



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES

August 2, 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: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 21, 2017 were approved as submitted.

NEW BUSINESS

1. PN17-225, 405 Parkshore Drive, Farmhouse at Willow Creek – Residential Design Review

A Public Hearing to consider a request from BlackPine Communities for approval of a Design Review Application for a previously-approved 126-unit single-family residential subdivision located on a 18.5-acre site at 405 Parkshore Drive. Specifically, BlackPine Communities is requesting design review approval of four (4) master plans for the residential subdivision. The zoning is SP 93-2 with an underlying designation of RM-PD and the General Plan is MLD. An Addendum to the 1992 Silverbrook Island EIR has previously been approved in accordance with the requirements of the California Environmental Quality Act. (**Project Planner: Principal Planner, Steve Banks / Applicant: BlackPine Communities**)

COMMISSIONER SCOTT MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR ARCHITECTURAL AND DESIGN-RELATED MODIFICATIONS TO 126 PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL UNITS SITUATED WITHIN THE PHASE II PORTION OF THE ISLAND SUBDIVISION FOR THE FARMHOUSE AT WILLOW CREEK SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL NO. 1 – 14.

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

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN