



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
November 16, 2022
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER PLANNING COMMISSION: Ralph Peña, Barbara Leary, Daniel West, Bill Romanelli, Justin Raithel, Bill Miklos, 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 August 17, 2022 meeting will be presented for approval.

NEW BUSINESS

1. SUBPM 22-00215: 905 East Bidwell Street Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Valuerock Investment Partners for approval of a Tentative Parcel Map to subdivide an existing single-story, 39,404-square-foot commercial building located within the Bidwell Center at 905 East Bidwell Street into two (2) commercial condominium units for future sale and operation. The General Plan land use designation for the project site is CCD, while the Zoning designation is C-2 PD. The project is categorically exempt under Section 15315 Minor Land Divisions and Section 15301 (k) Subdivision of Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Valuerock Investment Partners)**

2. PDEV 22-00259: Creekside Drive Medical Center Planned Development Permit Extension and the Determination that the Project remains Exempt from CEQA. No further environmental review is required.

A Public Hearing to consider a request from Jack Paddon AIA for approval for a two-year extension in time of a previously approved Planned Development Permit associated with development of the Creekside Drive Medical Center project on a

1.91-acre parcel located at 1578 Creekside Drive. The General Plan land use designation for the project site is PO, while the Zoning designation is BP PD. The project was previously determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Steve Banks/Applicant: Jack Paddon AIA)**

3. USPT22-00243, 1755 Cavitt Drive Cellular Site and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Peter Perkins for the Lyle Company for approval of a Conditional Use Permit application to operate a new cellular facility on the roof on an existing building located at 1755 Cavitt Drive. The zoning classification for the site is C-2 (SP 95-1), while the General Plan land-use designation is RCC. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Peter Perkins for the Lyle Company)**

4. Planning Commission Rules of Conduct and Meeting Frequency

Community Development Department Staff is recommending a modification to the previously approved Rules of Conduct Before the Planning Commission, related to regular meeting date and time. **(Planning Manager: Scott A. Johnson)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **December 14, 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, 2nd 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) 461-6231, (916) 355-7274 (fax) or ckelley@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