



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## PLANNING COMMISSION AGENDA

June 19, 2024

CITY COUNCIL CHAMBERS

6:30 p.m.

50 Natoma Street

Folsom, California 95630

**CALL TO ORDER PLANNING COMMISSION:** Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, 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 May 15, 2024, meeting will be presented for approval.

### **NEW BUSINESS**

#### **1. PDEV24-00143: Walmart Addition Planned Development Permit Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Abril Herrera with Kimley-Horn for a Planned Development (PD) Permit Modification to allow an approximately 3,700 square foot building addition to the Walmart retail center to accommodate online order pickup, located at 1018 Riley Street. The proposed project is seeking to modify the previously approved Wal-Mart Central Shopping Center PD Permit (File No. PN 90-087) and subsequent expansion under the Folsom Wal-Mart Expansion Project PD Permit Modification (File No. PN 06-469). The General Plan Land Use designation for the project site is CC- EBMU (Community Commercial, East Bidwell Mixed-Use Overlay), while the Zoning District is C-2-PD (Central Business Zone-Planned Development). The City, as lead agency, has determined that the project is exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Jessica Brandt / Applicant: Abril Herrera)**

#### **2. VARI24-00158: 659 Hancock Drive Third Story and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Tarik Taeha for a Variance to add a third story element to a residence located at 659 Hancock Drive. The General Plan Land Use designation for the project site is SF (Single-Family), while the Zoning District is R-1-ML (Single-Family Residential- Medium Lot District). The City, as lead agency, has

determined that the project is exempt from CEQA under Section 15301 (Existing Facilities). (**Project Planner: Josh Kinkade / Applicant: Tarik Taaha**)

### **PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **July 24, 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, 2<sup>nd</sup> 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 [shannum@folsom.ca.us](mailto:shannum@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.