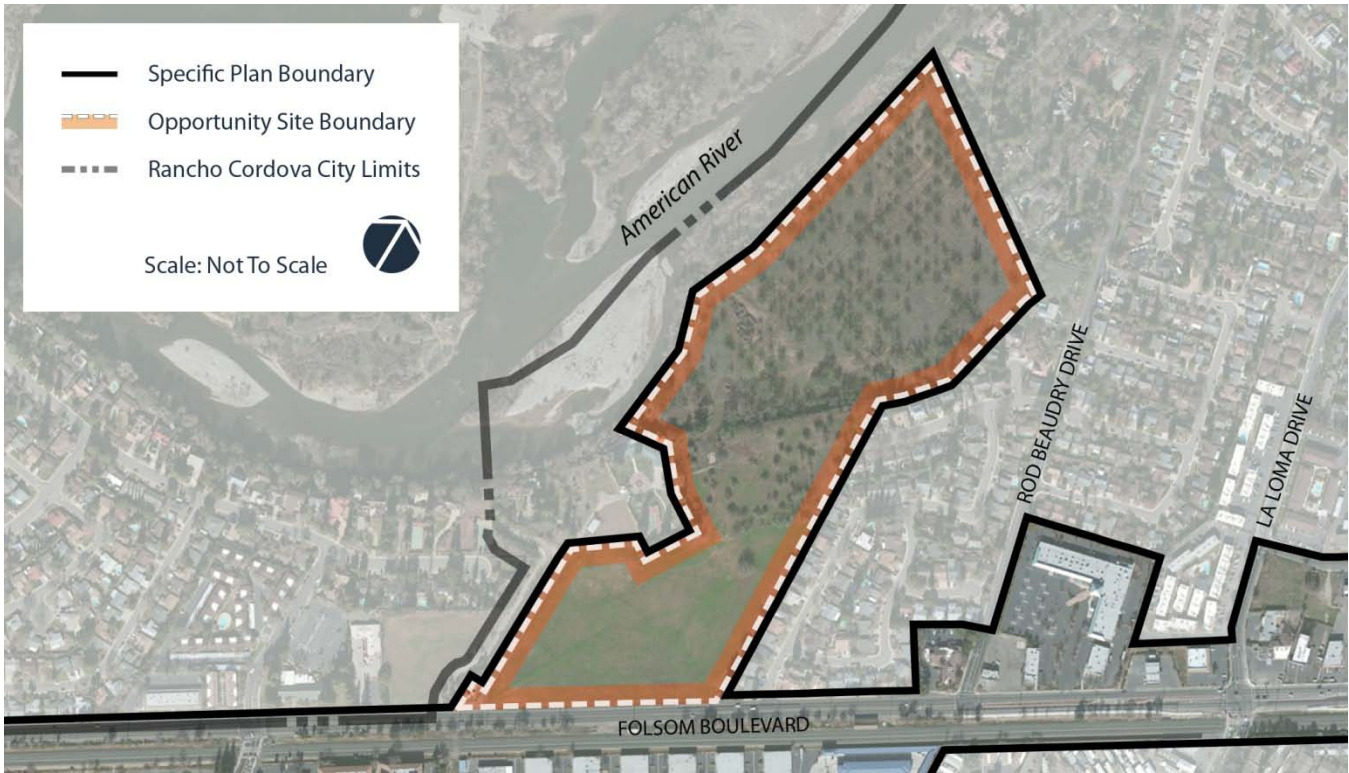
The total area of the Kassis property exceeds 42 acres, although a small portion of the property is excluded from the Folsom Boulevard Specific Plan. The area excluded does not fall along existing property lines. In the future, the boundary of the Specific Plan and open space may need to be adjusted to be consistent with the parcel map. This site is surrounded on three sides by residentially zoned lands (RD-20 and RD-5 to the west, RD-5 to the east and RD-2 to the north) and bordered by Folsom Boulevard on the south. A project with a substantial residential component would be complimentary to the surrounding existing uses.

Based upon the property size (it is among a very few parcels on Folsom Boulevard with a significant area of undeveloped land) and its proximity to the planned Horn Road Light Rail Station, this property was designated within the City's General Plan Housing Element to include at least 10 acres of High Density Residential.

Beyond the residential development potential for this site, a retail/commercial or office component could compliment neighboring residents by providing nearby retail and employment opportunities while taking advantage of direct access to Folsom Boulevard and close proximity to the future Light Rail Station.

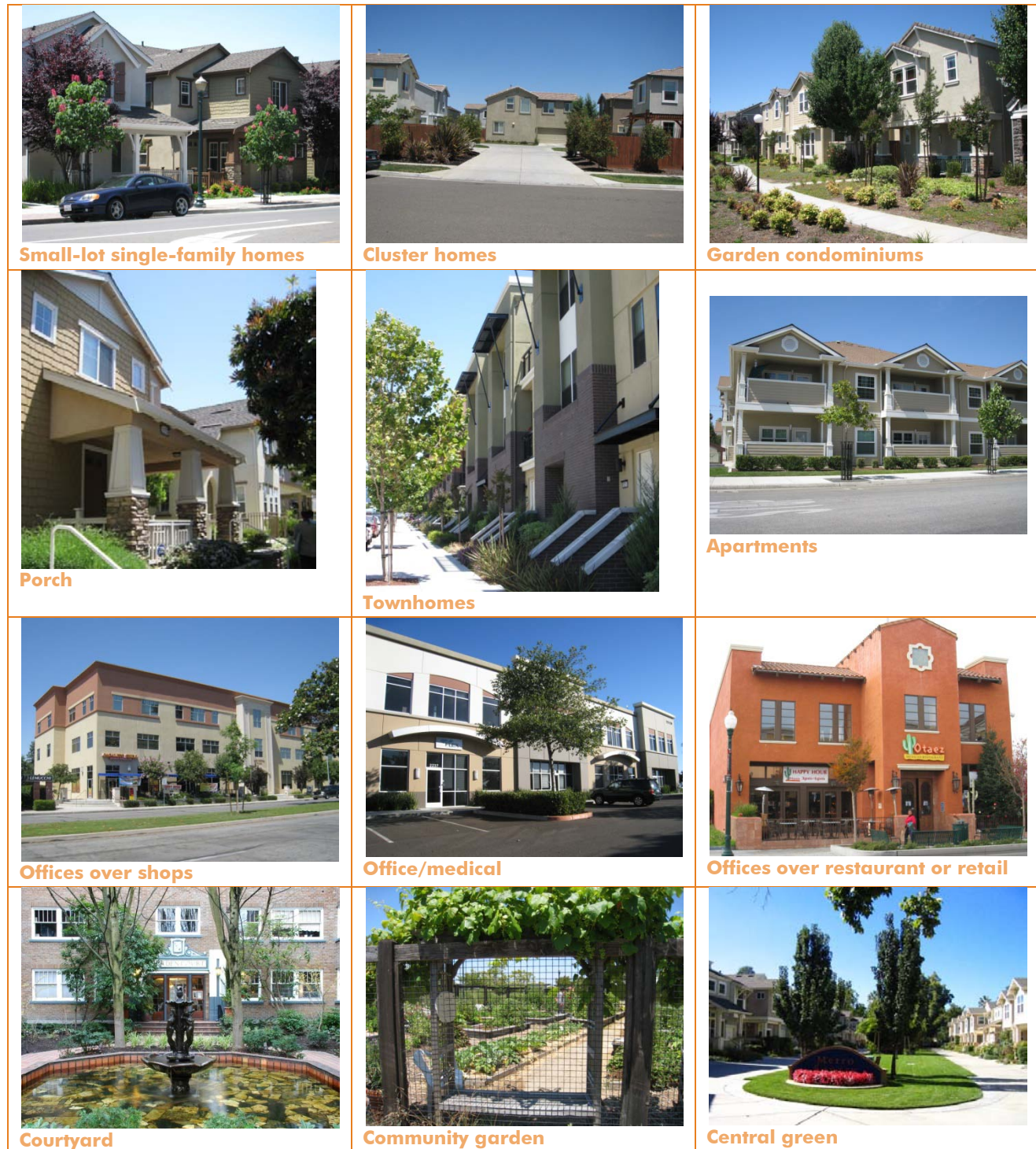
The Kassis Opportunity Site will be characterized by a suburban and primarily residential environment with limited nonresidential development along Folsom Boulevard. The site will feature a large residential component, including apartments, condominiums, townhouses, and compact single-family homes. At least 10 acres of the site will be developed at a minimum of 24 dwelling units per acre to meet the city's housing requirements. To the extent feasible, new residential streets and sidewalks will connect to the existing streets and cul-de-sacs as well as to the American River Parkway. Architectural features such as balconies, porches, and stoops will animate the interface between buildings and the sidewalk. Primarily neighborhood-serving retail shops and services, restaurants, sports and recreational uses, medical clinics, and/or offices will front the corridor, but not in a conventional strip form. Instead, nonresidential buildings will locate close to the street frontage (existing and future streets) to define, connect, and activate the sidewalk. Courtyards, community gardens, and central greens will provide opportunities for residents to congregate and socialize.

2. Site Location Map



3. Inspired Ideas Imagery for Kassis Opportunity Site

The following images represent the preferred land uses, development patterns, and public gathering places for the Kassis Opportunity Site. These images are intended to guide and inspire private developers to create quality development with a sense of place.



4. Additional Development Standards for Kassis Opportunity Site

Additional development standards are established for major new development projects within the Kassis Opportunity Site. These additional standards address the unique potential of the location, implement relevant goals, policies, and provisions of the General Plan, and ensure consistency with other City-adopted plans. Specifically, additional development standards for this site include housing density, building orientation, public gathering places, parking, access, and site furnishings and wayfinding to implement or ensure consistency with the following plans:

- General Plan Land Use, Housing, and Urban Design elements
- Citywide Design Guidelines

These standards supplement the development standards for the underlying land use. Properties within the Kassis Opportunity Site are designated FB-RMU (residential mixed-use) to reflect the predominant surrounding residential land use and the future Horn Road light rail station. Where the development standards in Table 5-1 deviate from the development standards in Table 4-1, the standards in Table 5-1 apply.

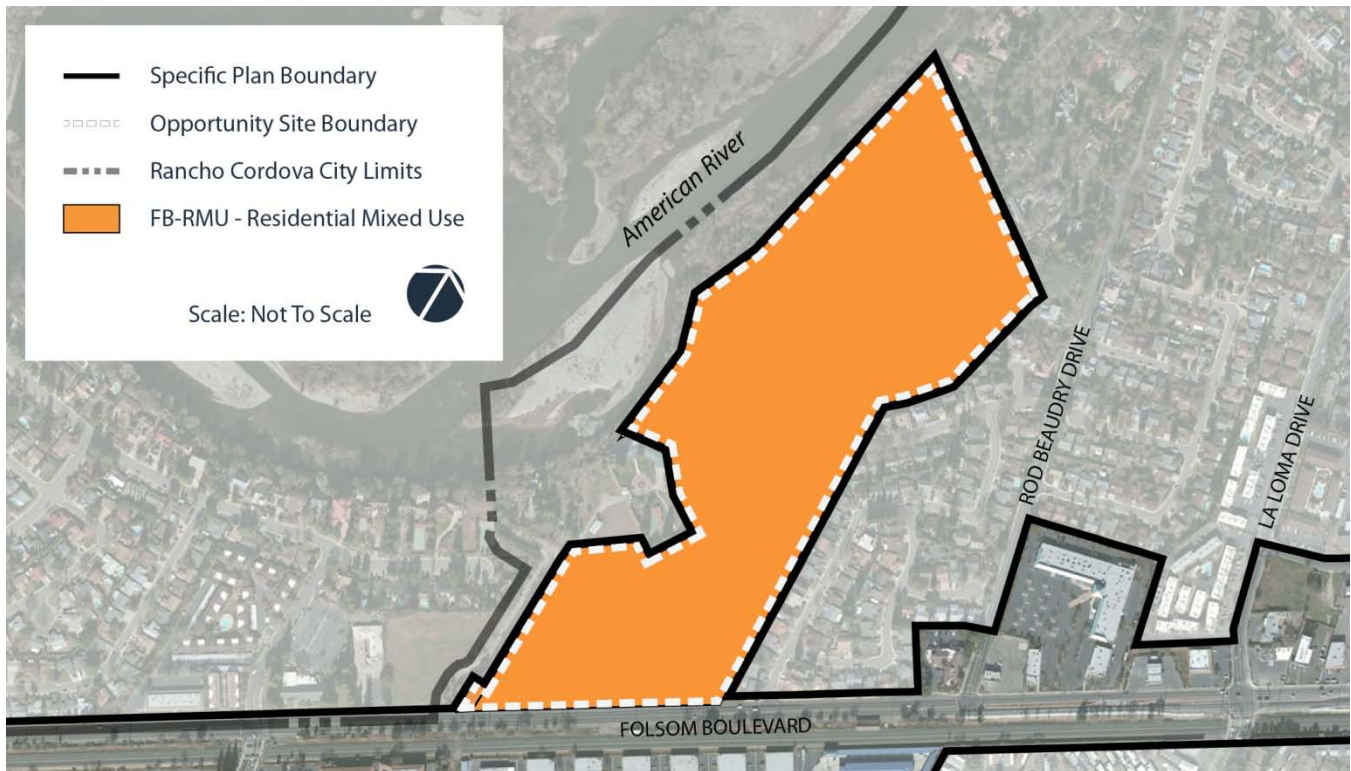


Table 5-1 Kassis Opportunity Site: Additional Development Standards

Standard	Site-wide (FB-RMU)
Density	6.1–40 du/acre At least 10 acres shall be developed at a minimum of 24 du/acre.
Building Orientation	All nonresidential primary building entrances must face a public street or public gathering place.
Public Gathering Places	All major projects shall contribute some form of public gathering place (or portion thereof) as shown in Table 5-5.
Parking	For residential developments with over 20 residential units, commercial, and mixed-use developments, private surface parking lots are not permitted in the front setback. Locate on-site parking to the rear, side, or internal to the block and provide access to parking through alleys and driveways.
Access	To the greatest extent feasible, connect new development, via streets, sidewalks, and pathways, to existing cul-de-sacs and local streets and to the American River Parkway.
Site Furnishings & Wayfinding	For integrated developments, the City encourages uniform site furnishings and wayfinding improvements throughout the project.

C. Mather Mills Opportunity Site

1. Description

The Mather Mills Opportunity Site includes numerous parcels located in close proximity to the Mather Mills Light Rail Station. Proposed land use designations within this Site include Residential, Commercial and Office/Industrial Mixed Use districts. Located adjacent to the Mather Mills Station and at the intersection of Mather Field Road and Folsom Boulevard, this Site presents unique opportunities for future development. These geographic attributes were likely a significant factor in the decision to locate the planned Los Rios Community College Campus at Folsom Boulevard and Paseo Drive.

The majority of development potential within this Site is located on the north side of Folsom Boulevard, both to the west and to the east of Paseo Drive. West of Paseo Drive includes approximately 12 acres proposed as Commercial Mixed Use (FB-CMU) and Residential Mixed Use (FB-RMU). This area will contain the future Los Rios Community College campus (land designated as FB-CMU). The balance of this area is designated FB-RMU in recognition of the wide range of development potential presented by the site. As with other sites within the FBSP that are designated FB-RMU or Medium Density Residential (FB-MDR), the size of this site provides special opportunities to accommodate a well-designed high density residential project. While this site also presents opportunities for commercial development, existing uses along the northern boundary of the site are residential. It is anticipated that higher density residential development along the northern boundary of this site will provide an effective transition between existing residential and future commercial uses.

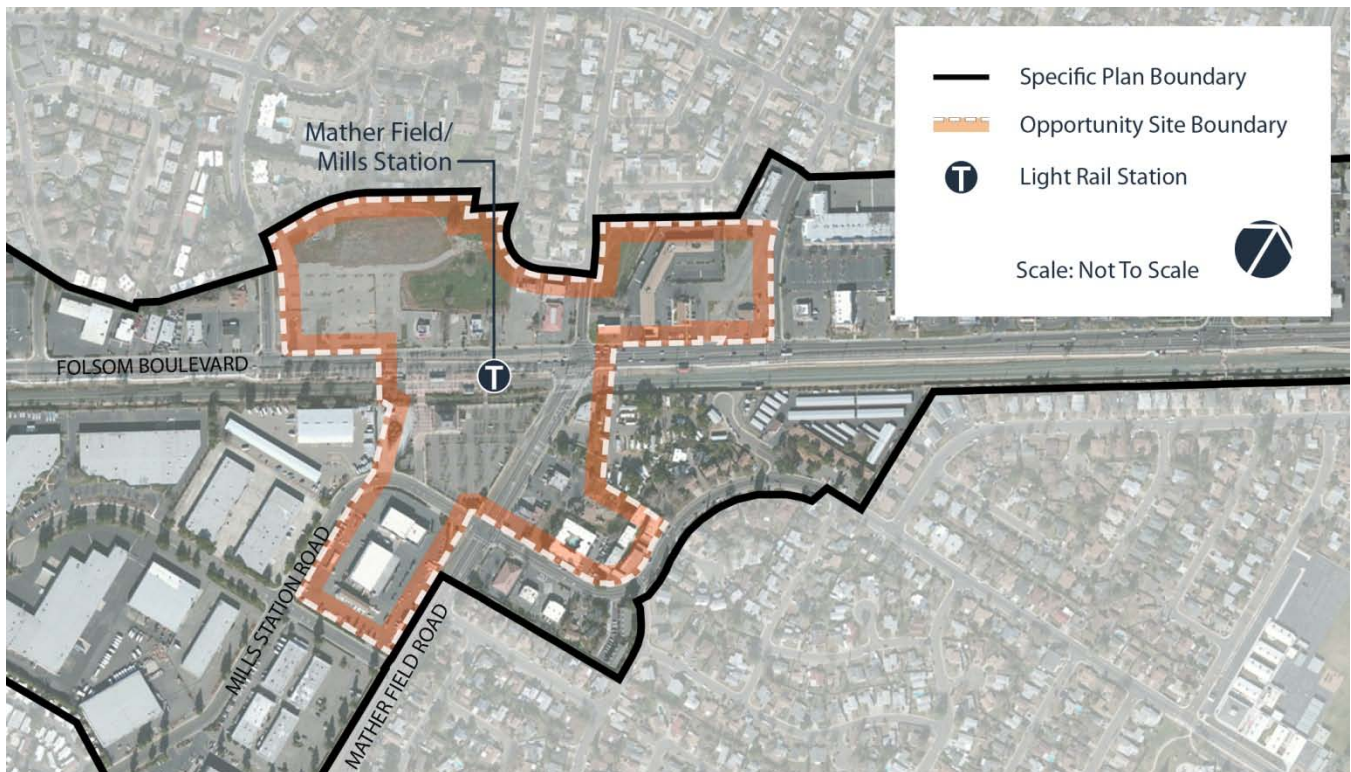
While the FB-RMU designation requires that a minimum of 50 percent of finished floor area of development on the site must be residential, the FB-RMU designation also allows a substantial non-residential component that will compliment both the on-site residential and the adjacent college campus. The City recognizes that the timing of various types of development can be unpredictable and has therefore modified requirements for the timing of development. Under previous regulations the residential component would have been required to be constructed before the commercial component could begin construction. This requirement has been modified to allow commercial development to proceed in an FB-RMU site as long as it can be demonstrated that the site retains available capacity to meet the FB- RMU residential requirements.

Lands within this Opportunity Site located to the east of Paseo Drive have been designated FB-CMU in recognition of several factors, including: the Los Rios Community College District has acquired a portion of these lands and will be developing parking required for the college along the northern boundary of this area; there are several existing and active commercial uses located in this area; and, the parcelization and fragmented ownership in this area will make developing a larger and well integrated project challenging.

The Mather Mills Opportunity Site will be characterized by a compact, urban, and walkable environment. This site possesses two key assets that will shape new development within this area: the Mather Mills Light Rail Station and the future Los Rios Community College. This opportunity site is envisioned to support transit-oriented uses, such as a mix of educational, residential, retail, and service

activities, both vertically and horizontally. Higher-density residential uses, including two- to four-story condominiums, townhomes, and student apartments, will locate here to provide housing in close proximity to the light rail station and the college. Small-scale retail and commercial services, such as bookstores, cafés, restaurants, pubs, entertainment venues, personal services, and office supply and reproduction services, will support the needs of residents and college students. Uses adjacent to the college will be designed to have a positive interface with the college. A safe and convenient pedestrian and bicycle network will connect destinations within the opportunity site. A variety of public spaces, such as outdoor dining and plazas, will invite residents, workers, and students to gather and participate in a vibrant community life. Social events will be organized in these public places, such as farmers markets and food truck fairs, to activate these spaces on weekends and evenings.

2. Site Location Map



3. Inspired Ideas Imagery for Mather Mills Opportunity Site

The following images represent the preferred land uses, development patterns, and public gathering places for the Mather Mills Opportunity Site. These images are intended to guide and inspire private developers to create active urban places within this opportunity site.



Illustration of Los Rios College



Residential units over commercial



Townhomes, apartments & condominiums



College-serving uses, such as a bookstore



Campus services



Restaurant



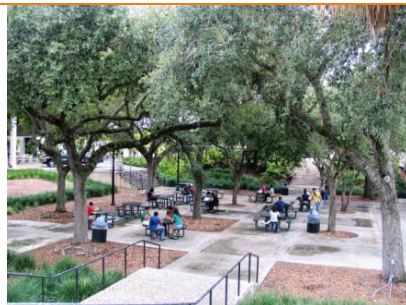
Student-serving uses, such as a bike hub and repair shop



Events, such as food truck fairs



Events, such as a farmers market



Public gathering spaces with seating



Outdoor dining/café seating



Plaza

4. Additional Development Standards for Mather Mills Opportunity Site

Additional development standards are established for major new development projects within the Mather Mills Opportunity Site. These standards address the unique attributes of the location, implement relevant goals, policies, and provisions of the General Plan, and ensure consistency with other City-adopted plans. Specifically, housing density, floor area ratio, building setbacks and height, pedestrian shelter, bicycle amenities, building orientation, drive-through design, public gathering places, parking, and site furnishings and wayfinding have been included to implement or ensure consistency with the following plans:

- General Plan Land Use, Housing, and Urban Design elements, including special provisions for transit-oriented development
- Citywide Design Guidelines

Properties within the Mather Mills Opportunity Site are designated FB-RMU (residential mixed-use), FB-CMU (commercial mixed-use), or FB-OIMU (office industrial mixed-use), to be compatible with existing surrounding uses while maximizing future potential uses. In addition, any properties (or portions thereof) located within a quarter mile of the light rail stop may develop consistent with the citywide TOD Overlay District standards in the Zoning Code. Where the development standards in Table 5-2 deviate from the development standards in Table 4-1, the standards in Table 5-2 apply to qualifying major projects.

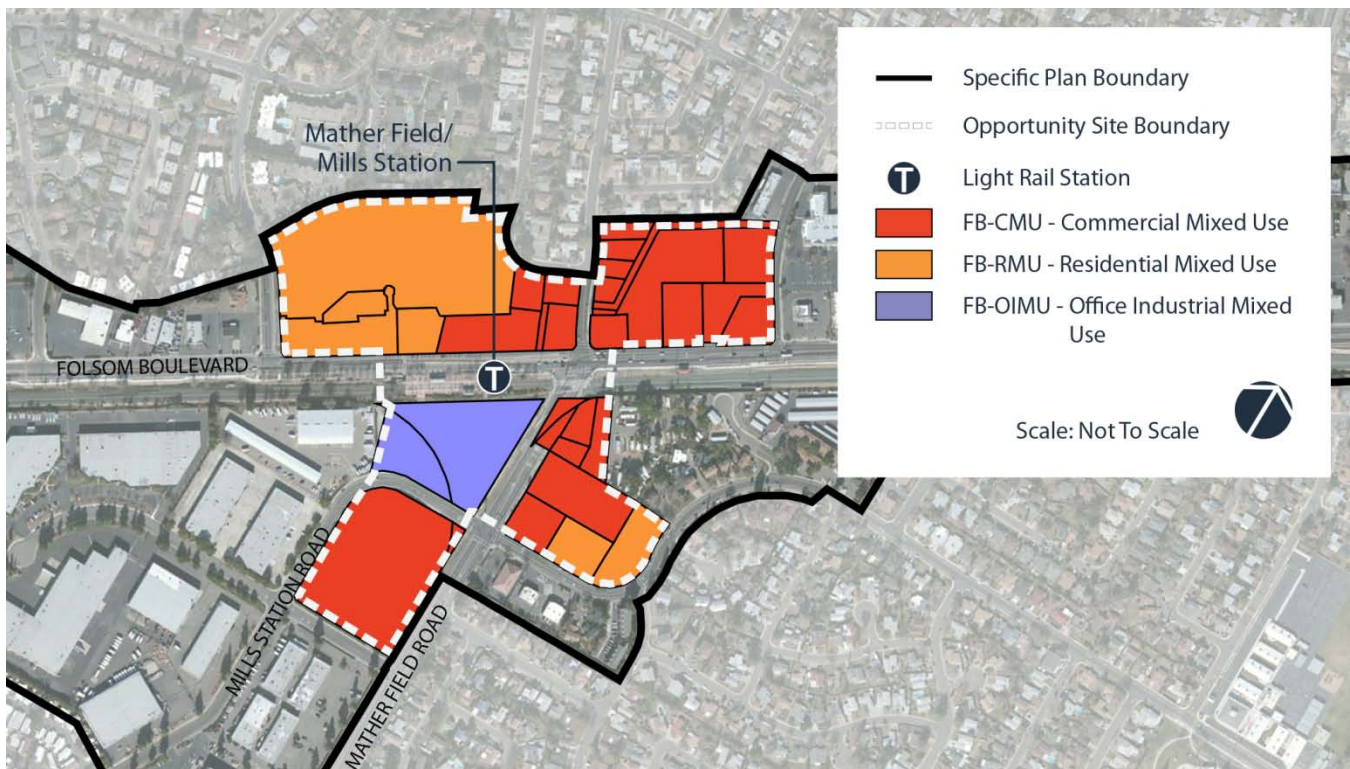


Table 5-2 Mather Mills Opportunity Site: Additional Development Standards

Standard	FB-RMU	FB-CMU	FB-OIMU
Density	6.1–40 du/acre	10–40 du/acre	n/a
Floor Area Ratio	No minimum No maximum	0.3 minimum No maximum	0.25 minimum No maximum
Front Setback Standards	Along the north side of Folsom Boulevard and along Paseo Drive, there is no minimum front setback. The maximum shall be no more than 10 feet, except where there is outdoor dining, a plaza, a building entry, or a courtyard between the building and the street. Exceptions can be granted for building façades with garage access.		
Primary Building Height	65 feet /4 stories maximum ¹	No maximum ²	65 feet/4 stories maximum
Awnings/ Canopies	Awnings, canopies, recesses, or similar pedestrian shelters shall be provided along at least 30% of the building's ground-floor level along the frontage with primary building entrance and where the building abuts a plaza or other public gathering space.		
Bicycle Amenities	Establish common area bicycle facilities to encourage students to use alternative forms of transportation. For example, provide additional bike racks and lockers or other secured bicycle parking areas, shower facilities, and a bike repair kiosk.		
Building Orientation	For properties fronting along Folsom Boulevard, primary building entrances shall be oriented to a public street, a private street designed as an on-site main street, or a public gathering place.		
Public Gathering Places	All major projects shall contribute some form of public gathering place (or portion thereof) as shown in Table 5-5.		
Parking Access & Location	For nonresidential or mixed-use developments, private surface parking lots are not permitted in the required front setback area. Additionally, parking shall not be located between the street and the building façade with the primary entrance. Rather, on-site parking shall be located to the rear, side, or internal to the block and provide access to parking through alleys and driveways. Finally, parking areas on corner lots shall not be located adjacent to intersections.		
Parking Ratio	The number of vehicle parking spaces provided shall not exceed 150% of the minimum parking ratio.		
Site Furnishings & Wayfinding	For integrated developments, the City encourages uniform site furnishings and wayfinding improvements throughout the project.		

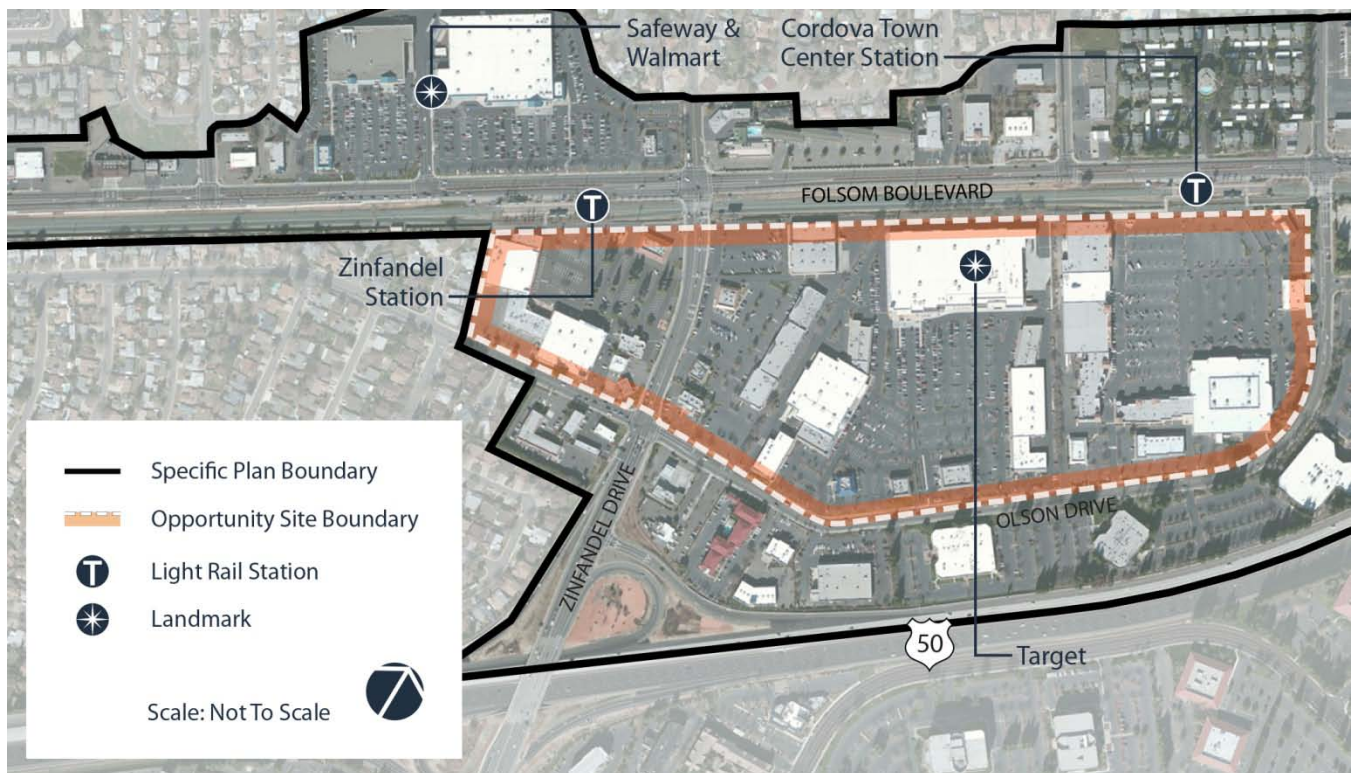
1. No maximum height or number of stories for vertical mixed-use integration where residential use is located above nonresidential. Note #2 below also applies. Defer to TOD Overlay if applicable.
2. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height. Defer to TOD Overlay if applicable.

D. Olson Island Opportunity Site

1. Description

Olson Island is currently a retail commercial center serving the community and the region. It is a shopping destination where people come and have an extended stay to shop, eat, drink, and socialize. This area is envisioned to mature into an environment designed so that visitors can park once and then walk to a variety of different businesses and public gathering places. Access and circulation to and throughout the site needs to be improved with limited access driveways that resemble urban main streets, and better pedestrian access to and from the transit stop and throughout the entire commercial hub. A mix of new and expanded retail, office, and entertainment uses are encouraged, with both horizontal and vertical integration. The area will continue to be home to a wide range of large national retailers and small independent businesses. A future international marketplace will capitalize on the synergy of established uses that reflect the diversity of the community (for example, KP International Market). Small-scale civic uses such as a satellite library or community center could strengthen this area as a hub of activity for the entire city. Vibrant public seating or gathering spaces and a variety of social activities could bring residents, workers, and visitors to this central gathering place in the city.

2. Site Location Map



3. Inspired Ideas Imagery for Olson Island Opportunity Site

The following images represent the preferred land uses, development patterns, and public gathering places for the Olson Island Opportunity Site. These images are intended to guide and inspire private developers to create successful commercial projects and a variety of active public spaces.



Large retail



Restaurants & outdoor dining



Large retail



Offices over shops and restaurants



On-site main street



Small civic/institutional use



International marketplace



International marketplace



International marketplace



Plaza



Outdoor dining/café seating



Paseo

4. Additional Development Standards for Olson Island Opportunity Site

Additional development standards are established for major projects within the Olson Island Opportunity Site. These additional development standards address unique site opportunities, implement relevant goals, policies, and provisions of the General Plan, and ensure consistency with other City-adopted plans. Specifically, building height, housing density, floor area ratio, building setbacks, pedestrian shelter, bicycle amenities, drive-through design, on-site main street, public gathering places, site furnishings, pedestrian circulation, wayfinding, and traffic calming have been listed to implement or ensure consistency with the following plans:

- General Plan Land Use, Housing, and Urban Design elements, including special provisions for the downtown and transit-oriented development
- Citywide Design Guidelines
- Main Street Standards

These standards supplement the development standards for the underlying land use districts and apply to all properties within this opportunity site. All properties within the Olson Island Opportunity Site are designated FB-CMU (commercial mixed-use) to reflect its historic and future commercial use. In addition, any properties (or portions thereof) located within a quarter mile of the light rail stop may develop consistent with the citywide TOD Overlay District standards in the Zoning Code. Where the development standards in Table 5-3 deviate from the development standards in Table 4-1, the standards in Table 5-3 apply to qualifying major projects.

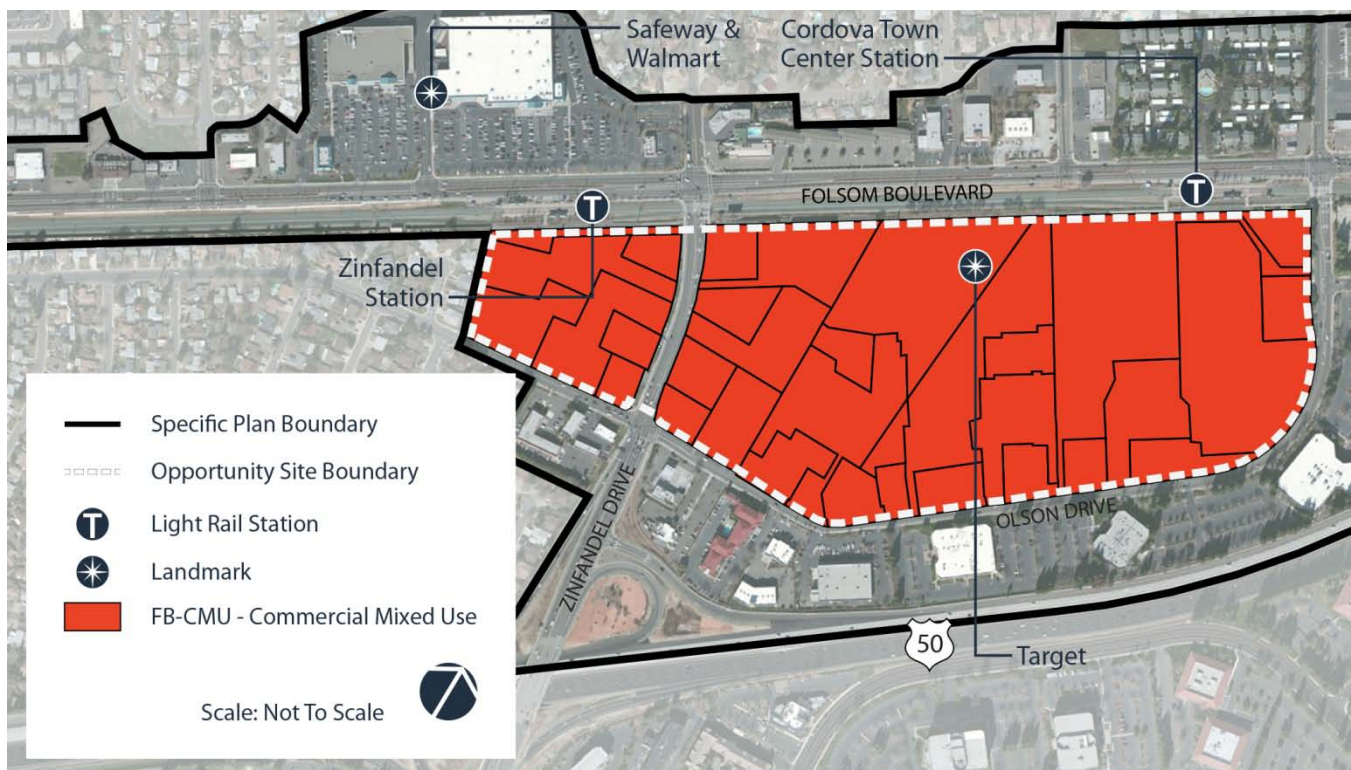


Table 5-3 Olson Island Opportunity Site: Additional Development Standards

Standard	Site-wide (FB-CMU)
Building Height	No maximum
Density	10–40 du/acre
Floor Area Ratio	0.25 minimum No maximum
Front and Street Side Setback Standards	<p>New buildings on property abutting Olson Drive and Zinfandel Drive have no minimum front setback requirement and a maximum front setback requirement of 20 feet.</p> <p>Improvements and expansions to existing buildings, and new buildings that don't abut Olson or Zinfandel drives, will have no minimum or maximum setback requirements.</p>
Drive-Through Design	<p>Drive-Through Aisles. The minimum standards for drive-through aisles are as follows:</p> <p>Drive-through aisles shall have a minimum 11-foot interior radius at curves and a minimum 12-foot width.</p> <p>Drive-up windows and remote tellers shall provide at least 180 feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Non-food and/or non-beverage businesses may reduce the stacking space to a minimum of 60 feet.</p> <p>Each drive-through entrance/exit shall be at least 50 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the curb cut on an adjacent property. Exceptions may be granted by the designated approving authority when drive-through pull-out spaces are provided.</p> <p>Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.</p> <p>Each drive-through aisle shall be separated from the circulation routes necessary for ingress or egress from the property or from access to a parking space.</p> <p>Landscaping of the Drive-Through Aisle. Landscaping shall be as follows:</p> <p>A 5-foot-wide planter shall be provided between the drive-through aisle and the parking area that includes shade trees consistent with those used in the parking area.</p> <p>An average 3-foot-tall planter with low shrubs that screens the drive-through aisles from the abutting public right-of-way shall be used to minimize the visual impact of readerboard signs and directional signs. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. Plantings should also be designed to discourage potential safety issues.</p> <p>Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous 4-foot-wide sidewalk or delineated walkway. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, the walkways shall have clear visibility and shall be delineated by textured and colored paving.</p>

Standard	Site-wide (FB-CMU)
<p>On-Site Main Street</p>	<p>The Olson Island Opportunity Site will include a project-wide on-site main street to improve circulation throughout the opportunity site. See illustration below. The on-site main street shall be located to create a walkable environment by fronting buildings along the street and internal circulation routes and shall be designed as follows:</p> <ul style="list-style-type: none"> • Narrow travel lane • Limited driveway curb cuts • Wide sidewalks • Optional on-street parking • Buildings close to street frontage • Building frontages detailed with architectural elements
<p>Public Gathering Places</p>	<p>All major projects shall contribute some form of public gathering place (or portion thereof) as shown in Table 5-5.</p>
<p>Site Furnishings & Wayfinding</p>	<p>For integrated developments, the City encourages uniform site furnishings and wayfinding improvements throughout the project.</p>
<p>Traffic Calming</p>	<p>New development shall take into consideration traffic calming improvements (e.g., controlled turning movements, speed reduction measures) to maximize safety.</p>

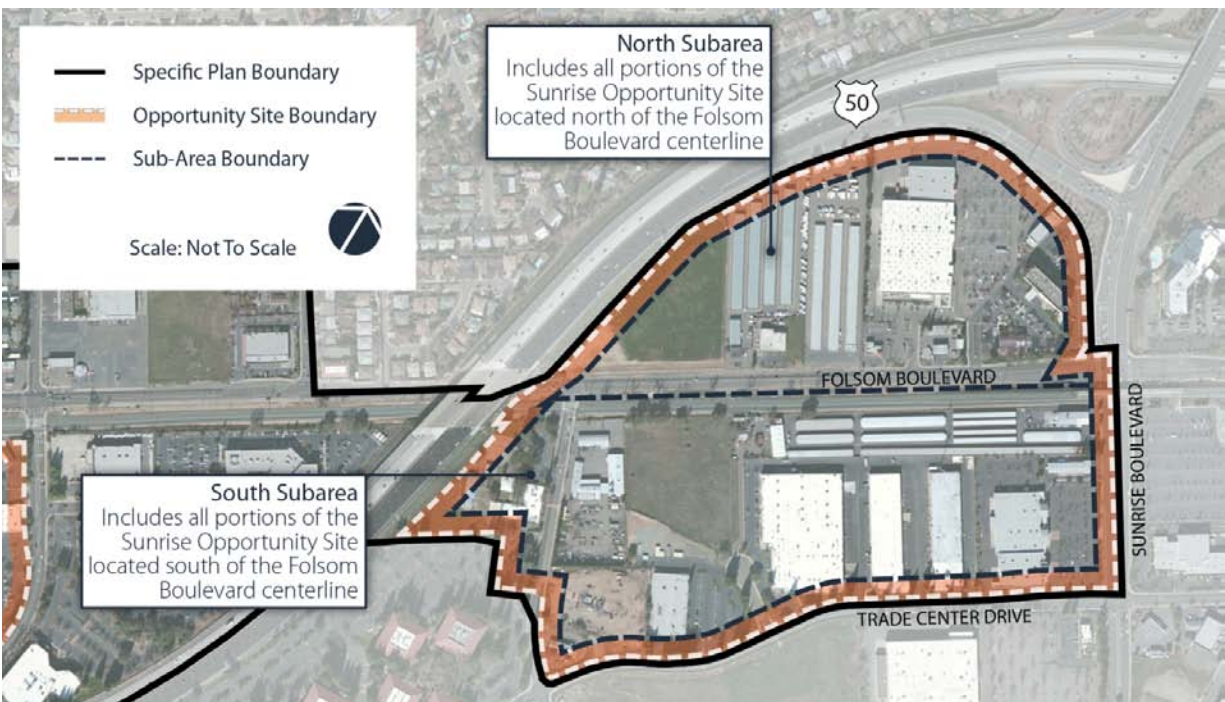


E. Sunrise Opportunity Site

1. Description

The Sunrise Opportunity Site is characterized by two distinct areas, one north of Folsom Boulevard and one south of the boulevard. The area to the north, referred to as the “north subarea,” will be home to a future convention center and supporting uses, such as hotels, restaurants, and meeting spaces. This area also allows retail and office uses that support a convention center. The north subarea is a prime location for a performing arts and entertainment center/complex. Multistory buildings are encouraged in this area. A walkable and bikable campus-like setting will host a variety of public gathering places for visitors to eat, relax, and socialize. This area is intended to implement the General Plan Convention Overlay Area and will be a special place in the city that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. The area to the south, referred to as the “south subarea,” will expand on the current concentration of building supply, construction, furnishing, and materials businesses with the intention of becoming a building trade center with interior design showrooms and outdoor demonstration gardens. This area also has potential for a trades building or “make it” business as a collaborative retail and/or work space for the concentration for building materials businesses in the area. Other office and industrial uses will continue to thrive in this area. The south subarea will be more auto-oriented in nature with larger roads, developments, and parking and loading areas.







2. Site Location Map



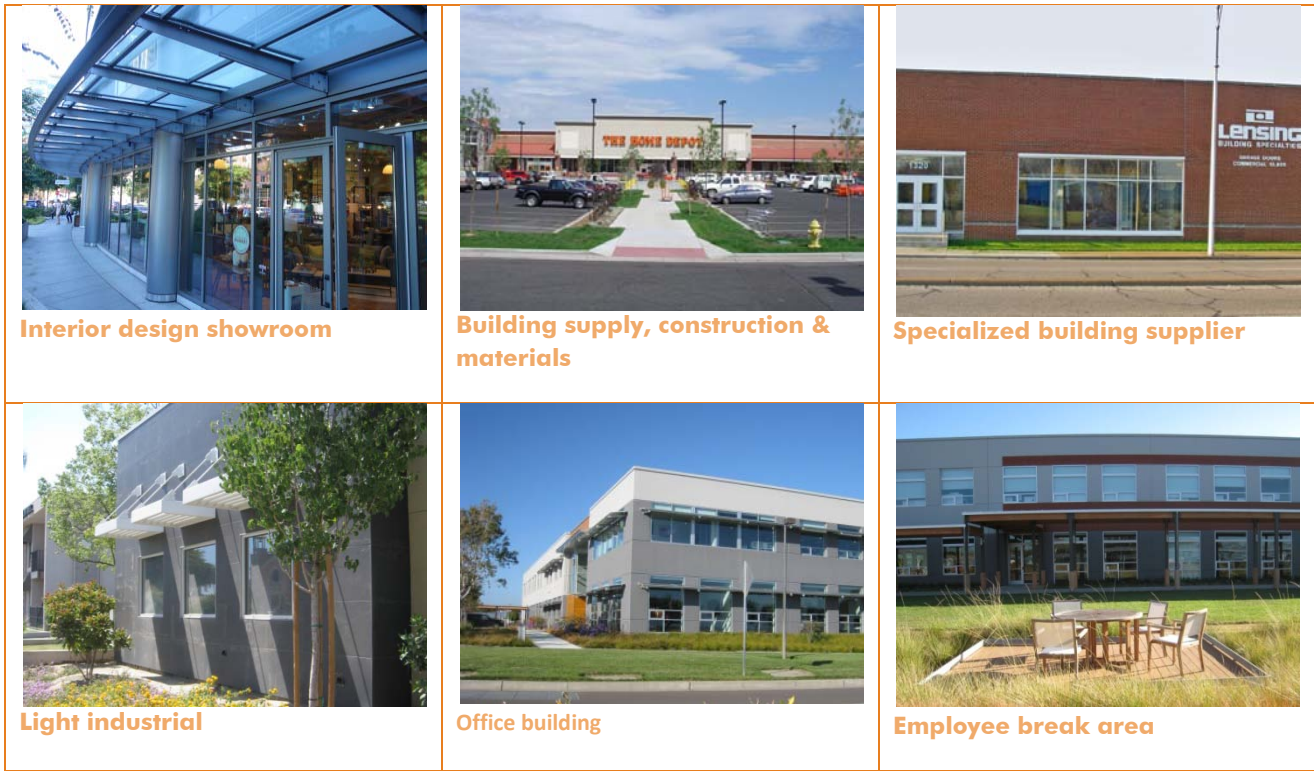
3. Inspired Ideas Imagery for Sunrise Opportunity Site

The following images represent the preferred land uses, development patterns, and public gathering places for the Sunrise Opportunity Site. These images are intended to guide and inspire private developers to vibrant destination places within the opportunity site.

a) Sunrise North Subarea

		
Convention center	Performing arts center	Hotel
		
Restaurants with outdoor dining	Offices over retail service and cafe	Plaza

b) Sunrise South Subarea



4. Additional Development Standards for Sunrise Opportunity Site

Additional development standards are established for major new development projects within the Sunrise Opportunity Site. These standards address unique locational opportunities and implement relevant goals, policies, and provisions of the General Plan, while ensuring consistency with other City-adopted plans. Specifically, including housing density, floor area ratio, building height, public gathering places, site furnishings, and wayfinding will help to implement or ensure consistency with the following plans:

- General Plan Land Use, Housing, and Urban Design elements, including special provisions for the convention district overlay
- Citywide Design Guidelines

Properties within the Sunrise Opportunity Site are designated FB-CMU (commercial mixed-use) or FB-OIMU (office industrial mixed-use) to reflect both existing and neighboring uses. Land use designations are shown on the map below. Where the development standards in Table 5-4 deviate from the development standards in Table 4-1, the standards in Table 5-4 apply.

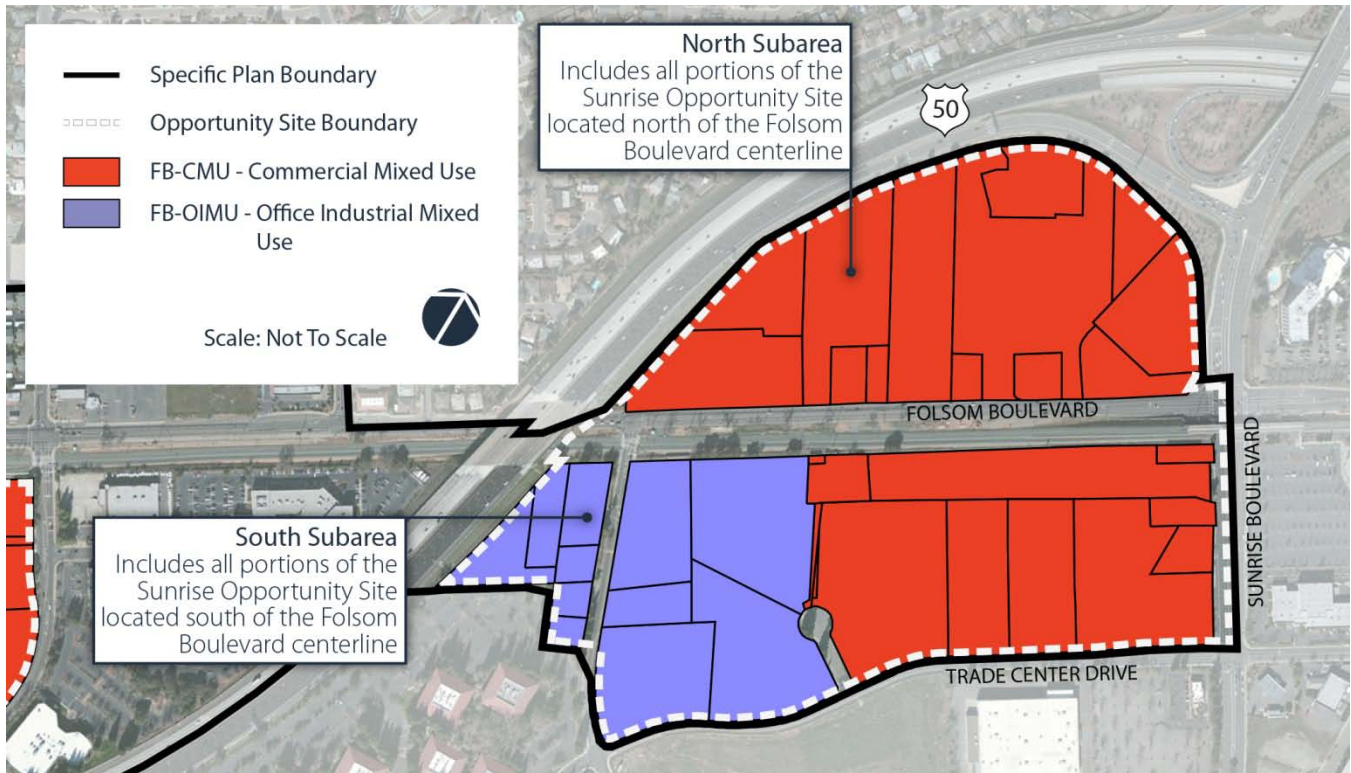


Table 5-4 Sunrise Opportunity Site: Additional Development Standards

Standard	FB-OIMU –North Subarea	FB-OIMU – South Subarea	FB-CMU – South Subarea
Density	n/a	n/a	10–40 du/acre
Floor Area Ratio	0.25 minimum No maximum	No minimum No maximum	0.2 minimum No maximum
Primary Building Height	No maximum	65 feet	65 feet
Public Gathering Places	All major projects shall contribute some form of public gathering place (or portion thereof) as shown in Table 5-5.		
Site Furnishings & Wayfinding	For integrated developments, the City encourages uniform site furnishings and wayfinding improvements throughout the project.		






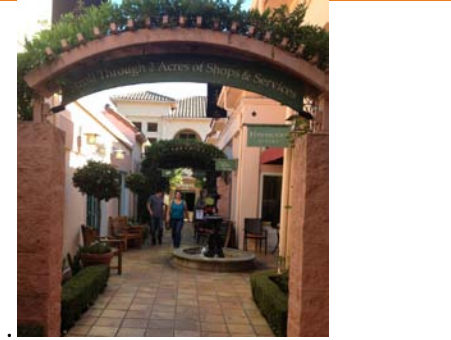













Chapter 5

Opportunity Sites

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F. Menu of Public Gathering Place Types

Table 5-5 Menu of Public Gathering Places

					
Amphitheatre – small	Amphitheatre – large	Courtyard – small commercial	Courtyard – large residential	Outdoor dining – small area	Paseo
					
Building entry space	Central green – commercial	Courtyard – large commercial	Employee break area	Outdoor dining – large area	Plaza – small
					
Central green – residential	Community garden	Courtyard – small residential	On-site main street	Parklet	Plaza – large
					
Rooftop garden					

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PUBLIC IMPROVEMENTS

A. Mobility

Folsom Boulevard’s importance as a key east–west corridor has evolved over the last several decades and will continue to transform as a result of the continued efforts of this and past specific plans. This former Highway 50 route includes heavy volumes and high speeds of vehicular travel, with both heavy and light rail transit along the southern edge. A key challenge for the City since incorporation has been to improve bicycle and pedestrian circulation throughout the corridor and to enhance the streetscape for improved connectivity, circulation, and aesthetics. Since the first Folsom Boulevard Specific Plan was adopted, the City has invested more than \$25 million in streetscape and all-mode circulation improvements to the corridor. Many of the improvements identified in previous plans have now been implemented, and increased pedestrian and bicycle travel is now becoming more common.

The City has many planning documents addressing all modes of travel: the City General Plan, the Bicycle and Pedestrian Master Plans, and the Transit Master Plan. This chapter provides brief summaries of those plans serving to enhance circulation along Folsom Boulevard.

