



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES

March 18, 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: Justin Hurst, Commissioner
Mathew Herrera, Commissioner
Daniel West, Vice Chair
Dianna Laney, Commissioner
William Barcellona, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Amanda Ross, Commissioner

CITIZEN COMMUNICATION: None

MINUTES

The minutes of February 18, 2026, regular meeting were approved as submitted.

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)**

COMMISSIONER BARCELLONA MOVED TO APPROVE A TENTATIVE PARCEL MAP (TPM) TO DIVIDE A 26,356-SQUARE-FOOT (0.61- ACRE) PARCEL LOCATED AT 1831 IRON POINT ROAD INTO TWO PARCELS, AS ILLUSTRATED ON ATTACHMENT 4, BASED ON THE FINDINGS (FINDINGS A-L) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-13) ATTACHED TO THE STAFF REPORT.

COMMISSIONER HERRERA SECONDED THE MOTION

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

MOTION PASSED

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)

COMMISSIONER WEST MOVED MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT EXTENSION (PDEV 26-00002) FOR A PERIOD OF ONE YEAR FROM EXPIRATION (UNTIL AUGUST 15, 2027), FOR DEVELOPMENT OF THE INDEPENDENCE AT FOLSOM RANCH APARTMENTS PROJECT (MSTR22-00218), BASED ON THE FINDINGS (FINDINGS A-K) AND SUBJECT TO CONDITIONS OF APPROVAL (CONDITION 1-47) ATTACHED TO THE STAFF REPORT.

COMMISSIONER LANEY SECONDED THE MOTION.

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

MOTION PASSED

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 Desmond Parrington / Applicant: Alder Creek West Improvement Company, LLC)

COMMISSIONER HURST MOVED TO DETERMINE THAT THE REQUESTED AMENDMENTS TO DEVELOPMENT AGREEMENTS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15061(B)(3), AND TO RECOMMEND THE CITY COUNCIL APPROVE ORDINANCE NO.

1363, ORDINANCE NO. 1364, AND ORDINANCE NO. 1365, UNCODIFIED ORDINANCES APPROVING AMENDMENTS TO THREE DEVELOPMENT AGREEMENTS, WHICH WOULD 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 OR THE APPLICANT MOVES FORWARD WITH A SPECIFIC PLAN AMENDMENT AND ASSOCIATED ENVIRONMENTAL REVIEW TO DEVELOP THE PARCELS AS COMMUNITY PARK WEST, BASED ON THE FINDINGS (FINDINGS A-K) ATTACHED TO THE STAFF REPORT.

COMMISSIONER BARCELLONA SECONDED THE MOTION.

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

MOTION PASSED

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) regulation 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)

COMMISSIONER BARCELLONA MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF 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, PROVIDED IN ATTACHMENT 1, BASED ON THE FOLLOWING FINDINGS (FINDINGS A-C) ATTACHED TO THE STAFF REPORT WITH THE GREEN SHEET MODIFICATION REGARDING DETACHED ACCESSORY DWELLING UNITS WHICH SHALL UTILIZE TWO OF THE FOLOWING FACTORS 1-4.

Agenda Item No. 4

Zoning Code Update – Accessory Dwelling Unit Ordinance and Determination that the Project is Exempt from CEQA

Revisions to Ordinance No. 1361 (Attachment 1)

Revision to FMC 17.105.190(E)(1)(b) (All Zones – Design Standards)

The following revision applies to the additional design requirements for two story detached ADUs. Currently, the City requires that two story detached ADUs incorporate one of four different design options to break up the massing of the ADU; however, staff proposed to change this to require the incorporation of at least two of the four options. This change is intended to encourage applicants to further break up the massing of two story ADUs through an additional design element.

- b. Detached accessory dwelling units shall utilize at least one (1) two (2) of the following:

- i. Different primary siding materials for each of the stories
- ii. Recessed or projecting windows, doors, or parts of the wall. Recessed windows and doors shall project a minimum of six (6) inches or shall be recessed a minimum of six (6) inches. Any projection must be behind the parcel side or rear yard setback line.
- iii. Cantilevered areas so long as area does not extend beyond the side or rear yard setback.
- v. At least two different roof forms, such as a mix of different roof types (e.g., hipped, gabled, shed, etc.) on the building.

COMMISSIONER HURST SECONDED THE MOTION.

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

MOTION PASSED

PLANNING MANAGER REPORT

Planning Manager Desmond Parrington shared the following with the Commission:

- The next meeting is scheduled for April 15th, with multiple items on the agenda:
 - Five Staff Level Design Reviews (1 Commercial Patio Area Created, 1 New Residential Garage, and 3 Residential Additions)
 - The April 15 meeting may include several agenda items. However, one item is expected to be substantial and could require the full meeting time. Karen and Bettina will coordinate with the Commission to schedule a special meeting dedicated to that item.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:40 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, DEVELOPMENT SERVICES SPECIALIST

APPROVED:



Eileen Reynolds, CHAIR