



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES  
AMENDED  
May 15, 2019  
CITY COUNCIL CHAMBERS  
6:30 P.M.  
50 Natoma Street  
Folsom, CA 95630**

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

**ABSENT:** Raithel

**CITIZEN COMMUNICATION:** None

**MINUTES:**

The minutes of April 17, 2019 were approved as submitted.

**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 "Merrill" 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)**

COMMISSIONER LEARY MOVED TO APPROVE THE ADDITION OF THE PROPOSED STREET NAME MERRILL TO THE CITY OF FOLSOM HISTORIC STREET NAME LIST WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B AND CEQA FINDING C

COMMISSIONER DUEWEL SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES:           LANE, MALLORY, WEST, DUEWEL, LEARY, REYNOLDS  
NOES:           NONE  
ABSTAIN:       NONE

ABSENT: RAITHEL

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)

1. Patrick O'Donnell spoke in opposition of the project.
2. Kathy Tegtmeier spoke in opposition of the project.
3. Crystal Tobias spoke in opposition of the project.
4. Mike Pauley spoke in opposition of the project.
5. Loretta Hettinger spoke in support of the project.
6. Jeffrey Anderson spoke in opposition of the project.
7. Teresa Davis spoke in opposition of the project.
8. Lauren Frazer spoke in opposition of the project.
9. Sharon Kindel spoke in opposition of the project.
10. Craig Davis spoke in opposition of the project.
11. Manuel Zamorano spoke in opposition of the project.
12. Jim Lofgren spoke in support of the project.
13. Jerry Rucker spoke in opposition of the project.
14. Graham Bradner spoke in opposition of the project.
15. Paul Cass spoke in opposition of the project.

COMMISSIONER MALLORY MOVED TO CONTINUE THE PROJECT TO THE JUNE 5<sup>TH</sup> PLANNING COMMISSION MEETING.

COMMISSIONER LANE SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, MALLORY  
NOES: WEST, DUEWEL, LEARY, REYNOLDS  
ABSTAIN: NONE  
ABSENT: RAITHEL

COMMISSIONER DUEWEL MOVED TO RECOMMEND CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORT PROGRAM, CTY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR THE 16.96-ACRE PROJECT SITE (APN NO. 213-0060-025) FROM MLD (MULTI-FAMILY LOW DENSITY) TO MMD (MULTI-FAMILY MEDIUM DENSITY), AND CITY COUNCIL APPROVAL OF DESIGN REVIEW FOR A 96-UNIT EXPANSION AND REMODEL OF THE EXISTING CANYON TERRACE APARTMENT COMMUNITY AS ILLUSTRATED ON ATTACHMENT 5 THROUGH 23 FOR CANYON TERRACE APARTMENTS EXPANSION AND REMODEL PROJECT(PN 17-270) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, REMOVAL OF GENERAL PLAN FINDING H, DESIGN REVIEW FINDING I & J, CONDITIONS OF APPROVAL NO. 1-61, AND NEW CONDITION NO. 62 TO STATE "The

owner/applicant shall comply with the recommendations of the San Juan Water District (SJWD) regarding the preservation of, and the accessibility to the existing water supply transmission pipeline within and existing easement that bisects the Canyon Terrace Apartment parcel (Filed in the Office of the Recorder March 3, 1980 in Book 139 of Maps, Page 8, County of Sacramento, State of California). The following conditions, at a minimum, shall be included on the construction drawings prior to approval by the City and SJWD:

1. The centerline location and depth of cover of the existing SJWD water supply transmission pipeline shall be confirmed and included in the design drawings.
2. No structures or footings shall be placed within eight (8) feet horizontally from the outside edge of the existing pipeline easement (i.e., a minimum of two feet outside of the 6-foot Public Utility Easement areas flanking the pipeline easement).
3. Final minimum depth of cover and pipe loading protection requirements will be determined during the design review and approval process. Typically, a minimum of four (4) to five (5) feet of cover from the top of the water supply transmission pipeline to finish grade (FG) shall be maintained along the entire length of the pipeline through the project.
4. All proposed underground utilities within the six (6) foot Public Utility Easements adjacent to the eight (8) foot Water Easement granted to SJWD (3094, O.R., 109) shall be reviewed and approved by San Juan Water District.
5. An encroachment agreement between SJWD and the owner/applicant detailing future water supply transmission pipeline maintenance and access shall be executed prior to approval of site improvements plans by SJWD for the project.
6. Site Improvement (grading and utility) plans, and provisions for protecting the existing water supply transmission pipeline during construction, shall be reviewed and approved by San Juan Water District prior to approval by the City of Folsom Community Development Department

When Required: G, I"

AND NEW CONDITION NO. 63 TO STATE "The owner/applicant shall negotiate in good faith with the American River Canyon Maintenance Association regarding the maintenance of the community landscaping located along American River Canyon Drive." AND NEW CONDITION NO. 64 TO STATE "The owner/applicant shall enhance the landscape buffer along the frontage of American River Canyon Drive to effectively screen the new apartment buildings to the satisfaction of the Community Development Department."

COMMISSIONER WEST SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: WEST, DUEWEL, LEARY, REYNOLDS  
NOES: LANE, MALLORY  
ABSTAIN: NONE  
ABSENT: RAITHEL

4. Overview of City of Folsom Housing Programs (Senior Planner, Stephanie Henry) (DEFERRED TO NEXT PLANNING COMMISSION MEETING)

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

  
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Justin Raitel, CHAIR