



PLANNING COMMISSION AGENDA
December 15, 2021
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Assembly Bill 361 and the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency, the Folsom Planning Commission, staff, and members of the public may participate in this meeting via teleconference.

Members of the public wishing to participate in this meeting via teleconference may email 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.

CALL TO ORDER PLANNING COMMISSION: Ralph Peña, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Bill Miklos, 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 December 1, 2021 will be presented for approval.

NEW BUSINESS

1. PN 21-271, Folsom Pointe Shopping Center Pad "E" and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Mark Marvelli for approval of a Commercial Design Review application for an 8,000 square foot multi-tenant pad building located on Pad "E" of the Folsom Pointe Shopping Center at 165 Placerville Road. The zoning classification for the site is C-3 PD, while the General Plan land-use designation is RCC. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Mark Marvelli)**

PUBLIC HEARING

2. PN 21-118 Large Lot Vesting Tentative Subdivision Map Amendment, Small Lot Vesting Tentative Subdivision Map Amendment for Lots 24-32, Russell Ranch Design Guidelines Amendment, Design Review, Development Agreement Amendment and Street Names Amendment, and Addendum to the Previously Certified Folsom Plan Area Specific Plan Environmental Impact Report in Compliance with CEQA

A Public Hearing to consider a request for Large Lot Vesting Tentative Subdivision Map Amendment, Small Lot Vesting Tentative Subdivision Map Amendment, Russell Ranch Design Guidelines Amendment, Design Review, Development Agreement Amendment and Street Names Amendment to convert 208-single-family homes from age restricted "Active Adult" units to conventional (non-age restricted) units on a 134-acre site located within the Folsom Plan Area Specific Plan at the northeast corner of Empire Ranch Road and White Rock Road (APNs: 072-3520-001, 003, 005-016, 019, and 020). The site is designated Single-Family High Density in the General Plan and Folsom Plan Area Specific Plan. The Applicant is also amending street names. An addendum to the previously certified Folsom Plan Area Specific Plan EIR/EIS has been prepared in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Kathy Pease, Contract Planner/Applicant: Lennar)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **January 19, 2022**. 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, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6231 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) 461-6231, (916) 355-7274 (fax) or 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