



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**November 15, 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: Daniel West, Vice Chair  
Ralph Peña, Commissioner  
Bill Romanelli, Commissioner  
James Ortega, Commissioner  
Mathew Herrera, Commissioner  
Eileen Reynolds, Chair

Commissioners Absent: Bill Miklos, Commissioner

**CITIZEN COMMUNICATION:** None

**MINUTES:**

The minutes of the October 18, 2023 Regular Meeting were approved as submitted.

**NEW BUSINESS**

**1. SUBPM 23-00094: Parcel 61 Vesting Tentative Parcel Map and Determination that No Additional Environmental Review is Required**

A Public Hearing to consider a request from TK Consulting, Inc. for approval of a Vesting Tentative Parcel Map to subdivide a 47-acre property (known as the Parcel 61 remainder) into 4 individual parcels for future sale, financing, and development. The General Plan Land Use designation for the project site is RC (Regional Commercial), while the Specific Plan land use designation is SP-RC-PD (Specific Plan – Regional Commercial-Planned Development). The City, as lead agency, has determined that the proposed project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment and, therefore no additional environmental review is required pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183. **(Project Planner: Steve Banks/Applicant: TK Consulting, Inc.)**

COMMISSIONER ROMANELLI MOVED TO APPROVE A VESTING TENTATIVE PARCEL MAP FOR THE PARCEL 61 VESTING TENTATIVE PARCEL MAP PROJECT AS ILLUSTRATED ON ATTACHMENT 5. THIS APPROVAL IS BASED ON THE FINDINGS (FINDINGS A-Q) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-24) ATTACHED TO THIS REPORT.

COMMISSIONER WEST SECONDED THE MOTION.

AYES: WEST, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS

MOTION PASSED

**2. SPPL 23-00051: Folsom Plan Area Specific Plan Amendment for Electronic Readerboard Sign and Adoption of an Addendum to the Final Environmental Impact Report for the Folsom Plan Area Specific Plan**

A Public Hearing to consider a request from TK Consulting, Inc. for a recommendation to the City Council for approval of a Specific Plan Amendment to modify FPASP Table A.7 (Transportation, Communication, & Infrastructure) to add "Electronic Readerboard Sign" as a conditionally permitted use on a specific property (Parcel 61) within the Folsom Plan Area. The General Plan Land Use designation for the project site is RC (Regional Commercial), while the Specific Plan land use designation is SP-RC-PD (Specific Plan – Regional Commercial-Planned Development). An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). (Project Planner: Steve Banks/Applicant: TK Consulting, Inc.)

COMMISSIONER REYNOLDS MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN PREPARED FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FOR ELECTRONIC READERBOARD SIGN PROJECT (SPPL 23-00051) PER ATTACHMENT 9;

AND

APPROVE A SPECIFIC PLAN AMENDMENT TO MODIFY FPASP TABLE A.7 (TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE) TO ADD "ELECTRONIC READERBOARD SIGN" AS A CONDITIONALLY PERMITTED USE ON A SPECIFIC PROPERTY (PARCEL 61 – APN NO. 072-3190-052) WITH A REGIONAL COMMERCIAL PLANNED DEVELOPMENT DISTRICT (SP-RC-PD) SPECIFIC PLAN LAND USE DESIGNATION LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 50 AND EAST BIDWELL STREET WITHIN THE FOLSOM PLAN AREA PER ATTACHMENT 5;

AND

THESE RECOMMENDED APPROVALS ARE BASED ON THE FINDINGS BELOW (FINDINGS A-L) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-7) ATTACHED TO THIS REPORT.

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: WEST, PEÑA, ORTEGA, HERRERA, REYNOLDS

NOES: ROMANELLI

RECUSED: NONE

ABSENT: MIKLOS

MOTION PASSED

### **3. Folsom Blvd Bicycle & Pedestrian Overcrossing Feasibility Study**

A public meeting to consider a recommendation to the City Council for approval of the North Alternative Alignment as the preferred alignment for the Folsom Boulevard Overcrossing Project. The purpose of the Folsom Boulevard Bicycle and Pedestrian Overcrossing Feasibility Study is to identify the preferred alignment location and potential conceptual architectural bridge design. The goal of the feasibility study is to identify a safe, convenient, and cost-effective active transportation connection across Folsom Boulevard, linking transit, neighborhoods, businesses, and recreational attractions such as the Folsom Lake State Recreation Area. The feasibility study is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15262. **(Project Planner: Brett Bollinger, Parks & Recreation Department/Applicant: City of Folsom)**

COMMISSIONER ORTEGA MOVED TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE NORTH ALTERNATIVE ALIGNMENT AS THE PREFERRED ALIGNMENT FOR THE FOLSOM BOULEVARD OVERCROSSING PROJECT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: WEST, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS

MOTION PASSED

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

Planning Manager, Desmond Parrington, shared the following with the Commission:

- Staff handled 8 staff level planning approvals which were mostly design review of custom homes and accessory structures.
- In the spring of 2024, staff will present proposed General Plan and Folsom Plan Area Specific Plan amendments to address the City's Housing Element objectives.
- Staff will also present draft objective design and development standards for multi-family housing in key targeted areas that are the focus of the General Plan and Specific Plan amendments.
- City staff are in discussions with Sacramento Regional Transit staff regarding changes to both bus and light rail service in Folsom in 2024.

The next Planning Commission meeting is scheduled for December 20, 2023.

### **ADJOURNMENT**

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 8:02 p.m.

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:

  
\_\_\_\_\_  
Eileen Reynolds, CHAIR