



PLANNING COMMISSION MINUTES
May 6, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Daniel West, Kevin Duewel, Barbara Leary, Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Chair Justin Raithel

ABSENT: Grant

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of March 4, 2020 were approved as submitted.

NEW BUSINESS

1. PN 20-011, Creekside Drive Surgery Center Planned Development Permit Extension

A Public Hearing to consider a request from Katz Kirkpatrick Properties for approval of a two-year extension in time of the previously approved Planned Development Permit associated with development of the Creekside Drive Surgery Center (formerly known as the Natural Results Surgery Center) project located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The zoning classification for the site is BP PD (Business and Professional, Planned Development Permit), while the General Plan land-use designation is PO (Professional Office). The project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Katz Kirkpatrick Properties)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF TWO YEARS (UNTIL JANUARY 18, 2022) FOR DEVELOPMENT OF THE CREEKSIDE DRIVE SURGERY CENTER PROJECT (PN 20-011) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS H-O AND CONDITIONS OF APPROVAL NOS. 1-51.

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

AYES: WEST, DUEWEL, LEARY, LANE, REYNOLDS, RAITHEL
NOES: NONE

ABSTAIN: NONE
ABSENT: GRANT

Due to teleconference technical difficulties, Commissioner Lane was not able to participate in the remainder of the meeting.

2. PN 20-013, Bidwell Place Design Review and Determination that the Project is Exempt from CEQA

A public meeting to consider a request from St. Anton Communities for Design Review approval for the development of the Bidwell Place 75-unit affordable rental housing community. The proposed project includes development of three (3) three-story residential apartment buildings located on a 3.24-acre site at 403 East Bidwell Street. The General Plan designation for the site is GC/EBC (General Commercial/East Bidwell Corridor) Overlay and the zoning is C-2. The project is exempt from environmental review under Public Resources Code Sections 21159.21 and 21159.23, as further described in Sections 15192 and 15194, Affordable Housing Exemption, of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: St. Anton Communities)**

COMMISSIONER LEARY MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR THE PROPOSED PROJECT (PN 20-013) LOCATED AT 403 EAST BIDWELL STREET, SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDING C, DESIGN REVIEW FINDINGS D & E AND CONDITIONS OF APPROVAL NOS. 1-57.

COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, DUEWEL, LEARY, REYNOLDS, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: GRANT, LANE

3. PN 19-431, Mangini Ranch Villages 4 and 8 Subdivision (Phase 2) Residential Design Review

A public meeting to consider a request from KB Homes for approval of Residential Design Review for 109 single-family residential homes situated within Villages 4 and 8 of the previously approved Mangini Ranch Phase 2 Subdivision project. The Specific Plan classifications for the site are SP-SFHD-PD and SP-MLD-PD, while the General Plan Land Use designations are SFHD and MLD. The City, as lead agency, previously determined that the Mangini Ranch Phase 2 Subdivision 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: Principal Planner, Steve Banks / Applicant: KB Homes)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 109 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 10 FOR THE MANGINI RANCH VILLAGES 4 AND 8 SUBDIVISION PROJECT (PN 19-431) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H-J AND CONDITIONS OF APPROVAL NOS. 1-14.

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

AYES: WEST, DUEWEL, LEARY, REYNOLDS, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: GRANT, LANE

4. **PN 19-059, Creekstone Phase 1 Subdivision Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Minor Administrative Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mangini Improvement Company, LLC for approval of Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Minor Administrative Modification for development of a 71-unit single-family residential subdivision on a 9.88-acre site located at the southeast corner of East Bidwell Street and Mangini Parkway within the Folsom Plan Area. The Specific Plan classification for the site is SP-MLD-PD, while the General Plan Land Use designation is MLD. 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: Principal Planner, Steve Banks / Applicant: Mangini Improvement Company, LLC)**

COMMISSIONER DUEWEL 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 71 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE LETTERED LANDSCAPE LOTS, APPROVE A PLANNED DEVELOPMENT PERMIT FOR CHANGES TO DEVELOPMENT STANDARDS AND RESIDENTIAL DESIGNS, AND APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO REALLOCATE 15 SINGLE-FAMILY UNITS TO OTHER PARCELS IN THE FPASP AREA. THESE APPROVALS ARE SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, TENTATIVE SUBDIVISION MAP FINDINGS H-O, PLANNED DEVELOPMENT PERMIT FINDINGS P-W, DESIGN REVIEW FINDINGS X-Z AND RECOMMENDED CONDITIONS OF APPROVAL NOS. 1-52 WITH THE ADDITION OF CONDITION NO. 53 TO STATE:

“The Landowner acknowledges that the State adopted amendments to Section 65850 of the California Government Code (specifically section 65850(9)), 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. The Landowner is not currently contemplating any residential rental projects within the Subject Property; however, in the event the City amends its Inclusionary Housing Ordinance with respect to rental housing pursuant to Section 65850(9), Landowner (or successor in interest) agrees that the Subject Property shall be subject to said City Ordinance, as amended, should any residential rental project be proposed within the Subject Property.”

COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, DUEWEL, LEARY, REYNOLDS, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: GRANT, LANE

PLANNING COMMISSION / PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR