



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
February 18, 2026
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Justin Hurst, Mathew Herrera, Daniel West, Amanda Ross, Dianna Laney, Bill Barcellona, 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 January 21, 2026, regular meeting will be presented for approval.

NEW BUSINESS

1. ZCAM26-00007: Zoning Code Update – Accessory Dwelling Unit Ordinance and Determination that the Project is Exempt from CEQA

THIS ITEM HAS BEEN CONTINUED TO THE MARCH 18, 2026 COMMISSION MEETING DUE TO INSUFFICIENT NOTICING

Since enactment of the City's Accessory Dwelling Unit (ADU) ordinance in 2020, the State has changed many of the requirements to encourage the development of ADUs, which includes limitations to a jurisdiction's ability to regulate ADUs. As such, it is necessary for the City to update its own ADU standards. The City of Folsom Community Development Department is requesting the repeal and replacement of Chapter 17.105 (Accessory Dwelling Units) of the Folsom Municipal Code relating to accessory dwelling unit (ADU) regulations in order to address regulatory inconsistencies and comply with new State ADU laws. The Planning Commission and Historic District Commission will be making a recommendation to the City Council, which will take final action on the following ordinance:

- Ordinance No. 1361 - An Ordinance of the City of Folsom for the Repeal and Re-Enactment of Chapter 17.105 of the Folsom Municipal Code Pertaining to Accessory Dwelling Units

Pursuant to Section 21080.17 of the California Public Resources Code, the adoption of the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA).

(Project Planner: Nathan Stroud)

2. MSTR25-00240: Dutch Bros Coffee Southpointe and Determination that the Project is Exempt from CEQA under Section 15183

A Public Hearing to request a Design Review and Planned Development Permit Modification for a 1,025-square-foot Dutch Bros Coffee building with two drive-thru lanes located in the Southpointe at Folsom Ranch center within the Folsom Plan Area. The project has both a General Plan and Specific Plan designation of CC (Community Commercial). The project is categorically exempt under 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Amber Lonski, Letap Group)**

3. MSTR25-00252: Levy Road Monopine Cellular Tower and Determination that the Project is Exempt from CEQA under Section 15332

A Public Hearing to request a Conditional Use Permit for a 75-foot-tall monopine telecommunication tower (monopole wireless facility) and related ground equipment including an emergency generator. The zoning classification for the site is General Industrial – Planned Development (M-2 PD), while the General Plan land-use designation is Industrial. The project is categorically exempt under 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: 51 Wireless, LLC, for Verizon Wireless)**

PRINCIPAL PLANNER'S REPORT

The next Planning Commission meeting is scheduled for **March 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, 2nd 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 ksanabria@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.