



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
September 17, 2025
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION

The regular Planning Commission Meeting was called to order at 6:31 p.m. with Chair Eileen Reynolds presiding.

ROLL CALL

Commissioners Present: Dianna Laney, Commissioner
William Barcellona, Commissioner
Justin Hurst, Commissioner (arrived after Roll Call)
Mathew Herrera, Commissioner
Daniel West, Vice Chair
Amanda Ross, Chair
Eileen Reynolds, Chair

Commissioners Absent: None

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

OATH OF OFFICE ADMINISTERED TO NEW COMMISSIONER

Oath of Office was administered to Amanda Ross.

CITIZEN COMMUNICATION: None

MINUTES

The minutes of the August 20, 2025, regular meeting were approved as submitted, with Commissioner Ross abstaining.

WORKSHOP

1. SPEC25-00200: Inclusionary Housing (Workshop)

A Workshop to provide information on the City's current Inclusionary Housing Ordinance in Folsom Municipal Code (FMC) Chapter 17.104 and explain planned updates for future consideration. **(Project Planner: Stephanie Henry, Housing Manager)**

1. Mr. Vance Jarrard, Building Industry Association (BIA), expressed concerns about the proposed square-footage-based fee model, stating BIA's preference for the current fee structure. He also noted concerns that the proposed implementation timeline may be too short.
2. Ms. Judy Alexander expressed concerns about the gap between in-lieu fees collected by the City for affordable housing and the amount spent on development. She also raised concerns regarding potential noncompliance with State requirements.

AS THIS WAS A WORKSHOP ITEM, NO ACTION WAS TAKEN BY THE COMMISSION.

2. SPEC24-00017: Objective Development and Design Standards (Workshop)

A Workshop to provide input on the Draft *City of Folsom Objective Development and Design Standards (ODDS)*, proposed to be adopted as an Appendix to Folsom Municipal Code (FMC) Title 17 – Zoning, and related amendments to FMC Chapter 17.06 (Design Review) supporting adoption of the ODDS. **(Project Planner: Desmond Parrington, Planning Manager)**

AS THIS WAS A WORKSHOP ITEM, NO ACTION WAS TAKEN BY THE COMMISSION.

PRINCIPAL PLANNER'S REPORT

Principal Planner, Jessica Brandt, shared the following with the Commission:

- The next meeting is scheduled for October 15th, with three items on the agenda:
 - Objective Development and Design Standards (ODDS)
 - Inclusionary Housing Ordinance update
 - Tentative parcel map on Comstock Drive

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 8:23 p.m.

RESPECTFULLY SUBMITTED,


Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:


Eileen Reynolds, CHAIR