



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
October 4, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Scott

CITIZEN COMMUNICATION: None

MINUTES: The minutes of September 6, 2017 were approved as submitted.

NEW BUSINESS

1. PN 17-261, Broadstone Park Professional Center, 1837 Iron Point Road – Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Carlsen Investments for approval of a Tentative Parcel Map to subdivide a .89-acre parcel (includes two existing building) located at 1837 Iron Point Road within the Broadstone Park Professional Center into two parcels. The project is zoned M-L (Limited Manufacturing District) and the General Plan land-use designation for the site is IND (Industrial/Office Park). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Minor Land Divisions (15315). **(Project Planner: Principal Planner, Steve Banks / Applicant: Carlsen Investments)**

COMMISSIONER RAITHEL MOVED TO APPROVE THE BROADSTONE PARK PROFESSIONAL CENTER TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; TENTATIVE PARCEL MAP FINDINGS D – I; CONDITIONS OF APPROVAL NO. 1 – 10.

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

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

2. PN 17-252, Iron Point Retirement Community – Planned Development Permit and Conditional Use Permit Extension

A Public Hearing to consider a request from RSC Engineering for approval of a Planned Development Permit and Conditional Use Permit Extension for development of a 126-unit senior retirement community on a 4.68-acre site located on the south side of Iron Point Road between Broadstone Parkway and Rowberry Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is CC. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Iron Point Retirement Community project (PN 15-139) on January 12, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: RSC Engineering)**

COMMISSIONER JACKSON MOVED TO APPROVE THE CONDITIONAL USE PERMIT EXTENSION AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF ONE YEAR (UNTIL JANUARY 26, 2019) FOR DEVELOPMENT OF THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 17-252) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C & D; PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS E – L; CONDITIONAL USE PERMIT EXTENSION FINDING M; CONDITIONS OF APPROVAL NO. 1-61, MODIFYING CONDITION NO. 3 TO READ AS FOLLOWS, "The project approval granted under this staff report shall remain in effect for ~~two years~~ **one year** from final date of approval (January 26, ~~2020~~ **2019**). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval."

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

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

3. PN 17-303, Parkway Village H1 and H2 Subdivision – Tentative Subdivision Map Amendment

A Public Hearing to consider a request from the Parker Development Company for approval of a Tentative Subdivision Map Amendment for revisions to a previously approved Tentative Subdivision Map associated with a 16-unit single-family residential subdivision located on the north side of Silberhorn Drive, slightly east of the intersection of Silberhorn Drive and Trowbridge Lane. The primary purpose of the Amendment is to modify conditions of approval for the project relative to construction of a traffic signal at the intersection of Golf Links Drive and Silberhorn Drive and dedication of a proposed sewer lift station to the City. The zoning classification for the site is SP 93-3, while the General Plan land-use designation is SFHD. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Parkway Village H1 and H2 Subdivision project (PN 12-370) on December 8, 2015 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Parker Development Company)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP AMENDMENT FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C & D; TENTATIVE SUBDIVISION MAP AMENDMENT FINDINGS E – I; CONDITIONS OF APPROVAL NO. 1 – 78.

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

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN