



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES
AMENDED
July 21, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

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

ABSENT: Miklos

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 16, 2021 were approved as submitted.

PUBLIC HEARING

1. PN 21-004 Addendum to the Folsom 2035 General Plan Final Environmental Impact Report, City of Folsom 2021 Housing Element Update, Empire Ranch Specific Plan Amendment and Related Actions (Continued from the June 16, 2021 PC Meeting)

A Public Hearing was held by the Planning Commission to consider and make recommendations to the City Council to amend the City of Folsom General Plan to update the Housing Element, as well as related updates to the Safety and Noise Element, Land Use Element and Implementation Element. In addition, the Planning Commission considered and made recommendations to the City Council to adopt an amendment to the Empire Ranch Specific Plan to allow multifamily residential development as a permitted use in the Regional Commercial Center land use designation. An Environmental Checklist and Addendum to the Folsom 2035 General Plan EIR was prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Senior Planner, Stephanie Henry)**

1. Sacramento Housing Alliance submitted a public comment letter to be read into the record regarding accommodating the Lower Income RHNA.
2. 350 Sacramento submitted a public comment letter regarding the City's CEQA strategy and Ascent Environmental's June 2021 Checklist section 4.17 "Transportation".

COMMISSIONER RAITHEL MOVED TO RECOMMEND THAT THE CITY COUNCIL:

- ADOPT AN ADDENDUM TO THE FOLSOM 2035 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE CITY OF FOLSOM 2021 HOUSING ELEMENT UPDATE, EMPIRE RANCH SPECIFIC PLAN AMENDMENT AND RELATED ACTIONS PROJECT (PN 21-004) PER ATTACHMENT 3; AND

- APPROVE GENERAL PLAN AMENDMENTS TO UPDATE THE HOUSING ELEMENT, SAFETY AND NOISE ELEMENT, AND LAND USE ELEMENT, INCLUDING REVISIONS TO THE GENERAL PLAN IMPLEMENTATION SECTION AND THE LAND USE DIAGRAMS PER ATTACHMENTS 4, 9, 10, 11 AND 12 WITH THE FOLLOWING RECOMMENDED REVISIONS:

"H-10 Provide Information on Affordable Housing

The City shall create and distribute educational materials, including a page on the City website, social media posts, and/or brochures, to provide information on the needs and benefits of affordable housing and available resources in the city. The City shall collaborate with local homeless service providers to ~~raise community awareness~~ **provide information** on homeless needs in the city.

H-16 Facilitate Affordable Housing Development on City-Owned Land

The City shall facilitate the construction of affordable housing, including possible accessory dwelling units, on the City-owned sites located at 300 Persifer Street (APN 070-0172-048) and on Riley Street near Comstock Drive (APN 071-0190-076). The City shall collaborate with an interested affordable housing developer to **sell or lease surplus City land for the construction of deed-restricted affordable housing consistent with the Surplus Land Act** ~~construct deed-restricted affordable housing~~. The City shall target production of 16 affordable units on City-owned sites by 2029."

AND DIRECTION TO STAFF TO REVISE THE FOLLOWING POLICY, WITH THE UNDERSTANDING THAT DIFFERING VIEWPOINTS EXIST AMONG THE COMMISSIONERS:

"LU 9.1.10 Renewable and Alternative Energy Generation Systems

Require the use of solar, wind, or other on-site renewable energy generation systems as part of the design of new planned developments."

- APPROVE THE EMPIRE RANCH SPECIFIC PLAN AMENDMENT TO ALLOW MULTIFAMILY RESIDENTIAL DEVELOPMENT AS A PERMITTED USE UNDER THE REGIONAL COMMERCIAL CENTER LAND USE DESIGNATION AND COMMERCIAL/CENTRAL BUSINESS DISTRICT ZONING PER ATTACHMENT 14.

THESE RECOMMENDED APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-R).

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: LEARY, REYNOLDS, WEST, DUEWEL, PEÑA, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: MIKLOS

PLANNING COMMISSION / PLANNING MANAGER REPORT

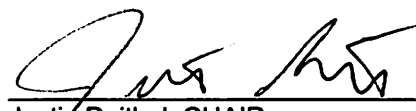
The next regularly scheduled Planning Commission meeting will be held August 4, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR