



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES
AMENDED
June 19, 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 Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Daniel West, Vice Chair
Bill Miklos, Commissioner
Ralph Peña, Commissioner
Bill Romanelli, Commissioner
James Ortega, Commissioner
Mathew Herrera, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of the May 15, 2024, Regular Meeting were approved as submitted.

NEW BUSINESS

1. PDEV24-00143: Walmart Addition Planned Development Permit Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Abril Herrera with Kimley-Horn for a Planned Development (PD) Permit Modification to allow an approximately 3,700 square foot building addition to the Walmart retail center to accommodate online order pickup, located at 1018 Riley Street. The proposed project is seeking to modify the previously approved Wal-Mart Central Shopping Center PD Permit (File No. PN 90-087) and subsequent expansion under the Folsom Wal-Mart Expansion Project PD Permit Modification (File No. PN 06-469). The General Plan Land Use designation for the project site is CC- EBMU (Community Commercial, East Bidwell Mixed-Use Overlay), while

the Zoning District is C-2-PD (Central Business Zone-Planned Development). The City, as lead agency, has determined that the project is exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. (Project Planner: Jessica Brandt / Applicant: Abril Herrera)

1. Mike Buehrlé is a resident near the Wal-Mart Central Shopping Center who voiced concerns about the proposed modification. His concerns included noise, hours of service, traffic, litter and safety.

COMMISSIONER MIKLOS MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION APPLICATION FOR THE PROPOSED PROJECT (PDEV24-00143) LOCATED AT 1018 RILEY STREET, BASED ON THE BELOW FINDINGS (FINDINGS A-O) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-55), MODIFYING CONDITIONS 12 AND 14 TO STATE THAT THESE CONDITIONS ARE ONLY NECESSARY IF REQUIRED BY THE CITY ENGINEER, AND REMOVING CONDITIONS 25, 29, 30, 37, 40, 41, 52, AND 56, WITH THE ADDITION OF THE FOLLOWING CONDITION:

- ADDITION OF CONDITION NO. 57
THE OWNER/APPLICANT SHALL ADD A 'RIGHT TURN ONLY' SIGN AND A 'RIGHT TURN ONLY' PAVEMENT ARROW ON THE SOUTHEASTERN DRIVEWAY EXIT ONTO GLENN DRIVE, TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.

TIMING: B

RESPONSIBLE DEPARTMENT: CD (P) (E)

COMMISSIONER ORTEGA SECONDED THE MOTION.

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

MOTION PASSED

2. VARI24-00158: 659 Hancock Drive Third Story and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Tarik Taeha for a Variance to add a third story element to a residence located at 659 Hancock Drive. The General Plan Land Use designation for the project site is SF (Single-Family), while the Zoning District is R-1-ML (Single-Family Residential- Medium Lot District). The City, as lead agency, has determined that the project is exempt from CEQA under Section 15301 (Existing Facilities). (Project Planner: Josh Kinkade / Applicant: Tarik Taeha)

COMMISSIONER ORTEGA MOVED TO APPROVE THE VARIANCE APPLICATION (VARI24-00158) TO ADD A THIRD STORY ELEMENT TO A RESIDENCE LOCATED AT 659 HANCOCK DRIVE, AS ILLUSTRATED IN ATTACHMENT 6 FOR THE 659 HANCOCK DRIVE THIRD STORY PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-G) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-12).

COMMISSIONER MIKLOS SECONDED THE MOTION.

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

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

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

- Since the last meeting, staff handled 7 design reviews including 3 for residential additions, 3 for commercial repaintings, and 1 accessory structure.
- There will not be a meeting on July 17th.
- The next meeting will be a special meeting on Wednesday, July 24th.
- There will be a couple of items including the General Plan amendments and EIR.
- There will be a special meeting/workshop on Tuesday, July 30th with the Parks & Recreation Commission and the Historic District Commission. The topic will be the River District Master Plan and this will be an opportunity for the commissions and public to learn about the project and provide input.
- The meeting in August will be a special meeting on Wednesday, August 28 which will focus on the River District Master Plan review and recommendation.
- The regular August 21 meeting is cancelled, and all items will be handled on the August 28th special meeting.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:37 p.m.

RESPECTFULLY SUBMITTED,


Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:


Eileen Reynolds, CHAIR