



**PLANNING COMMISSION MINUTES**  
**August 18, 2021**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Bill Miklos, Ralph Peña, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Chair Justin Raithel

**ABSENT:** Miklos

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of August 4, 2021 were approved as amended.

**NEW BUSINESS**

**1. PN 21-184 The Nomination of Street Names for Folsom Plan Area Specific Plan (FPASP) Parcels 61 and 77 and Determination that the Project is Exempt from CEQA**

A public meeting to consider a nomination from TK Consulting, Inc. for proposed street names for the previously approved FPASP Parcels 61 and 77 Project. 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: Senior Planner, Stephanie Henry)**

COMMISSIONER RAITHEL MOVED TO APPROVE THE NOMINATED STREET NAMES LISTED ON THE FINAL MAP ONLY, **AND NOT THE ALTERNATES**, FOR THE FOLSOM PLAN AREA PARCEL 61 AND 77 BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-C).

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: PEÑA, LEARY, REYNOLDS, WEST, DUEWEL, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: MIKLOS

**2. PN 20-279, Mangini Place Apartments Design Review, Minor Administrative Modification, Density Bonus/Development Standard Concessions/Waivers/Reductions and Determination that the Project is Exempt from CEQA**

A public meeting to consider a request for a 152-unit 100 percent affordable apartment community (Mangini Place Apartments) on a 5.2-acre site for approval of Design Review, a Minor Administrative Modification and Density Bonus/Development Standard Concessions/Waivers/Reductions, on a project site located on the northwest corner of Mangini Parkway and Savannah Parkway in the Folsom Plan Area Specific Plan (APN:

072-3370-007). The zoning classification for the site is SP-MU-PD, and the General Plan land use designation is Mixed Use. The project is exempt from the California Environmental Quality Act in accordance with Government Code Section 65457 and Section 15182(c) of the CEQA Guidelines. **(Project Planner: Kathy Pease, Contract Planner/Applicant: St. Anton)**

COMMISSIONER REYNOLDS MOVED TO:

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15182(C);
- APPROVE DESIGN REVIEW OF THE APPLICANT'S SITE DEVELOPMENT AND ARCHITECTURAL DESIGN DETAILS FOR THE PROPOSED 152-UNIT RESIDENTIAL APARTMENT COMMUNITY;
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO TRANSFER TWO ALLOCATED DWELLING UNITS FROM PARCEL 158 WITHIN THE FOLSOM PLAN AREA SPECIFIC PLAN TO THE MANGINI RANCH PLACE APARTMENTS PROJECT SITE (PARCEL 148) PER ATTACHMENT 14; AND
- APPROVE THE DENSITY BONUS AND PROPOSED DEVELOPMENT CONCESSIONS/WAIVERS/REDUCTIONS TO ALLOW THE CONSTRUCTION OF 152 RESIDENTIAL 100-PERCENT AFFORDABLE UNITS, WITH A WAIVER OF THE COVERED PARKING REQUIREMENT, A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES TO ALLOW CONSTRUCTION OF 214 PARKING SPACES INSTEAD OF 290 PARKING SPACES, AND A REDUCTION IN THE REQUIRED BICYCLE PARKING TO ALLOW 50 BICYCLE PARKING SPACES INSTEAD OF 150 BICYCLE PARKING SPACES.

THESE APPROVALS ARE SUBJECT TO THE FINDINGS (FINDINGS A-N) AND THE CONDITIONS OF APPROVAL (CONDITIONS 1-45) ATTACHED TO THE REPORT.

COMMISSIONER LEARY SECONDED THE MOTION.

PLANNING MANAGER, SCOTT JOHNSON, RECOMMENDED AMENDMENT TO CONDITION NO. 34 TO ADD SUBSECTION D PER COMMISSIONER COMMENTS TO STATE:

"34. d. Pedestrian connection shall be provided to the Mangini Ranch Phase 1C 4-Pack Project to the satisfaction of the Community Development Department."

COMMISSIONER REYNOLDS ACCEPTED THE AMENDMENT TO THE MOTION.

COMMISSIONER LEARY SECONDED THE AMENDED MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: PEÑA, LEARY, REYNOLDS, WEST, DUEWEL, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: MIKLOS

### **PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next regularly scheduled Planning Commission meeting will be held September 1, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**



Justin Raitel, CHAIR