

**CITY OF FOLSOM  
PLANNING COMMISSION MINUTES  
February 4, 2015  
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, Lance Klug, Jennifer Lane, Brian Martell, Thomas Scott

**ABSENT:** Commissioner Butcher

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of January 7, 2015 were approved as submitted.

**Oath of Office Administered to Ross Jackson, John Arnaz, Tom Scott, Lance Klug**

**Election of Chair and Vice Chair**

COMMISSIONER SCOTT MOVED TO NOMINATE ROSS JACKSON AS CHAIR TO THE PLANNING COMMISSION.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

COMMISSIONER SCOTT MOVED TO NOMINATE JOHN ARNAZ AS VICE-CHAIR TO THE PLANNING COMMISSION.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**Appointment of Two Planning Commissioners to the Historic District Commission**

COMMISSIONER JACKSON MOVED TO NOMINATE TOM SCOTT AS COMMISSIONER TO THE HISTORIC DISTRICT COMMISSION.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

COMMISSIONER MARTELL MOVED TO NOMINATE JOHN ARNAZ AS COMMISSIONER TO THE HISTORIC DISTRICT COMMISSION.

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

COMMISSIONER LANE MOVED TO NOMINATE HERSELF AS COMMISSIONER TO THE HISTORIC DISTRICT COMMISSION. COMMISSIONER KLUG SECONDED THE MOTION. ALL NOMINATIONS WERE DRAWN OUT OF A HAT: COMMISSIONER SCOTT FIRST, COMMISSIONER ARNAZ SECOND, COMMISSIONER LANE THIRD. COMMISSIONER SCOTT AND COMMISSIONER ARNAZ WERE VOTED IN WHICH FILLED THE HISTORIC DISTRICT COMMISSION REQUIREMENTS.

#### ITEMS TO BE CONTINUED

1. **PN 14-273, Harvest Subdivision, 1680 East Natoma Street, Rezone, Vesting Tentative Subdivision Map, Vesting Tentative Parcel Map, Planned Development Permit and Consideration of a Mitigated Negative Declaration**

**To be continued to the February 18, 2015 Planning Commission Meeting.** A Public Hearing to consider a request from The Lewis Land Developers LLC for approval of a Rezone, VTSM, VTPM, and PD Permit for development of a 121-unit single-family residential subdivision on a 46.9-acre site located at 1680 East Natoma Street. The zoning classification for the site is A-1-A and the General Plan land-use designation is SF. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Senior Planner, Steve Banks / Applicant: Vera Silberstein Gift Trust/Lewis Land Developers, LLC)**

COMMISSIONER KLUG MOVED TO CONTINUE PN 14-273, HARVEST SUBDIVISION, 1680 EAST NATOMA STREET, REZONE, VESTING TENTATIVE SUBDIVISION MAP, VESTING TENTATIVE PARCEL MAP, PLANNED DEVELOPMENT PERMIT AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION TO THE MEETING OF FEBRUARY 18, 2015.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. **PN 14-287, Agostini Wall Height Variance, 6771, 6775, and 6879 Folsom-Auburn Road and Determination that the Project is Exempt from CEQA**

**To be continued to the April 15, 2015 Planning Commission Meeting.** A Public Hearing to consider a request from James Agostini for approval of a Fence Height Variance for development 7 to 11-foot-tall wall along the frontage of three residential properties located at 6771, 6775, and 6879 Folsom-Auburn Road. The zoning classification for the site is R-1-ML and the General Plan land-use designation is SF. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Senior Planner, Steve Banks / Applicant: James Agostini)**

COMMISSIONER KLUG MOVED TO CONTINUE PN 14-287, AGOSTINI WALL HEIGHT VARIANCE, 6771, 6775, AND 6879 FOLSOM-AUBURN ROAD TO THE MEETING OF APRIL 15, 2015.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**NEW BUSINESS**

1. **PN 14-432, Zoning Code Amendments to Certain Provisions in Title 17 of the Folsom Municipal Code, FMC Pertaining to Day Care Use and Home Occupation Permits and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider proposed zoning code amendments to certain provisions in Title 17 of the FMC pertaining to Day Care Use and Home Occupation Permits. The project is exempt from the California Environmental Quality Act by Section 15061 (B) (3) of the CEQA Guidelines. The PC will review this proposal at its February 4, 2015 meeting and make a recommendation to the City Council. **(Project Planner: Associate Planner, Stephanie Traylor Henry)**

COMMISSIONER KLUG MOVED TO APPROVE THE RECOMMENDATION OF ORDINANCE NO. 0000 – AN ORDINANCE OF THE CITY OF FOLSOM AMENDING CERTAIN PROVISIONS IN TITLE 17 OF THE FOLSOM MUNICIPAL CODE PERTAINING TO DAY CARE USE AND HOME OCCUPATION PERMITS; FINDINGS A – C.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**REPORTS:**

**Planning Commission/Planning Manager Report:**

Planning Manager, Scott Johnson brought up the subject of Commissioner training. Courses will be offered to the Commissioners as they come up.

There being no further business, the meeting was adjourned at 8:20 p.m.

RESPECTFULLY SUBMITTED,



Amanda Palmer, Administrative Assistant

**APPROVED:**



CHAIR ROSS JACKSON