



**PLANNING COMMISSION MINUTES**  
**June 2, 2021**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of May 19, 2021 will be amended per Commissioner comments and presented for approval at the next regularly scheduled meeting.

**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)**

1. Steve Madler addressed the Planning Commission citing concerns about E. Bidwell Street to Street A, the density changes on the map, and with the three-story buildings in the area that he will be looking at a lot of blank walls.

COMMISSIONER REYNOLDS MOVED TO:

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15182(C);
- APPROVE THE TENTATIVE PARCEL MAP SUBDIVIDING 9.5-ACRE PARCEL INTO FOUR PARCELS RANGING IN SIZE FROM 2.0 TO 2.8 ACRES;
- APPROVE DESIGN REVIEW OF THE APPLICANT'S SITE DEVELOPMENT AND ARCHITECTURAL DESIGN DETAILS FOR THE PROPOSED 160-UNIT RESIDENTIAL UNIT COMMUNITY; AND

- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO TRANSFER 17 ALLOCATED DWELLING UNITS WITHIN THE FOLSOM PLAN AREA SPECIFIC PLAN FROM PARCEL 132 TO THE MANGINI RANCH LOT 14 BUNGALOWS PROJECT SITE (PARCEL 137) PER ATTACHMENT 15.

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-P) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-56) WITH MODIFICATION TO CONDITION NO. 51 TO STATE:

51. The owner/applicant shall complete and record a Lot Merger that combines the four parcels created by the Tentative Parcel Map (Attachment 6) into one parcel prior to ~~issuance of the first building permit~~ occupancy for the project. When Required: B Q

COMMISSIONER MIKLOS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, DUEWEL, MIKLOS, PEÑA, LEARY, REYNOLDS, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: NONE

**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)

COMMISSIONER LEARY MOVED TO RECOMMEND THE CITY COUCIL:

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJET PURSUANT TO CEQA GUIDELINES SECTION 15182(C).
- APPROVE A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING 76 SINGLE-FAMILY RESIDENTIAL LOTS AND TEN LETTERED LANDSCAPE LOTS.
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO REALLOCATE 20 SINGLE FAMILY UNITS (THREE PARCELS IN THE PROJECT SITE AND ONE IMMEDIATELY ADJACENT) WITHIN THE FPASP AREA.
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO REFINE THE PARCEL BOUNDARY BETWEEN LOT A AND LOT B.
- APPROVE DESIGN REVIEW OF THE APPLICANTS MASTER PLAN RESIDENTIAL DESIGNS.

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-R) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-55).

COMMISSIONER MIKLOS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, DUEWEL, MIKLOS, PEÑA, LEARY, REYNOLDS, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: NONE

**3. PN 21-002, Mangini Ranch Phase 1C North 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)**

COMMISSIONER REYNOLDS MOVED TO RECOMMEND THE CITY COUCL:

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15182(C), AND
- APPROVE A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING 100 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE LETTERED LANDSCAPE LOTS AS SHOWN ON ATTACHMENT 6, AND
- APPROVE THE PLANNED DEVELOPMENT PERMIT FOR DEVIATION FROM DEVELOPMENT STANDARDS AND DESIGN REVIEW OF THE APPLICANT'S MASTER PLAN RESIDENTIAL DESIGNS AS SHOWN ON ATTACHMENTS 8, 9, 15, 17, 18, AND 19.

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-Z) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-54) WITH MODIFICATION TO CONDITION NO. 50B TO STATE:

50 B. Lots ~~15, 17, 18, 19, 26, 27, 46, 47, 54, 55, 62,~~ and 67 are allowed building coverage up to 60%. The Applicant shall submit building plans that comply with this approval and the attached building elevations dated March 19, 2021.

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, DUEWEL, MIKLOS, PEÑA, LEARY, REYNOLDS, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: NONE

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next regularly scheduled Planning Commission meeting will be held June 16, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithe, CHAIR