



PLANNING COMMISSION MINUTES
March 15, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Jennifer Lane, Thomas Scott, Justin Raithel, Aaron Ralls, and Kevin Mallory

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 15, 2017 were approved as submitted.

CONTINUED ITEMS

1. **PN 16-171, Parkway Apartments – Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration – Continued from the February 1, 2017 Planning Commission**

A Public Hearing to consider a request from the TPC Housing for approval of a Planned Development Permit for development of a 72-unit affordable apartment community on a 10.1-acre site located at the southeast corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The zoning classification for the site is SP 93-3, while the General Plan land-use designation is MHD. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: TPC Housing)**

COMMISSIONER SCOTT MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 16-171) PER ATTACHMENT 9;

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF SEVENTY-TWO (72) MULTI-FAMILY APARTMENT UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 FOR THE PARKWAY APARTMENT COMMUNITY PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-66): GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – O; CONDITIONS OF APPROVAL 1 – 66, MODIFYING

CONDITION NO. 63 TO READ AS FOLLOWS, "... The perimeter fencing shall be limited to the western and northern project boundaries."

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

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

NEW BUSINESS

2. PN 17-053, Renaming of Scott Road to East Bidwell Street within the Folsom Plan Area and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a proposed street name change from Scott Road to East Bidwell Street within the Folsom Plan Area. The project is exempt from the California Environmental Quality Act by Section 15061 (B)(3) of the CEQA Guidelines. **(Project Planner: Associate Planner, Stephanie Henry / Applicant: City of Folsom)**

COMMISSIONER ARNAZ MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE STREET NAME OF EAST BIDWELL STREET TO REPLACE THE EXISTING STREET NAME SCOTT ROAD WITHIN THE CITY LIMITS OF THE CITY OF FOLSOM.

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

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

3. PN 17-051, Folsom Corporate Center – Development Agreement Amendment

A Public Hearing to consider a request from Evergreen Management Company for approval Development Agreement Amendment for the Folsom Corporate Center. The Folsom Corporate Center is a 124 acre mixed use project located on the south side of Iron Point Road (APN 072-312-023, 072-3120-001, 072-3120-002 & 072-3120-005). The proposed Development Agreement Amendment includes an extension of the Agreement and a clarification of the square footage to be developed on each lot. An Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program were previously approved for the Folsom Corporate Center in accordance with the requirements of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Evergreen Management Company)**

COMMISSIONER SCOTT MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE APPROVING THE FOLSOM CORPORATE CENTER DEVELOPMENT AGREEMENT AMENDMENT NO. 2, WHICH EXTENDS THE LIFE OF THE DEVELOPMENT AGREEMENT BY A PERIOD OF ONE YEAR, ALLOCATES AND CLARIFIES THE MAXIMUM SQUARE FOOTAGE APPROVED FOR IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE FOLSOM CORPORATE CENTER, AND MODIFIES THE PROCEDURAL REQUIREMENTS FOR SUBSEQUENT AMENDMENTS TO THE AGREEMENT, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS D – H.

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

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

4. **PN 15-308, Broadstone Estates – Vesting Tentative Subdivision Map**

A Public Hearing to consider a request from Elliott Homes for the Broadstone Estates project located east of Placerville Road and south of Highway 50. The Broadstone Estates Project includes an 81 unit Vesting Tentative Subdivision Map for the development of 81 single family units on 37.2 acres, associated Design Guidelines, and an Inclusionary Housing Plan. In accordance with Section 15164 of the State CEQA Guidelines, an Addendum to the original Folsom Plan Area Specific Plan Environmental Impact Report has been prepared to document any changes to the Folsom Plan Area Specific Plan Environmental Impact Report that would be necessary as a result of the proposed project's development. The Addendum was approved by the Folsom City Council on June 28, 2016. **(Project Planner: Consultant Planner, Sherri Metzker / Applicant: Elliot Homes)**

COMMISSIONER SCOTT MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE VESTING SMALL LOT TENTATIVE SUBDIVISION MAP CREATING EIGHTY ONE SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 FOR THE BROADSTONE ESTATES SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE INCLUSIONARY HOUSING AGREEMENT PLAN FOR THE BROADSTONE ESTATES SUBDIVISION PROJECT PER ATTACHMENT NO. 7;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROJECT DESIGN GUIDELINES FOR THE BROADSTONE ESTATES SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHMENT 8 WITH THE FOLLOWING FINDINGS AND CONDITIONS: CEQA FINDING A; TENTATIVE SUBDIVISION MAP FINDINGS B – E; CONDITIONS OF APPROVAL 1 – 189, MODIFYING CONDITION OF APPROVAL NO. 91 TO READ AS FOLLOWS, “

“a. Design.

The owner/applicant shall be responsible for the design and construction of the temporary detention basin which will temporarily impact the development of tentative subdivision map lots 23 through 29 of the Broadstone Estates subdivision. The detention basin design shall include City approved vehicular access to the entire basin, including but not limited to, the inlets and outfalls for the basin. The improvement plans for the proposed interim basin shall be reviewed and approved by the City prior to approval of the Final Subdivision Map.

b. easements

Prior to approval of the first final map, a maintenance and access easement and a public drainage easement shall be granted to the City of Folsom over the entire basin.

c. Operation and Maintenance Manual

The owner/applicant shall prepare an Operations and Maintenance manual for the interim detention basin for maintenance by the City. The manual shall be subject to review and approval by the City prior to approval of the first final map.

d. Operation Funding

The owner/applicant shall provide a funding mechanism, separate from the funding mechanism for the permanent detention basin, for the operation and maintenance by the City of Folsom of the interim detention basin. The funding for the operation and maintenance of the basin shall remain in place until such time as the required permanent detention basin(s) are constructed downstream by others and are operational in accordance with the Folsom

Plan Area Storm Drainage Master Plan. The funding mechanism shall be in place and funding available to the City prior to approval of the first final map.

e. Notice of Temporary Detention Basin

The owner/applicant shall record a separate instrument against the property comprised of tentative map lots 23 through 29, that said lots shall be encumbered by the construction of a temporary detention basin needed to serve the development of the Broadstone Estates. The document shall include a description of the proposed improvements, describe the required off site permanent detention basin needed to be constructed in order to abandon the temporary detention basin, and shall include a statement that the development of lots 23 through 29 as shown on the approved tentative subdivision map cannot proceed until such time as the interim basin is removed and all easements are abandoned to the satisfaction of the City.

f. Removal of the Temporary Detention Basin

The owner/applicant shall be solely responsible for the removal and cost of the temporary detention basin at such time as the temporary detention basin is no longer required. Lots 23 through 29 of the Broadstone Estates subdivision map shall not be created with a final map until it has been determined that the downstream permanent detention basin has been constructed by others in accordance with the Folsom Plan Area Storm Drainage Master Plan and is operational and the temporary detention basin is abandoned, removed and regraded to allow for home construction to the satisfaction of the City.

g. Removal Agreement

The owner/applicant shall execute an agreement with the City of Folsom to guarantee the funding for the removal of the temporary detention basin prior to approval of the first final map."

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

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

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,


Amanda Palmer, SECRETARY

APPROVED:


Ross Jackson, CHAIRMAN