



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
July 20, 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: Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott, Justin Raithel

ABSENT: John Arnaz

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 1, 2016, June 15, 2016 and July 6, 2016 were approved as submitted.

Oath of Office Administered to Justin Raithel

CONTINUED ITEM

- 1. PN 15-162, Cresleigh Ravine and Campus - General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consideration of Adoption of a Mitigated Negative Declaration (Continued from the July 6, 2016 Planning Commission Meeting)**

A Public Hearing to consider a request from Folsom Urban Homes, LLC and Folsom Residences, LLC for approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 276-unit mixed residential development near the intersection of Iron Point Road and Willard Drive. The zoning classification for the site is C-3 PD and the General Plan land-use designation is CC. 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: Folsom Urban Homes, LLC & Folsom Residences, LLC)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE CRESLEIGH RAVINE AND CAMPUS PROJECT (PN 15-162) PER ATTACHMENT 22;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR A 7.2-ACRE PORTION OF THE PROJECT SITE (APN NO. 072-0010-109) FROM CC (COMMUNITY COMMERCIAL) TO SFHD (SINGLE FAMILY HIGH DENSITY) AND TO CHANGE THE LAND USE DESIGNATION FOR A 10.1-ACRE PORTION OF THE PROJECT SITE (APN NO. 072-0010-110) FROM CC (COMMUNITY COMMERCIAL) TO MHD (MULTI-FAMILY HIGH DENSITY) AS ILLUSTRATED ON ATTACHMENT 2 FOR THE CRESLEIGH RAVINE AND CAMPUS PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REZONE TO CHANGE THE ZONING DESIGNATION FOR A 7.2-ACRE PORTION OF THE PROJECT SITE (APN NO. 072-0010-109) FROM C-3 PD (GENERAL COMMERCIAL, PLANNED DEVELOPMENT DISTRICT) TO R-1-M PD (SINGLE FAMILY SMALL LOT, PLANNED DEVELOPMENT DISTRICT) AND TO CHANGE THE ZONING DESIGNATION FOR A 10.1-ACRE PORTION OF THE PROJECT SITE (APN NO. 072-0010-110) FROM C-3 PD (GENERAL COMMERCIAL, PLANNED DEVELOPMENT DISTRICT) TO R-4 PD (GENERAL APARTMENT, PLANNED DEVELOPMENT DISTRICT) AS ILLUSTRATED ON ATTACHMENT 3 FOR THE CRESLEIGH RAVINE AND CAMPUS PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP CREATING FORTY-SIX (46) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 5 FOR THE CRESLEIGH RAVINE AND CAMPUS PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF A TWO HUNDRED AND SEVENTY-SIX (276) UNIT MIXED RESIDENTIAL COMMUNITY INCLUDING FORTY-SIX (46) SINGLE-FAMILY RESIDENTIAL UNITS AND TWO HUNDRED AND THIRTY (230) MULTI-FAMILY APARTMENT UNITS AS ILLUSTRATED ON ATTACHMENTS 4 THROUGH 21 FOR THE CRESLEIGH RAVINE AND CAMPUS PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; GENERAL PLAN AND REZONE FINDING H; TENTATIVE SUBDIVISION MAP FINDINGS I – P; PLANNED DEVELOPMENT PERMIT FINDINGS Q – X; CONDITIONS OF APPROVAL NO. 1 – 134, MODIFYING NO. 24 TO READ AS FOLLOWS "THE FINAL INCLUSIONARY HOUSING PLAN AGREEMENT.....", DELETING CONDITION NO. 33, DELETING CONDITION NO. 71, MODIFYING NO. 87 TO READ AS FOLLOWS "...THE OWNER/APPLICANT SHALL WORK WITH CITY STAFF TO EVALUATE THE POTENTIAL FOR PROVIDING PEDESTRIAN IMPROVEMENTS IN THE PROJECT AREA INCLUDING BUT NOT LIMITED TO A PEDESTRIAN CROSSING ACROSS WILLARD DRIVE.", ADDING CONDITION NO. 135 THAT READS AS FOLLOWS "THE OWNER/APPLICANT SHALL PLANT ONE TREE IN THE REAR OF ALL SINGLE-FAMILY RESIDENTIAL LOTS (LOTS NO. 1-7) LOCATED ADJACENT TO THE UNION SQUARE CONDOMINIUM PROJECT TO THE EAST TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT",

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NEW BUSINESS

2. PN 15-185, Verizon Wireless "Palladio" Telecommunications Facility Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Verizon Wireless c/o Epic Wireless for approval of a Conditional Use Permit application for the installation of an 80-foot-tall monopalm cellular facility and equipment enclosure located at 204 Palladio Parkway. The zoning designation for the site is C-3 PD (General Commercial, Planned Development District and the General Plan designation is RCC (Regional Commercial). An Initial Study and Mitigated Negative Declaration have been prepared for the project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Verizon Wireless c/o Epic Wireless)**

COMMISSIONER SCOTT MOVED MOVE TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING FOR THE INSTALLATION OF AN UNMANNED 80-FOOT-TALL MONOPALM TELECOMMUNICATIONS FACILITY AND EQUIPMENT ENCLOSURE AT 204 PALLADIO PARKWAY, PER ATTACHMENT 6;

AND

MOVE TO APPROVE THE CONDITIONAL USE PERMIT FOR VERIZON WIRELESS (PN15-185) FOR AN UNMANNED 80-FOOT TALL MONOPALM TELECOMMUNICATIONS FACILITY AND EQUIPMENT ENCLOSURE AS ILLUSTRATED IN ATTACHMENTS 2 AND 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDING A; CEQA FINDING B – F; CONDITIONAL USE PERMIT FINDING G; CONDITIONS OF APPROVAL NO. 1 – 18.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

REPORTS:

Planning Commission/Planning Manager Report:

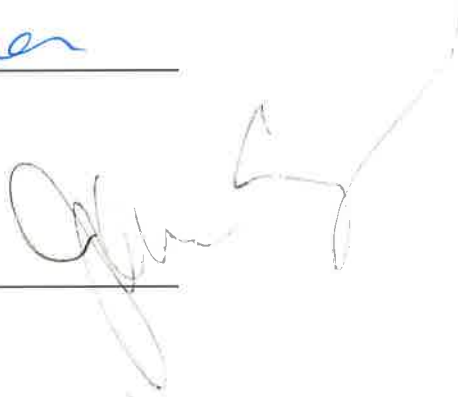
None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN