



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
March 7, 2018
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair John Arnaz, Jennifer Lane, Ross Jackson, Aaron Ralls, Thomas Scott, Kevin Mallory, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 21, 2018 were approved as submitted.

NEW BUSINESS

1. **PN 18-046, Addition of Madeleine Moseley to the Historic Street Name List and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

The applicant, Ian Cornell, has proposed that the name "Madeleine Moseley" be added to the Historic Street Name list. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). (**Project Planner, Stephanie Henry Traylor, Senior Planner**)

COMMISSIONER SCOTT MOVED TO APPROVE THE ADDITION OF THE STREET NAME OF MADELEINE MOSELEY (OR THE TWO NAMES: MADELEINE AND MOSELEY) TO THE FOLSOM HISTORIC STREET NAME LIST AS DOCUMENTED IN ATTACHMENT 1 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B, AND CEQA FINDING C.

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

AYES: ARNAZ, LANE, JACKSON, RALLS, SCOTT, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **PN 17-426, Syblon Reid Office Building – Commercial Design Review and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

A Public Hearing to consider a request from the Syblon Reid General Contracting Engineers for approval of a Design Review Application for development of a 6,815-square-foot single-story office

building at 1130 Sibley Street. The General Plan land-use designation is IND (Industrial/Office Park) and the zoning classification for the site is M-1 (Light Industrial District). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Syblon Reid General Contract Engineers)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE SYBLON REID OFFICE BUILDING PROJECT (PN 17-426), WHICH INCLUDES DEVELOPMENT OF A 6,815-SQUARE-FOOT SINGLE-STORY OFFICE BUILDING AT 1130 SIBLEY STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F&G, AND CONDITIONS OF APPROVAL 1-43, WITH THE MODIFICATION OF CONDITION NO. 21 WITH "Per Exhibit A, the owner/applicant..."

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

AYES: ARNAZ, LANE, JACKSON, RALLS, SCOTT, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. **PN 17-420, Mangini Ranch Villages 8 and 9 Subdivision Planned Development Permit Modification and Residential Design Review**

A Public Hearing to consider a request from Lennar for approval of a Planned Development Permit Modification and Residential Design Review Application for 181 single-family residential units located within the Village 8 and 9 portion of the previously approved Mangini Ranch Phase 1 Subdivision. Specifically, the applicant is requesting approval of a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 51% for 39 of the 181 lots within the subdivision. In addition, the applicant is requesting design review approval of seven (7) master plans for the Village 8 and Village 9 portions of the Mangini Ranch Phase 1 Subdivision. The Mangini Ranch Phase 1 Subdivision project was previously determined to be exempt from the Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines on June 23, 2015. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lennar)**

COMMISSIONER SCOTT MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO INCREASE THE MAXIMUM LOT COVERAGE FOR 39 OF THE 181 RESIDENTIAL LOTS WITHIN THE SUBDIVISION FROM 50% TO 51% AS ILLUSTRATED ON ATTACHMENT 3 FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT; AND MOVE TO APPROVE THE DESIGN REVIEW APPLICATION FOR 181 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-14).

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

AYES: ARNAZ, LANE, JACKSON, RALLS, SCOTT, RAITHEL
NOES: MALLORY
ABSTAIN: NONE
ABSENT: NONE

4. **PN 17-160 Folsom Corporation Yard Sphere of Influence and Annexation Draft Environmental Impact Report Public Workshop**

The project includes a Sphere of Influence Amendment, General Plan Amendment, Prezone, and Annexations and Detachments from various jurisdictions. The 58-acre site includes 36.03 acres for the future corporation yard, 16.25 acres for SouthEast Connector right-of-way, and 5.12 acres to realign

Scott Road. In addition, a 0.8-acre easement is included in the project but is not in the SOIA/annexation area. The project site is located, at the southeast corner of Prairie City Road and White Rock Road, just west of Scott Road in Sacramento County, California. The project is solely to facilitate the development of a new corporation yard for the City of Folsom which would be designated as Public and Quasi-Public Facility and rezoned Industrial (M-2). This is a public workshop on the Draft Environmental Impact Report and no action will be taken by the Planning Commission on this project at this meeting. (Project Planner, Scott A. Johnson, AICP, Planning Manager) **(Project Planner, Scott A. Johnson, AICP, Planning Manager)**

NO ACTION WAS REQUIRED BY THE PLANNING COMMISSION FOR THIS PROJECT AT THIS MEETING

PLANNING MANAGER REPORT


None

RESPECTFULLY SUBMITTED,



Kelly Mullett, OFFICE ASSISTANT

APPROVED:



Justin Raithel, CHAIRMAN