



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**October 17, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:** Jackson

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of October 3, 2018 were approved as submitted.

**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)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE ADDITION OF THE STREET NAME TUCKER TO THE FOLSOM HISTORIC STREET NAME LIST AS DOCUMENTED IN ATTACHMENT 1 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B AND CEQA FINDING C.

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

AYES: MALLORY, RALLS, ARNAZ, LANE, DUEWEL, RAITHEL  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JACKSON

**PLANNING MANAGER REPORT**

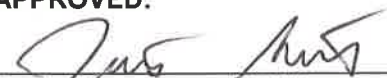
None

RESPECTFULLY SUBMITTED,



\_\_\_\_\_  
Kelly Mullett, SENIOR OFFICE ASSISTANT

**APPROVED:**



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Justin Raihel, CHAIRMAN

**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)**

COMMISSIONER RALLS MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR DEVELOPMENT OF A 6,282-SQUARE-FOOT, SINGLE-STORY RETAIL PAD BUILDING (BUILDING 2100) WITHIN THE PALLADIO AT BROADSTONE SHOPPING CENTER AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-31.

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

AYES: MALLORY, RALLS, ARNAZ, LANE, DUEWEL, RAITHEL  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JACKSON

**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)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 114 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE RUSSELL RANCH PHASE 1, VILLAGE 4 SUBDIVISION (COURTS AT RUSSELL RANCH) PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDING A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-13.

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

AYES: ARNAZ, LANE, DUEWEL, RAITHEL  
NOES: MALLORY  
ABSTAIN: RALLS  
ABSENT: JACKSON