



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**June 20, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, Aaron Ralls, Thomas Scott, Chair Justin Raitchel

*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 June 6, 2018 will be presented for approval.

**NEW BUSINESS**

**1. PN 17-368 Revel Folsom Senior Living Planned Development and Conditional Use Permit and Consideration of a Mitigated Negative Declaration**

A Public Hearing to consider a request from Elliott Alta Vista/Wolff Enterprises for approval of a Planned Development Permit and Conditional Use Permit for development and operation of a 166-unit senior living community located on a 6-acre site located on the southeast corner of the intersection of Iron Point Road and Oak Avenue Parkway (APN: 072-2680-011). The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Elliott Alta Vista/Wolff Enterprises)**

**2. PN 18-017 Folsom Central Plaza Pad Building Planned Development and Conditional Use Permit and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

A Public Hearing to consider a request from Nazareth Retail Holdings/Ottolini & Associates for approval of a Planned Development Permit and Conditional Use Permit for development of an 800 square foot commercial building (Dutch Bros.) with a drive-thru and a 5,000 square foot commercial building (Big O Tires) on a one-acre parcel. The project is categorically exempt from environmental review under section 15332 of the CEQA guidelines (Infill Development Projects). **(Project Planner: Principal Planner, Steve Banks / Applicant: Nazareth Retail Holdings/Ottolini & Associates)**

**3. PN 18-200 Folsom Municipal Code Title 17 Amendments and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

A Public Hearing to consider a request from the City of Folsom regarding an Ordinance amending certain provisions in Title 17 of the Folsom Municipal Code including Chapter 17.06 (Design Review) relating to projects exempt from design review process, design review submittal requirements, posting of the site, , and expiration and extension of approval; Chapter 17.08 (Zoning Plan and Adoption of Districts) relating to zoning plan content and district application; Section 17.16.020 (Permitted Uses) relating to permitted uses in the R-3 Neighborhood Apartment District; and Section 17.18.020 (Permitted Uses) relating to permitted uses in the R-4 General Apartment District. The ordinance is categorically exempt from environmental review under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Senior Planner, Stephanie Henry)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **July 18, 2018**. 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, 2<sup>nd</sup> 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](mailto: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