



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**May 4, 2022**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

*Members of the public wishing to participate in this meeting via teleconference may participate either online or by telephone via WebEx.*

**Meeting Number: 2551 976 7700**  
**Meeting Password: 05 04 2022**

**Join the meeting by WebEx online:**

<https://cityoffolsom.my.webex.com/cityoffolsom.my/j.php?MTID=m63356db68f3be470592d071b94482c56>

To make a public comment using the WebEx online platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

**Join the meeting by WebEx telephone: Dial 1-415-655-0001**

To make a public comment by phone, please press \*3 to raise your hand. Please make sure to enable audio controls by pressing \*6 once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

**Verbal comments via virtual meeting must adhere to the principles of the three-minute speaking time permitted for public comment at Planning Commission meetings.**

**CALL TO ORDER PLANNING COMMISSION:** Barbara Leary, Daniel West, Bill Romanelli, Justin Raithe, Bill Miklos, Ralph Peña, Eileen Reynolds

*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 the April 20, 2022 meeting will be presented for approval.

## **PUBLIC MEETING**

### **1. PN 21-296 1136 Sibley Street Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Gekkeikan Sake Inc. for approval of a Commercial Design Review application for a 9,885 square-foot warehouse building addition located at the existing Gekkeikan Sake industrial complex at 1136 Sibley Street. The site is zoned Light Industrial District (M-1) and has a General Plan designation of IND (Industrial/Office Park). The Planning Commission will take final action unless the decision is appealed to the City Council. The project is exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade)**

### **2. PN 22-016, Mangini Ranch Phase 2 Villages 3-3A Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Beazer Homes Holdings, LLC for a Residential Design Review Application for the Mangini Ranch Phase 2 Villages 3-3A project. The zoning classification for the SP-SFHD-PD, while the General Plan land-use designation is SFHD. The Planning Commission will take final action on this project unless the decision is appealed to the City Council. The City previously determined that the project is exempt from environmental review in accordance with Government Code Section 65457 and Section 15182 of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade)**

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

The next Planning Commission meeting is scheduled for **May 18, 2022**. 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) 461-6203 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) 461-6203, (916) 355-7274 (fax) or [ksanabria@folsom.ca.us](mailto: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