



CITY OF  
**FOLSOM**  
INCORPORATED BY CHARTER

**PLANNING COMMISSION MINUTES  
APRIL 19, 2023  
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 6:30 p.m. with Vice Chair Daniel West presiding.

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

**ROLL CALL:**

Commissioners Present:       Ralph Peña, Commissioner  
  Bill Romanelli, Commissioner  
  James Ortega, Commissioner  
  Mathew Herrera, Commissioner  
  Daniel West, Vice Chair

Commissioners Absent:       Bill Miklos, Commissioner  
  Eileen Reynolds, Chair

**CITIZEN COMMUNICATION:** NONE

**MINUTES:** The minutes of the March 15, 2023 Regular Meeting were approved as submitted.

**PRESENTATION**

**1. California Housing Law Update**

Attorney Barbara Kautz presented an update on California's major housing laws and how they affect Folsom.

**NEW BUSINESS**

**2. PDEV 23-026: Alder Creek Apartments Planned Development Permit Extension**

A Public Hearing to consider a request from The Spanos Corporation for approval of a Planned Development Permit Extension for development of the 265-unit Alder Creek Apartments project on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive. The General Plan land use designation for the project site is MHD, while the Specific Plan designation is SP-MHD-PD. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS was previously approved by the City Council for the Alder Creek Apartments project (PN 18-222) on February 23, 2021 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: The Spanos Corporation)**

COMMISSIONER PEÑA MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF ONE-YEAR (UNTIL FEBRUARY 23, 2024) FOR DEVELOPMENT OF THE ALDER CREEK APARTMENTS PROJECT (PDEV 23-026), BASED ON THE FINDINGS (FINDINGS A-O) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-43) ATTACHED TO THIS REPORT.

COMMISSIONER ORTEGA SECONDED THE MOTION.

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

MOTION PASSED

### **3. DRCL 23-00004: Toll Brothers Phase 3 Subdivision Design Review Modification**

A Public Meeting to consider a request from Toll West Coast LLC for Design Review approval for the addition of two (2) new individual master plans within the previously approved 211-unit Toll Brothers Phase 3 Subdivision project. The General Plan land use designation for the project site is SFHD, while the Specific Plan designation is SP-SFHD-PD. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS was previously approved by the City Council for the Toll Brothers at Folsom Ranch Subdivision project on March 10, 2020 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: Toll West Coast LLC)**

COMMISSIONER ROMANELLI MOVED TO APPROVE THE TOLL BROTHERS PHASE 3 SUBDIVISION DESIGN REVIEW APPLICATION FOR THE INTRODUCTION OF TWO NEW INDIVIDUAL MASTER PLANS WITHIN THE 211-UNIT TOLL BROTHERS PHASE 3 SUBDIVISION AS ILLUSTRATED ON ATTACHMENTS 8 THROUGH 12. THIS APPROVAL IS BASED ON THE FINDINGS (FINDINGS A-K) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THIS REPORT.

COMMISSIONER PEÑA SECONDED THE MOTION.

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

MOTION PASSED

### **4. DRCL22-00321, Mangini Ranch Phase 2 Villages 5-6 Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from KB Home Sacramento Inc. for approval of Design Review for 53 single-family residential homes for the Mangini Ranch Phase 2 Villages 5-6 project. The zoning classification for the site is SP-SFHD, 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: KB Home Sacramento Inc.)**

COMMISSIONER PEÑA MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 153 SINGLE-FAMILY RESIDENTIAL HOMES FOR THE MANGINI RANCH PHASE 2 VILLAGES 5-6 PROJECT AS ILLUSTRATED ON ATTACHMENTS 6-8 FOR THE MANGINI RANCH PHASE 2 VILLAGES 5-6 PROJECT (DRCL22-00321) BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-16) ATTACHED TO THIS REPORT, WITH THE FOLLOWING MODIFICATION:

#### **Condition No. 12:**

1. This approval is for six, two-story master plans (four building elevations with ~~nine~~ **twelve** color and material options) for Villages 5-6 of the Mangini Ranch Phase 2 Subdivision.

COMMISSIONER HERRERA SECONDED THE MOTION.

AYES: PEÑA, ROMANELLI, ORTEGA, HERRERA, WEST

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS, REYNOLDS

MOTION PASSED

**5. DRCL23-00020, Mangini Ranch Phase 2 Village 2 Design Review Modification**

A Public Meeting to consider a request from Tri-Pointe Homes for approval of Design Review for two additional single-family residential master plans for the Mangini Ranch Phase 2 Village 2 project. The zoning classification for the site is SP-SFHD, while the General Plan land-use designation is SFHD. The project was previously determined to be 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: Tri-Pointe Homes)

COMMISSIONER ORTEGA MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW MODIFICATION APPLICATION FOR TWO ADDITIONAL SINGLE-FAMILY RESIDENTIAL MODELS FOR THE MANGINI RANCH PHASE 2 VILLAGE 2 PROJECT, AS ILLUSTRATED ON ATTACHMENTS 6-7 FOR THE MANGINI RANCH PHASE 2 VILLAGE 2 RESIDENTIAL DESIGN REVIEW MODIFICATION PROJECT (DRCL23-00020) BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-12) ATTACHED TO THIS REPORT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: PEÑA, ROMANELLI, ORTEGA, HERRERA, WEST

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS, REYNOLDS

MOTION PASSED

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for May 17, 2023.

**ADJOURNMENT**

There being no further business to come before the Folsom Planning Commission, Vice Chair Daniel West adjourned the meeting at 8:25 p.m.

RESPECTFULLY SUBMITTED,

  
Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:

  
Eileen Reynolds, CHAIR