



PLANNING COMMISSION MINUTES
April 17, 2024
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 Vice Chair Daniel West 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
Bill Romanelli, Commissioner

Commissioners Absent: Eileen Reynolds, Chair

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of the March 20, 2024, Regular Meeting were approved as submitted.

NEW BUSINESS

1. DRCL23-00197: Waterfly Express Carwash and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Joseph Bermudez for approval of a Design Review application for a 4,963-square-foot drive-thru carwash facility located at 1011 Riley Street. The site is zoned C-2 (PD) (Community Commercial, Planned Development) and has a General Plan designation of CC (Community Commercial), within the East Bidwell Mixed Use Overlay. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Joseph Bermudez)**

COMMISSIONER MIKLOS MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR THE PROPOSED WATERFLY EXPRESS CARWASH PROJECT (DRCL23-00197) LOCATED AT 1011 RILEY STREET, BASED ON THE BELOW FINDINGS (FINDINGS A-G) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-60) WITH THE ADDITION OF THE FOLLOWING CONDITIONS:

- ADDITION OF CONDITION NO. 61

THE PROJECT APPLICANT/PROPERTY OWNER SHALL COORDINATE WITH THE CITY OF FOLSOM PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS TO REPLACE THE PREVIOUSLY EXISTING STOP SIGN AND RE-STRIPE THE ASSOCIATED STOP SIGN STRIPING ON THE SHARED DRIVEWAY ACCESSING RILEY STREET ADJACENT TO THE PROJECT SITE. THIS WORK SHALL BE THE RESPONSIBILITY OF THE PROJECT APPLICANT/PROPERTY OWNER AND SHALL CONFORM TO THE CITY OF FOLSOM DESIGN STANDARDS, DETAILS AND SPECIFICATIONS. THESE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

TIMING: I, O

RESPONSIBLE DEPARTMENT: CD (P) (E), PW

- ADDITION OF CONDITION NO. 62

THE PROJECT APPLICANT/PROPERTY OWNER SHALL COORDINATE WITH THE PROJECT DRIVEWAY'S PROPERTY OWNER (CURRENTLY KOHLS (DMFA FOLSOM, LLC)) AND THE CITY TO PROVIDE STRIPING FOR A CROSSWALK AND/OR ASSOCIATED SIGNAGE AT THE INTERSECTION OF THIS DRIVEWAY AND RILEY STREET TO THE SATISFACTION OF THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS. THIS WORK SHALL BE THE RESPONSIBILITY OF THE PROJECT APPLICANT/PROPERTY OWNER AND SHALL CONFORM TO THE CITY OF FOLSOM DESIGN STANDARDS, DETAILS AND SPECIFICATIONS.

TIMING: I, O

RESPONSIBLE DEPARTMENT: CD (P) (E), PW

COMMISSIONER PEÑA SECONDED THE MOTION.

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

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

Associate Planner, Josh Kinkade, shared the following with the Commission:

- The next Planning Commission meeting will be May 15th, 2024.
- Since the last Commission meeting, staff handled 9 design reviews including:
 - 3 custom homes
 - 2 residential additions
 - 1 accessory structure
 - 2 residential reroofs
 - 1 commercial center repainting
- The environmental impact report (EIR) for the General Plan amendments to increase housing capacity will be released on Monday, April 22nd for a 45-day public comment period.
 - The amendments are designed to allow more multi-family development on the East Bidwell Corridor, near the Glenn and Iron Point light rails stations and in the Folsom Plan Area.
 - This is part of the City's Housing Element implementation work that the City has to do to remain in compliance with state law.
 - There will be a public outreach meeting on this on Thursday, May 16th, 2024.
 - This will come before the Commission in July.

- More information on this effort is at www.folsom.ca.us/housingstudy
- Please note that our July meeting will be a special meeting on Wednesday, July 24th, 2024 at 6:30 p.m. instead of July 17th to ensure that the City Attorney's Office is present at the meeting.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:04 p.m.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR