

# Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/9/2024
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	<p>1000 East Natoma Rezone to Residential – 1000 and 1010 East Natoma Street (ZCAM24-00112)</p> <p style="margin-left: 40px;">i. Ordinance No. 1346 - An Uncodified Ordinance to Amend the Zoning District for a 2.47-acre parcel (Lot 1) from R-1-ML and A-1-A to R-1-ML and to Amend the Zoning District for a 2.14-acre parcel (Lot 2) from A-1-A to R-1-ML for the 1000 East Natoma Rezone to Residential project (Introduction and First Reading)</p>
<b>FROM:</b>	Community Development Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Move to Introduce and Conduct First Reading of Ordinance No. 1346 - An Uncodified Ordinance to amend the zoning district for a 2.47-acre parcel (Lot 1, Assessor Parcel Number 071-1970-003) from R-1-ML (Residential, Single-Family Dwelling, Medium Lot District) and A-1-A (Agricultural-Reserve District) to R-1-ML and to amend the zoning district for a 2.14-acre parcel (Lot 2, Assessor Parcel Number 071-1970-004) from A-1-A to R-1-ML for the 1000 East Natoma Rezone to Residential project (Introduction and First Reading).

**BACKGROUND / ISSUE**

The subject parcels are located at 1000 and 1010 East Natoma Street, on the north side of East Natoma Street, east of the intersection of Briggs Ranch Road/Folsom Point Road and East Natoma Street. Single-family residential development is located to the south and east, with a church use to the west across Folsom Point Road, and the Folsom Lake State Recreation Area abuts the parcels to the north. The parcels have rolling topography, with driveways from both Folsom Point Road and East Natoma Street serving the parcels. 1000 East Natoma is developed with a 3,870 square foot single-family residence built in 1980 and 1010 East Natoma with a 1,200 square foot garage with an unknown build date.

In 2003, a Director-level Design Review for minor improvements to the residence at 1000 East Natoma was approved (Project Number AR03-00236). Minor building permits have been approved over the ensuing 20 years for general residential maintenance. The parcels were sold to the current owners in 2018 and used as rental property. In 2020, City staff were made aware that the residence at 1000 East Natoma was being used as a short-term rental and event venue, though their business license for that location was only for a property rental. Multiple violation notices were issued over the next few years for noise and use complaints. In 2023, the owners were informed by staff that continued use of the property as a vacation rental and/or event center would require rezoning the property and approval of a Conditional Use Permit.

Rather than pursue entitlements to legitimize current uses, the owners decided to place the parcels up for sale. City staff were approached by representatives of a religious congregation (Foundation Lutheran) in early 2024 to discuss whether a church could be established on the site. Staff informed the representatives that the current zoning of A-1-A that covers most of the site does not allow church use. However, a rezoning to a residential zone, such as R-1-ML, which does permit churches with a use permit, would be supported as it would make the zoning consistent with the site's General Plan land use designation of SF (Single Family). The representatives moved forward with submitting a request to rezone the parcels to R-1-ML and are undergoing pre-application review for a proposed church facility on the site.

On May 15, 2024, the Planning Commission held a public hearing to consider the 1000 East Natoma Rezone to Residential project. The Commission asked if this rezoning would impact any active agricultural uses or require a rezoning of other properties to make up for the loss of agriculturally zoned land. Staff confirmed that the properties are not used for agricultural purposes, and that there is no requirement to rezone other properties to make up for the reduction of agriculturally zoned land. Staff further clarified that the intent of the A-1-A zoning district is to provide areas for interim agricultural or livestock grazing uses until services are available to support urban development, which is the case in this situation. There were no public comments on the proposal, and the Planning Commission voted 6-0-1 (one Commissioner absent) to recommend approval of the request, based on the findings included in the Planning Commission report.

### **POLICY / RULE**

Per the requirements of Government Code Section 65860, a city's zoning ordinance must be consistent with its general plan. If a zoning ordinance is inconsistent with a general plan, the zoning ordinance should be amended within a reasonable time so that it is consistent with the general plan.

Folsom Municipal Code (FMC) Sections 17.68.040 and 17.68.050 require that applications for rezones be forwarded to the City Council for final action with a recommendation from the Planning Commission.

### **ANALYSIS**

Conformance with Relevant General Plan Goals and Policies

The City of Folsom General Plan (2035) outlines a number of goals, policies, and implementation programs designed to guide the physical, economic, and environmental growth of the City. Staff has determined that the proposed project is consistent with the General Plan goals and policies as outlined and discussed below:

*GP POLICY LU 1.1.1 (Zoning Ordinance)*

Ensure that the Folsom Zoning Ordinance is consistent with the policies and programs of the General Plan.

Analysis: The proposed project is consistent with this policy in that it includes rezoning the project site from R-1-ML and A-1-A to R-1-ML. The General Plan designation of SF allows for 2 to 4 dwelling units per acre. The A-1-A zoning district requires a minimum lot size of 50 acres and restricts urban development. The R-1-ML zoning district, in contrast, requires a minimum lot size of 10,000 square feet, which would allow up to four dwelling units per acre. Changing the zoning on the project site to R-1-ML both cleans up the error of two zoning districts on one lot and allows for the type of development density contemplated by the SF designation.

*GP POLICY LU 6.1.1 (Complete Neighborhoods)*

Encourage the establishment of “complete neighborhoods” that integrate schools, childcare centers, parks, shopping and employment centers, and other amenities.

Analysis: The proposed project is consistent with this policy in that the project includes rezoning the project site from R-1-ML and A-1-A to R-1-ML. The uses permitted in the A-1-A zoning district are limited to agricultural and livestock grazing and accessory residential. The R-1-ML zoning district, in contrast, allows single-family residential uses by right and conditionally permits uses such as schools, golf courses, and churches that can serve as amenities to the surrounding residential neighborhoods. Changing the zoning on the project site to R-1-ML allows for the potential for a more “complete neighborhood” as encouraged by this General Plan policy.

General Plan and Zoning Consistency

The General Plan land use designation for the two parcels is SF (Single Family) and the zoning districts are R-1-ML and A-1-A for 1000 East Natoma Street, and A-1-A for 1010 East Natoma Street. The existing General Plan land use designation (SF) and the existing zoning district of A-1-A are not consistent with each other as the SF General Plan land use designation is intended to provide opportunities for development of single-family detached homes and single-family attached homes, while the A-1-A zoning district was established to provide areas for interim agricultural and livestock grazing uses until such time as community services are available for urban development. As described in the background section of this staff report, the project site is developed with one single family residence on APN 071-1970-003 and an outbuilding on APN 071-1970-004. The two parcels have been sold and used together, despite parcelization in 1981.

Adjacent parcels along East Natoma Street have General Plan land use (SF to the west and SFHD [Single Family High Density] to the east) and zoning (R-1-ML to the west and R-1-M (PD) [Single Family Residential - Small Lot/Planned Development]) districts to the west that are consistent with

each other. Images of the site and the zoning districts of the surrounding parcels are provided as attachments to the Planning Commission staff report (Attachment 2 to this report). The proposed rezone to change the zoning for the subject parcels from R-1-ML/A-1-A and A-1-A would result in the General Plan land use and the zoning districts being consistent with each other in the same manner as adjacent properties to the west.

Further, residential development was contemplated for this site as demonstrated by the SF General Plan land use designation. The proposed rezone is warranted to remove the split zoning on the project site and allow for the urban development called for in the parcel's existing SF General Plan designation. Staff determined that development allowed by the proposed R-1-ML zoning, either by right or with a Conditional Use Permit, would be compatible with existing land uses in the project area and that the request is consistent with all relevant General Plan goals and policies. Finally, urban services (water and sewer) are available to the property, which negates the need to retain the A-1-A zoning district. As a result, staff is supportive of the rezone.

### **FINANCIAL IMPACT**

No financial impact is anticipated with approval of the rezone.

### **ENVIRONMENTAL REVIEW**

An Environmental Impact Report was previously approved for the City of Folsom General Plan on August 28, 2018, in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from the proposed project that were not already considered with the previous approval because the General Plan land use designation for both parcels is already SF. The project therefore does not require additional environmental review under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines. Further, per the requirements of Government Code Section 65860, residential development is already allowed as permitted by the SF General Plan land use designation even though the current agricultural zoning conflicts with the SF designation. This eliminates the need to analyze potential impacts from a possible increase in density due to the proposed rezone. Finally, any new site development is discretionary and would require subsequent project-specific CEQA review.

### **ATTACHMENTS**

1. Ordinance No. 1346 - An Uncodified Ordinance to amend the zoning district for a 2.47-acre parcel (Lot 1) from R-1-ML and A-1-A to R-1-ML and to amend the zoning district for a 2.14-acre parcel (Lot 2) from A-1-A to R-1-ML for the 1000 East Natoma Rezoning Residential project (Introduction and First Reading).
2. Planning Commission Staff Report, dated May 15, 2024
3. Minutes from May 15, 2024, Planning Commission Meeting
4. Vicinity Map

Submitted,

A handwritten signature in blue ink, appearing to read 'Pam Johns', with a long horizontal flourish extending to the right.

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PAM JOHNS  
Community Development Director

## ATTACHMENT 1

Ordinance No. 1346 - An Uncodified Ordinance to amend the zoning district for a 2.47-acre parcel (Lot 1) from R-1-ML and A-1-A to R-1-ML and to amend the zoning district for a 2.14-acre parcel (Lot 2) from A-1-A to R-1-ML for the 1000 East Natoma Rezone to Residential project (Introduction and First Reading).

**ORDINANCE NO. 1346**

**AN UNCODIFIED ORDINANCE TO AMEND THE ZONING DISTRICT FOR A 2.47-ACRE PARCEL (LOT 1, APN 071-1970-003) FROM R-1-ML AND A-1-A TO R-1-ML AND TO AMEND THE ZONING DISTRICT FOR A 2.14-ACRE PARCEL (LOT 2, APN 071-1970-004 ) FROM A-1-A TO R-1-ML FOR THE 1000 EAST NATOMA REZONE TO RESIDENTIAL PROJECT**

**WHEREAS**, the Planning Commission, at its regular meeting on May 15, 2024, considered the proposed rezone of two parcels associated with the East Natoma Rezone to Residential project and determined that the proposed rezone was appropriate given the parcels' Single Family Residential General Plan land use designation and existing residential land uses in the project vicinity; and

**WHEREAS**, all notices have been given at the time and in the manner required by State Law and the Folsom Municipal Code.

**NOW, THEREFORE**, the City Council of the City of Folsom does hereby ordain as follows:

**SECTION 1 PURPOSE**

The purpose of this Ordinance is to amend the zoning district for a 2.47-acre parcel (Lot 1) from R-1-ML and A-1-A to R-1-ML and to amend the zoning district for a 2.14-acre parcel (Lot 2) from A-1-A to R-1-ML, to bring the zoning districts into compliance with the properties' General Plan land use designation of SF (Single-Family).

**SECTION 2 AMENDMENT**

The Zoning Map districts for Assessor Parcel Numbers 071-1970-003 and 071-1970-004 are hereby amended from R-1-ML (Residential, Single-Family Dwelling, Medium Lot District) and A-1-A (Agricultural-Reserve District) to R-1-ML as set forth on Exhibit A.

**SECTION 3 SCOPE**

Except as set forth in this ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

**SECTION 4 SEVERABILITY**

If any section, subsection, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council declares that it would have passed each section irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional, invalid, or ineffective.

**SECTION 5 EFFECTIVE DATE**

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on July 9, 2024 and the second reading occurred at the regular meeting of the City Council on July 23, 2024.

On a motion by Council Member \_\_\_\_\_ seconded by Council Member \_\_\_\_\_, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 23rd day of July, 2024, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Michael D. Kozlowski, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



# **EXHIBIT “A”**

# 1000 & 1010 E. Natoma Street - Rezone Exhibit



Existing Zoning Designation



Proposed Zoning Designation

## Legend

- |  |  |  |
|--|--|--|
|  A-1 A  |  OSC      |  R-1-ML |
|  C-1 PD |  R-1-M PD |  |



CITY OF  
**FOLSOM**  
PLANNING & DEVELOPMENT

## ATTACHMENT 2

Planning Commission Staff Report, dated May 15, 2024



**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 3**  
**Type: Public Hearing**  
**Date: May 15, 2024**

## **Planning Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** 1000 East Natoma Rezone to Residential  
**File #:** ZCAM24-00112  
**Request:** Rezone  
**Location:** 1000 and 1010 East Natoma Street  
**APN:** 071-1970-003 and -004  
**Staff Contact:** Jessica Brandt, Principal Planner, 916-461-6207  
jbrandt@folsom.ca.us

### **Property Owner**

Name: Benny Mathew  
Address: 1000 East Natoma Street  
Folsom, CA 95630

### **Applicant**

Name: David Koelpin  
Address: 1200 Eschelmann Court  
Folsom, CA 95630

**Recommendation:** Conduct a public hearing and upon conclusion recommend to the City Council approval of a Rezone to change the zoning for the parcels located at 1000 East Natoma Street (currently split zoned R-1-ML (Residential, Single-Family Dwelling, Medium Lot District) and A-1-A (Agricultural-Reserve District)) and 1010 East Natoma Street (currently zoned A-1-A), to R-1-ML for both parcels, as illustrated on Attachment 5 based on the findings (Findings A-I) attached to this report.

**Project Summary:** The request is to rezone two parcels totaling approximately 4.3 acres at the northeast corner of East Natoma Street and Folsom Point Road from a split zone of R-1-ML and A-1-A for 1000 East Natoma Street, and A-1-A for 1010 East Natoma Street to R-1-ML for both parcels. This will make the zoning consistent with the parcels' Single (SF) Family General Plan designation and allow for the potential of a church use with a Conditional Use Permit. No site development is proposed as part of this request.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Vicinity Map
- 4 - Site Photographs
- 5 - Draft Rezone Ordinance with Rezone Exhibit



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

Submitted,

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PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, David Koelpin, is requesting approval of a rezone for two parcels totaling approximately 4.3 acres at the northeast corner of East Natoma Street and Folsom Point Road from a split zone of R-1-ML and A-1-A for 1000 East Natoma Street, and A-1-A for 1010 East Natoma Street, to R-1-ML for both parcels. This will make the zoning consistent with the parcels' SF General Plan designation and allow for the potential of a church use with a Conditional Use Permit under Section 17.12.030 of the Folsom Municipal Code (FMC). No site development is proposed as part of this rezone request.

