



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**March 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 February 18, 2026, regular meeting will be presented for approval.

**NEW BUSINESS**

**1. SUBPM25-00248: 1831 Iron Point Road Tentative Parcel Map and Determination that the Project is Exempt from CEQA under Section 15315**

A Public Hearing to request approval of a Tentative Parcel Map (TPM) to divide a 26,356-square-foot (0.61-acre) parcel located at 1831 Iron Point Road (within the Broadstone Park Professional Center) into two parcels. The project is located in the M-L (PD) (Limited Manufacturing- Planned Development) zoning district and has a General Plan designation of IND (Industrial/Office Park). The project is categorically exempt under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Kier & Wright)**

**2. PDEV26-00002: Independence at Folsom Ranch Apartments Planned Development Permit Extension and Determination that the Project is Exempt from CEQA under Section 15182(c)**

A Public Hearing to request approval of a Planned Development Permit Extension for development of a 238-unit apartment community (Independence at Folsom Ranch Apartments, previously called Folsom Ranch Apartments (MSTR22-00218) on a 15.8-acre site located at the northeast corner of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The project is located in the SP-GC (PD) (General Commercial- Planned Development) District of the Folsom Plan Area Specific Plan and has a General Plan designation of GC (General Commercial). The project is categorically exempt under Section 15182(c) (Residential Projects Implementing Specific Plans) of the California

Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: El Folsom Ranch Investor Holdings, LLC)**

### **3. DEVA26-00028. Community Park West Alternate Site Development Agreement Amendments**

A public hearing to consider a request to recommend approval of Ordinance No. 1363, Ordinance No. 1364, and Ordinance No. 1365, uncodified ordinances approving amendments to three Development Agreements to designate new alternate sites for Community Park West, to be held unless and until such time as the existing Community Park West site receives regulatory clearance for the park uses called for in the Folsom Plan Area Specific Plan. This request does not include any changes to the zoning or allowed uses on the specified parcels and subsequent land use approvals are required before any development can occur on the sites which are the subject of this request. Therefore, this request is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

**(Project Planner: Jessica Brandt, Principal Planner/ Applicant: Alder Creek West Improvement Company, LLC)**

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

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)**

### **PLANNING MANAGER'S REPORT**

The next Planning Commission meeting is scheduled for **April 15, 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 [ksanabria@folsom.ca.us](mailto: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.