



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
February 15, 2023
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER PLANNING COMMISSION: Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, 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 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 January 18, 2022 meeting will be presented for approval.

Oath of Office to be Administered to Bill Romanelli

Commendation to be Presented to Barbara Leary and Justin Raithe

OLD BUSINESS

1. PN 21-159: Vintage Senior Apartments Conditional Use Permit, Planned Development Permit, and Density Bonus

A Public Hearing to consider a request from Vintage at Folsom, LP for approval of a Conditional Use Permit, Planned Development Permit, and Density Bonus for development of a 136-unit senior affordable apartment community on a 4.86-acre site located on the south side of East Natoma Street at the intersection of East Natoma Street and Prison Road (103 East Natoma Street). The General Plan land use designation for the project site is PO, while the Zoning designation is BP PD. An Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program have been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Vintage at Folsom, LP)**

NEW BUSINESS

2. MSTR22-00218, Folsom Ranch Apartments Conditional Use Permit, Planned Development Permit, Development Agreement Amendment, Minor Administrative Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Lewis Management Corporation for the approval of a Development Agreement Amendment, Planned Development Permit, Conditional Use Permit, and Minor Administrative Modification for the development and operation of a 238-unit market rate apartment community on a 15.8-acre site located at the northwest corner of the intersection of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The General Plan land use designation is GC and the Specific Plan designation is SP-GC-PD. The City, as lead agency, has determined that the Mangini Ranch Phase 1 project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Steve Banks/Applicant: Lewis Management Corporation)**

3. DRDL22-00304, Fire Station No. 34 Design Review

A Public Meeting to consider a request from the City of Folsom for Design Review approval of a new fire station located at 3255 Westwood Drive. The specific plan designation for the site is SP-MLD-PD while the General Plan land-use designation is MLD. The project was previously determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15332 of the CEQA Guidelines. **(Project Planner: Brianna Gustafson/Applicant: City of Folsom)**

4. DRCL22-00304, Russell Ranch Phase 2 Villages 1 & 2 Residential Design Review Modifications

A Public Meeting to consider a request from Lennar Homes of California for Design Review approval to modify two master plans within the previously approved Russell Ranch Phase 2 Villages 1 and 2 project. The specific plan designation for the site is SP-SFHD while the General Plan land-use designation is SFHD. An Environmental Impact Report was previously certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines and no further environmental review is required as a part of this project. **(Project Planner: Josh Kinkade/Applicant: Lennar Homes of California)**

5. USPT22-00310, Kinetic Ink Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Faun O'Neel for a Conditional Use Permit to operate a tattoo parlor and piercing shop at 47A Natoma Street. The zoning classification for the site is C-2 while the General Plan land-use designation is CC. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Faun O'Neel)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **March 15, 2023**. 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, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 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) 461-6200, (916) 355-7274 (fax) or ckelley@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