

**CITY OF FOLSOM
PLANNING COMMISSION MINUTES
April 1, 2015
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, Lance Klug, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Arnaz

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 18, 2015 were approved as submitted.

NEW BUSINESS

1. PN 15-070, The Island Subdivision, 405 Parkshore Drive, Planned Development Permit Modification

A Public Hearing to consider a request from Woodside Homes for approval of a Planned Development Permit Modification to revise the development standards for 147 single-family residential units (Phase I) situated within a previously-approved 315-unit residential subdivision located on a 34-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: Senior Planner, Steve Banks / Applicant: Woodside Homes, Brian Cutting, 405 Parkshore Dr.)**

COMMISSIONER KLUG MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO REVISE THE DEVELOPMENT STANDARDS FOR 147 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN THE PHASE I PORTION OF THE ISLAND SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHEMENT 2 FOR THE ISLAND SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – J; CONDITIONS OF APPROVAL 1 – 14.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. PN 14-375, Veranda Subdivision, Tentative Subdivision Map, Planned Development Permit, Conditional Use Permit, and Consideration of Adoption of a Mitigated Negative Declaration at the Southwest Corner of the Intersection of East Natoma Street and Golf

A Public Hearing to consider a request from Morton & Pitalo for approval of a Tentative Subdivision Map, Planned Development Permit, and Conditional Use Permit for development of a 63-unit single-family residential subdivision on a 7.3-acre site located at the Southwest corner of the intersection of East Natoma Street and Golf Links Drive. The zoning classification for the site is SP 92-3 and the General Plan land-use designation is NC. An Initial Study and Mitigated Negative Declaration have been prepared in

accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Senior Planner, Steve Banks / Applicant: Elliot Homes, Inc. / Morton & Pitalo)**

COMMISSIONER KLUG MOVE TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE VERANDA SUBDIVISION PROJECT (PN 14-375) PER ATTACHMENT 16;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP CREATING SIXTY-THREE (63) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 3 FOR THE VERANDA SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF SIXTY-THREE (63) SINGLE FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 13 FOR THE VERANDA SUBDIVISION PROJECT;

AND

MOVE TO APPROVE A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF A SIXTY-THREE UNIT RESIDENTIAL SUBDIVISION AT THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GOLF LINKS DRIVE AND EAST NATOMA STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; TENTATIVE SUBDIVISION MAP FINDINGS H – L; PLANNED DEVELOPMENT PERMIT FINDINGS L – R; CONDITIONAL USE PERMIT FINDING S; CONDITIONS OF APPROVAL 1 – 26, MODIFYING CONDITION NO. 27 TO READ AS FOLLOWS, "THE OWNER/APPLICANT SHALL DEDICATE PUBLIC EASEMENTS FOR WATER AND SIDEWALKS WITHIN THE PRIVATE STREETS, AS WELL AS PUBLIC UTILITY EASEMENTS FOR UNDERGROUND PUBLIC FACILITIES ON PROPERTIES ADJACENT TO THE STREETS. TWELVE AND ONE-HALF-FOOT (12.5') WIDE PUBLIC UTILITY EASEMENTS FOR UNDERGROUND PUBLIC FACILITIES SHALL BE DEDICATED ADJACENT TO ALL PRIVATE AND PUBLIC STREETS FOR OTHER PUBLIC UTILITIES (I.E., SMUD, PACIFIC GAS & ELECTRIC, CABLE TELEVISION, TELEPHONE). THE WIDTH OF THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC AND PRIVATE STREETS MAY BE REDUCED WITH PRIOR APPROVAL FROM PUBLIC UTILITY COMPANIES", 28 – 54, MODIFYING CONDITION NO. 55 (#8) TO READ AS FOLLOWS, "THE MAXIMUM BUILDING HEIGHT FOR EIGHT SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 36, 41, 46, 47, 52, 53, 59 AND 60) LOCATED ON THE WESTERN PROJECT BOUNDARY SHALL BE 25'6", 56 – 64, ADDING CONDITION NO. 65 THAT READS AS FOLLOWS, "THE OWNER/APPLICANT SHALL CONSTRUCT A 6' TALL SCREEN WALL COMPRISED OF A 3' TALL MASONRY WALL, WITH 3 FEET OF METAL VIEW FENCING ON TOP AT THE END OF THE 5 ALLEYS FACING SMITH WAY TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT".

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

REPORTS:

Planning Commission/Planning Manager Report:

None

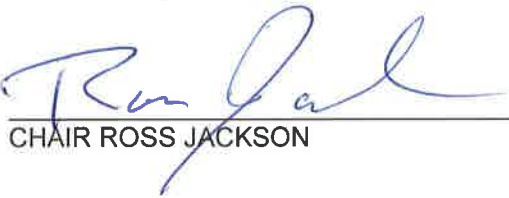
There being no further business, the meeting was adjourned at 9:09 p.m.

RESPECTFULLY SUBMITTED,



Amanda Palmer, Administrative Assistant

APPROVED:



CHAIR ROSS JACKSON