



**PLANNING COMMISSION MINUTES**  
**October 16, 2019**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:** Duewel

**CITIZEN COMMUNICATION:** None

**MINUTES:**

The minutes of September 18, 2019 were approved as submitted.

**NEW BUSINESS**

**1. PN 19-368, Enclave at Folsom Ranch Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from KB Home Central California, Inc. for approval of a Residential Design Review Application for 111 single-family residential units located within the previously approved Enclave at Folsom Ranch Subdivision situated at the southwest corner of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The Specific Plan classification for the site is SP-GC PD and SP-MLD-PD, while the General Plan land-use designation is GC and MLD. The City, as lead agency, previously determined that the Enclave at Folsom 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. **(Project Planner: Principal Planner, Steve Banks / Applicant: KB Home Central California, Inc.)**

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 111 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 9 FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT (PN 19-368) 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 WITH ADDITION OF CONDITION NO. 12-7 TO STATE: "All four of the perimeter walls surrounding the project site shall be constructed of a masonry material. The final location, materials, design, and colors of the masonry wall shall be subject to review and approval by the Community Development Department."

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

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

2. **PN 19-310, White Rock Springs Ranch/Carr Trust Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Richmond American Homes for approval of a Residential Design Review Application for 121 single-family residential units located within the previously approved White Rock Springs Ranch Village 1 and Carr Trust Subdivision situated at the northeast and southeast corners of Mangini Parkway and Savannah Parkway within the Folsom Plan Area. The Specific Plan classification for the site is SP-SFHD PD and SP-SFHD, while the General Plan land-use designation is SFHD. The City, as lead agency, previously determined that the White Rock Springs Ranch Subdivision and Carr Trust Subdivision projects are 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: Richmond American Homes).** YK Chalamcherla addressed the Planning Commission with questions regarding tree colors and street name choices.

1. YK Chalamcherla addressed the Planning Commission with questions regarding tree colors and street name choices.

COMMISSIONER RAITHEL MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 121 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 9 FOR THE WHITE ROCK SPRINGS RANCH/CARR TRUST SUBDIVISION PROJECT (PN 19-310) 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 WITH AMENDMENT TO CONDITION NO. 12-1 TO STATE: "This approval is for ~~two~~ three, ~~single-~~ two-story master plans and ~~six~~, two-story master plans (~~three~~ four building elevations with eighteen color and material options and 216 visual expressions) for White Rock Ranch Springs/Carr Trust Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated September 30, 2019." AND ADDED CONDITION NO. 12-7 TO STATE: "A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final."

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

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

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**



Justin Raithel, CHAIR