



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
May 20, 2015
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Kelley Butcher, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Lane

CITIZEN COMMUNICATION: None

MINUTES: The minutes of May 6, 2015 were corrected to reflect Commissioner Jackson voted "Yes" on Item No. 1, PN 15-068.

NEW BUSINESS

1. PN 15-112, The Addition of the Name Kallis to the Historic Street Name List and Determination that the Project is Exempt from CEQA

A Public Hearing to consider the name Kallis for listing on the Historic Street Name List. Street names that have been approved for listing can be selected by project applicants to name new City streets. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) General Rule Exemption of the CEQA Guidelines. **(Project Planner: Associate Planner, Stephanie Henry)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE ADDITION OF THE STREET NAME OF ELMER KALLIS TO THE FOLSOM HISTORIC STREET NAME LIST AS DOCUMENTED IN ATTACHMENT 1 WITH THE FOLLOWING FINDINGS: GENERAL PROJECT FINDINGS A & B; CEQA FINDING C

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BUTCHER, SCOTT, ARNAZ, MARTELL, JACKSON
NOES: NONE
ABSTAIN: NONE
ABSENT: LANE

2. PN 15-127, Island Residential Subdivision, Phase I, Development Agreement

A Public Hearing to consider a request by Woodside Homes for approval of a Development Agreement for Phase 1 of the Island Residential Subdivision located south of Parkshore Drive and east of the

intersection of Folsom Boulevard and Parkshore Drive. The project includes a Development Agreement for development of a 147 unit single family residential subdivision on approximately 16 acres. In 2013 an Addendum to the 1992 Silverbrook General Plan/Specific Plan Environmental Impact Report was approved for the project in accordance with CEQA Guidelines. No further environmental review is required for the proposed development agreement as the proposal relates to fees only and will have no effect on the environment. **(Project Planner: Director of Public Works & Community Development, David E. Miller / Applicant: Woodside 05N Limited Partnership)**

COMMISSIONER ARNAZ MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE DEVELOPMENT AGREEMENT (PN15-127) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A – C; CEQ FINDING D; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS E – I.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: JACKSON, BUTCHER, SCOTT, MARTELL, ARNAZ
NOES: NONE
ABSTAIN: NONE
ABSENT: LANE

3. PN 14-293, Mangini Ranch Subdivision Folsom Plan Area Specific Plan Area and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request by Westland Capital Partners for approval of the Mangini Ranch Subdivision located within the Folsom Plan Area Specific Plan (south of Alder Creek tributary, east of Scott Road and north of White Rock Road, and west of Placerville Road). The project includes a Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, a Development Agreement Amendment, and an Inclusionary Housing Agreement for development of an 833 unit single family residential subdivision on 418.7 acres. The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines. **(Project Planner: Consultant, Sherri Metzker / Applicant: Mangini Ranch)**

COMMISSIONER MARTELL MOVED RECOMMEND THAT THE CITY COUNCIL APPROVE THE VESTING LARGE LOT TENTATIVE SUBDIVISION MAP CREATING 40 LARGE LOTS AS ILLUSTRATED ON ATTACHMENT 3 FOR THE MANGINI RANCH SUBDIVISION PROJECT;

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE VESTING SMALL LOT TENTATIVE SUBDIVISION MAP CREATING EIGHT HUNDRED AND THIRTY THREE SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENTS 4 THROUGH 8 FOR THE MANGINI RANCH SUBDIVISION PROJECT;

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE INCLUSIONARY HOUSING PLAN FOR THE MANGINI RANCH SUBDIVISION PROJECT PER ATTACHMENT NO. 10;

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENT NO. 1 TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE MANGINI RANCH SUBDIVISION PROJECT PER ATTACHMENT NO. 11;

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROJECT DESIGN GUIDELINES FOR THE MANGINI RANCH SUBDIVISION PROJECT TITLED:

"THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES" AS ILLUSTRATED ON ATTACHMENT 13 WITH THE FOLLOWING FINDINGS: CEQA FINDINGS A & B; TENTATIVE SUBDIVISION MAP FINDINGS C – F; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS G & H; LARGE LOT CONDITIONS OF APPROVAL 1 – 14; SMALL LOT CONDITIONS OF APPROVAL 1 – 181, MODIFYING CONDITION NO. 117 TO READ AS FOLLOWS "AT THE TIME OF THIS PROJECT APPROVAL THE FINAL DESIGN, LOCATION, ALIGNMENT, GRADE AND CONFIGURATION OF THE CAPITAL SOUTHEAST CONNECTOR (CONNECTOR) IS NOT KNOWN NOR APPROVED BY THE AGENCIES THAT WILL BE INVOLVED IN THE CONNECTOR PROJECT. OWNER/APPLICANT SHALL DEDICATE THE NECESSARY RIGHTS OF WAY TO FACILITATE THE CONNECTOR PROJECT PURSUANT TO SECTION 3.7.1 OF THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT. OWENR/APPLICANT AGREES THAT THE VALUE OF LANDS SUBJECT TO THE DEDICATION SHALL BE BASED UPON THE VALUE FOR COMPARABLE UNENTITLED LANDS BEING PAID BY THE CONNECTOR JPA AT THE TIME THE LAND IS DEDICATED."

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: JACKSON, SCOTT, MARTELL, ARNAZ, BUTCHER
NOES: NONE
ABSTAIN: NONE
ABSENT: LANE


REPORTS:

Planning Commission/Planning Manager Report:

None

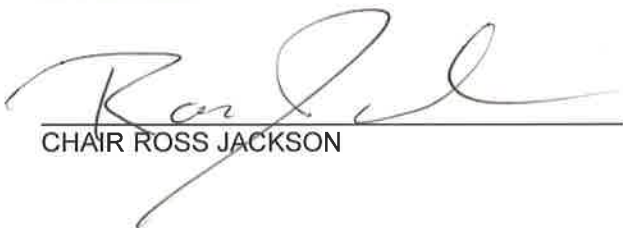
There being no further business, the meeting was adjourned at 7:15 p.m.

RESPECTFULLY SUBMITTED,



Amanda Palmer, Administrative Assistant

APPROVED:


CHAIR ROSS JACKSON