



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
March 20, 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 6:31 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

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

Commissioners Absent: None

CITIZEN COMMUNICATION:

- Carrie Lane addressed the Commission to bring awareness regarding the Sales Tax Measure in Folsom.
- Justin Raithel addressed the Commission to speak about how the proposed tax measure can help with rezoning of the Central Business District.
- YK Chalamcherla spoke to the Commission about locations of Post Boxes and future species of trees being planted in newly developed areas.

MINUTES:

The minutes of the February 21, 2024, Regular Meeting were approved with an amendment made to the date the Chair and Vice Chair will serve.

NEW BUSINESS

1. PDEV23-00129: Alder Creek Marketplace Tentative Parcel Map and Planned Development Permit and Determination that the Project is Exempt from the California Environmental Quality Act

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, as a result, is exempt from further environmental review pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183. (Project Planner: Steve Banks/Applicant: Hunter Properties)

COMMISSIONER WEST MOVED.

- TO APPROVE A VESTING TENTATIVE PARCEL MAP AND PLANNED DEVELOPMENT PERMIT FOR THE ALDER CREEK MARKETPLACE PROJECT AS ILLUSTRATED ON ATTACHMENTS 5-18.
- THIS APPROVAL IS BASED ON THE FINDINGS (FINDINGS A-Z) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-50) ATTACHED TO THIS REPORT WITH THE FOLLOWING MODIFICATIONS:

CONDITION NO. 39 MODIFIED

TRASH/RECYCLING

THE FINAL LOCATION, ORIENTATION, DESIGN, MATERIALS, AND COLORS OF THE TRASH/RECYCLING ENCLOSURES IS SUBJECT TO REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT. **THE TRASH/RECYCLING ENCLOSURES SHALL BE FINISHED WITH BRICK VENEER TO MATCH THE DESIGN OF THE BRICK UTILIZED ON THE RETAIL BUILDINGS WITHIN THE SHOPPING CENTER TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT (THIS CONDITION WAS MODIFIED BY THE PLANNING COMMISSION AT ITS MARCH 20, 2024 MEETING).**

CONDITION NO. 44 MODIFIED

ON-SITE SIGNING AND PAVEMENT MARKINGS SHALL BE ADDED FOR THE BUILDING P4 DRIVE-THRU IN ORDER TO DETER VEHICLES WITHIN THE DRIVE-THRU LANE FROM QUEUING INTO THE DRIVE AISLE THAT PROVIDES ACCESS TO THE EASTERNMOST OLD RANCH WAY DRIVEWAY. **IMPLEMENTATION OF SPEED BUMPS, SPEED TABLES, OR OTHER SPEED MITIGATION FEATURES AT THE MAIN ENTRY DRIVE AISLE IN FRONT OF THE GROCERY STORE BUILDING BETWEEN DISCOVERY DRIVE AND EAST BIDWELL STREET IS REQUIRED. THE FORM OF THE SPEED MITIGATION FEATURES IS SUBJECT TO REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT (THIS CONDITION WAS MODIFIED BY THE PLANNING COMMISSION AT ITS MARCH 20, 2024, MEETING).**

CONDITION NO. 45 MODIFIED

VEHICLE AND BICYCLE PARKING

A MINIMUM OF 389 VEHICLE PARKING SPACES SHALL BE PROVIDED FOR THE PROJECT INCLUDING 20 FAST CHARGING ELECTRIC VEHICLE CHARGING STATIONS. IN ADDITION, A MINIMUM OF 38 BICYCLE PARKING SPACES EVENLY DISTRIBUTED THROUGHOUT THE PROJECT SITE SHALL BE PROVIDED TO SERVE THE ALDER CREEK MARKETPLACE. **ENHANCED LANDSCAPING SHALL BE PLANTED ALONG EAST BIDWELL STREET ADJACENT TO THE ELECTRIC VEHICLE (EV) PARKING LOT AREA IN ORDER TO SCREEN THE ELECTRIC VEHICLE CHARGING EQUIPMENT TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT (THIS CONDITION WAS MODIFIED BY THE PLANNING COMMISSION AT ITS MARCH 20, 2024 MEETING).**

COMMISSIONER PEÑA SECONDED THE MOTION.

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

NOES: NONE

RECUSED: NONE
ABSENT: NONE

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

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

- The Commission was notified that the next meeting will be on April 17, 2024.
- A summary of staff-level design reviews done since the last Commission was provided including an update on the new Crawdad's project on Greenback Drive.
- The schedule for the General Plan and Folsom Plan Area Specific Plan amendments and EIR was shared with the Commission.
- A brief update on the River District Master Plan and the Central Business District Master Plan was provided.
- An update on the General Plan and Housing Element Annual Report was provided.
- An update on the Phase 2 backbone infrastructure project for the Folsom Plan Area was provided.
- An update on staff's grant application with Sacramento Regional Transit to plan for a new transit line for the Folsom Plan Area.
- Staff discussed a recent reduction in the number of tentative subdivision maps submitted for review.
- The results of the March 12th Council workshop on the Community Development Department's user fee study was presented.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 9:16 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR