



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES  
OCTOBER 18, 2023  
CITY COUNCIL CHAMBERS  
6:30 P.M.  
50 Natoma Street  
Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:**

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**ROLL CALL:**

Commissioners Present: Mathew Herrera, Commissioner  
Daniel West, Vice Chair  
Bill Miklos, Commissioner  
Bill Romanelli, Commissioner  
James Ortega, Commissioner  
Eileen Reynolds, Chair

Commissioners Absent: Ralph Peña, Commissioner

**CITIZEN COMMUNICATION:**

1. Silray Garcia spoke of his experience with the Northern California Carpenter's Union and encouraged the Commissioners to consider those less fortunate when approving projects.

**MINUTES:**

The minutes of the September 20, 2023 Regular Meeting were approved as submitted.

**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)**

COMMISSIONER WEST MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE CREEKSIDE APARTMENTS (THE ALEXANDER) PROJECT (MSTR22-00312) PER ATTACHMENT 12; AND MOVE TO APPROVE THE CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT FOR THE CREEKSIDE APARTMENTS (THE ALEXANDER) PROJECT AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 10 BASED ON THE FOLLOWING FINDINGS (FINDINGS A-T) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-49 and 51-79) EXCLUDING CONDITION 50.

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, ROMANELLI, ORTEGA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: PEÑA

MOTION PASSED

**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)**

COMMISSIONER ROMANELLI MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE 1014 SIBLEY STREET SUBDIVISION PROJECT (MSTR23-00007) PER ATTACHMENT 10;

AND

MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REZONE TO CHANGE THE ZONING DESIGNATION FOR THE PROJECT SITE (APN NO. 0710200-056-0000) FROM R-M PD (RESIDENTIAL MULTIFAMILY DWELLING DISTRICT, PLANNED DEVELOPMENT DISTRICT) AND R-4 (GENERAL APARTMENT DISTRICT) TO R-1-M PD (RESIDENTIAL SINGLE FAMILY SMALL LOT, PLANNED DEVELOPMENT DISTRICT), AS ILLUSTRATED IN ATTACHMENT 11 FOR THE 1014 SIBLEY STREET SUBDIVISION PROJECT;

AND

MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP CREATING SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 8 FOR THE 1014 SIBLEY STREET SUBDIVISION PROJECT;

AND

MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT AND DESIGN REVIEW FOR DEVELOPMENT OF A SIX PARCEL RESIDENTIAL COMMUNITY INCLUDING SIX PRIMARY RESIDENCES AND SIX ACCESSORY DWELLING UNITS AS ILLUSTRATED ON ATTACHMENTS 6 AND 7 FOR THE 1014 SIBLEY STREET SUBDIVISION PROJECT, ALL BASED ON THE FOLLOWING FINDINGS (FINDINGS A-BB) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-76),

WITH THE FOLLOWING MODIFICATIONS:

Condition No. 3

The project approvals granted under this staff report (Rezone, Vesting Tentative Subdivision Map, Planned Development Permit and Design Review) shall remain in effect for two years from final date of approval **by City Council (October 18, 2025)**. If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. An extension to the identified time frame may be granted by the Planning Commission. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, building permit, or other construction permit or entitlement required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the development contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.

Condition No. 10

This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval **by City Council (October 18, 2025)**. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.

Condition No. 77

**The applicant shall design the front yard landscaping so that it does not obstruct the view from the project driveways to ensure a clear field of vision to the street to the satisfaction of the Community Development Department.**

COMMISSIONER HERRERA SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, ROMANELLI, ORTEGA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: PEÑA

MOTION PASSED

**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.)

COMMISSIONER WEST MOVED TO APPROVE THE RED BUS BREWING CO. OUTDOOR PATIO AND KITCHEN PROJECT CONDITIONAL USE PERMIT AND SITE DESIGN REVIEW (MSTR23-00117) BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-H) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-14).

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, ROMANELLI, ORTEGA, REYNOLDS

NOES: NONE

RECUSED: NONE  
ABSENT: PEÑA

MOTION PASSED

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

Planning Manager, Desmond Parrington, shared the following with the Commission:

- Next meeting will be November 15 and will likely include a couple items in Folsom Plan Area.
- The Planning Division has handled approximately 70 staff-level entitlement projects since January.
- Most have been design reviews for custom homes, additions, patio covers etc.
- Staff handled design review on one small office project, a couple minor multi-family modifications and a commercial repainting.
- There have also been a couple Minor Administrative Modifications to the Folsom Plan Area Specific Plan that were handled by staff.
- One final map recorded for Bidwell Place apartments.
- Staff have done quite a few zoning verification letters.
- The Central Business Master Plan advisory committee meeting will be held at the Library on Monday, October 23.

The next Planning Commission meeting is scheduled for November 15, 2023.

**ADJOURNMENT**

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 8:48 p.m.

RESPECTFULLY SUBMITTED,



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Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:



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Eileen Reynolds, CHAIR