



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City of Folsom Zoning Code RFP Questions and Responses October 29, 2018

Questions/City Responses:

1. Would you like the fee proposal submitted under separate cover or as a section within the main proposal?
 - a. You do not need to list the fee proposal under separate cover. It can be a section in the main proposal.
2. The Historic District standards are identified as a distinct phase with two meetings with the Historic District Commission. What are the areas of concern with the existing Historic District Ordinance and the Historic District Design and Development Guidelines? What are the objectives of this effort in regard to the Historic District?
 - a. There are several areas of concern related to the City's Historic District. First, it is a unique area of the City with a different urban form including historic buildings, narrower streets, denser and smaller residential units, and more retail and mixed use. Second, the area is very popular with visitors and residents. It has also become a major area for nightlife with new bars and restaurants as well as many events on the weekends. Parking and development standards are a concern in the district. Finally, the area has an overlay, but still uses the City's base zoning which does not always work well. It also has a number of different standards that govern the many subareas (e.g., River Way Subarea, Sutter Street Subarea, Railroad Wye Subarea, etc.), which in some cases conflict with the base zoning standards. The objectives of the update are to: 1) protect the existing urban form; 2) create clear and consistent development standards; 3) address the competing needs and current conflicts in the code; and 4) preserve the historic character and successful nature of the area.
3. Is the City anticipating that a process and specific standards will be developed to address the placement of wireless telecommunication facilities and similar improvements?
 - a. Yes. Given all the recent changes in State and federal law related to small cell technology and other types of wireless facilities, the City anticipates developing and incorporating standards for those.
4. As part of the Administration and Permits phase of the update, does the City anticipate significant revisions to the City's current permit types and permit process?
 - a. Potentially. We anticipate that the City and its consultant will review the current permit types and the City's permit processes to see if improvements can be made to simply or make the process more user-friendly.