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,

[Signature]
Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

[Signature]
Justin Raithel, 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 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 DUEWEL SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

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