



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**April 17, 2019**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:** Mallory

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of March 20, 2019 were amended with modification to the votes of Item 2. PN 19-079, Mangini Ranch Village 8 and 9 Design Review to read "AYES: MALLORY, REYNOLDS, WEST, DUEWEL, RAITHEL; NOES: LANE; ABSTAIN: NONE; ABSENT: LEARY."

**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)**

COMMISSIONER LEARY MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR A CHANGE TO THE RUSSELL RANCH DESIGN GUIDELINES TO PERMIT UNCONDITIONED OUTDOOR CALIFORNIA ROOMS TO ENCROACH FIVE FEET INTO THE REQUIRED FIFTEEN-FOOT REAR YARD SETBACK FOR SFHD DESIGNATED LOTS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 9, FOR THE RUSSELL RANCH DESIGN GUIDELINES PLANNED DEVELOPMENT PERMIT MODIFICATION PROJECT (PN 19-104) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS G-N, AND CONDITIONS OF APPROVAL NO. 1-10 WITH MODIFICATION TO ATTACHMENT 10, RUSSELL RANCH DESIGN GUIDELINES #8 TO

STATE "For Single-Story Residences in SFHD lots, a 5' encroachment into the rear yard setback will be granted for 3-sided outdoor covered unconditional spaces (this exception applies to 2-sided spaces with a fireplace)."

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

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

**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)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT MODIFICATION TO INCREASE THE MAXIMUM LOT COVERAGE FROM 50% TO 55% FOR 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. IN ADDITION, MOVE TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 222 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 11 FOR THE MANGINI RANCH SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H-J, PLANNED DEVELOPMENT PERMIT FINDINGS K-R, AND CONDITIONS OF APPROVAL NO. 1-14 WITH MODIFICATION TO CONDITION NO.1 TO STATE "This project approval is for the Mangini Ranch Villages 3-5 Subdivision Planned Development Permit and Residential Design Review, which includes an increase in the maximum lot coverage from 50% to 55% for two single-story master plans with non-conditioned California rooms a reduction in the required front yard setback from 20 feet to 15 feet for one two-story master plan, and design review approval for 222 traditional single-family residential units located within Villages 3, 4, and 5 of the previously approved Mangini Ranch Subdivision project for the Mangini Ranch Villages 3-5 Subdivision Planned Development Permit and Residential Design Review project (PN 19-067). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval."

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

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

**PLANNING MANAGER REPORT**

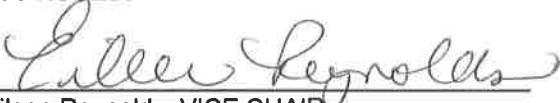
None

RESPECTFULLY SUBMITTED,



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Kelly Mullett, SENIOR OFFICE ASSISTANT

**APPROVED:**



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Eileen Reynolds, VICE CHAIR