



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
April 17, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

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

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. 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 general 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 March 20, 2019 will be presented for approval.

NEW BUSINESS

1. PN 19-104, Russell Ranch Design Guidelines Planned Development Permit Modification

A Public Hearing to consider a request from The New Home Company for approval of a Planned Development Permit Modification to make an alteration to the Russell Ranch Design Guidelines to permit unconditioned outdoor California rooms to encroach up to five feet into the required rear yard setback for SFHD (Single-Family High Density) designated lots within the Russell Ranch Subdivision. The zoning classification for the site is SP-SFHD PD and the General Plan land-use designation is SFHD. An Environmental Impact Report has previously been 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 in association with this application. **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

2. PN 19-067, Mangini Ranch Villages 3-5 Subdivision Planned Development Permit Modification and Residential Design Review

A Public Hearing to consider a request from TRI Pointe Homes for approval of a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 55% for the two single-story master plans, and also to reduce the required front yard setback for a side-load garage feature on one master plan from 20 feet to 15 feet for the Mangini Ranch Villages 3-5 Subdivision situated within the Folsom Plan Area. In addition, the applicant is requesting approval of a Residential Design Review Application for 222 single-family residential unit within the Mangini Ranch Villages 3-5 Subdivision. 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 and no further environmental review is required in association with this application. **(Project Planner: Principal Planner, Steve Banks / Applicant: TRI Pointe Homes)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **May 1, 2019**. 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) 461-6203 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) 461-6203, (916) 355-7274 (fax) or kmullett@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