



PLANNING COMMISSION MINUTES
May 5, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Bill Miklos, Ralph Peña, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Chair Justin Raitchel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 17, 2021 were approved as submitted.

NEW BUSINESS

1. PN 20-263, Mangini Ranch Lot 16 Apartments Design Review, Minor Administrative Modifications, and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Van Daele Homes for approval of Design Review and Minor Administrative Modifications for development of a 278-unit market-rate apartment community (Mangini Ranch Lot 16 Apartments) on a 9.3-acre site located north of White Rock Road near the northeast corner of the intersection of White Rock Road and East Bidwell Street (APN 072-3380-005). The zoning classification for the site is SP-MHD-PD, while the General Plan land-use designation is MHD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Steve Banks/Applicant: Van Daele Homes)**

COMMISSIONER LEARY MOVED TO

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSTED PROJECT PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182(C), AND
- APPROVE DESIGN REVIEW OF THE APPLICANT'S SITE DEVELOPMENT AND ARCHITECTURAL DESIGN DETAILS FOR THE PROPOSED 278-UNIT RESIDENTIAL APARTMENT COMMUNITY, AND
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION FOR REFINEMENT OF THE OPEN SPACE AND PROPERTY DEVELOPMENT BOUNDARIES FOR THE PURPOSE OF MEETING ROADWAY DESIGN STANDARDS, MAXIMIZING DEVELOPMENT EFFICIENCIES, PRESERVING NATURAL RESOURCES, AND ACCOMMODATING A CLASS I TRAIL PER ATTACHMENT 15, AND
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO TRANSFER 35 ALLOCATED DWELLING UNITS FROM ANOTHER PARCEL WITHIN THE FOLSOM PLAN AREA SPECIFIC PLAN TO THE MANGINI RANCH LOT 16 APARTMENTS PROJECT SITE PER ATTACHMENT 15

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-J) AND THE RECOMMENDED CONDITIONS OF APPROVAL NOS. 1-48 WITH MODIFICATIONS:

- Deletion of Condition No. 7. ~~The owner/applicant acknowledges that the State adopted amendments to Section 65850 of the California Government Code (specifically Section 65850(g)), effective January 1, 2018, to allow for the implementation of inclusionary housing requirements in residential rental units, upon adoption of an ordinance by the City. In the event that the City amends its Inclusionary Housing Ordinance (IHO) with respect to inclusionary requirements for rental housing units prior to owner/applicant's submittal of a complete application for a building permit for the Mangini Ranch Lot 16 Apartments Project, the owner/applicant (or successor in interest) shall be subject to said rental unit inclusionary requirements, as amended.~~
- Modification on Timing of Requirement of Condition No. 35. When Required: B O
- 45. The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions **relative to water usage and conservation** including but not limited to: Executive Order B-29-15 issued by the Governor of California on April 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code, (Section 13.26 Water Conservation), or amended from time to time."

COMMISSIONER WEST SECONDED THE MOTION.

COMMISSIONER MIKLOS MOVED TO MAKE A FRIENDLY AMENDMENT TO STRIKE THE ADDED LANGUAGE FROM CONDITION NO. 45 TO READ AS ORIGINALLY WRITTEN.

COMMISSIONER WEST SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MIKLOS, PEÑA, LEARY, REYNOLDS, WEST, DUEWL, RAITHEL

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

WORKSHOP

2. PN 19-051, Zoning Code Update – Review of Home Occupation Permit Regulations

Staff is returning to the Commission for an update on progress on the new Zoning Code and review of Home Occupation Permit Regulations. **(Project Planner: Principal Planner, Desmond Parrington)**

1. Reid Bellis addressed the Planning Commission in support of updating the HOP regulations to allow storefronts and more flexibility.
2. Steve Johns addressed the Planning Commission in support of Mr. Bellis' business and in support of HOP changes.
3. Brenda Young addressed the Planning Commission in opposition of more flexibility and storefronts in residential areas.
4. Robert Goss sent a public comment letter to be read into the record for the Planning Commission in support of changes to allow more flexibility and provided suggested edits to the Zoning Code.

Summary of Commissioner comments:

- All Commissioners agreed that there was a need to update the HOP regulations
- Some Commissioners did not understand why this needed to be addressed now rather than as part of the zoning code update process
- Most of the Commission felt that it was unclear in the ordinance what businesses or business activity required a home occupation permit and that it should be better defined
- All Commissioners agreed that 'what is a storefront' should be defined

- Commissioners were split on the idea of allowing storefronts in residential areas
- All Commissioners wanted to allow increased deliveries
- Several Commissioners wanted to revisit hours so that home-based businesses closed at 8 pm rather than 10 pm
- Most Commissioners did not support allowing businesses that are not allowed in BP or C-1 zones.
- Commissioners were split on allowing increasing the size of signage
- All Commissioners were against sign illumination
- Storage of certain types of materials should not be allowed (i.e., chemicals, ammunition, alcohol, etc.)
- Most Commissioners agreed that we needed list of prohibited businesses
- All Commissioners agreed that mobile businesses that conduct work off-site should not be treated differently due to potential impacts from parking of commercial vehicles and employees
- Commissioners were not against home-based businesses including tech and small manufacturing if no "negative externalities" (i.e., negative spillover effects or nuisances)
- Commissioners did not want to allow more employees on site
- Most Commissioners were ok with current limits on number of clients per day (8/day) but a few supported increasing numbers to 12 or 16 per day and possibly requiring appointment only
- Commissioners were split about whether to get rid of the no more than 2 persons at one time requirement
- Most Commissioners were ok with on-site sales but felt the ordinance needed to better define on-site sales and the types of sales that would be allowed
- Several Commissioners were concerned about the City overregulating these given the number of people that work from home
- All Commissioners wanted a second Commission workshop to focus on the key areas for further discussion and to give direction to staff on what should be in the ordinance

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next regularly scheduled Planning Commission meeting will be held June 2, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR