



**CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, September 24, 2013

**5:30 PM – Special Meeting
American River Community Room North**

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEMS

3.1 **Subject:** Folsom Boulevard Specific Plan.

Recommendation: Consider staff's presentation and provide direction on key modifications in advance of public hearings for the update of the Folsom Boulevard Specific Plan (FBSP).

Result of Recommended Action: Council's input and direction on key modifications to the Plan will allow staff to proceed with any additional changes in advance of public hearings on the FBSP update. Formal Council hearings for the FBSP are anticipated by the end of this calendar year.

Staff Report: Paul Junker, Planning Director and Pam Johns, Special Projects Manager.

Advances Goals: 1, 2, 6.

3.2 **Subject:** Options for Single-Use Carryout Bag Regulations.

Recommendation: This is an informational presentation to the City Council regarding options for single-use carryout bag regulations.

Result of Recommended Action: The intent of this effort is to provide the pertinent information to the City Council in order to allow them to provide direction to staff on how to proceed.

Staff Report: Kate Cook, Attorney and Kathy Garcia, Senior Engineer.

Advances Goals: 1, 3.

4. ADJOURNMENT

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, September 24, 2013 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, September 20, 2013 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Friday, September 20, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: September 24, 2013

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director
Pam Johns, Special Projects Manager

SUBJECT: PUBLIC DRAFT FOLSOM BOULEVARD SPECIFIC PLAN UPDATE

RECOMMENDATION

Consider staff's presentation and provide direction on key modifications in advance of public hearings for the update of the Folsom Boulevard Specific Plan (FBSP).

RESULT OF RECOMMENDED ACTION

Council's input and direction on key modifications to the Plan will allow staff to proceed with any additional changes in advance of public hearings on the FBSP update. Formal Council hearings for the FBSP are anticipated by the end of this calendar year.

BACKGROUND

Following the March 28th City Council Study Session, staff initiated the FBSP amendment process with a series of stakeholder meetings and evaluation of the existing plan. At the June 11th City Council Study Session, staff presented a summary report of stakeholder input and provided recommendations on the topics of vision, pulse points, and residential uses within the Plan area. City Council directed staff to proceed with amendments and gave specific input on those three topics. Staff has now completed the Public Draft FBSP for consideration by the public and decision makers.

This report includes a memorandum summarizing significant modifications to the FBSP (**Attachment 1**), including a comparison table of existing and proposed tables of contents. Additionally, staff has identified four policy questions for City Council consideration as follows:

1. Project Review Thresholds (Minor, Major, Exempt)

In balancing economic hardship and high quality reinvestment, the community and corridor has struggled to find the right balance between review, fee's, standards and economic viability.

Question: Are these thresholds right for Folsom Boulevard in terms of level of review and development standards?

2. Downtown and Convention Overlay Areas

While our long-term General Plan goals have for the Downtown and Convention Districts have not changed, the Draft FBSP no longer provides zoning-level regulations to implement these districts. Rather than restricting uses in these districts (particularly the Convention Overlay), the proposed approach is to set a vision in the General Plan while allowing uses consistent with the underlying zoning established in the FBSP.

Question: Does the City Council agree with the modification/interpretation of GP provisions the Downtown and Convention Overlay Areas for FBSP?

3. Temporary and Transitional Uses

Rather than having vacant store fronts, lots and parking lots, the plan is proposing to invite temporary and transitional uses and activities to contribute to the economy and community. Creative, incubator, events, classes and/or markets could revitalize currently vacant areas, making them more attractive and increasing investment.

Question: Does the City Council agree with the concept of allowing, for a limited duration, additional transitional uses along Folsom Boulevard that would not otherwise be allowed?

Once we hear input from the City Council on these issues and the draft Plan, we will proceed with the preparation of any revisions, completion of environmental analysis, and public hearings. Staff is requesting confirmation from City Council to proceed with the existing schedule to have the revised plan adopted before the end of this calendar year.

ATTACHMENTS

1. Memo Summarizing Significant Changes to FBSP
2. Public Draft – Folsom Boulevard Specific Plan

Memorandum

Date: September 17, 2013

To: City Council

From: Paul Junker, Planning Director
Pam Johns, Special Projects Manager

Subject: Public Draft Folsom Boulevard Specific Plan
Summary of Significant Modifications

Because the Folsom Boulevard Specific Plan (FBSP) was changed so substantially and reorganized to be more user friendly, modifications to the FBSP are not shown in track changes. Rather, this memo serves to summarize significant changes proposed in the public draft of the updated Plan. Modifications are organized by new chapter title and includes a comparison table of existing and proposed FBSP chapters and section headers.

CHAPTER 1 INTRODUCTION

This chapter consolidates provisions from existing Chapters 1 (Introduction and Placemaking) and 2 (Vision for Folsom Boulevard's Transformation). The draft Plan substantially reduces the volume and breadth of information in those previous chapters for a more streamlined and focused plan.

1. Removed General Plan goals and vision for Folsom Boulevard and simply referenced those items.
2. Updated and simplified the FBSP goals and vision and removed listing of big ideas. Some of the big ideas have been incorporated into the opportunity sites discussions in new Chapters 2 (Land Use Framework and Plan) and 6 (Opportunity Sites).
3. Removed document organization and placemaking sections.
4. Updated listing and description of relationship to other plans to remove plans no longer in place (e.g., redevelopment plan and strategy) and include other plans adopted by the city more recently (e.g., bicycle master plan, pedestrian master plan).

CHAPTER 2 LAND USE FRAMEWORK AND PLAN

This chapter consolidates information from existing Chapters 2 (Vision for Folsom Boulevard's Transformation) and 4 (Private Realm – Land Use and Development Standards). This chapter explains the City's intent to revitalize the entire corridor with more of a natural evolution and to focus City resources on the transformation/change of 4 key opportunity sites and consolidates previous base and overlay districts (11 total) to a total of 5 land use designations and updated the map accordingly.

1. Rebranded pulse points as “Opportunity Sites” and reduced the number from 5 to 4. Opportunity sites include Kassis, Mather Mills, Olson Island and Sunrise. Site boundaries have changed and Sunrise was split into two sub-areas (north and south) with distinct purposes.
2. Modified Land Use Designations as follows:
 - All districts were coded with a Folsom Boulevard Specific Plan designation, i.e. “FB-“
 - Districts UR-1, UR-2 and UR-3 were removed
 - Districts FB-MDR, FB-HDR and FB-RMU introduced, based on districts of same name from citywide code, with the following exceptions:
 - a. FB-MDR max density increased from 18 to 20 to close the gap between FB-MDR and FB-HDR.
 - b. FB-CMU max density increased from 18 to 20 to be consistent with MDR district
 - Districts OPMU and OIMU merged to form FB-OIMU. New district does not allow residential.
 - Eliminated Convention Overlay District with reference to GP concepts and policies.
 - Eliminated Transportation Corridor District.
 - Eliminated Transit Oriented Development (TOD) Overlay and reference ability for qualified properties to utilized increased standards outlined in citywide zoning code.
 - Eliminated procedures for active and inactive commercial structures.
3. Modified Land Use Map as follows
 - Moved FBSP boundary in several locations to exclude several existing residential properties.
 - Removed and replaced UR designations.
 - Cleaned up inconsistencies – primarily to remove RMU consistent with CC direction.
 - Added opportunity site boundaries (to replace previous pulse point boundaries).

CHAPTER 3 PROJECT REVIEW

This chapter consolidates provisions from existing Chapter 3 (Development Process) and substantially reduces the volume and breadth of information for a more streamlined and focused plan.

1. Simplified plan administration and included a consolidated listing of development process with reference to standard entitlements and process in the citywide zoning code.
2. Removed development capacity and density transfer/bonus language and simply referenced the citywide zoning code for the density transfer/bonus language.
3. Removed integrated developments language and simply referenced the citywide zoning code for those identical provisions.
4. Maintained non-conforming use and structure regulations in the FNSP as well as the exception section as is.
5. Added a new project type and review process section establishing an updated list of projects that are exempt, and those that are considered minor and major in scope. Subsequent chapters reference these project types for applicability and compliance with provisions (e.g., allowed use, development standards, and additional opportunity site standards).

CHAPTER 4 ALLOWED LAND USES

This chapter consolidates allowed use regulations into 2 simple allowed use tables and updates allowed use regulations for the 5 land use designations to fix problems staff has identified over the last several years.

Allowed use regulations within FBSP are intentionally different from citywide zoning designations (e.g., office in commercial mixed use, residential and commercial mixed use, special regulated uses).

1. Consolidated allowed use regulations into a 2 simple allowed use tables (residential table for FB-MDR and FB-HDR districts, and mixed use table for FB-RMU, FB-CMU, and FB-OIMU). Updated land use classifications and permit requirements as directed by planning staff.
2. Modified allowed use regulations with the following highlights:
 - Allow office use by right in FB-CMU districts without restriction
 - Single-family, second unit, and two-family dwellings only allowed in FB-MDR
 - Home Improvement businesses allowed by right in FB-OIMU
 - New uses include: artisan shops, community gardens, and community centers
 - Carehomes and day care consolidated into a single use category
 - Warehousing and Distribution split into two uses: 1. Storage, warehouse and 2. Wholesaling and Distribution
3. Added a new section for additional temporary uses that may be longer term in nature (transitional uses) to supplement citywide temporary use regulations to encourage reuse of existing buildings and activity in vacant storefronts and lots along Folsom Boulevard.

CHAPTER 5 DEVELOPMENT STANDARDS

This chapter consolidates, simplifies and restructures development standards for the FBSP from existing Chapter 4 (Private Realm – Land Use and Development Standards). The draft Plan includes one set of development standards for all projects (major) along the corridor, then explains relaxed standards and flexibility for minor projects. Qualifying major projects in one of the opportunity sites are subject to additional development standards in Chapter 6 (Opportunity Sites).

1. Eliminated the Regulating Plan and Form Based Development Standards
2. Established development standards for (major) projects with modified standards from citywide standards for districts of the same “base name”. Notable changes to city-wide standards for major projects include:
 - Eliminated restriction on commercial use percentage for multi-story vertical residential mixed use in the FB-CMU district
 - Reduced require minimum front and corner lot setbacks to 10’, and made consistent across all districts (apart from OPMU where there is no residential)
 - Established minimum 18ft front setback for front facing garages for all districts (apart from OPMU where there is no residential)
 - Relaxed FAR requirements, and set no maximum across all districts
 - Allow encroachment for porches/stoops
 - Relaxed window transparency standards. Applied the design Guideline for storefront transparency, but made it a standard.
 - Established new standards for a maximum parking ratio, interface with light rail station, shared parking facilities, parking structures, and stepbacks for structures over 3 stories
3. Established special provisions for minor projects with more relaxed and flexible standards.
4. Included list of exempt projects from Chapter 3 (Project Review).

CHAPTER 6 OPPORTUNITY SITES

This new chapter introduces the concept/purpose for designating opportunity sites and lists the 4 opportunity sites with a description of what is anticipated for development, along with inspired idea images, then a simple table of additional development standards that apply to major projects within each of those areas.

1. Increased densities for FB-CMU consistent with the CMU-Downtown designation in existing code for Olson Island.
2. Required that 10 acres of Kassis be developed at a minimum 24 du/acre.
3. Increase allowed heights, either consistent with current FBSP standard for previous pulse points or with the CMU-Downtown designation.
4. Applied maximum front setbacks along Folsom Blvd in the Mather Mills and Olson Island Opportunity Sites.
5. A number of other special standards introduced to activate the physical environment, such as requirements for awnings, building orientation and contribution towards public gathering places.

CHAPTER 7 PUBLIC IMPROVEMENTS

This chapter consolidates detailed information from existing Chapters 5 (Public Realm – Mobility) and 7 (Infrastructure, Public Utilities and Facilities) to simply reference circulation plans and improvement plans adopted by the City relevant to the corridor. It also identifies public improvements necessary to develop the plan.

1. Updated references to adopted plans and eliminated street sections that are consistent with the citywide improvement standards.
2. Included new main street standards for potential application in noted locations.
3. Consolidated summary of public improvements, utilities and services needed for plan implementation.

CHAPTER 8 IMPLEMENTATION STRATEGY

This chapter identifies 16 action items, along with a brief statement about incentives and funding sources with details included in the appendix.

1. Created a more focused list of action items for plan implementation with 16 actions in 3 categories.
2. Added details for each action with description, desired outcome, explanation of why it's important and listing of both lead and supporting roles.
3. Simply referenced details regarding incentives and funding sources in the appendix of the document. These details are not included in the administrative draft.

CHAPTER 9 GLOSSARY

This chapter updated consistent with changes in other chapters. Specifically, changes relative to the land use classifications in Chapter 3 (Allowed Land Uses).

FOLSOM BOULEVARD SPECIFIC PLAN AMENDMENT	
EXISTING FBSP TABLE OF CONTENTS	NEW FBSP TABLE OF CONTENTS
I. Introduction and Placemaking	1. Introduction
The Specific Plan Relationship to Other Plans and Policies Plan Administration and Project Area Document Organization Placemaking on Folsom Boulevard	Vision and Plan Goals Purpose and Applicability Plan Area Description and Map Relationship to Other Plans and Regulations How to Use This Document?
II. Vision for Folsom Boulevard's Transformation	2. Land Use Framework and Plan
Plan Goals Vision for Folsom Boulevard	Land Use Framework Land Use Designations Land Use Plan
III. Development Process	3. Project Review
Design Review Development Capacity and Density Transfer/Bonus Integrated Developments	Plan Administration Development Review Project Type and Review Process Exceptions Non-Conforming Uses and Structures
IV. Private Realm – Land Use and Development Standards	3. Allowed Land Uses
Land Use Designations and Classifications The Land Plan/Zoning Map Permitted Uses Development Standards	Purpose and Applicability Allowed Uses by Land Use Designation Temporary and Transitional Uses
V. Public Realm – Mobility	4. Development Standards
Background Mobility Improvements Transit Improvements Parking	Purpose and Applicability Development Standards Minor Projects Exemptions
VI. Public Realm – Gateways and Streetscaping	5. Opportunity Sites
Wayfinding Streetscaping and Landscaping Parks, Plazas, and Public Spaces Activities and Events	Introduction Kassis Opportunity Site Mather Mills Opportunity Site Olson Island Opportunity Site Sunrise Opportunity Site
VII. Infrastructure, Public Utilities and Facilities	6. Public Improvements
Sewer, Drainage and Hydrology, Water, Dry Utilities, Public Safety, Schools, Parks and Public Facilities, Public Transit System	Mobility Infrastructure, Public Utilities And Services
VII. Plan Implementation	7. Implementation Strategy
Economic Conditions Influencing Development Potentials.. Types of New Development Likely to Be Economically... Summary of Demand Projects Potential Development Incentives Implementation Action Plan Potential Funding Mechanisms	Actions Toolbox Funding
IX. Glossary	8. Glossary
Floor Area Ratio (FAR) Use Classifications	Terms Use Classifications
Appendix	Appendix
Background and Existing Conditions, Residential, Retail and Office Growth Projections, Retail demand Estimates Folsom Boulevard Development Strategy, Density Bank, Historic Resources	Toolbox Funding



PUBLIC DRAFT- FOLSOM BOULEVARD SPECIFIC PLAN



**CITY OF Rancho
Cordova**
Incorporated July 1, 2003



ATTACHMENT 2

ATTACHMENT 2

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***- These items to be included in a future draft.**

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ATTACHMENT 2

ATTACHMENT 2

Vision and Plan Goals

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, the corridor 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 the corridor is **easy to navigate** for pedestrians, cyclists, transit users, and motorists alike.
5. Revitalize the corridor through appropriate **economic development** and **housing options**.
6. Create **distinct hubs** of commercial activity focused around **community gathering spaces**.

ATTACHMENT 2



INTRODUCTION

The Folsom Boulevard Specific Plan (FBSP) 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. Therefore, this plan is simplifying the regulatory element, encouraging diversity, encouraging transitional and temporary uses, and extending nonconforming use provisions.

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.

Chapter 1

Introduction

Generally, this Plan replaces the citywide 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 citywide Zoning Code provisions. Where there are conflicts between the zoning provisions in this Plan and the zoning provisions of the citywide Zoning Code, the provisions in this 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) as having 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" have their own vision and set of standards that supersede those along the corridor as a whole. The Plan, while specifically outlining site boundaries for opportunity sites, also allows for the exercise of the TOD Overlay Zone provisions outlined in the citywide Zoning Code (which extends a one-quarter mile in all directions from a light rail transit stop) as an option for properties within and outside of the designated opportunity sites.

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).

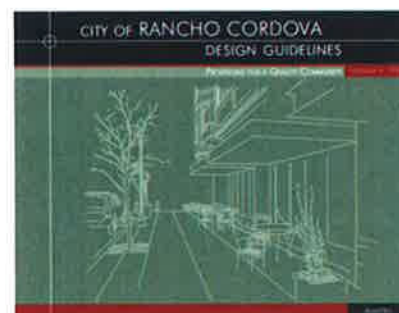
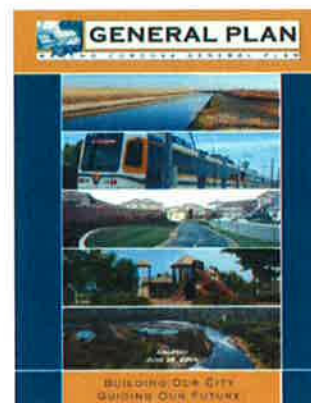
B. Folsom Boulevard Specific Planning Area

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 approximately 11 miles of the boulevard's length between Watt Avenue and Hazel Avenue. The FBSP contains portions of the General Plan's Downtown Planning Area and portions of the Convention Overlay Area, and incorporates relevant concepts, policies, and standards consistent with the Plan vision. The FBSP is primarily a transitional plan for the next 10-year period. However, the long-term viability of larger-scale, integrated development at these locations 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 these locations.

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 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) or specific use provisions, the existing Zoning Code shall apply. This Plan supersedes guidelines and policies 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.
- **Improvement Standards.** Public and private improvements within the plan area will be required to comply with the City's adopted Improvement Standards.



Chapter 1

Introduction

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 and located within any of the four designated opportunity sites, additional development standards apply and review and approval comes from the City Council.



LAND USE FRAMEWORK AND PLAN

A. Land Use Framework

The land use framework provides an organizing structure for where and how new development and redevelopment along the corridor 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 the corridor (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

Chapter 2

Land Use Framework and Plan

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 corridor. The corresponding allowed use provisions (Chapter 4), development standards (Chapter 5), and opportunity site provisions (Chapter 6) 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.

ATTACHMENT 2
Chapter 2

Land Use Framework and Plan

Medium Density Residential District (FB-MDR)	This district designates property for the development of a wide range of housing types with a density range between 6.1 and 20.0 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.   
High Density Residential District (FB-HDR)	This district designates property for the development of residential uses with a density between 20.1 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.   
Residential Mixed-Use District (FB-RMU)	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.   

Chapter 2

Land Use Framework and Plan

Commercial Mixed-Use District (FB-CMU)	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, personal services, and minor auto 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 20 units per acre, are also permitted by right when integrated vertically or horizontally with commercial uses.   
Office Industrial Mixed-Use District (FB-OIMU)	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.   

Land Use Framework and Plan

2. Land Use Plan

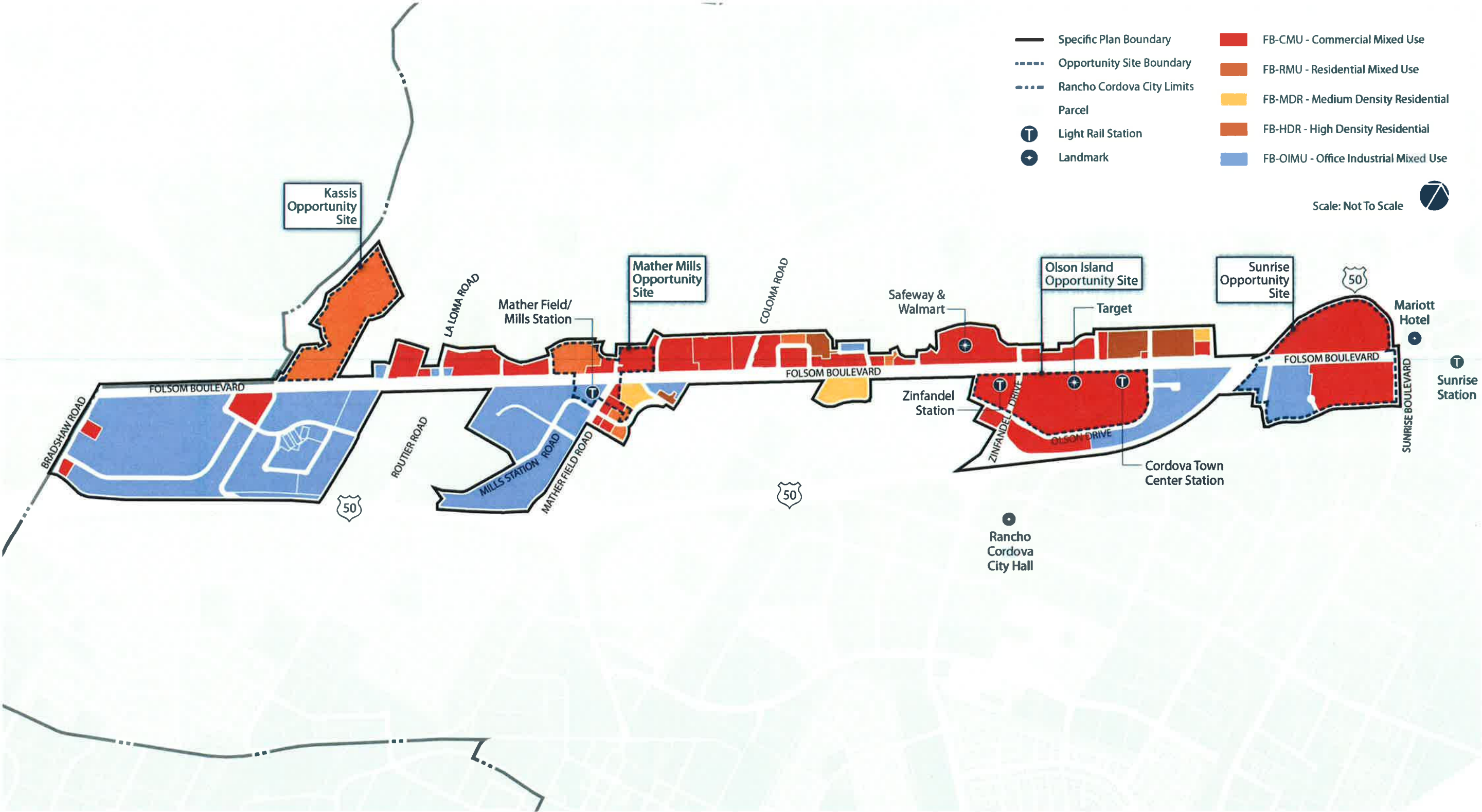
The FBSP land use plan (Figure 2-2) shows where the five land use designations listed in the previous section are applied to real property (individual parcels along Folsom Boulevard) within the plan area. Additionally, the land use plan establishes the boundaries for each of the four opportunity sites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

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Land Use Framework and Plan

Figure 2-2 FBSP Land Use Plan





PROJECT REVIEW

A. Plan Administration

The City's designated planning agencies (Planning Department staff and City Council) 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.

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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, and 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 4 (Allowed Land Uses). This Plan also identifies permit requirements associated with allowed uses (Limited Use Permit, Conditional 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 5 (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 decided by the Planning Director and Major Design Review decided by the City Council. 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 5 of this

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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 6 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 that are permitted by right (P) as identified in Chapter 4 (Allowed Land Uses) of this Plan.
- 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) Parcel Map for a single-family residence.
- 5) Additions to nonresidential structures less than 1,000 square feet in size.
- 6) Accessory structures consistent with provisions of Zoning Code Chapter 23.734 (Residential Accessory Structures).
- 7) Repairs, maintenance, and restoration of buildings, site improvements, or structures that do not substantially alter the appearance of the site or structures.
- 8) 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.
- 9) 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).
- 10) Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure.
- 11) Second dwelling units subject to California Government Code Section 65583.1.
- 12) 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,

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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 decided by the Planning Director or the City Council consistent with this Plan.

- 1) Uses allowed subject to an Administrative Use Permit (AUP) or Limited Use Permit (LUP) as identified in FBSP Chapter 4 (Allowed Land Uses).
- 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.
- 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.
- 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).
- 5) The exterior remodel of multi-family residential buildings or structures.

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 decided by the Planning Director or the City Council consistent with this Plan.

- 1) Uses subject to a Conditional Use Permit (CUP) as identified in FBSP Chapter 4 (Allowed Land Uses).
- 2) Single-family residential subdivision maps.
- 3) Master home plans for single-family residential subdivisions.
- 4) Multi-family residential development.
- 5) Commercial development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures).
- 6) Office development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures).
- 7) Industrial development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures).

- 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).

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 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 City Council approve an exception to allow a development project that does not strictly adhere to the Specific Plan or to other City development standards.

The City Council 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 City Council is the approving authority for all Exception requests.

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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 City Council 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 City Council 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.

d) **Continuation, Re-Occupancy, and Maintenance of Nonconforming Uses and Structures**

- 1) 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.
- 2) 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.

e) **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:

- 1) **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.
- 2) **Expansion of use.** Expansion or modification of a nonconforming use may be allowed subject to the Nonconforming Use Permit Procedures subsection.
- 3) **Exterior improvements** or expansion of structures may also require Design Review approval in keeping with the City's Zoning Code.

f) **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.

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g) **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.

h) **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:

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

i) **Nonconforming Use Permit Procedures**

- 1) **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.
- 2) **Approving authority.** The City Council shall be the final decision-making body for all Nonconforming Use Permits.
- 3) **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.
 - a. 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.
 - b. The benefit to the public health, safety, or welfare exceeds the detriment inherent in the expansion of nonconformity.
 - c. The modified or expanded nonconforming structure or use would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.
 - d. The modified or expanded nonconforming structure or use would be consistent with the General Plan.

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- 4) **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.



ALLOWED LAND USES

A. Purpose and Applicability

The purpose of this chapter 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. This chapter includes allowed use regulations for both permanent and temporary or transitional uses. For ease of use, the land use categories 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.

Chapter 4

Allowed Land Uses

B. Allowed Uses by Land Use Designation

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 service use” 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 service use” is listed once. Each land use is described in Chapter 9 (Glossary).

The following rules apply to use classifications:

Uses Not Listed. Land uses that are not listed in Tables 4-1 and 4-2 are not allowed, unless determined to be similar in nature (see subsection b).

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 other uses listed 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 development patterns are addressed thoroughly in the previous chapter, 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 4-1 and Table 4-2) establish use regulations for each of the five land use categories within the plan area. There are two residential districts (Table 4-1) and three mixed-use districts (Table 4-2). The mixed-use land use zoning categories make up the majority of the land use designations along the Specific Plan corridor. 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 4-2, 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 5 (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 5 (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.
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.

Permitted use provisions are symbolized in Tables 4-1 and 4-2 as follows:

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

Table 4.1 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	L ¹
Dwelling, Two-Family	P ¹	L ¹
Emergency Shelter	N	N

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Allowed Land Uses

Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
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	L	N
Community Center	L	N
Community Garden	L	N
Library, Museum	P	N
Outdoor Commercial Recreation	N	N
Park, Public Plaza	P	P
Public Safety Facility	P	P
Religious Institution	P	N
School – Public	P	P
School – Private, Special/Studio	P	N
Utility, Transportation, and Communication Use Listings		
Telecommunications Facility	L ³	L ³
Utility Facility or Infrastructure	L ⁴	L ⁴
Retail, Service, and Office Listings		
Bed and Breakfast	L	L
Medical Services – Extended Care	C	N

Notes:

1. For allowed density range, see development standards listed in Chapters 5 (Development Standards) and 6 (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).

Table 4-2 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	TUP
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	TUP	TUP	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	L ^{2,3}	L ³	p ³
Transit Station or Terminal	N	P	P
Utility Facility or Infrastructure	L ^{2,4}	L ⁴	L ⁴
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C

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Allowed Land Uses

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Artisan Shop	L	P	P
Bank, Financial Services	p ²	P	P
Bar, Nightclub	C ^{5, 2}	C ⁵	C ⁵
Bed and Breakfast	p ²	N	N
Brewery, Winery, Distillery	N	L	L
Building Material Store and Yard	N	p ⁶	L ⁶
Business Support Services	L ^{6, 7, 2}	P	P
Drive-In/Drive-Through Sales/Services	N	C	C ⁵
Light Home Repair & Event Equipment Sales and Rental	N	P	L
Home Improvement Supplies	L ^{2, 2}	L ²	p ⁸
Hotel/Motel	C ²	P	C
Kennel	N	C	L
Medical Services – Extended Care	p ²	C	C
Medical Services – General	p ²	P	P
Medical Services – Hospital	p ²	P	P
Office – Incubator, support services, Temporary	L	P	P
Office – Business and Professional	L ^{2,}	P	P
Office – Accessory	p ²	P	P
Personal Services	p ^{2, 7}	P	P
Restaurant	L ²	P	L ²
Retail – Accessory	L ²	P	P
Retail – General	L ^{2, 8}	P	P
Retail – Resale & Consignment	L	P	P
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	p ⁸	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C ⁹	N
Service Station	N	C	N
Vehicle Services – Minor	N	C ⁹	N

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Allowed Land Uses

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Industrial, Manufacturing, and Processing Use Listings			
Culinary school, cottage industry food & beauty products preparation & packaging, Catering	TUP	TUP	TUP
Manufacturing – Minor	N	N	L
Manufacturing – Small-Scale	N	P	P
Printing and Publishing	N	C	P ⁹
Research and Development	N	N	P
Storage, Personal	N	N	C
Storage, Warehouse	N	N	P
Special Regulated Uses			
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 5 (Development Standards) and 6 (Opportunity Sites).
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. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.
6. All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.
7. Maximum gross floor area is less than 5,000 square feet.
8. All activity and storage must be located within an enclosed structure.
9. No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.

Chapter 4

Allowed Land Uses

C. Temporary and Transitional Uses

Temporary Uses 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.

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.

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. These uses are intended to serve as a bridge between current underutilized conditions and the ultimate redevelopment of properties on the Boulevard. As such, they involve limited physical investment (no major new construction, no new permanent foundations, etc.) and are developed with a clear understanding of the limited duration of the use.

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.

Transitional Uses may be approved for a maximum of one year. However, there is no prohibition for the successive approval of a Transitional Use where it can be demonstrated that the original findings for approval remain valid.

In addition to the required findings for a TUP in Chapter 23.116 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.

Transitional uses along Folsom Boulevard may include, but are not limited to:

- 1) Art installations in vacant storefronts, buildings, parking lots, or vacant lots.

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Chapter 4

Allowed Land Uses

- 2) Pop-up retail shops or restaurants, similar in nature to temporary buildings or kiosks that can be installed nonpermanently in parking lots, in abandoned rights-of-way, perhaps near transit stops, or in other locations where these uses would complement the other activities in these locations. This is not to be construed as including mobile food carts, which are regulated through vendor licensing and are brought in and removed on a daily basis.
- 3) Temporary offices, similar to the above but in modular-type structures.
- 4) Parklets. This concept is for the generation of public events and gathering spaces that are associated with supervised children's play areas, or picnic or public community garden spaces, where the activity, investment, and responsibility are made by a group, nonprofit, or neighborhood for a season or two.
- 5) Events/festivals that can occur on a weekly basis, such as an ongoing farmers market, or for a holiday season, such as a Christmas Village for children, craft sales, and shows.

ATTACHMENT 2



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.

Chapter 5

Development Standards

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 6). 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 following development standards 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 under subsections C, Exempt Projects, and D, Minor Projects.

Additionally, major projects located in one of the four opportunity sites (Kassis, Mather Mills, Olson Island, and Sunrise) will be subject to additional development standards as listed in Chapter 6 (Opportunity Sites). Minor projects located in the designated opportunity sites need only comply with the development standards for minor projects listed in subsection C of this chapter.

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 5-1, 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 (Development Standards).

Development Standards

Table 5.1 Development Standards

Development Standard	FB-MDR	FB-HDR	FB-RMU	FB-CMU	FB-OIMU
Density ¹					
Minimum	6.1 du/ac	20.1 du/ac	6.1 du/ac	10.0 du/ac	10.0 du/ac
Maximum	20.0 du/ac	40.0 du/ac	40.0 du/ac	20.0 du/ac	20.0 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			≥50%	≥50% ²	
Rules for timing and order of development			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	10 ft	10 ft	10 ft	10 ft	10 ft
Side – interior lot/detached units	3 ft	20 ft			
Side – interior lot/attached units	0 ft	0 ft	0 ft	0 ft	
Side – street-side/corner lot	10 ft	10 ft	10 ft	10 ft	10 ft
Side – zero lot line	0/10 ft	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			
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		
Setbacks (maximum)					
Front setback along public streets			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			26 ft		

Chapter 5

Development Standards

Development Standard	FB-MDR	FB-HDR	FB-RMU	FB-CMU	FB-OIMU
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	
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		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 shall 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	• 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 curb cuts and to reduce the amount of pervious surface. • 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.			

Development Standards

Development Standard	FB-MDR	FB-HDR	FB-RMU	FB-CMU	FB-OIMU
Parking Structure Design		• 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 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.

C. Exempt Projects

The following structures and improvements are exempt from City-required Minor or Major Design Review and are not subject to compliance with the development standards in this chapter or in Chapter 3. However, such structures may require additional permits, such as a Use Permit or Building Permit, to ensure compliance with allowed use provisions in Chapter 4 (Allowed Land Uses), adopted Building Code standards, and/or applicable Zoning Code provisions.

1. A single-family custom home on a lot that is consistent with existing zoning.
2. An addition to a single-family residential home that is consistent with existing zoning.

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Development Standards

3. Parcel Map for a single-family residence.
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 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).
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).

D. 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 below may, at the City's discretion, be granted flexibility on specific standards within the Design Review process. For purposes of this section, minor projects are defined as follows:

1. New construction of a nonresidential building or structure or expansion of an existing building that results in less than 5,000 square feet of new building area unless exempt in Zoning Code Section 23.140.030.
2. 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
3. Significant changes to multi-family and all nonresidential site plans that impact required site plan elements (e.g., required parking, shade canopy, lighting, landscaping).

Development Standards

4. The exterior remodel of multi-family residential buildings or structures.

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

ATTACHMENT 2



OPPORTUNITY SITES

A. Introduction

As described in Chapter 2, the land use framework establishes an organizing structure for where and how growth along the corridor 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 6-1 and include:

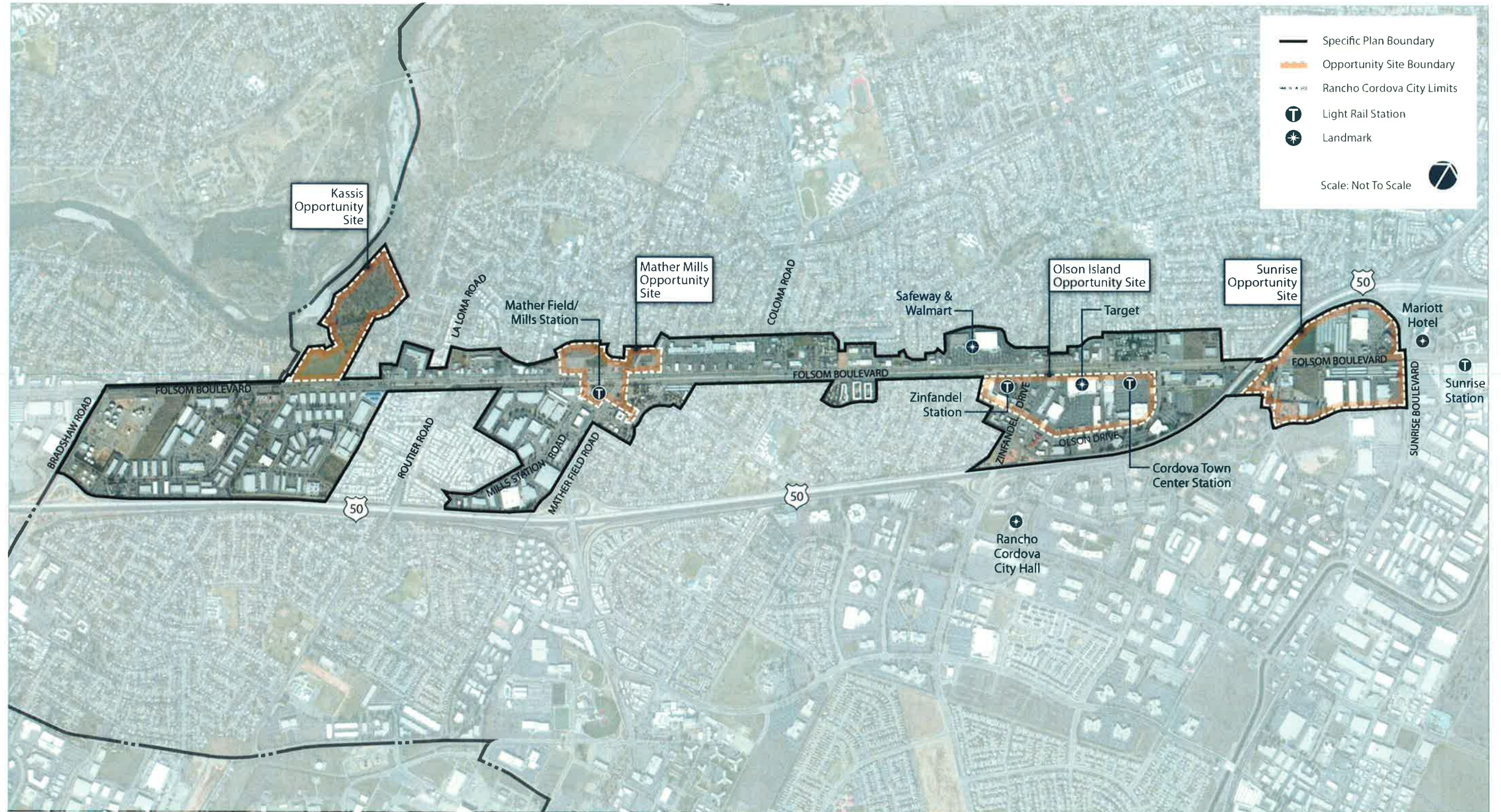
- 1) Kassiss Opportunity Site
- 2) Mather Mills Opportunity Site
- 3) Olson Island Opportunity Site
- 4) Sunrise Opportunity Site

Chapter 6

Opportunity Sites

Each opportunity site (OS) shown in Figure 6-1 has a distinct character and unique mix of uses. This chapter describes and illustrates each OS 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 5 (Development Standards) and apply only to major new development. If there are differences in the additional development standards for any OS of this chapter and corresponding standards in Chapter 5 (Table 5-1) for each district, the additional development standards identified in this chapter prevail.

Figure 6-1 Opportunity Sites



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Opportunity Sites

B. Kassis Opportunity Site

1. Description

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. 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. Small-scale 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 low-profile buildings will locate close to the street frontage 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

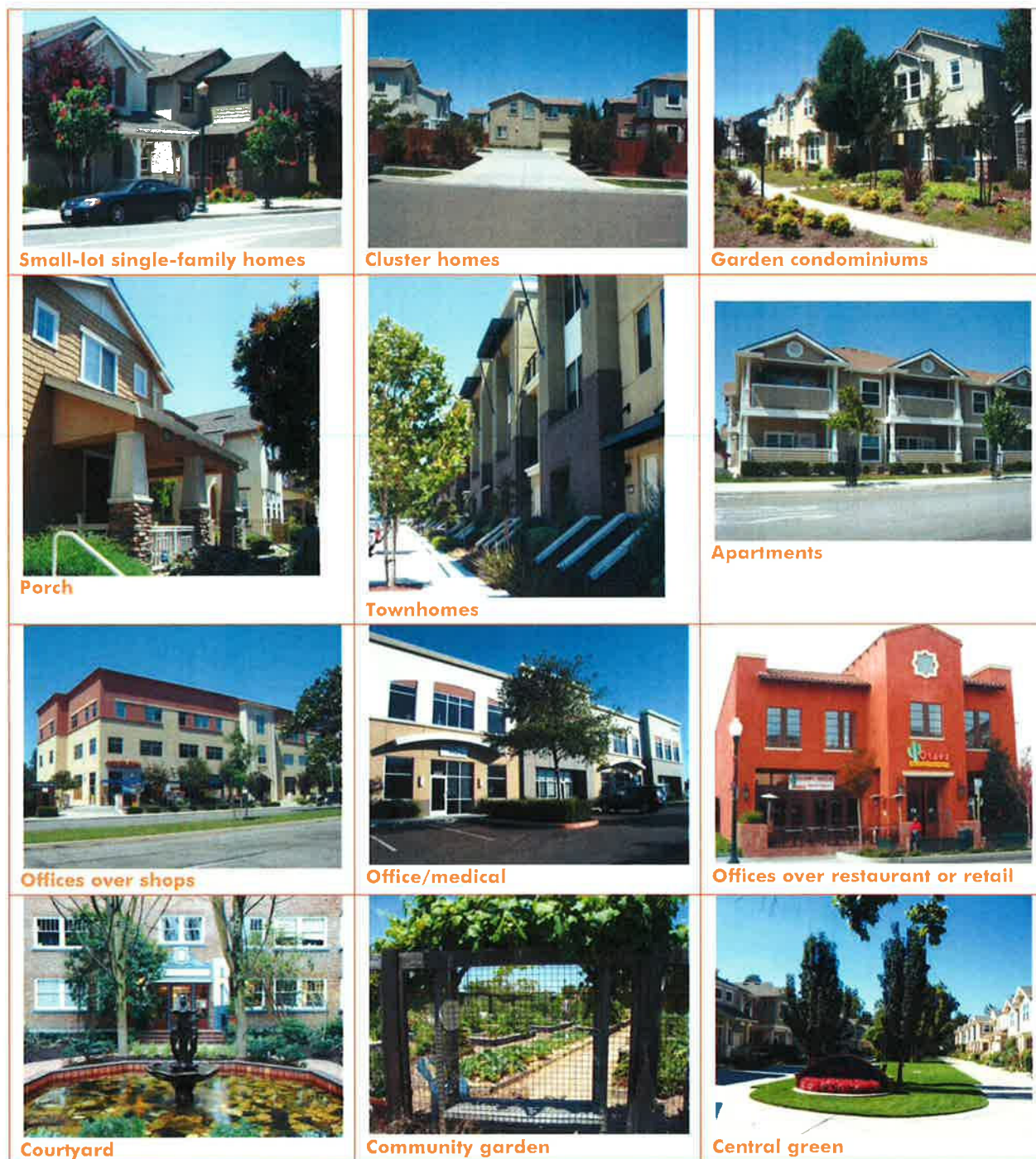


Chapter 6

Opportunity Sites

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 OS. These images are intended to guide and inspire private developers to create quality development with a sense of place.



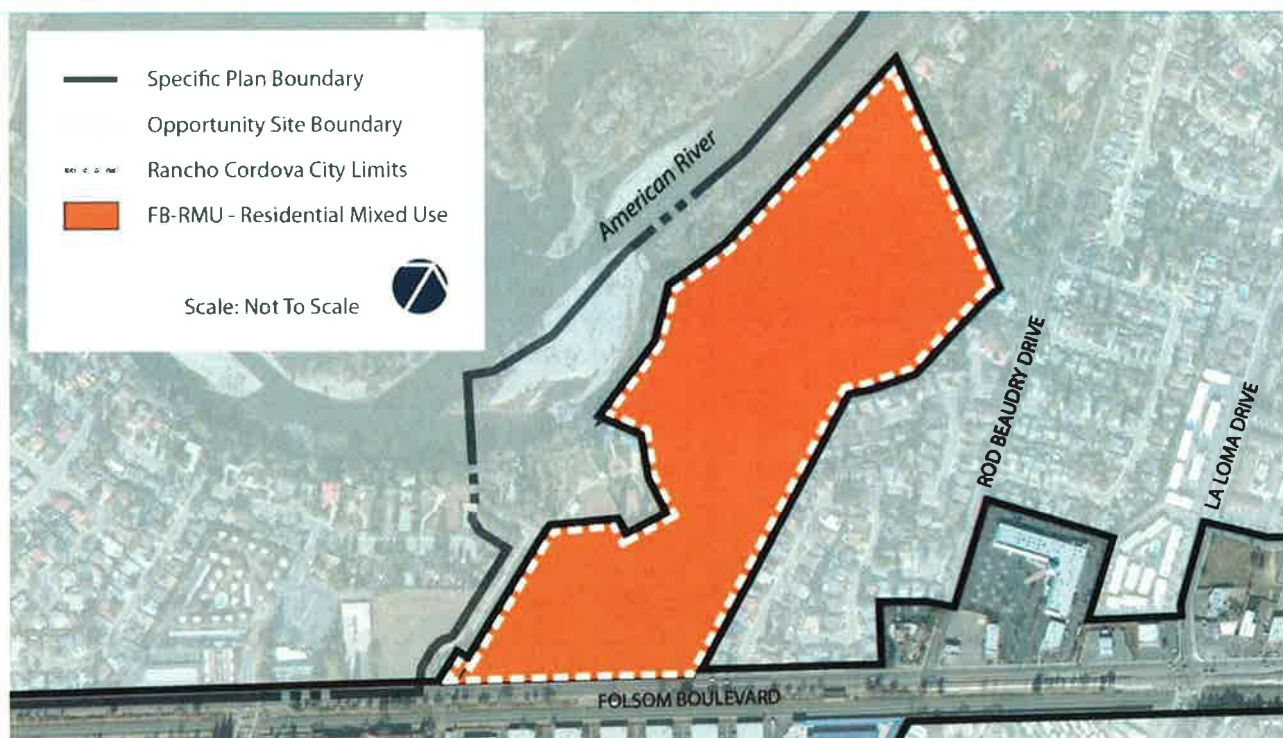
Opportunity Sites

4. Additional Development Standards for Kassis Opportunity Site

Additional development standards are established for major new development projects within the Kassis OS. 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 6-1 deviate from the development standards in Table 5-1, the standards in Table 6-1 apply.



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Opportunity Sites

Table 6-1 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 6-5.
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.

Opportunity Sites

C. Mather Mills Opportunity Site

1. Description

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 OS 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 community 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

