



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
December 15, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Ralph Peña, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Bill Miklos, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the December 1, 2021 meeting were approved as submitted.

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)**

COMMISSIONER LEARY MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR AN 8,000 SQUARE FOOT MULTI-TENANT PAD BUILDING, OUTDOOR DINING AREAS AND PARKING LOT MODIFICATIONS LOCATED ON PAD “E” OF THE FOLSOM POINTE SHOPPING CENTER AT 165 PLACERVILLE ROAD (PN 21-271), AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 7, WITH THE FINDINGS (FINDINGS A-H) AND THE CONDITIONS OF APPROVAL (CONDITIONS 1-51) INCLUDED AS ATTACHMENT 3 TO THIS REPORT.

COMMISSIONER REYNOLDS SECONDED THE MOTION.

COMMISSIONER PEÑA MADE A FRIENDLY AMENDMENT TO MODIFY CONDITION NO. 30 TO STATE:

“30. 7) All screen walls in the building renderings shall be 4 feet maximum.”

COMMISSIONER LEARY ACCEPTED THE FRIENDLY AMENDMENT WHICH CARRIED THE FOLLOWING VOTE:

AYES: PEÑA, LEARY, REYNOLDS, WEST, MIKLOS, RAITHEL
NOES: NONE
RECUSED: NONE
ABSENT: NONE

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)

1. Bill Romanelli addressed the Planning Commission with questions regarding market saturation and occupancy.

COMMISSIONER RAITHEL MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE CEQA ADDENDUM DOCUMENTING THAT THE PROJECT INCLUDING A LARGE LOT TENTATIVE SUBDIVISION MAP AMENDMENT, SMALL LOT VESTING TENTATIVE SUBDIVISION MAP AMENDMENT, DESIGN REVIEW, DEVELOPMENT AGREEMENT AMENDMENT AND STREET NAME AMENDMENT TO CONVERT 208 AGE RESTRICTED UNITS TO CONVENTIONAL UNITS DOES NOT RESULT IN ANY NEW IMPACTS NOT ALREADY IDENTIFIED IN THE ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM SOUTH OF U.S. HIGHWAY 50 SPECIFIC PLAN PROJECT (FPASP EIR/EIS) (STATE CLEARINGHOUSE NO. 2008092051) AND THE RUSSELL RANCH PROJECT ENVIRONMENTAL IMPACT REPORT (RUSSELL RANCH EIR) (STATE CLEARINGHOUSE NO. 2014062018). THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-X) AND THE RECOMMENDED LARGE LOT VESTING TENTATIVE SUBDIVISION MAP (CONDITIONS 1-14) AND THE SMALL LOT VESTING TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL (CONDITIONS 1-66) ATTACHED TO THIS REPORT (ATTACHMENT 4). WITH MODIFICATION TO CONDITION NO. 33 TO STATE:

"33. All Class II bike lanes (~~Savannah Parkway~~ **Empire Ranch Road**) shall be striped, and the legends painted to the satisfaction of the Community Development Department. No parking shall be permitted within the Class II bike lanes."

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: PEÑA, LEARY, REYNOLDS, WEST, MIKLOS, RAITHEL
NOES: NONE
RECUSED: NONE
ABSENT: NONE

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is tentatively scheduled for January 19, 2022.

RESPECTFULLY SUBMITTED,



Karen Sanabria, SENIOR OFFICE ASSISTANT

APPROVED:



Justin Raithel, CHAIR