

PLANNING COMMISSION MINUTES
December 2, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 18, 2020 were approved.

PUBLIC HEARING

1. PN 20-248 The Shops at Folsom Ranch Tentative Parcel Map and Planned Development Permit Extensions

A Public Hearing to consider a request from The Shops at Folsom Ranch, LLC for approval of a Tentative Parcel Map Extension and Planned Development Permit Extension for development of a 27,900-square-foot commercial shopping center on a 5.9-acre site located at the southeast corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area. The Zoning classification for the site is SP GC-PD, while the General Plan Land Use designation is GC. The City, as lead agency, previously determined that The Shops at Folsom Ranch project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment, therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Principal Planner, Steve Banks/Applicant: The Shops at Folsom Ranch, LLC)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE TENTATIVE PARCEL MAP EXTENSION AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF THREE YEARS (UNTIL NOVEMBER 7, 2023) FOR DEVELOPMENT OF THE SHOPS AT FOLSOM RANCH PROJECT (PN 20-248) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, TENTATIVE PARCEL MAP EXTENSION FINDINGS, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS P-W, AND CONDITIONS OF APPROVAL 1-51.

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

2. PN 19-243 White Rock Springs Ranch Villages 4-7 Residential Design Review

A Public Meeting to consider a request from Lennar Homes for Residential Design Review approval for 135 single-family residential units located within Villages 4 through 7 of the previously approved White Rock Springs Ranch Subdivision project. The Zoning classification for the site is SP-SFHD and SP-SF, while the General Plan Land Use designation is SFHD. The City, as lead agency, previously determined that the White Rock Springs Ranch Subdivision is entirely consistent with the Folsom Plan Area Specific Plan (FPASP), therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15183. **(Project Planner: Principal Planner, Steve Banks/Applicant: Lennar Homes)**

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 135 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 11 FOR THE WHITE ROCK SPRINGS RANCH VILLAGES 4-7 PROJECT SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDING H-J, AND CONDITIONS OF APPROVAL NOS. 1-14.

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PLANNING COMMISSION / PLANNING MANAGER REPORT

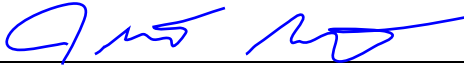
The next tentatively scheduled Planning Commission meeting will be held January 20, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR