



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**September 20, 2023**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** James Ortega, Mathew Herrera, Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. 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 July 19, 2023 meeting will be presented for approval.

**NEW BUSINESS**

**1. MSTR23-00028: StorQuest Self-Storage Facility Planned Development Permit Modification and Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Plan Steward, Inc. for approval of a Planned Development Permit Modification and Conditional Use Permit application for a four-story StorQuest self-storage facility located at 1775 Cavitt Drive. For zoning, the site is subject to the Broadstone Unit No. 3 Specific Plan and has a C-2 (Community Commercial) specific plan designation. The General Plan land use designation of the site is RCC (Regional Commercial Center), within the East Bidwell Corridor (EBC) overlay. The project is exempt from the California Environmental Quality Act in accordance with Section 15332 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Plan Steward, Inc.)**

**2. USPT23-00095: L'Academy Preschool Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Zhen Zhen Li for approval of a Conditional Use Permit application for the operation of a childcare center and K-1 private school (L'Academy Language Immersion Preschool) at 1815 Prairie City Road. The project site is zoned C-1 PD (Neighborhood Business Zone, Planned Development). The General Plan designation of GC (General Commercial). The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Nathan Stroud/Applicant: Zhen Zhen Li)**

### **3. DRCL 23-00086: Mangini Ranch Phase 1C South Village 4 Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Lennar Homes for approval of a Residential Design Review application for 115 single-family residential units located within Village 4 of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. The General Plan Land Use designation for the project site is SP-MLD (Specific Plan – Multifamily Low Density), while the Specific Plan land use designation is SP-MLD-PD (Specific Plan – Multifamily Low Density-Planned Development). 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: Lennar Homes)**

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

The next Planning Commission meeting is scheduled for **October 18, 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, 2<sup>nd</sup> 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](mailto: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