



PLANNING COMMISSION MINUTES
June 17, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Grant absent for Item No. 1

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 3, 2020 were approved as submitted.

NEW BUSINESS

1. PN 20-060, White Rock Springs Ranch Villages 8 and 9 Residential Design Review

A Public Meeting to consider a request from JMC Homes for approval of Residential Design Review for 86 single-family residential homes situated within Villages 8 and 9 of the previously approved White Rock Springs Ranch Subdivision project. The Specific Plan classification for the site is SP-SF, while the General Plan Land Use designation is SF. The City, as lead agency, previously determined that the White Rock Springs Ranch 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 15162. **(Project Planner: Principal Planner, Steve Banks / Applicant: JMC Homes)**

COMMISSIONER DUEWEL MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 86 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 7 THROUGH 12 FOR THE WHITE ROCK SPRINGS RANCH VILLAGES 8 AND 9 PROJECT (PN 20-060) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDING C-G, DESIGN REVIEW FINDINGS H-J, & CONDITIONS OF APPROVAL NOS. 1-14.

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

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

PUBLIC HEARING

2. PN 20-024, Mangini Ranch Village 7 Planned Development Permit Modification and Residential Design Review

A Public Hearing to consider a request from Signature Homes for approval of a Planned Development Permit Modification and Residential Design Review for 68 single-family residential homes situated within Village 7 of the previously approved Mangini Ranch Phase 2 Subdivision project. The Specific Plan classification for the site is SP-MLD-PD, while the General Plan Land Use designation is 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 15162. **(Project Planner: Principal Planner, Steve Banks / Applicant: Signature Homes)**

COMMISSIONER DUEWEL MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT MODIFICATION TO REDUCE ONE OF THE REQUIRED SIDE YARD SETBACKS FROM 5 FEET TO 4 FEET **for one Master Plan (Plan 2)**, AND TO REDUCE THE REQUIRED GARAGE SETBACK FROM 20 FEET TO 19 FEET AND 20 FEET TO 18 FEET FOR TWO MASTER PLANS RESPECTIVELY. IN ADDITION, CONDUCT A PUBLIC HEARING AND UPON CONCLUSION RECOMMEND APPROVAL OF A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 68 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 11 FOR THE MANGINI RANCH VILLAGE 7 PROJECT (PN 20-024) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, PLANNED DEVELOPMENT PERMIT FINDINGS H-O, DESIGN REVIEW FINDINGS P-R AND CONDITIONS OF APPROVAL NOS. 1-14.

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

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

MOTION FAILED.

COMMISSIONER REYNOLDS MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT MODIFICATION TO REDUCE ONE OF THE REQUIRED SIDE YARD SETBACKS FROM 5 FEET TO 4 FEET, AND TO REDUCE THE REQUIRED GARAGE SETBACK FROM 20 FEET TO 19 FEET AND 20 FEET TO 18 FEET FOR TWO MASTER PLANS RESPECTIVELY. IN ADDITION, RECOMMEND APPROVAL OF A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 68 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 11 FOR THE MANGINI RANCH VILLAGE 7 PROJECT (PN 20-024) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, PLANNED DEVELOPMENT PERMIT FINDINGS H-O, DESIGN REVIEW FINDINGS P-R AND CONDITIONS OF APPROVAL NOS. 1-14.

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

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

PLANNING COMMISSION / PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR