



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**May 18, 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:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of May 4, 2016 were approved as submitted.

**NEW BUSINESS**

1. **PN 15-373, Brewhouse Plaza, 13407 Folsom Blvd. – Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Visione Enterprise for approval of a Conditional Use Permit for development and operation of a mixed-use commercial development to be known as Brewhouse Plaza. The proposed project, which includes utilization of an existing 9,200-square-foot building, features a 4,500-square-foot microbrewery (Mras Brewery) and 4,700 square feet of retail tenant space. The zoning classification for the site is C-2 and the General Plan land-use designation is GC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Visione Enterprise)**

COMMISSIONER JACKSON MOVED TO APPROVE A CONDITIONAL USE PERMIT TO FOR DEVELOPMENT AND OPERATION OF THE BREWHOUSE PLAZA AT THE PROPERTY LOCATED AT 13407 FOLSOM BOULEVARD WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDING D; CONDITIONS OF APPROVAL 1 – 36.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. **PN 15-238, Pique at Iron Point Apartments, 2800 Iron Point Road - Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration**

A Public Hearing to consider a request from Elliott Homes for approval of a Planned Development Permit for development of a 327-unit market-rate apartment project on a 34-acre site located on the south side of Iron Point Road between Serpa Way and Carpenter Hill Road. The zoning classification for the site is SP 95-1 and SP 92-3, 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: Elliott Homes)**

COMMISSIONER JACKSON MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PIQUE AT IRON POINT APARTMENT PROJECT (PN 15-238) PER ATTACHMENT 13;

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THREE-HUNDRED AND TWENTY SEVEN (327) MULTI-FAMILY APARTMENT UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 11 FOR THE PIQUE AT IRON POINT APARTMENT PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – N; CONDITIONS OF APPROVAL 1 – 73, MODIFYING CONDITION NO. 62 ADDING #8 THAT READS AS FOLLOWS, "NON-REFLECTIVE GLASS SHALL BE UTILIZED FOR ALL WINDOWS WITHIN THE APARTMENT BUILDINGS TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT".

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

3. **PN 15-308, Broadstone Estates – General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendment**

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, for a General Plan Amendment to change the land use designation of the property from SF (Single Family Residential), OS (Open Space), IND/OP (Industrial/Office Park), GC (General Commercial) to SF (Single Family Residential), and OS (Open Space) and a Specific Plan Amendment to change the Specific Plan land use designation from SP-SF (Single Family Residential), SP-OS (Open Space), SP- IND/OP (Industrial/Office Park), SP-GC (General Commercial) to SP-SF-PD (Single Family Residential, Planned Development District), and SP-OS (Open Space). In addition, the proposal includes a Development Agreement Amendment. The

proposal is anticipated to include up to 81 residential units. An Initial Study Checklist was prepared to analyze the proposed changes to the FPASP. The conclusion drawn from the analysis is that none of the changes or revisions proposed by the project would result in significant new or substantially more severe environmental impacts, consistent with Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168. Accordingly, an Addendum to the Folsom Plan Area Environmental Impact Report has been prepared for this project. **(Project Planner: Consultant, Sherri Metzker, AICP / Applicant: Elliott Homes)**

COMMISSIONER SCOTT MOVED MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT FOR THE BROADSTONE ESTATES PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE FOLSOM PLAN AREA SPECIFIC PLAN FOR THE BROADSTONE ESTATES PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDING A; CEQA FINDINGS B – G; GENERAL PLAN AMENDMENT FINDING H – J; FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FINDING K; CONDITIONS OF APPROVAL 1 – 6, ADDING CONDITION NO. 7 THAT READS AS FOLLOWS, "ALL SUBSEQUENT TENTATIVE SUBDIVISION MAP APPLICATIONS SUBMITTED WITHIN THE BROADSTONE ESTATES PROJECT BOUNDARIES SHALL REQUIRE CITY COUNCIL REVIEW AND APPROVAL UNDER THE PROVISIONS SET FORTH IN TITLE 16 OF THE FOLSOM MUNICIPAL CODE"; ADDING THE RECOMMENDATION THAT THE CITY COUNCIL APPROVE THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR BROADSTONE ESTATES SUBDIVISION PROJECT PER ATTACHMENT NO.5; ADDING AMENDED AND RESTATED DEVELOPMENT AGREEMENT FINDINGS L & M.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**4. PN 16-004, Carr Trust – General Plan Amendment, Specific Plan Amendment, Vesting Tentative Subdivision Map, and Development Agreement Amendment**

A Public Hearing to consider a request by Gragg Ranch Recovery Acquisition LLC, for the Carr Trust project located east of Placerville Road approximately 1500± feet north of White Rock Road, to consider a General Plan Amendment to change the land use designation of the property from MLD (Multifamily Low Density) and OS (Open Space) to SFHD-PD (Single Family High Density Residential, Planned Development District), and OS (Open Space), a Specific Plan Amendment to change the Specific Plan land use designation from SP-MLD (Multifamily Low Density) and SP-OS (Open Space) to SP- SFHD-PD (Single Family High Density Residential, Planned Development District), and SP-OS (Open Space), a Vesting Small Lot Tentative Subdivision Map to create 28 single family lots, associated Design Guidelines, an Amendment to the First Amended and Restated Tier 1 Development Agreement, and an Inclusionary Housing Plan. An Initial Study Checklist and Addendum

was prepared to analyze the proposed changes to the FPASP. The conclusion drawn from the analysis is that none of the changes or revisions proposed by the project would result in significant new or substantially more severe environmental impacts, consistent with Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168. Accordingly, an Addendum to the Folsom Plan

Area Environmental Impact Report has been prepared for this project. **(Project Planner: Consultant, Sherri Metzker, AICP / Applicant: Gragg Ranch Recovery Acquisition, LLC)**

COMMISSIONER SCOTT MOVED MOVE TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE ENVIRONMENTAL CHECKLIST CONTAINED IN ATTACHMENT NO. 11 FOR THE CARR TRUST SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE VESTING SMALL LOT TENTATIVE SUBDIVISION MAP CREATING TWENTY EIGHT SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE CARR TRUST SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE INCLUSIONARY HOUSING AGREEMENT PLAN FOR THE CARR TRUST SUBDIVISION PROJECT PER ATTACHMENT NO. 8;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENT NO. 1 TO THE AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT FOR THE CARR TRUST SUBDIVISION PROJECT PER ATTACHMENT NO. 9;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROJECT DESIGN GUIDELINES FOR THE CARR TRUST SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHMENT 11;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT FOR THE CARR TRUST SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE FOLSOM PLAN AREA SPECIFIC PLAN FOR THE CARR TRUST SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDING 1; CEQA FINDING A; TENTATIVE SUBDIVISION MAP FINDINGS B – E; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS F & G; GENERAL PLAN AMENDMENT FINDINGS H – J; FOLSOM PLAN AREA

SPECIFIC PLAN AMENDMENT FINDING K; CONDITIONS OF APPROVAL 1 – 190, DELETING CONDITION NO. 38, ADDING CONDITION NO. 191 TO READ AS FOLLOWS, "ALL SUBSEQUENT TENTATIVE SUBDIVISION MAP APPLICATIONS SUBMITTED WITHIN THE CARR TRUST PROJECT BOUNDARIES SHALL REQUIRE CITY COUNCIL REVIEW AND APPROVAL UNDER THE PROVISIONS SET FORTH IN TITLE 16 OF THE FOLSOM MUNICIPAL CODE".

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**REPORTS:**

**Planning Commission/Planning Manager Report:**

None

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
Amanda Palmer, SECRETARY

**APPROVED:**

  
\_\_\_\_\_  
Ross Jackson, CHAIRMAN



