



PLANNING COMMISSION MINUTES
January 15, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Jennifer Lane, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of December 4, 2019 were approved as submitted.

NEW BUSINESS

1. Accessory Dwelling Unit Presentation and Direction to Staff

Staff will update the Commission on new changes in State law effective January 1, 2020 which affect the City's ability to regulate Accessory Dwelling Units (ADU). ADUs, also known as second units or "granny flats," are a more affordable housing option in existing neighborhoods that can serve the needs of seniors, young people, family members and others. State laws have changed to encourage these units and have limited communities' ability to regulate ADUs. Staff and its consultants will discuss the new laws and review what kind of standards still apply. **(Principal Planner, Desmond Parrington, AICP)**

1. Loretta Hettinger addressed the Planning Commission, recommending the City hire more staff to focus on historic preservation and for staff to help protect the privacy of the Historic District residences.
2. Bob Holderness addressed the Planning Commission, stating the new ADU law may be the best way to provide affordable housing, and to ask City staff what the mechanism is to report our progress to the California Department of Housing and Community Development (HCD).

City Planning staff and their consultants gave a presentation on the new State laws governing Accessory Dwelling Units (ADUs) and solicited input from the Commission and the public on key issues for the ADU Ordinance that staff is preparing. Staff will return this spring with the new ADU Ordinance for review.

2. **Zoning Code Update Discussion on Districts, Uses and Development Standards and Direction to Staff**

This presentation will address proposed changes to existing districts, allowed uses, and their development standards as well as proposals for new districts. In addition, staff and its consultant team at Mintier Harnish will discuss proposals and questions related to new development and overlay districts as well as new standards associated with those development types. Staff is seeking input from the Commission and the public on these topics as it prepares the draft Zoning Code. **(Principal Planner, Desmond Parrington, AICP)**

1. Loretta Hettinger addressed the Planning Commission, recommending avoiding rigidity when updating the zoning code and reviewing design standards and reports regularly.
2. Jackie Cavanaugh addressed the Planning Commission, requesting information on the changes in zoning for the river way subarea of the Historic District.

City Planning staff and their consultants gave a presentation and sought input from the Commissioners and the public on the Zoning Code update. Specific issues discussed included new zoning districts, overlay districts, design and development standards, and allowed uses. Commissioners provided input on the questions raised during the presentation for staff to include in the update.

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR