



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
May 3, 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: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 15, 2017 and April 19, 2017 were approved as submitted.

CONTINUED ITEM

1. **PN 15-303, Folsom Heights Subdivision – Large Lot Tentative Vesting Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Design Guidelines, and Development Agreement Amendment – Continued from the April 19, 2017 Planning Commission Meeting**

A Public Hearing to consider a request from Folsom Heights, LLC, for approval of a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Design Guidelines and Development Agreement Amendment for development of a 530-unit single-family residential subdivision on a 189.7-acre site located within the Folsom Plan Area. The project site is generally located south of U.S. Highway 50, north of White Rock Road, east of Empire Ranch Road, and west of the El Dorado County line. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). (**Project Planner: Principal Planner, Steve Banks / Applicant: Folsom Heights, LLC**)

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING TWENTY-FIVE (25) LARGE LOTS AS ILLUSTRATED ON ATTACHMENT 3 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING FOUR HUNDRED AND SEVEN (407) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE HUNDRED AND TWENTY-THREE (123) MULTI-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 4 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – H; TENTATIVE SUBDIVISION MAP FINDINGS I – P; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS Q – U; CONDITIONS OF APPROVAL LARGE-LOT VTSM NO. 1-17; CONDITIONS OF A PPROVAL SMALL-LOT VTSM NO. 1-180.

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

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

MOTION FAILED

COMMISSIONER RAITHEL MOVED TO CONTINUE THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO CONTINUE AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO CONTINUE THE LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING TWENTY-FIVE (25) LARGE LOTS AS ILLUSTRATED ON ATTACHMENT 3 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO CONTINUE THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING FOUR HUNDRED AND SEVEN (407) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE HUNDRED AND TWENTY-THREE (123) MULTI-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 4 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – H; TENTATIVE SUBDIVISION MAP FINDINGS I – P; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS Q – U; CONDITIONS OF APPROVAL LARGE-LOT VTSM NO. 1-17; CONDITIONS OF A PPROVAL SMALL-LOT VTSM NO. 1-180 TO THE JUNE 7, 2017 PLANNING COMMISSION MEETING.

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

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

NEW BUSINESS

2. **PN 16-171, Prospect Ridge Subdivision, 535 Levy Road – General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consideration of a Mitigated Negative Declaration**

A Public Hearing to consider a request from StoneBridge Properties for approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 35-unit single-family residential subdivision on an 8.69-acre site located at 535 Levy Road. The zoning classification for the site is M-2 PD, while the General Plan land-use designation is IND. 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: StoneBridge Properties)**

COMMISSIONER JACKSON MOVED TO CONTINUE PN 16-171, PROSPECT RIDGE SUBDIVISION, 535 LEVY ROAD – GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION TO THE MAY 17, 2017 PLANNING COMMISSION MEETING, WHICH CARRIED THE FOLLOWING VOTE:

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

3. **PN 17-096, The Island Subdivision, Phase 2 Street Names**

A Public Hearing to consider proposed street names for The Island Subdivision Phase 2. The project is exempt from the California Environmental Quality Act by Section 15061 (B)(3), Review for Exemption, of the CEQA Guidelines. **(Project Planner, Associate Planner, Stephanie Henry / Applicant, Black Pine Communities)**

COMMISSIONER SCOTT MOVED TO APPROVE THE REQUEST BY BLACKPINE COMMUNITIES FOR APPROVAL OF THE STREET NAMES "FARMHOUSE WAY" AND "SILO STREET" FOR THE ISLAND SUBDIVISION PHASE 2.

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

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

4. **PN 17-128, Harvest Subdivision, 1680 East Natoma Street – Planned Development Permit Extension**

The applicant, Lewis Planned Communities, is requesting a two-year extension in time of the previously approved Vesting Tentative Subdivision Map and Planned Development Permit associated with development of the Harvest Subdivision project located at 1680 East Natoma Street. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lewis Planned Communities)**

COMMISSIONER LANE MOVED TO APPROVE THE VESTING TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF THREE YEARS (UNTIL APRIL 14, 2020) FOR DEVELOPMENT OF THE HARVEST SUBDIVISION PROJECT (PN 17-128) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C & D; TENTATIVE SUBDIVISION MAP FINDINGS E – M; PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS N – P; CONDITIONS OF APPROVAL 1 – 86, MODIFYING

CONDITION NO. 53 TO READ AS FOLLOWS "THE OWNER/APPLICANT SHALL INCORPORATE THE WINERY BUILDING WITHIN THE BRODER RANCH COMPLEX IN THE DESIGN OF THE BRODER FAMILY HOMESTEAD PARK AND INTO THE DESIGN OF THE TWO PROJECT ENTRIES LOCATED ALONG EAST NATOMA STREET THROUGH CONSULTATION WITH THE HERITAGE PRESERVATION LEAGUE (HPL) AND TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT".

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

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

MOTION FAILED

COMMISSIONER ARNAZ MOVED TO APPROVE THE VESTING TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF THREE YEARS (UNTIL APRIL 14, 2020) FOR DEVELOPMENT OF THE HARVEST SUBDIVISION PROJECT (PN 17-128) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C & D; TENTATIVE SUBDIVISION MAP FINDINGS E – M; PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS N – P; CONDITIONS OF APPROVAL 1 – 86.

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

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

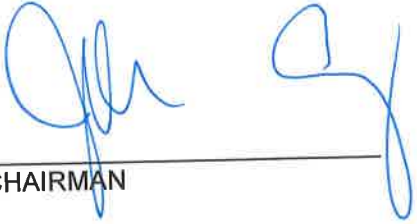
Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,


Amanda Palmer, SECRETARY

APPROVED:


Ross Jackson, CHAIRMAN