



**PLANNING COMMISSION AGENDA**  
**May 6, 2020**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Planning Commission and staff may participate in this meeting via teleconference.**

**Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us). E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us) no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Planning Commission meetings.**

**Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.**

**CALL TO ORDER PLANNING COMMISSION:** Daniel West, Kevin Duewel, Barbara Leary, Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Chair Justin Raithel

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. 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 general 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 March 4, 2020 will be presented for approval.

## **NEW BUSINESS**

### **1. PN 20-011, Creekside Drive Surgery Center Planned Development Permit Extension**

A Public Hearing to consider a request from Katz Kirkpatrick Properties for approval of a two-year extension in time of the previously approved Planned Development Permit associated with development of the Creekside Drive Surgery Center (formerly known as the Natural Results Surgery Center) project located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The zoning classification for the site is BP PD (Business and Professional, Planned Development Permit), while the General Plan land-use designation is PO (Professional Office). The project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Katz Kirkpatrick Properties)**

### **2. PN 20-013, Bidwell Place Design Review and Determination that the Project is Exempt from CEQA**

A public meeting to consider a request from St. Anton Communities for Design Review approval for the development of the Bidwell Place 75-unit affordable rental housing community. The proposed project includes development of three (3) three-story residential apartment buildings located on a 3.24-acre site at 403 East Bidwell Street. The General Plan designation for the site is GC/EBC (General Commercial/East Bidwell Corridor) Overlay and the zoning is C-2. The project is exempt from environmental review under Public Resources Code Sections 21159.21 and 21159.23, as further described in Sections 15192 and 15194, Affordable Housing Exemption, of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: St. Anton Communities)**

### **3. PN 19-431, Mangini Ranch Villages 4 and 8 Subdivision (Phase 2) Residential Design Review**

A public meeting to consider a request from KB Homes for approval of Residential Design Review for 109 single-family residential homes situated within Villages 4 and 8 of the previously approved Mangini Ranch Phase 2 Subdivision project. The Specific Plan classifications for the site are SP-SFHD-PD and SP-MLD-PD, while the General Plan Land Use designations are SFHD and MLD. The City, as lead agency, previously determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Principal Planner, Steve Banks / Applicant: KB Homes)**

### **4. PN 19-059, Creekstone Phase 1 Subdivision Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Minor Administrative Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mangini Improvement Company, LLC for approval of Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Minor Administrative Modification for development of a 71-unit single-family residential subdivision on a 9.88-acre site located at the southeast corner of East Bidwell Street and Mangini Parkway within the Folsom Plan Area. The Specific Plan classification for the site is SP-MLD-PD, while the General Plan Land Use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Mangini Improvement Company, LLC)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **May 20, 2020**. 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) 461-6203 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) 461-6203, (916) 355-7274 (fax) or [kmullett@folsom.ca.us](mailto:kmullett@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