



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
February 19, 2020
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Chair Justin Raithel

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 February 5, 2020 will be presented for approval.

NEW BUSINESS

1. PN 19-308, Empire Ranch Specific Plan Amendment and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Elliott Homes for approval of a Specific Plan Amendment to increase the maximum number of stories for single-family residences from two-stories to two and one-half stories, to increase the maximum lot coverage for one-story single-family residences from 45% to 50%, and to allow one-story single-family residences located on downslope lots to build out the lower level basement area to a maximum of 25% of the floor area of the primary floor area for single-family homes located within Villages 31, 32, 36, 40C, 48, 49, and 50 (Hillcrest Subdivision and Lakeview Oaks Estates Subdivision) of the Empire Ranch Specific Plan Area. The Specific Plan classification for the site is SP 92-3 (Empire Ranch Specific Plan Area) with an underlying land use designation of R-1-M (Single-Family, Small Lot District), while the General Plan land-use designation is SF. The project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Elliott Homes, Inc.)**

2. PN 19-091, Toll Brothers at Folsom Ranch

A Public Hearing to consider a request from Toll Brothers, Inc. for approval of a General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, Development Agreement Amendments, and Inclusionary Housing Plan for development of a 1,225-unit residential project on a 314-acre site located within the central portion of the Folsom Plan Area at the northwest corner of the intersection of East Bidwell Street and White Rock Road. The Specific Plan classifications for the site are SP-SFHD-PD SP-MLD-PD, SP-MMD-PD, OS, and P, while the General Plan Land Use designations are SFHD, MLD, MMD, OS, and P. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Toll Brothers, Inc.)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **March 4, 2020**. 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, 2nd 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 kmullett@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