



PLANNING COMMISSION MINUTES
November 19, 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 6:30 p.m. with Vice Chair Dan West presiding.

ROLL CALL

Commissioners Present: Justin Hurst, Commissioner
Mathew Herrera, Commissioner
Amanda Ross, Commissioner
William Barcellona, Commissioner
Daniel West, Vice Chair

Commissioners Absent: Dianna Laney, Commissioner
Eileen Reynolds, Chair

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION: None

MINUTES

The minutes of the October 15, 2025, regular meeting were approved as submitted.

NEW BUSINESS

1. SPEC25-00200 – Amendment to Folsom’s Inclusionary Housing Ordinance and Determination that the Project is Exempt from CEQA

A request from the City of Folsom Community Development Department to recommend the City Council adopt Ordinance No. 1359 – An Ordinance of the City of Folsom Amending Certain Sections of Chapter 17.104 (Inclusionary Housing) of the Folsom Municipal Code to Update the Methodology for Calculating In-lieu Fees Applicable to Residential Development, and to Incorporate Non-Substantive Cleanup Revisions for Clarity and Consistency, and Determine that the Project is Exempt from CEQA. Staff has determined that the proposed project is exempt from environmental review pursuant to Sections 15378(b)(4) and 15061(b)(3) of the CEQA Guidelines. **(Project Planner: Stephanie Henry / Applicant: City of Folsom Community Development Department)**

1. Mr. Vance Jarrard, Building Industry Association (BIA), supported keeping the current fee model, noting it works well and supports affordable housing. He expressed concern about limited stakeholder involvement and urged the Commission to reject staff's recommendation and alternatives, suggesting Option 4 as a possible path if staff needs support.
2. Mr. Martin Nivinski from Toll Brothers, a developer and landowner South of Highway 50, noted they are satisfied with the current model but could support a square-footage approach if it reduces staff workload. He strongly opposed Alternative 2 due to financial impacts on the development community and supported either the existing method or the recommended model collected at building permit.

COMMISSIONER ROSS MOVED TO RECOMMEND THAT CITY COUNCIL ADOPT ORDINANCE NO. 1359 – AN ORDINANCE OF THE CITY OF FOLSOM AMENDING CERTAIN SECTIONS OF CHAPTER 17.104 (INCLUSIONARY HOUSING) OF THE FOLSOM MUNICIPAL CODE TO UPDATE THE METHODOLOGY FOR CALCULATING IN-LIEU FEES APPLICABLE TO RESIDENTIAL DEVELOPMENT, AND TO INCORPORATE NON-SUBSTANTIVE CLEANUP REVISIONS FOR CLARITY AND CONSISTENCY, AND DETERMINE THAT THE PROJECT IS EXEMPT FROM CEQA. THIS RECOMMENDED APPROVAL IS BASED ON THE PROPOSED FINDINGS BELOW (FINDINGS A – D).

COMMISSIONER HURST SECONDED THE MOTION.

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

MOTION PASSED

PRINCIPAL PLANNER'S REPORT

Planning Manager, Desmond Parrington, shared the following with the Commission:

- In the last month, staff approved 11 design reviews, including:
 - 6 new custom homes
 - 1 residential addition
 - 4 non-residential minor modifications to the exterior
- The City celebrated the grand opening of its first Habitat for Humanity development – 10 new homes presented to their homeowners on Saturday. The project, envisioned and championed by Housing Manager, Stephanie Henry, includes five 4-bedroom homes along Persifer and five ADU-style units along the rear alley, made possible through an innovative condominium map approach.
- The following items were approved by City Council:
 - Objective Development and Design Standards (ODDS) – continued for additional discussion on ministerial vs. discretionary review and ultimately approved. Establishes a ministerial process for qualifying projects under state law, with a minor change from the Planning Commission recommendation. Effective January 1, 2026.
 - 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
- The next meeting is scheduled for December 17th, with two items on the agenda:
 - Kaiser Permanent Expansion
 - Lakeside Church Planned Development Permit Modification and Expansion

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Vice Chair Dan West adjourned the meeting at 7:46 p.m.

RESPECTFULLY SUBMITTED,


Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:


Eileen Reynolds, CHAIR