



PLANNING COMMISSION MINUTES
November 18, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Chair Justin Raithel

ABSENT: Grant

CITIZEN COMMUNICATION: None

MINUTES: The amended minutes of October 21, 2020 and the minutes of November 4, 2020 were approved.

PUBLIC HEARING

1. PN 19-284 Scholar Way Senior Housing Planned Development Permit

A Public Hearing to consider a request from USA Properties Fund, Inc. for approval of a Planned Development Permit for development of a 110-unit senior affordable residential apartment community on a 4.6-acre site located at the northeast corner of the intersection of East Bidwell Street and Scholar Way. The Zoning classification for the site is SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying specific plan land use designation of R-4 PD, while the General Plan Land Use designation is MHD. 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: USA Properties Fund, Inc.)**

COMMISSIONER LEARY MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE SCHOLAR WAY SENIOR HOUSING PROJECT PER ATTACHMENT 21 AND APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF A 110-UNIT SENIOR AFFORDABLE HOUSING COMMUNITY ON A 4.6-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND SCHOLAR WAY. THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS A-O AND THE RECOMMENDED CONDITIONS OF APPROVAL NOS. 1-63 ATTACHED TO THE REPORT.

COMMISSIONER REYNOLDS SECONDED THE MOTION.

COMMISSIONER DUEWEL MADE A FRIENDLY AMENDMENT TO ADD VERBIAGE TO CONDITION NO. 31 TO STATE:

“31. The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature. **The applicant shall change the landscaping plan to incorporate more native species to the satisfaction of the Community Development Department.**”

COMMISSIONER RAITHEL MADE A FRIENDLY AMENDMENT TO ADD AN ADDITIONAL BULLET TO CONDITION NO. 44 TO STATE:

“44. To further ensure safe travel within the project site, the following measures shall be implemented to the satisfaction of the Community Development Department:

- “Stop” signs, appropriate pavement markings, and stamped concrete shall be installed at the circular access feature located just south of the Cavitt Drive driveway entrance.
- Appropriate pavement markings and signage shall be installed at the Scholar Way project driveway indicating that the driveway is restricted to right-turns in only and that no outbound right-turn movements are permitted.
- The existing bus stop located on the east side of Scholar Way shall be relocated slightly north of the Scholar Way project driveway as shown on the submitted site plan. The final location and design of the bus stop shall be to the satisfaction of the Community Development Department.
- **The owner/applicant shall work with City staff to evaluate design alternatives to driveway access to and from Cavitt Drive to the satisfaction of the Community Development Department.**”

WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, REYNOLDS, WEST, DUEWEL, LEARY, RAITHEL

NOES: NONE

ABSTAIN: NONE

ABSENT: GRANT

WORKSHOP

2. Zoning Code Update – Workshop on Articles 3 and 4 Zoning Standards and Direction to Staff

Staff is seeking the Commission’s review and comment on the topics and recommendations for the new Zoning Code Update as they relate to existing standards and staff recommendations for changes. Specific topics include off-street parking regulations, sign standards, and regulation of entertainment and alcohol-serving uses. **(Project Planner: Principal Planner, Desmond Parrington)**

City staff presented three key issues to the Planning Commission for their consideration and input. The issues included standards for off-street parking, sign regulations, and the regulation of entertainment and alcohol-serving uses. Staff discussed the issues and drawbacks regarding the use of variances for parking. Staff also discussed current issues related to sign regulations plus staff’s recommendations for signage. Finally, staff identified what was working well and those issues that remained related to entertainment, outdoor dining, and alcohol serving uses. Overall, Commission members supported staff’s recommendations for changes to current sign standards. On the issues of parking and the regulation of entertainment and alcohol-serving uses there was a wider range of opinions. The Commission was split on the subject of parking reductions for development near the City’s light rail stations, but did support the use of tandem garages and staff’s recommendations regarding the treatment of existing homes with one-car garages. Parking requirements for outdoor dining also resulted in mix opinions with some wanting more regulation and others favoring no additional regulation in an effort to support outdoor dining. Finally, Commission members liked the idea of using a standard based on closing time as well as distance from residential as key criteria for conditional use permits for bars and other businesses serving alcohol.

PLANNING COMMISSION / PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR