



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
January 21, 2026
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 6:32 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL

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

Commissioners Absent: None

CITIZEN COMMUNICATION: None

MINUTES

The minutes of the November 19, 2025, regular meeting were approved as submitted.

ELECTION OF CHAIR AND VICE CHAIR

COMMISSIONER BARCELLONA MOVED TO ELECT COMMISSIONER EILEEN REYNOLDS AS CHAIR, AND COMMISSIONER DANIEL WEST AS VICE CHAIR, OF THE PLANNING COMMISSION.

COMMISSIONER LANEY SECONDED THE MOTION.

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

MOTION PASSED

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

COMMISSIONER BARCELONA MOVED TO SELECT COMMISSIONER AMANDA ROSS AND COMMISSIONER DANIEL WEST FOR RECOMMENDATION TO SERVE ON THE HISTORIC DISTRICT COMMISSION.

COMMISSIONER HURST SECONDED THE MOTION.

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

MOTION PASSED

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)

1. Ms. Eileen Post, a resident of neighboring El Dorado Hills, requested that the Commission mitigate the lighting, signage, and gate requirements that had been previously promised.

COMMISSIONER REYNOLDS MOVED TO CONFIRM STAFF'S DETERMINATION THAT NO FURTHER CEQA REVIEW IS REQUIRED FOR THE FOLSOM HEIGHTS VILLAGES 1-6 DESIGN REVIEW PROJECT, AND APPROVE THE APPLICATION FOR DESIGN REVIEW FOR SAID PROJECT (DRCL25-00144), BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-17) ATTACHED TO THE STAFF REPORT, AND AMENDED AS FOLLOWS:

AMENDMENT TO GENERAL FINDINGS:

- A. NOTICE OF MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

AMENDMENT TO CEQA FINDINGS:

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. E. THE CITY, AS LEAD AGENCY, PREVIOUSLY APPROVED AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT / ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT.

- E. ~~F.~~ THE PROPOSED PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- F. ~~G.~~ THE FEASIBLE MITIGATION MEASURES SPECIFIED IN THE FOLSOM PLAN AREA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT AND FOLSOM HEIGHTS SUBDIVISION ADDENDUM WILL BE IMPLEMENTED FOR THE PROPOSED DESIGN REVIEW PROJECT.
- G. ~~H.~~ NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES REQUIRING SUBSEQUENT ENVIRONMENTAL REVIEW HAVE OCCURRED.

AMENDMENT TO DESIGN REVIEW FINDINGS:

- H. ~~I.~~ THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND APPLICABLE ZONING ORDINANCES.
- I. ~~J.~~ THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM HEIGHTS DESIGN GUIDELINES, ADOPTED JULY 2017.
- J. ~~K.~~ THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

COMMISSIONER BARCELLONA SECONDED THE MOTION.

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

MOTION PASSED

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)**

COMMISSIONER ROSS MOVED TO CONFIRM STAFF'S DETERMINATION THAT THE CHABAD JEWISH COMMUNITY CENTER PROJECT IS EXEMPT FROM FURTHER CEQA REVIEW AND APPROVE A DESIGN REVIEW APPLICATION FOR THE PROJECT LOCATED AT 795 HANA WAY (DRCL24-00106), BASED ON THE FINDINGS INCLUDED IN THE STAFF REPORT (FINDINGS A-L) AND SUBJECT TO THE CONDITIONS OF APPROVAL ATTACHED TO THE STAFF REPORT (CONDITIONS 1-61).

COMMISSIONER HURST SECONDED THE MOTION.

AYES: HERRERA, WEST, ROSS, LANEY, BARCELLONA, HURST, 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 were approved by City Council:
 - Inclusionary Housing Ordinance updates, and resolution updating the fee structure.
- The next meeting is scheduled for February 18th, with three items on the agenda:
 - Cell tower on Levy Road
 - Dutch Brothers Drive Thru in Southpointe plaza
 - Accessory Dwelling Unit Ordinance amendments
- In the last month, staff approved 6 design reviews, including:
 - 2 non-residential minor modifications
 - 1 non-residential accessory structure
 - 1 new custom homes
 - 2 residential accessory structures

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:43 p.m.

RESPECTFULLY SUBMITTED,



Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR