



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES
JULY 20, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

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

ABSENT: Bill Miklos, Daniel West, Justin Raithel

CITIZEN COMMUNICATION: None

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)**

COMMISSIONER LEARY MOVED TO APPROVE THE BIDWELL PLACE TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 6, BASED ON THE FOLLOWING FINDINGS INCLUDED IN THE REPORT (FINDINGS A-L) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 118).

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: PEÑA, LEARY, ROMANELLI, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS, WEST, RAITHEL

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.)

COMMISSIONER ROMANELLI MOVED TO APPROVE THE TOLL BROTHERS PHASE 3 PROJECT PLANNED DEVELOPMENT PERMIT MODIFICATION TO ALLOW NO MORE THAN 39 SINGLE STORY HOMES FOR THE 60 X 105 LOTS TO HAVE A LOT COVERAGE OF 53 PERCENT AND APPROVE DESIGN REVIEW OF THE APPLICANT'S MASTER PLAN RESIDENTIAL DESIGNS AS SHOWN ON ATTACHMENT 5 (SCHEMATIC DESIGNS). THESE APPROVALS ARE BASED ON THE FINDINGS (FINDINGS A-V) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-24) ATTACHED TO THIS REPORT.

COMMISSIONER PEÑA SECONDED THE MOTION.

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

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)

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 218 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENT 6 FOR THE MANGINI RANCH PHASE 3 VILLAGES 1-3 PROJECT (DRCL22-00096) 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: PEÑA, LEARY, ROMANELLI, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: MIKLOS, WEST, RAITHEL

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)

COMMISSIONER PEÑA MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 42 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENT 6 FOR THE MANGINI RANCH PHASE 3 VILLAGE 4 PROJECT (DRCL22-00126) BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-16) ATTACHED TO THIS REPORT.

COMMISSIONER LEARY SECONDED THE MOTION.

AYES: PEÑA, LEARY, ROMANELLI, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS, WEST, RAITHEL

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)

1. David Econome addressed the Planning Commission with concerns regarding parking for the higher density zones and limited availability for public transit along the East Bidwell corridor.
2. Kevin Schroder, Senior Planner from SacRT, addressed the Planning Commission in support of the project, however he did have some concerns about losing parking for the public transit lots and wanted to propose some alternate locations to still be able to provide parking.
3. Sylvia Steinbach addressed the Planning Commission to propose consideration of sustainable materials in this project and future projects within the City.

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for August 17, 2022.

RESPECTFULLY SUBMITTED,


Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:


Eileen Reynolds, CHAIR