



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **PLANNING COMMISSION AGENDA**

**October 15, 2025**

**CITY COUNCIL CHAMBERS**

**6:30 p.m.**

**50 Natoma Street**

**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Bill Barcellona, Justin Hurst, Mathew Herrera, Daniel West, Amanda Ross, Dianna Laney, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. The meeting is available to view via webcast on the City's website the day after the meeting.*

### **PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** The Planning Commission welcomes and encourages participation in City Planning Commission meetings and will allow up to three minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the public, however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

### **MINUTES**

The minutes of the September 17, 2025, regular meeting will be presented for approval.

### **NEW BUSINESS**

#### **1. PC19-00122. Comstock Drive Tentative Parcel Map and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request for a Tentative Parcel Map for a four-lot residential development that is proposed to include a 0.91-acre site made up of the existing land located at 814 Comstock Drive and an un-addressed parcel to the immediate northeast. The entire project site has an MHD (Multi-Family High Density) General Plan designation and is within the R-3 (Neighborhood Apartment) zoning district. The project is categorically exempt from environmental review under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Patricia & Asghar Agheli)**

#### **2. SPEC24-00017: Objective Development and Design Standards and Determination that the Project is Exempt from CEQA**

A request from the City of Folsom Community Development Department to recommend the City Council: 1) adopt Resolution No. 11464 – A Resolution determining that the proposed project is exempt from CEQA, adopting proposed

Objective Development and Design Standards for certain overlay areas, and repealing the City of Folsom Design Guidelines for Multifamily Developments; and 2) adopt Ordinance No. 1357 – An Ordinance of the City of Folsom Amending Chapter 17.06 (Design Review) of the Folsom Municipal Code to Reference the Objective Development and Design Standards and to Establish a Ministerial Review Process. **(Project Planner: Desmond Parrington / Applicant: City of Folsom Community Development Department)**

## **PRINCIPAL PLANNER'S REPORT**

The next Planning Commission meeting is scheduled for **November 19, 2025**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting.

Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6200, (916) 355-7274 (fax) or [shannum@folsom.ca.us](mailto:shannum@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.

### **NOTICE REGARDING CHALLENGES TO DECISIONS**

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.