



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

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

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

ABSENT: Raithe

CITIZEN COMMUNICATION: None

MINUTES: The minutes of September 1, 2021 were approved as submitted.

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**)

COMMISSIONER WEST MOVED TO RECOMMEND THAT THE CITY COUNCIL:

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15182(C)
- APPROVE A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING 115 SINGLE-FAMILY RESIDENTIAL LOTS AND TEN LETTERED LANDSCAPE LOTS
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO REALLOCATE THREE RESIDENTIAL UNITS WITHIN THE FPASP AREA FROM PARCEL 73 TO PARCEL 115
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO REFINE PARCEL BOUNDARY

- APPROVE THE PLANNED DEVELOPMENT PERMIT, DEVELOPMENT STANDARD DEVIATIONS AND DESIGN REVIEW OF THE APPLICANT'S MASTER PLAN RESIDENTIAL DESIGNS
- AND APPROVE THE STREET NAMES

THESE APPROVALS ARE SUBJECT TO THE FINDINGS (FINDINGS A-CC) AND THE CONDITIONS OF APPROVAL (CONDITIONS 1-53) WITH MODIFICATION TO CONDITION NO. 38 SUBSECTION B TO ADD:

"38 B. A six-foot concrete pedestrian path shall be provided at the end of Court "A" to provide access to the Class 1 trail located in the open space to the north (Lot K.) **A six-foot wide concrete pedestrian path shall be provided on the west end of Street B to provide access to the Class 1 trail located in the open space to the west (Lot I).**"

AND AMENDMENT TO CONDITION NO. 1 TO "update attachment no. 3 – Residential Schematic Design pages A2.2, A2.3 and A2.4 to reflect the window configuration shown in A2.1."

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NOES: NONE

ABSTAINED: NONE

ABSENT: RAITHEL

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)

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL 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 ILLUSTRATED ON ATTACHMENTS 5 THROUGH 7, AS WELL AS A MODIFICATION OF THE RUSSELL RANCH DESIGN GUIDELINES AS ILLUSTRATED ON ATTACHMENT 9 (PN 21-160), SUBJECT TO THE FINDINGS (FINDINGS A-L) AND CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THE REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NOES: NONE

ABSTAINED: NONE

ABSENT: RAITHEL

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)

COMMISSIONER DUEWEL MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR A REMODEL OF THE EXISTING FOLSOM LAKE HYUNDAI AUTO DEALERSHIP LOCATED AT 12530 AUTO MALL CIRCLE (PN 21-199), AS ILLUSTRATED ON ATTACHMENTS 5 AND 6, WITH THE FINDINGS (FINDINGS A-H) AND THE CONDITIONS OF APPROVAL (CONDITIONS 1-14) INCLUDED AS ATTACHMENT 3 TO THIS REPORT.

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, DUEWEL, MIKLOS, PEÑA, LEARY, REYNOLDS
NOES: NONE
ABSTAINED: NONE
ABSENT: RAITHEL

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next regularly scheduled Planning Commission meeting is tentatively scheduled for November 3, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR