



**FOLSOM**  
DISTINCTIVE BY NATURE

## NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### CITY OF FOLSOM PLANNING COMMISSION

---

**DATE OF HEARING:** October 18, 2023  
**TIME OF HEARING:** 6:30 P.M.  
**PLACE OF HEARING:** City Council Chambers, 50 Natoma Street, Folsom, CA 95630

NOTICE IS HEREBY GIVEN THAT: A public hearing will be held by the Planning Commission of the City of Folsom to consider the merits of the following:

**PROJECT NAME** 1014 Sibley Street Subdivision  
**Property Owner/Applicant:** Frank Albanese 2022 Trust & Luis Ocon/David Storer  
**Project Location/APN:** 1014 Sibley Street/071-0200-056  
**Planning No.:** MSTR 23-00007  
**Staff Contact:** Josh Kinkade, Associate Planner, 916-461-6209,  
[jkinkade@folsom.ca.us](mailto:jkinkade@folsom.ca.us)  
**Entitlements:** a. Tentative Subdivision Map b. Rezone c. Planned Development  
Permit d. Design Review

**Project Description:** The proposed project includes Tentative Subdivision Map, Rezone, Planned Development Permit and Design Review Application for the six-unit 1014 Sibley Street Subdivision project, located at 1014 Sibley Street. The site is currently zoned R-M PD (Residential, Multifamily Dwelling District, Planned Development District) and R-4 (General Apartment District), and has a General Plan designation of SFHD (Single-Family High-Density). The Planning Commission will review this proposal at its October 18, 2023 meeting and make a recommendation to the City Council.

**Environmental Review:** An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act CEQA). The public review period begins September 28, 2023 and ends October 17, 2023. Copies of the Mitigated Negative Declaration are available for review at the City of Folsom Planning Department, 50 Natoma Street, Folsom CA 95630, Monday through Friday from 8:00 a.m. to 5:00 p.m. The document can also be downloaded from the City of Folsom website at <https://www.folsom.ca.us/government/community-development/planning-services/current-project-information>

All persons interested in these matters are invited to present and submit statements orally or in writing during the public hearing. The environmental documents are available for review at, and further information may be obtained from the Community Development Department, 50 Natoma Street, during regular business hours. The Community Development Department can be reached by phone at (916) 461-6202. A staff report will be available to the public at City Hall or at [www.folsom.ca.us](http://www.folsom.ca.us) on the Thursday preceding the Public Hearing.

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.

PAM JOHNS  
COMMUNITY DEVELOPMENT DIRECTOR