



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
August 20, 2025
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Daniel West, Dianna Laney, Bill Barcellona, Justin Hurst, 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 three 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 July 23, 2025, special meeting will be presented for approval.

NEW BUSINESS

1. USPT25-00145: Lana Moon Tatu Tattoo Shop Project and Determination that the Project is Exempt from CEQA under Section 15301 (Existing Facilities)

A Public Hearing to consider a Conditional Use Permit request for a tattoo establishment occupying a maximum of two suites within an existing 5,000 square-foot beauty shop, located at 1325 Riley St. The project site is within the Central Business District; Planned Development (C-2 PD) Zoning District, and the General Plan land-use designation of the project site is Community Commercial (CC) within the East Bidwell Corridor (EPC) Overlay. The project is categorically exempt under 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Lana Nevers)**

2. USPT25-00111. Veterinary Clinic Operating Hours Conditional Use Permit Modification and Determination that the Project is Exempt from CEQA under Section 15301 (Existing Facilities)

A Public Hearing to consider a Conditional Use Permit Modification request to extend the allowed hours of operation of an existing veterinary clinic into daytime business hours (Monday to Friday, 8am to 6pm) to provide services to small exotic pets. The business is at 2210 East Bidwell, in a 3,453 square foot building that is part of the Vintage at Folsom office park, in the BP-PD (Business Professional, Planned Development) zoning district. The General Plan land use designation of the project site is PO (Professional Office), within the East Bidwell Mixed Use Overlay. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Jessica Brandt / Applicant: Richard Turner, DVM)**

3. DEVA24-00310: Broadstone Crossing Phase II Development Agreement and Determination that the Project is Exempt from CEQA under Section 15061(b)(3)

A public hearing to consider a request to recommend City Council approval of a proposed Development Agreement between the City of Folsom and Elliott Homes, Inc./Broadstone Crossing Phase II, LLC, that establishes the landowner and developer obligations in accordance with Conditions of Approval Numbers 42 and 43 related to public improvements and traffic abatement measures for the Broadstone Crossing Phase II project (MSTR23-00143), which is a previously approved project that includes three office /medical office parcels and buildings totaling 200,840 square feet. This request is an administrative action consistent with the prior project approval and therefore is not a project under CEQA Guidelines Section 15061(b)(3). **(Project Planner: Desmond Parrington, Planning Manager / Applicant: Price Walker of Elliott Homes, Inc.)**

4. MSTR25-00025: Veranda at Folsom Heights Small Lot Vesting Tentative Subdivision Map, Planned Development Permit, Design Review, and Determination that the Project is Exempt from CEQA under Section 15182 (Projects Pursuant to a Specific Plan)

A public hearing to consider a request to recommend City Council approval of a Small Lot Vesting Tentative Subdivision Map to subdivide an approximately 14.9-acre site located on the east side of Empire Ranch Road, north and south of Summit Street, in the Folsom Plan Area Specific Plan (FPASP) into a 125-lot residential subdivision. The project site has General Plan and FPASP Land Use Designations of MLD (Multifamily Low-Density). A Planned Development Permit is also requested to comply with the Planned Development (PD) District overlay and to allow for greater flexibility in site design. Finally, Design Review is requested to approve architecture and site design for 125 proposed single-family residential units. The project is statutorily exempt under Section 15182 (Projects Pursuant to a Specific Plan) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Jessica Brandt / Applicant: Price Walker of Elliott Homes, Inc.)**

PRINCIPAL PLANNER'S REPORT

The next Planning Commission meeting is scheduled for **September 17, 2025**. 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) 461-6200 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. 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.