



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA

May 15, 2024

CITY COUNCIL CHAMBERS

6:30 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Mathew Herrera, Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, 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 April 17, 2024, meeting will be presented for approval.

SPECIAL PRESENTATION

Commission Resolution Recognizing Principal Planner, Steven Banks, for His Service to the City of Folsom

NEW BUSINESS

1. DRCL 24-00080: Shops at Folsom Ranch Pad 4 (Habit Burger) Exterior Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Josh Rupert of Hunter Properties for a modification to the approved exterior design for Pad 4 (Habit Burger) of The Shops at Folsom Ranch commercial center, located at 3290 East Bidwell Street. 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 Shops at Folsom Ranch Pad 4 project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) EIR/EIS and the Addendum for the Westland Eagle Specific Plan Amendment. As a result, the project qualifies for the streamlining provisions in Public Resources Code section 21083.3 and CEQA

Guidelines section 15183. No further environmental review is required. **(Project Planner: Jessica Brandt/ Applicant: Josh Rupert).**

2. DRCL 24-00122: Shops at Folsom Ranch Pad 3 (Starbucks) Exterior Remodel and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Josh Rupert of Hunter Properties for a modification to the approved exterior design for Pad 3 (Starbucks) of The Shops at Folsom Ranch commercial center, located at 3250 East Bidwell Street. 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 Shops at Folsom Ranch Pad 3 project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) EIR/EIS and the Addendum for the Westland Eagle Specific Plan Amendment. As a result, the project qualifies for the streamlining provisions in Public Resources Code section 21083.3 and CEQA Guidelines section 15183. No further environmental review is required. (Project Planner: Jessica Brandt/ Applicant: Josh Rupert of Hunter Properties).

3. ZCAM 24-00112: 1000 East Natoma Rezone to Residential and Determination that No Additional Environmental Review is Required

A Public Meeting to consider a request from David Koelpin for a Rezone to change the zoning for the parcels located at 1000 East Natoma Street (currently split zoned R-1-ML (Residential, Single-Family Dwelling, Medium Lot District) and A-1-A (Agricultural-Reserve District)) and 1010 East Natoma Street (currently zoned A-1-A), to R-1-ML for both parcels. The City, as lead agency, has determined that no new impacts will result from the proposed project that were not already considered in the previously approved Environmental Impact Report for the City of Folsom 2035 General Plan. The project therefore does not require additional environmental review under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines. **(Project Planner: Jessica Brandt/ Applicant: David Koelpin).**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **June 19, 2024**. 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, 2nd 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 ksanabria@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.