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ORDINANCE NO. 1357

AN ORDINANCE OF THE CITY OF FOLSOM AMENDING SECTIONS 17.06.030 AND 17.06.080 AND ADDING SECTION 17.06.045 TO CHAPTER 17.06, "DESIGN REVIEW," OF THE FOLSOM MUNICIPAL CODE REGARDING OBJECTIVE DEVELOPMENT AND DESIGN STANDARDS AND ESTABLISHING A MINISTERIAL REVIEW PROCESS

The City Council of the City of Folsom does hereby ordain as follows:

SECTION 1 PURPOSE

The purpose of this ordinance is to amend Section 17.06.030, 17.06.080, and add Section 17.06.045 to Chapter 17.06 of the Folsom Municipal Code to reference the Objective Development and Design Standards for certain residential and mixed-use projects located in the Regulated Area.

SECTION 2 AMENDMENT TO CODE

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

17.06.030 Application review – Planning commission

A. The design and architecture of the following projects must be submitted to the planning commission for review and approval under the provisions of this chapter:

1. Office, industrial, and commercial development of one thousand square feet or greater in size;

2. Significant exterior modifications to existing office, industrial, and commercial structures including but not limited to:
    a. Design changes to building facades (cornices, parapets, trellises, etc.).
    b. Structural modifications to buildings.
    c. Introduction of new building materials (veneer, wainscoting, brick, siding, etc.).
    d. Alteration or relocation of building entryways.
    e. Changes in roof design and materials;

3. Multifamily and residential mixed-use projects containing more than two units;

4. Single-family residential projects which are a part of a planned development or a tentative subdivision map;

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5. Proposed project design guidelines and standards and revisions to existing design guidelines and standards.

B. The determination by the planning commission may be appealed to the city council pursuant to Section 17.06.110(B).

SECTION 3 ADDITION TO CODE

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

17.06.045 Objective Development and Design Standards

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

B. Where the *ODDS* are silent on a standard or process, applicable provisions in Title 17 shall apply. Where a conflict exists between the standards of the *ODDS* and those of Title 17, the standards of the ODDS shall apply.

C. Ministerial Design Review.

1. If a residential multi-unit or residential mixed-use project meets the requirements of State law for ministerial review, the design and architecture of projects governed by this Section shall be submitted to the Community Development Director for ministerial review and approval.

2. Applications and supporting materials shall be submitted pursuant to Section 17.06.060.

3. Ministerial design review shall be limited to review of the project's compliance with the ODDS and any other applicable objective standards adopted by the city.

4. Ministerial design review determinations are not subject to public notice, site posting, or appeal.

5. A ministerial design review approval shall be null and void unless the applicant submits a complete application for a building permit within two years of approval.

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D. All other residential multi-unit and residential mixed-use projects including those located within the Regulated Area must proceed through a discretionary entitlement process that requires review by the Planning Commission.

E. Projects requesting Density Bonus incentives or waivers per FMC Chapter 17.102 may deviate from the ODDS to the extent permitted by State law.

SECTION 4 AMENDMENT TO CODE

Section 17.06.080 of the Folsom Municipal Code is amended to read as follows:

17.06.080 Plan evaluation.

B. In approving, conditionally approving, or denying an application for design review under this chapter, the community development director or the planning commission shall make the following findings:

1. Project compliance with the general plan and any applicable specific plans and zoning ordinances;
2. For non-residential projects, conformance with any adopted city-wide design guidelines,
3. In the case of multifamily and residential mixed-use projects in the Regulated Area the adopted objective development and design standards;
4. Conformance with any project-specific design and development standards approved through the planned development permit process or similar review process;
5. For developments other than multifamily and residential mixed-use projects, compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

SECTION 5 SCOPE

Except as set forth in this ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

SECTION 6 SEVERABILITY

If any section, subsection, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council declares that it would have passed each section irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional, invalid, or ineffective.

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SECTION 7 NO MANDATORY DUTY

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 8 EFFECTIVE DATE

This ordinance shall become effective January 8, 2026.

This ordinance was introduced and the title thereof read at the special meeting of the City Council on November 12, 2025 and the second reading occurred at the regular meeting of the City Council on December 9, 2025.

On a motion by Councilmember Kozlowski seconded by Councilmember Leary, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 9th Day of December 2025, by the following roll-call vote:

AYES:	Councilmember(s):	Leary, Raithel, Rohrbough, Kozlowski, Aquino
NOES:	Councilmember(s):	None
ABSENT:	Councilmember(s):	None
ABSTAIN:	Councilmember(s):	None

Sarah Aquino

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle

Christa Freemantle, CITY CLERK