



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

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

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

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

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

**NEW BUSINESS**

**1. PN 18-348, Russell Ranch Phase 1, Villages 6 and 8 Residential Design Review**

A Public Hearing to consider a request from The New Home Company for Residential Design Review approval for 95 single-family residential units located on two sites within Phase 1, Villages 6 and 8 of the Russell Ranch Subdivision generally located east of Placerville Road and north of Grand Prairie Road. The zoning classification for the site is SFHD PD (FPASP) 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) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

COMMISSIONER JACKSON MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 95 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 6 FOR THE RUSSELL RANCH PHASE 1, VILLAGES 6 AND 8 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-13.

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

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

2. PN 18-349, Russell Ranch Phase 1, Villages 3, 5, and 7 Residential Design Review

A Public Hearing to consider a request from The New Home Company for Residential Design Review approval for 108 single-family residential units located on three sites within Phase 1, Villages 3, 5, and 7 of the Russell Ranch Subdivision generally located east of Placerville Road and north of Grand Prairie Road. The zoning classification for the site is SF PD and SFHD PD (FPASP) and the General Plan land-use designation is SF and 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) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

COMMISSIONER JACKSON MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 108 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 6 FOR THE RUSSELL RANCH PHASE 1, VILLAGES 3, 5, AND 7 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-13.

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

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

3. PN 18-179, The Shops at Folsom Ranch – Vesting Tentative Parcel Map and Planned Development Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from TK Consulting Inc. for approval of a Vesting Tentative Parcel Map and Planned Development Permit for development of a 27,900-square-foot commercial shopping center on a 5.9-acre site located at the southwest corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area. The zoning classification for the site is SP-GC-PD and the General Plan land-use designation is GC. The project qualifies for the exemption and streamlined environmental review authorized by Public Resources Code section 21083.3 and CEQA Guidelines section 15183. **(Project Planner: Principal Planner, Steve Banks / Applicant: TK Consulting Inc.)**

COMMISSIONER ARNAZ MOVED TO APPROVE A VESTING TENTATIVE PARCEL MAP CREATING FIVE (5) INDIVIDUAL PARCELS AS ILLUSTRATED IN ATTACHMENT 2 FOR THE SHOPS AT FOLSOM RANCH PROJECT; AND MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 27,900-SQUARE-FOOT SHOPPING CENTER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET FOR THE SHOPS AT FOLSOM RANCH PROJECT AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 18 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, TENTATIVE PARCEL MAP FINDINGS H-O, PLANNED DEVELOPMENT PERMIT FINDINGS P-W, AND CONDITIONS OF APPROVAL NO. 1-58, MODIFYING CONDITION NUMBER 51 TO ADD "...The electric vehicle charging spaces and stations shall be centrally located within the shopping center to the satisfaction of the Community Development Department."

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

AYES: LANE, MALLORY, JACKSON, RALLS, ARNAZ, DUEWEL, RAITHEL  
NOES: NONE

ABSTAIN: NONE  
ABSENT: NONE

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,

  
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Kelly Mullett, SENIOR OFFICE ASSISTANT

**APPROVED:**

  
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Justin Raithel, CHAIRMAN