



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
May 15, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

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

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of April 17, 2019 will be presented for approval.

PRESENTATION

1. **SACOG Presentation on the Regional Housing Needs Assessment (RHNA) (Sacramento Area Council Governments, Greg Chew)**

NEW BUSINESS

2. **PN 19-148 Nomination of the Name Merrill to the Folsom Historic Street Name List and Determination that the Project is Exempt from the CEQA**

The applicant, Jason Merrill, has proposed that the name "Merill" be added to the Historic Street Name list. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). **(Project Planner, Brianna Gustafson, Assistant Planner)**

3. PN 17-270, Canyon Terrace Apartments Expansion and Remodel General Plan Amendment and Design Review and Consideration of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project

A Public Hearing to consider a request from Canyon Terrace Folsom, LLC for approval of a General Plan Amendment and Design Review for a 96 unit expansion, and the remodeling of the existing 200-unit Canyon Terrace Apartment Community located at 1600 Canyon Terrace Lane. A General Plan Amendment is requested to change the General Plan land use designation from MLD (Multi-Family Low Density) to MMD (Multi-Family Medium Density). Design Review is requested for development of 96 new apartments units, two new clubhouse buildings, a new maintenance and storage building, six new carports, remodeling of the 200 existing apartment units, and various site improvements. The zoning classification for the site is R-M, while the General Plan land-use designation is MLD. 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: Canyon Terrace Folsom, LLC)**

4. Overview of City of Folsom Housing Programs (Senior Planner, Stephanie Henry)

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **June 5, 2019**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing