



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**July 20, 2022**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.**

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

*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 the July 13, 2022 Special Meeting will be presented for approval at the next scheduled meeting on August 3, 2022.

**PUBLIC HEARING**

**1. PN 21-322, Bidwell Place Tentative Parcel Map and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Ardie Zahedani for approval of a Tentative Parcel Map application to subdivide an existing 3.24-acre property located at 403 and 425 East Bidwell Street into two individual parcels. The zoning classification for the site is C-2, while the General Plan land-use designation is CC (EBC). This project is exempt from the California Environmental Quality Act in accordance with Section 15315 (Minor Land Divisions) of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Ardie Zahedani)**

**2. PN 22-032: Toll Brothers at Folsom Ranch Phase 3 Subdivision Planned Development Permit Modification, Design Review and Determination that the Project Remains Exempt from CEQA**

A Public Hearing to consider a request from Toll Brothers, Inc. for approval of a Planned Development Permit Modification and Design Review for 211 previously approved residential lots located within Phase 3 of the Toll Brothers Subdivision located at the southeast corner of Oak Avenue Parkway and Mangini Parkway within the Folsom Plan Area (APN: 072-0060-112). The General Plan land use designation for the project site is SFHD, while the Specific Plan land use designation is SP-SFHD-PD. An Addendum to the Folsom Plan Area Specific Plan EIR/EIS has previously been approved for the Toll Brothers project in accordance with the California Environmental Quality Act (CEQA). This Planned Development Permit and Design Review does not result in substantial changes to the Toll Brothers at Folsom Ranch project, and no additional environmental review is required. **(Project Planner: Kathy Pease/Applicant: Toll Brothers, Inc.)**

**3. DRCL22-00096, Mangini Ranch Phase 3 Villages 1-3 Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Taylor Morrison Homes for approval of a Design Review application for 218 traditional single-family residential homes located within Villages 1-3 of the previously approved Mangini Ranch Phase 3 Subdivision project. The applicant is requesting Design Review approval for 10 individual master plans. Five distinct California heritage-themed architectural styles and 15 color and material alternatives are incorporated among the 10 master plans. The zoning classification for the site is SP-SFHD PD, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Taylor Morrison Homes)**

**4. DRCL22-00126, Mangini Ranch Phase 3 Village 4 Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Taylor Morrison Homes for approval of a Design Review application for 42 traditional single-family residential homes located within Village 4 of the previously approved Mangini Ranch Phase 3 Subdivision project. The applicant is requesting Design Review approval for three individual master plans, four distinct California heritage-themed architectural styles and 12 color and material alternatives are incorporated among the three master plans. The zoning classification for the site is SP-MLD PD, while the General Plan land-use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Taylor Morrison Homes)**

**PUBLIC WORKSHOP**

**5. Targeted Multi-Family and Mixed-Use Housing Study – Results and Recommendations**

A Public Workshop regarding the Targeted Multi-Family and Mixed-Use Housing Study with a discussion regarding results and recommendations. The study area consists of the East Bidwell Street Corridor, Glenn and Iron Point Road Light Rail Stations, and the Folsom Plan Area. **(Project Planner: Desmond Parrington/City of Folsom)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **August 3, 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, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 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) 461-6203, (916) 355-7274 (fax) or [ksanabria@folsom.ca.us](mailto:ksanabria@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