



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
April 6, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Bill Miklos, Ralph Peña, Barbara Leary, Eileen Reynolds, Daniel West, Bill Romanelli, Justin Raithel

ABSENT: Justin Raithel, Ralph Peña

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the December 15, 2021 meeting were approved as submitted.

Oath of Office Administered to Bill Romanelli

Election of Chair and Vice Chair

COMMISSIONER MIKLOS MOVED TO RECOMMEND EILEEN REYNOLDS TO SERVE AS CHAIR AND DAN WEST TO SERVE AS VICE CHAIR FOR THE PLANNING COMMISSION

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MIKLOS, LEARY, REYNOLDS, WEST, ROMANELLI

NOES: NONE

RECUSED: NONE

ABSENT: PEÑA, RAITHEL

PRESENTATIONS

1. Draft Active Transportation Plan (Brett Bollinger, Parks and Recreation Department)

PUBLIC HEARING

2. PN 21-120, Folsom Corporate Center Apartments General Plan Amendment, Rezone and Planned Development and Determination that the Project is Exempt from CEQA

A Public Hearing for approval of a General Plan Amendment, Rezone, and Planned Development Permit for the Folsom Corporate Center Apartments project. The proposed project includes development of a 253-unit market-rate apartment community on two sites (Lot 1: 7.24-acre parcel and Lot 6: 4.68-acre parcel) within the Folsom Corporate Center, which is located on the south side of Iron Point Road, slightly east of the intersection of Iron Point Road and Oak Avenue Parkway. A General Plan Amendment to change the General Plan land use designation for the two project parcels (Lot 1 and Lot 6) from IND (Industrial/Office Park) to MHD (Multi-Family High Density) and A Rezone to change the zoning designation for Lot 1 from M-L PD (Limited Manufacturing, Planned Development District) to R-4 PD (General Apartment, Planned Development District) and to change the zoning designation of Lot 6 from BP PD (Business and Professional, Planned Development District) to R-4 PD (General Apartment, Planned Development District). This project is exempt from the California Environmental Quality Act in accordance with Section 15315 of the CEQA Guidelines. **(Principal Planner: Steve Banks / Applicant: Cole Partners**

COMMISSIONER WEST MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THIS PROJECT, SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A – U) AND CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-69). SPECIFICALLY, COMMISSIONER WEST MOVED TO RECOMMEND THAT CITY COUNCIL TAKE THE FOLLOWING ACTIONS TO APPROVE THIS PROJECT:

- ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE FOLSOM CORPORATE CENTER APARTMENTS PROJECT (PN 21-120) PER ATTACHMENT 23; AND
- APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR LOT 1 (APN NO. 072-3120-023) AND LOT 6 (APN NO. 072-3120-023) FROM IND (INDUSTRIAL/OFFICE PARK) TO MHD (MULTI-FAMILY HIGH DENSITY); AND
- APPROVE A REZONE TO CHANGE THE ZONING DESIGNATION FOR LOT 1 (APN NO. 072-3120-026) FROM M-L PD (LIMITED MANUFACTURING, PLANNED DEVELOPMENT DISTRICT) TO R-4 PD (GENERAL APARTMENT, PLANNED DEVELOPMENT DISTRICT) AND TO CHANGE THE ZONING DESIGNATION OF LOT 6 (APN NO. 072-3120-023) FROM BP PD (BUSINESS AND PROFESSIONAL, PLANNED DEVELOPMENT DISTRICT) TO R-4 PD (GENERAL APARTMENT, PLANNED DEVELOPMENT DISTRICT); AND
- APPROVE A PLANNED DEVELOPMENT PERMIT TO ESTABLISH DETAILED DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR THE 253-UNIT FOLSOM CORPORATE CENTER APARTMENTS PROJECT.

COMMISSIONER ROMANELLI SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MIKLOS, REYNOLDS, WEST, ROMANELLI

NOES: LEARY

RECUSED: NONE

ABSENT: PEÑA, RAITHEL

PLANNING COMMISSION / PLANNING MANAGER REPORT


The next Planning Commission meeting is scheduled for April 20, 2022.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Signed For 

Eileen Reynolds, CHAIR