



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES
JULY 19, 2023
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION:

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Bill Romanelli, Commissioner
James Ortega, Commissioner
Mathew Herrera, Commissioner
Bill Miklos, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Daniel West, Vice Chair
Ralph Peña, Commissioner

CITIZEN COMMUNICATION: NONE

MINUTES: The minutes of the April 19, 2023 Regular Meeting were approved as submitted.

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)**

COMMISSIONER MIKLOS MOVED TO APPROVE THE 1227 SCHOOL STREET ACCESSORY STRUCTURE CONDITIONAL USE PERMIT (USPT23-00038), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-F) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-11).

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: ROMANELLI, ORTEGA, HERRERA, MIKLOS, REYNOLDS
NOES: NONE

RECUSED: NONE
ABSENT: WEST, PEÑA

MOTION PASSED

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)**

COMMISSIONER ROMANELLI MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT MODIFICATION FOR THE BROADSTONE VILLAS SIGN CRITERIA PROJECT (PDEV23-057), BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-9) ATTACHED TO THIS REPORT.

COMMISSIONER HERRERA SECONDED THE MOTION.

AYES: ROMANELLI, ORTEGA, HERRERA, MIKLOS, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: WEST, PEÑA

MOTION PASSED

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)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A VESTING TENTATIVE PARCEL MAP, VESTING TENTATIVE CONDOMINIUM MAP, AND PLANNED DEVELOPMENT PERMIT FOR THE SOUTHPOINTE AT FOLSOM RANCH COMMERCIAL CENTER PROJECT AS ILLUSTRATED ON ATTACHMENTS 6-14. THIS APPROVAL IS BASED ON THE FINDINGS (FINDINGS A-Z) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-102) ATTACHED TO THIS REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: ROMANELLI, ORTEGA, HERRERA, MIKLOS, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: WEST, PEÑA

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for August 16, 2023.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:36 p.m.

RESPECTFULLY SUBMITTED,



Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR