



Accessory Dwelling Unit Update

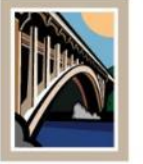
Historic District Commission Presentation

February 19, 2020



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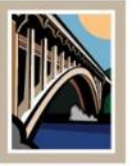
Topics



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- Clarifications from HCD
- Comparisons with Other Cities
- Results of Community Workshop
- Example ADUs and Concerns
- Proposed Approach
- Questions and Discussion

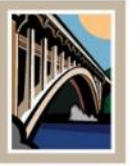
Clarifications from HCD



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- If historic district not listed, must comply with current ADU laws
- ***Cannot use design standards for 800 sf and 16-foot tall ADU***
- Can use design standards for larger/taller ADUs
- Must use objective design standards
- For ADUs > 800 sf or > 16 ft tall, may require design standards based on acceptable style in Historic District

Clarifications from HCD (continued)



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- Garages not covered by ADU laws and can be treated separately
- Attached ADUs must share a wall with the primary structure
- Any public transit stop counts for purposes of excluding ADU parking
- Cannot impose impact fees on ADUs less than 750 sf or condition them to address infrastructure issues unless health and safety issue
- Can still require tree permit for tree removal
- Can still enforce floodplain and creek setback requirements
- HCD will do courtesy review of ADU Ordinance before adoption

Comparison with Other Cities



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- Corresponded with the following cities:
 - Napa
 - Sonoma
 - Sacramento
 - San Luis Obispo
- All have unlisted historic areas
- All have adopted or are adopting ADU ordinances
- Most are setting standards at minimum allowed
 - Exception – Napa allows ADUs up to 1,200 sf
 - ADUs in excess of minimum require permit
- Most are referring applicants to existing design guidelines

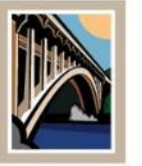
Results of Community Workshop



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- Held community workshop on Feb. 12th
- Approx. 50 people attended
- For ADUs in Historic District, most had the following concerns:
 - Size, scale and massing
 - Height and privacy
 - Design and neighborhood compatibility
 - Lack of parking
 - Impact to alleys
 - Impact to infrastructure
- Wanted design standards based on acceptable HD subarea styles
- Wanted lowest possible maximums so design standards apply to everything else (i.e., no more than 800 sf, 16 feet tall)

Example ADUs and Concerns



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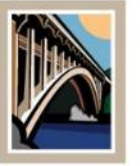
Views of
listed
historic
buildings



Scale and massing



Example ADUs and Concerns



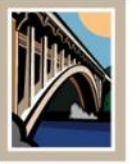
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Design and compatibility



Privacy

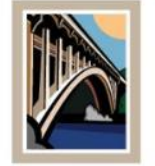


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Proposed Approach

ADU Ordinance

Proposed Standards for HD ADUs



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- Allowed by right with no permit – ADU up to 16 ft. tall and up to 800 sf
- If greater than 800 sf or 16-ft tall then admin permit required and design standards apply
- Maximum allowed would be 850 sf for up to 1-bedroom and 1,000 for 2-bedroom
- Maximum allowed height no taller than primary structure up to 25 ft. - Allows for ADU above garage
- If ADU > 800 sf or > 16-ft tall must meet objective design standards of HD Zone (in new Zoning Code)
 - Must select one of allowed styles in subarea/zone
 - Design must include **all** required design elements of chosen style
 - If alternative design proposed and ADU > 800 sf or > 16 ft tall, then design review permit required including Commission review
 - Any ADU above 850 (1-Bdr) or 1,000 sf (2-Bdr) and 25 feet tall would require a variance and discretionary review
- Design review by Commission for ADU proposed on site or within 100 feet of listed historic structure
- Use of universal design standards is recommended if feasible

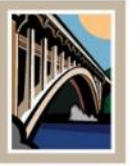
Proposed Standards for HD ADUs (cont.)



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- No rental terms less than 30 days
- No blank walls
- To address privacy, ADUs on garages or 2-story ADUs facing adjacent properties must have either:
1) opaque/glazed windows; 2) high transom or clerestory windows; or 3) false windows AND no decks or balconies overlooking adjacent property
- ADU must be at least 150 sf
- Limit garage size in Historic District to 2-car garage (no more than 600 sq. ft.)
- No garage doors facing street. Must face alley if alley present
- Cannot be located in front of primary structure if ADU > 800 sf or > 16 ft tall
- Colors must match those of primary structure
- ADU entry doors must be screened from public view from streets.
- ADU Entrance cannot be on the same building elevation as primary home entry
- Refer applicants to HD Design and Development Guidelines for additional design guidance

Historic District Styles from HD DDGs

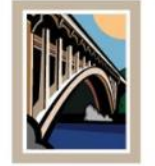


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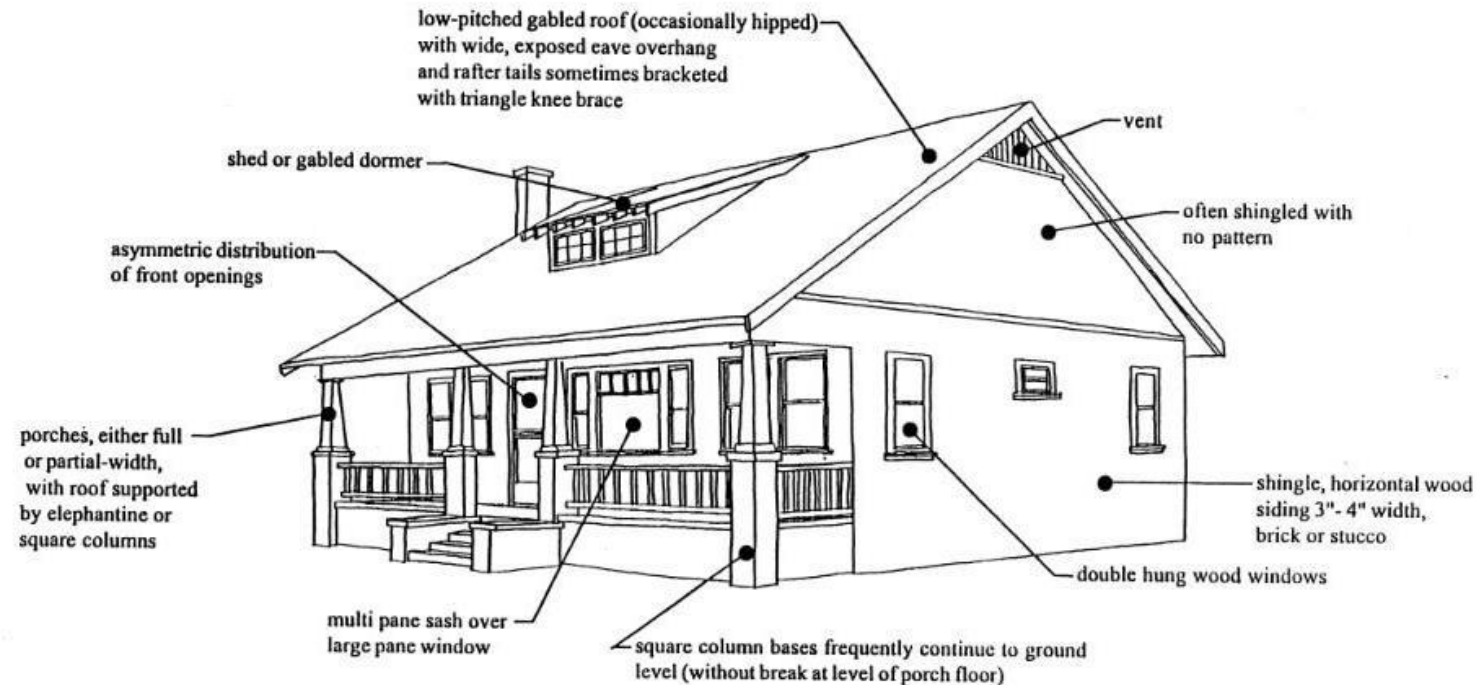
➤ Acceptable Styles in Historic District:

- ✓ Craftsman
- ✓ Queen Anne
- ✓ Delta
- ✓ Italianate
- ✓ Spanish Eclectic
- ✓ 1950's Ranch Style (Persifer-Dean and The Preserve subareas)
- ✓ Contemporary (Persifer-Dean and The Preserve subareas)

CRAFTSMAN STYLE



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Character-Defining Elements:

- ✓ Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang
- ✓ Exposed roof rafters and decorative beams or braces under gables
- ✓ Prominent single-story entry porch with roof supported by piers/columns with square bases that extend to the ground
- ✓ Sash windows with multiple small panes above single large pane
- ✓ Clapboard or shingle siding and wooden accents

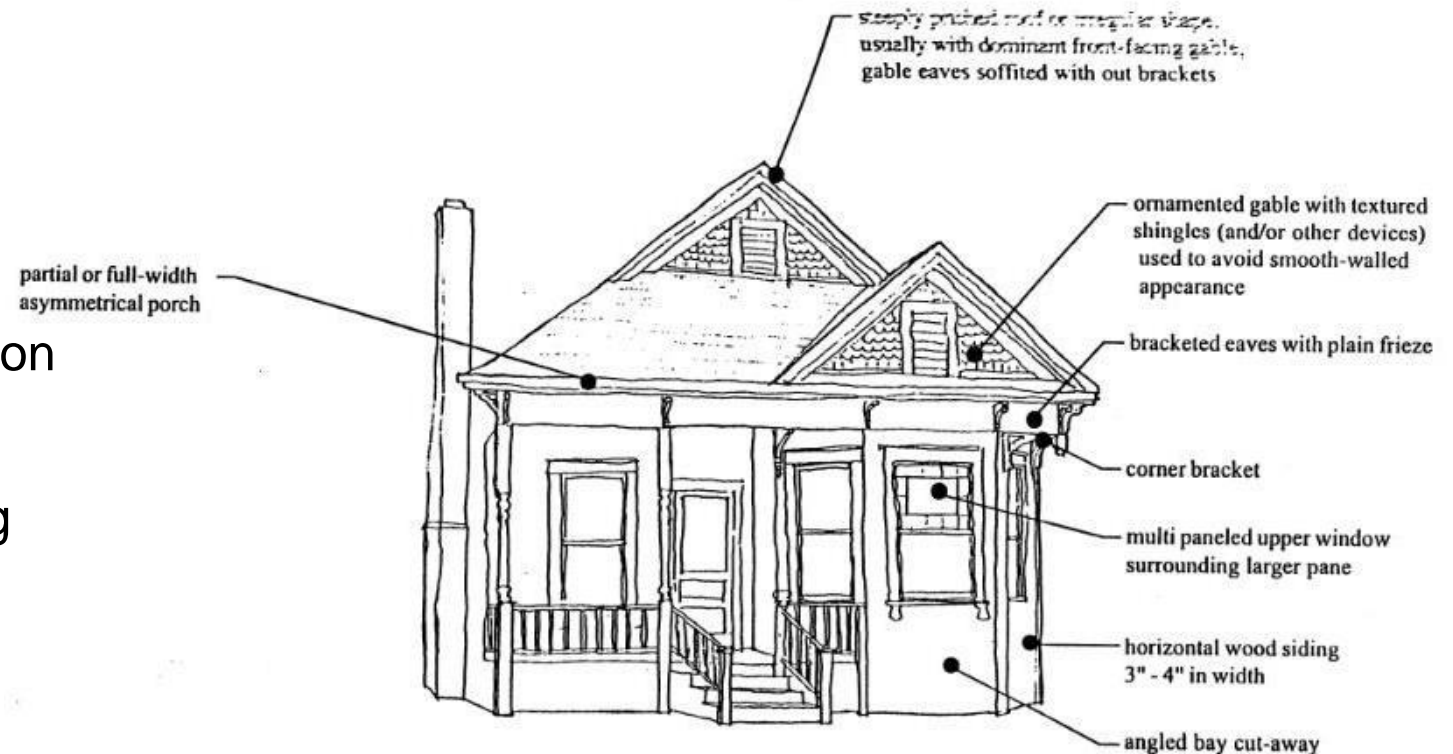
QUEEN ANNE STYLE



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Character-Defining Elements:

- ✓ Steeply pitched roof with dominant front facing gable
- ✓ Ornamental gable with textured shingles
- ✓ Partial or full-width asymmetrical porch (on ones-side of front)
- ✓ Multi-paneled upper window surrounding large window pane
- ✓ Horizontal wood siding (3"-4" inches)
- ✓ Angled bay cut-away



Proposed Design Standard Checklist: CRAFTSMAN STYLE



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Entry porch with tapered columns with square bases (Optional)



Horizontal siding

Shed dormer (Optional)



Double-hung sash window



Exposed rafters and braces under gables

Low-pitch gable roof with overhang

Design Standards:

- A roof pitch between 2/12 and 4/12
- Gable or side-gable roof with unenclosed eave overhang
- Exposed roof rafters or braces under gables
- Double hung windows with smaller panes above large pane
- Horizontal siding that is 3" - 4" inches wide
- Optional: Shed or gabled roof dormer
- Optional: Entry porch with roof supported by tapered columns with square bases that extend to the ground

Proposed Design Standard Checklist: QUEEN ANNE STYLE



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Fish scale shingles with vent at end of forward-facing gable



Horizontal siding

Entry porch with narrow columns
(Optional)



High pitched hipped roof with cross gables



Vertical double hung windows

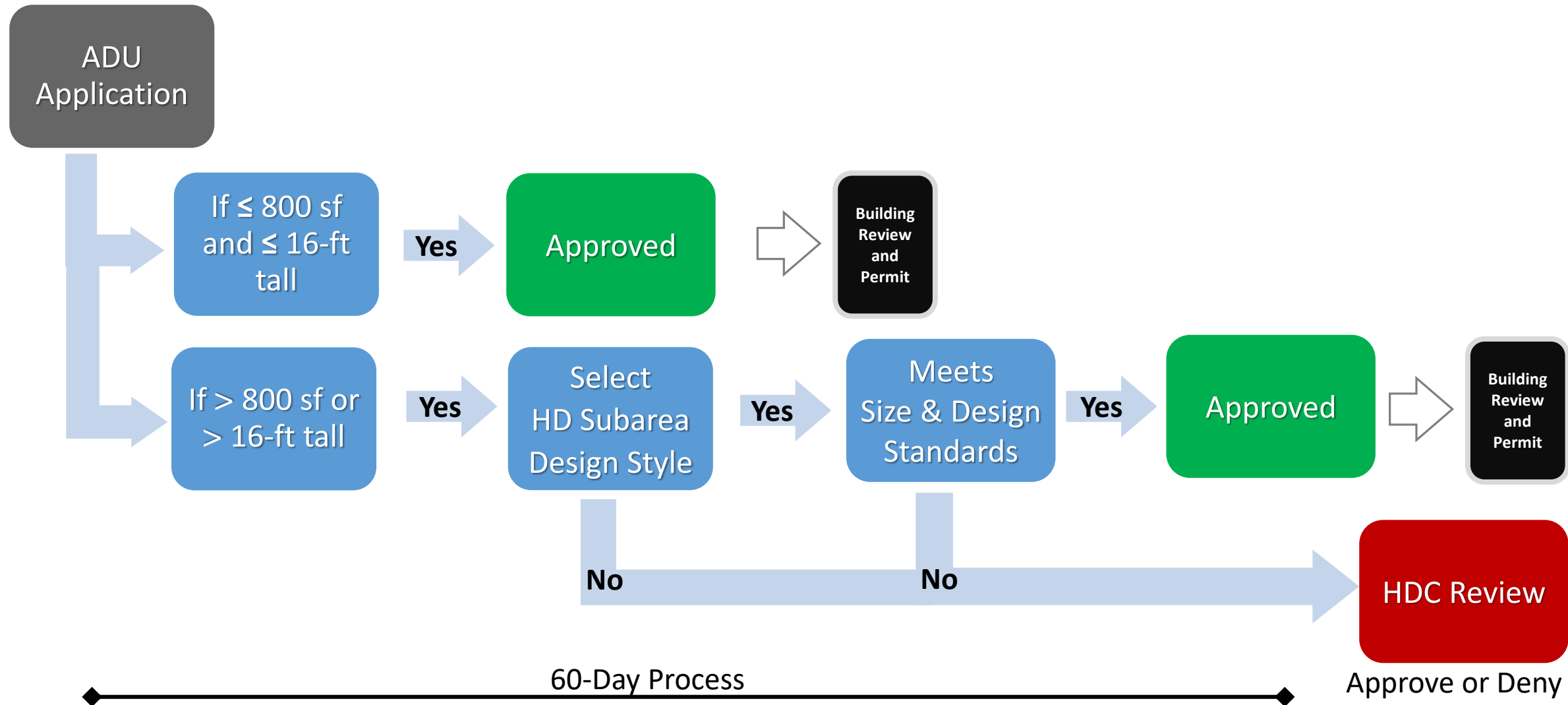
Design Standards:

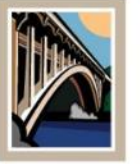
- A roof pitch between 5/12 and 11/12
- Hipped roof or gabled roof
- Fish scale shingles with window or vent at gable end
- Vertical rectangular double hung windows with small pane above large pane
- Horizontal siding that is 3" - 4" inches wide
- Optional: Forward-facing gable
- Optional: Entry porch with narrow columns

Proposed HD ADU Process



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Questions & Discussion

ADU Ordinance