



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **PLANNING COMMISSION AGENDA**

**November 20, 2024**

**CITY COUNCIL CHAMBERS**

**6:30 p.m.**

**50 Natoma Street**

**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, 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 October 30, 2024, special meeting will be presented for approval.

### **NEW BUSINESS**

#### **1. SUBPM24-00008: Folsom Town Center North LLTSM, and Determination that the Project is Exempt from CEQA**

A Public Hearing to request a Large Lot Tentative Subdivision Map to merge and re-subdivide the existing 363.6 acres within Folsom Town Center North into 24 large lots. The project is consistent with the Folsom Plan Area Specific Plan and is not seeking a rezone, nor is it seeking any development rights as part of this application. The project is intended for property transfer purposes only. The project site has General Plan designations of SF, SHFD, MLD, MMD, MHD, MU, P, OS and PQP and Specific Plan designations of SP-SF-PD, SP-SFHD-PD, SP-MLD-PD, SP-MMD-PD, SP-MHD-PD, SP-MU-PD, SP-P-PD, SP-OS1-PD, SP-OS2-PD, SP-PQP-PD, and SP-ROW. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182(c) of the CEQA Guidelines – Residential Projects Implementing Specific Plans. **(Project Planner: Josh Kinkade / Applicant: Easton Valley Holdings, LLC)**

**2. DRCL24-00254: Harrington Grove Apartments Multifamily Design Review, Density Bonus, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request for Multifamily Design Review for a 52-unit, 100% restricted affordable multifamily rental project and Density Bonus to request concessions and waivers of zoning and development standards as allowed under California Government Code Section 65915. The proposed project would be located on approximately 1.95 gross acres at 791 Harrington Way, in the BP-PC zoning district. The project site has a General Plan designation of PO (Professional Office) with an Overlay Designation of EBC (East Bidwell Corridor). The Project has been determined to be consistent with applicable Community Plans and Zoning and is therefore exempt from further environmental review under the California Environmental Quality Act (CEQA) by Section 15183 of the CEQA Guidelines (Projects Consistent with a Community Plan or Zoning). **(Project Planner: Jessica Brandt / Applicant: Pacific West Communities)**

**3. MSTR24-00225: Sendero (Mangini Ranch Lot 14) Parcel Map Waiver, Multifamily Design Review, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request for a Parcel Map Waiver and Multifamily Design Review to allow a 136-unit condominium project at 14545 Southpointe Drive, on approximately 9.3 acres, in the Folsom Plan Area Specific Plan. The project site has General Plan and Specific Plan designations of MMD (Multifamily Medium Density). The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182(c) of the CEQA Guidelines – Residential Projects Implementing Specific Plans. **(Project Planner: Jessica Brandt / Applicant: TriPointe Homes Holdings, Inc.)**

**4. MSTR23-00143: Broadstone Crossing Phase II Vesting Tentative Parcel Map, Planned Development Permit, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request for a Vesting Tentative Parcel Map and Planned Development Permit to divide approximately 18.7 acres into three lots and develop a 200,840-square-foot office complex, in the Broadstone Unit No. 3 Specific Plan. The General Plan designation for the site is CC (Community Commercial) and the Specific Plan designation is C-2 (Community Commercial). Based on an analysis of the project, it was determined that the project is consistent with the City's 2035 General Plan and Environmental Impact Report (EIR) and, as a result, the project does not require further environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). **(Project Planner: Jessica Brandt / Applicant: Morton & Pitalo, Inc.)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **December 18, 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 [shannum@folsom.ca.us](mailto:shannum@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.