



PLANNING COMMISSION MINUTES
June 3, 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, Andrew Grant, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of May 6, 2020 were approved as submitted.

NEW BUSINESS

Item No. 1, PN 20-115, Nomination of the Names McCarthy and Mercy to be Considered for Folsom Ranch Parcel 85A and Determination that the Project is Exempt from CEQA, was moved to the end of the meeting at the request of the Planning Commission.

2. PN 20-119, Vacant Lot Purchase General Plan Consistency Finding (APN 071-0690-006 3.03-Acre Parcel Adjacent to Fire Station #35) and Determination that the Project is Exempt from CEQA

A public meeting to consider a request from the City of Folsom to purchase the 3.03-acre parcel identified as APN 071-0690-006, located south of the Steve Miklos Aquatic Center and adjacent to Fire Station #35. The project is categorically exempt under Section 15325(f) (Transfers of Ownership in Land to Preserve Existing Natural Conditions and Historical Resources) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Parks and Recreation Director, Lorraine Poggione)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A FINDING OF CONFORMITY WITH THE GENERAL PLAN FOR THE CITY'S PROPOSED ACQUISITION OF THE 3.03-ACRE PARCEL LOCATED SOUTH OF THE STEVE MIKLOS AQUATIC CENTER AND ADJACENT TO FIRE STATION #35, COMMONLY KNOWN AS APN 071-0690-006 SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDING A, CEQA FINDINGS B-E, AND GENERAL PLAN CONFORMITY FINDING F.

COMMISSIONER LEARY SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, LANE, GRANT, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. Accessory Dwelling Unit Ordinance Hearing and Determination that the Project is Exempt from CEQA

During 2019, the State enacted several new laws affecting Accessory Dwelling Units or ADUs. ADUs are more commonly referred to as second units, second dwelling units, or “granny flats.” These new laws went into effect on January 1, 2020. Since the State has changed many of the ADU requirements, the City’s current ADU standards are rendered null and void unless the City updates its own ADU standards to comply with the new State law. Staff recommends that the Commission approve a recommendation to City Council supporting the repeal and replacement of the existing Sections 17.52.490 and 17.52.500 as well as Chapter 17.105 in Title 17 of the Folsom Municipal Code (FMC) with the new draft Accessory Dwelling Unit Ordinance. **(Project Planner: Principal Planner, Desmond Parrington)**

1. Mike Brenkwitz addressed the Planning Commission citing concerns about parking in the historic district alleyways, who would take care of development impact fees on upgrading the infrastructure in the Historic District, and privacy issues.
2. Loretta Hettinger addressed the Planning Commission citing concerns of the proposed change to Section 17.105.140F of the Folsom Municipal Code regarding tiny homes being built on permanent foundation rather than being moveable.

COMMISSIONER RAITHEL MOVED TO APPROVE A RECOMMENDATION TO CITY COUNCIL SUPPORTING THE REPEAL AND REPLACEMENT OF THE EXISTING SECTIONS 17.52.490 AND 17.52.500 AS WELL AS CHAPTER 17.105 IN TITLE 17 OF THE FOLM MUNICIPAL CODE (FMC) WITH THE NEW DRAFT ACCESSORY DWELLING UNIT ORDINANCE AS SET FORTH IN THE GREEN SHEET ALONG WITH THE FOLLOWING CHANGES:

- Follow Tree Preservation Ordinance for those ADU’s greater than 800 square feet and 16 feet in height
- Revise Sections 17.105.120(K) and 17.105.150(G) to remove universal design language
- Revise Section 17.105.150(L) to apply impact fees proportionately to ADU’s greater than 750 square feet
- Either keep proposed language in Sections 17.105.070 and 17.105.080 regarding side and rear setbacks for ADU’s taller than 16 feet if acceptable to HCD or if HCD does not allow this, then revise those section to enact a 16-foot height limit for all ADU’s
- Revise Section 17.105.150(C) to expand on the design standards for screening of staircase landings
- Revise Section 17.105.110(I) to require unique addresses for all ADU’s

COMMISSIONER WEST SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, GRANT, RAITHEL
NOES: LANE
ABSTAIN: NONE
ABSENT: NONE

1. **PN 20-115, Nomination of the Names of McCarthy and Mercy to be Considered for Folsom Ranch Parcel 85A and Determination that the Project is Exempt from CEQA**

The proposed street names McCarthy Way and Mercy Drive for Folsom Ranch, Parcel 85A have been nominated by CommonSpirit Health to be considered for Folsom Ranch, Parcel 85A. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). **(Project Planner: Senior Planner, Stephanie Henry)**

COMMISSIONER LEARY MOVED TO APPROVE THE PROPOSED STREET NAMES MCCARTHY WAY AND MERCY DRIVE FOR FOLSOM RANCH, PARCEL 85A BASED ON THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B AND CEQA FINDING C.

COMMISSIONER DUEWEL SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, LANE, GRANT, RAITHEL

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

PLANNING COMMISSION / PLANNING MANAGER REPORT

The City of Folsom launched their new Housing Element website www.folsomhousingelement.com/getinvolved that has an online community workshop video that explains the RHNA process in relation to our Housing Element Update, and posted a community survey we are requesting public participation on.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR