



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
November 7, 2018
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Jennifer Lane, Kevin Mallory, Ross Jackson, Aaron Ralls, Vice Chair John Arnaz, Kevin Duewel, 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 October 17, 2018 will be presented for approval.

NEW BUSINESS

1. PN 18-348, Russell Ranch Phase 1, Villages 6 and 8 Residential Design Review

A Public Hearing to consider a request from The New Home Company for Residential Design Review approval for 95 single-family residential units located on two sites within Phase 1, Villages 6 and 8 of the Russell Ranch Subdivision generally located east of Placerville Road and north of Grand Prairie Road. The zoning classification for the site is SFHD PD (FPASP) and the General Plan land-use designation is SFHD. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

2. PN 18-349, Russell Ranch Phase 1, Villages 3, 5, and 7 Residential Design Review

A Public Hearing to consider a request from The New Home Company for Residential Design Review approval for 108 single-family residential units located on three sites within Phase 1, Villages 3, 5, and 7

of the Russell Ranch Subdivision generally located east of Placerville Road and north of Grand Prairie Road. The zoning classification for the site is SF PD and SFHD PD (FPASP) and the General Plan land-use designation is SF and SFHD. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

3. PN 18-179, The Shops at Folsom Ranch – Vesting Tentative Parcel Map and Planned Development Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from TK Consulting Inc. for approval of a Vesting Tentative Parcel Map and Planned Development Permit for development of a 27,900-square-foot commercial shopping center on a 5.9-acre site located at the southwest corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area. The zoning classification for the site is SP-GC-PD and the General Plan land-use designation is GC. The project qualifies for the exemption and streamlined environmental review authorized by Public Resources Code section 21083.3 and CEQA Guidelines section 15183. **(Project Planner: Principal Planner, Steve Banks / Applicant: TK Consulting Inc.)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **December 5, 2018**. 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, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 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) 461-6203, (916) 355-7274 (fax) or 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