



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES

October 15, 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: William Barcellona, Commissioner
Justin Hurst, Commissioner (arrived after Roll Call)
Mathew Herrera, Commissioner
Daniel West, Vice Chair
Amanda Ross, Commissioner
Dianna Laney, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: None

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION: None

MINUTES

The minutes of the September 17, 2025, regular meeting were approved as submitted.

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)**

1. Ms. Jo Kingsley, a resident of Comstock Drive, expressed support of the project, and concerns about the width of the street and amount of traffic at Comstock Drive and East Bidwell, causing unsafe driving conditions.

COMMISSIONER WEST MOVED TO CONFIRM STAFF'S DETERMINATION THAT THE COMSTOCK DRIVE TENTATIVE PARCEL MAP PROJECT IS EXEMPT FROM CEQA, AND APPROVE A TENTATIVE PARCEL MAP FOR THE PROJECT (PC19-00122), BASED ON THE FINDINGS INCLUDED IN THE REPORT (FINDINGS A-N) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-28), WITH MODIFICATIONS / CHANGES TO THE FOLLOWING CONDITIONS:

- AMENDMENT OF CONDITION NO. 15

MAP REQUIREMENTS – DEFERRED IMPROVEMENTS
PRIOR TO THE RECORDING OF THE PARCEL MAP, THE OWNER/APPLICANT SHALL ENTER INTO A DEFERRED IMPROVEMENT AGREEMENT WITH THE CITY, IDENTIFYING PUBLIC IMPROVEMENTS, TO BE CONSTRUCTED, ~~INCLUDING SIDEWALKS AND UNDERGROUNDING OF DRY UTILITIES~~. THE OWNER/APPLICANT SHALL PROVIDE SECURITY ACCEPTABLE TO THE CITY, GUARANTEEING CONSTRUCTION OF THE IMPROVEMENTS.

- AMENDMENT OF CONDITION NO. 19

SITE DEVELOPMENT REQUIREMENTS – PUBLIC AND PRIVATE IMPROVEMENTS
PUBLIC AND PRIVATE IMPROVEMENTS, INCLUDING ROADWAYS, CURBS, GUTTERS, ~~SIDEWALKS~~, BICYCLE LANES AND TRAILS, STREETLIGHTS, UNDERGROUND INFRASTRUCTURE AND ALL OTHER IMPROVEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF FOLSOM STANDARD CONSTRUCTION SPECIFICATIONS AND THE DESIGN AND PROCEDURES MANUAL AND IMPROVEMENT STANDARDS.

- AMENDMENT OF CONDITION NO. 23

REMOVAL OF SIDEWALK FROM MAP – ~~TREE PRESERVATION~~
~~IF TREES 434, 436, AND 440, AS IDENTIFIED IN THE TREE MITIGATION & REMOVAL PLAN IN ATTACHMENT 7, ARE RETAINED AND PROTECTED THROUGHOUT CONSTRUCTION ACTIVITY, THE PROPOSED SIDEWALK SHOWN ON THE PROJECT PLANS SHALL NOT BE REQUIRED. HOWEVER, IF THESE TREES ARE REMOVED OR DAMAGED TO A POINT THAT THE CITY ARBORIST DETERMINES THAT THEY WOULD NEED TO BE REMOVED, THE SIDEWALK SHALL BE CONSTRUCTED AS SHOWN IN THE LOCATION SHOWN IN THE PROJECT PLANS AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF FOLSOM STANDARD CONSTRUCTION SPECIFICATIONS AND THE DESIGN AND PROCEDURES MANUAL AND IMPROVEMENT STANDARDS.~~
REMOVAL OF SIDEWALK FROM MAP-
THE SIDEWALK SHOWN ON THE TENTATIVE PARCEL MAP SHALL BE REMOVED ON THE RECORDED PARCEL MAP.

COMMISSIONER ROSS SECONDED THE MOTION.

AYES: BARCELONA, HURST, HERRERA, WEST, ROSS, LANEY, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

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)**

COMMISSIONER REYNOLDS MOVED TO RECOMMEND THAT 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 MULTIFAMILY DESIGN GUIDELINES; 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.

THIS RECOMMENDED APPROVAL IS SUBJECT TO THE PROPOSED FINDINGS BELOW (FINDINGS A – C).

COMMISSIONER BARCELLONA SECONDED THE MOTION.

AYES: BARCELLONA, HURST, HERRERA, WEST, ROSS, LANEY, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

PRINCIPAL PLANNER'S REPORT

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

- The following items are scheduled for City Council consideration on October 28, 2025:
 - Ordinance amending Historic District Commission requirements to make minor permit reviews ministerial
 - Various amendments and clean-up items to the Community Development user fee schedules
 - Objective Development and Design Standards (ODDS)
- The next meeting is scheduled for November 19th, with two items on the agenda:
 - Inclusionary Housing Ordinance
 - Chabad conditional use permit on Hana Way
- In the last month, staff approved 7 design reviews, including:
 - 2 custom homes
 - 2 residential additions
 - 2 residential accessory structure
 - 1 accessory dwelling unit

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:55 p.m.

RESPECTFULLY SUBMITTED,


Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:


Eileen Reynolds, CHAIR