



PLANNING COMMISSION MINUTES
September 1, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of August 18, 2021 were approved as submitted.

PRESENTATIONS

1. SMUD Neighborhood Solar Share Program Presentation (SMUD Representatives, Ray Nalangan and Wade Hughes)

PUBLIC HEARING

2. PN 19-051 Zoning Code Update – Home Occupations Ordinance Revisions and Determination that the Project is Exempt from CEQA

In light of growth of home-based businesses during the COVID-19 pandemic, questions have been raised about whether the City should update its home occupation permit (HOP) regulations. Based on input from the Planning Commission and members of the public from the workshop on May 5, 2021, staff prepared revisions to the existing Home Occupation Permit Ordinance contained in Chapter 17.61 of the FMC. The project is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines. Staff is seeking the Commission's review and recommendation to the City Council to approve the proposed minor revisions to the ordinance. **(Principal Planner, Desmond Parrington)**

City staff presented proposed changes to the City's Home Occupations Ordinance (Chapter 17.61 of the Folsom Municipal Code), which regulates home-based businesses. The Commission discussed several of the key issues including: reducing the number of prohibited uses, modifications to the prohibition on retail storefronts and the visibility of home businesses; asked staff to increase the allowable number of client visitors at a time and per day; wanted clarifications on home-based businesses that are involved in gun sales; directed staff to highlight the elimination of the appeal of home occupation permits to City Council; and directed staff to do additional noticing for all future meetings on this topic. The Commission provided recommendations to City staff to modify the ordinance related to these topics and directed staff to return with those changes.

COMMISSIONER RAITHEL MOVED TO CONTINUE ITEM NO. 2 OFF CALENDAR.

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NOES: NONE

ABSTAINED: NONE

ABSENT: NONE

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next regularly scheduled Planning Commission meeting is tentatively scheduled for October 6, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

for 

Justin Raithel, CHAIR