



**PLANNING COMMISSION MINUTES**  
**February 7, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Aaron Ralls, Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, Chair Justin Raithel

**ABSENT:** Arnaz, Jackson

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of January 17, 2018 were approved as submitted.

**NEW BUSINESS**

**1. PN 17-398, Preserve at the Parkway, Silberhorn Drive – Residential Design Review**

A Public Hearing to consider a request from Tim Lewis Communities for approval of a Residential Design Review Application for 16 single-family residential units situated within the Preserve at the Parkway Subdivision (formerly known as the Parkway Village H1 and H2 Subdivision) located on the north side of Silberhorn Drive, slightly southeast of the intersection of Golf Links Drive and Silberhorn Drive. Specifically, the applicant is requesting design review approval for four (4) individual master plans within the subdivision. The zoning classification for the site is SP 93-3 and the General Plan land-use designation is SFHD. A Mitigated Negative Declaration and Mitigation Monitoring Program has previously approved for the Parkway Village H1 and H2 Subdivision project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Tim Lewis Communities)**

COMMISSIONER SCOTT MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 16 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 5 FOR THE PRESERVE AT THE PARKWAY SUBDIVISION PROJECTS WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B, CEQA FINDINGS C & D, DESIGN REVIEW FINDINGS E & F, AND CONDITIONS OF APPROVAL 1-14.

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

AYES: RALLS, SCOTT, LANE, MALLORY, RAITHEL  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: ARNAZ, JACKSON

2. PN 17-288, Russell Ranch Lots 24-32 Subdivision - General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment

A Public Hearing to consider a request from the New Home Company for approval of a General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment for the development of a 389-unit residential subdivision on a 135-acre site located within the Folsom Plan Area. The Specific Plan designations are SP-SF-PD, SP-SFHD-PD, and SP-OS1, and SP-OS2, while the General Plan land use designations are SF, SFHD, and OS. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Russell Ranch EIR has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).  
**(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

COMMISSIONER RAITHEL MOVED TO CONTINUE PN 17-288, RUSSELL RANCH LOTS 24-32 SUBDIVISION - GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DESIGN GUIDELINES AMENDMENT, LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP, SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, AND DEVELOPMENT AGREEMENT AMENDMENT TO THE FEBRUARY 21, 2018 PLANNING COMMISSION MEETING.

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

AYES: RALLS, SCOTT, LANE, MALLORY, RAITHEL  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: ARNAZ, JACKSON

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



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Amanda Palmer, SECRETARY

APPROVED:



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Justin Raithel, CHAIRMAN