



PLANNING COMMISSION MINUTES
February 3, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Justin Raithel, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Bill Miklos, Ralph Peña

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of January 20, 2021 were approved as submitted.

NEW BUSINESS:

1. PN 20-247, White Rock Springs Ranch Villages 2-3 Residential Design Review

A Public Meeting to consider a request from Richmond American Homes for approval of a Design Review application for 81 traditional single-family residential units located within Villages 2-3 of the previously approved White Rock Springs Ranch Subdivision. The zoning classifications for the site are SP-SFHD and SP-SF, while the General Plan land-use designations are SFHD and SF. The City, as lead agency, previously determined that the White Rock Springs Ranch Subdivision is entirely consistent with the Folsom Plan Area Specific Plan (FPASP), and is therefore Exempt from additional environmental review under the California Environmental Quality Act (CEQA) in Accordance with Government Code section 65457 and CEQA Guidelines section 15183. **(Project Planner: Josh Kinkade/Applicant: Richmond American Homes)**

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 81 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 9 FOR THE WHITE ROCK SPRINGS RANCH VILLAGES 2-3 PROJECT (PN 20-247) SUBJECT TO THE FINDINGS (FINDINGS A-J) AND CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THIS REPORT.

COMMISSIONER DUEWEL MOVED TO MAKE A FRIENDLY AMENDMENT TO ADD VERBIAGE TO CONDITION NUMBER 12, SECTION 6 TO STATE:

“12.6 A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision, **per Section 12.16.190 of the Folsom Municipal Code.** A minimum of two trees are required along the street-side of all corner lots, **per Section 12.16.190 of the Folsom Municipal Code.** 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: PEÑA, LEARY, REYNOLDS, WEST, DUEWEL, MIKLOS, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PUBLIC HEARING:

2. PN 18-222, Alder Creek Apartments General Plan Amendment, Specific Plan Amendment, Planned Development Permit, Minor Administrative Modification, and Addendum to the Final EIR/EIS for the Folsom Plan Area Specific Plan

A Public Hearing to consider a request from the Spanos Corporation for approval of a General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification for development and operation of a 265-unit market rate apartment community (Alder Creek Apartments) on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Mangini Ranch Phase 2 portion of the Folsom Plan Area. The zoning classifications for the site are SP-MLD-PD and SP-MHD-PD, while the General Plan land-use designations are MLD and MHD. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: The Spanos Corporation)**

COMMISSIONER DUEWEL MOVED TO RECOMMEND THAT THE CITY COUNCIL:

- ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN PREPARED FOR THE ALDER CREEK APARTMENTS PROJECT (PN 18-222) PER ATTACHMENT 21; AND
- APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR A 5.0-ACRE PORTION (APN NO. 072-3670-011) OF THE ALDER CREEK APARTMENTS PROJECT SITE FROM MLD (MULTI-FAMILY LOW DENSITY) TO MHD (MULTI-FAMILY HIGH DENSITY) PER ATTACHMENT 6; AND
- APPROVE A SPECIFIC PLAN AMENDMENT TO CHANGE THE SPECIFIC PLAN LAND USE DESIGNATION FOR A 5.0-ACRE PORTION (APN NO. 072-3670-011) OF THE ALDER CREEK APARTMENTS PROJECT SITE FROM SP-MLD-PD (SPECIFIC PLAN, MULTI-FAMILY LOW DENSITY, PLANNED DEVELOPMENT DISTRICT) TO SP-MHD-PD (SPECIFIC PLAN, MULTI-FAMILY HIGH DENSITY, PLANNED DEVELOPMENT DISTRICT) PER ATTACHMENT 6; AND
- APPROVE A PLANNED DEVELOPMENT PERMIT TO ESTABLISH DETAILED DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR THE 265-UNIT ALDER CREEK APARTMENT PROJECT; AND
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO TRANSFER 62 ALLOCATED DWELLING UNITS FROM OTHER LOCATIONS WITHIN THE FOLSOM PLAN AREA SPECIFIC PLAN TO THE ALDER CREEK APARTMENTS PROJECT SITE AND TO TRANSFER DWELLING UNITS AMONG THREE OTHER PARCELS LOCATED WITHIN THE FOLSOM PLAN AREA PER ATTACHMENT 6.

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS BELOW (FINDINGS A-Z) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-43) WITH MODIFICATION TO CONDITION NO. 34 TO ADD A BULLET POINT THAT READS:

- **“Applicant shall amend the pedestrian circulation exhibit in order to allow access from the interior pathways to the perimeter sidewalk to the satisfaction of the Community Development Department.”**

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: PEÑA, LEARY, REYNOLDS, WEST, DUEWEL, MIKLOS, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next regularly scheduled Planning Commission meeting will be held March 17, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR