

**PLANNING COMMISSION MINUTES
AMENDED
October 21, 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 Duetel, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION:

1. Lynn Gardner addressed the Planning Commission regarding the pinhole pipe leaks and damage being caused in Folsom residences.

MINUTES: The minutes of October 7, 2020 were approved as submitted.

WORKSHOP

1. Zoning Code Update – Review of Zoning Districts and Development Standards (Project Planner: Desmond Parrington, Principal Planner)

1. Judi Alexander addressed the Planning Commission regarding zoning for transitional housing and homeless shelters.
2. Laurette Laurent submitted a public comment letter to the Planning Commission citing concerns on misuse of overlay requirements.

City Planning staff gave a presentation on Article 2 of the Zoning Code Update to seek input from the Commission and the public. Article 2 covers zoning districts, allowed uses, development standards and design standards. Staff reviewed those unused zones proposed for elimination, discussed new zones including overlay zones proposed for East Bidwell Street and around the City's light rail stations, and allowed uses. Staff also discussed minor changes to development standards as well as the limitations on the review of multi-unit development projects and the use of objective design standards for that review. The Commission was generally supportive of the direction staff was proposing but had some concerns about the new overlay zones proposed for East Bidwell and around the light rail stations given the changes in State law regarding low barrier navigation centers. The Commission urged staff to reach out to the River District Organizing Committee and the Historic Folsom Residents Association regarding the proposed Transit Oriented Development Overlay Zone along Folsom Auburn Road. The Commission also wanted to retain discretionary review over projects whenever possible and directed staff to do some additional research on the standards for the new Residential Compact zone. Staff promised to return with additional workshops this year and early next year before the draft code is prepared.

PLANNING COMMISSION / PLANNING MANAGER REPORT

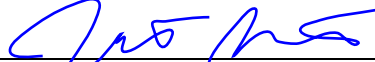
None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR