



PLANNING COMMISSION MINUTES
December 20, 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: Daniel West, Vice Chair
Ralph Peña, Commissioner
Bill Romanelli, Commissioner
James Ortega, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Bill Miklos, Commissioner
Mathew Herrera, Commissioner

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of the November 15, 2023 Regular Meeting were approved as submitted.

NEW BUSINESS

1. DRCL 23-00149: Broadstone Estates Residential Design Review and Confirmation that No Further Environmental Review is Required

A Public Meeting to consider a request from Woodside Homes for Design Review approval for four individual master plans to be implemented on 40 single-family residential lots (Lots 1-40) within the previously approved Broadstone Estates Subdivision located at the southeast corner of the intersection of U.S. Highway 50 and Placerville Road within the Folsom Plan Area. The General Plan Land Use designation for the project site is SF (Single Family), while the Specific Plan land use designation is SP-SF-PD (Specific Plan- Single Family-Planned Development). An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Broadstone Estates Subdivision project (PN 15-308) on June 28, 2016 in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from development of the

subject project that were not already considered with the previous approval. No further environmental review is required. (Project Planner: Steve Banks/Applicant: Woodside Homes)

COMMISSIONER ROMANELLI MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 40 TRADITIONAL SINGLE-FAMILY RESIDENTIAL UNITS (VILLAGE 1, LOTS 1-40) WITHIN THE PREVIOUSLY APPROVED BROADSTONE ESTATES SUBDIVISION FOR THE BROADSTONE ESTATES RESIDENTIAL DESIGN REVIEW PROJECT AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 11, SUBJECT TO THE FINDINGS (FINDINGS A-H) AND CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THIS REPORT.

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: PEÑA, ROMANELLI, ORTEGA, WEST, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS, HERRERA

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

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

- Since the November 15th Commission meeting, Planning staff handled 8 director-level design reviews primarily for new custom homes, additions, and accessory structures as well as 1 lot line adjustment.
- The new Permit Counter is almost complete and there will be a grand opening likely in January 2024. The construction of the new permit counter was funded through State grants.
- The Folsom Plan Area Specific Plan amendment to allow one electronic readerboard to serve the Folsom Plan Area, which the Commission recommended for approval on November 15, will go before the City Council for final approval on January 9, 2024.
- The Community Development Department is currently engaged in a fee study to update its processing fees. A workshop on this will be held with the City Council in late February.
- Working with Sacramento Regional Transit, Community Development staff will be applying for a grant to study the feasibility of a new bus route in Folsom to serve all the planned medical facilities around E. Bidwell and Highway 50 including those in the Folsom Plan Area.

The next Planning Commission meeting is scheduled for January 17, 2024.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 6:58 p.m.

RESPECTFULLY SUBMITTED,



Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR