



PLANNING COMMISSION MINUTES
June 21, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Scott, Arnaz

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 7, 2017 were approved as submitted.

NEW BUSINESS

1. PN 17-178, 1010 East Bidwell Street Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from SKW Architects for Commercial Design Review Approval for exterior modifications to an existing 32,300-Square-Foot Commercial Building (former Mervyn's Store) at 1010 East Bidwell Street. The zoning designation for the site is C-2 PD (Central Business, Planned Development District) and the General Plan designation is CCD (Central Commercial Mixed-Use District). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: SKW Architects**)

COMMISSIONER JACKSON MOVED TO APPROVE COMMERCIAL DESIGN REVIEW PN 17-178 FOR EXTERIOR MODIFICATIONS TO AN EXISTING 32,300-SQURE-FOOT COMMERCIAL BUILDING LOCATED AT 1010 EAST BIDWELL STREET WITHIN THE FOLSOM SQUARE SHOPPING CENTER WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D - F; CONDITIONS OF APPROVAL NO. 1 - 18.

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

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

2. PN 17-110, Harvest Subdivision - Planned Development Permit Modification

A Public Hearing to consider a request from Cal Atlantic Homes for a Planned Development Permit Modification for the 116-unit Harvest Subdivision project. Specifically, Cal Atlantic Homes is requesting design review approval for six (6) master plans, while also seeking to modify specific development standards for relative to maximum lot coverage and front yard building setbacks. The zoning for the project site is R-1-M PD and the General Plan designation is SF. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Harvest Subdivision project (PN 10-252) on April 14, 2015 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Cal Atlantic Homes)**

COMMISSIONER RAITHEL MOVE TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR DESIGN REVIEW OF SIX MASTER PLANS AND MINOR MODIFICATIONS TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH THE PREVIOUSLY-APPROVED 116-UNIT HARVEST SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – K; ADDING DESIGN REVIEW FINDINGS L – O THAT READS AS FOLLOWS:

- L. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ANY APPLICABLE DESIGN GUIDELINES (HARVEST SUBDIVISION DESIGN GUIDELINES) AND ZONING ORDINANCES INCLUDING CONSISTENCY WITH CHAPTER 17.06 – DESIGN REVIEW.
- M. THE PROJECT IS IN CONFORMANCE WITH ANY ADOPTED CITY-WIDE DESIGN GUIDELINES.
- N. THE PROJECT IS IN CONFORMANCE WITH THE PREVIOUSLY ADOPTED PROJECT-SPECIFIC DESIGN GUIDELINES AND STANDARDS APPROVED THROUGH THE PLANNED DEVELOPMENT PERMIT PROCESS OR SIMILAR REVIEW PROCESS.
- O. THE PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD;

CONDITIONS OF APPROVAL NO. 1 – 14.

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

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

CONTINUED ITEM

3. PN 16-321, Prospect Ridge Subdivision, 535 Levy Road – General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consideration of a Mitigated Negative Declaration – Continued from the June 7, 2017 Planning Commission Meeting

A Public Hearing to consider a request from Stonebridge Properties for approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 35-unit single-family residential subdivision on a 9.64-acre site located at 535 Levy Road. The zoning classification for the site is M-2 PD, while the General Plan land-use designation is IND. 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: Stonebridge Properties)

COMMISSIONER JACKSON MOVED RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROSPECT RIDGE SUBDIVISION PROJECT (PN 16-321) PER ATTACHMENT 14;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR THE 9.64-ACRE PROJECT SITE (APN NO. 071-0370-003) FROM IND (INDUSTRIAL/OFFICE PARK) TO SF (SINGLE FAMILY) AS ILLUSTRATED ON ATTACHMENT 2 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REZONE TO CHANGE THE ZONING DESIGNATION FOR THE 9.64-ACRE PROJECT SITE (APN NO. 071-0370-003) FROM M-2 PD (GENERAL INDUSTRIAL, PLANNED DEVELOPMENT DISTRICT) TO R-1-M PD (SINGLE-FAMILY SMALL LOT, PLANNED DEVELOPMENT DISTRICT) AS ILLUSTRATED ON ATTACHMENT 3 FOR THE PROSPECT RIDGE PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP CREATING THIRTY-FIVE (35) SINGLE-FAMILY RESIDENTIAL LOTS AND THREE (3) LANDSCAPE CORRIDOR LOTS AS ILLUSTRATED ON ATTACHMENT 5 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THIRTY-FIVE (35) SINGLE FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 4 THROUGH 12 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; GENERAL PLAN FINDINGS H – J; REZONE FINDING K; TENTATIVE SUBDIVISION MAP FINDINGS L – S; PLANNED DEVELOPMENT PERMIT FINDINGS T – AA; CONDITIONS OF APPROVAL NO. 1 – 78, ADDING CONDITION NO. 79 THAT READS AS FOLLOWS, "The existing underground septic tank on the project site shall be removed in accordance with all local, state, and federal requirements and to the satisfaction of the Community Development Department".

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

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

NEW BUSINESS

- 4. PN 17-045, Bidwell Pointe Mixed-Use Project, 125 East Bidwell Street – Planned Development Permit**

A Public Hearing to consider a request from St. Anton Communities for approval of a Planned Development Permit for development of a 140-unit mixed-use master planned community to be known as Bidwell Pointe. The proposed project, which includes development of seven (7) three-story mixed-use buildings totaling 211,939 square feet, is located on a 4.2-acre site located near the southeast corner of the intersection of Riley Street and East Bidwell Street. The project is zoned MU (General Mixed-Use Overlay Zone) and the General Plan land-use designation for the site is MU (Mixed-Use). The project is categorically exempt from the California Environmental Quality Act (CEQA) under In-Fill Development Projects (15332). **(Project Planner: Principal Planner, Steve Banks / Applicant: St. Anton Communities)**

COMMISSIONER RAITHEL MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF A ONE HUNDRED AND FORTY (140) UNIT MIXED-USE, MIXED INCOME MASTER PLANNED COMMUNITY LOCATED AT 125 EAST BIDWELL STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS; GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – O; ADDING DESIGN REVIEW FINDINGS P – S THAT READS AS FOLLOWS:

- P. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ZONING ORDINANCES, INCLUDING CONSISTENCY WITH CHAPTER 17.06 – DESIGN REVIEW.
- Q. THE PROJECT IS IN CONFORMANCE WITH ANY ADOPTED CITY-WIDE DESIGN GUIDELINES.
- R. THE PROJECT IS IN CONFORMANCE WITH THE PROJECT-SPECIFIC DESIGN GUIDELINES PREVIOUSLY ADOPTED AND STANDARDS APPROVED THROUGH THE PLANNED DEVELOPMENT PERMIT PROCESS OR SIMILAR REVIEW PROCESS.
- S. THE PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD;

CONDITIONS OF APPROVAL NO. 1 – 56, MODIFYING CONDITION NO. 53 TO READ AS FOLLOWS, "Decorative pilasters shall be added at each corner location and at approximately 50-foot intervals along straight wall segments of the six-foot-tall masonry wall or six-foot-tall metal view fencing. The final location, design, height, materials, and colors of the walls and/or fencing shall be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall investigate the possibility of adding pedestrian gates to provide direct access to the adjacent properties to the satisfaction of the Community Development Department".

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

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN