



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
October 18, 2023
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Mathew Herrera, Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, 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 September 20, 2023 meeting will be presented for approval.

NEW BUSINESS

1. MSTR22-00312: Creekside Apartments (The Alexander) Conditional Use Permit, Planned Development Permit and Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

A Public Hearing to consider a request from Tekin & Associates, LLC for approval of a Conditional Use Permit and Planned Development Permit for development of a 188-unit apartment complex located at 1571, 1575 and 1591 Creekside Drive. The site is zoned BP-PD (Business Professional – Planned Development) and has a General Plan designation of PO (Professional Office), within the East Bidwell Corridor overlay. 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). **(Project Planner: Josh Kinkade/Applicant: Tekin & Associates, LLC)**

2. MSTR 23-00007: 1014 Sibley Street Vesting Tentative Subdivision Map, Rezone, Planned Development Permit, Design Review, and Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

A Public Hearing to consider a request from David Storer for approval of a Vesting Tentative Subdivision Map, Rezone, Planned Development Permit and Design Review for the six-lot 1014 Sibley Street Subdivision project, located at 1014 Sibley Street. The site is currently zoned R-M-PD (Residential Multifamily Dwelling – Planned Development) and R-4

(General Apartment District) with proposed zoning of R-1-M_PD (Residential, Single-Family Dwelling, Small Lot District with Planned Development Permit). The site has a General Plan designation of SFHD (Single-Family High Density). 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). **(Project Planner: Josh Kinkade/ Applicant: David Storer)**

3. MSTR23-00117: Red Bus Brewing Co. Outdoor Patio and Kitchen, Conditional Use Permit, Site Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Erik Schmid for approval of a Conditional Use Permit and Site Design Review application for a new 160-square-foot kitchen accessory building and a 981-square-foot outdoor patio area for an existing microbrewery (Red Bus Brewing Co.) at 802 Reading Street. The project site is zoned M-1 (Light Industrial Zone). The General Plan designation is IND (Industrial/Office Park). The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud/Applicant: Erik Schmid c/o Red Bus Brewing Co.)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **November 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