



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**July 17, 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:** Mallory, Reynolds, West

**CITIZEN COMMUNICATION:** None

**MINUTES:**

The minutes of May 15, 2019 were amended with an added motion and vote for Item No. 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 Report Program for the Project to state:

'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 RAITHEL MOVED TO APPROVE THE AMENDED MINUTES. COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**NEW BUSINESS**

1. **PN 19-046, Broadstone Estates Subdivision Small-Lot Vesting Tentative Subdivision Map Extension**

A Public Hearing to consider a request from Elliott Homes, Inc. for approval of a three-year extension in time for a previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Broadstone Estates Subdivision. The Broadstone Estates Subdivision includes development of a 81-unit single-family residential subdivision on a 37.2-acre site within the Folsom Plan Area at the southeast corner of the intersection of U.S. Highway 50 and Placerville Road within the northeast portion of the Folsom Plan Area. The zoning classifications for the site are SP-SF PD and SP-OS2, while the General Plan land-use designations are SF and OS. An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Broadstone Estates Subdivision project (PN 15-308) on June 28, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Elliott Homes, Inc.)**

COMMISSIONER RAITHEL MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A THREE-YEAR EXTENSION IN TIME FOR THE BROADSTONE ESTATES SUBDIVISION SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT 6 FOR THE BROADSTONE ESTATES SUBDIVISION PROJECT (PN 19-046) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, VESTING TENTATIVE SUBDIVISION AND MAP EXTENSION FINDINGS G-O, AND CONDITIONS OF APPROVAL NO. 1-189.

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

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

**2. PN 19-111, Folsom Heights Subdivision Small-Lot Vesting Tentative Subdivision Map Extension**

A Public Hearing to consider a request from Folsom Heights, LLC for approval of a three-year extension in time for a previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Folsom Heights Subdivision. The Folsom Heights Subdivision includes development of a 530-unit single-family residential and commercial community on a 189.7-acre site located within the northeast portion of the Folsom Plan Area. The zoning classifications for the site are SP-SF, SP-SFHD, SP-MLD, SP-GC, SP-P/QP, SP-OS1, and SP-OS2, while the General Plan land-use designations are SF, SFHD, MLD, GC, P-QP, and OS. An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Folsom Heights Subdivision project (PN 15-303) on June 28, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Folsom Heights, LLC)**

1. Stephanie Haley spoke in opposition of the project.
2. Tim Haley spoke in opposition of the project.
3. Ellen Post spoke in opposition of the project.

COMMISSIONER DUEWEL MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A THREE-YEAR EXTENSION IN TIME FOR THE FOLSOM HEIGHTS SUBDIVISION SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT 6 SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, VESTING TENTATIVE SUBDIVISION MAP AND MAP EXTENSION FINDINGS G-O AND CONDITIONS OF APPROVAL NO. 1-181 WITH ADDED CONDITION NO. 182 TO STATE "Per direction provided by the City Council at its October 24, 2017 meeting, the owner/applicant shall construct the Prima Drive Extension as a paved and gated/bollard-controlled Emergency Vehicle Access (EVA) Route only, consistent with the requirements stated in Condition of Approval No. 174. The owner/applicant shall also work with the City of Folsom Fire Chief and the El Dorado Hills Fire Chief to establish the appropriate location(s) for the gates/bollards associated with the EVA. The final design, installation, and operation of the gates/bollards shall be in accordance with the Sacramento County Emergency

Access Gates and Barriers Stands, as required by the City of Folsom Fire Code. The final design and location of the gates/bollards shall be subject to review and approval by the City of Folsom. In addition, the EVA shall accommodate pedestrian and bicycle access to the satisfaction of the City of Folsom.”

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

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

DUE TO A TIE VOTE, NO RECOMMENDATION FROM THE PLANNING COMMISSION WILL BE GIVEN TO THE CITY COUNCIL.

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

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**

  
Justin Raitchel, CHAIR