



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**February 21, 2024**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, Daniel West, Bill Miklos, 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 December 20, 2023 meeting will be presented for approval.

**Election of Chair and Vice Chair**

**NEW BUSINESS**

**1. PDEV 23-00190: Alder Creek Apartments Planned Development Permit Extension and Determination that No Further Environmental Review is Required**

**CITY STAFF WILL REQUEST TO CONTINUE THIS ITEM OFF CALENDAR.**

A Public Hearing to consider a request from The Spanos Corporation for a Planned Development Permit Extension for a one-year extension in time to a previously approved Planned Development Permit associated with development of the 265-unit Alder Creek Apartments project located at the southeast corner of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The General Plan Land Use designation for the project site is MHD (Multifamily High Density), while the Specific Plan land use designation is SP-MHD-PD (Specific Plan-Multifamily High Density-Planned Development). An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS was previously approved by the City Council for this project on February 23, 2021 in accordance with the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from development of the subject project that were not already considered with the previous approval. No further environmental review is required. **(Project Planner: Steve Banks/Applicant: The Spanos Corporation)**

**2. PDEV 23-00129: Alder Creek Marketplace Tentative Parcel Map and Planned Development Permit and Determination that the Project is Exempt from the California Environmental Quality Act**

**CITY STAFF WILL REQUEST TO CONTINUE THIS ITEM OFF CALENDAR.**

A Public Hearing to consider a request from Hunter Properties for approval of a Tentative Parcel Map and Planned Development Permit Modification for development of a 95,000-square-foot shopping center (Alder Creek Marketplace) on a 15.1-acre site located on the southwest corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area. The General Plan Land Use designation for the project site is GC (General Commercial), while the Specific Plan land use designation is SP-GC-PD (Specific Plan-General Commercial-Planned Development). The City, as lead agency, has determined that the Alder Creek Marketplace project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment. No further environmental review is required. **(Project Planner: Steve Banks/Applicant: Hunter Properties)**

**3. USPT23-00091: Folsom Farm Livestock Slaughter and Processing and Determination that the Project is Exempt from CEQA**

**CITY STAFF WILL REQUEST TO CONTINUE THIS ITEM OFF CALENDAR.**

A Public Hearing to consider a request from James A. Agostini for a Conditional Use Permit to allow for livestock slaughter and processing at Folsom Farm, located at 6775 and 6879 Folsom Auburn Road. The General Plan Land Use designation for the project site is SF (Single Family), while the Zoning designation is R-1-ML A (Single Family Residential Medium Lot District, Agricultural Combining District). The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: James A. Agostini)**

**4. DRCL 23-00180: Broadstone Estates SHAWOOD Residential Design Review and Confirmation that No Further Environmental Review is Required**

A Public Meeting to consider a request from Woodside Homes for Design Review approval for four individual master plans to be implemented on 41 single-family residential lots (Lots 41-81) within Village 2 of the previously approved Broadstone Estates Subdivision located at the southeast corner of the intersection of U.S. Highway 50 and Placerville Road within the Folsom Plan Area. The General Plan Land Use designation for the project site is SF (Single Family), while the Specific Plan land use designation is SP-SF-PD (Specific Plan- Single Family-Planned Development). An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Broadstone Estates Subdivision project (PN 15-308) on June 28, 2016 in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from development of the subject project that were not already considered with the previous approval. No further environmental review is required. **(Project Planner: Steve Banks/Applicant: Woodside Homes)**

**5. PDEV23-00179: Folsom Corporate Center Building 6 Sign Program Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from the applicant, Weidner CA, for a Planned Development Permit Modification to allow for internally illuminated signage at Folsom Corporate Center Building 6 located at 2365 Iron Point Road. The General Plan Land Use designation for the project site is IND (Industrial/Office Park), while the Zoning designation is M-L (PD) (Limited Manufacturing- Planned Development). The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade/Applicant: Weidner CA)**

**6. USPT23-00171: Social Vocational Services, Conditional Use Permit Project, and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Mike Novak for approval of a Conditional Use Permit for the operation of a 3,677-square-foot day care center for adults with intellectual and developmental disabilities at an existing 8,806-square-foot office building at 771 Oak Avenue Parkway. The zoning classification for the site is Business Professional, Planned Development (BP PD), while the General Plan land-use designation is Professional Office (PO) with an East Bidwell Corridor (EBC) Mixed-Use overlay. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Mike Novak)**

**7. USPT23-00194: Arthur Murray Dance Centers, Conditional Use Permit Project, and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Kate Gonzalez for approval of a Conditional Use Permit for the operation of a dance studio within an existing 3,450-square-foot office building at 2170 East Bidwell Street. The zoning classification for the site is Business Professional-Planned Development (BP-PD), while the General Plan land use designation is Professional Office (PO) with an East Bidwell Corridor (EBC) Mixed-Use overlay. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Kate Gonzalez)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **March 20, 2024**. 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.