



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **PLANNING COMMISSION AGENDA**

**January 21, 2026**

**CITY COUNCIL CHAMBERS**

**6:30 p.m.**

**50 Natoma Street**

**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Mathew Herrera, Daniel West, Amanda Ross, Dianna Laney, Bill Barcellona, Justin Hurst, 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 November 19, 2025, regular meeting will be presented for approval.

### **ELECTION OF CHAIR AND VICE CHAIR**

### **PLANNING COMMISSION RECOMMENDATION OF TWO MEMBERS TO SERVE ON THE HISTORIC DISTRICT COMMISSION**

### **NEW BUSINESS**

#### **1. DRCL25-00144: Folsom Heights Villages 1- 6 Design Review and Determination that No Further CEQA Review Is Required Under CEQA Guidelines Sections 15162(a), 15163(a) and 15164(a)**

A Public Meeting to request approval of an application for Design Review for 295 proposed single-family residential units within Villages 1 through 6 of the Folsom Heights subdivision, located on the east side of Empire Ranch Road, south of Highway 50, in the Folsom Plan Area Specific Plan (FPASP). The project site has General Plan and FPASP Land Use Designations of SF (Single-Family) and SFHD (Single-Family High-Density). The Folsom Heights Project previously

underwent CEQA review and no further environmental review is required as a result of this application. Final approval is by the Planning Commission. **(Applicant: Elliott Homes, Inc. / Project Planner: Josh Kinkade, Senior Planner)**

**2. DRCL24-00106: Chabad Jewish Community Center Design Review and Determination that the Project is Exempt from Further Environmental Review Under CEQA Guidelines Section 15183**

A Public Meeting to request approval of an application for Design Review for a 23,483-square-foot Jewish community center, located at 795 Hana Way. The project site has a General Plan Land Use Designation of PO (Professional Office) and is located within the East Bidwell Corridor (EBC) Overlay. The project site is located within the Business Professional-Planned Development (BP-PD) zoning district. Projects consistent with the General Plan or existing zoning do not require further environmental review under the circumstances described in CEQA Guidelines section 15183 and this project satisfies the applicable criteria. Final approval is by the Planning Commission. **(Applicant: Jim Eilering / Project Planner: Josh Kinkade, Senior Planner)**

**PRINCIPAL PLANNER'S REPORT**

The next Planning Commission meeting is scheduled for **February 18, 2026**. 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.