



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
December 5, 2018
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 7, 2018 were approved as submitted.

NEW BUSINESS

1. PN 18-347 Russell Ranch Clubhouse Design Review

A Public Hearing to consider a request from The New Home Company for Design Review approval for six structures: a 2,505 square-foot, single-story clubhouse as well as a 2,858 square foot pool house, a 196 square-foot bar pavilion, and three shade structures totaling 1,500 square-feet; located on a 3.4 acre lot in the northeast area of Phase 1 of the previously approved Russell Ranch Subdivision project. The zoning classification for the site is SP, the General Plan land-use designation is P, and the Folsom Plan Area Specific Plan Land-Use designation for the site is P. 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 the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Desmond Parrington / Applicant: The New Home Company)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR THE RUSSELL RANCH CLUBHOUSE PROJECT AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-15, WITH MODIFICATION OF CONDITION NO. 15 WITH "... the applicant shall require the Clubhouse operator/manager to work with any user or renter to prepare a parking plan for the event so to ensure adequate access and so it does not negatively impact the surrounding neighborhood."

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

AYES: DUEWEL, LANE, JACKSON, ARNAZ, RAITHEL

NOES: NONE
ABSTAIN: RALLS
ABSENT: MALLORY

2. PN 18-363, Iron Horse Tavern Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from HMR Architects for Commercial Design Review approval for development of a 6,171-square-foot, single-story restaurant pad building (Building 100) on an undeveloped .26-acre parcel within the Palladio at Broadstone Shopping Center located at 100 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: HMR Architects)**

COMMISSIONER ARNAZ MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR DEVELOPMENT OF A 6,171-SQUARE-FOOT, SINGLE-STORY RESTAURANT PAD BUILDING (BUILDING 100) 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. 1-32.

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

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

PLANNING MANAGER REPORT

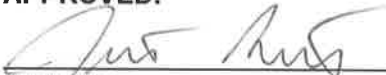
None

RESPECTFULLY SUBMITTED,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Justin Raithel, CHAIRMAN