



PLANNING COMMISSION AGENDA
May 19, 2021
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Planning Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Planning Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

CALL TO ORDER PLANNING COMMISSION: Kevin Duewel, Bill Miklos, Ralph Peña, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Chair Justin Raithel

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. 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 general 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 May 5, 2021 will be presented for approval.

PUBLIC HEARING

1. PN 20-193, Folsom Ranch Medical Center Addendum to Final EIR for the FPASP, Planned Development Permit, Conditional Use Permit, and Development Agreement Amendment

A Public Hearing to consider a request from Dignity Health for approval of a Planned Development Permit, Conditional Use Permit, and Development Agreement Amendment for development of a 530,000-square-foot medical center (Folsom Ranch Medical Center) on a 27.44-acre site located at the northeast corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area (APN 072-3190-047). The zoning classification for the site is SP-GC-PD, while the General Plan land-use designation is GC. An Environmental Checklist and Addendum to the Final Environmental Impact Report for the Folsom Plan Area Specific Plan has been prepared for the project in accordance with the requirements of the California Environmental Quality Act (CEQA Guidelines Section 15164). **(Project Planner: Steve Banks/Applicant: Dignity Health)**

2. PN 20-254, Mangini Ranch Phase 3 Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, and Minor Administrative Modifications

A Public Hearing to consider a request from TCS Improvement Company, LLC for approval of a Large Lot Vesting Tentative Subdivision Map and a Small Lot Vesting Tentative Subdivision Map to allow the development of 260-single family homes on a 52-acre portion of a 173-acre project site. The Project also includes Minor Administrative Modifications (MAMs) to transfer of development rights (25-unit transfer) and minor land use boundary refinements. The site is located west of the future Savannah Parkway and north and south of Mangini Parkway in the Folsom Plan Area Specific Plan (APNS 072-0060-077 & 100). An Environmental Checklist prepared determined that the Project qualifies for the exemption provided in CEQA Guidelines 15182(c), since it is consistent with the Folsom Plan Area Specific Plan. **(Project Planner: Kathy Pease, Contract Planner/Applicant: TCS Improvement Company LLC)**

PUBLIC MEETING

3. PN 21-066, 4803 White Pine Court Detached Garage Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from JMC Homes for approval of a Design Review application for a 924-square-foot detached garage located at 4803 White Pine Court. The zoning classification for the site is SP-SF, while the General Plan land-use designation is SF. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and sections 15303 and 15182 of the CEQA Guidelines and CEQA Guidelines section 15303 (construction of small structures). **(Project Planner: Josh Kinkade/Applicant: JMC Homes)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **June 2, 2021**. 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) 461-6231 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) 461-6231, (916) 355-7274 (fax) or kmullett@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