



PLANNING COMMISSION MINUTES
August 4, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Peña

CITIZEN COMMUNICATION: None

MINUTES: The minutes of July 21, 2021 were approved as amended.

NEW BUSINESS

1. PN 21-096, White Rock Springs Ranch Village 9 Residential Design Review

A Public Meeting to consider a request from Richmond American Homes for approval of a Design Review application for 42 traditional single-family residential units located within Village 9 of the previously approved White Rock Springs Ranch Subdivision. The zoning classifications for the site is SP-SF, while the General Plan land-use designations is 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 exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15183. (Project Planner: Josh Kinkade/Applicant: Richmond American Homes)

COMMISSIONER REYNOLDS MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 42 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENT 7 THROUGH 9 FOR THE WHITE ROCK SPRINGS RANCH VILLAGE 9 PROJECT (PN 21-096) SUBJECT TO THE FINDINGS (FINDINGS A-J) AND CONDITIONS OF APPROVAL (CONDITIONS 1-14) ATTACHED TO THE REPORT INCLUDING INCORPORATING THE FOLLOWING INTO CONDITION NO. 12:

"12-7. Incorporate drought-tolerant plant materials and native oaks in landscape plans as recommended by the City Arborist."

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED TO THE FOLLOWING VOTE:

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

NOES: NONE

ABSTAINED: NONE

ABSENT: PEÑA

PUBLIC HEARING

2. PN 21-153, UCD Health Sciences Campus Development Agreement Amendment

A Public Hearing to consider a request from The Regents of the University of California for approval of a Development Agreement Amendment associated with development of the UCD Health Sciences Campus project. The Specific Plan land use classification for the site is SP-RC-PD, while the General Plan land-use designations is RC. The City, as the lead agency under the California Environmental Quality Act (CEQA), previously approved an Addendum to the FPASP EIR/EIS for the subject property. (Project Planner: Steve Banks/Applicant: The Regent of the University of California at Davis)

COMMISSIONER LEARY MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF AMENDMENT NO. 2 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT RELATIVE TO THE FOLSOM SOUTH SPECIFIC PLAN FOR THE UCD HEALTH SCIENCES CAMPUS PROJECT. THIS APPROVAL IS SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-L).

COMMISSIONER WEST OFFERED A FRIENDLY AMENDMENT TO CHANGE SECTION 3.9.3, ITEM 6 TO READ:

"Section 3.9.3 – Landowner Land Use Authority

(6) Signage – Any freestanding, freeway-oriented sign within 75 feet of the freeway will be subject to City approval."

COMMISSIONER LEARY ACCEPTED THE FRIENDLY AMENDMENT TO THE MOTION.

COMMISSIONER REYNOLDS SECONDED THE MOTION.

COMMISSIONER DUEWEL MOVED TO AMEND THE MOTION TO RECOMMEND AN AMENDMENT TO THE DEVELOPMENT AGREEMENT TO PROVIDE FOR ADDITIONAL CONSULTATION WITH THE CITY IN REGARD TO ANY NON-EDUCATIONAL OR MEDICAL EXPANSION OF THE PROJECT IN THE FUTURE.

COMMISSIONER LEARY DID NOT ACCEPT THE AMENDMENT TO THE MOTION.

CHAIR RAITHEL CALLED FOR A SECOND TO COMMISSIONER DUEWEL'S MOTION TO AMEND. THE MOTION TO AMEND DID NOT RECEIVE A SECOND.

COMMISSIONER LEARY'S MOTION, WITH THE FRIENDLY AMENDMENT, CARRIED THE FOLLOWING VOTE:

AYES: LEARY, REYNOLDS, WEST, MIKLOS, RAITHEL

NOES: DUEWEL

ABSTAINED: NONE

ABSENT: PEÑA

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next regularly scheduled Planning Commission meeting will be held August 18, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:


Justin Raithel, CHAIR