

## Background

On January 1, 2025, AB 2362 (Wilson, 2024) took effect, requiring local jurisdictions to regulate thrift retail stores the same as nonthrift retail stores. Jurisdictions may still regulate limited aspects of a thrift store's operations, as outlined in State law, to prevent the creation of nuisances.

Certain Special Planning Area (SPA) ordinances have been identified as imposing additional use permit requirements and/or use regulations on thrift stores that are not applied to nonthrift stores.

## Applicable Thrift Store Standards

All thrift stores within the following SPAs must only be subject to regulations applicable to retail stores of the same size as specified in the SPA:

- Courtland (504-100)
- North Highlands Town Center (504-600)
- Fulton Avenue (504-700)
- Old Florin Town (610-010)
- Fair Oaks Boulevard Main Street (611-10)
- North Watt Avenue Corridor Plan (612-10)
- Fair Oaks Boulevard Corridor Plan (6.7.3.A)

## Old Florin Town SPA Interim Guidance

In compliance with AB 2362, in the Old Florin Town SPA, thrift stores are removed from the list of prohibited uses in Section 610-120. Thrift stores, as well as antique shops, are subject to regulations for retail stores as referenced in Section 610-121.

### 610-120. PROHIBITED USES (all areas of the SPA)

The following uses will not be permitted in the SPA:

-Psychiatric Facility	-Sanitarium
-Social Rehabilitation Center	-Massage Parlor
-Restaurants w/drive-throughs	-Tattoo Shop
-Live or Motion Picture Adult Theater	-Adult -Bookstore – Adult
-Used Vehicles Sales	-Auto Dismantling
-Check cashing stores	-Rehabilitation Facilities
-Gun shops	-Pawn Shops
<b><del>Thrift Stores (antique shops okay)</del></b>	-Pool Halls
-Used Appliance Sales	-Bars (without restaurants)
-Tobacco Shops	

# ADOPTED PLAN



## OLD FLORIN TOWN *County of Sacramento*

### SPECIAL PLANNING AREA

Zoning Code of Sacramento County  
Title VI  
Chapter 10  
Adopted: July 20, 2011  
Amended: September 19, 2024  
Ordinance No.: SZC-2011-0019



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## OLD FLORIN TOWN SPECIAL PLANNING AREA (SPA)

### 610-100 HISTORY OF FLORIN

The town of Florin has occupied a notable position in the history of California, both as an agricultural force in its strawberry and Tokay grape production and for the unique events that centered on the Japanese American population, which contributed so strongly to the community's early success. Very few historic resources remain that reflect Florin's earlier prosperity and its significant role in the development of the region and history of the state.

The colonial history of Florin began with an English born settler named James Rutter, who arrived in California in 1852. Rutter was working in Sacramento as a carpenter when the great fire of that year swept the city. Despite the loss of his tools in the fire, Rutter worked for \$10 a day to help rebuild the city, which was a very high wage in those days.

In 1858, Rutter moved south, becoming the first to settle in the area, near present day Florin Road and Power Inn roads, which later became known as Florin. Spanish cattle were grazing on the untried land when he first arrived. Rutter obtained cuttings of Tokay grapes from Senator George Rich, who had imported them from Europe, and established the first commercial planting of Tokays in the state. Early in his farming career, Rutter survived a drought which spurred him to introduce irrigation into the area. He became a dedicated horticulturist as he cultivated both Muscat and Flaming Tokay grapes. His grapes won him many awards in the east and Midwest as well as California, thus bringing national recognition to the Florin area. It was cuttings taken from Rutter's vineyards that were introduced to Lodi where they also flourished and brought fame to that area as well.

According to common belief, the name of Florin was given to the locality about 1864 by Judge E.B. Crocker who noted the profusion of wildflowers in the area and commented that it should be called Florin, after the Spanish word flor, meaning flower. A post office was established in 1869, the same year the Southern Pacific Railroad (then the Central Pacific Railroad) completed its line through the area. However, the town was not officially established and its name accepted until 1875. That same year, L.L. Goddard and his brother in-law, Sugden established a general store. Within a short time, the town boasted a blacksmith shop, saloon, box factory and hotel. A schoolhouse was built by 1877 and a Methodist Church by 1885.

With the completion of the railroad, Chinese laborers began to arrive seeking agricultural work. The "stoop labor" encouraged local farmers to plant strawberries between the rows of grape vines, and the crop became extremely successful. The soil of the area is particularly suited to this combination of crops. The water table was within eight feet of the surface, making irrigation relatively simple. To reach the water, farmers created a proliferation of wells, each with its own windmill. Travelers through the area likened it to Holland.



Grapes and  
Strawberries



Buddhist Church 1942

While the Chinese had been free to immigrate to the United States in the 1850s, the Japanese had not. By 1885, a centuries-old ban on the emigration of Japanese from their country began to ease, and the first Japanese came to this country. In 1898, four Japanese families settled in Florin, leased some land, and began to grow strawberries. The successful cultivation of strawberries, first assisted by the availability of Chinese labor, grew in volume. By 1902, three shipping companies had been established in Florin, and strawberries were being shipped by train to locations as far away as Chicago and the Mississippi Valley. This success attracted more Japanese who were anxious to find employment and would work for low wages.

The Japanese began to lease and work land for a share of the crops. To make their lease arrangement more profitable, they would plant grape vines between the strawberry rows, and by the time the life of the berry plants was finished, the grape vines had matured. Their diligence and hard work was rewarded with success, and they began to buy the land they farmed. Because of their willingness to work hard, their employment grew in the fields and in local industries, such as the box factories, and the ownership and operation of local stores and businesses. The rapidity and extent of their success and expansion in a very short span of years may have intimidated and threatened Caucasian farmers and settlers of Florin and other areas as well. The extent of Japanese ownership in Florin became so dramatic that this small community attained national notoriety and became the focus of political prejudice.

Although the immigrants viewed themselves as simple farmers, they were worried about the power struggle that was taking place for control of the Pacific Rim, where both the United States and Japan were aggressively seeking territory. A potential clash between the two Pacific powers seemed by many to be inevitable. The ethnic gap widened in Florin between the Japanese and Americans in the early teens. The Japanese population in Florin greatly increased and by 1912 appeared to equal or even outnumber Caucasians. On May 1, 1913, the editors of the Sacramento Bee complained Japanese controlled and owned the town of Florin with "...only one white man in business in a country town once a flourishing community of sturdy American farmers...less than one-fourth of its population of 500 are white. The school, built for the children of white men, is now almost half Japanese. In one room there are twenty white children and twenty-two Japanese."

In 1913, the Anti-Alien Land Bill excluding Japanese from land ownership was passed. By 1916, the construction of a school for the education of Florin's children became important to the community. However, prejudice and fear of the Japanese population continued to grow. In 1919 Valentine S. McClatchy resigned as publisher of the Sacramento Bee to actively participate in the anti-Japanese campaign. McClatchy worked in conjunction with the Japanese Exclusion League of California and the California Joint Immigration Committee.

The rural communities of Florin, Walnut Grove, Isleton and Courtland in Sacramento County adopted the legislative amendment and established separate schools for Asian students. Florin East School housed the Japanese children after Florin West was built in 1923 to house the Caucasian children.



Florin windmills



Packing sheds



7 Mile House

The Florin Grammar School became segregated with the construction of another for Caucasian children across the railroad tracks to the west. This segregation apparently reflected community life in Florin as well. There were no Japanese members in either of the two major fraternal organizations, nor the Grange. A separate Mission administered the Japanese Methodist Church, and a Japanese Buddhist congregation became the largest religious entity. Many, if not most, local businesses were Japanese owned and operated.

In 1924 the struggle came to its height when the U.S. Congress adopted a new immigration bill. The Japanese were given a quota of 250 per year. Eventually, in 1939, the policy of segregated schools in Florin was reversed, a short-lived gesture toward a mutual understanding. In 1941, with the onset of World War II and the Japanese attack on Pearl Harbor, fear gripped the west coast. With much of the Pacific fleet destroyed or damaged, the west coast was vulnerable to invasion. As a result, Japanese Americans all over the state were ordered to internment camps. The Japanese Americans in Florin were gathered and put on trains to internment camps for the duration of the war. Their removal from Florin essentially caused its demise, because 80 percent of the population at that time was Japanese American.

After the Japanese Americans had been sent to internment camps, many businesses were boarded up and vacant. Old wooden buildings vacant and maintained are quite susceptible to fire. A newspaper article in the Sacramento Bee, May 21, 1944, chronicled a devastating burn: "Nine buildings, including seven residential houses and a commercial garage which was being outfitted as an insulation plant, were destroyed by fire which swept the former Japanese section of Florin."



Old Florin Depot



Main Street Florin 1943

One of the buildings that burned was a warehouse containing the furniture and personal effects of a number of Florin Japanese American residents. The Bee article mentioned the loss of pianos, washing machines, refrigerators, and bedding. The area devastated was on the north side of Florin Road, running from Tokay, east to the Southern Pacific right-of-way. It included the concrete building now known as Florin Tractor Parts, which lost its roof and interior. At that time it was known as Grays Garage and it was being refitted to house the insulation plant.

When the war was over and the Japanese Americans returned to Florin, there was little of what they had left. The agricultural lands and residences that remained had suffered from a lack of care and maintenance. The markets had changed and could not support the same type of pre-war agricultural activity. A number of former Japanese American residents left the area and turned to other vocations. Changing markets and the loss of so many of its former residents started the town of Florin on a path of decline.

On August 26, 1964, fire again visited Florin and destroyed the 1890 Old Fellows Hall, which was located on the south side of Florin at Frasinetti Road. The two-story wood frame building at one time housed on the ground floor the Florin Food Market and, at the time of the fire, the Florin Mart. The meeting rooms for the lodges (Odd Fellows and Rebekahs) were on the second floor.

Today what remains of the Florin agricultural community is vacant land which was once productive and verdant, but is now surrounded by an encroaching city. Florin has lost some of its identity, and a number of its old structures have been destroyed. However, there is still an identifiable core of residences, churches and commercial buildings that can evoke a sense of the time and



Aging building in Florin

place when old Florin Town was the center of a thriving agricultural community.

## SPA OVERVIEW, DISTRICT DESCRIPTIONS AND COMMUNITY STANDARDS

### 610-111 INTRODUCTION AND INTENT

The town of Florin is located about 10 miles from downtown Sacramento in the unincorporated portion of Sacramento County. The thousands of acres that comprise the Florin area used to be farms and ranches. Many of the families who have called Florin home for generations still live in Florin, although most of the businesses have now closed.

In recent years, local residents and business owners have expressed concern about the increased levels of traffic and congestion, and their collective impact on public safety and quality of life. Large underutilized and vacant land in the area (see image on page 6), coupled with growing development pressure to the east, continue to feed the fears of community members that the charm and history of Old Florin Town will be forever lost.

The Sacramento County Board of Supervisors, in an effort to preserve this fragile historic community, voted to “downgrade” the long range transportation plan for this section of the Florin Road corridor from six to four lanes (Sacramento County’s 1993 General Plan called for six lanes of traffic - three in each direction). That decision was central to the corridor streetscape design and was critical to the preservation of many historic structures.



This SPA will address relevant land use planning issues taking into

### OFT Aerial Exhibit

consideration the design elements of the Streetscape Master Plan, a direct outcome of the board’s decision. Finally, it should be noted, where the OFT SPA is silent the Sacramento County Zoning Code will apply.

### 610-112 CORRIDOR IDENTIFIERS AND DISTRICT THEMES

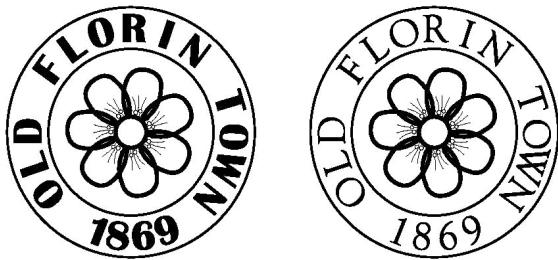
Over a two-year period, community members assisted in the development of a Vision for Old Florin Town (OFT), as well as the Streetscape Master Plan for the corridor. Many of the design details in the Streetscape Master Plan complement other planning efforts on the corridor. Although a majority of those improvements will take place outside the boundaries of this SPA, a number of general themes and concepts will be included in this ordinance.

### Insignia

The OFT insignia was developed during the OFT visioning process and is an interpretation of a flowering Strawberry plant. As previously outlined, the role of the Strawberry in Florin's history is well chronicled as were the abundance of flowers in the community. This insignia shall be incorporated into the Streetscape Master Plan and should be a part of any public landscaping, park, community improvement or historic project. The insignia may also be incorporated into privately funded projects in and around the public right-of-way (bus stops, street furniture, etc.).

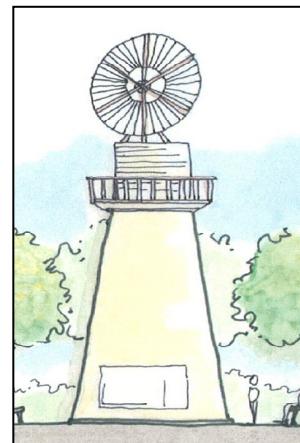


*Early insignia  
design*



### Monumentation

Windmills and water towers have been fixtures in the community for more than 100 years, and both farming structures have become central to the gateway monument concept. Although monumentation is most likely to occur in the Gateway Areas, there may be additional applications in the Historic Village Center (e.g. depot area). Samples of historic windmills, water towers and conceptual monuments are shown below.



**610-113  
SPA**

Windmill (left) and  
Water Tower (center) –  
combined to become  
Monument Concept  
(right)

## ORGANIZATIONAL OVERVIEW

Except as provided herein, the definitions in Article 1, Chapter 25 of Title I of the Sacramento County Zoning Code shall apply. The OFT SPA ordinance is organized as follows:

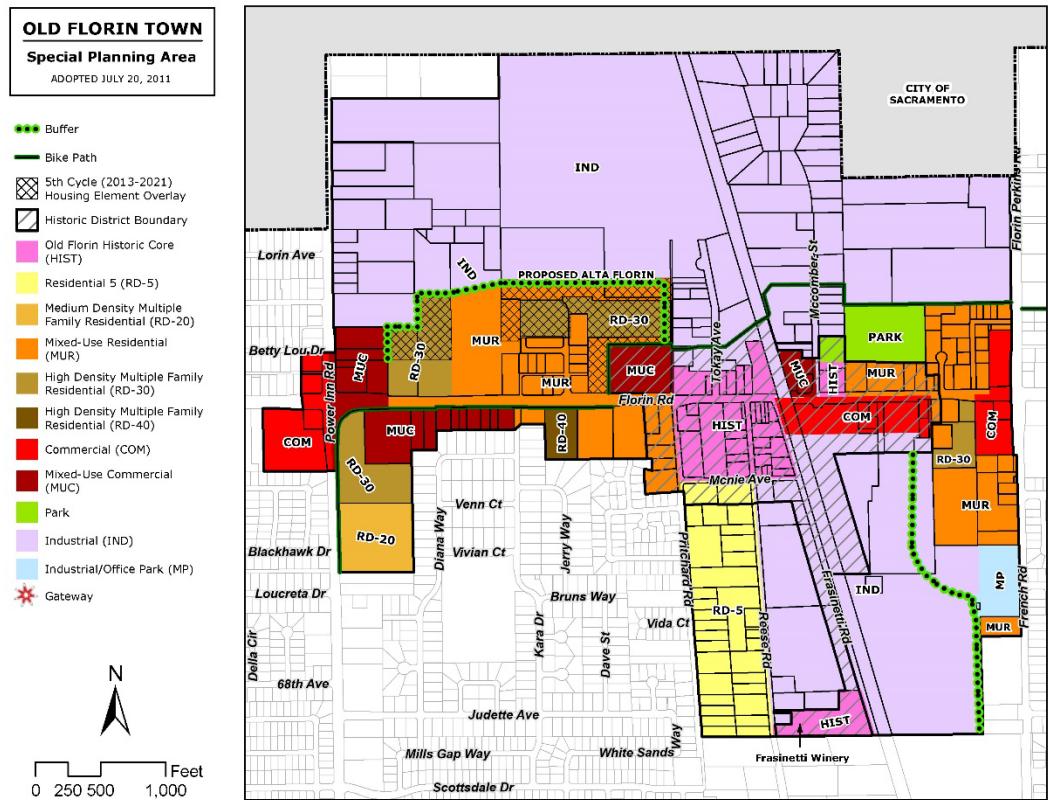
- (a) Intent (Section 610-111) – speaks to the interests of the community and Sacramento County as reflected directly, or referred to indirectly, in the SPA ordinance.
- (b) SPA Sub-Areas – (Section 610-114) refers to the land uses plan for the Old Florin Town SPA, supported by the community and outlined on Exhibit A.
- (c) Community Standards and Historic Structures - Introduction (Section 610-115) – refers to the intent language and a description of the properties that best represent the character of the community with respect to design and planning.
- (d) Process (Section 610-116) – refers to the Standard Project Review Process as outlined in Section 610-118. It has been structured to accommodate community input during the planning and design phases of all projects, while at the same time providing flexibility for property and business owners seeking approval on projects.
- (e) Development and Design Standards (Section 610-125) – these are standards for development in all areas of the SPA (additional standards for residential, historic, industrial and commercial projects).
- (f) Design Guidelines (Summary in Section 610-130) – These Design Guidelines provide project applicants with a series of design standards for all projects in the SPA. Additional design guidelines are outlined in greater detail for the Historic Village Center (properties listed in Exhibit B).

- (g) Streetscape Master Plan (Appendix) – refers to the Streetscape Master Plan adopted by the Board of Supervisors in 2007. Applicable components and themes of the plan are incorporated into this ordinance and outlined in this section. A complete copy of the Streetscape Master Plan is not included in this document, but is available in the Sacramento County Planning or Transportation departments.
- (h) Parcel Maps and Subdivisions (Section 610-133) – refers to land to be developed and/or subdivided in the SPA.
- (i) Findings (Section 610-135) – refers to the approval or denial of a project application.
- (i) Exhibits - Exhibits include a SPA Project Area and Boundary Map and a Historic Village Center Overview and Structures List.
- (k) Resource Directory – a directory of rehabilitation and restoration resources is included as an attachment to the ordinance for the use of property owners, project applicants, and area residents.

## **610-114 SPA SUB-AREA DESCRIPTIONS**

In its entirety, the OFT SPA is centered around the Florin Road corridor from Power Inn Road (including the commercial properties on the NW and SW corners of the intersection) on the west and Florin-Perkins Road on the east.

As an outcome of the community visioning exercises undertaken in 2004/05, the SPA has been divided into sub-areas to provide specific standards and guidelines for development. The SPA boundary and land use plan is depicted below. Existing buildings, structures and uses permitted with the OFT SPA as of the effective date of this ordinance shall continue to be permitted and exempt from the requirements herein.



## OFT SPA Land Use Plan

### Historic Village Center

The town of Florin played an important role in the state agricultural history, particularly during the first two decades of the twentieth century. A large number of social halls reflected local interest in community interaction, and churches demonstrated the community's interest in religion. The town reflected its diverse composition with both groups maintaining their own churches and opening stores selling a variety of goods, filling local needs at that time and later converting to different uses as the community changed.

Residential structures within the Historic Village Center show variety in style and era, and service buildings reflect the work or products they provided. World War II saw the town change dramatically with the relocation of its many Japanese and Japanese American residents. A number of the buildings left behind became vacant and unused, and several fell victim to fire over time. Those that remain are important reminders of the town.

There is a small group of historically significant buildings remaining from the original town of Florin, which extends along Florin Road from about Kingsley Court on the east to McCurdy Lane on the west. These buildings are almost all that remains of the original community of Florin.

While a number of the original Florin buildings have been demolished, altered or burned over time, this small historic core remains. This group of buildings still reflects the original character of the settlement and conveys a sense of a time and place belonging to its era. The buildings demonstrate the size, scale and materials of the original settlement structures. The cumulative visual character of the individual buildings constitutes the



Historic Core Concept

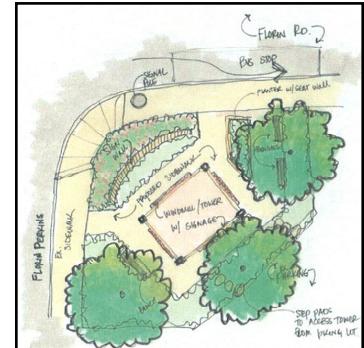
## Historic Village Center.

An OFT Historic Village Center has been identified in the SPA, on both the north and south side of Florin Road, just west and east of the railroad tracks. The Historic Village Center is comprised of two areas: a) the Historic Core Area, and b) the Historic Buffer Area. It consists of approximately 18 percent of the entire SPA, and is highlighted in pink on the land use plan. The period of significance dates from 1870 to 1947.

The OFT Historic Core (highlighted in red in the diagram above) is comprised of 19 buildings, on 33 parcels. Its principal buildings reflect the character of the original town. .

## *Historic Core – The Depot Area*

The Central Pacific Railroad played an important part in Florin Town's history, shipping produce from the Florin area to markets. It served as a catalyst, and capitalized on the earlier construction of the railroad, which was part of the first economic boom in the area.



Gateway concept - 2005

A series of improvements to the depot portion of the Historic Core have been recommended as part of the Streetscape Master Plan and OFT Vision Plan, focusing on the great potential to revitalize the area with historic uses. Such improvements include pavers at the intersection of the railroad tracks and Florin Road; re-creations of historic structures such as packing sheds or train depots; and incorporation of monuments.

The Historic Depot area is defined as Florin Road to the north, the UPRR tracks to the east, Reese Road to the west and McNie Road to the south.

### *Historic Village Center – Buffer Area*

The purpose of the Historic Buffer Area is an overlay to the underlying land use designations to provide for protective measures for the Core Area. The Design Guidelines in Section 610-128 apply to this area.

## Gateway Areas

The Florin Road Streetscape Master Plan includes the concept of Old Florin Town “gateways.” These gateways are small areas at the entrances to the community, and include area specific signage and monumentation. These gateways areas are the corners east of Florin and Power Inn roads, and west of Florin and Florin-Perkins roads.

Each of these community Gateways Areas are primarily defined as street frontage within 100' of the intersections. Windmills or water towers shall be key components of the monument design and district signage shall be incorporated (using the insignia shown in Section 610-112).

## Residential Areas

There are a number of Residential Areas in the SPA, ranging from low density (RD 5 – five units per acre) to high density (RD 30 and RD 40 and greater). Although most of the existing residential development in the immediate area is lower density, with only pockets of higher density residential projects, there is tremendous opportunity in the area for additional higher density residential units.

*Mixed Use Residential (MUR)* – The SPA encourages smart growth development with the creation of this Mixed Use Residential (MUR) zoning designation. The MUR zone accounts for 80 percent of all residential zoning in the SPA. These MUR areas are located primarily on properties contiguous to the Florin Road corridor. These key parcels are well positioned to take advantage of public transit (future) and improved access to local goods and services. This area is intending to allow up to 20 units per acre with a target of an average of 15 du/acre to provide for a mix of housing types with commercial as the secondary, supportive use. Note – the CPAC recommends an average of 10 du/acre.



Industrial Sub-Area

Low density residential areas (Single Family – RD 5) are highlighted in yellow on land use plan, Mixed Use Residential (Single or Multiple Family) is highlighted in orange, medium density multi-family residential (Multifamily RD 20) is the area highlighted in brown, high density multi-family residential – RD 30 is highlighted in dark green, and high density multi-family residential – RD 40 is highlight in dark blue on the land use plan (See land use key on black and white versions of the SPA map for corresponding codes). Senior housing is encouraged within these residential areas.

The Land Use Plan identifies a Housing Element overlay for 22.5 acres of land located north of Florin Road in the vicinity of Bacchini Street. The overlay designation is applied to several parcels that were recently rezoned to RD-20 in an attempt to comply with the 2013-2021 Housing Element Cycle requirement for the preservation of adequate multi-family zoned sites. These parcels have an underlying Mixed Use Residential designation and are recommended for an average minimum density of 15 dwelling units per acre.

The high density multi-family residential subareas (Multifamily RD 30/RD 40) were created to satisfy the 2021-2029 Housing Element Cycle Regional Housing Needs Assessment (RHNA) for lower-income households. The purpose of these residential areas is to preserve and promote opportunities for housing variety in the SPA, specifically affordable housing. These parcels will defer to the underlying zoning for permitted uses, with the exception that single-family homes are prohibited, unless developed at the minimum density applicable to the zone.

#### Commercial Areas

Commercial areas outside the Historic Village Center are located primarily at the major intersections with retail being the dominant use.

*Mixed Use Commercial (MUC)* - The Commercial Areas are further defined in Section 610-121 (permitted uses) of this SPA and include areas of Mixed Use Commercial (MUC), which accounts for nearly 70 percent of the total commercial area. Similar to the MUR zone, the MUC parcels are positioned on the corridor to take advantage of the location, maximize densities and provide property owners with flexibility. Commercial uses dominate in this sub-area, although residential use is encouraged at the same average densities outlined under the MUR zone.

Mixed Use Commercial parcels are shown in brown and Commercial Areas in the SPA are highlighted in red on the land use plan.

#### Industrial Areas

Industrial zoned properties account for the largest percentage (41 percent) of the total acreage in the SPA. These industrial areas can further be identified as the North and South Industrial Area. They are both highlighted in light purple on land use plan.

Concentrated in the northerly portions of the planning area and along the rail in the central and southern portion of the SPA, this zoning designation is only restricted in two ways: types of use and area specific development standards.



*Enhanced Drainage Way*

The Industrial Area immediately south of the Historic Core, west of Reese Road and north of the Frasinetti Winery, is designated for only light industrial primarily for uses that include indoor activities). The North Industrial District allows all uses set forth in Title II, Chapter 1, Article 1, Section 201-02 under the Industrial Zone.

The Industrial/Office Park designated site, located directly west of Florin Perkins Road and south of Florin Road, permits all uses allowed in the M-1 and MP zone, as set forth in the County Zoning Code.

#### Park Area

Although there is only one established park in the planning area, additional parkland will be identified as development moves forward, pursuant to County Land Development Ordinance. The existing Park Area is highlighted in green on the land use plan. It is important to note that the preliminary Historic Core Concepts include park-like public areas.

#### Enhanced Drainage Ways

In conjunction with the Parks and Open Space in the planning area, the Florin Creek Drainage Way represents an opportunity to provide additional recreation and open space in the community. As a part of the OFT Vision the planning team outlined a concept to provide pedestrian and bikeways in the area (along the drainage way) for area residents.

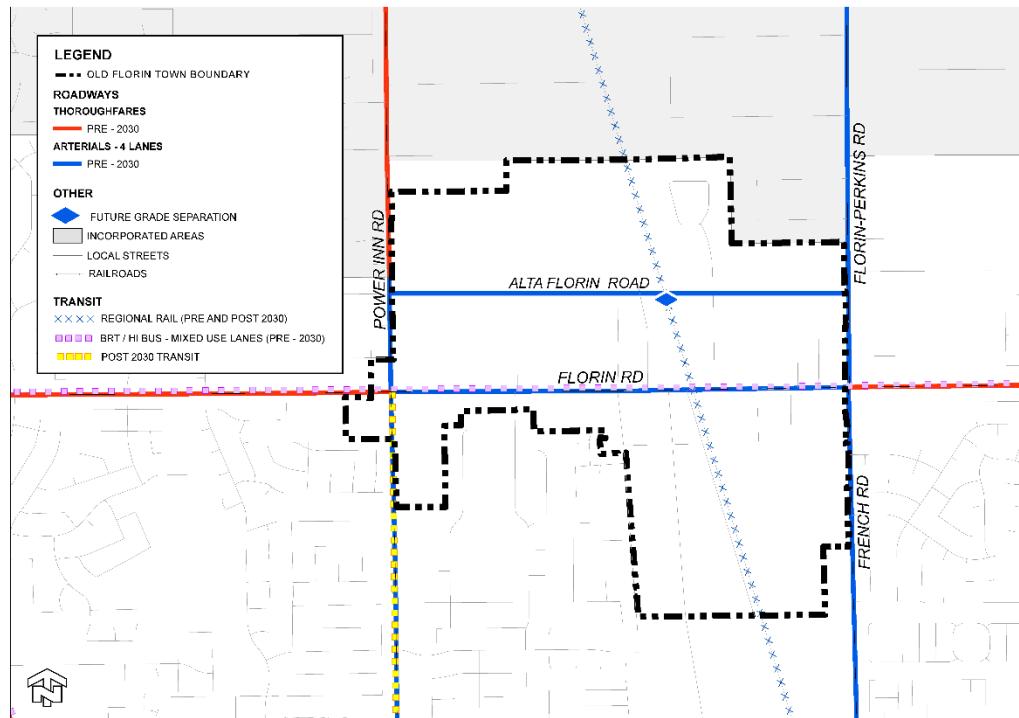


For additional drainage way standards see Section 610-125(b).

#### Circulation

The circulation plan for the Old Florin Town SPA consists of the following key components:

- Ultimate build-out of Florin Road from Power Inn Road to Florin Perkins Road as a 4-lane facility
- The construction of a new Alta-Florin Road as a four lane facility
- A new grade separation at Alta Florin Road
- Regional Rail designation for the Union Pacific Railroad Corridor



**OFT SPA  
Circulation  
Plan**

## 610-115 COMMUNITY STANDARDS AND HISTORIC STRUCTURES

Old Florin Town has a mix of architectural styles and motifs, attributable to a broad period of time (1870 to 1947). Community members and historic preservation consultants have indicated that these structures, listed on Exhibit B, represent the quality and type of design that is desired in future rehabilitation and new construction projects in the SPA. These structures have helped establish a community standard for development.



*Redman's Hall (2004)*

Through research and on-site review and analysis, this project has identified significant historic architectural resources located along Florin Road between Stockton Boulevard and Florin-Perkins Road. Structures older than fifty years of age were identified, researched and evaluated with respect to their significance, using National Register of Historic Places and California Register of Historical Resources criteria, in the Special Planning Area.

In addition, a list of historic structures is provided on Exhibit B. It is important to note that there were no officially designated structures at time of the SPA adoption in 2006. Further, historic structures on Exhibit B are also subject to the demolition requirements outlined in section 610-124 and 610-130 and specific provisions in the Residential and Commercial Design Standards (sections 610-126 and 610-127).

# PROJECT REVIEW PROCESS

## 610-116 INTRODUCTION

The following section covers the project review process, including: definitions, a project process overview (for all projects), and list of permitted and prohibited uses in the SPA.

## 610-117 GENERAL REVIEW PROCESS DEFINITIONS

Except as provided herein, the definitions in Article 1, Chapter 25 of Title I of the Sacramento County Zoning Code shall apply.

- (a) SSCPAC means South Sacramento Community Planning Advisory Council.
- (b) SHRA means Sacramento Housing and Redevelopment Agency, its agents and commission.
- (c) FHS means Florin Historical Society.
- (d) DERA means Sacramento County Department of Environmental Review and Assessment.
- (e) CEQA means California Environmental Quality Act.
- (f) New Construction. New buildings or structures not existing on-site on the date of adoption of this ordinance.
- (g) Residential Dwelling Units. Units developed for residential purposes including and limited to apartments, rooming or boarding houses, townhouses, condominiums, half-plexes, duplexes and single-family dwellings.
- (h) Exterior Remodeling. Any exterior modification that requires a building permit from the Sacramento County Building Inspection Division of Public Works.
- (i) Interior Remodeling. Any work on the interior of the buildings such as new walls, and upgrading of the electrical and plumbing that requires a building permit.
- (j) Existing Development. Refers to the existing, habitable (commercial, industrial or residential) structures in the area identified by Exhibit A.
- (k) New Development. Refers to development in the areas of town where no development exists at the time of the adoption of this ordinance (undeveloped land/property).
- (l) Dangerous Building(s). For the purposes of this Code, a dangerous building shall be as defined in Chapter 16.22 of the Sacramento County Code.
- (m) Community and Civic Uses. Refers to projects and/or uses that are for the community's benefit, and may include public meeting facilities, libraries, museums, and other community supportive facilities.

## 610-118 STANDARD PROJECT REVIEW PROCESS (*all projects*)

The expansion of, addition to, or modification of an existing building, structure, or use in any of the districts may be permitted subject to staff plan review and the approval of the Planning Director to ensure that the proposed expansion is consistent with the policies and standard of this article.

The following section outlines the project review process for all applications subject to review.

- (a) Design Review - Building Permit Review Process (*for all areas outside of the Historic Village Center*). Design Review for all new construction shall occur pursuant to adopted design review procedures for non-discretionary building permits. Design Review is conducted prior to and in conjunction with review of building permit applications. All building permits for construction projects, as set forth in Section 610-121, which are subject to this process are reviewed for compliance with the Zoning Code, this SPA, and the Commercial and Mixed Use Design Guidelines (if applicable). Design review is not applicable to minor permits where a determination is made that such construction is not visible from the public street. No further review, beyond a building permit, is required when all standards and use requirements of the Zoning Code, this SPA and the Commercial and Mixed Use Design Guidelines are met.
- (b) Design Review – Building Permit Review Process (*for construction in the Historic Village Center*). In addition to the design review procedures outlined in (a) above, construction projects in the Historic Village Center shall be referred to SHRA and the Florin Historical Society for comment.
- (c) Use Permits. Use permits shall be required for those uses as indicated in the Use Tables in the Zoning Code, or as specified in the SPA. The Use Permit process shall be in accordance with Title I, Chapter 10, Article 3 of the Zoning Code. In addition to the Zoning Code requirements, the distribution and elements of review shall include design review and conformance with the development standards and design guidelines in this SPA. Application review distribution shall include FHS, SHRA and the SSPAC, and the intent of this SPA shall be considered.
- (d) Rezones. Land use categories may be changed by rezone as provided for in Title I, Chapter 15, Article 2 of the Zoning Code. In addition to the requirements of the Zoning Code, the application review distribution shall include FHS, SHRA and the SSPAC, and the intent of this SPA shall be considered.
- (e) Special Development Permits. Projects within the SPA that are designed to achieve the purposes set forth in this SPA but do not conform to the development standards may be considered through the Special Development Permit process, as provided for in Title I, Chapter 10, Article 6. In addition to the requirements of the Zoning Code, the distribution and elements of review shall include design review and conformance with the intent of the design objectives in this SPA. Application review distribution shall include FHS, SHRA and the SSPAC, and the intent of this SPA shall be considered.



Church of Christ on Florin



(f) Uses Not Otherwise Provided For. Uses not provided for in this SPA may be considered by the Planning Director as set forth in Title I, Chapter 10, Article 3, Section 110-30.5.

*MUR Example*



*Medium Density Residential*

## 610-119 EXISTING USES AND STRUCTURES

Each use and principle building in existence on the effective date of the original ordinance is deemed to be a conforming use and a conforming building. If a use existing as of July 20, 2011 is a permitted use as identified in Section 610-121, and if that use terminates after said date, it may be reestablished without conformance to building code standards or Title III Zoning standards, regardless of the length of time between reestablishment, provide reestablishment does not represent a threat to public health and safety.

If a use existing as of July 20, 2011 is a prohibited use as identified in Section 610-120, or is otherwise not a permitted use as identified in Section 610-121, it may be reestablished within one calendar year from the date the use ceases, provided it is consistent with zoning and building code standards. If more than one year has elapsed, the use may be considered for re-establishment through a request for a use permit to be heard by the Project Planning Commission after a review and recommendation from the SSCPAC. Uses not listed in the Zoning Code or this SPA shall be subject to the process set forth in Title I, Chapter 10, Article 3, Section 110-30.5.

Existing lots as of the date of this ordinance are deemed to be conforming in lot size and shape and shall retain building rights for any use permitted by the SPA.

## 610-120 PROHIBITED USES (*all areas of the SPA*)

The following uses will not be permitted in the SPA:

-Psychiatric Facility	-Sanitarium
-Social Rehabilitation Center	-Massage Parlor
-Restaurants w/drive-throughs	-Tattoo Shop
-Live or Motion Picture Adult Theaters	-Bookstore – Adult
-Used Vehicles Sales	-Liquor Store (free standing)
-Check cashing stores	-Rehabilitation Facilities
-Gun Shops	-Pawn Shops
-Thrift Stores (antique shops okay)	-Pool Halls
-Used Appliance Sales	-Bars (without restaurants)
-Tobacco Shops	

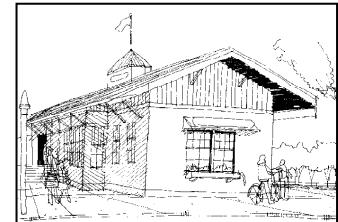
## 610-121 PERMITTED USES

Unless prohibited in Section 610-120 above, uses within the general Land Use Categories shown on Exhibit A shall be determined by using the Land Use Tables in Title II of the Zoning Code as follows:



*HVC Mixed Use*

- (a) Low Density Single Family Residential (RD 5). Limited areas in the SPA, adjacent to existing RD 5 development. Allows all uses set forth in Title II, Chapter 1, Article 1, Section 201-02 under the RD-5 Zone. All new development shall be consistent in lot area, lot width and density of Sections 215-50 and 215-52.
- (b) Mixed Use Residential (MUR). Allows for multiple residential product types, but promotes and encourages higher density development (up to 20 units per acre) and allows for a maximum of 20% commercial (based on total project square footage). A mix of uses is encouraged in the project, although sole residential development is allowed. Permitted commercial uses in the MUR areas are office and retail. Community and/or Civic Uses are also permitted. Intent is to allow up to 20 units per acre with a target of an average of 10-15 du/acre to provide for a mix of housing types. (See map page 9, "Residential Sub-Area MUR.").
- (c) Medium Density Multiple Family Residential. Targets average densities of 15 units per acre. Allows all uses set forth in Title II, Chapter 1, Article 1, Section 201-02 under the RD-20 Zone. All new development shall be consistent in lot area, lot width and density of Sections 215-70 and 215-71.
- (d) High Density Multiple Family Residential – RD 30. Targets densities of 22.5-30 units per acre. Allows uses set forth in Section 3.2.5. Table 3.1. of the Sacramento County Zoning Code under the RD-30 Zone. All new residential development shall comply with the objective development and design standards for multifamily development in Section 5.4. of the Sacramento County Zoning Code and the Countwide Design Guidelines. All other development shall comply with the development standards and design guidelines of the SPA.
- (e) High Density Multiple Family Residential – RD 40. Targets densities of 30-40 units per acre. Allows uses set forth in Section 3.2.5. Table 3.1. of the Sacramento County Zoning Code under the RD-40 Zone. All new residential development shall comply with the objective development and design standards for development in Section 5.4. of the Sacramento County Zoning Code and the Countywide Design Guidelines. All other development shall comply with the development standards and design guidelines of the SPA.
- (f) Commercial. Allows all uses set forth in Title II, Chapter 25, Article 1, Section 225-11 under the GC, General Commercial Zone, except those uses prohibited in Section 610-120. Mixed use is permitted in the Commercial District, provided that the ground floor is a commercial use. Housing is allowed on the second floor only and is not permitted on the ground floor in the Commercial Areas. Community and/or Civic Uses are permitted in the Commercial Areas and Mixed Use Commercial (MUC) areas. Refer to Zoning Code Section 225-42 for minimum lot size requirements.
- (g) Mixed Use Commercial (MUC). The primary use in the MUC zone is commercial. Residential use, at a density of 10 units per acre, is permitted. Office and retail are the primary commercial uses in the MUC areas. Horizontal mixed use is permitted.
- (h) Industrial. Allows all uses set forth in Title II, Chapter 1, Article 1, Section 201-02 under the Industrial Zone (M-1 and M-2 use zones). Industrial Areas to the south of Florin Road, and west of the Union



Depot Concept



Two-lane Florin Road

Pacific Railroad shall be designated for light industrial uses (M-1 uses) only and shall have minimal impact on surrounding uses. See Section 610-129 for additional standards.

(g) Historic Village Center – Historic Core. Allows for Mixed Use Residential, Commercial, Mixed Use Commercial, Community/Civic, and Park uses as outlined in Section 610-121. Industrial uses are not permitted. All uses, projects and/or plans are subject to review of the FHS, SHRA and SSCPAC prior to approval. Historic uses are not required in structures in the Historic Village Center and in some cases may not be permitted. Design and treatments of the buildings are the primary concerns. All “re-uses” (even if is not a current or recent use, but is a historic use) are subject to approval as outlined in the Project Review Process in Section 610-118.

Permitted and prohibited uses in the Historic Village Center may vary from other areas in the SPA. Community and Civic uses in the Historic Village Center are encouraged, although, all projects are subject to review and approval as provided in Section 610-118. Projects may be denied because of negative impacts on surrounding projects, an over-saturation of Community and Civic uses in the Historic Village Center, or the project is incompatible or inconsistent with the stated vision of the community

Exhibit B highlights the properties in the Historic Village Center area, which includes a Historic Core.

## **610-122 REVIEW PROCEDURES FOR PERMITTED USES**

Unless otherwise specified, all construction projects indicated as permitted uses, not requiring a use permit, in Section 610-121 shall be reviewed in accordance with the Design Review Advisory Committee process and as follows:

- (a) Interior Remodeling is permitted with a Building Permit Review in all areas.
- (b) Exterior Remodeling and Additions is permitted in all areas with review as described in Section 610-116.
- (c) New Construction not otherwise requiring an entitlement under the requirements of this code is permitted in all areas with review as described in section 610-116 and 610-131 (where applicable).

## **610-123 DEMOLITION OF HISTORIC BUILDINGS**

Significant historical architectural resources within OFT SPA shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. In the instance that demolition of a significant historical architectural resource is proposed, an Alternatives Analysis shall be submitted by the applicant to the Planning Department for review and endorsement. The Alternatives Analysis shall present alternatives to demolition that are site specific, such as relocation or adaptive reuse of the structure. If the Planning Department, in conjunction with the established review procedures in the SPA, determines that the only feasible alternative is

demolition, than the applicant shall have an architectural historian prepare a historical report with archival prints of the structure, including architectural details, to be archived with the Sacramento Archives and Museum Collection Center (SAMCC) and the County of Sacramento.

Demolition Permits for structures, proposed to be completely removed from a site, shall be subject to review of the FHS, SHRA, SSCPAC and the Sacramento Design Review Advisory Committee and approval by the Planning Director. The Planning Director shall refer such proposals to FHS, SHRA, SSCPAC and Building Inspection for a coordinated review and recommendations.

The Planning Director's determination is final unless appealed to the Board of Zoning Appeals pursuant to Title I, Chapter 15, Article 3 of the Zoning Code. Such appeals are subject to environmental review, in compliance with CEQA.

If the building is demolished, an application for development plan review by the Planning Director will be required when a new structure is proposed. The new structure shall be compatible with the architectural style, and materials of the buildings common to the area and will be subject to the Project Review Process as outlined in Section 505-608 of the SPA ordinance.

DANGEROUS BUILDINGS (as deemed by Planning Director and Chief Building Official) may be removed immediately in accordance with the procedures set forth in Chapter 16.22 of the County Code.

## **DEVELOPMENT STANDARDS & DESIGN GUIDELINES**

### **610-124 INTRODUCTION**

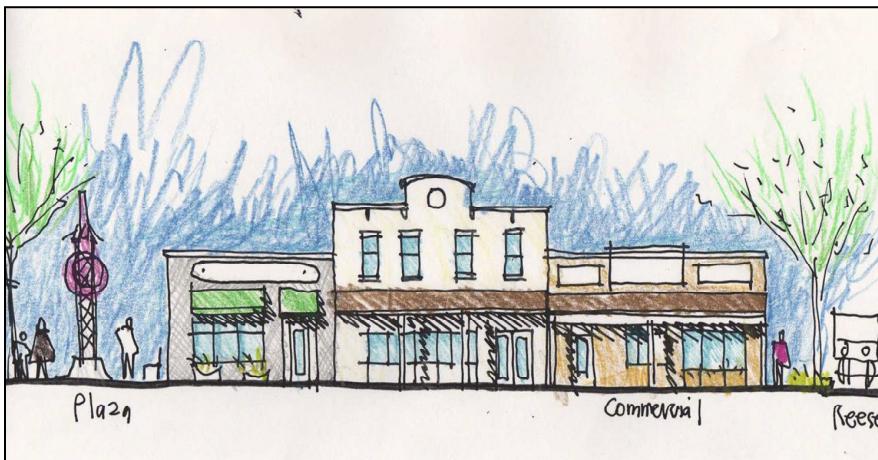
The general development standards section of this ordinance was developed by community members and is intended to provide flexibility for applicants during the design and development process, while at the same time creating some assurances that future projects will reflect the historic character of the community. The focus of this next section is on the project site and general appearance. If this ordinance is silent on any particular issue, the Sacramento Zoning Code shall apply.

## 610-125 GENERAL DEVELOPMENT STANDARDS (all projects)

The section below outlines general standards for all projects in the Old Florin Town SPA. Specific standards, by sub-area, are outlined in Section 610-126 through 610-129.

### General Standards for Building Structures

(a) Structure Height and Size. Variation in building heights is encouraged, as long as the project(s) does/will not negatively impact adjacent properties. Multi-story structures shall be designed to minimize impact on adjacent properties. Structures contiguous to Florin Road may not exceed 50 feet in height and any structure adjacent to the Historic Core may not exceed 35 feet in height. Building elevations should be designed to fit into the surrounding character of the neighborhood.

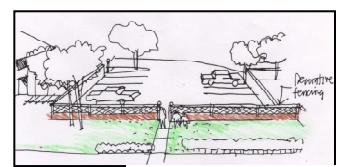


In areas where no existing height has been established, the standards in the Zoning Code for the proposed use shall apply. Greater height may be considered through a Use Permit and is subject to review as outlined in Section 610-118(d).

Structures in the residential areas are subject to county footprint standards.

(b) Setbacks. Setbacks in the community do vary depending on location and the zoning (use) of the property. In general, new structures and/or additions in the Low Density Residential and Mixed Use Residential Areas should be compatible, as to not create negative impacts, with the existing street, side yard and rear yard setbacks of the structures in these areas. Reduced setbacks may be considered and supported upon review of the FHS, SHRA and SSPAC and approval of the zoning administrator (or other approval bodies as outlined in previous sections). Additional setback standards, by area and use, are provided in 610-129 and 610-130.

All projects and parcels contiguous to the Drainage Way, identified on Exhibit A, shall generally provide a 20 to 50 feet setback and easement to allow for the future development, and possible expansion, of Florin Creek (Enhanced Drainage Ways). The exact location and width of the easement, including appropriate setbacks, shall be determined during the review of development proposals seeking a planning related entitlement (i.e., rezone, use permit, development plan review and etc.). Projects seeking a building permit will not be subject to this easement or setback. The width



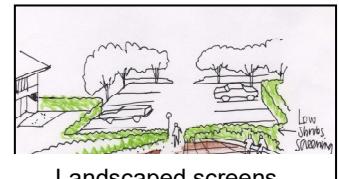
Lot screened  
w/fencing

of the easement and setback distance shall be reduced to account for site constraints and location of existing buildings and utilities. Furthermore, the new easement and setback distance can be waived on a case by case basis, if trail facilities and adequate setbacks can be achieved without requiring new easements. The easement and setback can also be waived if a suitable alternative trail location (i.e., along existing or planned roadways, including Alta-Florin) can be identified during the case-by case review of individual development proposals. Permitted uses and existing access points used by the parcel owners shall be maintained during project and trail design. As part of this review process, staff will also coordinate with the Southgate Park and Recreation to determine the exact location and width of the trail facility.

Additional setback provisions outlined overview provided in sections 610-121 through 610-131.

#### General Standards for Site Improvements

- (a) Fencing. Fencing is permitted in the Residential and Industrial Areas of the SPA with conditions outlined in the following sections. Although fencing is allowed without permit in Sacramento County, all project fencing is subject to review as outlined in Section 610-118 of the Project Review Process. Cyclone fencing is not permitted within the SPA boundaries, except in the Industrial and Drainage Way sub-areas as outlined in sections 610-130 and 610-132.
- (b) Parking. Off-street parking shall be provided for uses in all areas, using standards of the Zoning Code as a basic guide for each use; however, lesser standards may be applied if deemed necessary by the Planning Department to be adequate for the proposed use considering the existing uses (and the parking demand of the proposed use), the availability of vacant land for on-site and off-site parking, parking agreements and any other solutions the applicant may propose. Minimum requirements are given in following chart.



Landscaped screens

Parking Requirements	Total Min. Required	On-Site Minimum	Off-site/Shared
Commercial Retail	1 per 300 SF	NA	1 Per 300 SF
Office	1 per 300 SF	NA	1 per 300 SF
Commercial Mixed-use	Blended Requirement	NA	1 per 300 SF for commercial
Residential Mixed-use	Blended Requirement	Blended Requirement	1 per 300 SF for commercial
Residential Apartments	1.25 per DU	1 per DU	0.25 per DU
Residential Townhouses	2 per DU for 2+ BR 1 per DU for 1BR/S	2 per DU for 2+BR 1per DU for 1BR/S	NA
Live-work	2 per DU	1 per DU	1 per DU
Other Uses	Per County Zoning Standards	Per County Zoning Standards	Per County Zoning Standards

It is the goal that community parking areas shall be developed to accommodate 50% of all parking generated by new development or redevelopment.

Access to parking lots should be from side streets and alleyways rather than from Florin Road. This will make them easily accessible and also keep them from detracting from the central streetscape.

For projects adjacent to alleyways, owners will be required to improve, where applicable, the appearance of the alleyways (per current Public Works standards). This may include repairing or replacing the existing flatwork, re-striping and resealing asphalt, providing additional lighting for added security, and providing addition of landscaping are all encouraged.

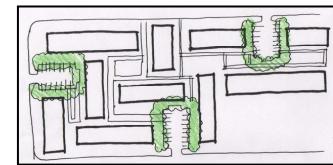
Applicant shall develop a comprehensive sign program for existing parking areas and will be strongly encouraged to establish collective parking areas. The sign program should be compatible with the imagery and character of the areas in which signage occurs.

New parking areas or garages should be located to the rear of buildings with access at the rear or side. Curb cuts on Florin Road are discouraged.

"Pocket lots" of 30 or less spaces shall be interspersed with landscaping (and buildings) and visually screened from the street. New screening shrubs should be 30"-48" high.

Breaking up large parking areas into blocks no larger than 100 feet, on a street side, with perimeter sidewalks and street trees is encouraged.

Additional parking considerations are listed in sections 610-127 and 610-128.



*Parking pockets*



*Prohibited A-Frame Sign*

(c) Signage. Specific signage requirements, to be determined by use and project location, are included in sections 610-127 through 610-131. In general, three additional signage types should be accommodated in all cases, they include: historic district monuments (to be located at the gateways and major street intersections), walking tour signs for historic structures within OFT and any signage promoting civic uses or outdoor recreational facilities (i.e. enhancement drainage way, bike paths, etc.). Requirements of the applicant to install and/or incorporate said signage shall be determined by the Planning Director during the project review process, as outlined in Section 610-118. A-Frame signs are not permitted in the SPA.

(d) Lighting. Lighting in the SPA shall be consistent with area standards, with particular attention to lighting plans outlined in the Florin Road Streetscape Master Plan.

#### General Standards for Landscaping Improvements

(a) Landscape Plans. Specific landscaping requirements are not described in this section; however, the review authorities may require landscaping in areas where on-site and off-site parking is provided and where buildings are set back from the sidewalk. This landscaping requirement may be accomplished by provision of street trees, window boxes, hanging baskets, sidewalk planters,

planter strips, shrubs or a combination of the items listed. Areas that may be required to be landscaped include side yards, back yards, or other open areas.

Conditions of Development Plan Review or Use Permit may require planting of these areas to retard erosion or to provide further visual amenities. If street trees are provided by the project applicant, they may be planted directly into the ground or in appropriate tubs. In all cases, landscaping required shall be designed to enhance the overall appearance of the area and should be consistent with the plant and tree species in the area.

- (b) **Plant Species.** All plant species in areas contiguous to Florin Road, or within 100 feet of the corridor, shall be consistent with identified species in the Florin Road Streetscape Master Plan. In general, all species should be indigenous to the area and drought tolerant.
- (c) **Street Improvements.** Any street oriented improvements, such as furniture, landscaping, lighting, sidewalks, and other items around or near the public right-of-way shall be consistent with design and layout themes in the Streetscape Master Plan. See Florin Road Streetscape Master Plan for additional background details.

General Standards for air quality, noise and climate change mitigation

**AQ-1** Development proposals that exceed the SMAQMD NO<sub>x</sub> screening levels shown in Table AQ-2 (Chapter 8: Air Quality, p.15-16), or any similar screening standard adopted by SMAQMD at the time of project application, shall be required to prepare construction emission estimates based on projected construction timelines and equipment lists prior to approval of improvement plans. When emissions exceed the SMAQMD construction thresholds of significance of 85 pounds per day of NO<sub>x</sub>, or the applicable standard in place at the time of application, the following measure shall be implemented:



The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which construction activity does not occur. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance;

and,

The contractor shall provide a plan for approval by SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and the

project sponsor shall submit to SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment.

The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

If, after the 20 percent NO<sub>x</sub> reduction afforded by implementation of the above, the SMAQMD thresholds of significance are still exceeded, then that development shall pay SMAQMD off-site air quality mitigation fees to reduce the project's net construction NO<sub>x</sub> emissions below the significance threshold. The off-site mitigation fees shall be paid to SMAQMD prior to the approval of improvement plans or the issuance of grading permits. Developers should contact the SMAQMD for assistance in assessing the fee, based on the current rate of \$16,000/ton of NO<sub>x</sub> or the prevailing rate in effect at the time of construction.

**AQ-2** All development projects within the OFT SPA shall comply with the SMAQMD endorsed Old Florin Town SPA Operational Air Quality Mitigation Plan (09/28/2009), which requires implementation of reduction measures that will achieve a minimum of 15 percent reduction in operational and area source emissions, consistent with General Plan Policy. The AQMP shall be incorporated into the Old Florin Town SPA.

**AQ-3** Future applicants of projects that have sensitive land uses, within 500 feet of the UP rail line, shall develop a mitigation plan to reduce impacts associated with toxic air contaminants, in consultation with SMAQMD. The mitigation plan may include measures such as vegetative plantings, the installation of electrostatic filters, and/or site redesign.

**NO-1** To ensure compliance with General Plan Noise Element standards of 45 dB L<sub>dn</sub> or less for residential interiors, the following measure shall apply:

Any/all new residential construction shall be located at or beyond the 70 dB noise contour, as indicated in Tables NS-6 through NS-12 of the EIR.

Any departure or deviation from the above measure must be accompanied by an acoustical analysis, prepared by a qualified acoustical consultant and verified by the Department of Environmental Review and Assessment, substantiating that the General Plan Noise Element standard cited above is met.

**NO-2** To ensure compliance with General Plan Noise Element standards for non-residential interiors, as indicated in Table I of the Sacramento County General Plan (Table NS-3 of this EIR), the following measure shall apply:

Any/all new non-residential construction shall remain outside the 60 to 75 dB contour, as applicable, assuming a 25 dB standard construction reduction, unless sound resistant construction materials are utilized such that interior noise levels do not exceed the applicable noise level standards per Table NS-3 of this EIR.

Any departure or deviation from the above measure must be accompanied by an acoustical analysis, prepared by a qualified acoustical consultant and verified by the Department of Environmental Review and Assessment, substantiating that the General Plan Noise Element standard cited above is met.

**NO-3** To ensure compliance with General Plan Noise Element standards for interior noise levels at sensitive residential receptors subjected to railroad noise, the following policy shall be added to the SPA:

No use shall be operated or constructed that would result in interior noise levels at sensitive residential receptors that exceed the General Plan Noise Element noise standards. Proponents applying for sensitive uses in close proximity to the Union Pacific Rail Road shall submit a noise analysis substantiating compliance with interior noise standards of the General Plan Noise Element noise standards.

**NO-4** To ensure compliance with General Plan Noise Element standards for non-transportation sources, the following policy shall be added to the SPA:

No use shall be operated so as to generate recurring noises that are unreasonably loud or create a nuisance to any person of ordinary sensitivities. No nonresidential use shall be operated so as to generate any noise in an adjacent residential area, as detected in that area without instruments, that is louder than the noise which could be generally expected from uses permitted in that area.

**NO-5** If a loading dock is located within 100 feet of a residential use, an acoustical analysis shall be completed by a qualified acoustical consultant which recommends measures to minimize loading dock noise impacts, if necessary, on the residential uses and those measures shall be included in the project design.

**CC-1** Add a policy to the SPA requiring that future applicants for residential projects reduce residential emissions by 0.53 MT CO<sub>2</sub> per capita, based on 2.7 people per residential unit. In consultation with the Department of Environmental Review and Assessment and Sacramento Metropolitan Air Quality Management District, applicants shall submit a plan detailing a set of quantitative and/or qualitative measures that achieve the reduction in CO<sub>2</sub> emissions per capita, prior to the issuance of building permits or prior to obtaining any discretionary entitlements. This mitigation may be modified to conform with current Sacramento County climate change standards, including but not limited to a Green Building Program and Climate Action Plan. Additionally, applicants may choose to submit revised, project-specific, residential energy-use emissions factors; however, the applicant will be required to provide adequate data to support the revised emission factor.

**CC-2** Add a policy to the SPA requiring that future applicants for commercial projects reduce commercial emissions by 1.83 MT CO<sub>2</sub> per Kft<sup>2</sup>. In consultation with the Department of Environmental Review and Assessment and Sacramento Metropolitan Air Quality Management District, applicants shall submit a plan detailing a set of quantitative and/or qualitative measures that achieve the reduction in CO<sub>2</sub> emissions per Kft<sup>2</sup>, prior to the issuance of building permits or prior to obtaining any discretionary entitlements. This mitigation may be modified to

conform with current Sacramento County climate change standards, including but not limited to a Green Building Program and Climate Action Plan. Additionally, applicants may choose to submit revised, project-specific, commercial energy-use emissions factors; however, the applicant will be required to provide adequate data to support the revised emission factor.

**CC-3** Add a policy to the SPA requiring that future applicants for industrial projects meet the applicable emission factors as follows:

8.08 MT per Kft<sup>2</sup> of building, for energy usage

OR

2.42 MT per Kft<sup>2</sup> of actively operated land area, for energy usage

AND (if appropriate)

0.05 MT per 100 vehicle miles traveled, for transportation

In consultation with the Department of Environmental Review and Assessment and Sacramento Metropolitan Air Quality Management District, applicants shall submit a plan detailing a set of quantitative and/or qualitative measures that achieve the reduction in CO<sub>2</sub> emissions per the above factors, prior to the issuance of building permits or prior to obtaining any discretionary entitlements. This mitigation may be modified to conform with current Sacramento County climate change standards, including but not limited to a Green Building Program and Climate Action Plan. Additionally, applicants may choose to submit revised, project-specific, industrial energy-use emissions factors; however, the applicant will be required to provide adequate data to support the revised emission factor.



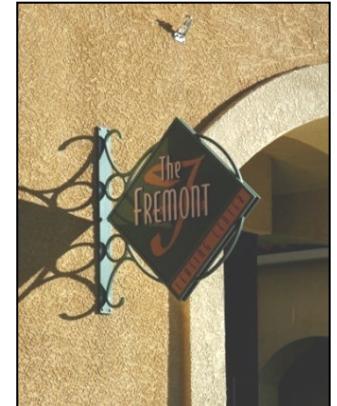
*Inappropriate wall/fence*

## 610-126 ADDITIONAL STANDARDS FOR RESIDENTIAL PROJECTS

This section outlines standards for all residential projects, including projects in the Mixed Use Residential areas.

(a) Parking. On-site parking shall be provided for all new residential development projects and shall be subject to review during the Project Review Process, as outlined in Section 610-118. Mixed Use Residential projects may share parking with other uses in project. In such cases appropriate shared parking ratios are not predetermined in this SPA and may fluctuate depending on project need, location, access to transit and the types of uses existing or proposed on the subject site. Parking pads, on low density residential projects, shall not cover more than 50 percent of the total front yard (square footage). Use of concrete within the front residential setback, for purposes other than parking vehicles or providing a border for landscaping, shall not be permitted.

(b) Fencing. Fencing within the front street setback of residential structures is not permitted, except for corner lots, or points of entry, into larger residential developments that intersect the Florin Road. In such



*Example of appropriate sign*

a case, fencing must “step down” to a three foot level and meet all county standards. If project fronts Florin Road, three (3) foot high picket fencing is permitted. Sound walls are not permitted.

- (c) Construction. In addition to the requirement of the highest quality materials, residential projects shall be “stick-framed” construction (with or without trusses) and not be constructed as modular or mobile units.
- (d) Height. No residential project shall exceed fifty (50) feet in height. If project applicant(s) can demonstrate the need, or historic relevance, for a residential height in excess of the county maximum allowable height, the project may be considered for approval. Maximum allowable height in the Historic Village Center is thirty-five (35) feet, see Section 610-128 for additional standards in the Historic Village Center.

## **610-127 ADDITIONAL STANDARDS FOR COMMERCIAL PROJECTS**

This section outlines standards for all commercial projects, including retail, office and other permitted commercial uses in the Commercial Areas. Note: commercial uses in the Historic Village Center and Historic Core are subject to additional standards and design guidelines outlined in sections 610-128 and 610-132.

- (a) Parking. Parking plans shall be addressed by the project applicant and shall be subject to review during the Project Review Process, as outlined in Section 610-118. County standards and requirements may be reduced if project applicant can demonstrate need, and/or the project will re-establish a historic use.
- (b) Signs. Signs shall be in keeping with the character of OFT and shall reflect the historical character of the area through the design, color, material, and lighting used. Materials may be wood, metal, stone, or other historically appropriate combinations of materials.
  - (1) Locations. Signs shall be placed flat against the building, or projected at right angles from the building and shall not project above the roofline of the building.
  - (2) Illuminations. Signs shall not be backlit or have flashing, moving, or animated illumination. Lighting of signs shall be arranged so as to not produce a glare on other properties in the vicinity, and the source of light shall not be visible from adjacent property, or a public street.
  - (3) Content. A business name or logo and address number may be permanently applied or lettered directly onto window glass or glass in doors or may be a sign placed in the window. Sign materials and lettering style must be appropriate to the historic context. Painted lettering or wooden signs are acceptable.
  - (4) Size. The aggregate of all window signage is limited to a maximum coverage of 10% of the total storefront window display area. This signage is in addition to the maximum allowed per building. Signs on all buildings within the commercial area shall be limited to two (2) square feet per foot of building frontage. Only one side of the sign is considered in determining the maximum

allowable sign area. Buildings that have frontage on two streets, other than corner buildings, may use the allowable sign area on both streets.

- (5) **Review.** Signs meeting the above standards shall be reviewed through the Plan Check Review process. Signs that do not meet the above standards, monument signs, directory signs and off site signs may be considered through a Use Permit request, reviewed by the FHS, SSCPAC, SHRA, and heard by the Zoning Administrator.
- (6) **Existing Signs.** Existing signs on and before the effective date of this ordinance shall be considered conforming and may be repaired, but can only be replaced after a review through the Plan Check Review process.
- (c) **Fencing.** Fencing within the front street setback of commercial structures shall not be permitted. Fencing in the Commercial Areas may be provided for trash receptacles or commercial loading areas. Special considerations may be made, but only if the project is being reviewed for other considerations as part of a Use Permit request, reviewed by the FHS, SSCPAC, SHRA, and heard by the Zoning Administrator.

## **610-128 ADDITIONAL STANDARDS FOR PROJECTS WITHIN THE HISTORIC VILLAGE CENTER**



*Tallest building in OFT*

The Old Florin Historic Village Center includes properties on both the north and south sides of Florin Road, and properties east and west of the railroad tracks (see Land Use Plan). In the heart of the Historic Village Center area is the Historic Core area with bordering parcels. The following development standards are for all parcels in the Historic Village Center Buffer Area, with the subsequent Design Guidelines focusing on the Historic Core of the SPA. Historic Village Center and Historic Core properties are listed in Exhibit B.

This section outlines development standards for projects in the Historic Village Center – Buffer Area:

- (a) **Parking.** A parking plan shall be provided for development projects in the Historic Village Center and shall be subject to review during the Project Review Process, as outlined in Section 610-118. See Development Standards, General Project Standards Section 610-126 additional requirements.

The review authorities may recommend and the zoning administrator and/or review authority may reduce parking requirements, established for the county, or provided otherwise herein, for projects in the Historic Village Center, if the project applicant submits an acceptable parking plan with parking alternatives off-site. It is understood that successful development of the Historic Core in the SPA will require some flexibility when considering parking for future establishments and/or uses. In addition, approved off-site parking in the Historic Core (to address parking requirements) should be shared parking for the use, existing and future, of other Historic Core properties. Approved parking lots in the Historic Village Center shall be screened from sight with low level landscaping, not fencing, approximately three (3) feet in height (see Section 610-125).

(b) Signs. Signage in the Historic Village Center should be consistent with the provisions outlined in section 610-125 through 610-129 and may be subject to additional standards previously outlined in Section 610-127. Conditions and restrictions include the following:

- (1) "Franchise architecture" or corporate prototype designs are strongly discouraged, and if incorporated into the project shall be sensitive to the historic nature and designs in the Historic Core.
- (2) The wording of signs should be limited to the occupant's name(s) and/or company logo. The sign should not include advertising slogans, or services rendered. Words describing the type of commercial use (i.e., meat market, barber shop, plumbing and electrical supplies, etc.) are permitted.
- (3) Window signs of any type are prohibited, except those identifying a business and when it is the only sign on the property. Open/closed signs and addresses are allowed. Signs shall not exceed 10% of the total glazed surface area.
- (4) Awning and canopy signs should be 12" max. overall height for letters and identification emblems, insignias, logos, graphics or similar features and shall not exceed 25 percent of the surface area. Back-lit awnings are strongly discouraged.
- (5) Each occupant can place upon each entrance to its premise, not more than 144 square inches lettering or decal application, indicating hours of business, emergency telephone number, and proprietorship.
- (6) All sign colors should be harmonious with the building. A color scheme should be identified on the sign permit application.
- (7) Lighting should meet requirements pursuant to the Sacramento County Sign Ordinance. Letters may be internally illuminated to create a halo effect or non-illuminated. Internally illuminated letters should be lighted with white neon tubing and thirty (30) milliamperes transformers. Internally lit plastic signs are not allowed.
- (8) Externally lit signs are allowed with appropriate light fixtures that complement the sign style and design and shield pedestrians from the light source.
- (9) Traditional symbolic three dimensional signs (i.e. barber poles) are encouraged. A business name, logo or symbol may be used as a projecting sign. When designing new signs or, restoring existing projecting signs, lettering styles, colors and materials must be consistent with historic prototypes. A business name or logo and address number applied to an awning valance or canopy fascia is allowed.
- (10) Lettering style should be appropriate to the building design and era of construction. Novelty type (style) signs are inappropriate. Letters may be painted or applied to the fabric awnings. Backlit vinyl awnings are inappropriate and discouraged.
- (11) A business name or logo may be applied to a small pedestrian scale sign attached to the underside of a canopy or awning over the sidewalk space. The

sign shall not exceed three (3) square feet in size with a minimum of eight (8) foot clearance from the sidewalk, in addition to any permitted wall or window sign.

- (12) Each business whose entry door is located in the building frontage is permitted one wall or window sign. A business whose entry is located within an internal corridor may utilize a nameplate incorporated in a wall sign for the entire building. The length of a wall sign may not exceed 75 percent of the shop's frontage.
- (13) Small freestanding signs located in landscape areas or wall mounted signs are acceptable for directional signage, but must be included for review as part of the site plan and/or sign permit. The sign shall not obscure sight lines for safe automobile circulation.

- (c) **Setbacks**. Setbacks of existing buildings within, or adjacent to, the Historic Village Center should be retained even though they may different than current regulations, unless proposed road upgrades require that the buildings be moved. New construction within the Historic Village Center should match setbacks of existing adjacent buildings. All setback provisions in this SPA will be considered when reviewing project applications in the Historic Village Center and Historic Core.

Projects in the Historic Core shall be “four-sided” if possible, and includes designing and developing the rear of buildings as an attractive and utilized area for pedestrians and customers. Such areas shall have access to the main street(s).

- (d) **Fencing**. Three (3) foot high picket fences are permitted within the front setback in the Historic Village Center for residential projects only.
- (e) **Setbacks**. Building setbacks in the Historic Village Center are somewhat inconsistent, with some residences, commercial and community buildings, found close to the right of way, and other buildings sited further back from the street.
- (f) **Height**. Heights of new building construction within the Historic Village Center should be limited to two floors/stories, and 35 feet. New construction immediately adjacent to the following properties should be limited to one and one half stories, or twenty feet: Florin East School, 8419 Florin, 8448 Florin and 8460 Florin Road.



Massing Example  
in the HVC

(g) Demolition (in Historic Village Center). Any Demolition Permits for structures listed on Exhibit B (Historic Structures List), proposed to be completely removed from a site, shall be subject to review of the FHS, SHRA, SSPAC, Sacramento County Design Review Advisory Committee and approval by the Planning Director. The Planning Director shall refer such proposals to FHS, SHRA, SSPAC and Building Inspection for a coordinated review and recommendations. The Planning Director in consultation with the Chief Building Inspector, SSPAC, FHS, and SHRA, will determine if feasible alternatives to demolition are available. Feasible alternatives may include but are not limited to: rehabilitating, securing, stabilizing, supporting or otherwise preventing the building from collapsing. A detail photographic record shall be created, prior to demolition, and given to the Florin Historical Society and the California State Office of Historic Preservation.

The Planning Director's determination is final unless appealed to the Board of Zoning Appeals pursuant to Title I, Chapter 15, Article 3 of the Zoning Code. Such appeals are subject to environmental review, in compliance with CEQA.

If the building is demolished, an application for development plan review by the Planning Director will be required when a new structure is proposed. The new structure shall be compatible with the architectural style, and materials of the buildings common to the area and will be subject to the Project Review Process as outlined in Section 610-116 of the SPA ordinance. Projects in the Historic Village Center and Historic Core shall comply with the Design Guidelines outlined in Section 610-130.

DANGEROUS BUILDINGS (as deemed by Design Review Advisory Committee, Planning Director and Chief Building Official) may be removed after feasible alternatives have been explored, in accordance with the procedures set forth in Chapter 16.22 of the County Code.

Significant historical architectural resources within OFT SPA shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. In the instance that demolition of a significant historical architectural resource is proposed, an Alternatives Analysis shall be submitted by the applicant to the Planning Department for review and endorsement. The Alternatives Analysis shall present alternatives to demolition that are site specific, such as relocation or adaptive reuse of the structure. If the Planning Department, in conjunction with the established review procedures in the SPA, determines that the only feasible alternative is demolition, than the applicant shall have an architectural historian prepare a historical report with archival prints of the structure, including architectural details, to be archived with the Sacramento Archives and Museum Collection Center (SAMCC) and the County of Sacramento

## **610-129 ADDITIONAL STANDARDS FOR INDUSTRIAL PROJECTS**

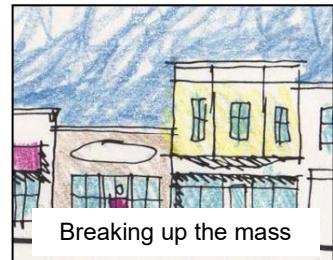
The greater Florin area has a number of large industrial sites in close proximity to many of the historic properties. This section attempts to balance protecting these historic resources and providing for a successful industrial business climate.

All industrial project applicants are encouraged to review and adopt the enhanced landscaping concepts outlined in the Streetscape Master Plan wherever applicable.

(a) Fencing. Cyclone fencing on the perimeter of industrial zoned parcels is permitted with the following conditions:

- (1) no cyclone fencing on property boundaries is permitted within 100 feet of a residential dwelling unit (single or multiple family). Acceptable fencing materials include: brick, wood, stone and wrought iron. Projects (applicants) are also encouraged to provide additional landscape buffers, on either side of the fence, for additional shielding next to the residential use.
- (2) no cyclone fencing on property boundaries is permitted within 200' of the Historic Village Center. Acceptable fencing materials are outlined in (a)(1). In addition, all fencing facing the Historic Core, within 500' shall include a landscape buffer. The buffer should be approximately six (6) feet in width, irrigated, and contain planting materials that will hide the fencing. Design of the buffer area shall be included in any permit or plan for consideration under Section 505-608 of this SPA.
- (3) no cyclone fencing on property boundaries contiguous to, front on, any street in the SPA, in particular Florin Road. Further, projects must comply with (1) and (2) above. Additional landscaping requirements listed in (c) below.

(b) Signs. Signs should be in keeping with the character of OFT and should reflect the historical character of the area to the extent possible through the design, color, material, and lighting used. Materials may be wood, metal, stone, or other appropriate combinations of materials. Signs meeting the above standards shall be reviewed through the Plan Check Review process.



Signs that do not meet the above standards, monument signs, directional signs and off-site signs may be considered through a Use Permit request, reviewed by the FHS, SSCPAC, SHRA, and heard by the Zoning Administrator/Planning Director.

Existing signs on and before the effective date of this ordinance shall be considered conforming and may be repaired, but can only be replaced after a review through the Plan Check Review process.

(c) Landscaping. All Industrial zoned property boundaries adjacent to a road or street (street frontage) in the SPA shall maintain an irrigated, landscaped, planted area at least six (6) feet wide, between the public right-of-way and the sidewalk.



Typical historic facade

(d) Sidewalks. All industrial projects in the SPA with property boundaries contiguous to a road or street shall provide sidewalks (per Sacramento County street standards) in addition to the previously outlined landscaping requirements.

## BUILDING DESIGN GUIDELINES

### 610-131 GENERAL DESIGN GUIDELINES (*all projects*)

This section does not prescribe a specific style or scheme for building designs in the OFT SPA. Rather, it attempts to encourage accurate and appropriate rehabilitation activities that will preserve and enhance cultural/historic nature of the area.

Many of these design guidelines are intended to apply specifically to new residential and commercial projects; however, it is important to note that any new development or redevelopment project in ANY area (outlined in Exhibit A) should be sensitive to the historic architectural style of the area. All development within the SPA will be reviewed based on the design guidelines and shall be compatible with the overall character of the area to the extent practical.

There are a number of important design elements that will help maintain the existing character of design in the area, while at the same time help re-establish the historic atmosphere of an area. These augmentative features listed below will be considered during each review of development and building plans by the FHS, SHRA, SSCPAC, Design Review Advisory Board, Planning Department, Project/Policy Planning Commissions, and Board of Supervisors, and may be a factor in the approval or denial of a project.

- (a) Architectural Motif and Style. Building height, bulk, mass, shape and proportion of structures; and various architectural sub-elements such as roof pitches, porches, windows and doors should be consistent with those of adjacent structures and those in the immediate vicinity of the project. Such sub-elements should generally reflect the architectural characteristics of a late 19<sup>th</sup>/early 20<sup>th</sup> century town.
- (b) New Construction. New residential units should be oriented toward the street and front porches are encouraged. Residential design should minimize the visual impact of the garage on the streetscape.
- (c) Materials. Construction materials should be of high quality and consistent with the architectural style of the building. This includes, but is not limited to roofing materials, siding materials, windows, doors, fixtures (including porches and overhangs) and other exterior materials. Brick, solid wood shiplap or similar style siding, and wood shingle siding are encouraged. Stucco exterior walls should be combined with other siding materials to provide variation in façade materials and to reflect the design of many existing structures in the community. T-111 and other 4 x 8 foot wood or composite paneling shall not be allowed as finish (exposed) materials.



Historic Redmans



APR 22 2004

7228 Simon  
Road

### 610-132 DESIGN GUIDELINES – HISTORIC VILLAGE CENTER

The following text summarizes the unique qualities that define the character of the existing historic architectural resources within the Special Planning Area. The period of architectural significance dates from 1870 to 1947. These design qualities and features

should be studied in new construction, reconstruction or renovation within the Historic Village Center to reproduce the existing scale and massing.

Infill construction should be appropriate to adjacent contributing buildings in the Historic Village Center and adjacent to significant buildings terms of scale, massing, materials, height and stylistic themes.

Work activities regarding rehabilitation of buildings that contribute to the Historic Village Center/Historic Core, and to individually designated significant buildings in the vicinity, should be consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

#### **(a) Architectural and Design Features**

The following section focuses on key elements of design and is intended to address building and design features that have historical significance in Old Florin Town. Many of the buildings within the Historic Core/District and within the historic area are vernacular buildings, designed without an architect or a specific architectural style. The buildings are generally modest, functional, and reflect their function-related activities such as industrial, community or commercial.

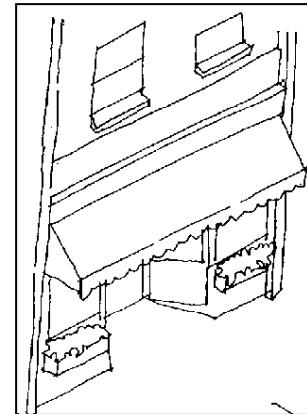
While new construction should not necessarily copy specific details reflecting a past style, appropriate contemporary ornament may be used to achieve a similar sense of scale and texture. Existing buildings possess character-defining ornament in moldings, eave bracketing, columns, battered posts, louvered vents, windows with leaded glass, and windows with decoratively shaped panes.



Historic entry example

#### **(b) Styles of Buildings**

Most buildings within the Historic Village Center combine elements that reflect mixtures of architectural styles. Craftsman styles are represented by structures at 8286, 8419 and 8460 Florin Road. Gothic Revival style is represented by 8301 Florin Road. Finally, Period Revival styles are represented by 8448 Florin Road and 7228 Simon Road.



Appropriate awning

#### **(c) Massing and Scale**

The massing is more prominent in groups of adjacent buildings with consistent façade setbacks. The Redman's Hall is the single most massive building in the area. Building heights are primarily one and two stories.

#### **(d) Ornamentation**

Some buildings within the Historic Village Center utilize design elements and details reflective of a particular architectural style. These details create a texture for the building that helps provide a sense of scale as well as decoration.

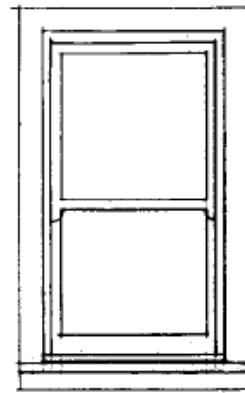
#### **(e) Building Facades**

Street front buildings should include pedestrian oriented details to provide shade, comfort, and interest at the ground level. Entry articulation and window glazing within the Historic Village Center should comply with the Design Guidelines. Detailed fenestration components are outlined in Section 610-132(f).

- (1) **Entrances.** Entries should be well defined, face directly to the main public street, and be well illuminated. Dark or very deep entry spaces are discouraged. Corner projects have the opportunity for dual entries and should have common elements that visually relate to the secondary entry as well as the primary entry. Elements that can be used to articulate an entry include, but are not limited to, recesses, additional detailing, overhangs, awnings, lighting, graphics, etc. The scale of the entry should relate to the buildings historical design and overall width and height.
- (2) **Coverings.** Awnings, colonnades, arcades, and canopies of durable quality are encouraged. These elements provide shadow and relief to flat facades, further enhance recessed entries, and provide protection from the weather.

Canopies were often utilized in the original town of Florin and should be compatible with the Design Guidelines. Coverings and arcades within the Historic Village Center that are incompatible with the original character of the town should be discouraged. Canopies or other types of walkway coverings shall be retained or shall be replaced with new materials consistent with the original design of the building and should be well designed and constructed of high quality, durable materials.

Exterior pull down, sliding or fixed security grills and bars are not permitted. Any special security device must be located within the interior of the building.



*Appropriate window style*

Appropriate placement, size and construction of windows, storefronts, and doors are important. The original proportions of wall openings should be retained. Blocking of existing openings for any reason that is in conflict with historic consistency is not acceptable.

- (3) **Lighting.** All lighting on the exterior of the building, including freestanding light standards, should be designed to prevent glare or reflect onto adjacent properties or public right-of-ways. Decorative lighting elements are encouraged as a component of the overall design and should be of high quality design and construction.

#### **(f) Fenestration**

Windows of residential buildings vary in size and shape as do industrial, commercial and community buildings. Some windows utilize wood sash, while others are framed with metal sash in varied formats. The intent is to ensure that the street level windows in new construction provide a large but appropriately articulated glazed surface allowing for display which will draw interest of the passerby.

- (1) **Size.** Many windows in historic buildings are not large plate glass windows and the windows have smaller pane divisions. Window size, shape, and style should be responsive to the building design. Traditional storefronts may have smaller windows with intermediate mullions. Small window panes to facilitate replacement are acceptable.

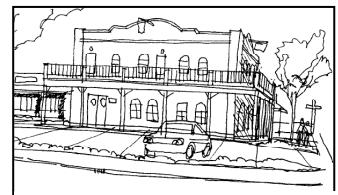
Maximizing glazing at the ground level of existing buildings, being remodeled, is encouraged. Provide visual access to interior's primary activity and orient it to the consumer.

(2) Type. Clear glass, no dark tinted or reflected glass shall be allowed. To the extent possible, dual pane windows should be utilized for energy efficiency. However, historic authenticity takes precedence over energy efficiency in restoration of significant structures.

(3) Shape. Irregular, polygonal, circular shaped windows are not appropriate unless historically documented.

(4) Location and Materials. The historic prototype storefront provides a decorative base panel in the wall below the storefront window. Appropriate materials are durable commercial grade such as ceramic tile, brick, and wood paneling with moldings. The height should be 20-36 inches above the level of the adjacent sidewalk.

(5) Coverings. Sun control may be desirable to control heat and sunlight. Sun control devices may be installed on the interior rather than the exterior. For additional covering requirements see Façade Coverings in Section 610-132(e)(2).



Simple parapet (not ornate)

**(g) Building Materials**

Wood is the primary exterior material with some structures faced with brick, stucco and metal. Some architectural stylistic themes represented in the Historic Village Center and individually designated buildings utilize design elements characteristic of a style, which are reflected in particular design details or features. These details create a texture for the building that helps provide a sense of scale as well as decoration.

Wood is the primary exterior material with some structures faced with brick, stucco and metal. Some architectural stylistic themes represented in the Historic Village Center and individually designated buildings utilize design elements characteristic of a style, which are reflected in particular design details or features. These details create a texture for the building that helps provide a sense of scale as well as decoration. Additional requirements:

(1) An integrated color palate for the entire project should be submitted with the design. The colors should be selected to achieve specific goals within the project such as harmony, contrast, or articulation.

(2) Texture should be considered in the selection of materials and in context with the design concept. Building materials should reflect a texture natural to that material. It is encouraged that buildings display a minimum of two textures at street front elevations. Large uninterrupted and unarticulated monochromatic expanses are discouraged.

(3) Materials should be of a permanent nature, durable, and low maintenance. Brick, tile and other masonry-type materials are encouraged. When using these materials as a veneer, attention should be paid to the corner treatment and similar details so that the materials do not appear to be too thin. Corrugated metal siding, reflective glass, plywood siding and synthetic siding materials (plastics) are not permitted unless they can be demonstrated to have historical significance at that location, although the review bodies may still determine that the materials are not appropriate for the project. Stucco covered foam is acceptable if properly detailed and applied. Special attention to durability is required at lower levels accessible to the pedestrian.

**(h) Roofs**

Gabled and hipped roofs are the predominant roof forms in the Historic Village Center. There are a few buildings with flared eaves and even fewer buildings, constructed after the

main group of contributing buildings that have flat roofs. The area is visually defined by one and two story vertical facades of buildings close to right-of-way than the more varied facades of residential building types.

Buildings should have varied and interesting roof shapes and parapet lines that respond to the local traditional vernacular. The intent is to maintain the existing scale and pattern of street and to prevent disharmony caused by a marked differences in floor-to-floor heights between buildings and proposed new construction. Further, these provisions will ensure that new construction maintains the continuity of existing rows of buildings or helps to establish such continuity.

Roof shapes within the Historic Village Center should reflect nearby or adjacent building roofs, or historically accurate design. General requirements include:

- (1) All flat commercial roofs should be surrounded by parapets. The parapets should be detailed to enhance the overall building design. Roof parapets, although less common than gable and hipped roofs in the Historic Core, vary in shape with both stepped and horizontal lines and a rounded arch in the Village Core.
- (2) Roof designs should conceal and screen rooftop equipment (i.e. vents, access doors, etc.) from the pedestrian perspective.
- (3) Design of the roof shall be consistent with the building use, style and location. It is an integral component of the exterior building form.
- (4) Landmark design elements should not exceed 35 feet in height. This may include enhanced roof forms, clock towers, signs, flags, banners, windmills, or other advertising elements.
- (5) Roof materials exposed to street frontages in residential neighborhoods should complement the adjacent residential buildings.

**(i) Additional Exterior Treatments and Fixtures**

All exterior improvements within public view, or in the “public space,” shall be considered in the context of the Florin Road Streetscape Master Plan, if applicable. Additional considerations:

- (1) Outdoor furniture and fixtures should be compatible with the project architecture and should be carefully considered as integral elements of the landscape.
- (2) Exterior vending machines or product storage units (i.e. ice boxes) are not permitted.
- (3) Outdoor furniture should be welcoming, well positioned and of sturdy construction to withstand daily abuse. It should be located so it will not conflict with the circulation patterns of the site.
- (4) No signs are allowed on, or as a part of, any outdoor furniture.

**(j) Vacant Lots**

There are vacant lots (land) within the Historic Village Center and in the vicinity along Florin Road. They create voids in the visual fabric of the corridor and interrupt the development of a rhythm or identity. These lots should be considered for infill development that reinforces the existing historic character and historic concepts outlined in this SPA and the Old Florin Town Vision Plan.

#### **(k) Building Rehabilitation and Remodeling**

Preservation of building designs in the Historic Village Center is critical to the success of the OFT SPA and Streetscape Master Plan. The appearance of the building should not be altered and elements should be restored and preserved.

As much original material and detail should be retained in the restoration as possible. Rehabilitation shall not destroy the distinguishing qualities or character of the structure and its environment. Permanent removal or alteration of any historic material or architectural feature shall not be allowed on significant structures. Removal or alterations of any historic material or architectural features should be kept to a minimum on less significant structures. Deteriorated architectural features shall be repaired rather than replaced wherever possible.

#### **(l) New Construction**

The design evaluation of any new construction in the Historic Village Center, will strongly consider the buildings along the street, adjacent to the property being developed or the predominant style for the sub-area.

New construction details and materials should follow the pattern and principles of the historic architectural design, as well as the intent of this SPA. All architectural elements shall be designed with respect to the entire facade and shall relate to the adjacent buildings. The proportions of elements shall work together to relate the facade at a human scale.

## **610-133 PARCEL MAPS AND SUBDIVISIONS**

Parcels created on undeveloped land or lots in the SPA are subject to all the standards of the SPA and the relevant standards of the Zoning Code and the requirements of Title 22 of the County Code, unless otherwise authorized by a Special Development Permit.

## **610-134 INFRASTRUCTURE PHASING PLAN**

The Final Environmental Impact Report for OFT SPA includes Mitigation Measure TC-1 which requires the preparation of phasing plan, including thresholds of development for when necessary improvements are required. The FEIR further indicates that the Phasing Plan is required prior to development plan review or issuance of building permits for projects resulting in intensification of use or increased square footage associated with development of the OFT SPA. Staff from the Department of Transportation has recently identified "triggers" to determine the timing for the construction of roadways improvements. As a result, the OFT SPA identifies the following programs to define the implementation of Mitigation Measure TC-1. This new text sets forth the detailed infrastructure phasing requirement associated with the development of planned land use within the OFT SPA area. The Land Division and Site Improvement Review (LDSIR) section in the County Department of Building and Code Enforcement will maintain an inventory of the permits issued for new residential and commercial development, including total units and commercial square footage. The implementation program includes the following:

- a. At the Florin Road/Power Inn Road intersection, a second eastbound left turn lanes shall be constructed prior to the issuance of building permits resulting in a cumulative total of 2,200 new dwelling unit equivalents. The project's fair share responsibility is 100% of the estimated improvement cost.

- b. At the Florin Road/Florin Perkins Road intersection, a second eastbound left turn lane shall be constructed prior to the issuance of building permits resulting in a cumulative total of 2,400 new dwelling unit equivalents. The project's fair share responsibility is 100% of the estimated improvement cost.
- c. At the Florin Road/Power Inn Road intersection, install two left turn lanes, three through lanes and exclusive right turn lane of the westbound approach. The project's fair share responsibility is 2% of the estimated improvement cost. Payment into the Development Fee program will satisfy this requirement.
- d. For sewer and water facilities, project specific analyses will be required to ensure that the existing infrastructure can accommodate the proposed development. Such infrastructure improvements that are needed to accommodate proposed development shall be constructed prior to issuance of building permits.

## **610-135 FINDINGS**

For a granting authority to approve a project subject to any of the PROJECT REVIEW PROCESSES set forth herein, the following findings shall be made.

- (a) The intent of the SPA has been met;
- (b) The design of the project is compatible with the surrounding character, cultural, and historical aspects; and
- (c) The standards of development required by this SPA have been met.

If these findings cannot be made, the project shall be denied. The hearing authority on the appeal of such a denial shall list the special and extenuating circumstances that make it difficult to conform to the above findings before granting an appeal.

## **610-136 EXHIBITS**

- A. Land Use Plan
- B. Historic Buildings

## **APPENDICES**

- Streetscape Master Plan
- Air Quality Mitigation Plan and Climate Action Plan
- CEQA Mitigation Measures

Adopted                    July 20, 2011

# 610-136 Exhibit A - Land Use Plan

## OLD FLORIN TOWN

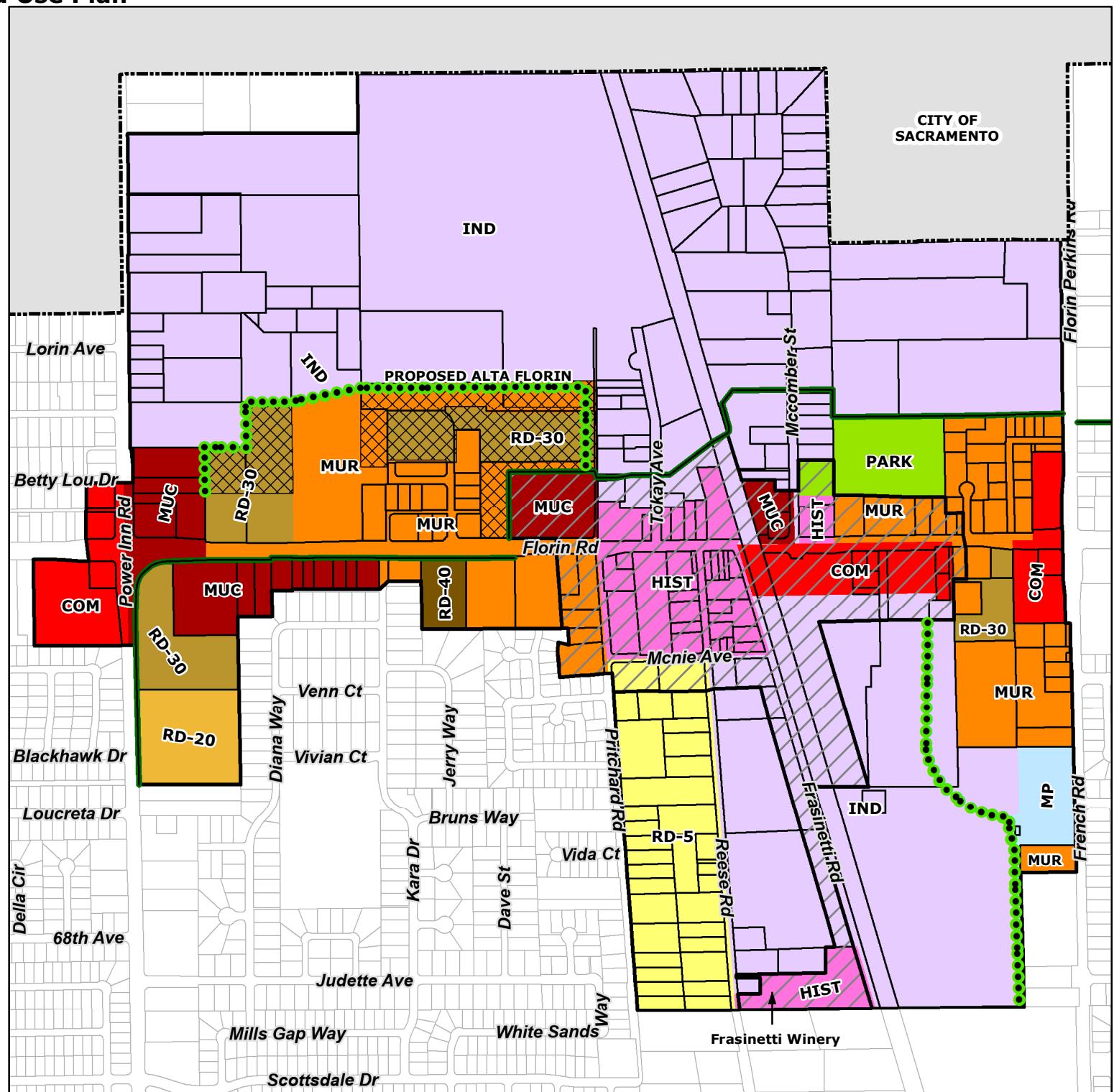
### Special Planning Area

ADOPTED JULY 20, 2011

- Buffer
- Bike Path
- ▨ 5th Cycle (2013-2021) Housing Element Overlay
- ▨ Historic District Boundary
- ▨ Old Florin Historic Core (HIST)
- ▨ Residential 5 (RD-5)
- ▨ Medium Density Multiple Family Residential (RD-20)
- ▨ Mixed-Use Residential (MUR)
- ▨ High Density Multiple Family Residential (RD-30)
- ▨ High Density Multiple Family Residential (RD-40)
- ▨ Commercial (COM)
- ▨ Mixed-Use Commercial (MUC)
- ▨ Park
- ▨ Industrial (IND)
- ▨ Industrial/Office Park (MP)
- ★ Gateway



0 250 500 1,000 Feet



## 610-136 Exhibit B – Historic Buildings

### *Previously Recorded Resources*

As part of the Florin Road Downgrade project, numerous resources were recorded within the project area, including the “Florin Historic District”. The table below lists the previously recorded resources within the project area that were recorded during the Florin Road Downgrade project, their eligibility determinations and whether or not the resource is included as a contributor of the Florin Historic District.

### **Previously Recorded Resources in the OFT SPA for the Downgrade Project**

<b>Address of Historic Resource</b>	<b>Individually Eligible for Listing on the CRHR</b>	<b>Contributor to “Florin Historic District”</b>
8201 Florin Road	No	No
8280 Florin Road	No	Yes
8286 Florin Road	No	Yes
8294 Florin Road	Yes	Yes
8294 Florin Road	No	Yes
8300 Florin Road	Yes	Yes
8301 Florin Road	No	Yes
8301 Florin Road	No	Yes
8314 Florin Road	No	Yes
8320 Florin Road	Yes	Yes
8325 Florin Road	No	Yes
8330 Florin Road	Yes	Yes
8333 Florin Road	No	Yes
8344 Florin Road	No	Yes
8345 Florin Road	No	Yes
8352 Florin Road	No	Yes
8355 Florin Road	No	Yes
8356 Florin Road	No	Yes
8360 Florin Road	No	No
8381 Florin Road	No	No
8383 Florin Road	Yes	No
8401 -03 Florin Road	No	No
8419 Florin Road	Yes	No
8439 Florin Road	No	No
8448 Florin Road	No	No
8449 Florin Road	No	No
8453 Florin Road	No	No
8457 Florin Road	No	No
8460 Florin Road	Yes	No
8464 Florin Road	No	No
8474 Florin Road	No	No
8481 Florin Road	No	No
7170 Tokay Avenue	No	Yes

CRHR – California Register of Historic Resources