



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**July 19, 2023**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Bill Romanelli, James Ortega, Mathew Herrera, Daniel West, Bill Miklos, Ralph Peña, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. 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 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 19, 2023 meeting will be presented for approval.

**NEW BUSINESS**

**1. USPT23-00038, 1227 School Street Accessory Structure Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from John MacLachlan for approval of a Conditional Use Permit for a 796-square-foot accessory structure at 1227 School Street. The project site is zoned Single Family Small Lot District (R-1-M). The General Plan designation of Single Family (SF). The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: John MacLachlan)**

**2. PDEV 23-057: Broadstone Crossing Sign Criteria and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Broadstone Crossing, LLC for approval of a Planned Development Permit Modification to establish a Sign Criteria for the previously approved 257-unit Broadstone Villas apartment project located at 1565 Cavitt Drive within the Broadstone Unit No. 3 Specific Plan Area. The General Plan land use designation for the project site is Community Commercial (CC), while the Specific Plan land use designation is Broadstone No. 3 Specific Plan (SP 95-1). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Broadstone Crossing LLC)**

### **3. PN 22-153: Southpointe at Folsom Ranch Commercial Center and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from APRR Management, LLC for approval of a Tentative Parcel Map, Tentative Condominium Map, and Planned Development Permit for development of a 90,460-square-foot commercial center (Southpointe at Folsom Ranch) on a 11.71-acre site located at the northeast corner of the intersection of East Bidwell Street and White Rock Road in the Folsom Plan Area. The General Plan land use designation for the project site is Community Commercial (CC), while the Specific Plan land use designation is Specific Plan Community Commercial with a Planned Development overlay (SP-CC-PD). The project is exempt from the California Environmental Quality Act as provided by Public Resources Code section 21083.3 and CEQA Guidelines section 15183. **(Project Planner: Steve Banks/Applicant: APRR Management, LLC)**

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

The next Planning Commission meeting is scheduled for **August 16, 2023**. 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) 461-6200 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) 461-6200, (916) 355-7274 (fax) or [ckelley@folsom.ca.us](mailto: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