



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
February 19, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of February 5, 2020 were approved as submitted.

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.)**

COMMISSIONER REYNOLDS MOVED TO RECOMMEND 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 (WITHOUT CHANGING THE MAXIMUM BUILDING HEIGHT OF 35 FEET), 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 AND LAKEVIEW OAKS ESTATE SUBDIVISIONS) OF THE EMPIRE RANCH SPECIFIC PLAN AREA FOR THE EMPIRE RANCH SPECIFIC PLAN AMENDMENT PROJECT (PN 19-308) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B AND CEQA FINDINGS C & D.

COMMISSIONER GRANT SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, GRANT, REYNOLDS, WEST, DUEWEL, LEARY, RAITHEL

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

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.)

COMMISSIONER DUEWEL MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN, APPROVE AN AMENDMENT TO THE GENERAL PLAN AND THE FPASP TO CHANGE THE ARRANGEMENT AND LOCATIONS OF LAND USES, ROADWAYS, PUBLIC PARKLAND, OPEN SPACE, AND TRAILS, APPROVE A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING 804 SINGLE-FAMILY RESIDENTIAL LOTS, APPROVE A PLANNED DEVELOPMENT PERMIT FOR CHANGES TO DEVELOPMENT STANDARDS AND RESIDENTIAL DESIGNS, APPROVE DEVELOPMENT AGREEMENT AMENDMENTS ASSOCIATED WITH THE EASTON VALLEY HOLDINGS, LLC, FOLSOM REAL ESTATE SOUTH LLC, OAK AVENUE HOLDINGS, LLC, AND WEST SCOTT ROAD LLC DEVELOPMENT AGREEMENTS, AND APPROVE AN INCLUSIONARY HOUSING PLAN FOR DEVELOPMENT OF THE TOLL BROTHERS AT FOLSOM RANCH PROJECT AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 33, WITH MODIFICATION TO ATTACHMENT 30 (DEVELOPMENT AGREEMENT AMENDMENTS):

NEW LANGUAGE FOR EASTON VALLEY HOLDINGS, LLC DEVELOPMENT AGREEMENT (SECTION 1(B) OF THE AMENDMENT, SECOND TO LAST SENTENCE):

"When Landowner first submits a tentative large lot subdivision map application for any portion of the Property that includes the expanded park parcel described above, the map shall include the expanded 3.1-acre local park parcel described above, consistent with the Ancillary Land Use Changes, conditions of approval, and/or mitigation measures related to the development of the Other Affected Property imposed by the City as part of its approval of the Ancillary Land Use Changes, as well as any applicable Toll Project Conditions."

NEW LANGUAGE FOR OAK AVENUE HOLDINGS, LLC DEVELOPMENT AGREEMENT (SECTION 1(B) OF THE AMENDMENT, SECOND TO LAST SENTENCE):

"When Landowner first submits a tentative large lot subdivision map application for any portion of the Property that includes the expanded park parcel described above, the map shall include the expanded 10.3-acre neighborhood park parcel described above, consistent with the Ancillary Land Use Changes, conditions of approval, and/or mitigation measures related to the development of the Other Affected Property imposed by the City as part of its approval of the Ancillary Land Use Changes, as well as any applicable Toll Project Conditions."

FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-H, GENERAL PLAN AMENDMENT FINDINGS I-K, FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FINDINGS L & M, TENTATIVE SUBDIVISION MAP FINDINGS N-U, DEVELOPMENT AGREEMENT AMENDMENT FINDINGS V-Z, PLANNED DEVELOPMENT PERMIT FINDINGS AA-HH, DESIGN REVIEW FINDINGS II-KK WITH MODIFICATION TO FINDING KK TO STATE:

"The building materials, textures, and colors of the project **Phase 1** will be compatible with surrounding development and consistent with the general design theme of the neighborhood."

AND CONDITIONS OF APPROVAL NOS. 1-106 WITH MODIFICATION TO CONDITION NO. 1 TO STATE:

"1. The General Plan Amendment, Specific Plan Amendment, Development Agreement Amendments, Planned Development Permit, Design Review, and Inclusionary Housing Plan are approved for the development of a ~~1,225-unit~~ **804-unit** single-family residential subdivision (Toll Brothers at Folsom Ranch). Implementation of the project shall be consistent with the above referenced items and these conditions of approval."

AND NEW CONDITION NO. 107 TO STATE:

"107. White Rock Road Shoulder Improvements

The owner/applicant shall construct shoulder improvements along the project's entire frontage of westbound White Rock Road to the satisfaction of the City prior to approval of the first small lot final map. In lieu of constructing the aforementioned interim shoulder improvements, the owner/applicant may enter into a Deferred Improvement Agreement with the City and post adequate security to the City's satisfaction to ensure construction of said improvements; the security shall be for a minimum period of 10 years.

If shoulder improvements are constructed and/or funded by the owner/applicant, then said costs may be included in any applicable fee program established and approved for the Folsom Plan Area subject to approval by the City and the actual costs expended by the owner/applicant may therefore be eligible for a credit and/or reimbursement.

If construction of the Capital Southeast Connector Project between East Bidwell Street and Oak Avenue Parkway has commenced during the term of the required Deferred Improvement Agreement, then the shoulder improvement condition will be deemed satisfied and the security shall be released to the owner/applicant."

COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, GRANT, REYNOLDS, WEST, DUEWEL, LEARY
NOES: RAITHEL
ABSTAIN: NONE
ABSENT: NONE

PLANNING MANAGER REPORT

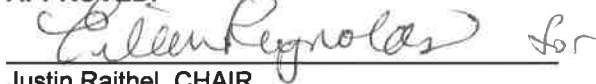
None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR