



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
February 15, 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 Raitchel, 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 February 1, 2017 will be presented for approval.

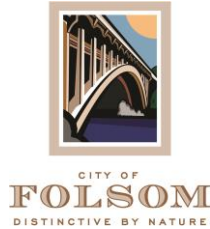
PRESENTATIONS - Preliminary Draft General Plan Workshop (Consultant: Chelsey Payne, Mintier Harnish)

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **March 1, 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, 2nd 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



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



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Date: 2/9/17
To: Planning Commission
From: Scott A. Johnson, AICP
Subject: Preliminary Draft General Plan Workshop

The Preliminary Draft General Plan will be presented by Chelsey Payne with Mintier Harnish.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Scott A. Johnson".

Scott A. Johnson, AICP
Planning Manager