



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
February 1, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Jennifer Lane, Thomas Scott, Justin Raithel, Aaron Ralls, and Kevin Mallory

ABSENT: Raithel

CITIZEN COMMUNICATION: None

MINUTES: The minutes of January 18, 2017 were approved as submitted.

Oath of Office Administered to John Arnaz

NEW BUSINESS

1. PN 16-171, Parkway Apartments – Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration

A Public Hearing to consider a request from the TPC Housing for approval of a Planned Development Permit for development of a 72-unit affordable apartment community on a 10.1-acre site located at the southeast corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The zoning classification for the site is SP 93-3, while the General Plan land-use designation is MHD. 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: TPC Housing**)

COMMISSIONER JACKSON MOVED TO CONTINUE PN 16-171, PARKWAY APARTMENTS, PLANNED DEVELOPMENT PERMIT AND CONSIDERATION OF ADOPTION OF A MITIGATED NEGATIVE DECLARATION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	SCOTT, LANE, ARNAZ, MALLORY, RALLS, JACKSON
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	RAITHEL

2. **PN 16-388 - Zoning Code Amendment to Certain Provisions in Title 17 of the Folsom Municipal Code, (FMC) Pertaining to Accessory and/or Second Dwelling Units and Determination that the Project is Exempt from CEQA**

The purpose of the proposed amendments is for consistency with recently amended State law and to clean up sections of the code pertaining to accessory and/or second dwelling units. The proposed amendment modifies Sections 17.104.030(C), 17.104.100(f), 17.105.030, 17.105.040, and 17.105.060 of the FMC pertaining to accessory and/or second dwelling units. The project is exempt from the California Environmental Quality Act by Section 15061 (B) (3) of the CEQA Guidelines. **(Project Planner: Associate Planner, Stephanie Henry)**

COMMISSIONER ARNAZ MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF ORDINANCE NO. ____ -AN ORDINANCE OF THE CITY OF FOLSOM AMENDING CERTAIN PROVISIONS IN TITLE 17 OF THE FOLSOM MUNICIPAL CODE REGARDING SECOND DWELLING UNITS WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C.

COMMISSIONER RALLS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, MALLORY, RALLS, ARNAZ
NOES: SCOTT
ABSTAIN: JACKSON
ABSENT: RAITHEL

3. **PN 17-005, Zoning Code Amendment to Certain Provisions Pertaining to Allowed Uses in M-1, Light Industrial District and Determination that the Project is Exempt for CEQA**

The primary purpose of the proposed amendments is to clarify which commercial land uses identified in the Commercial Land Use Table (FMC, Section 17.22.030E) are considered light industrial uses and therefore permitted within the M-1 zone (FMC, Section 17.28.020). The proposed amendment modifies Sections 17.28.020 of the Folsom Municipal Code. The project is exempt from the California Environmental Quality Act by Section 15061 (B) (3) of the CEQA Guidelines. **(Project Planner: Associate Planner, Stephanie Henry)**

COMMISSIONER SCOTT MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF ORDINANCE NO. ____ - AN ORDINANCE OF THE CITY OF FOLSOM AMENDING SECTION 17.28.020 OF THE FOLSOM MUNICIPAL CODE REGARDING PERMITTED USES IN THE M-1 LIGHT INDUSTRIAL ZONE WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: JACKSON, MALLORY, SCOTT, RALLS, ARNAZ, LANE
NOES: NONE
ABSTAIN: NONE
ABSENT: RAITHEL

REPORTS:
Planning Commission/Planning Manager Report:

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN