

**CITY OF FOLSOM  
PLANNING COMMISSION MINUTES  
February 18, 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:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of February 4, 2015 were approved as submitted.

**Oath of Office Administered to Kelley Butcher**

**NEW BUSINESS**

1. **PN 14-287, Alpine Mortgage, 35 Iron Point Circle, Freeway-Oriented Sign, Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from All Sign Services for approval of a Conditional Use Permit for installation of an illuminated, 46-square-foot freeway-oriented wall sign on a professional office building located at 35 Iron Point Circle. The zoning classification for the site is M-L PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Senior Planner, Steve Banks / Applicant: All Sign Services / Anthony Machado Trust)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR INSTALLATION OF A 46-SQUARE-FOOT FREEWAY-ORIENTED WALL SIGN THAT IS INTERNALLY ILLUMINATED AT BUILDING NO. 4 WITHIN THE BROADSTONE BUSINESS CENTER AS SHOWN ON ATTACHMENTS 2 AND 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A AND B; CEQ FINDING C; CONDITIONAL USE PERMIT FINDING D; CONDITIONS OF APPROVAL 1 – 11.

COMMISSIONER KLUG SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. **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**

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 116-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 LANE READ A BRIEF STATEMENT AND INDICATED THAT SHE WAS ADVISED BY THE CITY ATTORNEY TO RECUSE HERSELF FROM THIS ITEM IN CONNECTION WITH A LETTER SHE WROTE AND PUBLISHED IN THE NEWSPAPER REGARDING THIS DEVELOPMENT. COMMISSIONER LANE ANNOUNCED THAT SHE WOULD NONETHELESS PARTICPATE IN THIS ITEM, AND ASSISTANT CITY ATTORNEY WANG DISCUSSED APPROPRIATENESS OF THE RECUSAL UNDER THIS CIRCUMSTANCE. COMMISSIONER LANE RECUSED AND DEPARTED FROM THE REST OF THE MEETING.

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM PREPARED FOR THE HARVEST SUBDIVISION PROJECT (PN 14-273) PER ATTACHMENT 19;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REZONE TO CHANGE THE ZONING DESIGNATION FOR THE 46.9-ACRE PROJECT SITE (APN NO. 071-0060-030) FROM A-1-A (AGRICULTURAL-RESERVE DISTRICT) TO R-1-M PD (SINGLE-FAMILY SMALL LOT, PLANNED DEVELOPMENT DISTRICT) AS ILLUSTRATED ON ATTACHMENT 2 FOR THE HARVEST SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP CREATING ONE HUNDRED AND SIXTEEN (116) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 4 FOR THE HARVEST SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE VESTING TENTATIVE PARCEL MAP CREATING A 4.7-ACRE PUBLIC PARK WITHIN THE PROJECT SITE ILLUSTRATED ON ATTACHMENT 5 FOR THE HARVEST SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF ONE HUNDRED AND SIXTEEN (116) SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 3 THROUGH 13 FOR THE HARVEST SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A AND B; CEQA FINDINGS C – G; REZONE FINDING H; TENTATIVE SUBDIVISION MAP FINDINGS I – L; PLANNED DEVELOPMENT PERMIT FINDINGS M – S; CONDITIONS OF APPROVAL 1 – 85; MODIFYING CONDITION NO. 85 READ AS FOLLOWS “TO DISCOURAGE THE MIGRATION OF UNDESIREABLE SMALL ANIMALS (INCLUDING SNAKES) INTO ADJACENT PROPERTIES DURING THE DEVELOPMENT OF THE PROJECT, THE OWNER/APPKICANT SHALL INSTALL A BARRIER ALONG ALL AREAS ADJACENT TO RESIDENTIAL PROPERTIES AND PARKS TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND CONSISTENT WITH A QUALIFIED BIOLOGIST’S RECOMMENDATIONS. IN GENERAL, THE BARRIER MAY CONSIST OF WIRE-MESH FABRIC WITH OPENINGS NOT EXCEEDING ½-INCH WIDTH. THE HEIGHT OF THE BARRIER SHALL BE AT LEAST 18 INCHES (ABOVE THE GROUND SURFACE), AND MAY BE BURIED INTO THE GROUND AT LEAST TWELVE INCHES. THE BARRIER SHALL BE SUPPORTED WITH METAL STAKES AT NO MORE THAN 10-FOOT SPACING. THE BARRIER SHALL BE INSTALLED BY THE OWNER/APPLICANT, AS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND A QUALIFIED BIOLOGIST, PRIOR TO ANY CONSTRUCTION DISTRUBANCE ON THE SITE, INCLUDING CLEARING AND GRADING OPERATIONS. THIS CONDITION WAS MODIFIED BY THE PLANNING COMMISSION AT ITS FEBRUARY 18, 2015 MEETING.”; ADDING CONDITION NO. 85 TO READ AS FOLLOWS “THE OWNER/APPLICANT SHALL PROVIDE COMPLETE ARCHITECTURAL DETAILS INCLUDING SIGH-LINE STUDIES FOR ALL RESIDENTIAL LOTS (LOTS 105-110) ABUTTING BRAE COURT. THIS CONDITION WAS ADDED BY THE PLANNING COMMISSION AT ITS FEBRUARY 18, 2015 MEETING.

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**REPORTS:**

**Planning Commission/Planning Manager Report:**

None

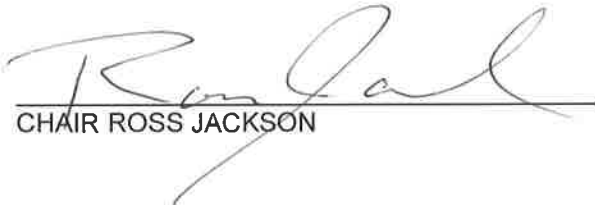
There being no further business, the meeting was adjourned at 9:09 p.m.

RESPECTFULLY SUBMITTED,



Amanda Palmer, Administrative Assistant

**APPROVED:**



CHAIR ROSS JACKSON