



PLANNING COMMISSION MINUTES
February 21, 2024
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 6:32 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Bill Romanelli, Commissioner (arrived during elections of Chair and Vice Chair)
James Ortega, Commissioner
Mathew Herrera, Commissioner
Daniel West, Vice Chair
Bill Miklos, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Ralph Peña, Commissioner

CITIZEN COMMUNICATION: None

MINUTES:

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

Election of Chair and Vice Chair

COMMISSIONER ORTEGA MOVED TO ELECT COMMISSIONER EILEEN REYNOLDS AS CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER HERRERA SECONDED THE MOTION.

AYES: ORTEGA, HERRERA, WEST, MIKLOS, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: PEÑA, ROMANELLI

COMMISSIONER REYNOLDS WAS ELECTED TO SERVE AS CHAIR FOR 2024.

(Commissioner Romanelli arrived after election of Chair, prior to election of Vice Chair)

COMMISSIONER MIKLOS MOVED TO ELECT COMMISSIONER DANIEL WEST AS VICE CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

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

NOES: NONE

RECUSED: NONE

ABSENT: PEÑA

COMMISSIONER WEST WAS ELECTED TO SERVE AS VICE CHAIR FOR 2024.

NEW BUSINESS

1. PDEV 23-00190: Alder Creek Apartments Planned Development Permit Extension and Determination that No Further Environmental Review is Required

CITY STAFF WILL REQUEST TO CONTINUE THIS ITEM OFF CALENDAR.

A Public Hearing to consider a request from The Spanos Corporation for a Planned Development Permit Extension for a one-year extension in time to a previously approved Planned Development Permit associated with development of the 265-unit Alder Creek Apartments project located at the southeast corner of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The General Plan Land Use designation for the project site is MHD (Multifamily High Density), while the Specific Plan land use designation is SP-MHD-PD (Specific Plan-Multifamily High Density-Planned Development). An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS was previously approved by the City Council for this project on February 23, 2021 in accordance with 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: The Spanos Corporation)**

COMMISSIONER ROMANELLI MOVED TO CONTINUE ITEM 1.

COMMISSIONER MIKLOS SECONDED THE MOTION.

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

NOES: NONE

RECUSED: NONE

ABSENT: PEÑA

MOTION PASSED

2. PDEV 23-00129: Alder Creek Marketplace Tentative Parcel Map and Planned Development Permit and Determination that the Project is Exempt from the California Environmental Quality Act

CITY STAFF WILL REQUEST TO CONTINUE THIS ITEM OFF CALENDAR.

A Public Hearing to consider a request from Hunter Properties for approval of a Tentative Parcel Map and Planned Development Permit Modification for development of a 95,000-square-foot shopping center (Alder Creek Marketplace) on a 15.1-acre site located on the southwest corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area. The General Plan Land Use designation for the project site is GC (General Commercial), while the Specific Plan land use designation is SP-GC-PD (Specific Plan-General Commercial-Planned Development). The City, as lead agency, has determined that the Alder Creek Marketplace project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment. No further environmental review is required. **(Project Planner: Steve Banks/Applicant: Hunter Properties)**

COMMISSIONER REYNOLDS MOVED TO CONTINUE ITEM 2.

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: ROMANELLI, ORTEGA, HERRERA, WEST, MIKLOS, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

MOTION PASSED

3. USPT23-00091: Folsom Farm Livestock Slaughter and Processing and Determination that the Project is Exempt from CEQA

CITY STAFF WILL REQUEST TO CONTINUE THIS ITEM OFF CALENDAR.

A Public Hearing to consider a request from James A. Agostini for a Conditional Use Permit to allow for livestock slaughter and processing at Folsom Farm, located at 6775 and 6879 Folsom Auburn Road. The General Plan Land Use designation for the project site is SF (Single Family), while the Zoning designation is R-1-ML A (Single Family Residential Medium Lot District, Agricultural Combining District). The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: James A. Agostini)**

COMMISSIONER HERRERA MOVED TO CONTINUE ITEM 3.

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: ROMANELLI, ORTEGA, HERRERA, WEST, MIKLOS, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

MOTION PASSED

4. DRCL 23-00180: Broadstone Estates SHAWOOD 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 41 single-family residential lots (Lots 41-81) within Village 2 of 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 41 SINGLE-FAMILY RESIDENTIAL UNITS (VILLAGE 2, LOTS 41-81) WITHIN THE PREVIOUSLY APPROVED BROADSTONE ESTATES SUBDIVISION FOR THE BROADSTONE ESTATES SHAWOOD RESIDENTIAL DESIGN REVIEW PROJECT AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 11, BASED ON THE FINDINGS (FINDINGS A-H) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THIS REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION.

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

NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

MOTION PASSED

5. PDEV23-00179: Folsom Corporate Center Building 6 Sign Program Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from the applicant, Weidner CA, for a Planned Development Permit Modification to allow for internally illuminated signage at Folsom Corporate Center Building 6 located at 2365 Iron Point Road. The General Plan Land Use designation for the project site is IND (Industrial/Office Park), while the Zoning designation is M-L (PD) (Limited Manufacturing- Planned Development). The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: Weidner CA)**

COMMISSIONER WEST MOVED TO APPROVE THE FOLSOM CORPORATE CENTER BUILDING 6 SIGN PROGRAM PLANNED DEVELOPMENT PERMIT MODIFICATION, AS ILLUSTRATED ON ATTACHMENT 5 (PDEV23-00179), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-J) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-6) WITH THE FOLLOWING MODIFICATION:

Condition No. 5:

The final sign program shall state that all **face lit** internally illuminated signs facing Iron Point Road be equipped with a dimmer.

COMMISSIONER ORTEGA SECONDED THE MOTION.

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

NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

MOTION PASSED

6. USPT23-00171: Social Vocational Services, Conditional Use Permit Project, and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Mike Novak for approval of a Conditional Use Permit for the operation of a 3,677-square-foot day care center for adults with intellectual and developmental disabilities at an existing 8,806-square-foot office building at 771 Oak Avenue Parkway. The zoning classification for the site is Business Professional, Planned Development (BP PD), while the General Plan land-use designation is Professional Office (PO) within the East Bidwell Corridor (EBC) Mixed-Use overlay zone. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Mike Novak)**

COMMISSIONER ROMANELLI MOVED TO APPROVE THE SOCIAL VOCATIONAL SERVICES CONDITIONAL USE PERMIT (USPT2300171), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-F) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-13).

COMMISSIONER HERRERA SECONDED THE MOTION.

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

NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

MOTION PASSED

7. USPT23-00194: Arthur Murray Dance Centers, Conditional Use Permit Project, and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Kate Gonzalez for approval of a Conditional Use Permit for the operation of a dance studio within an existing 3,450-square-foot office building at 2170 East Bidwell Street. The zoning classification for the site is Business Professional-Planned Development (BP-PD), while the General Plan land use designation is Professional Office (PO) within the East Bidwell Corridor (EBC) Mixed-Use overlay zone. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Kate Gonzalez)**

COMMISSIONER HERRERA MOVED TO APPROVE THE ARTHUR MURRAY DANCE STUDIO CONDITIONAL USE PERMIT (USPT23- 00194), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-F) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-14).

COMMISSIONER REYNOLDS SECONDED THE MOTION.

AYES: ROMANELLI, ORTEGA, HERRERA, WEST, MIKLOS, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

Principal Planner, Steve Banks, shared the following with the Commission:

- The Commission was notified that the next meeting will be on March 20, 2024.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:47 p.m.

RESPECTFULLY SUBMITTED,



Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR