



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

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

**CALL TO ORDER PLANNING COMMISSION:** Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, 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 October 18, 2023 meeting will be presented for approval.

**NEW BUSINESS**

**1. SUBPM 23-00094: Parcel 61 Vesting Tentative Parcel Map and Determination that No Additional Environmental Review is Required**

A Public Hearing to consider a request from TK Consulting, Inc. for approval of a Vesting Tentative Parcel Map to subdivide a 47-acre property (known as the Parcel 61 remainder) into 4 individual parcels for future sale, financing, and development. The General Plan Land Use designation for the project site is RC (Regional Commercial), while the Specific Plan land use designation is SP-RC-PD (Specific Plan – Regional Commercial-Planned Development). The City, as lead agency, has determined that the proposed project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment and, therefore no additional environmental review is required pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183. **(Project Planner: Steve Banks/Applicant: TK Consulting, Inc.)**

**2. SPPL 23-00051: Folsom Plan Area Specific Plan Amendment for Electronic Readerboard Sign and Adoption of an Addendum to the Final Environmental Impact Report for the Folsom Plan Area Specific Plan**

A Public Hearing to consider a request from TK Consulting, Inc. for a recommendation to the City Council for approval of a Specific Plan Amendment to modify FPASP Table A.7 (Transportation, Communication, & Infrastructure) to add "Electronic Readerboard Sign" as a conditionally permitted use on a specific property (Parcel 61) within the Folsom Plan Area. The General Plan Land Use designation for the project site is RC (Regional Commercial), while the Specific Plan

land use designation is SP-RC-PD (Specific Plan – Regional Commercial-Planned Development). An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: TK Consulting, Inc.)**

### **3. Folsom Blvd Bicycle & Pedestrian Overcrossing Feasibility Study**

A public meeting to consider a recommendation to the City Council for approval of the North Alternative Alignment as the preferred alignment for the Folsom Boulevard Overcrossing Project. The purpose of the Folsom Boulevard Bicycle and Pedestrian Overcrossing Feasibility Study is to identify the preferred alignment location and potential conceptual architectural bridge design. The goal of the feasibility study is to identify a safe, convenient, and cost-effective active transportation connection across Folsom Boulevard, linking transit, neighborhoods, businesses, and recreational attractions such as the Folsom Lake State Recreation Area. The feasibility study is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15262. **(Project Planner: Brett Bollinger, Parks & Recreation Department/Applicant: City of Folsom)**

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

The next Planning Commission meeting is scheduled for **December 20, 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