



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES
MAY 4, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

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

ABSENT: Barbara Leary

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the April 20, 2022 meeting were approved as submitted.

PUBLIC MEETING

1. PN 21-296 1136 Sibley Street Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Gekkeikan Sake Inc. for approval of a Commercial Design Review application for a 9,885 square-foot warehouse building addition located at the existing Gekkeikan Sake industrial complex at 1136 Sibley Street. The site is zoned Light Industrial District (M-1) and has a General Plan designation of IND (Industrial/Office Park). The Planning Commission will take final action unless the decision is appealed to the City Council. The project is exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade)**

COMMISSIONER RAITHEL MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR A 9,885 SQUARE-FOOT WAREHOUSE BUILDING LOCATED AT THE EXISTING GEKKEIKAN SAKE INDUSTRIAL COMPLEX AT 1136 SIBLEY STREET (PN 21- 296), AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 7, BASED ON THE FINDINGS BELOW (FINDINGS A- H) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-47) INCLUDED AS ATTACHMENT 3 TO THIS REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS, PEÑA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: LEARY

2. PN 22-016, Mangini Ranch Phase 2 Villages 3-3A Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Beazer Homes Holdings, LLC for a Residential Design Review Application for the Mangini Ranch Phase 2 Villages 3-3A project. The zoning classification for the site is SP-SFHD-PD, while the General Plan land-use designation is SFHD. The City previously determined that the project is exempt from environmental review in accordance with Government Code Section 65457 and Section 15182 of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade)**

COMMISSIONER RAITHEL MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 53 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENT 5 FOR THE MANGINI RANCH PHASE 2 VILLAGES 3-3A PROJECT (PN 22-016) BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-16) ATTACHED TO THIS REPORT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS, PEÑA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: LEARY

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for May 18, 2022.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR