



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**February 1, 2017**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

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

*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 January 18, 2017 will be presented for approval.

**Oath of Office to be 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)**

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)**

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)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **February 15, 2017**. 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, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

**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