



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**March 20, 2019**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Jennifer Lane, Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, Kevin Duetzel, Barbara Leary, Chair Justin Raithe

**ABSENT:** Leary

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of February 20, 2019 were approved as submitted.

**NEW BUSINESS**

**1. PN 19-013, Parkway Apartment Community Planned Development Permit Extension**

A Public Hearing to consider a request from The Pacific Companies for approval of a Planned Development Permit Extension for development and operation of a 72-unit affordable apartment community on a 10.1-acre site located at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The zoning classification for the site is SP 93-3 and the General Plan land-use designation is MHD. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Parkway Apartment Community project (PN 16-171) on March 15, 2017 in accordance with the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from this extension that were not already considered with the previous approval. In addition, staff has determined that none of the events described in PRC Section 21166 or CEQA Guidelines Section 15162 (e.g. substantial changes to the project) have occurred. No further environmental review is required. **(Project Planner: Principal Planner, Steve Banks / Applicant: The Pacific Companies)**

1. Teri Turner addressed the Planning Commission in opposition of the project, citing concerns about traffic safety and noise.

COMMISSIONER DUEWEL MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF TWO YEARS (UNTIL MARCH 15, 2021) FOR DEVELOPMENT OF THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS F-M, AND CONDITIONS OF APPROVAL NO. 1-66.

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

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

2. **PN 19-079, Mangini Ranch Villages 8 and 9 Residential Design Review**

A Public Hearing to consider a request from Lennar Homes for Residential Design Review approval for 181 single-family residential units located within Villages 8 and 9 of the Mangini Ranch Phase 1 Subdivision situated within the Folsom Plan Area. The specific plan designation for the site is SP-SFHD PD and the General Plan land-use designation is SFHD. The City, as lead agency, previously determined that the Mangini 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 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this design review application. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lennar Homes)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 181 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENT 5 THROUGH 9 FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H-J, AND CONDITIONS OF APPROVAL NO. 1-14.

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

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

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Eileen Reynolds, VICE CHAIR