### POLICY/RULE

Per the requirements of Government Code Section 65860, a city's zoning ordinances must be consistent with its general plan. If a zoning ordinance is inconsistent with a general plan, the zoning ordinance should be amended within a reasonable time so that it is consistent with the general plan.

Folsom Municipal Code (FMC) Chapters 17.68.040 and 17.68.50 require that applications for rezones be forwarded to the City Council for final action with a recommendation from the Planning Commission.

### ANALYSIS

#### Conformance with Relevant General Plan Goals and Policies

The City of Folsom General Plan (2035) outlines a number of goals, policies, and implementation programs designed to guide the physical, economic, and environmental growth of the City. Staff has determined that the proposed project is consistent with the General Plan goals and policies as outlined and discussed below:

#### *GP POLICY LU 1.1.1 (Zoning Ordinance)*

Ensure that the Folsom Zoning Ordinance is consistent with the policies and programs of the General Plan.

Analysis: The proposed project is consistent with this policy in that it includes rezoning the project site from R-1-ML and A-1-A to R-1-ML. The General Plan designation of SF allows for 2 to 4 dwelling units per acre. The A-1-A zoning district requires a minimum lot size of 50 acres and restricts urban development. The R-1-ML zoning district, in contrast, requires a minimum lot size of 10,000 square feet, which would allow up to four dwelling units per acre. Changing the zoning on the project site to R-1-ML both cleans up the error of two zoning designations on one lot and allows for the type of development density contemplated by the SF designation.

*GP POLICY LU 6.1.1 (Complete Neighborhoods)*

Encourage the establishment of “complete neighborhoods” that integrate schools, childcare centers, parks, shopping and employment centers, and other amenities.

Analysis: The proposed project is consistent with this policy in that the project includes rezoning the project site from R-1-ML and A-1-A to R-1-ML. The uses permitted in the A-1-A zoning district are limited to agricultural and livestock grazing and accessory residential. The R-1-ML zoning district, in contrast, allows single-family residential uses by right and conditionally permits uses such as schools, golf courses, and churches that can serve as amenities to the surrounding residential neighborhoods. Changing the zoning on the project site to R-1-ML allows for the potential for a more “complete neighborhood” as encouraged by this General Plan policy.

General Plan and Zoning Consistency

The General Plan land use designation for the two parcels is SF (Single Family) and the zoning designations are R-1-ML and A-1-A for 1000 East Natoma Street, and A-1-A for 1010 East Natoma Street. The existing General Plan land use designation (SF) and the existing zoning designation of A-1-A are not consistent with each other as the SF General Plan land use designation is intended to provide opportunities for development of single-family detached homes and single-family attached homes, while the A-1-A zoning designation was established to provide areas for interim agricultural and livestock grazing uses until such time as community services are available for urban development. As described in the background section of this staff report, the project site is developed with one single family residence on APN 071-1970-003 and an outbuilding on APN 071-1970-004. The two parcels have been sold and used together, despite parcelization in 1981.

Adjacent parcels along East Natoma Street have General Plan land use (SF to the west and SFHD [Single Family High Density] to the east) and zoning (R-1-ML to the west and R-1-M (PD) [Single Family Residential - Small Lot/Planned Development]) designations to the west that are consistent with each other. Images of the site and the zoning designations of the surrounding parcels are provided in Attachments 4 and 5 respectively. The proposed rezone to change the zoning for the subject parcels from R-1-ML/A-1-A and A-1-A would result in the General Plan land use and the zoning designations being consistent with each other in the same manner as adjacent properties to the west.

Further, residential development was contemplated for this site as demonstrated by the SF General Plan land use designation. The proposed rezone is warranted to remove the split zoning on the project site and allow for the urban development called for in the parcel’s existing SF General Plan designation. Staff determined that development allowed by the proposed R-1-ML zoning, either by right or with a Conditional Use Permit, would be compatible with existing land uses in the project area and that the request is consistent with all relevant General Plan goals and policies. Finally, urban services (water and sewer) are available to the property, which negates the need to retain the A-1-A zoning designation. As a result, staff is supportive of the rezone.

### **ENVIRONMENTAL REVIEW**

An Environmental Impact Report was previously approved for the City of Folsom General Plan on August 28, 2018, in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from the proposed project that were not already considered with the previous approval because the General Plan land use designation for both parcels is already SF. The project therefore does not require additional environmental review under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines. Further, per the requirements of Government Code Section 65860, residential development is already allowed as permitted by the SF General Plan land use designation even though the current agricultural zoning conflicts with the SF designation. This negates the need to analyze potential impacts from a possible increase in density due to the proposed rezone. Finally, any new site development is discretionary and would require subsequent project-specific CEQA review.

### **RECOMMENDATION/PLANNING COMMISSION ACTION**

Move to recommend that the City Council approve a rezone for two parcels totaling approximately 4.3 acres at the northeast corner of East Natoma Street and Folsom Point Road from split zoning between R-1-ML and A-1-A (1000 East Natoma), and A-1-A (1010 East Natoma), to R-1-ML for both parcels as illustrated on Attachment 5 for the 1000 East Natoma Rezone to Residential Project (ZCAM24-00112) based on the findings (Findings A-I) attached to this report.

### **GENERAL FINDINGS**

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. WITH THE PROPOSED AMENDMENT, THE PARCEL ZONING IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY.

### **REZONE FINDING**

- C. FOR THE REASONS DESCRIBED IN THIS REPORT, THE PUBLIC NECESSITY AND CONVENIENCE AND THE GENERAL WELFARE REQUIRE A REZONE OF THE SUBJECT PROPERTY FROM A-1-A TO R-1-ML.

### **CEQA FINDINGS**

- D. AN ENVIRONMENTAL IMPACT REPORT (EIR) WAS PREVIOUSLY APPROVED FOR THE CITY OF FOLSOM GENERAL PLAN ON AUGUST 28, 2018, IN



ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

- E. THE PROPOSED REZONING WILL RESULT IN PARCEL ZONING CONSISTENT WITH THE GENERAL PLAN DESIGNATION.
- F. THE PROPOSED REZONING WILL KEEP THE PARCEL CONSISTENT WITH THE DEVELOPMENT DENSITY APPROVED IN THE GENERAL PLAN.
- G. NO NEW IMPACTS WILL RESULT FROM THE PROPOSED REZONE THAT WERE NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL OF THE GENERAL PLAN EIR.
- H. ANY DEVELOPMENT APPLICATION SUBMITTED FOR THE SITE WILL BE ANALYZED TO EVALUATE POTENTIAL PROJECT SPECIFIC ENVIRONMENTAL IMPACTS OR EXEMPT STATUS.
- I. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

## **ATTACHMENT 2 BACKGROUND**

### **BACKGROUND**

The subject parcels are located at 1000 and 1010 East Natoma Street, on the north side of East Natoma Street, east of the intersection of Briggs Ranch Road/Folsom Point Road and East Natoma Street. Single-Family residential property is located to the south and east, with a church use to the west across Folsom Point Road, and the Folsom Lake State Recreation Area abuts the parcels to the north. The parcels have rolling topography, with driveways from both Folsom Point Road and East Natoma Street serving both parcels. 1000 East Natoma is developed with a 3,870 square foot single-family residence built in 1980 and 1010 East Natoma with a 1,200 square foot garage with an unknown build date.

In 2003, a Director Level Design Review was approved at 1000 East Natoma (Project Number AR03-00236). Minor building permits have been approved over the ensuing 20 years for general residential maintenance. The parcels were sold to the current owners in 2018 and used as rental property. In 2020, City staff were made aware that the residence at 1000 East Natoma was being used as a short-term rental and event venue, though their business license for that location was only for a property rental. Multiple violation notices were issued over the next few years for noise and use complaints. In 2023, the owners were informed by staff that continued use of the property as a vacation rental and/or event center would require rezoning the property and approval of a Conditional Use Permit.

Rather than pursue entitlements to legitimize current uses, the owners decided to place the parcels up for sale. City staff were approached by representatives of a religious congregation (Foundation Lutheran) in early 2024 to discuss whether a church could be established on the site. Staff informed the representatives that the current zoning of A-1-A that covers most of the site does not allow church use. However, a rezoning to a residential zone, such as R-1-ML, which does permit churches with a use permit, would be supported as it would make the zoning consistent with the site's General Plan land use designation of SF. The representatives moved forward with submitting a request to rezone the parcels to R-1-ML and are undergoing pre-application review for a proposed church facility on the site.

### **GENERAL PLAN DESIGNATION**

SF (Single Family)

### **ZONING**

R-1-ML (Residential, Single-Family Dwelling, Medium Lot District) and A-1-A (Agricultural-Reserve District) for 1000 East Natoma Street, and A-1-A for 1010 East Natoma Street.

**ADJACENT LAND USES/ZONING**

North: Folsom Lake State Recreation Area (A-1-A)  
South: East Natoma Street with Residential Property (R-1-M[PD]) Beyond  
East: Small Lot Residential Development (R-1-M[PD])  
West: Folsom Point Road with a Church Facility (R-1-M) Beyond

**SITE CHARACTERISTICS**

The site is comprised of two parcels that have rolling topography, with driveways from both Folsom Point Road and East Natoma Street. 1000 East Natoma is developed with a 3,870 square foot single-family residence built in 1980 and 1010 East Natoma Street with a 1,200 square foot garage with an unknown build date.

**APPLICABLE CODES**

FMC Chapter 17.12, R-1-ML, Residential, Single-Family Dwelling, Medium Lot District  
FMC Chapter 17.35, A-1-A, Agricultural-Reserve District  
FMC Chapter 17.68.040 and 17.68.50, Amendments  
FMC Chapter 17.68, Amendments  
Government Code Section 65860, Zoning Consistency with General Plan, Enforcing Consistency

Historic District Commission  
1000 East Natoma Rezone to Residential (ZCAM24-00112)  
May 15, 2024

## **Attachment 3 Vicinity Map**

# ATTACHMENT 3 - VICINITY MAP

SACRAMENTO COUNTY

APN: 07119700030000

Print date: 4/26/2024



1" = 300'

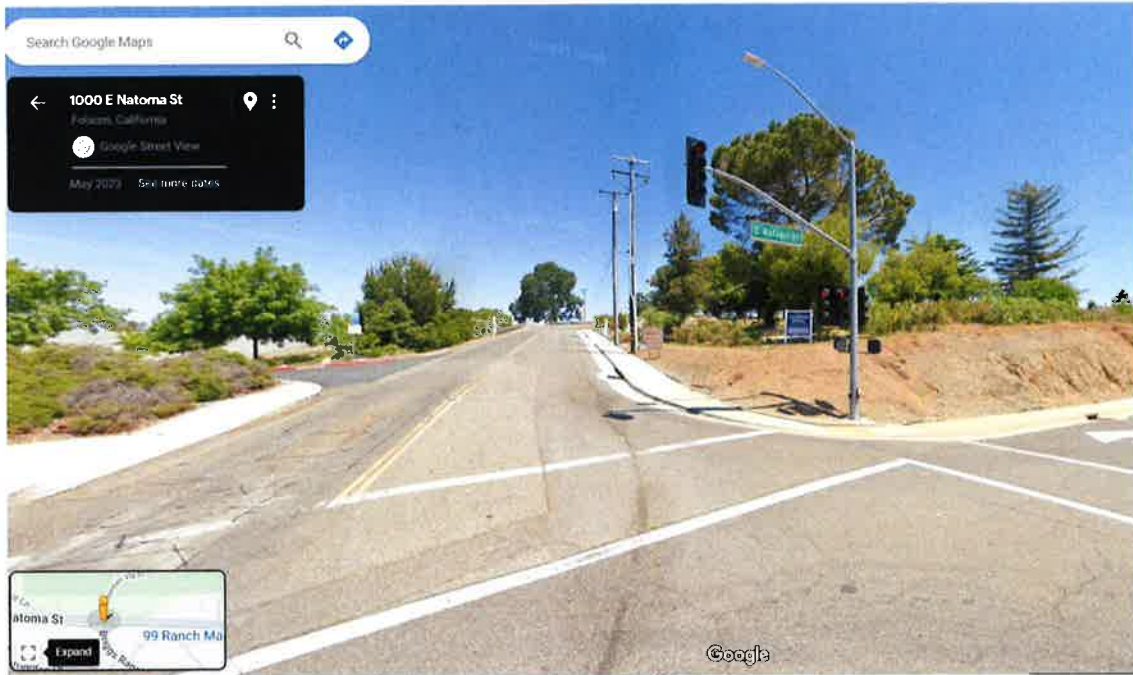


Independent verification of all data contained on this map product should be obtained by any user thereof. The County of Sacramento does not warrant the accuracy or completeness of this map product and therefore disclaims all liability for its fitness of use.

Historic District Commission  
1000 East Natoma Rezone to Residential (ZCAM24-00112)  
May 15, 2024

## **Attachment 4 Site Photographs**

## ATTACHMENT 4 SITE PHOTOS



Site from the intersection of E Natoma and Folsom Point Road, facing northeast.



Site from E Natoma Street east of the Folsom Point Road intersection, facing northwest.



Site oblique imagery from 2018, facing south.



Historic District Commission  
1000 East Natoma Rezone to Residential (ZCAM24-00112)  
May 15, 2024

**Attachment 5**  
**Draft Rezone Ordinance with Rezone Exhibit**

**DRAFT ORDINANCE NO. #####**

**AN UNCODIFIED ORDINANCE OF THE CITY OF FOLSOM TO AMEND THE ZONING DESIGNATION FOR THE 4.3-ACRE PROJECT SITE FROM R-1-ML (RESIDENTIAL, SINGLE-FAMILY DWELLING, MEDIUM LOT DISTRICT) AND A-1-A (AGRICULTURAL-RESERVE DISTRICT) (APN 071-1970-003-0000) AND A-1-A (APN 071-1970-003-0000) TO R-1-ML FOR THE 1000 EAST NATOMA REZONE TO RESIDENTIAL PROJECT**

The City Council of the City of Folsom hereby does ordain as follows:

**SECTION 1. PURPOSE**

The purpose of this Ordinance is to rezone two adjacent parcels located at 1000 and 1010 East Natoma Street from R-1-ML (Residential, Single-Family Dwelling, Medium Lot District) and A-1-A (Agricultural-Reserve District) (APN: 071-1970-003) and A-1-A (APN: 071-1970-003-0000) to R-1-ML.

**SECTION 2. FINDINGS**

- A. The proposed rezoning is consistent with the objectives, goals and policies of the Folsom General Plan.
- B. The public necessity and convenience and the general welfare require the rezone in this case.
- C. A duly noticed public hearing was held before the Planning Commission on May 15, 2024.
- D. An Environmental Impact Report was previously approved for the City of Folsom General Plan on August 28, 2018, in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from the proposed project that were not already considered with the previous approval.
- E. Notice of hearing before the City Council has been given in the form and in the manner required by State statute and Folsom Municipal Code.

**SECTION 3. CHANGE OF ZONING MAP DESIGNATION**

The Zoning Map designations for the subject parcels are hereby amended from R-1-ML (Residential, Single-Family Dwelling, Medium Lot District) and A-1-A (Agricultural-Reserve District), and A-1-A, to R-1-ML as set forth on Exhibit A.

**SECTION 4. NO MANDATORY DUTY OF CARE**

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward

persons or property within or without the City so as to provide a basis for civil liability for damages, except as otherwise imposed by law.

**SECTION 5. SEVERABILITY**

If any section, subsection, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

**SECTION 6. EFFECTIVE DATE**

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on July 9, 2024 and the second reading occurred at the regular meeting of the City Council on July 23, 2024.

On a motion by Council Member \_\_\_\_\_ seconded by Council Member \_\_\_\_\_, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 23 day of July, 2024, by the following roll-call vote:

**AYES:** Councilmember(s):

**NOES:** Councilmember(s):

**ABSTAIN:** Councilmember(s):

**ABSENT:** Councilmember(s):

\_\_\_\_\_  
Michael D. Kozlowski, MAYOR

**ATTEST:**

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

# Exhibit A

# 1000 & 1010 E. Natoma Street - Rezone Exhibit



Existing Zoning Designation



Proposed Zoning Designation

## Legend

- A-1 A
- OSC
- R-1-ML
- C-1 PD
- R-1-M PD



**FOLSOM**  
MICHIGAN

## ATTACHMENT 3

Minutes from May 15, 2024 Planning Commission Meeting



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**May 15, 2024**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:**

The regular Planning Commission Meeting was called to order at 6:31 p.m. with Chair Eileen Reynolds presiding.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**ROLL CALL:**

Commissioners Present: Mathew Herrera, Commissioner  
Daniel West, Vice Chair  
Bill Miklos, Commissioner  
Bill Romanelli, Commissioner  
James Ortega, Commissioner  
Eileen Reynolds, Chair

Commissioners Absent: Ralph Peña, Commissioner

**CITIZEN COMMUNICATION:** None

**MINUTES:**

The minutes of the April 17, 2024, Regular Meeting were approved as submitted.

**NEW BUSINESS**

**1. DRCL 24-00080: Shops at Folsom Ranch Pad 4 (Habit Burger) Exterior Remodel and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Josh Rupert of Hunter Properties for a modification to the approved exterior design for Pad 4 (Habit Burger) of The Shops at Folsom Ranch commercial center, located at 3290 East Bidwell Street. The General Plan Land Use designation for the project site is GC (General Commercial), while the Specific Plan land use designation is SP-GC-PD (Specific Plan-General Commercial-Planned Development). The City, as lead agency, has determined that The Shops at Folsom Ranch Pad 4 project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) EIR/EIS and the Addendum for the Westland Eagle Specific Plan Amendment. As a result, the project qualifies for the streamlining provisions in Public Resources Code section

21083.3 and CEQA Guidelines section 15183. No further environmental review is required. **(Project Planner: Jessica Brandt / Applicant: Josh Rupert).**

COMMISSIONER REYNOLDS MOVED TO APPROVE A COMMERCIAL DESIGN REVIEW APPLICATION FOR MODIFICATION TO THE EXTERIOR DESIGN FOR PAD 4 (HABIT BURGER) OF THE SHOPS AT FOLSOM RANCH COMMERCIAL CENTER AS ILLUSTRATED ON ATTACHMENT 7, BASED ON THE FINDINGS (FINDINGS A-L) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-6) ATTACHED TO THIS REPORT.

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, ROMANELLI, ORTEGA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: PEÑA

MOTION PASSED

**2. DRCL 24-00122: Shops at Folsom Ranch Pad 3 (Starbucks) Exterior Remodel and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Josh Rupert of Hunter Properties for a modification to the approved exterior design for Pad 3 (Starbucks) of The Shops at Folsom Ranch commercial center, located at 3250 East Bidwell Street. The General Plan Land Use designation for the project site is GC (General Commercial), while the Specific Plan land use designation is SP-GC-PD (Specific Plan-General Commercial-Planned Development). The City, as lead agency, has determined that The Shops at Folsom Ranch Pad 3 project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) EIR/EIS and the Addendum for the Westland Eagle Specific Plan Amendment. As a result, the project qualifies for the streamlining provisions in Public Resources Code section 21083.3 and CEQA Guidelines section 15183. No further environmental review is required. **(Project Planner: Jessica Brandt / Applicant: Josh Rupert of Hunter Properties).**

COMMISSIONER ROMANELLI MOVED TO APPROVE A COMMERCIAL DESIGN REVIEW APPLICATION FOR MODIFICATION TO THE EXTERIOR DESIGN FOR PAD 3 (STARBUCKS) OF THE SHOPS AT FOLSOM RANCH COMMERCIAL CENTER AS ILLUSTRATED ON ATTACHMENT 7, BASED ON THE FINDINGS (FINDINGS A-L) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-6) ATTACHED TO THIS REPORT.

COMMISSIONER HERRERA SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, ROMANELLI, ORTEGA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: PEÑA

MOTION PASSED

**3. ZCAM 24-00112: 1000 East Natoma Rezone to Residential and Determination that No Additional Environmental Review is Required**

A Public Meeting to consider a request from David Koelpin for a Rezone to change the zoning for the parcels located at 1000 East Natoma Street (currently split zoned R-1-ML (Residential, Single-Family Dwelling, Medium Lot District) and A-1-A (Agricultural-Reserve District)) and 1010 East Natoma Street (currently zoned A-1-A), to R-1-ML for both parcels. The City, as lead agency, has determined that no new impacts will result from the proposed project that were not already considered in the previously approved Environmental Impact Report for the City of Folsom 2035 General Plan. The project therefore does not require additional environmental review under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines. **(Project Planner: Jessica Brandt / Applicant: David Koelpin).**



COMMISSIONER WEST MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE A REZONE FOR TWO PARCELS TOTALING APPROXIMATELY 4.3 ACRES AT THE NORTHEAST CORNER OF EAST NATOMA STREET AND FOLSOM POINT ROAD FROM SPLIT ZONING BETWEEN R-1-ML AND A-1-A (1000 EAST NATOMA), AND A-1-A (1010 EAST NATOMA), TO R-1-ML FOR BOTH PARCELS AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 1000 EAST NATOMA REZONE TO RESIDENTIAL PROJECT (ZCAM24-00112) BASED ON THE FINDINGS (FINDINGS A-I) ATTACHED TO THIS REPORT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, ROMANELLI, ORTEGA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: PEÑA

MOTION PASSED

### **PLANNING COMMISSION / PLANNING MANAGER REPORT**

Planning Manager, Desmond Parrington, shared the following with the Commission:

- Planning staff handled several design reviews since the Commission's last meeting on April 17 including:
  - 4 custom homes
  - 1 residential exterior remodel
  - 1 cell tower modification
  - 1 commercial bank ATM
- There was an update on the Central Business District Master Plan at City Council on May 14 and an update on the River District Master Plan was presented previously to City Council on March 12.
- The Community Development Department will be hosting a community meeting on Thursday, May 16 at 6:00 pm to discuss the proposed amendments to the General Plan and Folsom Plan Area Specific Plan (FPASP) to increase housing capacity in Folsom as required by State law. More information is available at [www.folsom.ca.us/housingstudy](http://www.folsom.ca.us/housingstudy).
- The Commission's next meeting will be June 19 and there will be several items scheduled for that meeting.
- The Commission's July meeting will be moved from July 17 to July 24.
- The July 24 meeting will be focused on the proposed amendments to the General Plan and FPASP.
- There will be a special workshop on Tuesday, July 30 along with the Historic District Commission and Parks & Recreation Commission to review and discuss the draft River District Master Plan.
- There will be another special meeting on August 28 to review and recommend adoption of the River District Master Plan.

### **ADJOURNMENT**

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:29 p.m.

RESPECTFULLY SUBMITTED,

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Stephanie Hannum, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Eileen Reynolds, CHAIR

# ATTACHMENT 4

## Vicinity Map

# VICINITY MAP



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to facilitate double-sided printing  
and minimize paper use.*



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE