



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
May 4, 2016
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: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Marci Embree

CITIZEN COMMUNICATION: None

MINUTES: The minutes of April 20, 2016 were approved as submitted.

NEW BUSINESS

1. **PN 15-254, CountryHouse at Broadstone Memory Care Community, 2005 Iron Point Road - Planned Development Permit, Conditional Use Permit, and Consideration of Adoption of a Mitigated Negative Declaration**

A Public Hearing to consider a request from Maverick Partners West for approval of a Planned Development Permit, and Conditional Use Permit for development and operation of a 45-unit memory care community on a 1.91-acre site located on the southeast corner of the intersection of Iron Point Road and Oak Avenue Parkway. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. The public review period begins April 6, 2016 and ends April 25, 2016. **(Project Planner: Principal Planner, Steve Banks / Applicant: Elliot Alta Vista / Maverick Partners West)**

COMMISSIONER SCOTT MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE COUNTRYHOUSE AT BROADSTONE MEMORY CARE COMMUNITY PROJECT (PN 15-254) PER ATTACHMENT 11;

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THE COUNTRYHOUSE AT BROADSTONE MEMORYCARE COMMUNITY PROJECT, WHICH

INCLUDES A ONE/TWO-STORY, 36,668-SQUARE-FOOT BUILDING AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 9;

AND

MOVE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE COUNTRYHOUSE AT BROADSTONE MEMORY CARE COMMUNITY TO OPERATE AT THE SUBJECT PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF IRON POINT ROAD AND OAK AVENUE PARKEWAY (APN NO. 072-2680-008) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQ FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – N; CONDITIONAL USE PERMIT FINDING O; CONDITIONS OF APPROVAL 1 – 69, ADDING CONDITION NO. 70 THAT READS AS FOLLOWS “THE OWNER/APPLICANT WILL EXTEND A CONCRETE SIDEWALK FROM THE PROPOSED PROJECT’S DRIVEWAY ACCESS EASTERLY TO THE EXISTING SIDEWALK WHICH CURRENTLY ENDS APPROXIMATELY 200 FEET EAST OF THE PROJECT SITE. IF THE OWNER/APPLICANT CANNOT OBTAIN A PUBLIC EASEMENT AND/OR RIGHT-OF-WAY, IF NEEDED, FROM THE ADJOINING PRIVATE PROPERTY AT NO COST, THE OWNER/APPLICANT WILL NOT BE REQUIRED TO CONSTRUCT THIS OFF-SITE CONCRETE SIDEWALK EXTENSION.”

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BUTCHER, SCOTT, ARNAZ, MARTELL, LANE, JACKSON
NOES: NONE
ABSTAIN: NONE
ABSENT: EMBREE

2. PN 14-279. Hillsborough Properties in the Folsom Plan Area

A Public Hearing to consider a request by West Hillsborough Investors, LLC, Aerojet Rocketdyne, Inc., Hillsborough North, LLC, Oak Avenue Holdings, LLC, and Prairie City Commercial Properties, LLC for approval of the Hillsborough Project located within the Folsom Plan Area Specific Plan (south of Highway 50, east of Prairie City Road and north of White Rock Road). The project includes a General Plan Amendment, Specific Plan Amendment and a Development Agreement Amendment for development of 714 acres into a combination of single family, multi-family, commercial, industrial/office park, parks and an elementary school. The residential component of the project will include approximately 2,018 dwelling units. An Initial Study Checklist was prepared to analyze the proposed changes to the FPASP. The conclusion drawn from the analysis is that none of the changes or revisions proposed by the project would result in significantly new or substantially more severe environmental impacts, consistent with Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168. Accordingly, an Addendum to the Folsom Plan Area Environmental Impact Report has been prepared for this project. **(Project Planner: Consultant, George Djan, AICP / Applicant: West Hillsborough, LLC, Aerojet Rocketdyne, Inc., Hillsborough North, LLC, Oak Avenue Holdings, LLC, Prairie City Commercial Properties, LLC)**

COMMISSIONER SCOTT MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT FOR THE HILLSBOROUGH PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE FOLSOM PLAN AREA SPECIFIC PLAN FOR THE HILLSBOROUGH PROJECT WITH CONDITIONS 1 THROUGH 5;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND THE HILLSBOROUGH DEVELOPERS;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE MITIGATION MONITORING AND REPORTING PROGRAM AMENDMENTS FOR THE FOLSOM PLAN AREA SPECIFIC PLAN WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; GENERAL PLAN AMENDMENT FINDING H – J; FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FINDING K; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS L & M; MITIGATION MONITORING AND REPORTING PROGRAM AMENDMENTS FINDING N; CONDITIONS OF APPROVAL 1 – 5, MODIFYING CONDITION NO. 1 TO READ AS FOLLOWS "THE OWNER/APPLICANT SHALL COMPLY WITH THE FOLLOWING PARKS & RECREATION COMMISSION CONDITIONS: A. THE OWNER/APPLICANT SHALL INCORPORATE THE DESIGN AND GRADING FOR THE PROPOSED ADDITIONAL CLASS I BIKE TRAIL WITHIN THE FORMER COUNTRY DAY SCHOOL SITE INTO THE IMPROVEMENT PLANS CONSISTENT WITH THE HILLSBOROUGH FPA AMENDMENT DATED MARCH 2016 AS AMENDED BY PARKS AND RECREATION COMMISSION CONDITIONS, AS DEPICTED ON ATTACHMENT A.; B. THE OWNER/APPLICANT SHALL PROVIDE AND DEVELOP THE PROPOSED CLASS II BIKE LANE ALIGNMENTS AND CONNECTIONS CONSISTENT WITH THE HILLSBOROUGH FPA AMENDMENT DATED MARCH 2016 WITH THE ADDITION OF CLASS II BIKE LANES ON STREET B ON BOTH SIDES UP TO OAK AVENUE.; C. THE OWNER/APPLICANT SHALL DEDICATE THE PROPOSED NEIGHBORHOOD PARKLAND CONSISTENT WITH THE FMC TO PROVIDE A TOTAL 12.30-ACRES (NET) NEIGHBORHOOD PARKLAND DEDICATION TO THE SATISFACTION OF THE PARKS AND RECREATION DIRECTOR.; D. THE OWNER/APPLICANT SHALL DEDICATE THE PROPOSED NEIGHBORHOOD PARKLAND CONSISTENT WITH PROVIDING ALTERNATIVE B: MAINTAIN A 2.30-ACRE (NET) PARK SITE ADJACENT TO THE FCUSD SCHOOL SITE, AND PROVIDE AN ADDITIONAL 10-ACRE (NET) SITE ADJACENT TO STREET A AND THE OPEN SPACE CORRIDOR (WITH CLASS I TRAIL) WITHIN THE FORMER COUNTRY DAY SCHOOL SITE.; E. THE OWNER / APPLICANT SHALL DEDICATE THE ENTIRE COMMUNITY PARK WEST SITE OF 50.9 A-ACRES, BUT SHALL RECEIVE QUIMBY PARKLAND DEDICATION CREDIT OF 47.9-ACRES PER THE AMENDED RESTATED DEVELOPMENT AGREEMENT (ARDA)."; MODIFICATIONS TO THE AEROJET ROCKETDYNE ARDA.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	LANE, JACKSON, SCOTT, MARTELL, ARNAZ
NOES:	NONE
ABSTAIN:	BUTCHER
ABSENT:	EMBREE

3. PN 15-303, Folsom Heights Project in the Folsom Plan Area

A Public Hearing to consider a request by Folsom Heights, LLC, for approval of the Folsom Heights Project located within the Folsom Plan Area Specific Plan (south of Highway 50, adjacent to the El Dorado/Sacramento County line). The project includes a General Plan Amendment and a Specific Plan Amendment for development of approximately 190 acres into a combination of single family, multi-family and commercial uses. The anticipated number of residential units is 530 dwelling units, which is the same under current approvals. An Initial Study Checklist was prepared to analyze the

proposed changes to the FPASP. The conclusion drawn from the analysis is that none of the changes or revisions proposed by the project would result in significantly new or substantially more severe environmental impacts, consistent with Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168. Accordingly, an Addendum to the Folsom Plan Area Environmental Impact Report has been prepared for this project. **(Project Planner: Consultant, George Djan, AICP / Applicant: Folsom Heights, LLC)**

COMMISSIONER ARNAZ MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT FOR THE FOLSOM HEIGHTS PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE FOLSOM PLAN AREA SPECIFIC PLAN FOR THE FOLSOM HEIGHTS PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS D – G; GENERAL PLAN AMENDMENT FINDINGS H – J; FOLSOM AREA SPECIFIC PLAN AMENDMENT FINDING K; CONDITIONS OF APPROVAL 1 - 6

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	JACKSON, MARTELL, SCOTT, ARNAZ, LANE,
NOES:	NONE
ABSTAIN:	BUTCHER
ABSENT:	EMBREE

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN