

PLANNING COMMISSION MINUTES
July 15, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Barbara Leary, Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Chair Justin Raithel

ABSENT: Raithel

CITIZEN COMMUNICATION: None

MINUTES: The minutes of July 1, 2020 were requested to be amended and will be presented for approval at the next Planning Commission meeting.

PUBLIC HEARING

1. PN 19-413, Avenida Senior Living Community Conditional Use Permit and Planned Development

A Public Hearing to consider a request from Avenida Senior Living for approval of a Conditional Use Permit and Planned Development Permit for development of a 154-unit age-restricted apartment community on a 6.9-acre site located at the northeast corner of Serpa Way and Healthy Way within the Broadstone Unit No. 3 Specific Plan Area. The Specific Plan classification for the site is SP 95-1, while the General Plan Land Use designation is RCC. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Avenida Senior Living)**

COMMISSIONER DUEWEL MOVED TO RECOMMEND THAT THE PLANNING COMMISSION:

- ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE AVENIDA SENIOR LIVING COMMUNITY PROJECT (PN 19-413) PER ATTACHMENT 23; AND
- APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE AVENIDA SENIOR LIVING COMMUNITY TO DEVELOP AND OPERATE A 154-UNIT ACTIVE-ADULT SENIOR APARTMENT COMMUNITY ON THE SUBJECT 6.29-ACRE PROJECT SITE LOCATED AT 115 HEALTHY WAY, AND

- APPROVE A PLANNED DEVELOPMENT PERMIT TO ESTABLISH DEVELOPMENT STANDARD AND TO PROVIDE FOR THE BUILDING ARCHITECTURE AND DESIGN

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-O) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-82) ATTACHED TO THIS REPORT, WITH NEW CONDITION NO. 83 TO READ:

83. The owner/applicant shall install a four-foot-tall open view fencing along the project's northern boundary to restrict access into the open space parcel north of and adjacent to the project site. The four-foot-tall open view fencing shall extend from the western edge of the project site to eastern edge of the project site to the satisfaction the Community Development Department.

NEW CONDITION NO. 73-6 TO READ:

73-6. The owner/applicant shall change the primary color to earth tone to the satisfaction of the Community Development Department.

AND NEW CONDITION NO. 84 TO READ:

84. The owner/applicant shall install a solar generation system to serve the pool.

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

AYES: LEARY, LANE, GRANT, WEST, DUEWEL, REYNOLDS
NOES: NONE
ABSTAIN: NONE
ABSENT: RAITHEL

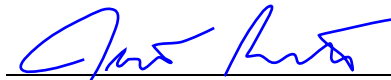
PLANNING COMMISSION / PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR