



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## AMENDED

**PLANNING COMMISSION AGENDA**  
**October 17, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Kevin Mallory, Ross Jackson, Aaron Ralls, Vice Chair John Arnaz, Jennifer Lane, Kevin Duewel, 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 October 3, 2018 will be presented for approval.

### Oath of Office Administered to Kevin Duewel

### NEW BUSINESS

1. **PN 18-342 Nomination of the Name Tucker to the Folsom Historic Street Name List and Determination that the Project is Exempt from the CEQA**

The applicant, Daniel Tucker, has proposed that the name "Tucker" 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, Stephanie Henry Traylor, Senior Planner)**

2. **PN 18-314, Palladio at Broadstone Building 2100 Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Broadstone Land, LLC for Commercial Design Review approval for development of a 6,282-square-foot, single-story pad building (Building 2100) on an

undeveloped .31-acre parcel within the Palladio at Broadstone Shopping Center located at 210 Palladio Parkway. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Broadstone Land, LLC)**

**3. PN 18-111, Courts at Russell Ranch – Residential Design Review and Determination that No Additional Environmental Review is Required**

A Public Hearing to consider a request from The New Home Company for Residential Design Review Approval for 114 single-family residential units on a 13.5-acre site situated within Phase 1, Village 4 (Courts at Russell Ranch) of the Russell Ranch Subdivision located at the southwest corner of the intersection of Grand Prairie Drive and Rustic Ridge Circle. The Specific Plan land-use designation is MLD PD (FPASP) and the General Plan land-use designation is MLD. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **November 7, 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