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 ATTACHMENT 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
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


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,

[Signature]
Amanda Palmer, Administrative Assistant

APPROVED:

[Signature]
CHAIR ROSS JACKSON