



**PLANNING COMMISSION AGENDA**  
**June 2, 2021**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Planning Commission and staff may participate in this meeting via teleconference.**

**Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to [ksanabria@folsom.ca.us](mailto:ksanabria@folsom.ca.us). E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email [ksanabria@folsom.ca.us](mailto:ksanabria@folsom.ca.us) no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Planning Commission meetings.**

**Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.**

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

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.*

#### **PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

#### **MINUTES**

The minutes of May 19, 2021 will be presented for approval.

## **PUBLIC HEARING**

### **1. PN 20-264, Mangini Ranch Lot 14 Bungalows Tentative Parcel Map, Design Review, Minor Administrative Modification, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Van Daele Homes for approval of a Tentative Parcel Map, Design Review, and Minor Administrative Modification for development of a 160-unit apartment community (Mangini Ranch Bungalows) on a 9.5-acre site located adjacent to White Rock Road near the northeast corner of the intersection of East Bidwell Street and White Rock Road within the Folsom Plan Area (APN 072-3380-027). The zoning classification for the site is SP-MMD-PD, while the General Plan land-use designation is MMD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Steve Banks/Applicant: Van Daele Homes)**

### **2. PN 21-001, Mangini Ranch Phase 1C North Small Lot Vesting Tentative Subdivision Map, Design Review, Minor Administrative Modifications, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Tri Pointe Homes, LLC for approval of a Small Lot Vesting Tentative Subdivision Map, Design Review, and two Minor Administrative Modifications to refine the boundary and transfer 20 residential units within the Plan Area, to develop 76-single-family homes on a 32.6-acre site located west of the future Savannah Parkway and north and south of Mangini Parkway in the Folsom Plan Area Specific Plan area (APNS 072-3370-007, 072-3370-036, and 072-3390-014). The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Kathy Pease, Contract Planner/Applicant: Tri Pointe Homes)**

### **3. PN 21-002, Mangini Ranch Phase 1C 4-Pack Small Lot Vesting Tentative Subdivision Map, Planned Development Permit for Development Standards Deviation and Design Review, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Tri Pointe Homes, LLC for approval of a Small Lot Vesting Tentative Subdivision Map, and a Planned Development Permit to allow deviations from the MLD Development Standards and Design Review. The Project would develop 100-single-family homes, many of which would be in a 4-Pack configuration accessed off alleys and allow deviation from development standards, on an 11.05-acre site located west of the future Savannah Parkway in the Folsom Plan Area Specific Plan area (APN 072-3370-036). The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Kathy Pease, Contract Planner/Applicant: Tri Pointe Homes)**

## **PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **June 16, 2021**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6231 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (916) 355-7274 (fax) or [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us). Requests must be made as early as possible and at least two-full business days before the start of the meeting.

### **NOTICE REGARDING CHALLENGES TO DECISIONS**

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing