



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
April 19, 2023
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER PLANNING COMMISSION: Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, Daniel West, Bill Miklos, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. 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 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 the March 15, 2023 meeting will be presented for approval.

PRESENTATION

1. California Housing Law Update

Attorney Barbara Kautz will provide an update on California's major housing laws and how they affect Folsom.

NEW BUSINESS

2. PDEV 23-026: Alder Creek Apartments Planned Development Permit Extension

A Public Hearing to consider a request from The Spanos Corporation for approval of a Planned Development Permit Extension for development of the 265-unit Alder Creek Apartments project on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive. The General Plan land use designation for the project site is MHD, while the Specific Plan designation is SP-MHD-PD. An Environmental Checklist and Addendum to

the Folsom Plan Area Specific Plan EIR/EIS was previously approved by the City Council for the Alder Creek Apartments project (PN 18-222) on February 23, 2021 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: The Spanos Corporation)**

3. DRCL 23-00004: Toll Brothers Phase 3 Subdivision Design Review Modification

A Public Meeting to consider a request from Toll West Coast LLC for Design Review approval for the addition of two (2) new individual master plans within the previously approved 211-unit Toll Brothers Phase 3 Subdivision project. The General Plan land use designation for the project site is SFHD, while the Specific Plan designation is SP-SFHD-PD. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS was previously approved by the City Council for the Toll Brothers at Folsom Ranch Subdivision project on March 10, 2020 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: Toll West Coast LLC)**

4. DRCL22-00321, Mangini Ranch Phase 2 Villages 5-6 Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from KB Home Sacramento Inc. for approval of Design Review for 53 single-family residential homes for the Mangini Ranch Phase 2 Villages 5-6 project. The zoning classification for the site is SP-SFHD, while the General Plan land-use designation is SFHD. 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: Josh Kinkade/Applicant: KB Home Sacramento Inc.)**

5. DRCL23-00020, Mangini Ranch Phase 2 Village 2 Design Review Modification

A Public Meeting to consider a request from Tri-Pointe Homes for approval of Design Review for two additional single-family residential master plans for the Mangini Ranch Phase 2 Village 2 project. The zoning classification for the site is SP-SFHD, while the General Plan land-use designation is SFHD. The project was previously determined to be exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Tri-Pointe Homes)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **May 17, 2023**. 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) 461-6200 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) 461-6200, (916) 355-7274 (fax) or ckelley@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