



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES  
AMENDED  
MAY 18, 2022  
CITY COUNCIL CHAMBERS  
6:30 P.M.  
50 Natoma Street  
Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Barbara Leary, Daniel West, Bill Romanelli, Justin Raitel, Ralph Peña, Eileen Reynolds

**ABSENT:** Bill Miklos

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of the May 4, 2022 meeting were approved as submitted.

**PUBLIC HEARING**

**1. PN 21-115, AC Hotel by Marriott Tentative Parcel Map, Planned Development Permit Modification, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program**

A Public Hearing to consider a request from Insignia Hospitality Groups, Inc. for approval of a Tentative Parcel Map and Planned Development Permit Modification application for development of a five-story hotel (AC Marriott) on a 1.45-acre portion of an existing 14.22-acre parcel (APN 072-3080-042) within a parking lot area at the Palladio at Broadstone Shopping Center. The zoning classification for the site is C-3 (PD), while the General Plan land-use designation is RCC (EBC). An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Josh Kinkade/Applicant: Insignia Hospitality Groups, Inc.)**

1. Price Walker addressed the Planning Commission in favor of the proposed project.
2. Joe Gagliardi addressed the Planning Commission in favor of the proposed project.

COMMISSIONER LEARY MOVED TO APPROVE THE TENTATIVE PARCEL MAP AND PLANNED DEVELOPMENT PERMIT MODIFICATION APPLICATION FOR THE PROPOSED PROJECT (PN21-115) LOCATED AT 510 PALLADIO PARKWAY, BASED ON THE BELOW FINDINGS (FINDINGS A-CC) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-71) WITH MODIFICATIONS TO CONDITION NO. 57 AND NO. 70

Condition No. 57

The project shall comply with the following architecture and design requirements:

1. This approval is for a five-story, 85,690-square-foot hotel building and associated site work associated with the AC Hotel by Marriott project. The applicant shall submit building plans that comply with this approval, the attached building elevations dated March 25, 2022.
2. The design, materials, and colors of the proposed hotel building shall be consistent with the submitted building elevations, color renderings, materials samples, and color board dated March 25, 2022 to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not **extend be visible** above the height of the parapet walls **and shall be screened from view from the adjacent public rights-of-way on Broadstone Parkway and East Bidwell Street to the satisfaction of the Community Development Department.** Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the hotel building.
6. The final location, design, height, material, and colors for any walls and/or fences shall be subject to review and approval by the Community Development Department.

Condition No. 70

The final location, design, and materials of any signs for the project shall be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall obtain a sign permit and all signage associated with proposed project shall comply with the requirements established by the Folsom Municipal Code (FMC, Section 17.59, Signs) and the Palladio at Broadstone sign criteria, as amended by this approval, **and provided in Attachment 11. Signage on the south building elevation shall be limited to a sign on the canopy edge, and no wall signage shall be permitted on this elevation.**

COMMISSIONER WEST SECONDED THE MOTION.

AYES: LEARY, WEST, ROMANELLI, RAITHEL, PEÑA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS

**2. PN 21-062, 6987 Oak Avenue Tentative Parcel Map and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Roger & Gail Zittel for approval of a Tentative Parcel Map application to subdivide an existing 1.03-acre single-family residential property located at 6987 Oak Avenue into two individual parcels. The zoning classification for the site is R-1-ML (A), while the General Plan land-use

designation is SF. The project is exempt from the California Environmental Quality Act in accordance with Section 15315 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Roger & Gail Zittel)**

COMMISSIONER ~~LEARY MOVED~~ **LEARY MOVED** TO APPROVE THE 6987 OAK AVENUE TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 6, BASED ON THE FOLLOWING FINDINGS (FINDINGS A-L) AND THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-19)

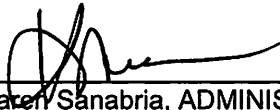
COMMISSIONER WEST **ROMANELLI** SECONDED THE MOTION.

AYES: LEARY, WEST, ROMANELLI, RAITHEL, PEÑA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: MIKLOS

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

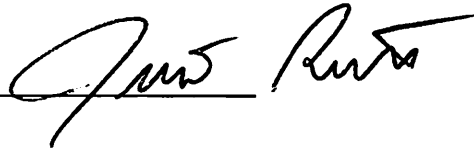
The next Planning Commission meeting is scheduled for June 1, 2022.

RESPECTFULLY SUBMITTED,



Kateri Sanabria, ADMINISTRATIVE ASSISTANT

**APPROVED:**



Eileen Reynolds, CHAIR