

PLANNING COMMISSION AGENDA
January 20, 2021
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Planning Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Planning Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

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

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. 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 five 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 general 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 December 2, 2020 will be presented for approval.

Oath of Office Administered to Kevin Duewel, Barbara Leary, Bill Miklos, and Ralph Peña

Election of Chair and Vice Chair

Planning Commission Recommendation of Two Members to serve on the Historic District Commission

NEW BUSINESS:

1. PN 21-003 The Addition of the Name Wegat to the Historic Street Name List and Determination that the Project is Exempt from CEQA

A public meeting to consider a nomination from the Rotary Club of Folsom for the proposed street name Wegat (after Orville and Delores Wegat) to be listed on the Historic Street Name List. Street names that have been approved for listing can be selected by project applicants to name new City streets. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3)(Review for Exemption) of the CEQA Guidelines. **(Project Planner: Senior Planner, Stephanie Henry)**

WORKSHOP:

2. PN 21-004 2021 Public Review Draft Housing Element

A study session in which staff is seeking Planning Commission review and comment on the 2021 Draft Housing Element which describes how the City proposes to meet existing and projected housing needs of residents from May 15, 2021 through May 15, 2029. The City's consultant, Ascent Environmental, Inc., will provide the Commission with an overview of the Housing Element and the update process. The appropriate environmental documentation will be prepared in accordance with the California Environmental Quality Act (CEQA) and will be presented to the Planning Commission at a future meeting when the Housing Element item is considered for formal action. **(Project Planner: Senior Planner, Stephanie Henry)**

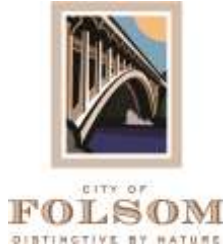
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **February 3, 2021**. 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, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6231 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) 461-6231, (916) 355-7274 (fax) or kmullett@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



**PLANNING COMMISSION MINUTES
December 2, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 18, 2020 were approved.

PUBLIC HEARING

1. PN 20-248 The Shops at Folsom Ranch Tentative Parcel Map and Planned Development Permit Extensions

A Public Hearing to consider a request from The Shops at Folsom Ranch, LLC for approval of a Tentative Parcel Map Extension and Planned Development Permit Extension for development of a 27,900-square-foot commercial shopping center on a 5.9-acre site located at the southeast corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area. The Zoning classification for the site is SP GC-PD, while the General Plan Land Use designation is GC. The City, as lead agency, previously determined that The Shops at Folsom Ranch project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment, therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Principal Planner, Steve Banks/Applicant: The Shops at Folsom Ranch, LLC)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE TENTATIVE PARCEL MAP EXTENSION AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF THREE YEARS (UNTIL NOVEMBER 7, 2023) FOR DEVELOPMENT OF THE SHOPS AT FOLSOM RANCH PROJECT (PN 20-248) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, TENTATIVE PARCEL MAP EXTENSION FINDINGS, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS P-W, AND CONDITIONS OF APPROVAL 1-51.

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

2. PN 19-243 White Rock Springs Ranch Villages 4-7 Residential Design Review

A Public Meeting to consider a request from Lennar Homes for Residential Design Review approval for 135 single-family residential units located within Villages 4 through 7 of the previously approved White Rock Springs Ranch Subdivision project. The Zoning classification for the site is SP-SFHD and SP-SF, while the General Plan Land Use designation is SFHD. The City, as lead agency, previously determined that the White Rock Springs Ranch Subdivision is entirely consistent with the Folsom Plan Area Specific Plan (FPASP), therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15183. **(Project Planner: Principal Planner, Steve Banks/Applicant: Lennar Homes)**

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 135 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 11 FOR THE WHITE ROCK SPRINGS RANCH VILLAGES 4-7 PROJECT SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDING H-J, AND CONDITIONS OF APPROVAL NOS. 1-14.

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PLANNING COMMISSION / PLANNING MANAGER REPORT

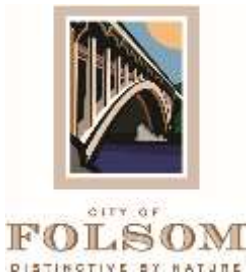
The next tentatively scheduled Planning Commission meeting will be held January 20, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Nomination of the Name Wegat to the Folsom Historic Street Name List
File #: PN 21-003
Request: Add the Name Wegat to the Folsom Historic Street Name List
Location: Historic names are used for new streets throughout the City of Folsom
Staff Contact: Stephanie Henry, Senior Planner, 916-461-6208, shenry@folsom.ca.us
Applicant: Rotary Club of Folsom

Recommendation: Conduct a public meeting and upon conclusion recommend approval of the addition of the proposed street name Wegat to the City of Folsom Historic Street name list (PN 21-003) based on the findings included in this report (Findings A-C).

Project Summary: The proposed street name Wegat has been nominated by the Rotary Club of Folsom and is to be considered for listing on the Historic Street Name List. Street names that have been approved for listing can be selected by project applicants to name new City streets.

Table of Contents:

- 1 - Background/Analysis
- 2 - Folsom Historic Street Name List
- 3 - Wegat Street Name Nomination Letter
- 4 - Wegat Nomination Presentation

Submitted,

PAM JOHNS, Community Development Director

ATTACHMENT 1 BACKGROUND/ANALYSIS

BACKGROUND/PROPOSAL

The applicant, Rotary Club of Folsom, is requesting that the name Wegat be added to the Historic Street Name List. This request is in honor of longtime Folsom residents and business leaders Orville and Delores Wegat. Orville turned 99 in October, a milestone that was celebrated with a socially distanced drive-by parade of his fellow Rotary Club of Folsom members at the senior living community where he and Delores now reside.

Orville, a veteran of World War II, worked for the Galt Herald newspaper after returning from the war. In 1948, he married Delores. He was working at the Folsom Telegraph when he and Delores purchased the newspaper. In 1963, they sold the Folsom Telegraph and purchased both the bowling alley and adjacent motel on East Bidwell Street, which were then on the outskirts of the city. The Wegats and partner Bill Eckhart revived the struggling businesses and sold the bowling alley to Wally and Sue Dreher in 1979.

During their retirement, Orville and Delores have been active in many community projects. Orville joined the Rotary Club of Folsom in 1957 and was the club president in 1960. He attended the weekly dinner meetings until they were suspended in March 2020 due to the pandemic.

POLICY/RULE

The Folsom Municipal Code (FMC Section 16.08.020[C][6]) requires that all new street names be considered and approved by the Planning Commission. Historic names that have been approved for listing with the City's Historic Street Name List by the Planning Commission can be selected by project applicants and dedicated to new streets within the City.

ANALYSIS

The nominated name Wegat was reviewed by the emergency services personnel and they have determined that there are not any existing street names in Folsom identical to the proposed street name. As such, staff has determined that the proposed name Wegat is qualified to be added to the City's Historic Street Name List.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption).

RECOMMENDATION/PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission approve the addition of the proposed street name Wegat to the City of Folsom Historic Street Name List based on the findings included in this report (Findings A-C).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

- B. THE PROJECT IS CONSISTENT WITH THE FOLSOM MUNICIPAL CODE.

CEQA FINDINGS

- C. A THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 150061(B)(3) OF THE CEQA GUIDELINES (REVIEW FOR EXEMPTION).

Attachment 2

Folsom Historic Street Name List

**CITY OF FOLSOM
HISTORIC STREET NAME LIST**

NAME	SIGNIFICANCE	SUBDIVISION	DATE
AGOSTINI	Planning Commissioner	Prairie Oaks, Unit P	
ALTERI	Citizen Request	Empire Ranch 40B	
ASSAY			
AULL	First warden of the prison		
AVAZEDO	Had grape vineyard in the area around Bidwell, Oak, & Mormon St.		
AZAVEDO	Planning Commissioner	The Parkway, Phase 2	2002
BALLOU	Mary and her husband sailed from New Hampshire to California and settled in Mormon Island. Mary and husband later moved to Negro Bar, where Mary cooked for a boarding house.	The Parkway, Lot A	2006
BARNHILL	Veteran, killed in Iraq 2005	The Oaks	2006
BAYER	Volunteer fireman	The Parkway, Phase 2	2002
BICKER	Worked for the Natomas Co., wife was 1 st City Treasurer	Natoma Valley	2006
BOLI	Lou Boli, City Attorney (late 1950's to early 1960's) wife Ruth	Briggs Ranch	
BONHAM	Owner of Bonham's Feed Store during 1940'S and 1950'S		
BOWEN	Planning Commissioner, worked in real estate	The Parkway, Phase 2	2002
BRADLEY	Cyrus Bradley owned an insurance business in Folsom 1859 to 1867. He built the residence at 606 Figueroa Street	Oaks at Willow Springs, Parkside	2012
BRAZIL	Well known large family, including a son John that operated a bar named "John's Hideaway". Daughter Emily married George Coval.	The Parkway, Lot A	
BRODER	Ranchers	The Parkway, Phase 2, B3	
BRYAN		The Parkway, Phase 2	2002
BUGBY	Vintner in this area and was also elected Sheriff of Sac. County	Not Available	
BULJAN	Prison Guard	Not Available	2004
BURLOND		Empire Ranch, Village 34	2005

BUSSING		The Enclaves	
CAPLES	Postmaster	ARC-Canyon Falls Village	2001
CARLSON	Planning Commissioner	Natoma Station -Bungalows	1995
CARROLL	Historic company owner	Empire Ranch, Village 34	2005
CASEY-GOMES	Fire Chief for volunteers	Prairie Oaks, Unit 3 (Gomes)	
CASTRO	Historic family, Planning Commissioner and citizen recommendation	Cobble Ridge	
CHALCEDONY		The Parkway, Phase 2	2002
CHAN	Long time Folsom family	Cresleigh Ravine	2015
CHELMSFORD		Not Available	
CLAUDD	Resident		
CLEMENSEN		The Parkway, Phase 2	2002
COLNER	Andy and Marie – Andy was gold buyer and lived in a mobile home where the old bridge is located. One night a gang looking for gold broke into his home and tortured him. The gang was from Auburn, and the leader was executed for murder.	The Island, Phase 1	2014
COOCH	Athletic/Academic/Student Officer		
COONEY	Historical “White Bear Saloon”	Prairie Oaks, Unit 10	
COX	Merchant with J&P Hardware and mining term	Prairie Oaks, Unit 10	
CRAIL	Wilsey Crail had a pool hall on Sutter St. and taught many kids the finer points of the game. Son Jim had a market in Georgetown. Younger kids were “Buck,” Beth, and Nellie.	The Parkway Village H	2017
CROW	James Crow and his wife built Folsom’s first duplexes in the 1950s.	(Crow Canyon Drive)	N/A
CROWLE	Prison Accountant	The Parkway, Phase 2	2002
CUMMINGS	1987 Honorary Citizen of the Year	Natoma Valley	2006
CURRY	Employed by the Natomas Company	The Parkway, Phase 2	2002
DALL	Folsom Hook & Ladder Company	The Parkway, Phase 2	2002
DARLING	Rancher	The Parkway, Phase 2	
DEGNAN	Prison Worker		
DEAN	Killed in WWII	Not Available	
DENTON	Prison Worker	The Parkway, Phase 2	2002
DIEFENDERFER	Contractor		

DIGGINS		Cobble Ridge	2001
DOHERTY	1989 Honorary Citizen of the Year	The Parkway, Phase 2	2002
DOLAN	Tom Dolan, City Council Member	Sierra Estates	-
DOWD		Santa Juanita Subdivision	2014
DUCHOW	Veteran killed in WWII		
DURFEE	Two brothers – both physicians who bought the second store at Negro Bar.	Natoma Valley	2006
DRUILLINGER	School teacher		
EHRKEY			
ELLIS	George Ellis, Fire Commissioner, son Kenneth worked for City	Prairie Oaks, Unit 11	
ELMER KALLIS*	Elmer Kallis, Resident, Veteran WWII who survived Pearl Harbor.		
ELSWORTH	Planning Commissioner	The Parkway, Phase 2	2002
ESCHELMAN	Prison Guard	The Parkway, Phase 2	2002
FALLON	Russell Fallon owned a plumbing/electrical business in the original Wells Fargo building in the mid 1940s. His nephew Tom Russell and wife Ethel raised five children in Folsom.	Mangini Ranch	2019
FARGO	Veteran killed in WWII	Not Available	
FARLEY	Veteran killed in WWII	Close to Blue Ravine/Riley	
FEHR		Empire Ranch, Village 34	2005
FERGUSON	Teacher	The Parkway, Phase 2	2002
FERRIER	Planning Commissioner and City Council Member	The Enclaves	2003
FERRY	Warden Larkin's son	Union Square	2004
FETTER		Broadstone 3, Village 2C	2003
FITZSIMONS	1987 Honorary Citizen of the Year	The Parkway, Phase 2	2002
FRATIS (JOHN)	First Police Judge	Prairie Oaks, Unit 8	
GALLINGER	Citizen Recommendation	Broadstone 3	
GARDNER		Prairie Oaks, Unit 8	
GAILANDER	Telephone Switchboard Operator (on Figueroa Street)		
GEORGE McADOW*	Station Master at the passenger depot		
GHILAIN	Jack Ghilain, High School coach		
GIVEN	Alice Given	The Enclaves	2003
GRAHAM	Operated American Exchange Hotel	Prairie Oaks, Unit 9	SIERR

			A EST.
GUZZETTI	Louie had a bar on Sutter St. and owned a grape vineyard on lower Sutter St.	The Parkway, Lot A	2006
HAKE			
HALVERSON	Planning Commissioner	The Parkway, Phase 2	2002
HAMMOND	Vice Mayor, Service Station Operator	The Parkway, Phase 2	2002
HANDY	First Council Woman (1954)	Empire Ranch, Village 21	2004
HAPTON		The Parkway, Phase 2	2002
HEILER	First Brewery	Broadstone 3	
HEINZE	Warden		
HENDERSON	Killed in WWII	Not Available	
HILDERBRAND	Worked for the Natomas Company	Empire Ranch, Village 21	2005
HILL	Jim Hill, Town Barber		
HOLLEY	Grocery Business (1889)	Sibley Square	
JUNE HOSE			
HOUX	Planning Commissioner		
HOWARD CHAN*	(Both names only)		
HULETT	City police, raised at prison	Empire Ranch, Village 22	2004
HUMBERT	Civil Engineer (1976)	The Enclaves	2003
HUSE	Secretary of Prison Warden		
HYMAN	Businessman		
ICKES			
IMHOFF	Businessman (store on Sutter Street during 1890's)		
INKS ?	City Council Member	Empire Ranch, Villages 34 and 35	2005
ISAMINGER			
JAMIE		(Off Sibley)	
JAMES	Planning Commissioner		
JENKINS		The Parkway, Phase 2	2002
JIM HILL		Natoma Valley	2006
KARL	Prison Guard		
KAVINE	Prison Guard	Empire Ranch, Village 22	2004
KEARNS	Jimmy Kearns, Prison Guard	The Parkway, Phase 2	2002

KEE	Grocery Store in China Town 1890	Empire Ranch, Village 22	2004
KEEFE	Bobby Keefe, Postmaster		
KEFER	Big League Pitcher	Prairie Oaks, Unit 3	
KELLISON	Hot Rod Designer and Auto Shop Owner in the 1950s, James Kellison		
KIDDER		The Parkway, Phase 2	2002
KIRBY	Gene Kirby	Willow Springs Cluster	
KLUMPP	Louie Klumpp, Mortician, Mayor of Sacramento, owned bar on Sutter Street		
KOSTER			
LAHR			
LEFEVRE		Empire Ranch	
LEONARD	John Leonard Businessman and Judge	Natoma Valley	2006
LESNICK	Ed Lesnick, Academician, Pro-football player, Coach	Broadstone 2-Village 8	
LEULLA	Folsom Historian		
LEWIS	O.C. was very active in the original Hook & Ladder Co., also owned property on the 900 block of Sutter Street, along with other properties in Folsom	Parkway, Lot A	2006
LINDELOF	James Lindelof, a Folsom boy, was killed in an ambush in Afghanistan while filming action. James was a grandson of the longtime Thompson family. Two family members worked for the City.	The Oaks	2006
LONG		The Parkway, Phase 2	2002
LOOMIS	Jack Loomis killed in auto accident on the night of his senior HS prom May 18, 1962	Subdivision north of Levy Road	2005
LUNG	General Merchandise Contractor (1890)		
MADELEINE MOSELEY	A very active and caring resident who provided many years of volunteer service to the Folsom community. Madeleine served as a city sentinel and was a regular attendee and speaker at City Council meetings for more than 30 years.	Mangini Ranch, Phase 2	2020
MAHAFFEY	Prison worker	The Parkway, Phase 2	2002
MANASCO	George Manasco, Volunteer Fireman	The Parkway, Phase 2	2002
MANGE	Principal of the Jr. High Charter School, Teacher and Citizen of the Year (1984)		

MARSALLA	Planning Commissioner	ARC-Canyon Falls Village	2001
MARTIN	Tom Martin Realtor, Developer	Sibley Square	
McADOW	George McAdow station master at the historic passenger depot	The Parkway, Lot J	2006
McBETH	Elmer McBeth	(Not Available)	
McDONALD			
McKENNY	'Mac' owned a garage	The Parkway, Phase 2	2002
McKIERNAN	Veteran killed in WWII	Not Available	
McMETH			
McWILLIAMS			
MENDES	Frank Mendes, Worked for the Natoma Company	The Parkway, Phase 2	2002
MENDONCA	Melvin Mendonca, Worked for the Natoma Company		
MEREDITH	Store and Hotel Owner (early 1950's)	The Parkway, Phase 2	2002
MERRILL	WWII and Korean War Veteran, Marvin Merrill		
METTE	Louie	Prairie Oaks	
MILINOCKET			
MINNIE OLIVE ??	Wife of George McAdow	The Parkway, Lot J	2006
MOESZINGER	Citizen of the Year (1982)		
MOON	Planning Commissioner	Madrone	
MOORE	Chuck More, Councilman, Owned gas station at the intersection of Bidwell St. and Market St.	The Enclaves	2003
MORGANITE		The Parkway, Phase 2	2002
MORRIS	Paul Morris ('P.J. '), Warden, Honorary Citizen of the Year 1983		
MUNDT	Herman Mundt, Constable, Son Albert Mundt, D.A. Sacramento County		
NEASHAM	Prison Guard		
NEEDLES	Killed in WWII	Not Available	N/A
NETTLE	John Nettle moved to Folsom in the mid-1930's. He fought in Tunisia and Italy during WWII. He was employed by the Natoma Company.	Toll Brothers	2020
NICHOLS	Blacksmith (1881)	Prairie Oaks	
OLIVER	Businessman	Empire Ranch, Village 31	
ORENO	Supporter/Teacher	Empire Ranch, Village 32 and 40C	2005

OSBORNE	Prison Worker	The Parkway, Phase 2	2002
OTIS	1989 Honorary Citizen of the Year		
PAAVOLA	John and Mary Paavola, Owned shoe store on Sutter St.	The Parkway, Phase 2	2002
PATRICK	1985 Honorary Citizen of the Year	Willow Springs	
PRICE	Killed in WWII	East of Sutter Middle School	
QUIGLEY	B.C. was Justice of the Peace in Granite Township in the 1850s, and had the fist lumber yard in Folsom.	Natoma Valley	2006
RAMOS		Empire Ranch, Village 36	2005
REIMAN	Al Reiman, Pharmacist, Honorary Citizen of the Year 1989	The Parkway, Lot D	2005
RELVAS	Al Relvas, City Council Member, Pharmacist Abe Relvas, owned the Sutter Club	The Parkway, Phase 2	2002
RITCHIE	Stan Ritchie, Operated fruit market	Empire Ranch, Village 21 and 32	2004
RIZOR	Martin Rizer, Killed in auto accident (1930's)	Empire Ranch, Village 32	2005
RONCHI	Judge – R.J. a Swiss Italian had a grocery store on Sutter Street, call “Grocery Folks,” later went to work at the prison and after retirement was longtime Justice of the Peace – was very active in Folsom Lions Club.		
ROTARY	Citizen of the Year (1980)		
ROWLANDS		Sierra Estates	
ROY KEETER*	Retired from Navy, Electrician, Worked at Folsom Prison		
RUMSEY	Killed in WWII	Not Available	
RUSSELL	Dan Russell, Owned ranch in the east area	Empire Ranch, Village 36	2005
RYAN	Bill Ryan	Repressa	
SAUL		Natoma Valley	2006
SCHEETS			
SCHEIDEGGER	City Council Member and Planning Commissioner	The Parkway, Phase 2	2002
SEABOUGH	Editor of Folsom’s first newspaper	Willow Springs Cluster	2001
SERPA	Joe Serpa	Broadstone 3	
SETAUKET			
SIEKFIN	School Superintendent, Honorary Citizen of the Year 1981		
SIMPSON		(Simpson Court Sac County)	N/A
SKOHEGAN			
SLAUGHTER	Doctor (1898)		

SLAYBACK	Doctor, Arrived in Folsom 1882	Empire Ranch, Village 21	2004
SLICKEN	Mining term		
SMITH	Planning Commissioner	The Parkway, Phase 2	2002
SOUZA	Worked for the Natoma Company	The Parkway, Phase 2	2002
SPIVA		The Enclaves	2003
STOCKING		Empire Ranch, Village 22	2004
STONEHEDGE		Willow Springs Cluster	2001
SUNDAHL	Carl Sundahl, Dentist, Rotarian, Honorary Citizen of the Year 1984	Empire Ranch, Village 36 and 32	2005
SWINGLE	Longtime Folsom resident – 5 children, 3 still alive and living in Folsom.	Empire Ranch, Village 36	2005
THOMPSON	Edward Thompson, City Water Department	Willow Springs Cluster	2001
THURMAN	Fire Chief, Sheet metal worker	The Parkway, Phase 2	2002
TIBESSART	Earl Tibessart	Broadstone 3	
TOWNSEND	Charlie Townsend, Planning Commissioner	Empire Ranch, Village 32	2005
TRACY	Owner of a restaurant on Sutter Street (1917-1939)	Empire Ranch, Village 34	2005
TRAZIEL		Broadstone 3	2000
TUCHER Name changed to VIA BARLOGIO – El Dorado Hills	The family had two sons and one daughter and was very well liked.	Empire Ranch, Village 22	2004
TUCKER	Owner of Tucker and Son Chevrolet (est. 1941) and instrumental in development of the Western Days Rodeo.	Mangini Ranch, Phase 2	2020
VAN DYKE	Town Barber	The Island, Phase 1	2014
VAN VRANKIN			
VAN WICKLE	Winkle, Fire Chief	(Van Winkle is off Inwwod)	
VAN WICKLIN	Peggy van Wicklin		
VAN DE VORT			
WADDILOVE	Owner of Folsom Hook & Ladder and Freight Bus		
WALES	Stephen Wales, veteran killed in WW2	South of City Hall	
WARD	Tom Ward, Episcopalian Priest, killed in Navy	The Enclaves	2003
WEBB	Bryant Webb, Insurance Business	The Enclaves	2003

WEGAT	Orville and Delores Wegat. Owned Folsom Telegraph, Folsom Lodge Motel and the Bowling Alley		
WEINREICH	Worked for Natomas Company	The Parkway, Phase 2	2002
WELTY	Dan and Louise Welty, Operated a telephone company and the Gaslight Theatre, Honorary Citizen of the Year 1972	The Parkway Village H	2017
WOODHEAD	Prison Worker	Empire Ranch, Village 22	2004
ZERLANG	Margarite Zerlang	The Parkway, Phase 2	2002
ZITTEL	Roger Zittel, Lutheran Minister, Farmer, Planning Commissioner, President of Chamber of Commerce	Empire Ranch, Village 24	

- Names with an asterisk must use both first and last name to avoid sound-alikes.

C:\streetnames\historical.397

Attachment 3

Wegat Street Name Nomination Letter



Rotary Club of Folsom

November 9, 2020

Planning Commission
City of Folsom
50 Natoma Street
Folsom, CA 95630

Esteemed members of the City of Folsom Planning Commission:

Please consider adding "Wegat" to the Folsom Historic Street Name List in honor of longtime Folsom residents and business leaders Orville and Delores Wegat. Orville turned 99 in October, a milestone that was celebrated with a socially distanced drive-by parade of his fellow Rotary Club of Folsom members at the senior living community where he and Delores now reside.

Orville, a veteran of World War II, worked for the Galt Herald newspaper after returning from the war. In 1948, he married Delores. He was working at the Folsom Telegraph when he and Delores purchased the newspaper.

In 1963, they sold the Folsom Telegraph and purchased both the bowling alley and adjacent motel on East Bidwell Street, which were then on the outskirts of the city. The Wegats and partner Bill Eckhart revived the struggling businesses and sold the bowling alley to Wally and Sue Dreher in 1979.

During their retirement, Orville and Delores have been active in many community projects. Orville joined the Rotary Club of Folsom in 1957 and was the club president in 1960. He attended the weekly dinner meetings until they were suspended in March, 2020 due to the pandemic.

On behalf of the Rotary Club of Folsom, we would be honored if the City of Folsom would recognize Orville and Delores Wegat by adding Wegat to the city's list of historic street names. We thank you for your consideration.

Sincerely,

A blue ink signature of Monika Reyes, written in a cursive style.

Monika Reyes
President

A black ink signature of Ramesh Dontha, written in a cursive style.

Ramesh Dontha
Member

Attachment 4

Wegat Nomination Presentation



PN 21-003

Wegat Street Name Nomination

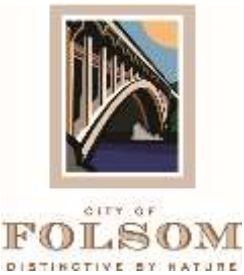


CITY OF
FOLSOM

- The Rotary Club of Folsom is requesting that the name Wegat be added to the Historic Street Name in honor of longtime Folsom residents and business leaders Orville (WWII Veteran - Age 99) and Delores Wegat.
- The Wegat's owned the Folsom Telegraph, the bowling alley and adjacent motel on East Bidwell Street.
- Orville joined the Rotary Club of Folsom in 1957 and was the club president in 1960.



Staff recommends Planning Commission approval of the addition of the street name **Wegat** to the Historic Street Name List



Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Public Review Draft Housing Element
File #: PN 21-004
Request: Review and Comment
Location: Citywide
Staff Contact: Stephanie Henry, Senior Planner, 916-461-6208
shenry@folsom.ca.us

Recommendation: Please review and comment on the Public Review Draft Housing Element.

Project Summary: The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. As set forth in Section 65583 of the Government Code, local governments are required to make a diligent effort to achieve public participation of all segments of the community in developing a Housing Element. As such, the objective of this study session is to update the Planning Commission on the status of the 2021-2029 Housing Element and to engage key stakeholders and the public to provide input on the City's housing needs. Comments provided by the Planning Commission and the public at this meeting will be forwarded to the City Council for its consideration on the submittal of the Draft Housing Element to the State Department of Housing and Community Development (HCD), which is tentatively scheduled for mid-February 2021. The deadline for the certification of the Housing Element is May 15, 2021.

Table of Contents:

- Attachment 1 - Background
- Attachment 2 - Project Description
- Attachment 3 - [Public Review Draft Housing Element \(Separate Bound Document\)](#)
- Attachment 4 - Planning Commission PowerPoint Presentation

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND

Periodically, all cities and counties in California must update their Housing Element, one of the seven mandated elements in the General Plan. The City of Folsom last updated its Housing Element in 2013. The City is currently (2021) working on a comprehensive update of the 2013 Housing Element. Upon adoption, the 2021 Housing Element will become part of the City of Folsom General Plan. In accordance with State law, this sixth cycle Housing Element Update will also require updates to the Safety Element of the General Plan.

As previously stated, the Housing Element is one of seven required elements of the General Plan. However, the Housing Element has several unique requirements that set it apart from the other six General Plan elements. State law (Government Code Section 65580 *et seq.*) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates (currently every 8 years). The Housing Element is also the only element reviewed and certified by the State for compliance with State law. HCD is the State department responsible for this certification. Additionally, the State has enacted significant new guidance and legislation regarding General Plans.

The City's current Housing Element was adopted in August 2013 and covers the January 1, 2013 through October 31, 2021 planning period. The upcoming sixth cycle Housing Element will cover the May 15, 2021 through May 15, 2029 planning period and will reassess the community's housing-related goals and objectives, while addressing issues and establishing objectives with respect to a wide range of possible housing related programs. The sixth cycle (which is due for adoption by May 15, 2021) also presents several new challenges for the City in terms of meeting an increased Regional Housing Needs Assessment (RHNA) and navigating new state laws pertaining to housing.

Regional Housing Needs Assessment (RHNA)

The RHNA is part of a statewide statutory mandate to address housing issues that are related to future growth. State law mandates that the Sacramento Area Council of Governments (SACOG) develop and approve a RHNA and Regional Housing Needs Plan (RHNP) for the SACOG six-county region. The SACOG Board adopted the sixth cycle 2021-2029 RHNA Methodology in November 2019 and adopted the RHNP- at its February 20, 2020 SACOG Board Meeting.

The RHNA allocates to both cities and counties each jurisdiction's "fair share" of the region's projected housing needs broken down into four income categories: very low-, low-, moderate- and above moderate-income (see below for a breakdown of how these categories are defined in terms of median income).

Income Category	Household Income Bucket (Based on Area Median Income)	Annual Household Income (Based on Four Person Household)
Above Moderate Income	(120+%)	Above \$103,550
Moderate Income	(80-120%)	\$69,051 - \$103,500
Low Income	(50-80%)	\$43,151 - \$69,050
Very Low Income	(<50%)	Less than \$43,150

These allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate the expected growth in housing during the eight-year planning period.

Folsom's Regional Housing Needs Unit Allocation by Income						
RHNA	Very Low	Low	Moderate	Above Moderate	Total	*Average Yearly Need
Housing Units	2,226	1,341	829	1,967	6,363	795
Percent of Total	35%	21%	13%	31%	100%	

Note: * Based on 8-year planning period

Source: SACOG Regional Housing Needs Plan Cycle 6 (2021-2029) February 2020

As shown in table above, SACOG allocated the City of Folsom a total of 6,363 housing units for the eight-year housing cycle. The allocation is equivalent to approximately 795 housing units annually for the eight-year planning period. Of the 6,363 housing units, 3,567 units are to be affordable to very low-income and low-income households. This represents a significant increase in the lower-income RHNA (2,072 units) of the previous Housing Element.

It is important to note that a core assumption of the RHNA requirements is that the higher the allowed density in the zoning, the more likely it is to accommodate affordable housing. Thus, the lower income categories (very low- and low-income) can only be accommodated on sites zoned for higher densities (allowing at least 30 units per acre). If a jurisdiction does not have enough zoning capacity to accommodate all income categories of its RHNA, it must identify additional sites and rezone them by 2024.

In addition to identifying adequate lower income sites, the other significant challenge the City faces pertains to the new “no-net-loss” zoning requirement. Pursuant to Government Code Section 65863, the City must maintain adequate sites for lower-income housing throughout the entire 8-year planning period. As such, if a development is approved on a housing element site with fewer units or a different income category (such as market rate housing on a potential lower-income site zoned for 30 units per acre), the City must either make written “no net loss” findings that the

other housing element sites are adequate to meet the RHNA for lower-income housing, or the City must identify and rezone a replacement lower income housing site within 180 days. Thus, in addition to identifying adequate sites to meet the RHNA obligation, the City also needs to develop strategies to build in a surplus of extra capacity to address the no-net-loss assuming that the City will likely receive and potentially approve market rate apartment projects on multifamily high-density land during the eight-year period.

At the March 10, 2020 City Council meeting, the City's Housing Element consultant, Ascent Environmental, Inc. (Ascent), in coordination with City staff, provided the Council with an overview of the City's 2021 Housing Element update process and summarized the challenges and opportunities pertaining to the required accommodation of Folsom's share of the lower-income Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG).

At the July 28, 2020 City Council meeting, Ascent, in coordination with City staff, presented City Council with a potential RHNA shortfall analysis and requested input on three key proposed Housing Element RHNA strategies/questions to build in extra capacity as follows:

1. Does the City Council support increasing allowable densities within key areas of the City including the transit priority areas, East Bidwell Mixed Use Corridor, and the Regional Town Center site in the Folsom Plan Area?
2. Does the City Council support increasing the maximum allowed dwelling unit count in the Folsom Plan Area in order to meet the RHNA?
3. Does the City Council want to entertain an expansion to the existing inclusionary requirement to expand applicability beyond for sale housing to include rental housing?

The City Council considered each of the three proposed RHNA strategies/questions and informed staff and the consulting team that the City Council supported strategies to increase allowable densities within key areas (Question 1) and increasing the overall dwelling unit count in the Folsom Plan Area (Question 2) but was not in favor of applying inclusionary requirements to rental housing (Question 3).

Accomplishments of the 2013-2021 Housing Element

The following summarizes some of the significant efforts the City has made to provide greater housing opportunities during the previous 2013 to 2021 Housing Element planning period:

- Adopted a comprehensive General Plan Update that established the East Bidwell Mixed Use Overlay, creating new opportunities for multifamily housing and mixed-use development along East Bidwell Street. The General Plan also identified SACOG Transit Priority Areas for transit-oriented development around the light

rail stations.

- Initiated a comprehensive Zoning Code Update to implement the General Plan, incorporate objective design standards for multifamily development, and streamline the development approval process.
- Adopted an amendment to the City's Accessory Dwelling Unit (ADU) Ordinance allowing ADUs by right anywhere residential development is allowed, if the ADU meets certain criteria.
- Implemented a gradual phase-in inflationary adjustment to the current Housing Trust Fund Fee to increase funds for the development of affordable housing.
- Approved and provided a grant in the amount of \$780,000 to the Talavera Ridge (Broadstone) Apartment project for the purpose of developing six (6) extremely low-income housing units.
- Approved and provided financial assistance, including an affordable housing loan in the amount of \$5,300,000 and 100 sewer fee credits for the Bidwell Pointe, mixed-use, affordable housing project developed by St. Anton Partners in 2018. The project includes 14 very low-income units and 86 low-income units.
- Approved the Parkway Apartment project, along with gap funding in the amount of \$4,800,000 and 75 sewer fee credits in 2017. The 72-unit affordable housing project includes 8 extremely low, 34 very low- and 29 low-income units and is currently pending construction.
- Approved the Bidwell Place Apartment project, along with a \$4,150,000 affordable housing loan and 60 sewer fee credits in Spring of 2020. The 75-unit 100% affordable housing project includes four (4) extremely low-, four (4) very low-, and 66 low-income units.
- Approved the Scholar Way Senior Apartments project (November 2020). The 110-unit 100% affordable senior project will include extremely low-, very low and low-income units. The project developer is currently (January 2021) seeking project funding, including an affordable housing loan from the City.
- Partnered with a local developer by submitting a joint State Homekey Grant application resulting in a \$2.5 million grant award for the Bidwell Street Studios motel conversion project. The 24-unit 100% affordable housing project will provide permanent supportive housing to extremely low-income individuals who are homeless or at risk of homelessness.

In moving forward with the comprehensive 2021-2029 Housing Element Update, the City proposes to focus its efforts on maintaining and improving those previous Housing

Element programs and policies that have proven successful in fostering housing production, rehabilitation, and conservation. In addition, as part of this Housing Element update process, the City has implemented a number of engagement tools to connect with community members and stakeholders to receive input on the City's housing needs and strategies to ensure housing for all residents. The feedback received from City Council (July 28, 2020) and the Housing Element public engagement process, along with new state mandates, is being used to guide new proposed policies and programs included in this 2021 Housing Element Update.

ATTACHMENT 2 PROJECT DESCRIPTION

The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. As such, this sixth cycle Draft Housing Element is the culmination of a 9-month process in which the City, in concert with Ascent, the City's consultant, has developed the Housing Element Background Report and Policy Document. The Background Report is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, programs, and quantified objectives contained in the Policy Document.

As previously indicated, the Housing Element Update builds on the policies and programs of the 2013 Housing Element and the City's success in implementing these policies and programs. Additionally, the City proposes to implement a number of new innovative programs to encourage and support the development of affordable housing. Furthermore, the Housing Element Update addresses potential constraints to housing production and recommends actions for removing or reducing the identified constraints.

The most significant updates to the 2013 Housing Element, as reflected in the 2021 Housing Element Update, include the following:

Increased Capacity for Housing

East Bidwell Mixed Use Overlay - One of the most significant changes since the 2013 Housing Element was the City's General Plan Update, adopted in 2018. This update included the creation of the East Bidwell Mixed Use Overlay which increased housing development opportunities along East Bidwell Street between Coloma Street and U.S. Highway 50. As a result, this Draft Housing Element includes approximately 52.9 acres of vacant land with realistic capacity for about 1,236 lower-income housing units. In addition, Draft Housing Element Program H-2 would increase residential capacity densities along the East Bidwell corridor to further accommodate the City's RHNA.

Accessory Dwelling Units – An accessory dwelling unit (ADU) is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. ADUs can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. During the last few years, ADU construction in the City of Folsom has steadily increased. Also, the City Council adopted an update to the City's Accessory Dwelling Unit ordinance in July 2020 to comply with recent changes in State law which encourage ADU development. Based on these changes and previous ADU production trends, it is anticipated that the production of ADUs will increase significantly resulting in an average production of 24 ADUs per year during the

planning period. This is equal to 194 ADUs during the projection period.

Multi-Generational Housing in the FPASP - Multi-generational houses are single-family homes that have a second separate living space, or suite, that is complete with, at minimum, a private entrance (in addition to a shared door with the main house), a bedroom, and a kitchen or kitchenette. Several home builders in the Folsom Plan Area Specific Plan (FPASP) have produced multi-generational houses in recent developments. These products provide an alternative to traditional ADUs and allow secondary units to be constructed on small lots. It is anticipated that the production of multi-generational housing will increase significantly during the sixth cycle planning period. As such, it is assumed that 387 multigenerational housing units would serve lower-income individuals during the planning period.

Empire Ranch Specific Plan Amendment (Rezone Site) – A 19.25 acres site (APN 072-1170-113-0000), located at southeast of the intersection of Empire Ranch Road and Iron Point Road as shown in Figure 1, is proposed for a specific plan amendment to change the land use designation from commercial to mixed use in conjunction with housing element adoption. Based on property owner input, the Draft Housing Element assumes that 50 percent or 9.6 acres of the site would be developed as multifamily residential. As such, housing capacity for this site assumes 260 dwelling units during this planning period.

Figure 1. Rezone Site (APN 072-1170-113-0000)



High Density Residential Site Capacity Profiles

Attachment C.2 of the Background Report includes site profiles for each vacant or underutilized site identified in the inventory that is designated for multifamily high-density development or mixed-use development allowing residential densities up to 30 units per acre. A profile is provided for each site indicating the assessor parcel number (APN), address, general plan land use designation, zoning, allowed density, floor-area-

ratio (FAR), size, applicable height limit, and existing use. The profile indicates whether the site was identified in previous housing elements and includes a site description, access to utilities or infrastructure, environmental constraints, and an analysis of realistic unit capacity. In addition, vacant sites north of Highway 50 also include an evaluation of the site based on the California Tax Credit Allocation Committee (TCAC) funding criteria.

New Housing Element Programs

All in all, included within the Draft Housing Element are 32 implementation programs to address the existing and projected housing needs of all economic segments of the community. Of these 32 implementation programs there are 15 new programs which are summarized below:

Create Additional Lower-Income Housing Capacity (Program H-2) – The City shall create additional opportunities to ensure the City maintains adequate capacity to meet the lower-income RHNA throughout the planning period. The City shall increase maximum allowable densities in the East Bidwell Mixed Use Overlay, SACOG Transit Priority Areas, and the Folsom Plan Area Specific Plan Town Center.

Promote Construction of Accessory Dwelling Units (Program H-4) - The City shall develop an ADU Design Workbook that provides illustrated examples of the design standards and styles, as well as other design ideas to assist property owners, developers, and architects.

Accessory Dwelling Units and Multi-Generational Housing (Programs H-5)) - The City shall provide incentives to encourage the construction of accessory dwelling units.

Track and Monitor Multi-Generational Units (Program H-6) - The City shall track new multi-generational suites as housing units and shall monitor the construction, sale, and/or rental of these units to confirm the use and affordability of these units.

Objective Design Standards for Multifamily Housing (Program H-8) – The City shall adopt objective design standards for multifamily development as part of the comprehensive zoning code update.

Conduct Inclusionary Housing Fee Study (Program H-9) – The City shall prepare a study on the City’s inclusionary housing in-lieu fee. Depending on the findings of the study, the City may consider revising the Ordinance to update how the fee is calculated.

Update Density Bonus Ordinance (Program H-12) - The City shall update the City’s density bonus law, as part of the comprehensive zoning code update, to reflect recent changes in State law.

Affordable Development at the Glenn/Robert G Holderness Station (Program H-14) - The City shall pursue opportunities to work with an affordable housing developer to construct affordable housing at the Glenn/Robert G Holderness Station parking lot site.

Study the Purchase of Land for Affordable Housing (Program H-16) - The City shall explore the feasibility of using housing trust fund money to purchase land to support the development of affordable housing.

Expand Existing Affordable Housing Developments (Program H-21) – The City shall initiate conversations with owners of existing affordable housing complexes to identify potential opportunities to increase the number of affordable units.

Zoning Code Amendments for Emergency and Supportive Housing (Program H-28) - As part of the City’s comprehensive Zoning Code Update, the City shall amend the zoning code to ensure compliance with State law and encourage emergency shelter, supportive housing, and related services for persons experiencing homelessness.

Programs for Homelessness (Program H-29) - The City shall work to increase access to programs that address long-term solutions to homelessness, including drug addiction and mental health services.

Affirmative Marketing Plan (Program H-31) - When feasible, the City shall require private developers to prepare an affirmative marketing plan that ensures marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.

Green Means Go (Program H-32) - The City shall support the SACOG Green Means Go program by encouraging infill development that reduces vehicle trips.

PUBLIC PARTICIPATION

The Housing Element is a critical part of the City’s efforts to preserve, improve, and develop housing accessible to everyone in the community, and public engagement and input are necessary to ensure the development of successful housing policies and programs. During this Housing Element Update process, as a result of the COVID-19 pandemic, new outreach approaches were utilized to ensure community and stakeholder participation. As part of the community engagement effort, the City staff and consulting team, Ascent, hosted three virtual focus group sessions to gather input from various stakeholders on key housing issues. The virtual focus group sessions were held on the following topics (on the following dates): Affordable Housing Strategies (June 2, 2020); Missing Middle and Multi-Generational Strategies (June 3, 2020); and Homelessness and Special Needs Housing (June 9, 2020). To advertise these workshops, the City sent email invitations to approximately 40 public agencies, non-profit organizations, advocacy groups, developers, homebuilders, and stakeholders in the city. Each focus group session began with a brief overview on the housing element process and housing-related information for Folsom. The consultant team then facilitated an interactive discussion asking participants for input on each discussion topic. As follow-up to each focus group discussion, a questionnaire was sent to all invitees asking for additional input or comments related to each topic. The feedback received from each focus group was incorporated into the Housing Element Update and

used to guide new policies and programs. Attachment C.3 of the Draft Housing Element Background Report contains a summary of feedback received.

In addition, to the virtual focus group study sessions, the consultant team, in coordination with City staff, hosted an online community workshop introducing the housing element update process to the community. The online presentation was provided through a recorded video that was posted on the project website. The video presentation was accompanied with an online survey for community members to provide feedback on housing issues, goals and strategies to meet the City's housing needs. This video presentation and survey were posted on the project website from June 1, 2020 through July 31, 2020. The online community workshop was widely advertised, and the City received 420 responses to the survey. Attachment C.3 of the Draft Housing Element Background Report contains a summary of the survey responses gathered and utilized in formulating the programs and policies identified in the Draft Housing Element Policy Document.

NEXT STEPS

The City Council is tentatively scheduled to review the Draft Housing Element on February 9, 2021. At the City Council study session, City staff will be seeking permission to submit the Draft Housing Element to HCD for the State-mandated review for compliance with State law. Once HCD has reviewed the Draft Housing Element, it will provide comments to City staff within 60 days and the City will make appropriate changes, if any, to the Housing Element for further consideration by the City Council.

The final Housing Element will be presented to the Planning Commission (tentatively April 2021) where a public hearing will be held and recommendation will be made to City Council. The City Council will review and consider the Planning Commission's recommendation and take possible action on the Housing Element Update before authorizing its submittal to HCD for final certification.

Upon adoption of the final version of the Housing Element by City Council and Certification by HCD, implementation of the new Housing Element will begin. As identified in the "Housing Element Policy Document" there are a series of programs that will be initiated by staff in the future in order to fully implement the certified Housing Element.

POLICY/RULE

The City is required to have a Housing Element as part of its General Plan Government Code, Section 65583(a)(4). In addition, Government Code Section 65583(c)(3) states that the Housing Element must examine constraints on housing. The City must provide programs, policies, goals, and quantified objectives (Government Code Section 65583).

ENVIRONMENTAL REVIEW

This public hearing item is a study session on the Housing Element to solicit feedback on the draft Housing Element document. The appropriate environmental documentation

will be prepared in accordance with the California Environmental Quality Act (CEQA) and will be presented to the Planning Commission at a future meeting when the Housing Element item is considered for formal action.

RECOMMENDATION/PLANNING COMMISSION ACTION

Review and comment. This is a study session designed to receive input and comments from the Planning Commission and the public. These comments will be forwarded to the City Council for its consideration on the submittal of the Draft Housing Element to the State Department of Housing and Community Development (HCD), which is tentatively scheduled for mid-February 2021.

Attachment 3

Public Review Draft Housing Element (Separate Bound Document)

Attachment 4

Planning Commission PowerPoint Presentation



2021 - 2029
**HOUSING
ELEMENT**
U P D A T E

Planning Commission Meeting

January 20, 2021

ASCENT

Discussion Agenda

1. Housing Element Overview
2. Regional Housing Needs Allocation
3. Resource Inventory
4. Policies and Programs
5. Schedule & Next Steps

1

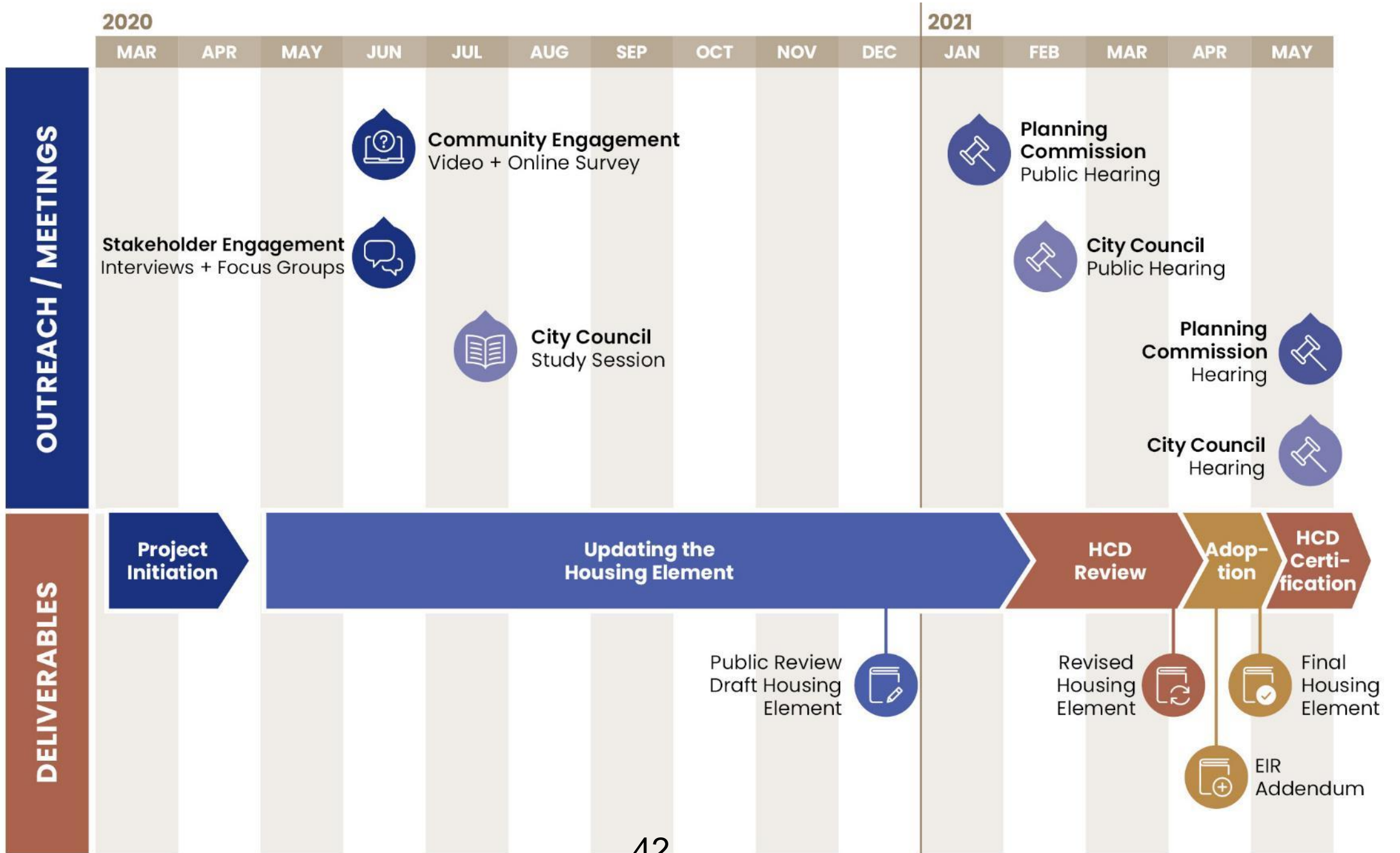
Housing Element Overview



Housing Element Overview

- Required element of the General Plan
- 8-year State-mandated update schedule
- Due for adoption May 15, 2021 (120-day grace period)
- Reviewed and certified by State (HCD) for compliance with State law
- Plan for accommodating the City's "fair share" of the regional housing need

PROJECT SCHEDULE



Online Workshop and Survey

- Housing Element 101 Presentation
- Online Survey on housing needs and strategies
- Available for 8 weeks
- 420 responses

3 Focus Group Meetings

- Affordable Housing
- Missing Middle and Multi-Generational Housing
- Homelessness and Special Needs Housing

Housing Element Contents



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (new requirement)



Evaluation of previous housing element



Goals, policies, and implementation programs

Including Special Housing Needs:

- » Seniors
- » People with disabilities
- » Homeless
- » Large households
- » Female-headed households
- » Farmworkers

Housing Element Contents



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (new requirement)



Evaluation of previous housing element



Goals, policies, and implementation programs

Vacant and Underutilized Sites



Housing Element Contents



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (new requirement)



Evaluation of previous housing element



Goals, policies, and implementation programs

Governmental

- » Permit processing procedures, fees, development standards, etc.

Non-Governmental

- » Availability of financing, land and construction costs, etc.

Housing Element Contents



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (new requirement)

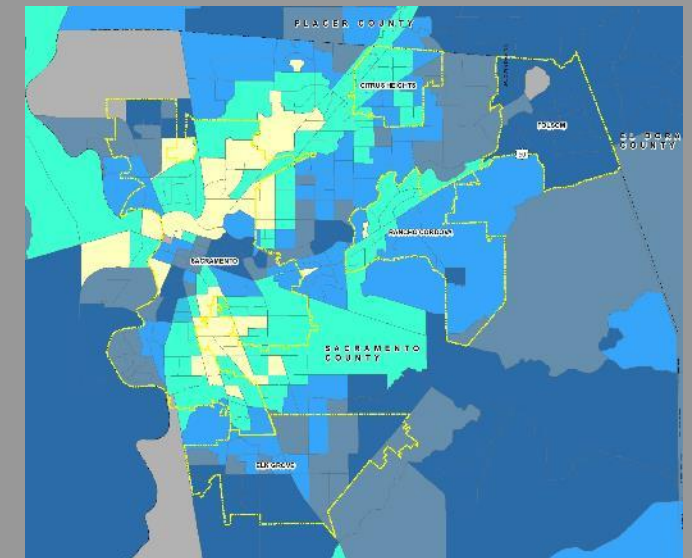


Evaluation of previous housing element



Goals, policies, and implementation programs

Relationship of sites to
high and low
opportunity areas



Housing Element Contents



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (new requirement)



Evaluation of previous housing element



Goals, policies, and implementation programs

- » Identify:
 - » What's working?
 - » What's not?
 - » Where are the gaps?

Housing Element Contents



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (NEW)



Evaluation of previous housing element



Goals, policies, and implementation programs

» Required topics:

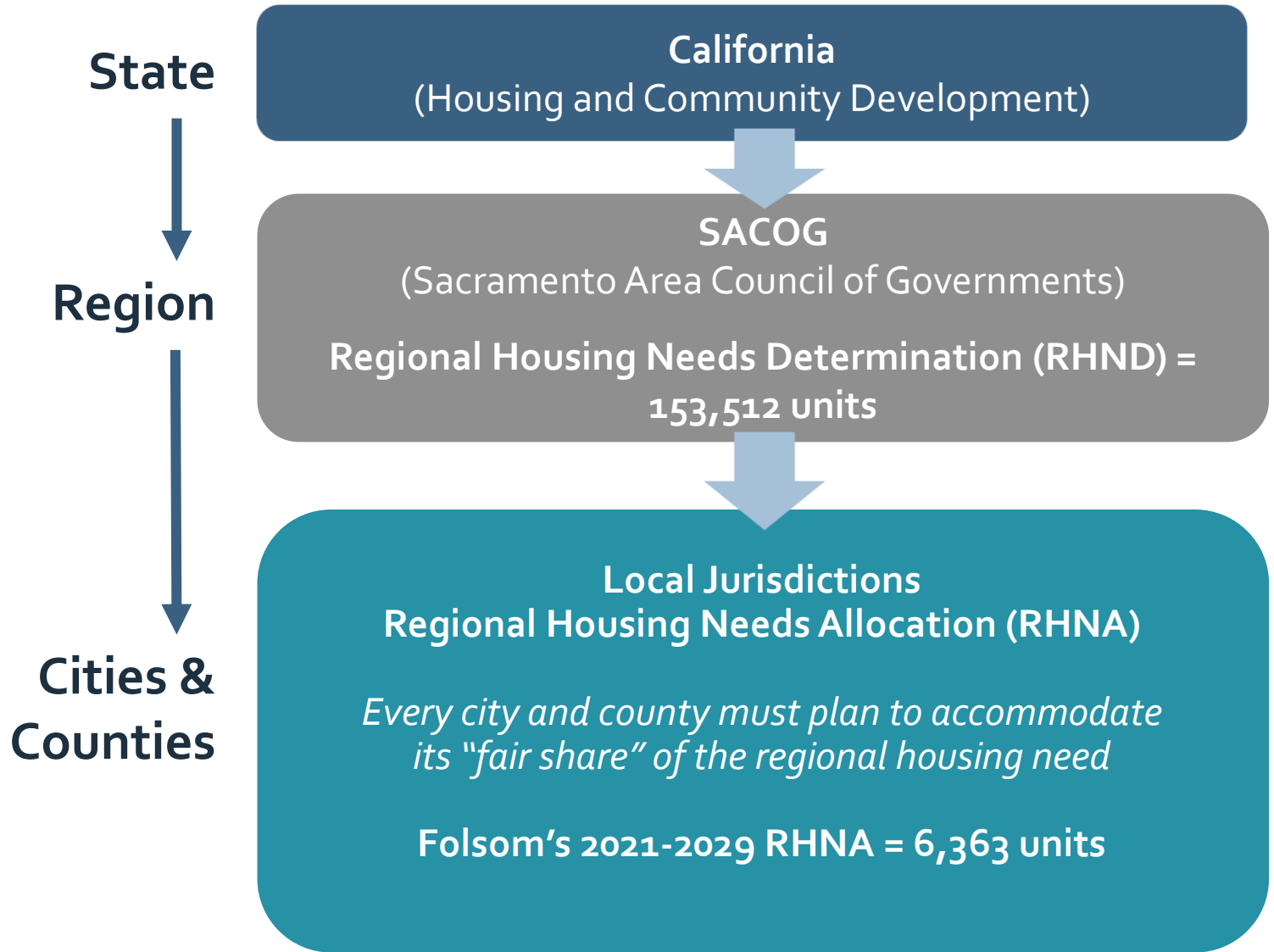
- » Provide adequate housing sites
- » Assist in development of affordable housing
- » Remove governmental constraints
- » Preserve existing affordable housing
- » Affirmatively further fair housing
- » Promote accessory dwelling units (NEW)

2

Regional Housing Needs Assessment



Regional Housing Needs Assessment (RHNA)



Regional Housing Needs Allocation (RHNA)

Folsom RHNA, 2013 vs. 2021

Income Category	2013-2021 RHNA (Housing Units)	2021-2029 RHNA (Housing Units)
Very Low Income (<50% of Median Income)	1,218	2,226
Low Income (51-80% of Median Income)	854	1,341
Moderate Income (81-120% of Median Income)	862	829
Above Moderate Income (>120% of Median Income)	1,699	1,967
TOTAL	4,633	6,363

3,567
"Lower-
Income"
(72% increase)

Housing Types and Affordability

Housing Element basic assumption: **Density = Affordability**

Above Moderate Income



Single Family (2-4 du/ac)



Single Family High Density (4-7 du/ac)

Moderate Income



Multifamily Low Density (7-12 du/ac)



Multifamily Medium Density (12-20 du/ac)

Lower Income



Multifamily High Density (20-30 du/ac)



Mixed Use (20-30 du/ac)

3

Resource Inventory

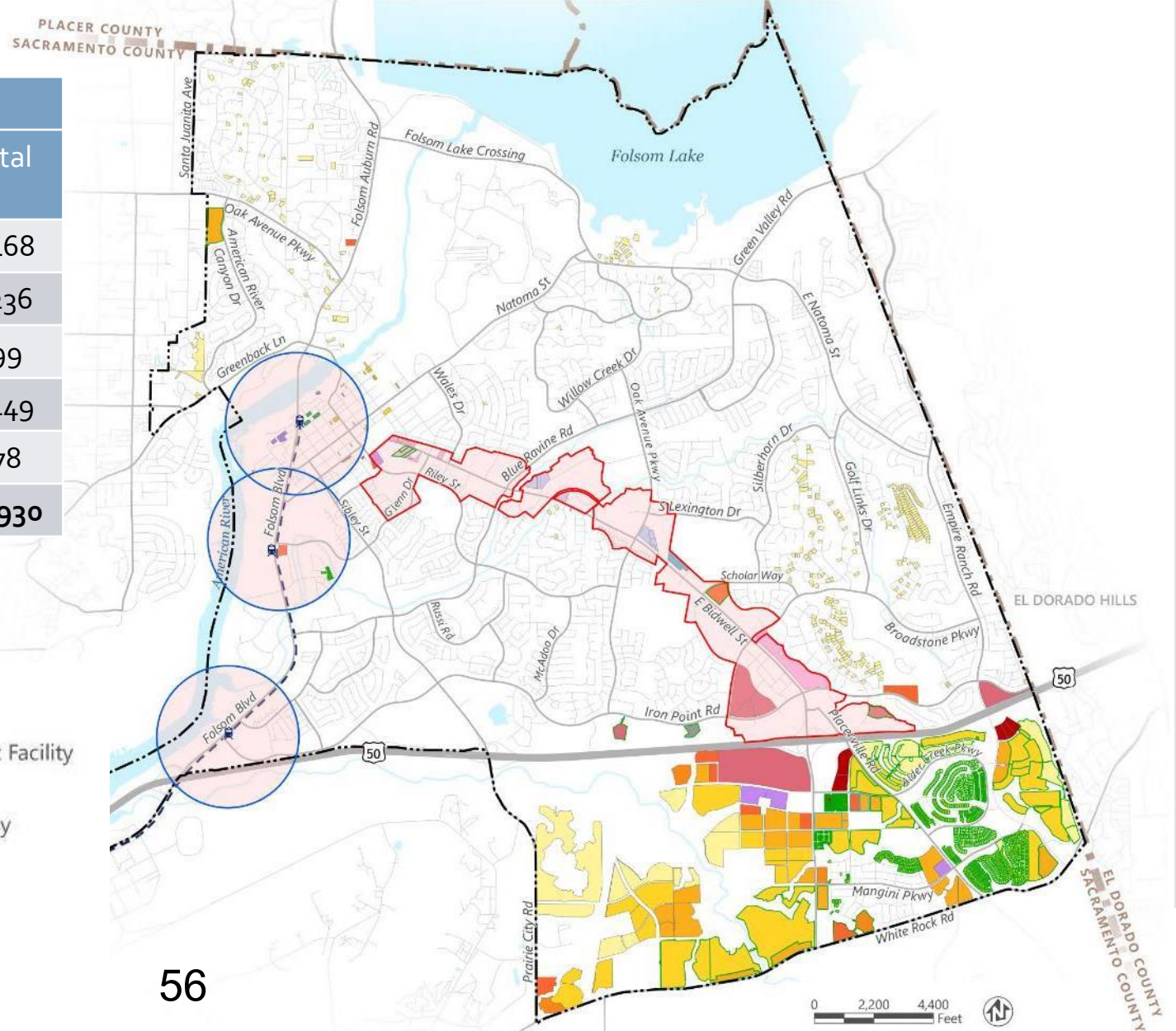


Accommodating the RHNA

- Planned and Approved Projects
- Vacant and Underutilized Land
 - East Bidwell Corridor
 - Transit Priority Areas
 - Folsom Plan Area
 - Other Areas
- Accessory Dwelling Units and Multi-Generational Units

2021-2029 Resource Inventory

	Units by Income Category			
	Lower	Moderate	Above Mod.	Total
Planned/Approved Projects	370	1,267	3,831	5,468
East Bidwell Corridor Sites	1,236	0	0	1,236
Transit Priority Areas Sites	145	44	10	199
Folsom Plan Area Sites	1,344	2,615	2,190	6,149
Additional Housing Sites	534	7	337	878
TOTAL	3,629	3,933	6,368	13,930



- SF - Single Family
- SFHD - Single Family High Density
- MLD - Multifamily Low Density
- MHD - Multifamily High Density
- GC - General Commercial
- CC - Community Commercial
- RCC - Regional Commercial Center
- MU - Mixed Use
- HF - Historic Folsom Mixed Use
- IND - Industrial/Office Park
- PO - Professional/Office
- PQP - Public and Quasi-Public Facility
- Planned/Approved Projects
- East Bidwell Mixed Use Overlay
- SACOG Transit Priority Areas
- Folsom City Limits
- Light Rail Station
- Light Rail Line
- County Line

Accessory Dwelling Units (ADUs)

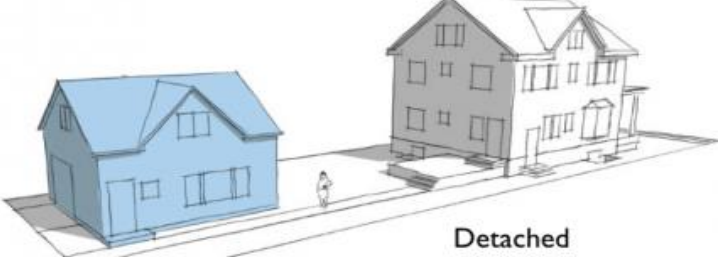
		Projected Units by Income Category, 2021-2029		
Unit Type	Lower	Moderate	Above Moderate	Total
Accessory Dwelling Units	109	83	2	194
Multi-Generational Units (FPASP)	387	0	0	387
Total	496	83	2	581



Internal



Attached



Detached



Lennar Next Gen Home

2021-2029 Resource Inventory

ESTIMATED RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME

	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
RHNA	2,226	1,341	829	1,967	6,363
	3,567				
Planned and Approved Projects	98	272	1,267	3,831	5,468
Vacant and Underutilized Land	3,259		2,666	2,537	8,462
Accessory Dwelling Units and Multi-Generational Units	496		83	2	581
Residential Capacity	4,125		4,016	6,370	14,511
Surplus	+558		+3,187	+4,403	

No Net Loss Zoning

Govt. Code Sect. 65863

Maintain the sites inventory at all times

- City must maintain adequate sites for lower-income housing throughout the 8-year planning period
- If a development is approved on a housing element site with either *fewer units* or a *different income category* (i.e., market rate), the City must either:
 - Make written “no net loss” finding that other housing element sites are adequate to meet the RHNA for lower-income housing; or
 - Identify and make available **within 180 days** other sites zoned at a density suitable for lower- or moderate-income housing

No Net Loss Zoning

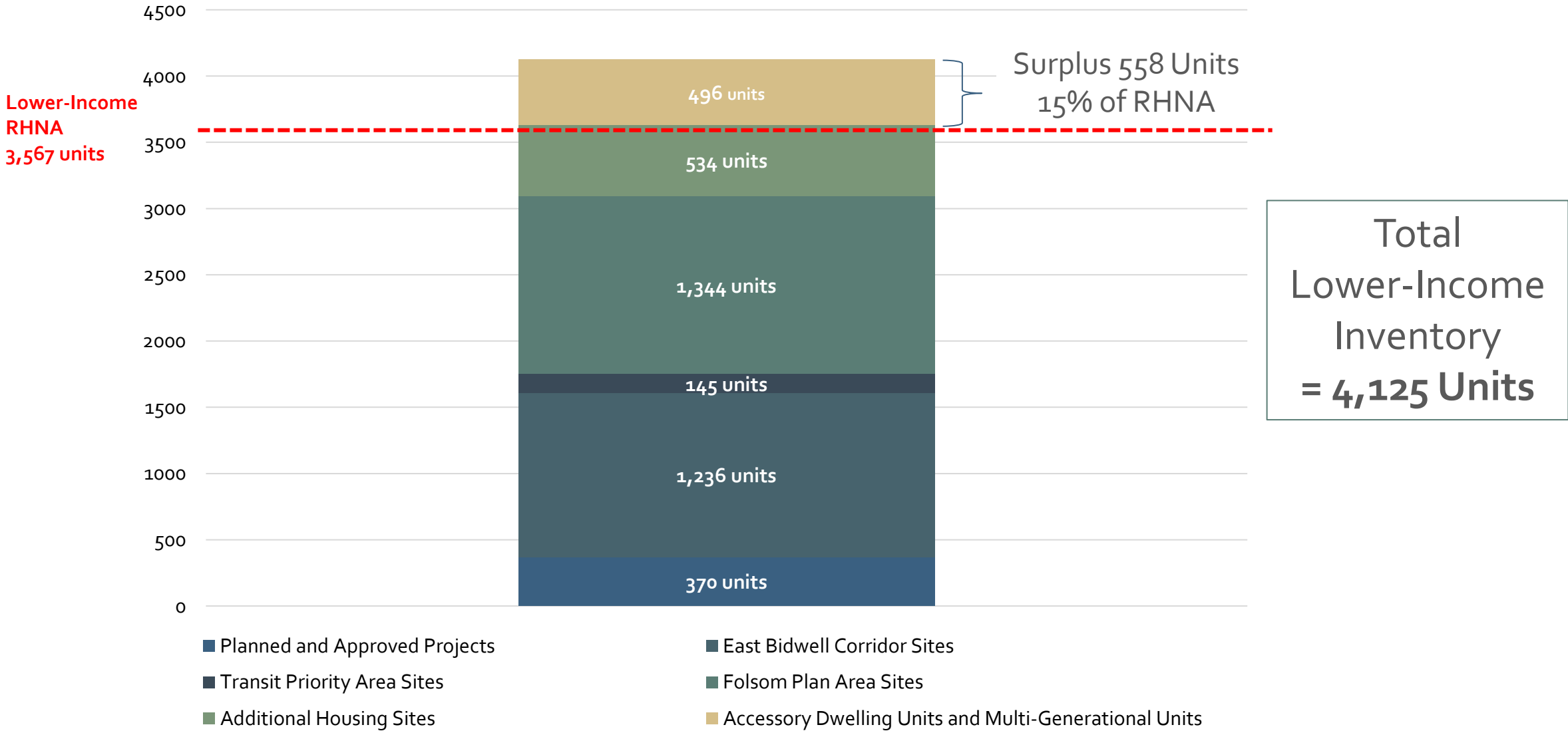
Govt. Code Sect. 65863

Burden is on the Local Jurisdiction, not the Developer

- Developer has no responsibility for developing a site at the inventoried income level
- Jurisdiction may not deny a housing development because it would require identifying additional sites.
- It is the jurisdiction's responsibility to identify and rezone a replacement site within 180 days (including any required CEQA)

- Rezoning sites in 180 days is a major challenge
- Be prepared in advance....**Build in a buffer!**

Lower-Income Sites Inventory



4

Policies and Programs



Policy Document Overview

The Policy Document includes goals, policies, and programs to address housing needs.

- 8 Goal Statements
- 48 Policies
- 32 Programs



Program H-2 Create Additional Lower-Income Housing Capacity

- Increase maximum allowable densities in the following areas:
 - East Bidwell Mixed Use Overlay
 - SACOG Transit Priority Areas
 - Folsom Plan Area Specific Plan Town Center
- Coordinate with property owners to pursue residential development
- Revise Folsom Plan Area Specific Plan to increase the total number of dwelling units allowed in the Plan Area
- Coordinate with property owners in the Folsom Plan Area to mitigate for the loss of lower-income housing sites to market rate housing.

Accessory Dwelling Unit Programs

H-4 Promote Construction of Accessory Dwelling Units

- Develop an ADU Design Workbook with illustrated examples
- Present to homeowners' associations

H-5 Accessory Dwelling Unit Incentives

- Public education
- Development fee reductions and/or waivers
- Reach out to local lenders to encourage them to provide funding for accessory dwelling units.

H-6 Track and Monitor Multi-Generational Units

- Track new multi-generational suites as housing units
- Monitor units to confirm the use and affordability
- If units do not meet the lower-income need, the City shall ensure other sites are available



Programs to Accommodate RHNA



H-14 Affordable Development at the Glenn/Robert G Holderness Station

- Pursue opportunities to work with affordable housing developer
- Coordinate with SacRT to ensure site meets parking demand

H-15 Facilitate Affordable Housing Development on City-Owned Land

- Facilitate affordable housing at 300 Persifer Street
- Collaborate with interested affordable housing developer

H-16 Study the Purchase of Land for Affordable Housing

- Explore the feasibility of purchasing land for affordable housing

H-32 Green Means Go Program

- Support SACOG Green Means GO program to accelerate infill development to reduce vehicle trips
- Consider identifying area on Greenback Lane near River Rock Drive as a Green Zone

Programs to address Multifamily and Affordable Housing



H-8 Objective Design Standards for Multifamily Housing

- Adopt objective design standards, as part of the Zoning Code Update
- Rescind the Design Guidelines for Multifamily Development

H-9 Conduct Inclusionary Housing Fee Study

- Prepare a study on the in-lieu fee to determine financing gap
- Consider revising the inclusionary housing in lieu fee calculation

Programs to address Homelessness



H-28 Zoning Code Amendments for Emergency and Supportive Housing

- New State-law requirements to:
 - Allow for low barrier navigation centers
 - Allow non-discretionary approval of 100 percent affordable developments that include either 25 percent or 12 units of supportive housing (whichever is greater)
 - Remove excessive parking requirements for emergency shelters

H-29 Homeless Services

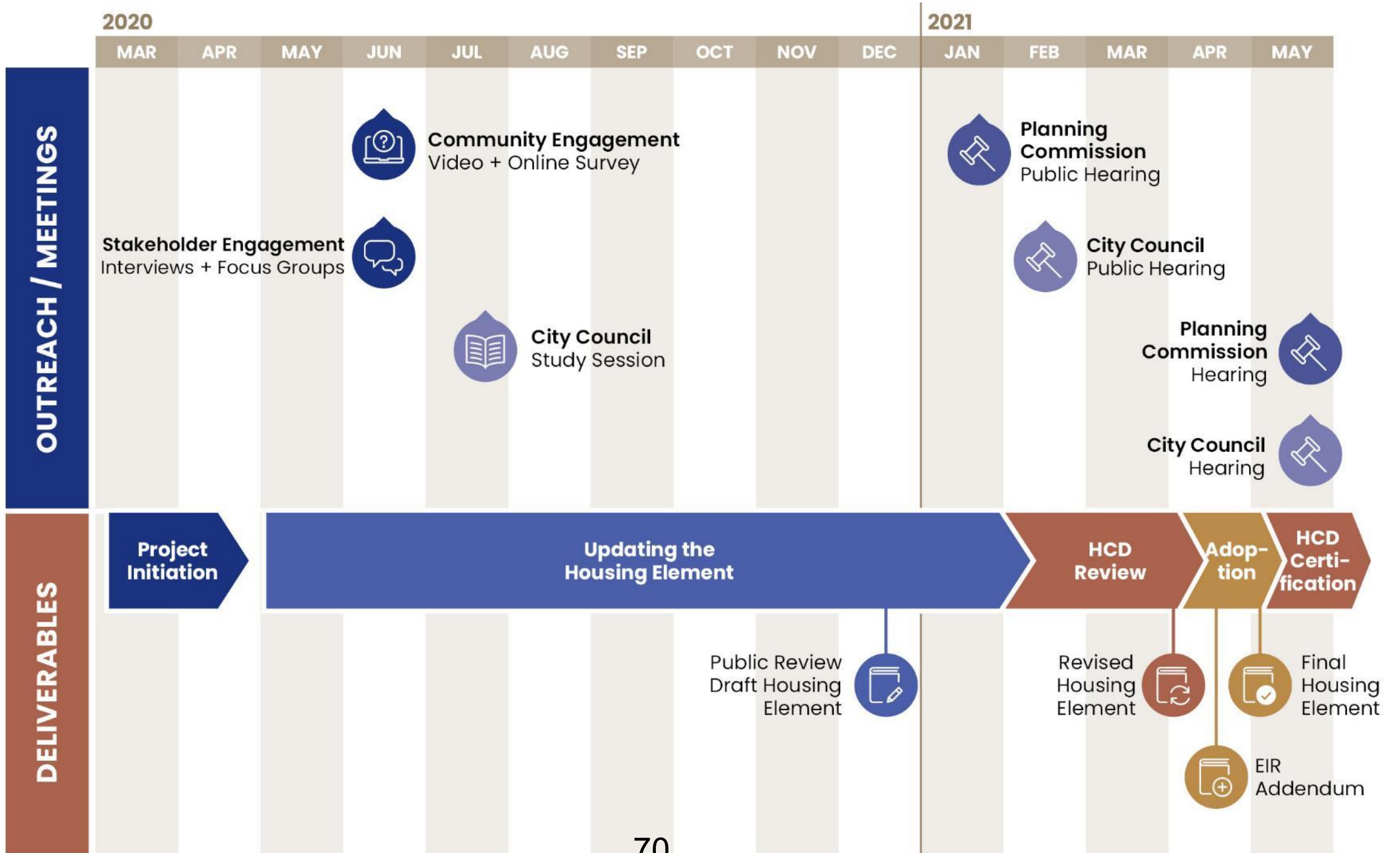
- Explore opportunities and form partnerships to bring satellite services to the City
- Coordinate with SacRT to provide travel vouchers for individuals experiencing homelessness to access services

5

Schedule
& Next
Steps



PROJECT SCHEDULE



Other Components of the Project

General Plan Amendments

- Safety and Noise Element Update to address Climate Adaptation

Empire Ranch Specific Plan Amendment

- Create Mixed Use designation in Specific Plan
- Redesignate one parcel from Commercial to Mixed Use

Environmental Review

- Addendum to General Plan EIR

Thank You!

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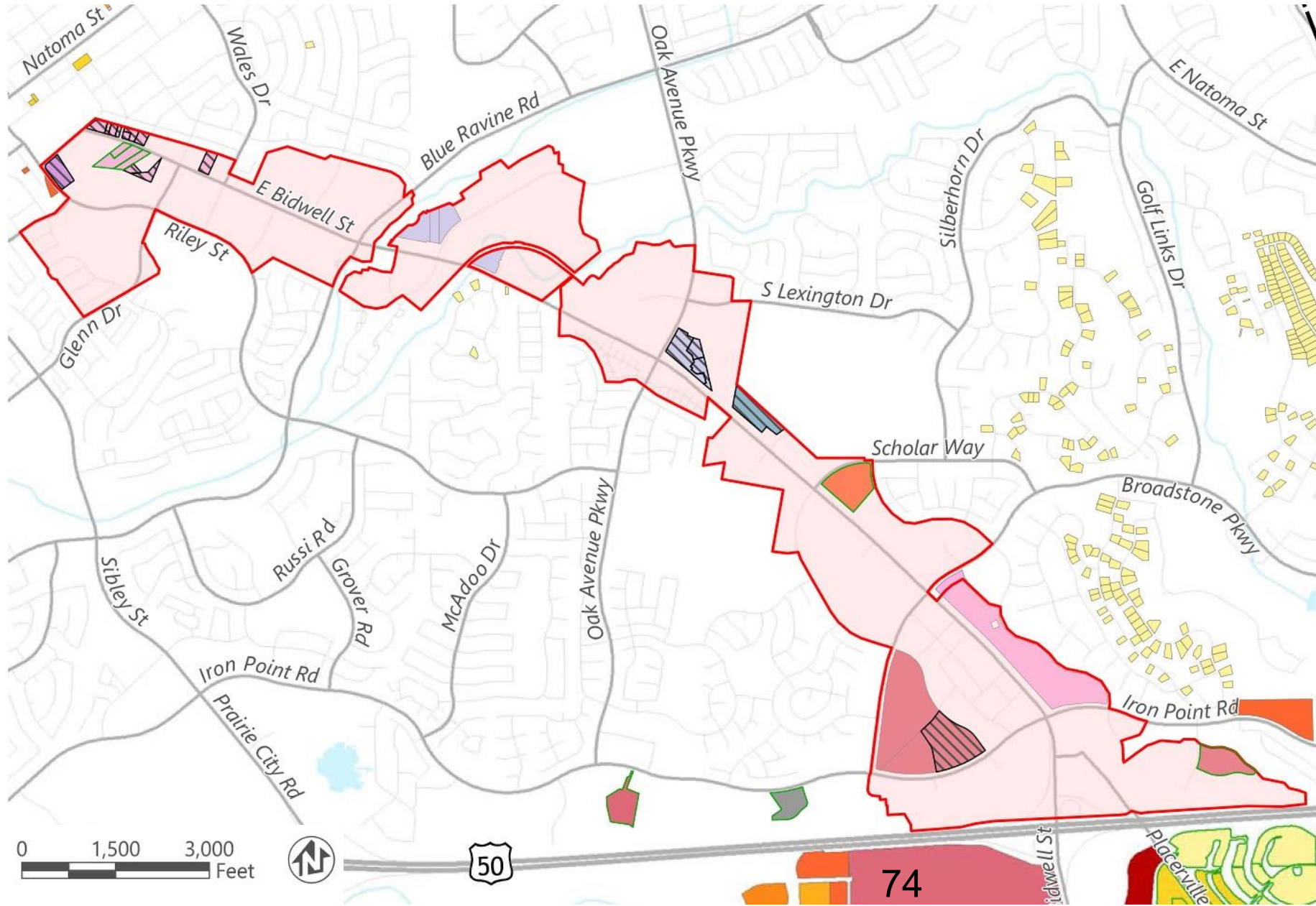
housingelement@folsom.ca.us



Detailed Inventory Maps for Reference



East Bidwell Corridor Sites



- Residential Site Inventory**
- SF - Single Family
 - SFHD - Single Family High Density
 - MLD - Multifamily Low Density
 - MHD - Multifamily High Density
 - GC - General Commercial
 - CC - Community Commercial
 - RCC - Regional Commercial Center
 - MU - Mixed Use
 - IND - Industrial/Office Park
 - PO - Professional/Office
 - PQP - Public and Quasi-Public Facility
 - Planned/Approved Projects
 - Underutilized Site
 - East Bidwell Mixed Use Overlay
 - Folsom City Limits

0 1,500 3,000 Feet

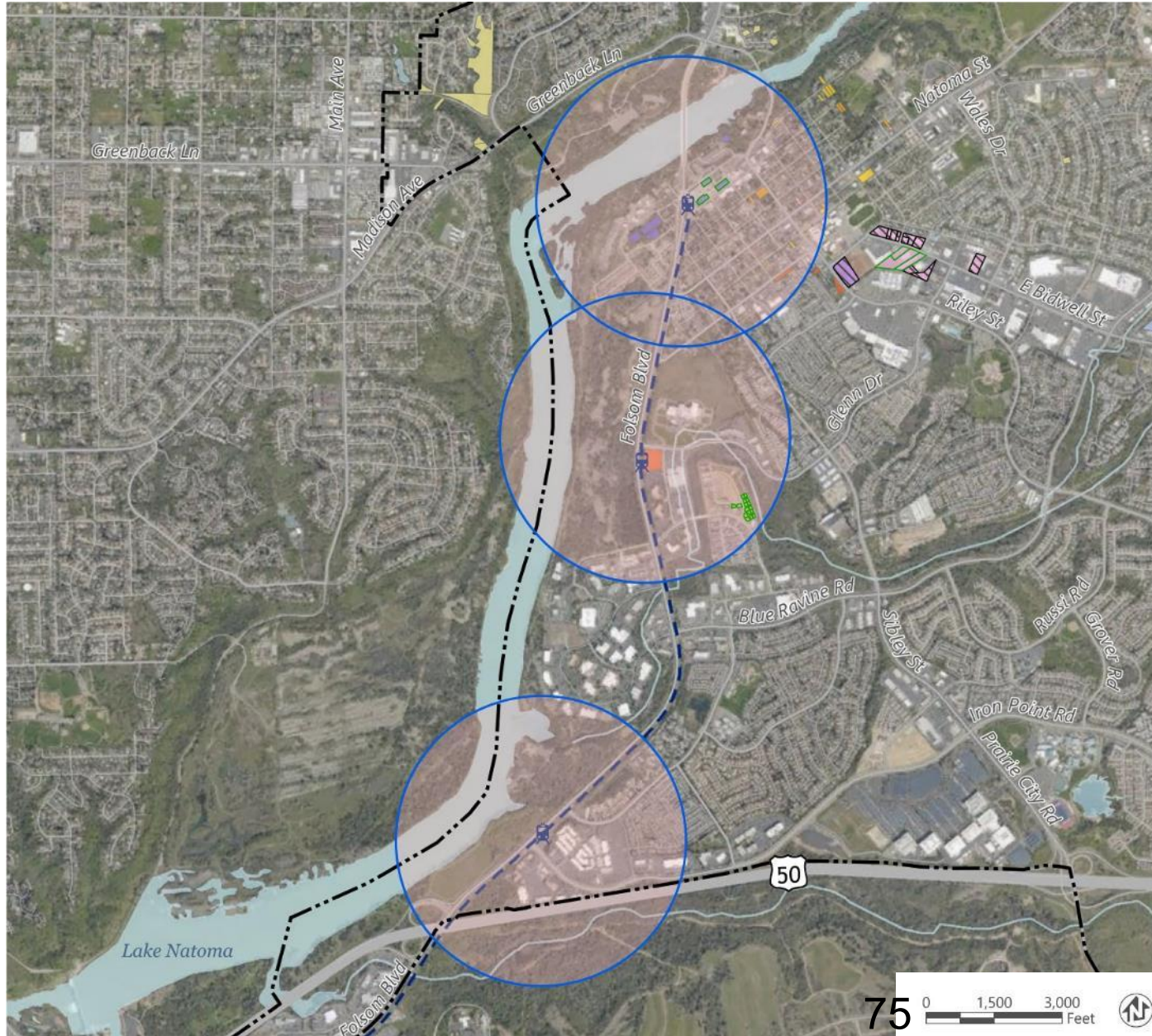


74

Bidwell St

Placerville

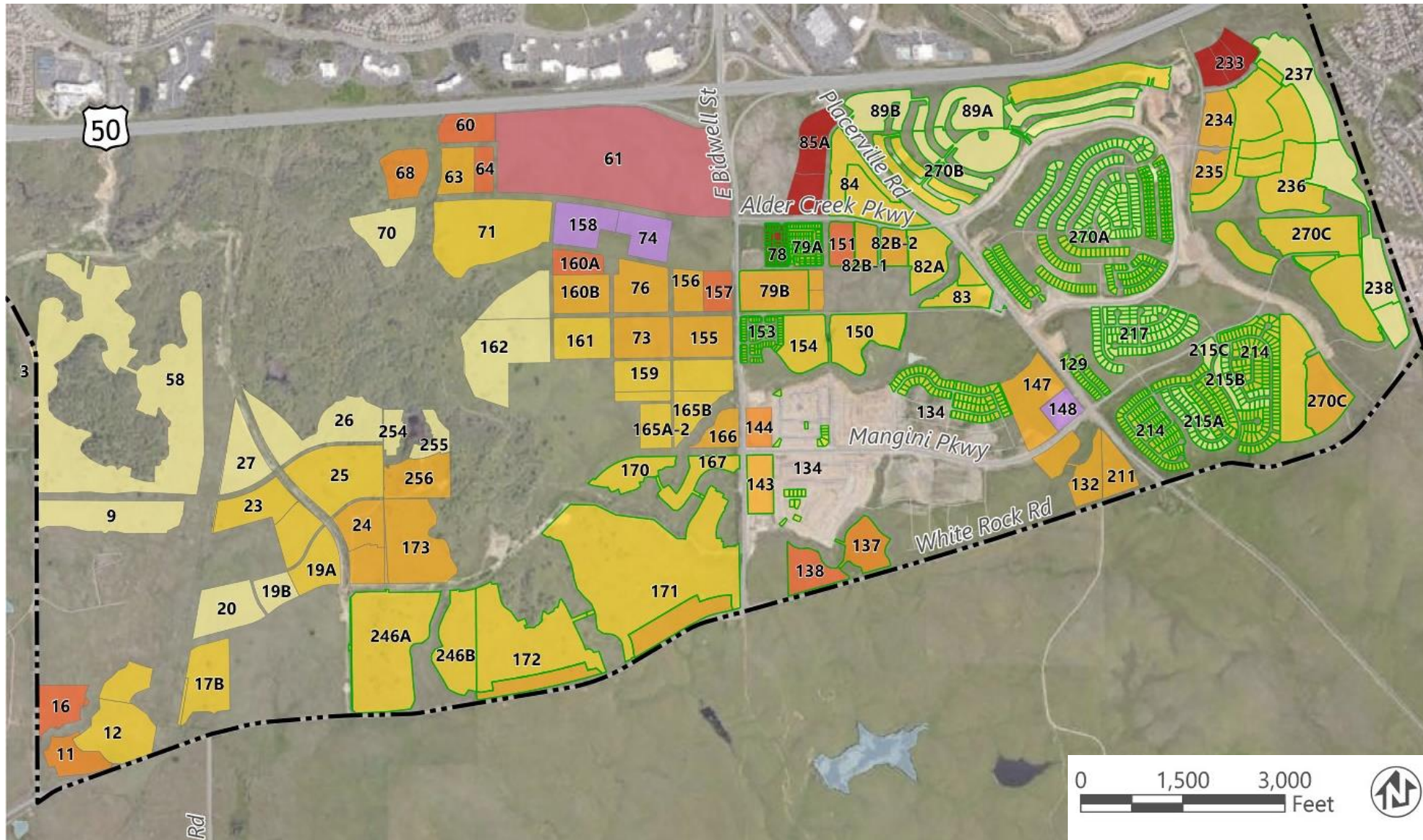
Transit Priority Area Sites



Residential Site Inventory

- SF - Single Family
- SFHD - Single Family High Density
- MLD - Multifamily Low Density
- MHD - Multifamily High Density
- CC - Community Commercial
- MU - Mixed Use
- PO - Professional/Office
- Planned/Approved Projects
- Underutilized Site
- SACOG Transit Priority Areas
- Light Rail Station
- Light Rail Line
- Folsom City Limits

Folsom Plan Area Sites



- Residential Site Inventory**
- SF - Single Family
 - SFHD - Single Family High Density
 - MLD - Multifamily Low Density
 - MMD - Multifamily Medium Density
 - MHD - Multifamily High Density
 - GC - General Commercial
 - RCC - Regional Commercial Center
 - MU - Mixed Use
 - Planned/Approved Projects
 - Folsom City Limits

