



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
April 20, 2016
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: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Jennifer Lane

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 16, 2016 and April 6, 2016 were approved as submitted.

CONTINUED ITEM

1. PN 16-050, The Island Subdivision Phase II, 405 Parkshore Drive – Tentative Subdivision Map Amendment and Planned Development Permit Modification (Continued from the April 6, 2016 Planning Commission Meeting)

A Public Hearing to consider a request from Lewis Planned Communities for approval of a Tentative Subdivision Map Amendment and a Planned Development Permit Modification for alterations to Phase II of the previously-approved Island Subdivision project located on a 15.1-acre site at 405 Parkshore Drive. 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: Lewis Planned Communities)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP AMENDMENT CREATING 126 SINGLE-FAMILY RESIDENTIAL LOTS FOR PHASE II OF THE ISLAND SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHMENT 4;

AND

MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR DEVELOPMENT OF 126 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 6 FOR PHASE II OF THE ISLAND SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS:

GENERAL FINDINGS A & B; CEQA FINDING C; TENTATIVE SUBDIVISION MAP FINDINGS D – H; PLANNED DEVELOPMENT PERMIT FINDINGS I – O; CONDITIONS OF APPROVAL 1 – 66, ADDING CONDITION NO. 67 TO READ AS FOLLOWS, "THE OWNER/APPLICANT SHALL DEDICATE PUBLIC LANDSCAPE EASEMENTS FOR THOSE LOTS THAT WILL BE MAINTAINED BY THE EXISTING SILVERBROOK ISLAND LANDSCAPE & LIGHTING DISTRICT. THE LOTS ARE LOCATED ON THE NORTH SIDE OF THE PROJECT'S FRONTAGE OF PARKSHORE DRIVE. THE PUBLIC LANDSCAPE EASEMENTS SHALL BE SHOWN ON THE FINAL MAP."

COMMISSIONER EMBREE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BUTCHER, SCOTT, ARNAZ, MARTELL, EMBREE, JACKSON
NOES: NONE
ABSTAIN: NONE
ABSENT: LANE

NEW BUSINESS

2. Appeal of PN 13-212: 659 Hancock Drive Design Review Approval

A Public Hearing to consider an appeal by Craig and Jane Yost of a Design Review approval for construction of a 3,000-square-foot single-family residence located at 659 Hancock Drive. The zoning designation for the site is R-1 ML (Single-Family Dwelling, Medium Lot District) and the General Plan designation is SF (Single Family). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: American AAA and R Developer LLC)**

COMMISSIONER SCOTT MOVED TO DENY THE APPEAL AND UPHOLD THE COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONAL APPROVAL OF THE DESIGN REVIEW APPLICATION FOR DEVELOPMENT OF A 3,000-SQUARE-FOOT CUSTOM HOME LOCATED AT 659 HANCOCK DRIVE (PN 13-212) WITH THE FOLLOWING FINDINGS AND MODIFIED CONDITIONS: GENERAL FINDING A; CEQA FINDING B; DESIGN REVIEW FINDINGS C – E; CONDITIONS OF APPROVAL 1 – 11.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: EMBREE, JACKSON, BUTCHER, SCOTT, MARTELL, ARNAZ
NOES: NONE
ABSTAIN: NONE
ABSENT: LANE

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN