



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## PLANNING COMMISSION MINUTES

June 1, 2022

CITY COUNCIL CHAMBERS

6:30 P.M.

50 Natoma Street

Folsom, CA 95630

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

**ABSENT:** Ralph Peña

### **CITIZEN COMMUNICATION:**

1. Larry Ladd addressed the Planning Commission regarding radioactive emissions from Aerojet.

**MINUTES:** The minutes of the May 18, 2022 meeting were requested to be amended and will be presented for approval at the next Planning Commission meeting.

### **PUBLIC HEARING**

#### **1. PN 22-033, Folsom Bottle Shop Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request for a Conditional Use Permit for operation of a convenience store (Folsom Bottle Shop) within an existing 3,216-square-foot inline tenant space located at 7700 Folsom Auburn Road (Suite 100). This project is exempt from the California Environmental Quality Act in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Principal Planner: Steve Banks)**

COMMISSIONER LEARY MOVED TO APPROVE A CONDITIONAL USE PERMIT FOR THE FOLSOM BOTTLE SHOP, WHICH INCLUDES OPERATION OF A CONVENIENCE STORE WITHIN AN EXISTING 3,216-SQUARE-FOOT RETAIL TENANT SPACE (SUITE 100) LOCATED AT 7700 FOLSOM-AUBURN ROAD BASED ON THE FINDINGS (FINDINGS A-F) AND SUBJECT TO THE CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-14).

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS, LEARY, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: PEÑA

MOTION PASSED

**2. PDEV22-00140: Folsom Plan Area Specific Plan Mangini Ranch Lot 16 Apartments Planned Development Permit Modification and Determination that the Project remains Exempt from CEQA.**

A Public Hearing to consider a Planned Development Permit Modification requested by Van Daele Homes for the Mangini Ranch Lot 16 Apartments project. The proposed Mangini Ranch Lot 16 Apartment Project site is located north of White Rock Road near the northeast corner of the intersection of East Bidwell Street and White Rock Road within the Folsom Plan Area Specific Plan. The Project site has been approved for 278 apartment units. This request consists of a Planned Development Permit Modification to reduce the number of off-street vehicle parking spaces required for guest parking. The City previously determined that the CEQA Exemption and Streamlining Analysis prepared at the time of original Project approval qualified for the exemption provided in CEQA Guidelines 15182(c), as the project is consistent with the Folsom Plan Area Specific Plan. The project remains exempt from CEQA. **(Applicant, Van Daele Homes, Housing/Contract Planner, Kathy Pease)**

COMMISSIONER LEARY MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT-MODIFICATION TO REDUCE OFF-STREET GUEST VEHICLE PARKING SPACES REQUIRED BY 65 FOR A NEW OFF-STREET PARKING REQUIREMENT OF 526 SPACES. THESE APPROVALS ARE BASED ON THE FINDINGS (FINDINGS A-S) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1 – 48) ATTACHED TO THIS REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS, LEARY, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: PEÑA

MOTION PASSED

**3. PDEV22-00141: Folsom Plan Area Specific Plan Mangini Ranch Lot 14 Bungalows Planned Development Permit Modification and Determination that the Project remains Exempt from CEQA.**

A Public Hearing to consider a Planned Development Permit Modification request from Van Daele Homes for the Lot 14 Bungalows project. The proposed Mangini Ranch Lot 14 Bungalows Project is in the Folsom Plan Area Specific Plan located south of Sparrow Drive and east of the terminus of Hummingbird Circle, north of White Rock Road. The Project site has been approved for 160 multi-family residential units. This application includes a Planned Development Permit Modification to reduce the number of off-street vehicle parking spaces required for guest parking. The City previously determined that the CEQA Exemption and Streamlining Analysis prepared at the time of original Project approval qualified for an Exemption provided in CEQA Guidelines 15182(c), as the project is consistent with the Folsom Plan Area Specific Plan. The project remains exempt from CEQA. **(Applicant, Van Daele Homes, Housing/Contract Planner, Kathy Pease)**

1. Gabrielle Grow addressed the Planning Commission with concerns regarding the on street parking.

COMMISSIONER MIKLOS MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT-MODIFICATION TO ALLOW A REDUCTION IN REQUIRED OFF-STREET PARKING SPACES BY 23 SPACES FOR A TOTAL OF 377 PARKING SPACES. THESE APPROVALS ARE BASED ON THE FINDINGS (FINDINGS A-R) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-56) ATTACHED TO THIS REPORT.

COMMISSIONER LEARY SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS, LEARY, REYNOLDS  
NOES: NONE  
RECUSED: NONE

ABSENT: PEÑA

MOTION PASSED

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

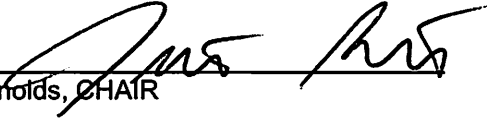
The next Planning Commission meeting is scheduled for June 15, 2022.

RESPECTFULLY SUBMITTED,



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Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



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Eileen Reynolds, CHAIR