



PLANNING COMMISSION AGENDA
October 6, 2021
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Assembly Bill 361 and the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency, the Folsom Planning Commission, staff, and members of the public may participate in this meeting via teleconference.

Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Planning Commission meetings.

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

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of September 1, 2021 will be presented for approval.

PUBLIC HEARING

1. PN 21-086 Small Lot Vesting Tentative Map, Minor Administrative Modifications, Planned Development Permit for Development Standard Deviations and Design Review, Proposed Street Names List, and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request for a Small Lot Vesting Tentative Subdivision Map, and two Minor Administrative Modifications to refine the land use boundary and transfer three residential units within the Folsom

Plan Area to develop 115-single-family homes on a 26.92-acre site located within the Folsom Plan Area Specific Plan at the southwest corner of Savannah Parkway and Mangini Parkway (APNS: 072-0070-039, 072-3390-003, -004 and -013). A Planned Development Permit is proposed to deviate from the MLD Development Standards and design review. The site is designated Multi-Family Low Density in the General Plan and Folsom Plan Area Specific Plan. The Applicant is also proposing street names for the Mangini Ranch 1C Subdivisions. The project is exempt from the California Environmental Quality Act in accordance with Government Code Section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Kathy Pease, Contract Planner/Applicant: Tri Point Homes)**

NEW BUSINESS

2. PN 21-160, Russell Ranch Design Guidelines Modification and Phase 3 and Phase 2 Village 3 Residential Design Review

A Public Meeting to consider a request from Lennar Homes of California for approval of a Design Review application for 226 single-family residential units for the Russell Ranch Village 3 project and 79 single-family residential units for the Russell Ranch Phase 2 Village 3 project as well as a modification of the Russell Ranch Design Guidelines. The project is located at the east corner of Placerville Road and US Highway 50 and west corner of White Rock Road and Prairie City Road within the Russell Ranch Subdivision of the Folsom Plan Area. The zoning classifications for the site are SP-SF and SP-SFHD, while the General Plan land-use designations are SF and SFHD. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Lennar Homes of California)**

3. PN 21-199, Folsom Lake Hyundai Remodel Commercial Design Review, and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Direct Point Advisors for approval of a Commercial Design Review application for remodeling of the existing Folsom Lake Hyundai auto dealership located at 12530 Auto Mall Circle. The zoning classification for the site is C-3 (PD), while the General Plan land-use designation is CA. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Direct Point Advisors)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **October 20, 2021**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6231 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing