



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**January 17, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Kevin Mallory, Justin Raitchel, Aaron Ralls, Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Chair Ross Jackson

*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 November 1, 2017 will be presented for approval.

**Election of Chair and Vice-Chair**

**Presentation by City Engineer, Steve Krahn, on Folsom Plan Area Infrastructure**

**NEW BUSINESS**

1. **PN 17-386, Stogies Cigar & Lounge, 700 Glenn Drive, Ste. 120 – Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from The F Sticks, LLC for a Conditional Use Permit to operate a cigar shop and smoke lounge at 700 Glenn Drive, Suite 120 (Sibley Retail Center). The zoning classification for the site is M-1, and the General Plan land-use designation is IND. The project is exempt from environmental review under CEQA Guidelines Section 15301 (existing facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: The F Sticks, LLC)**

**2. PN 17-307, Mangini Ranch Phase 2 Subdivision – Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Project Design Guidelines Modification, Inclusionary Housing Plan, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Carpenter East, LLC and Folsom Real Estate South, LLC for approval of a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines Modification, and Inclusionary Housing Plan for development of a 901-unit residential project on a 203-acre site located within the Folsom Plan Area (APN Nos. 072-3190-035 and 072-0060-081). The Specific Plan designations are SP-SFHD-PD, SP-MLD-PD, SP-MHD-PD, SP-P, SP-P/QP, SP-OS1, and SP-OS2, while the General Plan land use designations are SFHD, MLD, MHD, P, P-QP, and OS. The proposed project conforms to the Folsom Plan Area Specific Plan (FPASP) and there has been no substantial changed conditions requiring a subsequent Environmental Impact Report (EIR) to the FPASP, therefore the proposed project is exempt from CEQA under Government Code Section 65457 and CEQA Guidelines Section 15182. **(Project Planner: Principal Planner, Steve Banks / Applicant: Carpenter East, LLC**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **February 7, 2018**. 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 [apalmer@folsom.ca.us](mailto:apalmer@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.