



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES  
SEPTEMBER 20, 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: James Ortega, Commissioner  
Mathew Herrera, Commissioner  
Daniel West, Vice Chair  
Bill Miklos, Commissioner  
Ralph Peña, Commissioner  
Eileen Reynolds, Chair

Commissioners Absent: Bill Romanelli, Commissioner

**CITIZEN COMMUNICATION:** NONE

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

**NEW BUSINESS**

**1. MSTR23-00028: StorQuest Self-Storage Facility Planned Development Permit Modification and Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Plan Steward, Inc. for approval of a Planned Development Permit Modification and Conditional Use Permit application for a four-story StorQuest self-storage facility located at 1775 Cavitt Drive. For zoning, the site is subject to the Broadstone Unit No. 3 Specific Plan and has a C-2 (Community Commercial) specific plan designation. The General Plan land use designation of the site is RCC (Regional Commercial Center), within the East Bidwell Corridor (EBC) overlay. The project is exempt from the California Environmental Quality Act in accordance with Section 15332 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Plan Steward, Inc.)**

COMMISSIONER WEST MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION AND CONDITIONAL USE PERMIT APPLICATION FOR THE PROPOSED PROJECT (MSTR23-00028) LOCATED AT 1775 CAVITT DRIVE, BASED ON THE BELOW FINDINGS (FINDINGS A-U) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-61).

COMMISSIONER ORTEGA SECONDED THE MOTION.

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

MOTION PASSED

**2. USPT23-00095: L'Academy Preschool Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Zhen Zhen Li for approval of a Conditional Use Permit application for the operation of a childcare center and K-1 private school (L'Academy Language Immersion Preschool) at 1815 Prairie City Road. The project site is zoned C-1 PD (Neighborhood Business Zone, Planned Development). The General Plan designation of GC (General Commercial). The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Nathan Stroud/Applicant: Zhen Zhen Li)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE L'ACADEMY PRESCHOOL CONDITIONAL USE PERMIT (USPT23-00095), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-F) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-12).

COMMISSIONER HERRERA SECONDED THE MOTION.

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

MOTION PASSED

**3. DRCL 23-00086: Mangini Ranch Phase 1C South Village 4 Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Lennar Homes for approval of a Residential Design Review application for 115 single-family residential units located within Village 4 of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. The General Plan Land Use designation for the project site is SP-MLD (Specific Plan – Multifamily Low Density), while the Specific Plan land use designation is SP-MLD-PD (Specific Plan – Multifamily Low Density-Planned Development). The project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Steve Banks/Applicant: Lennar Homes)**

COMMISSIONER WEST MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 115 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 11 FOR THE MANGINI RANCH PHASE 1C SOUTH VILLAGE 4 SUBDIVISION PROJECT (DRCL 23-00086) AS DESCRIBED AND ILLUSTRATED ON ATTACHMENTS 5-12. THIS APPROVAL IS BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THIS REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION.

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

MOTION PASSED

**PLANNING COMMISSION / PLANNING MANAGER REPORT**


Planning Manager, Desmond Parrington, reported that staff is continuing to receive applications for accessory dwelling units (ADUs), particularly two-story ones on top of garages, which continue to raise issues of concern such as privacy and neighborhood compatibility. Staff will be revisiting the standards for two-story ADUs in the Zoning Code Update. The Zoning Code update will also include the updated Home Occupation Ordinance. Staff will provide a future update to the Commission on the new housing and land use laws passed by the legislature and signed by the Governor. Finally, the Planning Manager gave an update on the current schedule for the comprehensive Zoning Code update, which is expected to be complete in mid-2024.

The next Planning Commission meeting is scheduled for October 18, 2023.

**ADJOURNMENT**

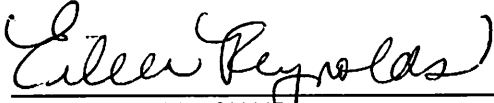
There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:28 p.m.

RESPECTFULLY SUBMITTED,



Christina Kelley, ADMINISTRATIVE ASSISTANT

**APPROVED:**



Eileen Reynolds, CHAIR