

City of Folsom  
**TRAFFIC SAFETY COMMITTEE**  
**SPECIAL MEETING AGENDA**  
4:00 p.m., Thursday, January 27, 2022

*Pursuant to Assembly Bill 361 and the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency, the Folsom City Council, staff, and members of the public may participate in this meeting via teleconference.*

*Members of the public wishing to participate in this meeting via teleconference may email [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@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 City Council meetings*

[Link to Join Meeting](#)

**Or call in (audio only)**

[+1 559-512-2217,,543426166#](tel:+15595122217543426166) United States, Fresno

Phone Conference ID: 543 426 166#

**1. MEETING CALLED TO ORDER**

**2. ROLL CALL:**

Baade, Bailey, Bosch, Delp, McGee, Soulsby, Washburn

**3. BUSINESS FROM FLOOR/GOOD OF THE ORDER**

Discuss any items not on the agenda that a member of the public wishes to bring to the Committee's attention. The Committee cannot take formal action on the item but can request that it be placed on a future agenda for further discussion if necessary.

**4. ACTION/DISCUSSION ITEMS**

Project Review

- a. Folsom Corporate Center Apartments

**5. ADJOURNMENT**

**TRAFFIC SAFETY COMMITTEE  
STAFF REPORT**

DATE: Jan 20, 2022

TO: Traffic Safety Committee

FROM: Public Works Department

**SUBJECT: FOLSOM CORPORATE CENTER APARTMENTS PROJECT**

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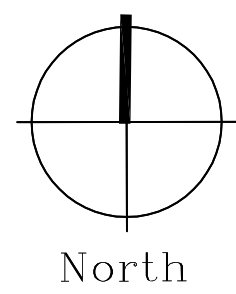
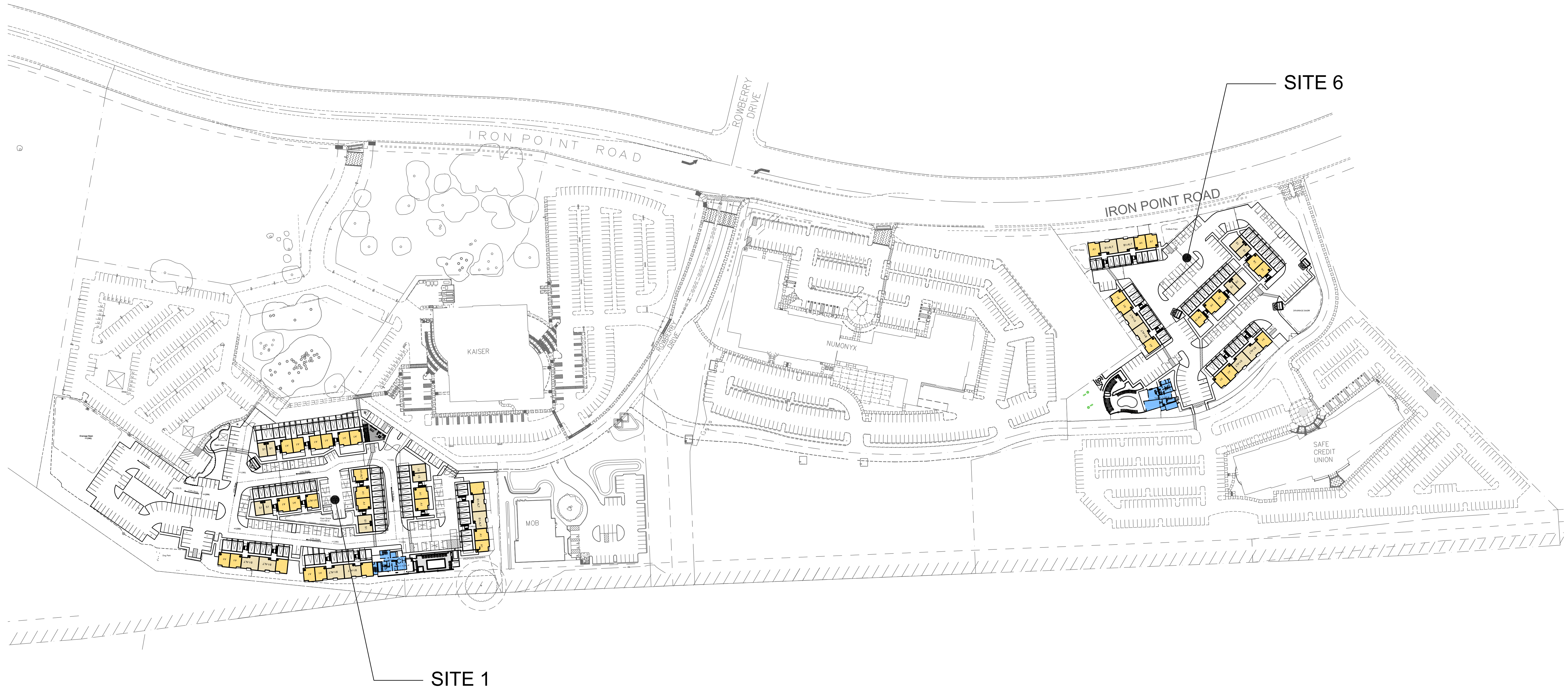
**BACKGROUND/ANALYSIS**

The applicant, FCC 50, LLC, is requesting approval of a General Plan Amendment, Rezone, Planned Development Permit Modification, and Design Review for development of a 253-unit multi-family market rate apartment community on two separate parcels within the Folsom Corporate Center. The project parcels are generally located east of Oak Avenue Parkway, south of Iron Point Road, and north of U.S. Highway 50. One portion of the project will be located on a 4.13-acre parcel situated in front of the Safe Credit Union Building and adjacent to Iron Point Road. The second portion of the project will be located on a 7.18-acre parcel situated directly behind the Kaiser Permanente Office Building. The proposed apartment community is comprised of 12 three-story apartment buildings containing between 20 and 31 rental units. The proposed apartments, which includes a combination of one, two, and three bedroom units, range in size from 690 square feet to 1,325 square feet. In addition, the proposed project includes two clubhouse buildings featuring indoor and outdoor amenities. Access to the two project parcels is proposed to be provided by three existing driveways located along the south side of Iron Point Road. The proposed project includes 487 parking spaces including garage parking spaces, carport covered parking spaces, and uncovered parking spaces. Additional site improvements include drive aisles, curbs, gutters, sidewalks, internal walkways, underground utilities, retaining walls, site lighting, site landscaping, and monument signs.

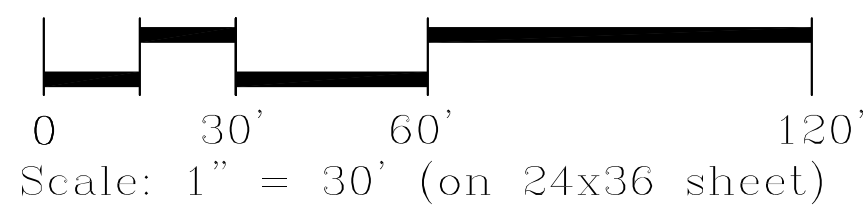
**STAFF RECOMMENDATION/TRAFFIC SAFETY COMMITTEE ACTION**

Provide traffic-related input to staff for consideration by the Planning Commission.





North



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

OVERALL SITE PLAN  
**IRON POINT ROAD APARTMENTS**  
 FOLSOM, CA.

MAY 26, 2021 | MR200320.00





112 Spaces Under  
Power Lines Easement



**PROJECT AMENITIES**

- Dog Park
- Outlook Point

**BUILDING A1 (32-PLEX)**

- Total 32 units
- 3 Stories
- 17 Garages

**BUILDING B2 (21-PLEX)**

- Total 21 units
- 3 Stories
- 9 Garages

**BUILDING B3 (21-PLEX)**

- Total 21 units
- 3 Stories
- 11 Garages

**CLUBHOUSE**

- Leasing Office
- 3 story, +/-6,683 sf
- Pool

**BUILDING B1 (16-PLEX)**

- Total 16 units
- 3 Stories
- 9 Garages

**PROJECT ENTRY**

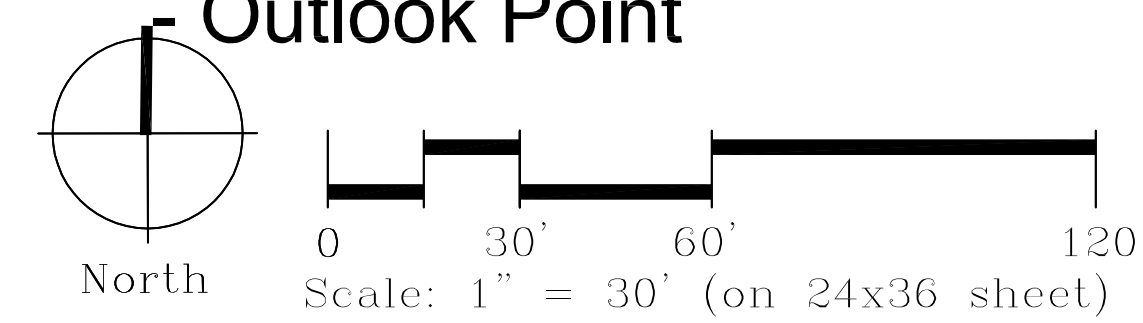
- Gate

**PROJECT SUMMARY**

GROSS AREA	+/-7.18 ac
TOTAL UNITS	153 units
DENSITY	21.31 du/ac
OVERALL PARKING	310 spaces (2.03 ratio)

NOTE: Proposed property location, boundary lines, and shape of the parcel shown in this study are for graphic reference only and may be subject to change pending on owner's final surveying map.

FOLSOM, CA.



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**IRON POINT ROAD APARTMENTS**

MAY 26, 2021 | MR200320.00

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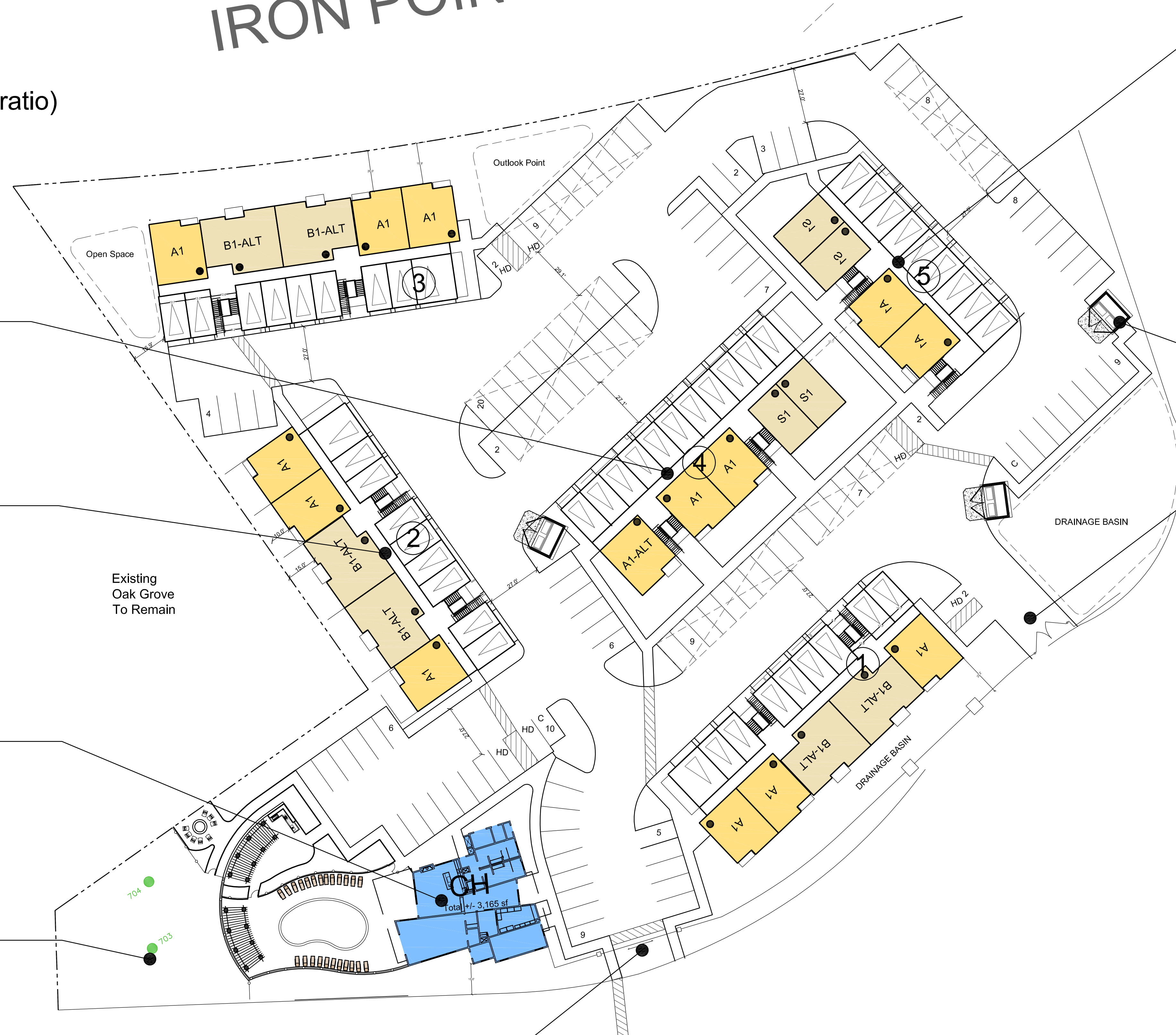




# PROJECT SUMMARY

GROSS AREA	+/-4.13 ac
TOTAL UNITS	100 units
DENSITY	24.21 du/ac
PARKING	177 spaces (1.77 ratio)
- Garage	47 spaces
- Covered Parking	53 spaces
- Surface Parking	77 spaces

# IRON POINT ROAD



**BUILDING B1 (16-PLEX)**  
 - Total 16 units  
 - Rear-loaded  
 - 3 Stories  
 - 9 Garages

Trash Enclosure

Emergency Vehicular Access

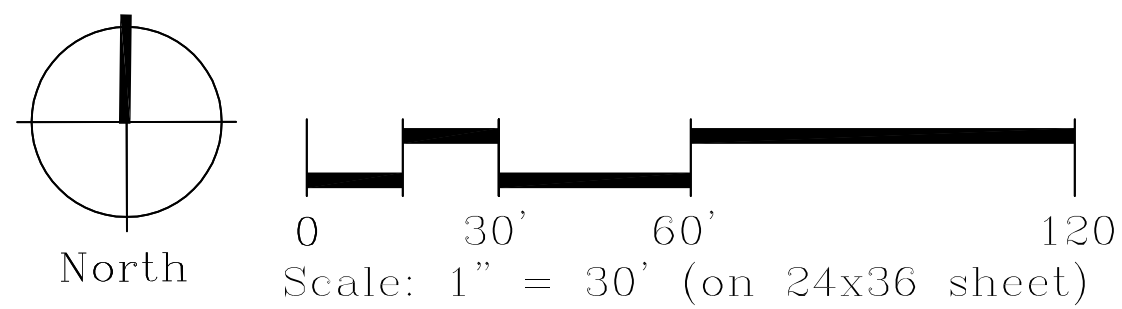
**BUILDING B3 (21-PLEX)**  
 - Total 21 units  
 - Rear-loaded  
 - 3 Stories  
 - 11 Garages

**BUILDING B2 (21-PLEX)**  
 - Total 21 units  
 - Front-loaded  
 - 3 Stories  
 - 9 Garages

**CLUBHOUSE**  
 - Leasing Office  
 - +/- 3,165 sf  
 - Pool  
 - Outdoor Fire Pit

**DOG PARK**

**PROJECT ENTRY**  
 - Gate



NOTE: Proposed property location, boundary lines, and shape of the parcel shown in this study are for graphic reference only and may be subject to change pending on owner's final surveying map.

A0.06  
**IRON POINT ROAD APARTMENTS**  
 FOLSOM, CA.



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