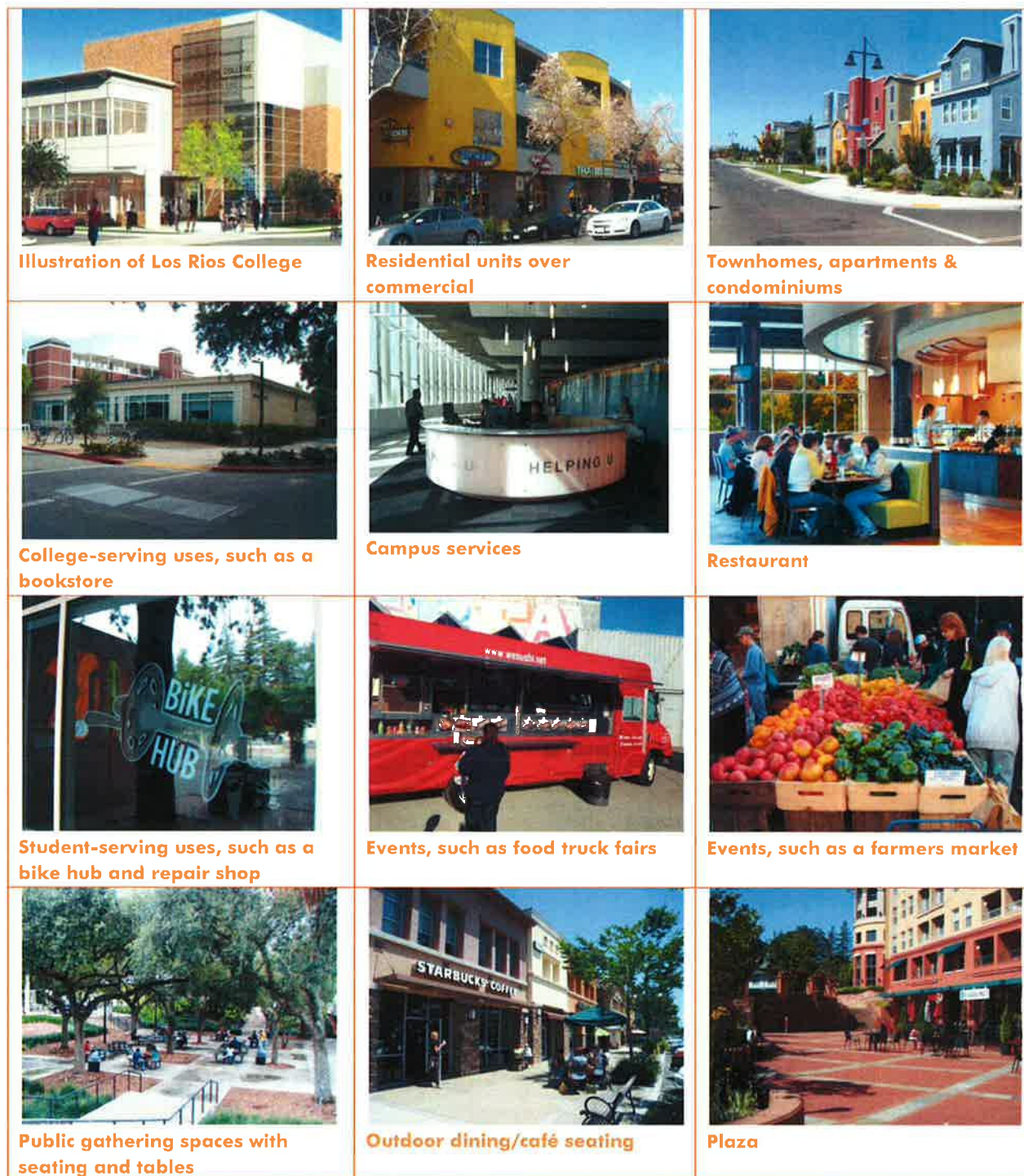


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Opportunity Sites

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.



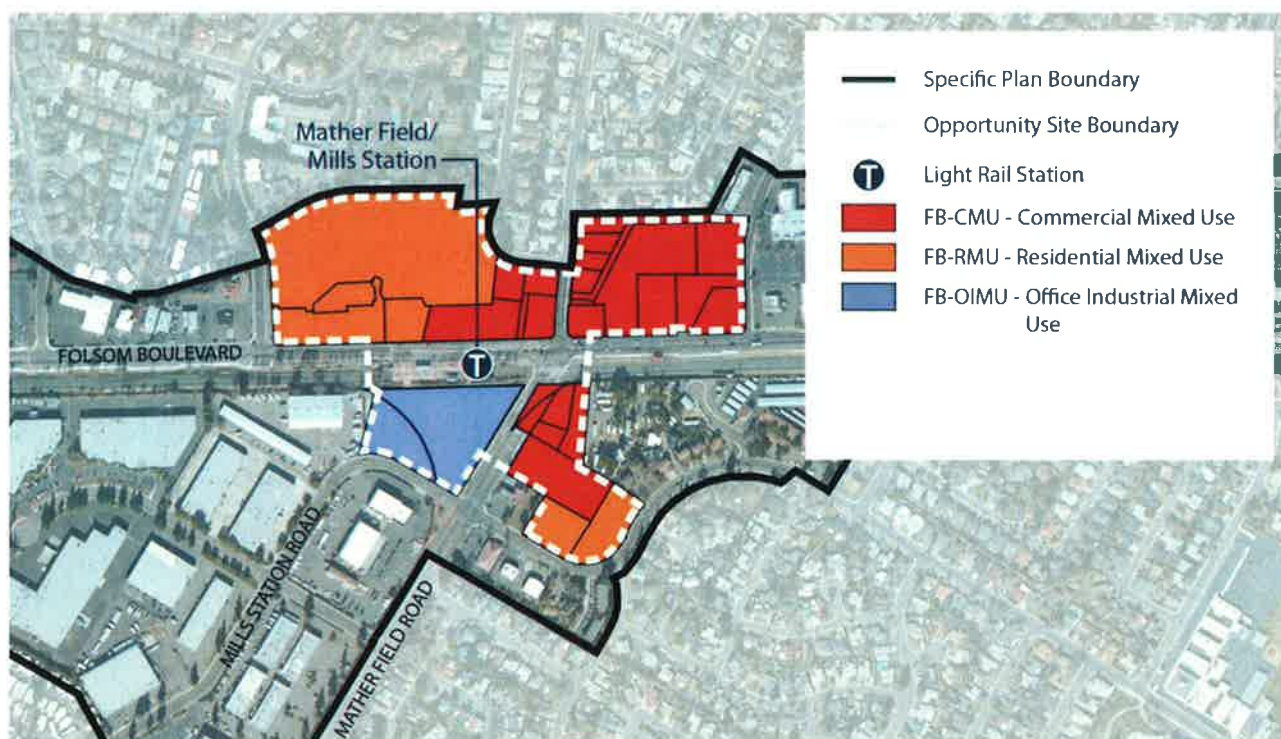
Opportunity Sites

4. Additional Development Standards for Mather Mills Opportunity Site

Additional development standards are established for major new development projects within the Mather Mills OS. 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 OS 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 6-2 deviate from the development standards in Table 5-1, the standards in Table 6-2 apply to qualifying major projects.



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Opportunity Sites

Table 6-2 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	0.3 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 6-5.		
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.

Opportunity Sites

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, Koreana Plaza 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



Chapter 6

Opportunity Sites

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

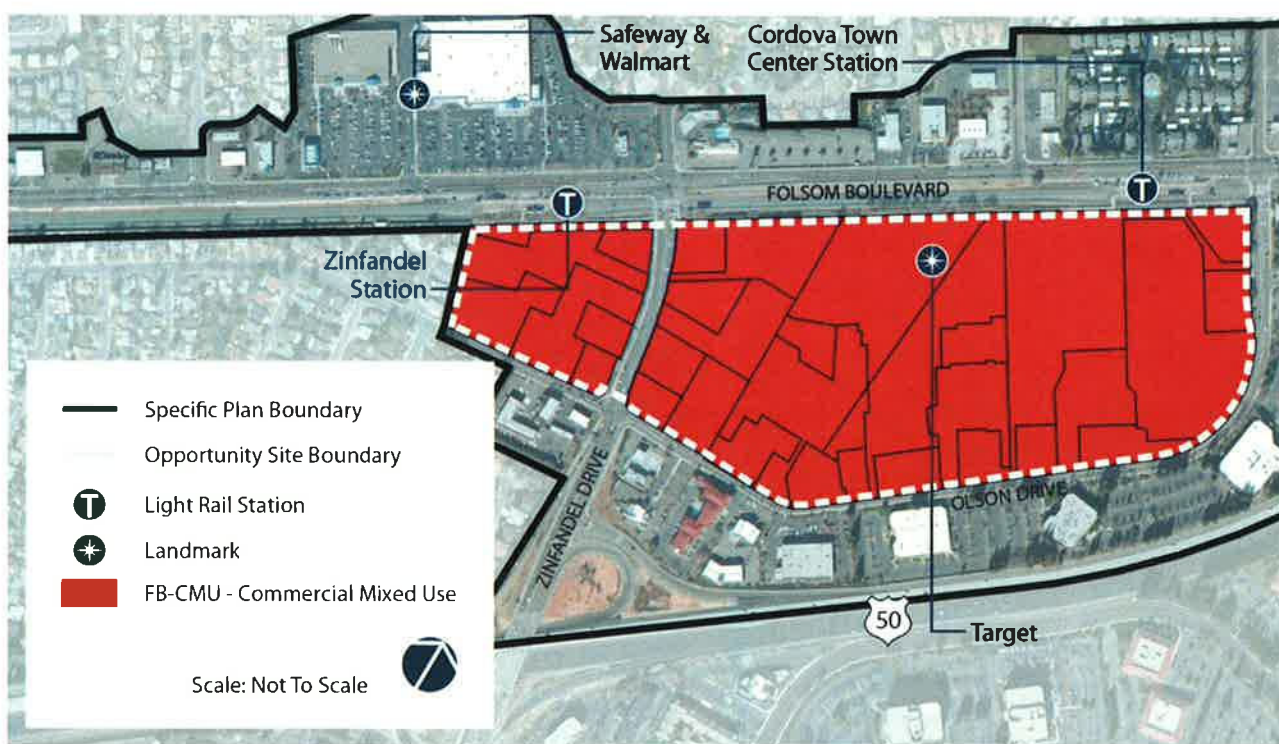
Opportunity Sites

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 OS 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.



Opportunity Sites

Table 6-3 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	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. 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.
Drive-Through Design	Drive-Through Aisles. The minimum standards for drive-through aisles are as follows: Drive-through aisles shall have a minimum 10-foot interior radius at curves and a minimum 12-foot width. 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. 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. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings. 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. Landscaping of the Drive-Through Aisle. Landscaping shall be as follows: 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. A minimum 3-foot-tall, maximum 4-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. 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.

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Standard	Site-wide (FB-CMU)
On-Site Main Street	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 or internal circulation routes and shall be designed as follows: • Narrow travel lane • Limited driveway curb cuts • Wide sidewalks • Optional on-street parking • Buildings close to street frontage • Building frontages detailed with architectural elements
Public Gathering Places	All major projects shall contribute some form of public gathering place (or portion thereof) as shown in Table 6-5.
Site Furnishings & Wayfinding	For integrated developments, the City encourages uniform site furnishings and wayfinding improvements throughout the project.
Traffic Calming	New development shall take into consideration traffic calming improvements (e.g., controlled turning movements, speed reduction measures) to maximize safety.



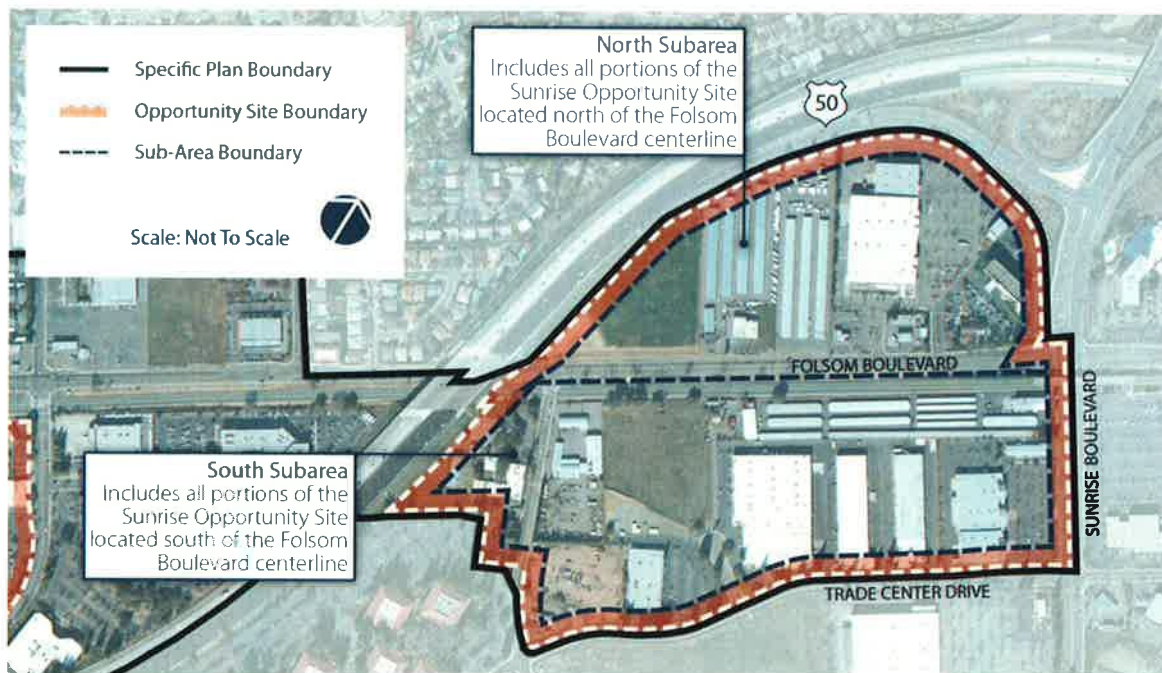
Opportunity Sites

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



Opportunity Sites

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.

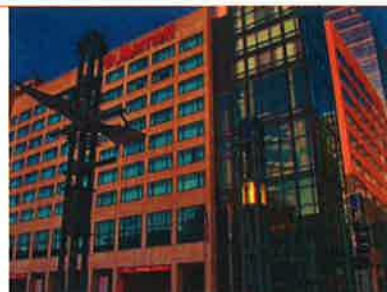
a) Sunrise North Subarea



Convention center



Performing arts center



Hotel



Restaurants with outdoor dining



Offices over retail service and cafe



Plaza

Chapter 6

Opportunity Sites

b) Sunrise South Subarea



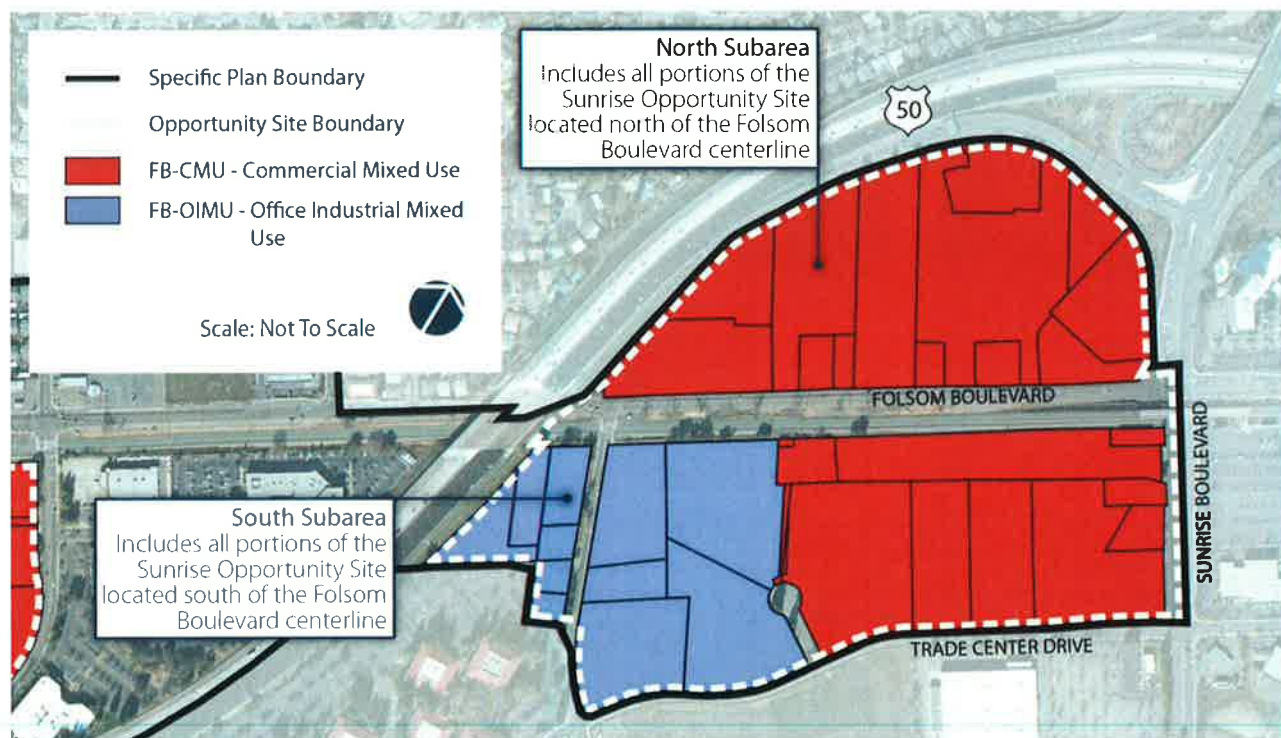
4. Additional Development Standards for Sunrise Opportunity Site

Additional development standards are established for major new development projects within the Sunrise OS. 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 6-4 deviate from the development standards in Table 5-1, the standards in Table 6-4 apply.

Opportunity Sites

**Table 6-4 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 6-5.		
Site Furnishings & Wayfinding	For integrated developments, the City encourages uniform site furnishings and wayfinding improvements throughout the project.		

ATTACHMENT 2

F. Menu of Public Gathering Place Types

Table 6-5 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					



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 city Folsom Boulevard 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.

Public Improvements

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

Public Improvements

2. Circulation Improvements

This plan assumes that future development of the land use plan 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, at the future Horn Road to Kassis transit stop, 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 7

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 patterned or 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. Figures 7-1 shows two lanes of travel with on-street angled parking, Figure 7-2 shows four lanes of travel with on street parallel parking, and Figure 7-3 shows two lanes of travel with on-street parallel parking.

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Public Improvements

Figure 7-1 Main Street (2 Lanes with Angled Parking)

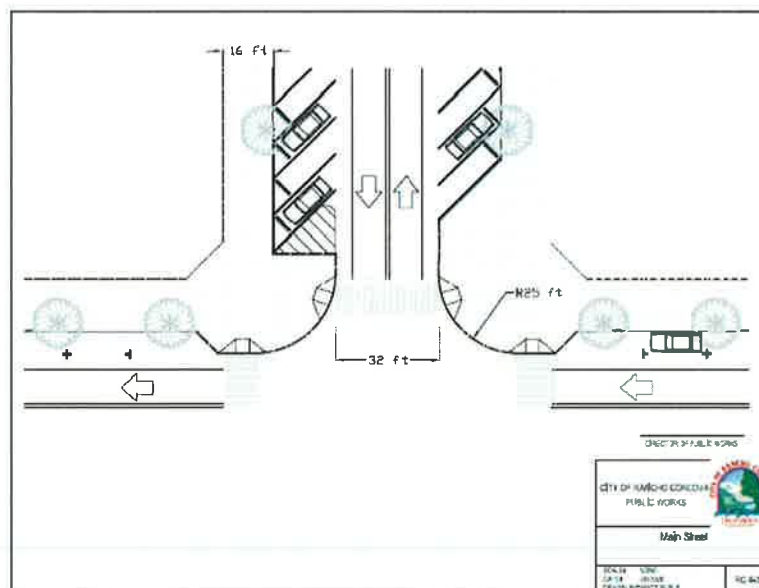
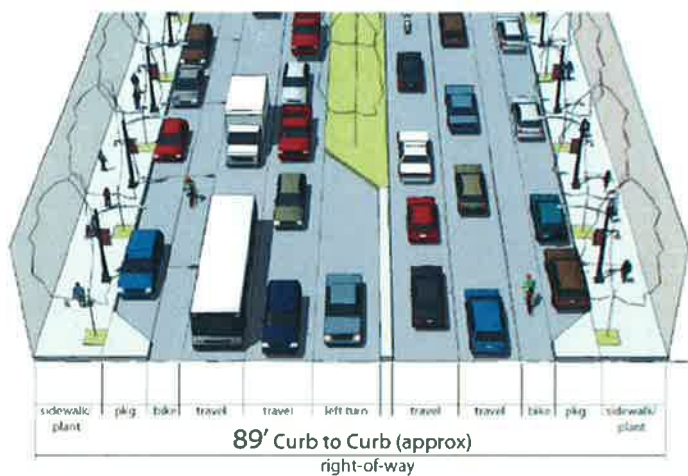


Figure 7-2 Main Street (4 Lanes with Parallel Parking)



Public Improvements

Figure 7-3 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.

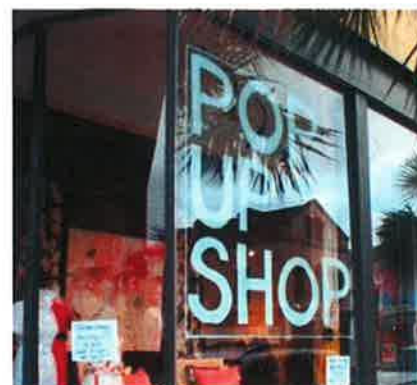
Future planned development of the FBSP area could exceed infrastructure, utility, or service capacities through buildout of the plan area. However, because actual capacity available in the existing sewer, drainage, water, and utility facilities could depend both on the timing of development and on actual 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 7-1 below.

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Public Improvements

Table 7-1 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 County Library Authority
	Parks: Sacramento County (American River Parkway), Cordova Recreation and Park District (local parks)
	Community centers that provide service to the area include:
	• Cordova Community Center • Cordova Golf Course • Cordova Senior Activity Center • Cordova Shooting Center • Mather Sports Complex
Public Transportation	Sacramento Regional Transit District – Light Rail Transit (<i>4 light rail transit stations in plan area</i>)
	Sacramento Regional Transit District – Bus Service (<i>7 service routes in plan area</i>)

ATTACHMENT 2



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.

Chapter 8

Implementation Strategy

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? There are real and perceived safety concerns for shoppers and visitors as well as a business community concerned about limitations with the local market and income levels.

3) Capture the workforce market. Support and generate community events and activities, partnering with community groups.

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

Implementation Strategy

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 such as Halloween
- Earth Day clean-ups, "adopt-a-street" programs

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 investments and partnerships to build a wide range of housing types and products along Folsom Boulevard.

Desired Outcome: New and diverse housing stock at all income levels for the city in general and for Folsom Boulevard in particular.

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

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Implementation Strategy

7) Resolve infrastructure gaps and increase capacities where needed.

Description: Identify infrastructure gaps and proactively address or fill 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? There are several supportive county and regional agencies and organizations with a shared commitment (plans, studies, resources) to the successful revitalization of the corridor.

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

Description: Reach out to property owners in and around the most highly utilized area to assemble property, share access and parking, and pursue integrated development to maximize development opportunities.

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

Why Is This a Priority? Existing development patterns and parcel sizes can be limiting in the expansion and redevelopment of the corridor.

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.

Implementation Strategy

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 6 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. Appendix A summarizes a 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. Appendix B provides a list and description of the potential funding sources and is organized into 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)

ATTACHMENT 2

ATTACHMENT 2

Chapter 9

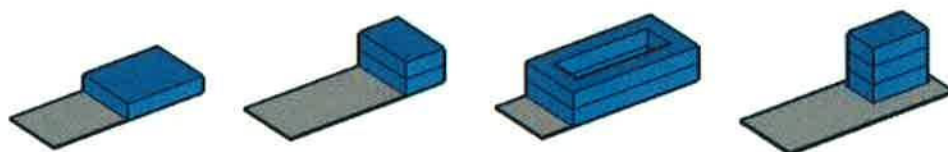


GLOSSARY

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 9-1 Example FAR at 0.5



Chapter 9

Glossary

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.

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.

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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. An establishment where beer, wine, or spirituous liquors are manufactured and sold. This definition includes tasting rooms and microbreweries or brew pubs.

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").

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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.

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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.

Equipment Sales and Rental. Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g., construction 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.

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

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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."

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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 customers can receive a massage.

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.

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 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.

Offices – Temporary. A mobile home, recreational vehicle, or modular unit used as a temporary office facility. Temporary offices include but are not limited to construction supervision offices on a construction site or off-site construction yard, a temporary on-site real estate office for a development project, and a temporary business office in advance of permanent facility construction.

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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, 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.

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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

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sales), clothing and accessories, collectibles, 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. Vehicle services which are incidental to fuel 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

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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 that either devotes more than 15 percent of its total floor area to smoking, drug, and/or tobacco paraphernalia or devotes more than a two-foot by four-foot (two feet in depth maximum) section of shelf space for display for sale of smoking, drug, and/or tobacco paraphernalia.

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").

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.

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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.

Warehousing and Distribution. Establishments engaged in selling merchandise 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.

FOLSOM BOULEVARD SPECIFIC PLAN *PUBLIC DRAFT*

Rancho Cordova City Council

Paul Junker, Planning Director
Pam Johns, Special Projects Manager

September 24, 2013



Meeting Purpose

- ▣ Summarize modifications to Public Draft
- ▣ Receive Council direction on three policy issues
- ▣ Receive general Council comments to allow staff to prepare Final Draft FBSP



PUBLIC DRAFT-
FOLSOM BOULEVARD
SPECIFIC PLAN



SEPTEMBER 17, 2013

Brief Status Update

- ❑ Public Review Draft – considered a 90% draft
- ❑ Final Draft FBSP to be prepared over next 45 days
- ❑ Environmental review is being initiated
- ❑ Anticipate Council hearings in December 2013

Changes to Chapter 1 Introduction

- ❑ Removed General Plan goals and vision for Folsom Boulevard
- ❑ Updated and simplified the FBSP goals and vision and removed listing of big ideas
- ❑ Removed document organization and placemaking sections
- ❑ Updated listing and description of relationship to other plans

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, the corridor 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 the corridor is easy to navigate for pedestrians, cyclists, transit users, and motorists alike.
5. Revitalize the corridor through appropriate economic development and housing options.
6. Create distinct hubs of commercial activity focused around community gathering spaces.

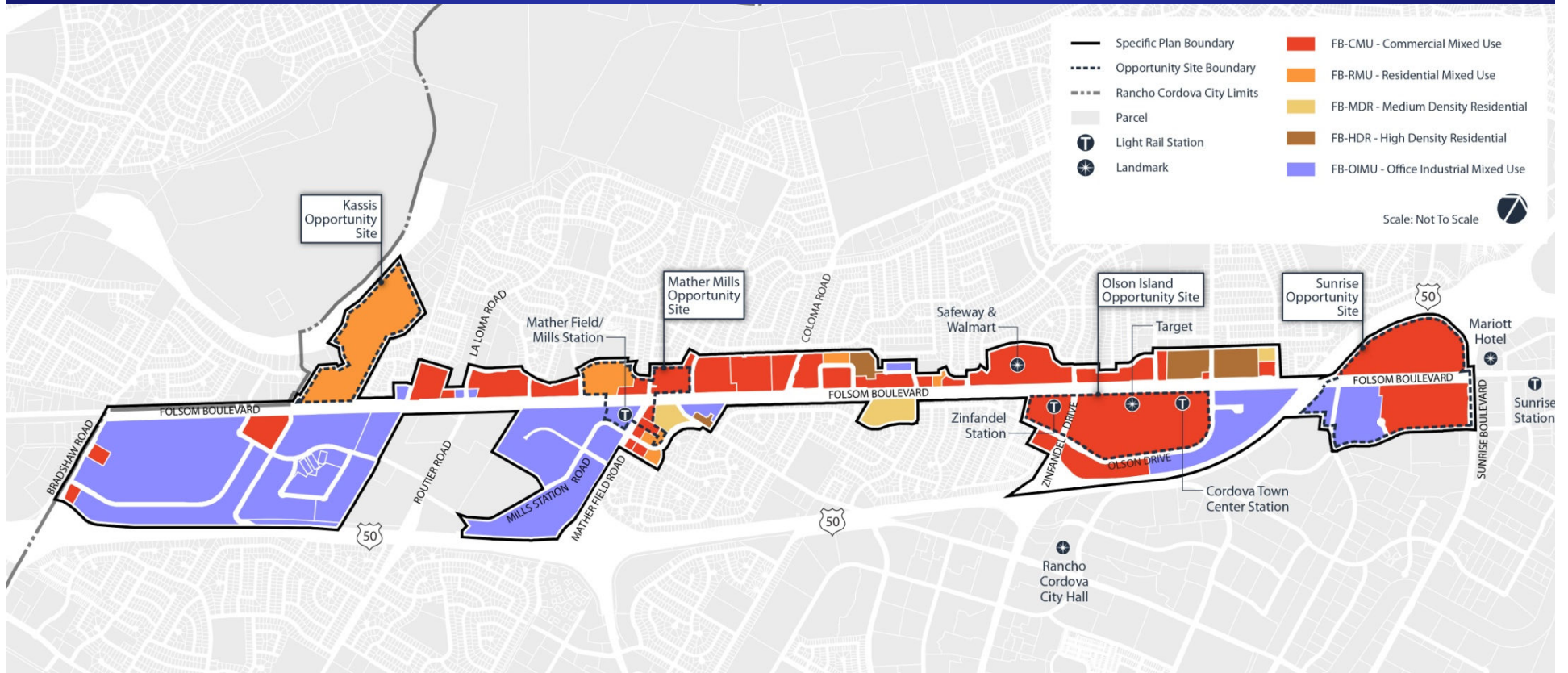
Changes to Chapter 2 Land Use Framework and Plan

- ❑ Pulse Points now “Opportunity Sites” (Kassis, Mather Mills, Olson Island and Sunrise)



- ❑ Modified Land Use Designations as follows:
 - Removed UR-1, UR-2 and UR-3 districts
 - Renamed 5 existing base districts with FB
 - Eliminated Overlay Districts
- ❑ Updated Land Use Map to remove UR and clean up inconsistencies in boundaries

FBSP Land Use Map



Changes to Chapter 3 Project Review

- ❑ Simplified plan administration
- ❑ Removed development capacity, density transfer/bonus, and integrated developments with reference to citywide ZC
- ❑ Maintained exception and non-conforming use and structure regulations for FB
- ❑ Added project type and review process section

Changes to Chapter 4 Allowed Land Uses

- Consolidated allowed use regulations into 2 simple tables (Residential and Mixed Use)
- Updated land use classifications and permit requirements as directed by planning staff
- Modified several allowed use regulations
- Added a new section for additional temporary and transitional uses

Table 4-2 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

Changes to Chapter 5 Development Standards

- ❑ Eliminated the **Regulating Plan** and **Form Based Development Standards**
- ❑ Established development standards for (major) projects throughout the corridor
- ❑ Highlighted and added to exemptions and lesser requirements for minor projects
- ❑ Modified several development standards to fix problems, set new expectations

Changes to Chapter 6 Opportunity Sites

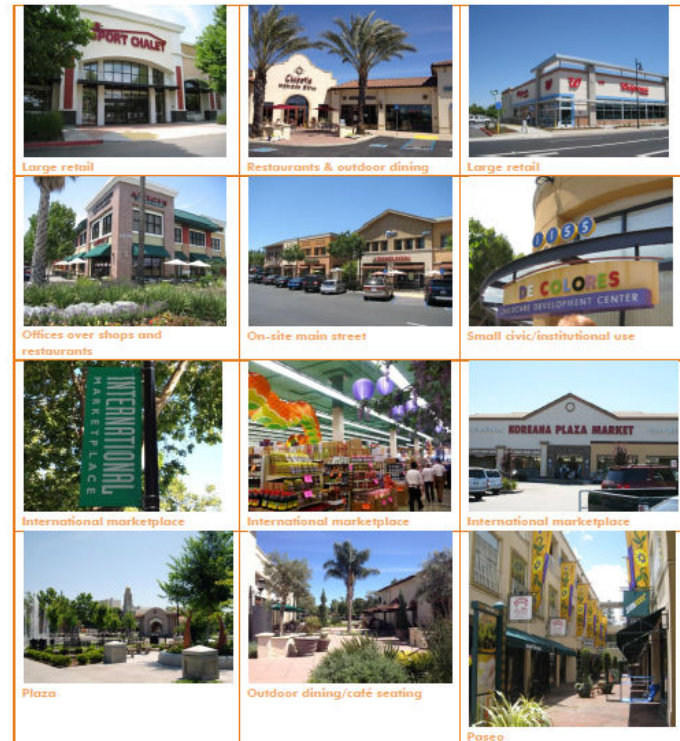
Added vision for each
Opportunity Site
with inspirational images,
and additional development
standards for major projects

Chapter 6

Opportunity Sites

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.



Olson Island Opportunity Site

Chapter 6 Opportunity Sites

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, Koreana Plaza 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



Olson Island Opportunity Site

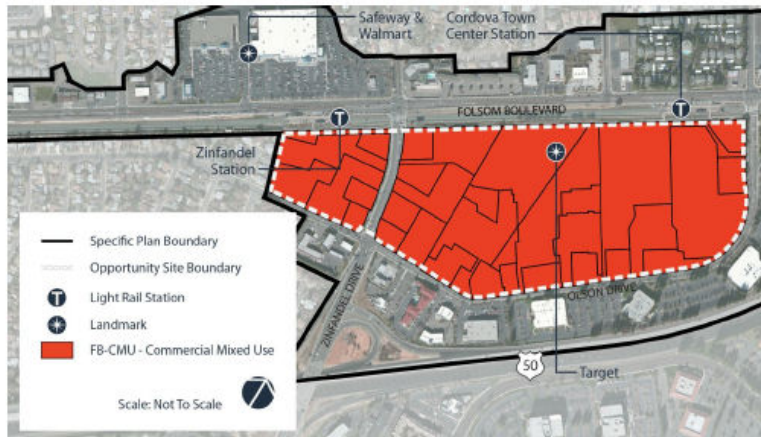
Chapter 6 Opportunity Sites

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 OS 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.



Folsom Boulevard Specific Plan

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Chapter 6 Opportunity Sites

Table 6-3 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	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. 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.
Drive-Through Design	Drive-Through Aisles. The minimum standards for drive-through aisles are as follows: Drive-through aisles shall have a minimum 10-foot interior radius at curves and a minimum 12-foot width. 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. 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. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings. 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. Landscaping of the Drive-Through Aisle. Landscaping shall be as follows: 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. A minimum 3-foot-tall, maximum 4-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. 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.

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Folsom Boulevard Specific Plan

Notable OS Development Standards

- ❑ Increased densities for CMU-Downtown designation in existing code for Olson Island
- ❑ Require 10 acres of Kassis be developed as residential uses at a minimum 24 du/acre
- ❑ Increased allowed heights
- ❑ Applied maximum front setbacks for Mather Mills and Olson Island
- ❑ Design standards - building orientation , public gathering places, shared parking, ped/bike

Changes to Chapter 7 Public Improvements

- ❑ Updated references to adopted plans and eliminated street sections
- ❑ Included new main street standards for potential specific applications
- ❑ Consolidated summary of public improvements, utilities and services needed for plan implementation



Changes to Chapter 8 Implementation Strategy

- ❑ Focused list of actions for plan implementation - 16 actions in 3 categories
- ❑ Implementation actions are described with desired outcomes and explanations of why it is important
- ❑ Incentives and funding sources are referenced in the appendix (not included in administrative draft)

Changes to Chapter 9 Glossary

- Updated land use classification descriptions consistent with changes to Chapter 3 (Allowed Land Uses)

Policy Issue #1 – Project Review Thresholds for Review

- **Context:** *The right balance between review, fee's, standards and economic viability.*
- **Exempt:** less than, 1,000 sq. ft. or 100 ft. facade
- **Minor:** 1,000 - 5,000 sq. ft. non-res (LUP/AUP/TUP)
- **Major:** 5,000 sq.ft. + non-res. (CUP)
- **Question:** *Are these thresholds right for Folsom Boulevard in terms of level of review and development standards?*

Policy Issue #2 – Downtown and Convention Overlay Areas

- **Context:** *Long-term GP goals for the Downtown and Convention Districts have not changed*
 - ❑ Draft FBSP no longer provides zoning-level regulations to implement these districts
 - ❑ Approach relies on GP vision but allows uses consistent with the underlying zoning in FBSP
- **Question:** *Does the City Council agree with the modification of GP provisions for the Downtown and Convention Overlay Areas in the FBSP?*

Policy Issue #3 – Temporary and Transitional Uses

- **Context:** *Rather than having vacant store fronts and empty parking lots, allow creative uses (incubators, events, classes and/or markets) to revitalize currently vacant areas, making them more attractive and increasing investment opportunities.*
- **Question:** *Does the City Council agree with the concept of allowing, for a limited duration, transitional uses on Folsom Boulevard that would not otherwise be allowed?*

Q & A
Public Comment
CC Direction
Next Steps

MEMORANDUM

DATE: September 24, 2013

TO: Honorable Mayor and Council Members

FROM: Kate Cook, Attorney
Kathy Garcia, Senior Engineer

SUBJECT: OPTIONS FOR SINGLE-USE CARRYOUT BAG REGULATIONS



RECOMMENDATION

This is an informational presentation to the City Council regarding options for single-use carryout bag regulations.

RESULT OF RECOMMENDED ACTION

The intent of this effort is to provide the pertinent information to the City Council in order to allow them to provide direction to staff on how to proceed.

BACKGROUND

I. Introduction

In response to a request from the City Council, this memorandum summarizes the various options the City has regarding single-use carryout bag regulations. Should the City Council desire to consider regulations, an ordinance would be required to amend the Municipal Code.

II. Background

Californians use an estimated 19 million plastic bags per year. The California Department of Resources, Recycling and Recovery state that only five percent of these bags are recycled. Municipalities statewide spend an average of thirteen dollars per resident each year to manage marine debris, plus the cost to maintain storm drain systems damaged by plastic bag debris. According to the California Coastal Commission, the primary source of marine debris is urban runoff, for which lightweight plastic bags and plastic film are particularly responsible. Most plastic marine debris exists as small plastic particles due to excessive ultraviolet radiation exposure, which causes plastic to break up into smaller pieces. These plastic pieces are ingested by aquatic organisms and have negatively affected over 250 animal species worldwide. In an effort to reduce the negative environmental impacts associated with single-use plastic bags, nearly 80 California municipalities have adopted ordinances regulating single-use carryout bags and incentivizing the use of reusable bags. Cities and counties have the power to adopt such regulations under the police power granted to them by the California Constitution.

The main opposition to these regulations comes from grocers and the plastic bag industry. According to the grocery industry, the cost of a plastic bag is around 1 cent, while a paper bag costs about 10 cents. Prohibiting businesses from providing single-use plastic bags impacts them economically. An ordinance banning single-use plastic bags which also allows or requires grocers to charge the customer a fee for paper bags (made of a certain amount of recyclable material) is less likely to face opposition. Additionally, an ordinance that applies to *all* retail establishments over a certain size – not only to grocers – is also likely to face less opposition.

Save the Plastic Bag Coalition, an organization formed by plastic bag manufacturers, asserts that studies show paper bags are more damaging to the environment than plastic ones. The State Supreme Court and other lower courts have ruled against lawsuits filed by the Coalition, often doubting the organization's environmental findings. When an ordinance banning single-use plastic carryout bags also requires a small charge for paper the argument regarding paper bags carries less weight because people are encouraged to bring reusable bags and not rely solely on paper bags.

III. Senate Bill 405 (Padilla, D-Pacoima)

Senate Bill 405 (SB 405) sought to phase out single-use carryout bags in California over the next few years. The Bill, which did not pass this session, would have prohibited a store with at least \$2 million in gross retail sales or 10,000 square feet of retail space (and a pharmacy license) from providing single-use carryout bags at the point of sale, effective January 1, 2015. Beginning July 1, 2016, the law would have applied to convenience stores, liquor stores and pharmacies. Stores would have been required to provide recycled paper bags, compostable bags, or reusable grocery bags.

Existing law under Sections 42254 and 42257 of the Public Resources Code requires large grocery stores to establish a plastic bag recycling program. This law sunsets on January 1, 2020. Current state law is silent on the reduction of single-use carryout bags.

Two prior efforts to enact statewide regulations on single-use carryout bags also failed. This bill had the support of the Grocers' Association, so long as it included retail and drug stores.

IV. Local Regulation Options

At least 77 California cities and counties have adopted ordinances regulating single-use carryout bags. (See Attachment 1.) Of these, three faced major litigation efforts challenging the regulations: Fairfax in 2007, Manhattan Beach in 2008 and Marin County in 2011. All municipalities successfully defended the ordinances. Should the City Council desire to consider an ordinance, staff recommends that local grocers and retailers and residents be actively engaged in the process to get their input.

The Cities of San Jose and Los Angeles have reported a substantial reduction in waste due to plastic bag litter in the storm drain system, in creeks and rivers as well as in streets and neighborhoods.

Under Options A, B, and C below, "single-use carryout bag" is typically defined to include plastic and paper bags with less than 50 percent recycled content. A "store" is usually defined to include those with gross annual sales of \$2 million or more; those with at least 10,000 square feet of retail space and a licensed pharmacy; or a pharmacy, convenience store, or other retail establishment selling a limited line of food goods. Produce bags are typically exempt.

Individuals receiving government assistance for food are also typically exempt from the regulations. Some ordinances exempt nonprofit establishments and farmers' markets. Others exclude restaurants, yet the majority of the local ordinances include all retail establishments and restaurants.

The City has several options:

- A. Do nothing.
- B. Ban single-use carryout bags at retail stores with qualifying gross sales or square footage.
- C. Ban single-use carryout bags at retail stores with qualifying gross sales or square footage and allow a voluntary charge for carryout recycled paper/reusable bags.
- D. Ban single-use carryout bags at retail stores with qualifying gross sales or square footage and require a charge for carryout recycled paper/reusable bags.¹

If the City Council desires to consider an ordinance, it will be important for staff to analyze the necessary level of review required under the California Environmental Quality Act ("CEQA"). Legal challenges to these regulations often claim that a municipality failed to comply with CEQA's requirement to study and mitigate environmental impacts from an ordinance. A 2011 California Supreme Court ruling in favor of the city of Manhattan Beach indicates that Rancho Cordova would at most have to issue a negative declaration under CEQA and that a full environmental impact report would not be required. A June 2013 ruling from the California Court of Appeal held that Marin County could claim its ordinance banning single-use plastic bags and requiring a minimum 5 cent charge to be exempt from CEQA when substantial evidence supported the finding.² Therefore, Marin County did not prepare a negative declaration, and simply supported the use of CEQA exemptions with substantial evidence in staff reports.

V. Next Steps

The City Council may:

- Direct staff to table the item and not pursue an ordinance at this time.
- Direct staff to conduct further research.
- Direct staff to draft an ordinance based on Option B, C, or D above; and engage local stakeholders in the process.

¹ A recent California Court of Appeal decision found that such a charge is not a tax under Prop. 26 and therefore a city may require it. The California Supreme Court recently declined to hear the appeal to this decision.

² *Save the Plastic Bag Coalition v. County of Marin* (2013) 218 Cal.App.4th 209 (the County relied upon categorical exemptions found in CEQA Regulations 15307 and 15308, for regulatory actions designed to assure the maintenance, restoration, enhancement, or protection of natural resources and the environment.).

FISCAL IMPACT

Possible fiscal impacts of an ordinance would include a one-time cost for the preparation of an environmental document, ongoing staff costs, including program implementation and enforcement. These costs will be further analyzed based on the direction from City Council.

ATTACHMENT

List of ordinances.

2151890.1

Single-Use Bag Ordinances in CA (updated May 20, 2013)

Local Jurisdiction	Brief Description	Effective Year	CEQA/Strategy	Key Elements and Notes
Fairfax	plastic ban	2008	Voter Initiative	Covers all retail and restaurants
Malibu	plastic ban	2008/2009	Exemption	Covers all retail and restaurants
Manhattan Beach	plastic ban	2012	Neg Dec	Covers all retail
LA County	plastic ban, 10 c for paper	2011/2012	EIR	Covers large supermarkets, drug stores & convenience stores
San Jose	plastic ban, 10/25 c for paper	2012	EIR	Covers all retail except nonprofit
Marin County	plastic ban, 5 c for paper	2012	Exemption	Covers large supermarkets, drug stores & convenience stores
Santa Monica	plastic ban, 10 c for paper	2011/2011	EIR	Covers all retail and farmer's markets
Calabasas	plastic ban, 10 c for paper	2011/2012	used LAC EIR	Covers large supermarkets, drug stores & convenience stores
Santa Clara County	plastic ban, 15 c for paper	2012	Neg Dec	Covers all retail except nonprofit
Long Beach	plastic ban, 10 c for paper	2011/2012	used LAC EIR	Covers large supermarkets, drug stores, convenience stores & farmer's markets
Santa Cruz Co (amend)	plastic ban, 10/25 c for paper	2012	Mit Neg Dec	Covers all retail
Pasadena	plastic ban, 10 c for paper	2012/2012	used LAC EIR	Covers large supermarkets, drug stores, & convenience stores, free paper bags for farmer's markets and city events
Monterey	plastic ban, 10/25 c for paper	2012	Neg Dec	Covers all retail except nonprofit
Sunnyvale	plastic ban, 10/25 c for paper	2012/2013	EIR	Covers all retail except nonprofit
SLO County & 7 Cities	plastic ban, 10 c for paper	2012	Exemption	Covers large supermarkets, drug stores, & convenience stores in unincorporated County and incorporated Cities
Alameda Co & 14 Cities	plastic ban, 10/25 c for paper/reusable	2013	EIR	Covers large supermarkets, drug stores, & convenience stores in unincorporated County and incorporated Cities
San Francisco	plastic ban, 10 c for paper /reusable	2012 (expand '07 ban)	Exemption	Covers all retail and restaurants, no price requirement on bags for restaurant leftovers, allows compostable bags
Millbrae	plastic ban, 10 c for paper	2012	Neg Dec	Covers all retail except nonprofit/drycleaner
Laguna Beach	plastic ban, 10 c for paper	2013	Neg Dec	Covers all retail and farmer's markets
Dana Point	plastic ban, voluntary charge for paper	2013/2013	Neg Dec	Covers all retail and nonprofit stores
Carpinteria	plastic ban, paper ban for large stores	2012/2013	Exemption	Covers all retail
Ojai	plastic ban, 10 c for paper	2012	Neg Dec	Covers all retail
Ukiah	plastic ban, 10 c for paper	2012/2013	EIR	Covers all retail
Watsonville	plastic ban, 10/25 c for paper	2012	Santa Cruz Co Neg Dec	Covers all retail
Solana Beach	plastic ban, 10 c for paper	2012/2013	Neg Dec	Covers all retail
Fort Bragg	plastic ban, 10 c for paper	2012/2013	EIR	Covers all retail
Mendocino County	plastic ban, 10 c for paper	2013/2013	EIR	Covers all retail
Carmel	plastic ban	2012	Neg Dec	Covers all retail
Santa Cruz City	plastic ban, 10 c for paper	2013	Neg Dec	Covers all retail
West Hollywood	plastic ban, 10 c for paper	2013/2013	used LAC EIR	Covers all retail
San Mateo County	plastic ban, 10/25 c for paper/reusable	2013	EIR	Covers all retail
Pacifica	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Mountain View	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
South San Francisco	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Foster City	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Belmont	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Colma	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Capitola	plastic ban, 25 c for paper	2013	Neg Dec	Covers all retail
Daly City	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Menlo Park	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Glendale	plastic ban, 10 c for paper	2013/2014	Used LAC EIR	Covers large supermarkets, drug stores, convenience stores, & farmer's markets
San Bruno	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Portola Valley	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Cupertino	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Half Moon Bay	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
San Carlos	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Los Altos	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Burlingame	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Brisbane	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Redwood City	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Huntington Beach	plastic ban, 10 c for paper	2013	EIR	Covers large supermarkets, drug stores, convenience stores, & farmer's markets
East Palo Alto	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
San Mateo City	plastic ban, 10/25 c for paper/reusable	2013	used San Mateo EIR	Covers all retail
Palo Alto	plastic ban, 10 c for paper/reusable	2013 (expand '09 ban)	EIR	Covers all retail and restaurants



Elements of a Successful Single-Use Bag Ordinance

- Prohibition on distribution of single-use plastic carryout bags & single-use paper bags with less than 50% recycled content (at least 40% pcc)
- End wasteful, costly practice of hiding carryout bag price, require retailers to charge not less than actual average cost of providing paper bags
- Stores retain revenue, but required to report the amount charged and number of bags sold.
- Store definition:
 - gross annual sales of \$2 million or more selling food and nonfood goods
 - at least 10,000 square feet of retail space with a licensed pharmacy
 - pharmacy, convenience store, or other retail store selling a limited line of food goods
- Can be customized to phase in restaurants and other retailers with different implementation dates based on store size/category
- Exemptions for protective/produce type bags, WIC/lower income
- Defines reusable bags as: Handled bag specifically designed and manufactured for multiple reuse and
 - made of cloth or other machine washable fabric, and/or made of durable plastic at least 2.25 mils thick
 - meets lead and other heavy metal safety requirements as specified for packaging under state Toxics in Packaging law (Health & Safety Code Sections 25214.11-25214.26)

Several California companies are leading the globe in the manufacture of durable, reusable bags made from recycled materials. As this market becomes more fully developed, jurisdictions may want to consider policies and incentives to promote the use of California manufactured reusable bags with the highest level of post-consumer recycled material.

