



City Council Meeting

COUNCIL CHAMBERS, 33 SOUTH MAIN STREET, COLFAX, CA



Mayor Trinity Burruss · Mayor Pro Tem Marnie Mendoza
Councilmembers · David Ackerman · Kim Douglass · Sean Lomen

SPECIAL MEETING AGENDA

March 2, 2023

Public Workshop Session 12:00 PM

You may access the meeting and address the Council by any of the following means:

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Facebook Live on our City of Colfax page: City of Colfax, California. You may also submit written comments to the City Clerk via email at city.clerk@colfax-ca.gov, via regular mail to P.O. Box 702, Colfax CA 95713, or by dropping them off at City Hall, 33 S. Main Street, Colfax CA 95713. Comments received will be submitted to Council and made a part of the record.

1 OPEN SESSION

1A. Call Open Session to Order

1B. Roll Call

2 PUBLIC COMMENT

2A. Open Public Comment

Members of the public are permitted to address the Council orally or in writing on matters of concern to the public within the subject matter jurisdiction of the City that are not listed on this agenda. Please make your comments as succinct as possible. Oral comments made at the meeting may not exceed five (5) minutes per speaker. Written comments should not exceed 800 words. Written comments received before the close of an agenda item may be read into the record, with a maximum allowance of five (5) minutes in length. Council cannot act on items not listed on this agenda but may briefly respond to statements made or questions posed, request clarification, refer the matter to staff, or place the matter on a future agenda.

3 WORKSHOP SESSION

The purpose of this workshop is to review a prepared comprehensive, long term plan for the City which serves as a guide for decision making on physical development and provide Council and public input to the City of Colfax General Plan Update processes. Any recommendations or proposed amendments will be presented for Council review and approval at a future regularly scheduled Council Meeting.



Colfax City Council Meetings are ADA compliant. If you need disability-related modification or accommodation including auxiliary aids or services to participate in this meeting, please contact the City Clerk at (530) 346-2313 at least 72 hours prior to make arrangements for ensuring your accessibility.

March 2, 2023

3A. General Plan Update Workshop #3

Proposed General Plan 2040 – Community Design Element

Proposed General Plan 2040 – Economic Development Element

4 ADJOURNMENT

I, Marguerite Bailey, City Clerk for the City of Colfax, declare that this agenda was posted in accordance with the Brown Act at Colfax City Hall and Colfax Post Office. The agenda is also available on the City website at <http://colfax-ca.gov/>

Marguerite Bailey

Marguerite Bailey, City Clerk

Administrative Remedies must be exhausted prior to action being initiated in a court of law. If you challenge City Council action in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice/agenda, or in written correspondence delivered to the City Clerk of the City of Colfax at, or prior to, said public hearing



5.0 Community Design

5.1 Authority and Purpose

While the Community Design Element is not a required element, State Law (Government Code Section 65303) allows other elements to be included within the General Plan that will promote the well-planned growth of the designated area.

Community Design is about community building. It concerns the built character, order, and psyche of the city. It is the interrelationship of various components (buildings, the transportation system, open space, vistas, human interactions between each other and the natural environment, heritage, and economics) that when put together make up a total community.

Community Design concerns range from how to build neighborhoods to planning pedestrian ways safe for children to walk to school or for the elderly to cross the street. Design addresses key issues as how to maintain the downtown area as a place where local people as well as visitors want to go. Good Community Design respects the natural environment as well as economic gain and strives to create places for people to feel comfortable with each other and with the built environment.

This element provides an overview of the City of Colfax and seeks to maintain and enhance the community's existing character and preserve the cultural and historical resources which make Colfax a desirable place to live. This element is comprised of three sections. Each section is designed to maintain and enhance the desirable characteristics of Colfax. Community Character addresses the positive physical appearance of the community. Community Design presents specific design guidelines to maintain and promote positive physical qualities of the community. Lastly, Historic Preservation identifies the historic features and cultural heritage of Colfax and sets measures to preserve historic areas.

5.2 The Design Element

5.2.1 Introduction

Design Review is administered by the Planning Director, or for larger projects, by the City Council. Design Review duties are as follows:

- » Review and approve, modify or deny all proposed developments requiring qualified aesthetic and architectural judgment to the end that the general appearance of all proposed developments shall preserve or enhance the physical environment and character of the city;
- » ;

- » Ensure that public projects within the city, such as parks and recreation facilities, historical interpretive facilities, and public buildings, including recreation or cultural facilities, have the benefit of Design Review;
- » As directed by the Council, update such architectural and landscape guidelines as may be adjudged and appropriate for:
 - Public and private structures, (excluding existing independent one- or two-family homes), signs and landscaping,
 - Specific larger-scale developments such as industrial parks, shopping centers, mixed use planned developments, or housing subdivisions,
 - All structures in "Special Historic Preservation Areas."

5.2.2 Purpose

The purpose of Design Guidelines is to foster good design, provide a feeling of civic pride, encourage investment, and to improve the area's economic vitality.

Most U.S. cities have traditionally relied on zoning to guide the physical character of the community. Although zoning has adequately regulated the types and locations of land uses, it usually does not address the quality or appearance of development related to such land uses. Visual design guidelines encompass all the physical elements which make up the city and its natural setting. They include the visual quality of the entire city, as well as development patterns of specific areas. Design guidelines will help determine how Colfax will look in the future, how it will function as a community, ensuring it is attractive and liveable.

The Community Design Element has been prepared to lend itself to establishing a set of design guidelines for use by property owners undertaking rehabilitation, renovation and new construction projects, for business owners engaging in storefront improvements, for city officials and staff involved in reviewing development applications, and for the general public interested in furthering their understanding of the fundamental design characteristics that make up the historic character in the Historical District. This element and design criteria are intended to be just that an educational guide to compatible and image-enhancing building improvements and development throughout the entire City of Colfax.

Design review is applicable to building exteriors only and most exterior changes, modifications, and additions to an existing building of any type requires a building permit. This includes many minor alterations such as the removal of stairs or window changes. and signage changes. Whenever a building or sign permit is required, the criteria established by the, applicable ordinances, and this element shall apply.

5.3 Community Character

The City of Colfax is a small community in Placer County. Colfax that is bisected by the Union Pacific Railroad and I-80, both major transportation routes from California to the eastern United States. Much of the agricultural export from California travels east by highway and rail through the city. Although some mining, logging, and fruit growing and packing did take place in the vicinity, the main item of historical significance has been the railroad. The impact of the railroad can still be seen in the alignment of Main Street with the railroad tracks.

As Colfax continues to grow, challenges to maintain the community's historic character will increase. The appeal of this community is created by numerous positive attributes that form its identity. These attributes include its historic development, close ties to rail and auto transportation, and small-town atmosphere. The community's character should be maintained by preserving the special qualities that form the foundation of Colfax.

The city's character begins in the historic downtown commercial and residential area. However, recent commercial developments in the commercial highway zone have strayed from traditional building materials and design features that have created the look and feel of the city. Recent growth can be linked with the character of the existing community both architecturally and physically.

5.3.1 City Form

Although the city is divided into three distinct sections by the railroad and I-80, Colfax has maintained a relatively compact urban form. The city has developed and evolved around the downtown Historical District along Main Street, between Depot Street and Church Street. This downtown area is the geographical heart of the urban area and has traditionally been the focal point for the community. The highway commercial district adjacent to Auburn Street and Canyon Way are located east of the historic downtown. These areas are dependent upon and cater to thoroughfare traffic and encourage centers for retail, commercial, and other highway-related activities.

To maintain the rural character of Colfax, future growth and development should be orderly and promote a strong urban form. This urban form should reinforce the historic characteristics of the city and maintain the historic downtown area as the focal point.

5.3.2 Gateways

Gateways are distinct entrances into a city or region. When formed by strong building edges, signs, landscaping, or other design elements, they help create a special sense of arrival and departure from an area and promote a sense of place for a community. A gateway location will gradually change over time as the urban area develops. However, the purpose of the gateway is constant. The gateway welcomes both visitors and residents into the community and provides a lasting image upon departure.

Three gateway entrances into Colfax are described below. The character of each entrance and the purpose of each roadway is distinct. The reasons people use these corridors also vary.

Freeway Corridor

Colfax is bisected by I-80, a major transportation route connecting California to the Rocky Mountains. Freeway interchanges and corridors often create the first impression of a city for visitors. This gateway provides a transition from a high-paced highway to a calmer environment. Buildings and signs located along the I-80 corridor should take into consideration the view of drivers from the freeway. This freeway corridor provides an opportunity for travelers along I-80 to recognize this gateway as an invitation into Colfax.

Main Street and Highway 174

Main Street begins at Highway 174, enters the city from the north, and leads into Historic Colfax and the downtown area. Highway 174 provides access to neighboring communities such as Grass Valley and Nevada City, as well as provides a link between Highway 20 and I-80. The Main Street/Highway 174 intersection offers the City the chance to create a gateway to attract visitors using Highway 174 into the downtown area, which can be done with features such as signs, landscaping, and road improvements.

Auburn Street and Highway 174

Highway 174 terminates at its intersection with Auburn Street. This gateway provides access into the highway commercial zone along I-80 and Auburn Street which is located southwest of the historic downtown. The natural setting along Highway 174 quickly transitions into residential and commercial land uses. The abrupt transition produces a strong city edge which presents a clear distinction between the rural natural environment and urban form.

5.3.3 Downtown Revitalization

The downtown business area is in the heart of the historic portion of the city. An economically strong downtown is necessary to maintain unity and pride in the community. The downtown should continue its revitalization efforts to produce a strong and self-sufficient city. Promoting the historic attributes of the downtown should be part of any revitalization effort.

5.3.4 Continuity and Compatibility

Some newer development in Colfax is compatible with the community's historic character in that it lacks the feel or the appearance of the older parts of town. There is a need to establish continuity between new development and the City's existing historic character. It is important that new commercial and residential growth blend in with the feel and character of Colfax.

For new development to blend in with the character of the existing historic parts of the city, several qualities must be incorporated into site design. The following principles served as a guide the development of the General Plan and the Community Design Element.

- » Neighborhoods must maintain a human scale, and streetscapes and sidewalks should welcome the pedestrian.
- » New housing must be diverse in design and character.
- » Developments must focus on design features and historic characteristics that are positive attributes in Colfax.
- » Developments must maintain established street patterns and provide pedestrian linkages using sidewalks, bikeways, and trails.
- » Development must enhance the natural environment and resources within the city through the establishment of trails and other recreation facilities.

5.4 Community Design Guidelines

The purpose of establishing design guidelines for the City of Colfax is to retain the historic, rural, and mountain feeling of the city during a period of growth and significant increase in density. This section proposes specific design and architectural qualities that create an attractive urban environment. The Design Guidelines contained in this section will be utilized by the City during review of development proposals. Through the implementation of these guidelines the City will promote visual qualities in site development, building design, and landscaping that will enhance the city's appearance.

5.4.1 Design Review General Conditions

- 5.4.1.1 All conditions of a land use entitlement shall be complied with prior to the approval of occupancy.
- 5.4.1.2 The development or use by the developer of any activity or structure authorized by a use permit shall constitute acceptance of all conditions and obligations imposed by the City on the permit. The developer by said acceptance waives any challenge as to the validity of project conditions of approval.
- 5.4.1.3 The location of buildings and structures shall substantially conform to final 'approved' Exhibits, unless amended.
- 5.4.1.4 The elevations of all buildings and structures shall substantially conform to finally 'approved' Exhibits, unless amended by a major modification or minor modification. The final building plans submitted with the building permit application shall clearly indicate all building materials and colors to be used in construction.
- 5.4.1.5 All modifications in the final design or materials and colors for building and masonry walls will be subject to review by the decision-maker of the Design Review Permit. Any request

for a minor modification shall be made to the Planning Director in writing and shall be accompanied by plans reflecting the requested modifications.

5.5 General Guidelines for Design

The project design must have a clear architectural concept which is carried throughout all elevations to achieve continuity of design.

- 5.5.1 Development must relate to the needs of the greater Colfax community, as well as the needs of passing traffic.
- 5.5.2 Design of the building incorporates articulation and details to create architectural interest.
- 5.5.3 Site design must take full advantage of views, creeks, or any other natural asset provided by the property in question.
- 5.5.4 Materials or textures must wrap around the side of the building and not end abruptly.
- 5.5.5 Building texture is used to create interest and compliment a feature or concept.
- 5.5.6 Buildings should be oriented as to provide for landscaping and aesthetic value for passing traffic.
- 5.5.7 Site plans shall take into consideration landscaping and existing vegetation.
- 5.5.8 Site plan, elevations, textures, and colors shall take into consideration the character of surrounding buildings and development.
- 5.5.9 Signage shall be consistent in size, materials, location, and color with surrounding development.
- 5.5.10 Exterior lighting shall be directed inward and onto the site.
- 5.5.11 Parking should be to the side or rear of buildings when possible.
- 5.5.12 All service areas are to be screened from passing traffic and customers, access to parking areas should provide minimum congestion to all frontage roads.
- 5.5.13 Site plans shall indicate pedestrian and bicycle linkage to adjacent properties.

5.6 Street Design Guidelines

- 5.6.1 Cul-de-sacs and circular street patterns are discouraged.
- 5.6.2 Create street patterns that are pedestrian in scale.
- 5.6.3 Streets must include appropriate streetscape improvements.

- 5.6.4 Continuous and consistent tree planting will be used to form a canopy enclosure.
- 5.6.5 Create street patterns that are easily accessible to bicycles or develop bike lanes.

5.7 Residential Site Design

The design of housing units should include various traditional building concepts that create a friendly, small town atmosphere. New developments should add to the culture and character of Colfax.

- 5.7.1 Developments should provide architectural variation through the design of articulated facades, varying building heights, colors, materials, and textures.
- 5.7.2 New development should be compatible and complimentary to existing development, particularly regarding aspects of historic design. Residential housing characteristics should reflect architectural features common during 1875 to 1950.
- 5.7.3 Houses should be located toward the minimum front lot line setback.
- 5.7.4 Detached and rear access garages are encouraged.
- 5.7.5 Garage doors should not be the focal point of house design.
- 5.7.6 Front doors and porches should be the most prominent aspect of house design.

5.8 Commercial/Business Site Design

Businesses should be designed to attract customers and encourage people to come to a specific area.

The storefront is one of the essential elements in the design of a building. It is important that the storefront is treated as a focal point of the structure. In the historic downtown area, the historical look of the buildings is desirable and appealing.

- 5.8.1 Maintain the community's character and appearance using traditional materials and building styles. Commercial development characteristics should reflect architectural features and building materials and building colors common during 1875 to 1920.
- 5.8.2 Utilize historic design features and colors. The Design Review Commission has established appropriate historic building colors.
- 5.8.3 Maintain pedestrian scale in the downtown area.
- 5.8.4 Articulate the different parts of the building's facade by use of color arrangement of facade elements or change in materials.
- 5.8.5 Avoid blank walls. Utilize windows, wall articulation, or other such features.

5.8.6 Awnings are an important feature of a building. Awnings add color and break up the vertical look of a facade, as well as provide protection from the weather. Awnings are encouraged in building construction.

5.8.7 The size, shape, and color of an awning should be compatible with the rest of the structure and adjacent development.

5.9 Building Articulation and Massing

Height and mass of buildings should be in proportion to the surrounding buildings, trees, and terrain. Two stories or stepped hillside/split level construction is the preferred maximum offset rather than long warehouse buildings with no articulation.

5.9.1 Boxy building designs with no visual interest should be avoided.

5.9.2 Break-up solid wall surfaces with reliefs and variations in the depth of buildings.

5.9.3 Avoid a lack of architectural detail which creates a plain appearance.

5.9.4 Utilize varied materials, textures, or colors to create horizontal and vertical articulation.

5.10 Scale of Structure

5.10.1 The size of structures should remain consistent with the surrounding buildings in the area.

5.10.2 Buildings should maintain similar proportions.

5.10.3 Height of structures shall be compatible with surrounding development.

5.11 Building Materials

The use of traditional building materials produces a natural feel that blends with the historical look of Colfax. Preferred materials and colors are those that reflect the early days of the railroad. Wood, rock, and brick are preferred on the facades of buildings. Metal (non-bright colors) roofs are a plus in the area due to fire protection and snow removal. All color should be subdued whether on structure or signs. Lettering on signs should reflect early western style (see Signs, Section 11, below).

- 5.11.1 All new or remodeled structures shall reflect the early railroad and/or a mountain/western style of architecture. Roofs shall be pitched rather than flat. Porches or covered entries shall be used. Brick, rock, or wood facades are preferred rather than block or stucco.
- 5.11.2 Traditional materials such as wood and brick are encouraged.
- 5.11.3 Stucco and other man-made materials generally detract from community character.

5.12 Utilities and Roof Equipment

- 5.12.1 Refuse enclosures shall be constructed in accordance with the standards of the Public Works Department. Enclosures shall be located as shown in the approved plans. Final location of enclosures shall be subject to the approval of the Public Works Director.
- 5.12.2 Enclosures shall be constructed and finished in a manner to match the major design element of the main structure. Such finish shall be indicated on the building plans and is subject to approval by the Planning Department.
- 5.12.3 On-site utility service shall be installed underground in accordance with the Public Works Department policies and standards.
- 5.12.4 Adjacent off-site utility services shall be installed underground unless upon application of a developer or utility company, and after paying required fees, the Planning Commission waives or conditionally waives the provisions for the requirement of underground installation of utility lines in accordance with the City code.
- 5.12.5 All roof heating and/or cooling systems and other appurtenance equipment shall be recessed and/or screened from adjoining property.
- 5.12.6 Outdoor storage and display shall not be permitted.
- 5.12.7 Screening of roof equipment shall be a part of the roof design and equipment installation.

5.13 Lighting

- 5.13.1 No lighting shall be of the type or in a location such that it constitutes a hazard to vehicular traffic, either on private property or on abutting streets.
- 5.13.2 To prevent damage from automobiles, lighting standards shall be mounted on reinforced concrete pedestals or otherwise protected.
- 5.13.3 Under canopy lighting elements shall be recessed or concealed in such a manner as not to be directly visible from a public street.
- 5.13.4 Neon lighting shall constitute signage and must conform to the City's Sign Ordinance and must be reviewed and approved by the Design Review Commission.
- 5.13.5 Exterior lighting should be designed as part of the architectural and site design of a project. Fixture style and locations should be compatible with the building's architecture and landscaping. Projects should display a consistency in lighting fixture style.
- 5.13.6 Control brightness and direction of light radiation to maintain view of night sky in the city.

5.14 Signs

- 5.14.1 No sign shall be erected, constructed, painted, or printed without a sign permit issued by the City pursuant to the City Sign Ordinance. Sign area, size, and location shall be in accordance with sign regulations of the zone as established by City Ordinance and requirements of this element. Any change in copy shall conform to the original sign in terms of materials and sign area.
- 5.14.2 Signs must respect the architectural design and proportion of the building and should not cover transoms, insignias, or any architectural ornamentation.
- 5.14.3 Sign clutter should be avoided. Generally, one primary sign located on the face of the building to announce the name of the business accompanied by smaller secondary signage in the windows or entryway is the most desirable approach.
- 5.14.4 Limit the number of lettering styles used on a sign to increase legibility, i.e., no more than two for small signs and up to three for larger signs.
- 5.14.5 The following types of signs are encouraged:
 - » Flush wall-mounted signs, projecting signs with solid metal supports, hanging signs from an overhang or from the interior by the window, window painted signs.

- 5.14.6 The desired lettering style for Colfax is as follows: Bostonian, Hasler Circus, Playbill, Mesquite, Wide Latin, Bookman Bold, and Barclay Expanded Ultrabold.

5.15 Landscaping

- 5.15.1 Promote the pedestrian-scale between pedestrians, buildings, and landscaping. Proposed landscaping should relate to the scale of the structures on the site and should be compatible with the character and scale of adjacent landscaping.
- 5.15.2 Landscaping should enhance the aesthetic appearance of development and increase compatibility between abutting land uses.
- 5.15.3 Civic plantings in the Colfax area should include horticulture which will be enhanced with the unique changing seasons of the area. Since Colfax has a chilling and definite change in the fall season, every effort should be made to include horticulture that is enhanced with that particular season, such as leaf color, fruit, or stem structure of trees and shrubs. Care should be given to plant material that will withstand an occasion with snow on the ground for a week or so every few years. Plant for local altitude of 2,400 to 2,500-foot elevation.
- 5.15.4 Consideration in landscaping and design should include the needs of birds. Evaluation must be included to the enhance the horticulture to the benefit, preservation, feeding, or nesting habitat for birds and butterflies.
- 5.15.5 Trees and shrubs recommended are those having root systems which adapt well to the Colfax area and require a minimum of maintenance and are planted to give the appearance of "the mountain look."
- 5.15.6 Landscaping and irrigation shall be installed as submitted and approved by the Design Review Commission and Public Works Department.
- 5.15.7 Landscaping and irrigation shall be inspected and approved by the Building Official prior to the issuance of Certificate of Occupancy.
- 5.15.8 Landscaping should provide for the conservation of water resources through the efficient use of irrigation, appropriate plant materials, and regular maintenance of landscaped areas. Xeriscaping landscaping is recommended.
- 5.15.9 The developer shall provide for the installation of front yard and street side yard landscaping within 60 days of dwelling unit occupancy. The developer shall bond to ensure faithful performance within the specified time.
- 5.15.10 Continuous maintenance of all landscaped areas, as specified by the Building Official shall be provided.

- 5.15.11 A plan showing all existing plants, designated plants to be saved, transplanted, or removed shall be submitted for approval prior to submittal of landscape and irrigation plans. Retain old/new native conifers, oaks, and maples where possible. Replace and replant any dead or removed plants or trees.
- 5.15.12 All trees shall be 24" box size (minimum), all shrubs and vines shall be 5-gallon size (minimum), unless otherwise approved by the Design Review Committee.
- 5.15.13 Proposed landscaping shall observe the recommended tree species list established by the Design Review Commission.
- 5.15.14 Hillside Development - Top contour of all hills is to be maintained with native trees, not clear-cut.
- 5.15.15 Hillside Development - Graded and cut slopes/fills are to be planted immediately and landscaped to prevent erosion and channel runoff to designated retention areas.

5.16 Sidewalk Treatment

- 5.16.1 Curb cuts shall conform to adopted City policy.
- 5.16.2 The sidewalk should be a safe and interesting place for sitting and walking.
- 5.16.3 Park benches and other street furniture should be available for people to sit down and enjoy the setting.
- 5.16.4 Planter boxes and landscape vegetation are encouraged.
- 5.16.5 Trash enclosures and bicycle racks are encouraged.

5.17 Historic Design Guidelines

- 5.17.1 Conduct research and/or maintain a visual inventory (i.e., pictures/illustrations) that illustrates the original appearance and significance of historic structures. Determine if the original historic design can be restored or rehabilitated prior to alterations, additions, or rehabilitations.
- 5.17.2 Respect the design of a structure as a product of the design philosophy and reflection of a specific time.
- 5.17.3 Retain and restore the distinctive stylistic features of the structure.

- 5.17.4 Replace lost features when possible. Restore historical elements of original building designs to create the visual appearance of the original structure.
- 5.17.5 Minimize alterations made to a historic structure. Facade changes should be made only if necessary.
- 5.17.6 Maintain storefront elements. Original materials should be repaired or replaced when necessary.

5.18 Historic Preservation

Most of the historic structures in Colfax are located around the railroad tracks and along Main Street in the historic downtown. These areas have significant architectural features that are important in maintaining the character of the community.

5.18.1 Historic Preservation Programs

Programs for the conservation of historic features and structures will vary depending upon the level of protection and the type of funding the City wishes to pursue. These will vary with the significance of the structures and the City's level of commitment to historic preservation.

5.18.2 Historic Preservation Designations

Federal

At the Federal level, a structure can be designated on the National Register of Historic Places. In order to be on this list, the structure must have architectural and historical significance that promotes the integrity of the national history. The designation process requires from six months to three years to complete. This is the strongest level of protection that can be provided. It is also the strictest level and upon placement on the register, permission must be granted by the Secretary of the Interior before modifications to the structure could take place.

State

At the State level, a structure can be designated on the California Register of Historic Places. The structure must significantly promote California history and architecture to be placed upon this list. Once listed, permission must be granted for any kind of alteration to the structure. State listing is more easily accomplished than Federal listing since only California history must be promoted through the preservation of the structure.

Many options are available to the local jurisdiction to promote Historic Preservation. The City may pass a Historic Preservation Ordinance or create a Historic District to protect various areas or structures. A Specific Plan can be prepared that would address issues of traffic, housing, land use, and

design review of a project area or district. Another preservation tool is the State Historic Building Code, which addresses specific construction problems that older structures face.

5.18.3 Funding Sources

Generally, the greatest challenge to historic preservation is related to the economic burden of structural renovations. The funding sources listed below should be considered and incorporated as appropriate in the City's Historic Preservation Plan.

Community Development Block Grants

Community Development Block Grants (CDBG) are used to develop urban communities by expanding economic opportunities, primarily for persons of low or moderate income. Small cities like Colfax would use the Small Cities Program. Use of the funds may be for acquiring historic structures, rehabilitation, construction, and code enforcement. Money can be used to fund studies, such as Historic District Specific Plans, or to provide low interest loans for renovations.

Certified Local Government Program

A local government must have a Historic Preservation Committee or be in the process of completing an inventory of historic resources to participate in this program. This program gives unincorporated and smaller incorporated areas an opportunity to receive federal and state grants.

Tax Incentives

By making tax incentives available to owners, local governments encourage preservation of important properties. A contract between the property owner and the agency assures that property owners will be given public money (tax credits) if they maintain their property.

Mills Act Contracts

In California, owners of historic properties can get reduced property tax rates through this program. The program requires a contract that lasts for ten years and owners must give up any future development rights for the duration of the contract. Owners must agree to restore the property as necessary and maintain the historical character.

Charitable Contributions

A historically important structure may be donated to government or a preservation organization. Property owners would be entitled to deduct the value of the donated property from their federal income tax.

Bond Measures

The City may vote on a bond measure to generate money. The City would then pay this money back in future years. This money could be used for low interest loans and the City could work with private property owners in renovating their property.

5.19 Community Design Goals, Policies, and Implementation Measures.

Goal 5.1 Maintain and enhance the City's character and visual appearance to promote a vibrant future community.

- Policy 5.1.1 Require all new development to incorporate high quality site design, architecture, and planning to enhance the overall quality of the built environment in Colfax and create a visually interesting and aesthetically pleasing environment.
- Policy 5.1.2 Continue to maintain downtown Colfax as the heart of the planning area.
- Policy 5.1.3 Develop and improve the appearance of community gateways, downtown, other neighborhoods, and commercial districts. to emphasize a clear sense of arrival and departure.

Goal 5.3 Preserve and enhance the historic resources, qualities, and small-town character of Colfax.

- Policy 5.2.1 Ensure that street design is pedestrian in scale and incorporates landscaping that contributes to the overall quality of development-specific design and the city's unique character.
- Policy 5.2.2 Enhance downtown as a community focal point by creating a diverse array of reasons - shopping, services, community events, entertainment, and recreation - for people to come to the downtown area.
- Policy 5.2.3 Preserve and revitalize Colfax's historic buildings and sites, and ensure that new development respects the character and context of those resources.
- Policy 5.2.4 Preserve notable landmarks, streetscape, and other areas of architectural or aesthetic value providing continuity with the past.
- Policy 5.2.5 Ensure that infill development is consistent with historic development patterns in terms of scale, design, and material.

Goal 5.3	Assure that new development is sensitive to and strengthens the existing built and natural environment.
Policy 5.3.1	Maintain a compact city form through a clear distinction between urban development and the surrounding environment.
Policy 5.3.2	Ensure that new development is compatible with existing urban areas.
Policy 5.3.3	Support efforts that seek to improve automobile circulation and/or circulation for pedestrian and bicycles.
Policy 5.3.4	Encourage public and private development of all kinds to create safe, inviting, and functional pedestrian and cyclist environments through a variety of techniques, including: <ul style="list-style-type: none"> » Planting trees to provide shade on pedestrian paths, sidewalks, and walkways; » Safe, separated pedestrian walkways; » Safe, visible bicycle parking; » Shaded walkways; and » Wide sidewalks
Policy 5.3.5	Ensure that development continues to promote and protect functional open spaces.
Policy 5.3.6	Ensure that new development containing higher densities in clustered development patterns minimize infrastructure requirements and maximize open space and natural features.

Implementation Measures

5.1.A	Enforce the Design Guidelines in this section as interim guidelines until a fully developed version is completed.
5.1.B	Require that new development is subject to design review by the Design Review Commission to ensure that desired qualities are incorporated.
5.1.C	Adopt design guidelines that promote the incorporation of historic features in new developments.
5.1.D	Adopt a Historic Preservation Plan which establishes strategies used by the to promote historic preservation.
5.1.E	Use open space and design monuments to develop gateway entrances that attract travelers along I-80 into the city.

- 5.1.F Pursue programs such as grants, public and private donations, and contributions for improving maintenance of properties throughout Colfax.
- 5.1.G Create and maintain an inventory of all historic structures and areas in Colfax.

8.0 Economic Development Element

8.1 Authority and Purpose

The Economic Development Element of the General Plan is directed toward fostering a healthy, balanced year-round economy in Colfax to provide a broad range of economic opportunities for all Colfax residents. This element supports the Vision for Colfax by providing a framework of guiding principles, goals, polices, and actions that encourage a diverse and sustainable year-round economy in Colfax while maintaining the City's community character and high quality of life, and ability to maintain superior community services. Although economic development is not a topic required to be addressed in a General Plan, its inclusion in the Colfax General Plan reflects the City's commitment to maintaining a balanced mix of economic sectors, encouraging high-wage jobs, and supporting businesses and commercial activities that build upon and enhance Colfax's unique character and natural environment.

8.2 Economic Development Goals, Policies, and Implementation Measures

Goal 8.1	Establish and Maintain a Diverse and Sustainable Economy
Policy 8.1.1	Encourage a full range of commercial establishments and facilities to serve the residents of the community, to provide local employment opportunities, and to improve and diversify the community's tax base.
Policy 8.1.2	Encourage destination-style shopping allowing customers to park once and shop at several locations.
Policy 8.1.3	Support and encourage the expansion of existing commercial uses and businesses.
Policy 8.1.4	Support the efforts of the Colfax Chamber of Commerce to promote Colfax as a place to visit, live, and do business.
Policy 8.1.5	Encourage new development to shop at local businesses for goods and services.
Implementation Measures	
8.1.A	Coordinate a business group of staff and community members to oversee, coordinate and promote all economic development efforts for the City.
8.1.B	Adopt a policy which establishes some degree of preference for locally-owned and operated businesses to provide goods and services to the City of Colfax.

8.1.C Study ways in which the City can streamline its processes or alter its fee structures so as to encourage small, locally-owned or desired types of businesses to establish themselves in Colfax.

8.1.D Provide space on the City’s webpage to promote local businesses.

Goal 8.2 Maintain the Vitality Downtown Colfax.

Policy 8.2.1 Continue redevelopment and improvement efforts in Downtown Colfax, including programs to preserve the unique historic character of the Downtown, and expand upon the Downtown’s vibrant mixed-use character.

Policy 8.2.2 Support public activities and community events in Downtown Colfax.

Policy 8.2.3 Support formation of a Tourism Council, or Downtown Committee, or similar organization to promote and encourage tourism within the city.

Implementation Measures

8.2.A Establish a priority of existing parcels in older areas of the city and provide incentives to utilize these parcels for infill development.

8.2.B Develop a “way-finding” sign program to help draw visitors from the freeway into Downtown Colfax.

8.2.C Devise a capital improvement plan for infrastructure improvement and development. Including the implementation of objective design standards for downtown development.

Goal 8.3 Maintain a Supportive Business Climate and economic atmosphere that encourages retention of jobs and business within the City.

Policy 8.3.1 Maintain and implement a program to help tenants obtain building permits in a timely manner, with a goal of providing certain tenant improvements and building permits within one to two days.

Policy 8.3.2 Attract new industries and promote commercial uses that provide employment for the resident labor force.

Implementation Measures

8.3.A Require that the Economic Development Committee develop an economic development plan and strategy for the city.

8.3.B Develop an internal ombudsman program with staff and materials that would help new businesses connect with essential services, and existing businesses with help with expansion or development.