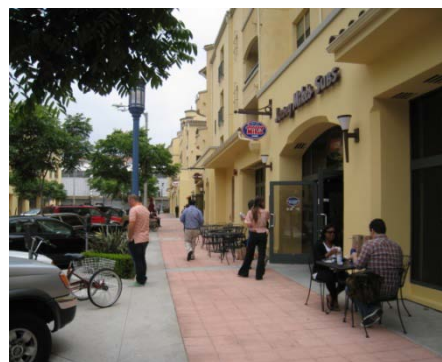
1. City Plans

a) General Plan Circulation Element

The General Plan Circulation Element describes existing and future transportation conditions and systems. The element establishes goals, policies, and actions that will guide the City’s circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City’s transportation network as implemented through numerous implementation plans and programs, including the Folsom Boulevard Specific Plan.

b) Bicycle and Pedestrian Master Plans

These plans are intended to promote safe and desirable non-motorized travel for residents and workers in and around Folsom Boulevard and to provide good connections across Highway 50 and to regional trail systems like the American River Parkway Trail. Each master plan contains specific projects that will guide future improvements along Folsom Boulevard and throughout the community, improving the pedestrian and cycling environment. The Class II bike lane system in neighborhoods surrounding the boulevard, called for in previous Folsom Boulevard Specific Plans, has been completed.



c) Transit Master Plan

The adopted Transit Master Plan establishes the framework for future citywide transit service. For the Folsom Boulevard area, service priorities are focused on connecting neighborhoods and businesses, and will be closely coordinated with the Sacramento Regional Transit District’s Gold Line service that



includes five light rail stations within the plan area. To address light rail transit stop connectivity to other areas in the city, the Rancho CordoVan was initiated providing coordinated service between the Gold Line and communities south of Highway 50, and additional CordoVan connections are planned in future. In addition to the above-listed resources, the following items are also noteworthy plans, projects, and studies affecting current and future circulation conditions on the corridor:

- Folsom Boulevard and Mather Field Road Streetscape

Enhancement Project

- Transit-oriented development study of Mather Mills and Cordova Light Rail Station sites, “Strategic Growth Council’s Sustainable Communities Planning Grant”
- City of Rancho Cordova Pedestrian Guidelines
- City of Rancho Cordova Neighborhood Traffic Management Program

2. Circulation Improvements

The FBSP envisions future land uses that will include a circulation system addressing bicycle, pedestrian, and Americans with Disabilities Act (ADA) needs to connect Folsom Boulevard with adjacent and surrounding neighborhoods. These new systems will improve connectivity and create a more efficient network for all modes of transportation. This is particularly true within the four identified opportunity sites (Kassis, Mather Mills, Olson Island, and Sunrise), where streets and paths will provide greater access to key destinations and increased pedestrian activity.

Other improvements planned for Folsom Boulevard that are not specifically called out in the previously listed plans include but are not limited to the following:

d) Mid-Block Crossings

Mid-block pedestrian crossings should be considered where block lengths are greater than 800 feet and where sufficient demand exists to justify the installation of a crosswalk. For example, between the future Horn Road transit station and the Kassis opportunity site, a mid-block crossing may be appropriate to connect a mixed-use residential/commercial center to the adjacent light rail station. The decision to install mid-block crossings will be made by the Public Works Director based on an engineering and safety study of the location.



e) Traffic Calming Devices

In order to slow traffic and improve multimodal interface, the City may consider additional traffic calming devices, including but not limited to:

- Bulbouts – Used at intersections to narrow crossings for alternate modes. Bulbouts can create parking bays where on-street parking is allowed. Bulbouts should extend a minimum of 6 feet into the street adjacent to parallel parking without requiring bicyclists to “take the lane” at intersections.
- Raised crosswalks – Used mid-block on roadways that have low average daily traffic or where there are a high volume of pedestrians, such as internal circulation in large commercial projects.
- Curb extensions – Used mid-block. Curb extensions are designed similarly to bulbouts and can be used in combination with raised crosswalks.



Chapter 6 Public Improvements

f) Reconfiguration of the Right-of-Way



The City's street standards can be found in the Street Improvement Standards and include cross sections for the City's approved street typologies. These cross sections provide details of the envisioned future right-of-way. Reconfiguration for Folsom Boulevard and connecting roadways within the plan area may include elements such as widened sidewalks, storefront plazas for seating, bike parking, entryways or dining, bike lanes, on-street parking, and medians. The objective here is to enhance property accessibility, expand alternative mode use of the right-of-way, and increase landscaping and pedestrian and aesthetic amenities where possible.

g) Introduction of Main Streets

In response to both public projects and private development projects, the City developed a "main street" standard for unique circumstances where a more urban and pedestrian environment is desired. For Folsom Boulevard, this street type is envisioned as a gateway that transitions from typical suburban land use to more urban land use types within the opportunity sites. Main streets will provide direct access to the fronting land uses and can be flexible in design with a variety of widths and configurations.

As shown in the figures below, main streets consist of either two or four travel lanes, bike lanes, landscaped center median islands, and sidewalks separated by on-street parking. On-street parking shall be at the discretion of the Department of Public Works. Figure 6-1 shows two lanes of travel with on-street angled parking, Figure 6-2 shows four lanes of travel with on street parallel parking, and Figure 6-3 shows two lanes of travel with on-street parallel parking.



Figure 6-1 Main Street (2 Lanes with Angled Parking)

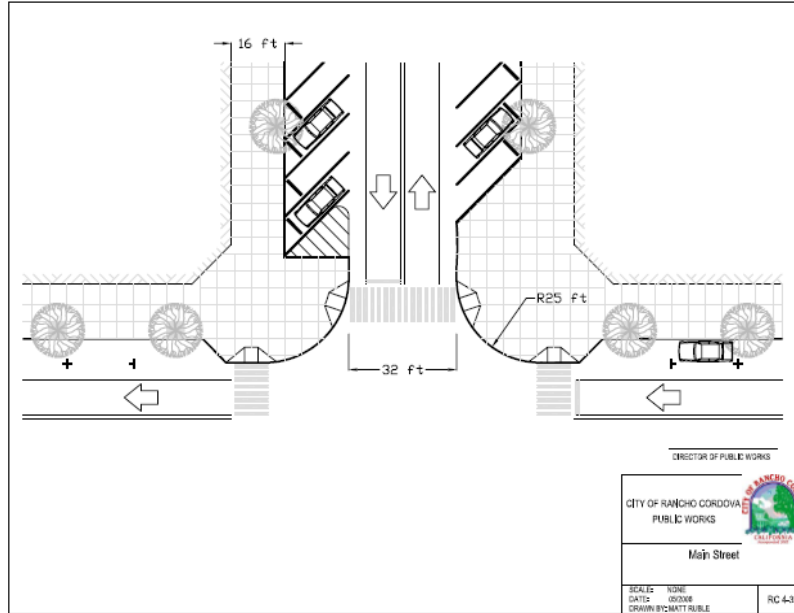


Figure 6-2 Main Street (4 Lanes with Parallel Parking)

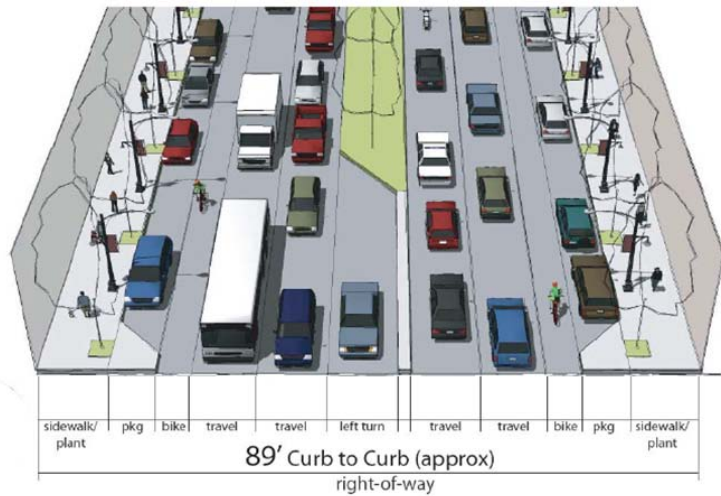
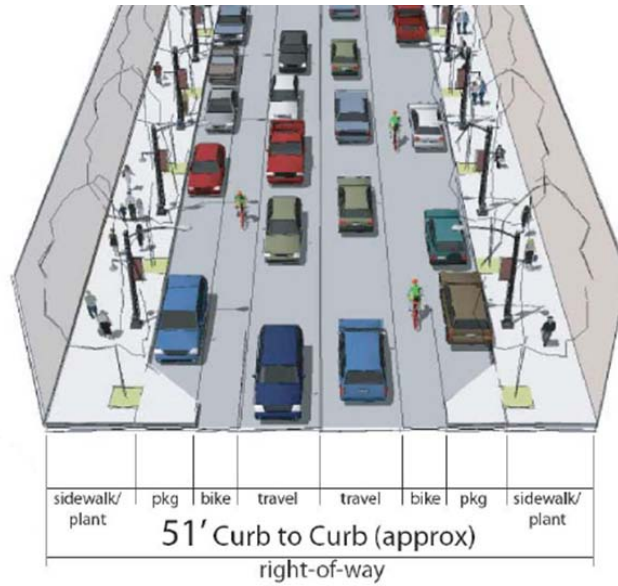


Figure 6-3 Main Street (2 Lanes with Parallel Parking)



B. Infrastructure, Public Utilities, and Services

The FBSP area is developed with existing infrastructure (e.g., roadway network, light rail, water, sewer, storm drainage) and essential services (e.g., police, fire, schools, parks, street lighting, utilities). Infrastructure and services are provided and maintained by the City of Rancho Cordova and several other public and private agencies. The City’s General Plan and infrastructure master plans identify policies and actions to improve facilities for the entire city in general, and for the FBSP area in particular.

Future planned development of the FBSP area could exceed infrastructure, utility, or service capacities through buildout of the plan area. However, because actual capacity available in the existing sewer, drainage, water, and utility facilities could depend both on the timing of development and on actual development densities throughout the plan area, analysis will be done at the time new development is proposed to ensure capacity and required standards are met. A complete list of service providers needed to support planned development within the plan area is presented in Table 6-1 below.

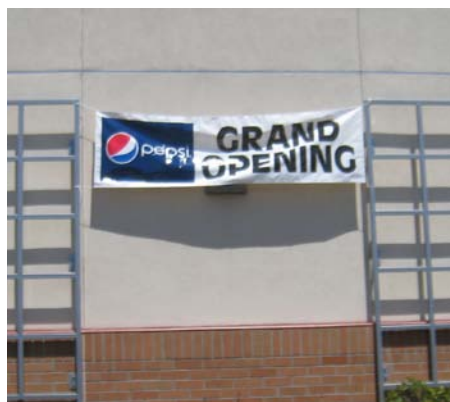
Table 6-1 Service Providers in FBSP Area

Service	Service Provider
Sewer	Sacramento County Sanitation District (SRCSD) Sacramento Area Sewer District (SASD – formerly CSD-1)
Drainage & Hydrology	Sacramento County Department of Water Resources (SCDWR)
Water	California American Water Company Golden State Water Company
Dry Utilities	Electrical: Sacramento Municipal Utility District (SMUD) Natural Gas: Pacific Gas & Electric
Public Safety	Police: Rancho Cordova Police Department Fire: Sacramento Metropolitan Fire District
School Districts	Sacramento City Unified School District (<i>4 schools serving the plan area</i>) Folsom Cordova Unified School District (<i>10 schools serving the plan area</i>) Private Schools (<i>7 schools serving the plan area</i>)
Parks and Public Facilities	Library: Rancho Cordova Library, Sacramento Public Library Authority Parks: Sacramento County (American River Parkway), Cordova Recreation and Park District (local parks) Community centers that provide service to the area include: <ul style="list-style-type: none"> • Cordova Community Center • Cordova Golf Course • Cordova Senior Activity Center • Cordova Shooting Center • Mather Sports Complex • Riverview Community Center
Public Transportation	Sacramento Regional Transit District – Light Rail Transit Sacramento Regional Transit District – Bus Service CoroVan – Bus Service

Chapter 6

Public Improvements

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IMPLEMENTATION STRATEGY

A. Introduction

This chapter establishes a framework for actions needed to revitalize Folsom Boulevard. It contains a broad strategy with measurable steps to be accomplished over the next 10 years. This involves two primary paths: (1) overall corridor programs and policies, and (2) focused efforts at four critical opportunity sites.

As with any plan or vision, the plans and ideas expressed in this document will take a combined effort by the individual and collective landowners and businesses, the City, and regional agencies, as well as financial institutions. It is understood that this plan merely provides the door and the beginning of a vision to a very different Folsom Boulevard and that all of the actions listed below will take a concerted and focused effort on the part of many people and organizations over time.

B. Actions

The following 16 actions can be broken down into both physical and programmatic efforts, and generally serve the entire plan area. However, this section also includes actions specific to the four designated opportunity sites. In total, if these actions were accomplished within the 10-year time horizon, Folsom Boulevard would be a substantially different place.

Each item below provides a general course of action from which outcomes can be measured. Two-year strategic work plans can then be put in place to accomplish tasks and develop creative solutions. Each of the actions below can be accomplished in many different ways. Actions outlined for opportunity sites would be incorporated as part of two-year strategic work plans. The following list is not in any particular order and does not reflect priority of implementation.

Corridor Actions – Programmatic

1) Re-tenant vacant buildings and lots for temporary, transitional, or event uses.

Description: Promote the use of vacant buildings along the corridor for temporary commercial or public uses, such as temporary retail shops or art installations. The City should consider issuing building occupancy permits at a reduced fee and/or consider waiving code requirements that are not public safety issues to allow temporary use of the buildings. Temporary signs, such as a banner sign, would be allowed for a temporary period.

Desired Outcome: Increase occupancy of, and demand for, vacant buildings in the project area.

Why Is This a Priority? There are a number of vacant buildings in the project area that could be put to better use to revitalize Folsom Boulevard. Temporary use of vacant buildings can quickly bring activity to the corridor and act as a catalyst to encourage new businesses to locate here. Bringing more people to the corridor also creates a safer and more vibrant environment.

2) Create comfortable and safe shopping experiences. Actively support and encourage existing successes and recruit new businesses and entrepreneurs.

Description: Develop or implement specific actions to recruit new businesses and entrepreneurs and increase the perceived safety and comfort of Folsom Boulevard as a destination. Actions include amplifying economic development, Chamber of Commerce and Business Improvement District type activities such as removing real and perceived barriers; setting incentives; establishing desired business/organization recruitment targets; identifying priority business recruitment locations; assembling business recruitment packages; enhancing the Economic Development website; convening networking opportunities; establishing marketing themes; creating positive media stories; and utilizing social media.

Desired Outcome: Thriving businesses and diverse community services throughout the corridor.

Why Is This a Priority? Increasing business activity and pedestrian traffic is one of the most effective strategies for addressing safety concerns of shoppers, visitors and the business community.

3) Capture the workforce market through community events and activities.

Description: Understand what it will take to get the 55,000 workers south of Highway 50 to come and spend time and money on Folsom Boulevard. Consider a survey of employees. Additionally, in recognition of the bordering and surrounding neighborhoods that use Folsom Boulevard daily, this action would serve many purposes in restoring the corridor as a destination. Strategic two-year work plan items may include:

- City- and neighborhood-sponsored food festivals, farmers markets, music nights, movie nights, arts & crafts fairs, etc.
- Neighborhood block parties, yard sales, or socials for holidays

Desired Outcome: In recognition of the bordering and surrounding neighborhoods that use Folsom Boulevard daily, this action would serve many purposes in restoring the corridor as a destination.

Why Is This a Priority? It is critical to reinvestment that the area be perceived as an attractive, fun, functional, and safe destination. What better way to generate interest and a sense of place than to have an event at which people really spend some time.

4) Support and facilitate businesses and adjacent neighborhoods to be part of the transformation.

Description: Encourage businesses to participate in their own success (e.g., Business Association, BID, promotional events, security, maintenance, storefront display contests). Also, engage existing organized community groups and neighborhood associations to contribute to the improvement and transformation of the corridor.

Desired Outcomes: Local stakeholders with a vested interest and investment (of time and money) to improve individual businesses and the corridor as a whole.

Why Is This a Priority? With limited resources for public investment, this is a viable way to get private investment of time and money to cause change. It is also critical that existing businesses and property owners take ownership of the future and ongoing success of the boulevard, realizing that the “whole is greater than the sum of its parts” and that every single success benefits their neighbors.

5) Apply for and receive grant funding for a variety of efforts.

Description: Utilize City staff resources and partner with individuals and groups to pursue grant funding for public and private improvements throughout the corridor. Utilize identified funding sources in the appendix of this Plan and seek other sources of funding for improvements.

Desired Outcome: Public and private investment to improve the corridor.

Why Is This a Priority? With limited resources for local public investment and economic constraints on private investment, grant funding is a viable means to bring about change and transformation of the corridor.

Corridor Actions – Physical

6) Bring diverse housing to the boulevard.

Description: Actively pursue public purchase of property and partnerships to build a wide range of housing types along Folsom Boulevard.

Desired Outcome: New and diverse housing stock at all income levels within the City in general and along Folsom Boulevard in particular.

Why Is This a Priority? New housing along the along Folsom Boulevard will bring new life and additional resources to support local businesses.

7) Resolve infrastructure gaps and increase capacities where needed.

Description: Identify infrastructure gaps and proactively address them (e.g., water capacity, drainage capacity) for all project types. This will require partnering with local service providers and participation in planned improvements and priorities moving forward.

Desired Outcome: Establishment of multiple shovel-ready sites

Why Is This a Priority? This is an opportunity to set this area of the City apart from regional competition to attract new business opportunities.

8) Partner with regional agencies on corridor revitalization for improved safety, access, maintenance, joint development projects, funding, and ridership.

Description: Work with regional partnerships (e.g., SACOG, Sacramento County, Urban Land Institute) for educational outreach, demonstration projects, funding sources, and shared strategies.

Desired Outcome: Strong partnerships to maximize advantages and improvements throughout the corridor.

Why Is This a Priority? Strategic partnerships with regional agencies and organizations with a shared commitment (plans, studies, resources) will leverage City efforts to revitalize Folsom Boulevard.

9) Work with motivated neighboring property owners to transform clusters of development into attractive, thriving, high destination locations.

Description: Identify and reach out to groups of motivated property owners in and around opportunity sites to promote property assemblage, shared access and parking, and integrated development projects that maximize development opportunities.

Desired Outcome: More integrated development with shared resources at key locations.

Why Is This a Priority? Clusters of motivated property owners have the potential to bring forward significant new development projects that can transform Folsom Boulevard.

10) Transform Olson Island internal circulation into a “main street” experience.

Description: Prioritize the expansion of “main street” circulation and development connecting to both Olson Drive and Zinfandel Drive.

Desired Outcome: Improved circulation and enhanced development patterns for a more efficient shopping experience and a more enjoyable pedestrian environment.

Why Is This a Priority? Existing circulation patterns need improvement, and “main street” development has started with the reinvestment in the Target center.

11) Partner with and support private businesses and owners in façade, sign, and other building renovations and site improvements.

Description: Establish and implement programs to inform and inspire private businesses to invest time and resources to improve their properties (e.g., landscaping, cleanup events, façade improvement program).

Desired Outcome: More attractive storefronts and streetscapes throughout the corridor.

Why Is This a Priority? Given the age and condition of many existing buildings and sites throughout the corridor, these minor improvements can have a major impact both visually and functionally.

Opportunity Site Actions

12) Refine goals, outcomes, constraints, and tasks for each opportunity site.

13) Establish a champion and/or steering committee for each opportunity site, composed of business and property owners, neighborhood leaders, and city volunteer groups.

14) Use the basic outlines in Chapter 5 for each opportunity site to fully map out an achievable area plan.

15) Use community charrettes, university student projects, and neighborhood and business leaders to establish character, feasibility, alternatives, and short- and long-term development agreements.

16) Establish realistic market concepts...who is using the site for what and when? Then market!

C. Incentive Toolbox

Incentives can be a very effective means to promote new development in a community. The City maintains a current list of recommended incentives to attract new development to Folsom Boulevard. The Rancho Cordova Economic Development Department and other working groups can utilize these tools in developing their strategic two-year work plans. Providing a range of different techniques allows the City and developers to “use the right tool for the job” as creative solutions and opportunities arise.

D. Potential Funding and Financing Mechanisms

There are a number of potential funding and financing mechanisms available at the federal, regional, and local level that may be pursued by the City and/or adjoining agencies to implement public improvements as well as to support some annual operations and maintenance costs. The City maintains a current list and description of the potential funding sources and in the following categories:

- Federal Funding Sources (comprising grants and programs)
- Regional Funding Sources (comprising grants and programs)
- Local Funding & Financing Sources (comprising funds, fees, and special districts)
- Private (comprising funds and sponsorships)

Chapter 7

Implementation Strategy

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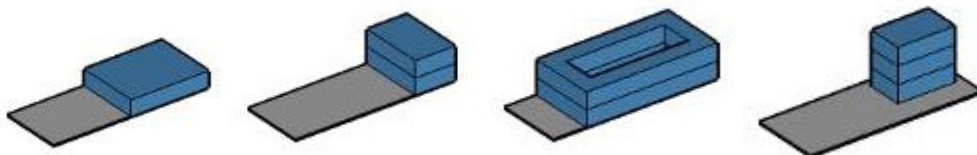


GLOSSARY

A. Terms

Floor area ratio (FAR) is defined as the gross floor area permitted on a site divided by the total gross area of the site. For example, on a site with 10,000 net square feet of land, a floor area ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area (which may be distributed in one or more buildings and single or multiple stories). On the same site, a FAR of 1.5 would allow 15,000 square feet of floor area, a FAR of 2.0 would allow 20,000 square feet, and a FAR of 0.5 would allow only 5,000 square feet. The following illustration is provided to communicate this concept at a FAR of 0.5.

Figure 8-1. Example FAR at 0.5



B. Use Classifications

The permitted land uses districts are unique to this Specific Plan. Where there are conflicts with existing definitions in the City's Zoning Code, the use classifications of this Specific Plan will prevail. The listing of use classifications below is organized alphabetically.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for consumption off-premises. On-premises consumption is not included in this definition and is considered accessory to the primary use.

Artisan Shop. A retail store selling art glass, ceramics, jewelry, and other handcrafted items and supplies needed to create finished items, where the facility includes an area for the crafting of the items being sold.

Artisanal and Specialty Manufacture, Display and Sales. The manufacture, display and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other applicable state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

Art, Antique, Collectable. Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectable items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as "Artisan Shops."

Auto and Vehicle Retail Sales and Rental. Retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail – General"), tire recapping establishments (see "Vehicle Services – Major"), businesses dealing exclusively in used parts, (see "Recycling Facility– Scrap and Dismantling"), or "Service Stations," which are separately defined.

Auto and Vehicle Sales, Wholesale. Wholesale establishments selling new and used vehicles and used vehicle parts.

Auto and Vehicle Storage. Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling or retail sales.

Auto Parts Sales. Stores selling new and used automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services – Major" or businesses dealing exclusively in used parts, which are included under "Recycling Facility – Scrap and Dismantling."

Banks and Financial Services. Financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM) that are attached or stand-alone.

Bars and Nightclubs. Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Bars and nightclubs may include outdoor food and beverage areas.

Bed and Breakfast. A residential structure with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of "Hotels/Motels."

Brewery, Winery, Distillery. A facility where specific alcoholic beverages are manufactured. A tasting room is permissible as part of the onsite manufacturing of alcoholic beverages for the brewery, winery or distillery that has been licensed by Alcoholic Beverage Control. Tasting rooms must comply with retail hours of operation from 10:00 AM to 10:00 PM. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control (ABC). All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with ABC licensure. Prior to occupancy, all craft breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits.

Brew Pub. An establishment that produces ales, beers, meads, hard ciders, and/or similar beverages to serve on-site. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the Alcoholic Beverage Control. Service of brewed beverages must be in conjunction with the service of food. Manufacturing activities shall occur entirely within an enclosed building or outdoor work area screened from public view and be separated from the restaurant portion of the facility by applicable Building Codes. All beverage tasting shall occur within the restaurant portion of the facility. Brew pubs may not produce more than 5,000 barrels of beverage (all types of beverage combined) annually. May also include the wholesale distribution of beverages for off-site consumption.

Building Materials Stores and Yards. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Warehousing and Distribution." Hardware stores are listed in the definition of "Retail – General," even if they sell some building materials. Also see "Home Improvement Supplies" for smaller specialty stores.

Business Support Services. Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Other support services include but are not limited to equipment repair services (except vehicle repair, see “Vehicle Services – Major”), commercial art and design (production), computer-related services (rental, repair), copying, quick printing, and blueprinting services (other than those defined as “Printing and Publishing”), equipment rental businesses within buildings (a rental yard is a “Storage Yard”), film processing laboratories, heavy equipment repair services where repair occurs on the client site, janitorial services, mail advertising services (reproduction and shipping), mailbox services, other “heavy service” business services, outdoor advertising services, and photocopying and photofinishing.

Card Room. Gambling establishments that offer card games for play by the public.

Caretaker Housing. A residence that is accessory to a nonresidential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

Car Wash and Detailing. Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are typically fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day, and are not part of this use classification.

Check Cashing Business. An establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see “Banks and financial services”).

Child Day Care Facility. A State-licensed facility which provides nonmedical, care, protection, and supervision to more than 14 children under 18 years of age on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility or as an independent land use. Also see “Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care).”

Clubs, Lodges, and Private Meeting Halls. Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members (e.g., business associations, civic, social and fraternal organizations, labor unions and similar organizations, political organizations, professional membership organizations).

Community Center. Multipurpose meeting and recreational facility typically consisting of one or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Community Garden. A privately or publicly owned vacant parcel of land used by the community or a neighborhood for the growing of fruits, vegetables, and culinary herbs for personal consumption and/or to be offered for sale on site or at a local Certified Farmers Market.

Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care). This classification includes Adult Day Care, Family Day Care – Small, and Residential Care Home as defined by the State. Generally, these homes provides supervision and nonmedical care to six or fewer persons, in the provider’s own home, on a less than 24-hour basis.

Drive-In and Drive-Through Sales and Services. Facilities where food or other products and services may be obtained by motorists without leaving their vehicles. These facilities include but are not limited to fast-food restaurants, drive-through coffee, dairy product, photo stores, drive-up bank teller windows, and dry cleaners. Does not include automatic teller machines (ATMs), automobile service stations, or car washes, which are separately defined.

Dwelling, Multifamily. A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

Dwelling, Second Unit. An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

Dwelling, Single-Family. A building designed exclusively for occupancy by one family on one or more lots. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

Dwelling, Two-Family. An attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. This definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include second dwelling units.

Emergency Shelter. Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

Event and Office Equipment Sales and Rental. Service establishments which may offer a wide variety of materials and equipment for rental (e.g., event table and chairs, portable dance floors, office equipment).

Family Day Care Home – Large. A State-licensed facility that provides nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for 7 to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

Fuel Storage and Distribution. A large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Grocery Store/supermarket. A retail business of more than 15,000 square feet in size where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate listing for "Neighborhood Market".

Heliport. A designated, marked area on the ground or on the top of a structure where helicopters may land at any time.

Home Improvement Supplies. Establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger Building Materials Stores and Yards use classification and may be combined with or separate from such uses.

Home Occupation. The conduct of business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Hotels/Motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging (e.g., restaurants, meeting facilities, personal services). Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Indoor Amusement/Entertainment Facilities. Establishments providing indoor amusement and entertainment services for a fee or admission charge (e.g., dance halls and ballrooms, electronic game arcades). Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade; three or less machines are considered accessory to the primary use of the site.

Indoor Fitness and Sports Facilities. Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see "Schools – Private and Special/Studio."

Kennels. These facilities provide boarding of animals. May also include day-time boarding and activity for animals (e.g., "doggie day care").

Libraries, Museums, and Similar Facilities. Public or quasi-public facilities such as aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

Live-Work Facility. Rowhouse or conventional house with the first story or the front of the home available as a commercial space. The commercial space may be independently leased or used by an occupant of the residential unit. The building construction must meet the building and fire code based on the use type. The work space shall contain an active use and not be used exclusively for storage or warehousing. For example, the unit may include:

- First-floor storefront for retail or service business activity;
- Restaurant, café, or catering establishment with a complete kitchen and sanitary facilities;
- Minor fabrication activities (e.g., carpentry, light welding, print shop, artist studio); and
- Office space.

Manufacturing – Major. Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing. Also see “Manufacturing – Minor” and “Manufacturing – Small-Scale.”

Manufacturing – Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, food and beverage manufacturing, etc. Also see “Manufacturing – Major” and “Manufacturing – Small-Scale.”

Manufacturing – Small-Scale. Establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products. Also see “Manufacturing – Major” and “Manufacturing – Minor.”

Massage Parlor. An establishment where the primary service is to provide massages to customers. This does not include businesses where massage is a secondary use such as a beauty salon or chiropractor’s office.

Medical Services – Extended Care. Residential facilities providing nursing and health-related care as a primary use with inpatient beds, including but not limited to board and care homes, convalescent and rest homes, extended care facilities, skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care).”

Medical Services – General. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals (e.g., medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, allied health service). Counseling services by other than medical doctors or psychiatrists are included under “Offices – Business and Professional.”

Medical Services – Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of “Retail – Accessory”), and emergency heliports.

Neighborhood Market. A pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are more than 5,000 square feet and less than 15,000 square feet in size and operate less than 18 hours per day. Neighborhood markets may include deli services that are ancillary to the market/grocery portion of the use. See also “Grocery store/supermarket”.

Offices – Accessory. Offices that are accessory to another business or sales activity that is the primary use. This does not apply to incidental office space that is part of the primary tenant space. The qualification criteria for this definition are that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leasable floor area of the primary tenant space.

Offices – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see “Medical Services – General”), temporary offices (see “Offices – Temporary”), or offices that are incidental and accessory to another business or sales activity that is the primary use (see “Offices – Accessory”). Outdoor storage of materials is prohibited.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

Park and Ride Facility. A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

Parks and Public Plazas. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the

public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."

Pawn Shop. Any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

Personal Services. Establishments providing nonmedical services as a primary use, including but not limited to barber and beauty shops, permanent makeup application, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, massage parlors, spas and hot tubs for rent, and tanning salons.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include "quick printing" services or desktop publishing, which are included in "Business Support Services."

Public Safety Facility. A facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

Recycling Facility – Collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. This also includes so-called "reverse vending machines," an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container's redemption value as determined by the state.

Recycling Facility – Processing. A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing.

Recycling Facility – Scrap and Dismantling. Uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The

presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal sites.

Religious Institutions. Facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which where authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

Research and Development. Indoor facilities for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – General").

Restaurant. A retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

Retail – Accessory. The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on-site. Such retail area shall not exceed 25 percent of the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

Retail – General. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, consignment stores, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores, furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Schools – Private and Special/Studio. Includes private educational institutions (e.g., boarding schools, business, secretarial, and vocational schools, colleges and universities, establishments

providing courses by mail or online) and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor Fitness and Sports Facilities."

Schools – Public. Public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies.

Service Station. A retail business selling gasoline or other motor vehicle fuels, which may include a convenience store and/or self-service car wash. Vehicle services which are incidental to fuel and car wash services are included under "Vehicle Services – Minor."

Sexually Oriented Business. Adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting,

describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

Smoke Shop. An establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or devotes 15 percent or more of the total floor area to selling tobacco products. Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition.

Storage, Personal. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Storage Yard. The storage of various materials outside of a structure other than fencing, either as an accessory use or a principal use.

Storage, Warehouse. A facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see "Storage, personal storage facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and distribution").

Tasting Room, Off-site. A facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be operated as a stand-alone retail use. Food preparation is not permitted. Pre-packaged foods may be sold on premises. Patrons may carry food onsite for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 AM to 10:00 PM. On-site tasting rooms are included as an accessory use in "Artisanal and Specialty Manufacture, Display and Sales" or "Brewery, Winery, Distillery". Any facility not operating with these standards is considered "Bars and Nightclubs".

Tattoo Parlor. Any establishment that engages in the business of tattooing and/or branding human beings.

Telecommunications Facility. Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

Theatres and Auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for "live" theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters,

concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

Thrift Store. A retail establishment selling secondhand goods donated by members of the public.

Transit Stations and Terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Utility Facility and Infrastructure. This includes fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

Vehicle Services – Major. The repair, alteration, restoration, towing, painting, cleaning (e.g., attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

Vehicle Services – Minor. Minor facilities specializing in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check, self-service car wash). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility – Scrap and Dismantling."

Veterinary Facility. A building that is primarily enclosed, containing only enough cage arrangements as necessary to provide veterinary services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

Wholesaling and Distribution. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, and heating and air conditioning supplies and equipment.