



**PLANNING COMMISSION MINUTES
October 19, 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: Lane, Arnaz, Scott

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 5, 2016 were approved as submitted.

CONTINUED ITEMS

1. **PN 16-025, Enclave at Folsom Ranch, Easton Valley Parkway – Tentative Parcel Map, Vesting Tentative Subdivision Map, Planned Development Permit, and Determination that the Project is Exempt from CEQA – Continued from the September 21, 2016 Planning Commission Meeting**

A Public Hearing to consider a request from Enclave at Folsom, LLC for approval of a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of a 111-unit single-family residential subdivision on a 14.7-acre site located on Easton Valley Parkway (APN 072-3190-036). The Specific Plan designation is SP-GC and SP MLD and the General Plan is GC-MLD. An Exemption has been prepared for the project pursuant to California Environmental Quality Act Guidelines Sections 15063 and 15084. **(Project Planner: Principal Planner, Steve Banks / Applicant: Enclave at Folsom, LLC)**

COMMISSIONER MARTELL MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE LARGE-LOT TENTATIVE PARCEL MAP CREATING FOUR LARGE LOTS AS ILLUSTRATED ON ATTACHMENT 2 FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING ONE HUNDRED AND ELEVEN (111) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 3 FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF ONE HUNDRED AND ELEVEN (111) SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 3 THROUGH 7 FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C & D; TENTATIVE SUBDIVISION MAP FINDINGS E – L; PLANNED DEVELOPMENT PERMIT FINDINGS M – T; CONDITIONS OF APPROVAL 1 – 210.

COMMISSIONER EMBREE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN