



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## PLANNING COMMISSION AGENDA

June 1, 2022

CITY COUNCIL CHAMBERS

6:30 p.m.

50 Natoma Street

Folsom, California 95630

*Members of the public wishing to participate in this meeting via teleconference may participate either online or by telephone via WebEx.*

**Meeting Number: 2553 112 5394**

**Meeting Password: 06 01 2022**

### Join the meeting by WebEx online:

<https://cityoffolsom.my.webex.com/cityoffolsom.my/j.php?MTID=m63356db68f3be470592d071b94482c56>

To make a public comment using the WebEx online platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

### Join the meeting by WebEx telephone: Dial 1-415-655-0001

To make a public comment by phone, please press \*3 to raise your hand. Please make sure to enable audio controls by pressing \*6 once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

**Verbal comments via virtual meeting must adhere to the principles of the three-minute speaking time permitted for public comment at Planning Commission meetings.**

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

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City’s website the day after the meeting.*

## PLEDGE OF ALLEGIANCE

**CITIZEN COMMUNICATION:** The Planning Commission welcomes and encourages participation in City Planning Commission meetings and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

## MINUTES

The minutes of the May 18, 2022 meeting will be presented for approval.

## **PUBLIC HEARING**

### **1. PN 22-033, Folsom Bottle Shop Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request for a Conditional Use Permit for operation of a convenience store (Folsom Bottle Shop) within an existing 3,216-square-foot inline tenant space located at 7700 Folsom Auburn Road (Suite 100). This project is exempt from the California Environmental Quality Act in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Principal Planner: Steve Banks)**

### **2. PDEV22-00140: Folsom Plan Area Specific Plan Mangini Ranch Lot 16 Apartments Planned Development Permit Modification and Determination that the Project remains Exempt from CEQA,**

A Public Hearing to consider a Planned Development Permit Modification requested by Van Daele Homes for the Mangini Ranch Lot 16 Apartments project. The proposed Mangini Ranch Lot 16 Apartment Project site is located north of White Rock Road near the northeast corner of the intersection of East Bidwell Street and White Rock Road within the Folsom Plan Area Specific Plan. The Project site has been approved for 278 apartment units. This request consists of a Planned Development Permit Modification to reduce the number of off-street vehicle parking spaces required for guest parking. The City previously determined that the CEQA Exemption and Streamlining Analysis prepared at the time of original Project approval qualified for the exemption provided in CEQA Guidelines 15182(c), as the project is consistent with the Folsom Plan Area Specific Plan. The project remains exempt from CEQA. **(Applicant, Van Daele Homes, Housing/Contract Planner, Kathy Pease)**

### **3. PDEV22-00141: Folsom Plan Area Specific Plan Mangini Ranch Lot 14 Bungalows Planned Development Permit Modification and Determination that the Project remains Exempt from CEQA.**

A Public Hearing to consider a Planned Development Permit Modification request from Van Daele Homes for the Lot 14 Bungalows project. The proposed Mangini Ranch Lot 14 Bungalows Project is in the Folsom Plan Area Specific Plan located south of Sparrow Drive and east of the terminus of Hummingbird Circle, north of White Rock Road. The Project site has been approved for 160 multi-family residential units. This application includes a Planned Development Permit Modification to reduce the number of off-street vehicle parking spaces required for guest parking. The City previously determined that the CEQA Exemption and Streamlining Analysis prepared at the time of original Project approval qualified for an Exemption provided in CEQA Guidelines 15182(c), as the project is consistent with the Folsom Plan Area Specific Plan. The project remains exempt from CEQA. **(Applicant, Van Daele Homes, Housing/Contract Planner, Kathy Pease)**

## **PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **June 15, 2022**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or [ksanabria@folsom.ca.us](mailto:ksanabria@folsom.ca.us). Requests must be made as early as possible and at least two-full business days before the start of the meeting.

### **NOTICE REGARDING CHALLENGES TO DECISIONS**

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. 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