



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
October 21, 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, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Kelley Butcher

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 7, 2015 were approved.

NEW BUSINESS

1. **PN 12-370, Parkway Village H1 and H2 Subdivision – Tentative Subdivision Map and Consideration of Adoption of a Mitigated Negative Declaration**

A Public Hearing to consider a request from the Parker Development Company for approval of a Tentative Subdivision Map for development of a 16-unit single-family residential subdivision on the north side of Silberhorn Drive, slightly southeast of the intersection of Golf Links Drive and Silberhorn Drive. The zoning classification for the site is SP 93-3, while the General Plan land-use designation is SFHD. 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: Parker Development Company)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT

AND

MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP CREATING SIXTEEN (16) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 2 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS D – G; TENTATIVE SUBDIVISION MAP FINDINGS H – K; CONDITIONS OF APPROVAL 1 – 78.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. **PN 15-235, 107 Simmons Way – Tentative Parcel Map and Determination that the Project is Exempt for CEQA**

A Public Hearing to consider a request from TSD Engineering for approval of a Tentative Parcel Map to subdivide an existing 1.44-acre residentially-zoned property into three (3) single-family residential parcels at 107 Simmons Way. The zoning is R-1-ML-A and the General Plan is SF. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Minor Land Divisions (15315).
(Project Planner: Senior Planner, Steve Banks / Applicant: Rudolph Strand / TSD Engineering)

COMMISSIONER JACKSON MOVED TO CONTINUE 107 SIMMONS WAY TO THE NOVEMBER 18, 2015 MEETING.

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN