



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES  
FEBRUARY 15, 2023  
CITY COUNCIL CHAMBERS  
6:30 P.M.  
50 Natoma Street  
Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:**

The regular Planning Commission Meeting was called to order at 6:31 p.m. with Chair Eileen Reynolds presiding.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**ROLL CALL:**

Commissioners Present: Daniel West, Vice Chair  
Bill Miklos, Commissioner  
Ralph Peña, Commissioner  
Bill Romanelli, Commissioner  
James Ortega, Commissioner  
Mathew Herrera, Commissioner  
Eileen Reynolds, Chair

Commissioners Absent: None

**CITIZEN COMMUNICATION:** NONE

**Oath of Office was Administered to Bill Romanelli**

**Commendations Presented to Barbara Leary and Justin Raithe**

**MINUTES:** The minutes of the January 18, 2023 Regular Meeting were approved as submitted.

**NEW BUSINESS**

**1. PN 21-159: Vintage Senior Apartments Conditional Use Permit, Planned Development Permit, and Density Bonus**

A Public Hearing to consider a request from Vintage at Folsom, LP for approval of a Conditional Use Permit, Planned Development Permit, and Density Bonus for development of a 136-unit senior affordable apartment community on a 4.86-acre site located on the south side of East Natoma Street at the intersection of East Natoma Street and Prison Road (103 East Natoma Street). The General Plan land use designation for the project site is PO, while the Zoning designation is BP PD. An Initial Study, Mitigated Negative Declaration, and Mitigation

Monitoring and Reporting Program have been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Vintage at Folsom, LP)**

1. Erin Sargent opposed the project and questioned whether studies were done based on the legal allowable number of residents, and had concerns about parking.
2. Katie Salcone opposed the project based on the potential parking overflow into the neighborhood.
3. Robert McNair opposed the project based on parking impact in the neighborhood and traffic/pedestrian safety.
4. Henry Sundermier opposed the project based on traffic safety.
5. Art Jones opposed the project based on parking impact to the neighborhood and emergency vehicle noise impact.
6. Bob Maechler opposed the project based on traffic/pedestrian safety and congestion at crossings.
7. Kat Gray opposed the project, requesting clarification on date of traffic study and discussed potential impact on the yellow-billed magpie.
8. Teresa Golden-Oleson opposed the project based on traffic safety and parking.
9. Farrah Wood opposed the project based on pedestrian/traffic safety and parking impact.
10. Bill Pacheco opposed the project based on traffic safety at the pedestrian crossing.

COMMISSIONER MIKLOS MOVED TO ADOPT THE MITIGATED DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE VINTAGE SENIOR APARTMENTS PROJECT (PN 21-159) PER ATTACHMENT 25 OF THE ORIGINAL STAFF REPORT IN ATTACHMENT 2; AND APPROVE A CONDITIONAL USE PERMIT FOR DEVELOPMENT AND OPERATION OF A SENIOR AFFORDABLE APARTMENT COMMUNITY ON THE SUBJECT 4.86-ACRE PROPERTY; AND APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THE 136-UNIT VINTAGE SENIOR APARTMENTS PROJECT ON A 4.86 ACRE SITE LOCATED AT 103 EAST NATOMA STREET; AND APPROVE A DENSITY BONUS FOR DEVELOPMENT OF THE VINTAGE SENIOR APARTMENTS PROJECT AT A RESIDENTIAL DENSITY OF 28 UNITS PER ACRE AND TO ALLOW FOR THREE INCENTIVES/CONCESSIONS INCLUDING ESTABLISHING A PARKING RATIO OF ONE PARKING SPACE PER UNIT, INCREASING THE MAXIMUM BUILDING HEIGHT FROM 35 FEET TO 42-FEET 6-INCHES, AND INCREASING THE MAXIMUM NUMBER OF BUILDING STORIES FROM 2-STORIES TO 3-STORIES. THESE APPROVALS ARE BASED ON THE FINDINGS (FINDINGS A-U) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-76) ATTACHED TO THIS REPORT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: WEST, MIKLOS, ROMANELLI, ORTEGA

NOES: PEÑA, HERRERA, REYNOLDS

RECUSED: NONE

ABSENT: NONE

MOTION PASSED

#### **5. USPT22-00310, Kinetic Ink Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Faun O'Neel for a Conditional Use Permit to operate a tattoo parlor and piercing shop at 47A Natoma Street. The zoning classification for the site is C-2 while the General Plan land-use designation is CC. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Faun O'Neel)**

COMMISSIONER ROMANELLI MOVED TO APPROVE THE KINETIC INK CONDITIONAL USE PERMIT (USPT22-00310), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-G) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-14).

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: NONE

MOTION PASSED

**2. MSTR22-00218, Folsom Ranch Apartments Conditional Use Permit, Planned Development Permit, Development Agreement Amendment, Minor Administrative Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Lewis Management Corporation for the approval of a Development Agreement Amendment, Planned Development Permit, Conditional Use Permit, and Minor Administrative Modification for the development and operation of a 238-unit market rate apartment community on a 15.8-acre site located at the northwest corner of the intersection of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The General Plan land use designation is GC and the Specific Plan designation is SP-GC-PD. The City, as lead agency, has determined that the Mangini Ranch Phase 1 project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and 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: Steve Banks/Applicant: Lewis Management Corporation)**

COMMISSIONER MIKLOS MOVED TO APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182(C), AND APPROVE A CONDITIONAL USE PERMIT FOR DEVELOPMENT AND OPERATION OF A MARKET-RATE PAIRED, TOWNHOUSE-STYLE APARTMENT COMMUNITY ON THE SUBJECT 15.8-ACRE PROPERTY, AND APPROVE A PLANNED DEVELOPMENT PERMIT WHICH CONTAINS DETAILED DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR THE PROPOSED 328-UNIT RESIDENTIAL APARTMENT COMMUNITY AS DESCRIBED IN THIS REPORT AND THE ATTACHED CONDITIONS OF APPROVAL, AND APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO TRANSFER 116 MMD ALLOCATED UNITS FROM PARCEL 61 TO THE SUBJECT PARCEL (PARCEL 85A), TO TRANSFER 221 MHD ALLOCATED UNITS FROM THE SUBJECT PARCEL (PARCEL 85A) TO PARCEL 61, AND TO TRANSFER 3.3 ACRES OF PARKLAND FROM THE SUBJECT PARCEL (PARCEL 85A) TO PARCEL 61 WITHIN THE FOLSOM PLAN AREA, AND TO RECOMMEND THAT THE CITY COUNCIL APPROVE A DEVELOPMENT AGREEMENT AMENDMENT TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT TO DEED RESTRICT 64 AFFORDABLE HOUSING UNITS ON A PORTION OF THE REMAINDER WITHIN PARCEL 61 IN THE FOLSOM PLAN AREA. THESE APPROVALS AND RECOMMENDATIONS ARE BASED ON THE PROPOSED FINDINGS BELOW (FINDINGS A-U) AND SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-46) ATTACHED TO THIS REPORT, WITH THE FOLLOWING MODIFICATIONS TO CONDITIONS NO. 7, NO. 17, NO. 19, AND NO. 30:

**Modification to Condition of Approval No. 7**

The owner/applicant acknowledges that the State adopted amendments to Section 65850 of the California Government Code (specifically Section 65850(g)), effective January 1, 2018, to allow for the implementation of inclusionary housing requirements in residential rental units, upon adoption of an ordinance by the City. In the event that the City amends its Inclusionary Housing Ordinance (IHO) with respect to inclusionary requirements for rental housing units prior to owner/applicant's submittal of a complete application for a building permit for the Folsom Ranch Apartments Project, the owner/applicant (or successor in interest) agrees that the project shall be subject to said rental unit inclusionary requirements, as amended.

Landowner further agrees to **create and** record a deed restriction against a **certain** portion of Parcel 61 in the Folsom Plan Area, **shown and designated as the Remainder on Parcel Map PN-21-043 filed for record on October 21, 2021 in Book 245 of Parcel Maps at Page 2 in the official records of Sacramento County,** to restrict use of such property to affordable housing purposes only ("Affordable Housing Parcel"). Said deed restriction shall be in a form reasonably approved by the City and shall be recorded against the Affordable Housing Parcel **upon creation of the same and** prior to issuance of a building permit for any portion of the Folsom Ranch Apartments Project. Said deed restriction shall require the Affordable Housing Parcel to include 64

deed restricted multi-family housing units available for low-, very-low, and/or extremely-low income households (as those terms are defined in Sections 50079.5, 50093, 50150, and 50106 of the Health and Safety Code), which shall remain in place for at least 55 years from the date of recording.

**The 64 units are anticipated to be located on a site of approximately 2.5 but no more than 3 acres with MHD zoning that is expected to accommodate 25 to 35 units per acre. A large lot parcel map will be processed through the City to create the ultimate deed restricted Affordable Housing Parcel. A site plan will be submitted with the large lot parcel map to verify that the deed restricted Affordable Housing Parcel is sized to accommodate the 64 affordable units. Unless City amends its Inclusionary Housing Ordinance as described in Section 1.7 of Amendment No. 2 to the First Amended and Restated Development Agreement prior to Landowner (or a successor in interest) submitting a complete application for its first building permit for a residential rental project on Parcel 61, Landowner's compliance with this Condition of Approval shall fully satisfy Landowner's obligations with respect to inclusionary and/or affordable housing under the General Plan Housing Element, Specific Plan, Folsom Municipal Code, and Entitlements for any residential rental project on Parcel 61. In the event (i) City amends its Inclusionary Housing Ordinance as described in Section 1.7 of Amendment No. 2 to the First Amended and Restated Development Agreement prior to Landowner (or a successor in interest) submitting a complete application for its first building permit for a residential rental project on Parcel 61 or (ii) Landowner (or a successor in interest) proposes a for-sale residential project on Parcel 61, then Landowner's compliance with this Condition of Approval shall instead offset Landowner's obligations with respect to inclusionary and/or affordable housing under the General Plan Housing Element, Specific Plan, Folsom Municipal Code, and Entitlements on Parcel 61 and Landowner shall receive credits for a total of 64 deed-restricted multi-family housing units ("Affordable Housing Credits"). City agrees that any such Affordable Housing Credits may be transferred to and used to satisfy and/or offset the inclusionary and/or affordable housing obligation for any residential project on Parcel 61, 77, 85A-3 or 85A-4. Owner/applicant understands and agrees that this deed restriction shall have no effect on owner/applicant's (or a successor in interest's) obligations with respect to inclusionary and/or affordable housing on Parcel 85A-3 (APN 072-4110-002) or Parcel 85A-4 (APN 072-4110-004).**

#### **Modification to Condition of Approval No. 17**

The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project. **In addition, the required public and private improvements including landscape and irrigation improvements for the project shall be completed and accepted by to the satisfaction of the Community development Department prior to issuance of a Certificate of Occupancy for the project each phase of the development.**

#### **Modification to Condition of Approval No. 19**

The on-site water and sewer systems shall be privately owned and maintained. The fire system shall be constructed to meet the National Fire Protection Association Standard 24 **California Fire Code and State Building Codes**. The domestic water and irrigation system shall be metered per City of Folsom *Standard Construction Specifications*.

#### **Modification to Condition of Approval No. 30**

1. This project shall require two points of **metered connections** to the City's Potable Water Distribution Main for each parcel. **The water system shall be constructed in accordance with City of Folsom water standards.**
  - a. ~~Connection shall be constructed in accordance with City of Folsom water standards~~
  - b. ~~From masonry wall to back of curb will be used with non-potable water~~
  - c. ~~Irrigation interior to the project shall be served by the domestic water~~
  - d. ~~Connection 1 for first parcel (Parcel 85A-3) shall include:~~
    - i. ~~A water service manifold per WR-23 to serve domestic (metered and approved RPPA) and fire flow (with approved RPDA).~~
    - ii. ~~A separate irrigation service with meter coming from the non-potable water line.~~

- ~~e. Connection 2 for first parcel (Parcel 85A-3) shall include:
  - i. A water service manifold per WR-23 to serve domestic (metered and approved RPPA) and fire flow (with approved RPDA).
  - ii. A separate irrigation service with meter coming from the non-potable water line.~~
  
- ~~f. Connection 1 for second parcel (Parcel 85A-4) shall include:
  - i. A water service manifold per WR-23 to serve domestic (metered and approved RPPA) and fire flow (with approved RPDA).
  - ii. A separate irrigation service with meter coming from the non-potable water line.~~
  
- ~~g. Connection 2 for second parcel (Parcel 85A-4) shall include:
  - i. A water service manifold per WR-23 to serve domestic (metered and approved RPPA) and fire flow (with approved RPDA).
  - ii. A separate irrigation service with meter coming from the non-potable water line.~~

2. The applicant shall perform a hydraulic analysis/study to confirm the 2-story duplexes are capable of meeting domestic water demands and fire flow sprinkler demands since this location is at the top of Pressure Zone 3.
3. Hot-Taps to the existing potable distribution system and non-potable distribution system are not allowed. Cut-in Tees only.
4. There shall be a Sanitary Sewer Manhole Placed at the Property line boundary that differentiates private vs public sewer system for each Parcel (Two Parcels in total).
5. All on-site water shall be privately owned, operated, and maintained.
6. All on-site sewer shall be privately owned, operated, and maintained.
7. If there is going to be a clubhouse with a kitchen, it will require the applicant to install an 8.5"x11" placard affixed to the wall in the Clubhouse Kitchen that informs users about the Do's and Don'ts of FOG.
8. All backflow devices shall be RPPA (Domestic) or RPDA (Fire).
9. All meters shall include a meter bypass per the City's Water Construction Standards.

COMMISSIONER HERRERA SECONDED THE MOTION.

AYES: WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: NONE

MOTION PASSED

### **3. DRDL22-00304, Fire Station No. 34 Design Review**

A Public Meeting to consider a request from the City of Folsom for Design Review approval of a new fire station located at 3255 Westwood Drive. The specific plan designation for the site is SP-MLD-PD while the General Plan land-use designation is MLD. The project was previously determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15332 of the CEQA Guidelines. **(Project Planner: Brianna Gustafson/Applicant: City of Folsom)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A DESIGN REVIEW APPLICATION FOR FIRE STATION NO. 34 AS ILLUSTRATED ON ATTACHMENT 5 (DRDL22-00304) BASED ON THE FINDINGS (FINDINGS A-G) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-28) ATTACHED TO THIS REPORT.

COMMISSIONER PEÑA SECONDED THE MOTION.

AYES: WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: NONE

MOTION PASSED

**4. DRCL22-00304, Russell Ranch Phase 2 Villages 1 & 2 Residential Design Review Modifications**

A Public Meeting to consider a request from Lennar Homes of California for Design Review approval to modify two master plans within the previously approved Russell Ranch Phase 2 Villages 1 and 2 project. The specific plan designation for the site is SP-SFHD while the General Plan land-use designation is SFHD. An Environmental Impact Report was previously 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 and no further environmental review is required as a part of this project. **(Project Planner: Josh Kinkade/Applicant: Lennar Homes of California)**

COMMISSIONER WEST MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION TO MODIFY TWO MASTER PLANS WITHIN THE PREVIOUSLY APPROVED RUSSELL RANCH PHASE 2 VILLAGES 1 AND 2 PROJECT AS ILLUSTRATED ON ATTACHMENT 7 FOR THE RUSSELL RANCH PHASE 2 VILLAGES 1 AND 2 RESIDENTIAL DESIGN REVIEW MODIFICATIONS PROJECT (DRCL22-00319) BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THIS REPORT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: NONE

MOTION PASSED

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for March 15, 2023.

**ADJOURNMENT**

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 9:55 p.m.

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:

  
\_\_\_\_\_  
Eileen Reynolds, CHAIR