

# City Council Regular Meeting

## MINUTES

Tuesday, March 10, 2020 6:30 PM

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### **CALL TO ORDER**

The regular City Council meeting was called to order at 6:30 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Sarah Aquino presiding.

### **ROLL CALL:**

Council Members Present:      Kerri Howell, Council Member  
   Mike Kozlowski, Council Member  
   Ernie Sheldon, Vice Mayor - *City Clerk Christa Freemantle advised that Vice Mayor Sheldon will be participating by telephone as noticed on the agenda.*  
   Sarah Aquino, Mayor

Council Members Absent:      Roger Gaylord, Council Member (*arrived at 7:22 p.m.*)

Staff Present:                      Assistant City Manager Jim Francis  
   City Attorney Steve Wang  
   City Clerk Christa Freemantle  
   Finance Director Stacey Tamagni  
   Community Development Director Pam Johns  
   Public Works Director Dave Nugen

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **AGENDA UPDATE**

City Clerk Christa Freemantle advised that there was additional information regarding item 8.

### **BUSINESS FROM THE FLOOR:**

None

### **SCHEDULED PRESENTATIONS:**

1. Presentation Regarding Regional Housing Needs Assessment Schedule/Housing Element Update - Planned Process and Schedule for the Housing Element Update

City consultant Chelsea Payne, Ascent Environmental, made a presentation and responded to questions from the City Council.

**CONSENT CALENDAR:**

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Council Members may pull an item for discussion.

2. Approval of the February 21, 2020 Special Meeting Minutes
3. Approval of the February 25, 2020 Special/Regular Meeting Minutes
4. *pulled for discussion*
5. Resolution No. 10397 – A Resolution Adopting a List of Projects for Fiscal Year 2020-21 to be Funded by Senate Bill 1: The Road Repair and Accountability Act
6. Resolution No. 10401 – A Resolution Directing the Preparation of Engineer’s Report for the following Landscaping and Lighting Districts for Fiscal Year 2020-2021 American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to approve the Consent Calendar (with the exception of item number 4). Motion carried with the following roll call vote:**

**AYES:** Council Member(s): Howell, Kozlowski, Sheldon, Aquino  
**NOES:** Council Member(s): None  
**ABSENT:** Council Member(s): Gaylord  
**ABSTAIN:** Council Member(s): None

**CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION:**

4. Resolution No. 10396 - A Resolution in Support of the "Reducing Crime and Keeping California Safe Act of 2020"

Police Chief Rick Hillman introduced the item, and Bill Romanelli, resident and paid consultant for the Keep California Safe initiative, shared information with the City Council regarding what the change in law would entail.

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to approve Resolution No. 10396. Motion carried with the following roll call vote:**

**AYES:** Council Member(s): Howell, Kozlowski, Sheldon, Aquino  
**NOES:** Council Member(s): None  
**ABSENT:** Council Member(s): Gaylord

**ABSTAIN: Council Member(s): None**

**PUBLIC HEARING:**

7. Resolution No. 10399 - A Resolution to Amend the Empire Ranch Specific Plan to Increase the Maximum Number of Stories for Single-Family Residences from Two-Stories to Two and One-Half Stories (Without Changing the Maximum Building Height of 35 Feet), to Increase the Maximum Lot Coverage for Single-Story Residences from 45% to 50%, and to Allow Single-Story Homes Situated on Downslope Lots to Build Out the Lower Level Basement Area to a Maximum of 25% of the Floor Area of the Primary Floor Area for the Empire Ranch Specific Plan Amendment Project **(to be continued to the March 24, 2020 meeting)**

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to continue Resolution No. 10399 to the March 24, 2020 meeting. Motion carried with the following roll call vote:**

**AYES: Council Member(s): Howell, Kozlowski, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): Gaylord**  
**ABSTAIN: Council Member(s): None**

8. Toll Brothers at Folsom Ranch - Northwest Corner of White Rock Road and East Bidwell Street in the Folsom Plan Area (PN 19-091)
  - a. Resolution No. 10400 - A Resolution to Adopt an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Approve a General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and the Inclusionary Housing Plan for the Toll Brothers at Folsom Ranch Project
  - b. Ordinance No. 1301 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and Easton Valley Holdings, LLC relative to the Toll Brothers at Folsom Ranch Project (Introduction and First Reading)
  - c. Ordinance No. 1302 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and Oak Avenue Holdings, LLC and Toll West Coast, LLC relative to the Toll Brothers at Folsom Ranch Project (Introduction and First Reading)
  - d. Ordinance No. 1303 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and West Scott Road, LLC and Toll West Coast, LLC relative to the Toll Brothers at Folsom Ranch Project (Introduction and First Reading)
  - e. Ordinance No. 1304 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 3 to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and Folsom Real Estate South, LLC and Toll West Coast,

LLC relative to the Toll Brothers at Folsom Ranch Project (Introduction and First Reading)

Principal Planner Steve Banks made a presentation and responded to questions from the City Council.

(Council Member Roger Gaylord arrived at 7:22 pm)

Applicant Scott Esping, Toll Brothers, shared information and responded to questions from the City Council.

Mayor Sarah Aquino opened the public hearing at 7:55 pm. The following speakers addressed the City Council:

1. Justin Raithel, Planning Commissioner, expressed desire to protect trees
2. Jennifer Lane, Planning Commissioner, saying she regrets voting for this project. She read a letter from Paul Romero.
3. Barbara Leary, Planning Commissioner, referred to letter she submitted earlier and indicated she felt her approval vote was wrong and asked for item to be continued.
4. Rosario Rodriguez, remarked on attractiveness of Toll Brothers' other projects and commented that active 55+ communities are good for Folsom.

Hearing no further speakers, Mayor Sarah Aquino closed the public hearing; City Attorney Steve Wang provided additional direction regarding the addition of a condition of approval.

**Motion by Council Member Mike Kozlowski, second by Council Member Kerri Howell to approve Resolution No. 10400, adding COA No. 108. Motion carried with the following roll call vote:**

**AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to introduce Ordinance No. 1301. Motion carried with the following roll call vote:**

**AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to introduce Ordinance No. 1302. Motion carried with the following roll call vote:**

**AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to introduce Ordinance No. 1303. Motion carried with the following roll call vote:**

**AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to introduce Ordinance No. 1304. Motion carried with the following roll call vote:**

**AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

### **CITY MANAGER REPORTS**

Assistant City Manager Jim Francis provided an update on COVID-19 and spoke of the upcoming Community Service Day.

### **COUNCIL COMMENTS**

Council Member Roger Gaylord shared information from the Air Quality Control Board.

Council Member Kerri Howell urged everyone to drive carefully and spoke of collaborative regional transportation efforts.

Council Member Mike Kozlowski spoke of SACOG and school district activities.

Vice Mayor Ernie Sheldon thanked everyone for their support.

Mayor Sarah Aquino repeated thanks to Toll Brothers, Planning Commission and city staff.

### **ADJOURNMENT**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 8:32 p.m.

PREPARED AND SUBMITTED BY:

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Christa Freemantle, City Clerk

ATTEST:

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Sarah Aquino, Mayor

*Approved 04/14/2020*