

**CITY OF FOLSOM  
PLANNING COMMISSION MINUTES  
May 6, 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:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of April 15, 2015 were approved as submitted.

**NEW BUSINESS**

**1. PN 15-068, 1755 Cavitt Drive, Fairfield Inn & Suites Hotel, Commercial Design Review**

A Public Hearing to consider a request from Gary Tharaldson, with Design-Cell Architecture, for a Commercial Design Review approval for development of a Fairfield Inn & Suites Hotel on a 1.1-acre parcel located at 1755 Cavitt Drive (Broadstone Crossing Shopping Center). The zoning classification for the site is SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying zoning designation of C-2 PD (Community Commercial, Planned Development District). A Mitigated Negative Declaration and Mitigation Monitoring Program was previously approved for the Broadstone Crossing Parcel 1 Shopping Center by the City Council on October 23, 2007. (Project Planner: Senior Planner, Steve Banks / Applicant: Gary Tharaldson, 1755 Cavitt Drive)

COMMISSIONER JACKSON MOVED TO APPROVE COMMERCIAL DESIGN REVIEW APPROVAL FOR DEVELOPMENT OF A FAIRFIELD INN & SUITES HOTEL ON A 1.1-ACRE PARCEL LOCATED AT 1755 CAVITT DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 – 6 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D – F; CONDITIONS OF APPROVAL 1 – 16.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**2. PN 14-287, 6775 & 6879 Folsom- Auburn Rd., Agostini Fence Height Variance and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from James Agostini for approval of a Fence Height Variance for development of a 9-foot 9-inch noise barrier along the frontage of two residential properties located at 6775, and 6879 Folsom-Auburn Road. The zoning classification for the site is R-1-ML A and the General Plan land-use designation is SF. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). (Project Planner: Senior Planner, Steve Banks / Applicant: James Agostini, 6775 & 6879 Folsom-Auburn Rd.)

COMMISSIONER SCOTT MOVED TO APPROVE A FENCE HEIGHT VARIANCE FOR CONSTRUCTION OF A 9-FOOT 6-INCH TALL WALL ALONG THE STREET FRONTAGE OF TWO RESIDENTIAL PROPERTIES LOCATED AT 6775 AND 6879 FOLSOM-AUBURN ROAD WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; VARIANCE FINDING D; CONDITIONS OF APPROVAL 1 – 12.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**3. PN 14-351, 501 Levy Road, Masjid Bilal Community Center, Planned Development Permit**

A Public Hearing to consider a request from the Islamic Society of Folsom for approval of a Planned Development Permit for development of the 31,668-square-foot Masjid Bilal Community Center at 501 Levy Road. The zoning classification for the site is M-2 PD and the General Plan land-use designation is IND. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Masjid Bilal Community Center project (PN 03-572) on May 18, 2005 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Senior Planner, Steve Banks / Applicant: Islamic Society of Folsom, 501 Levy Road)**

COMMISSIONER KLUG MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THE 31,668-SQUARE-FOOT MASJID BILAL COMMUNITY CENTER PROJECT AT 501 LEVY ROAD, AS ILLUSTRATED ON ATTACHMENTS 3 – 10 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – J; CONDITIONS OF APPROVAL 1 – 57; MODIFYING CONDITION 41 TO READ "...THE OWNER/APPLICANT SHALL ENTER INTO AN OFF-SITE PARKING AGREEMENT TO PROVIDE AN ADDITIONAL 100 OFF-SITE PARKING SPACES TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. ..."; ADDING CONDITION NO. 58 THAT READS "THE OWNER/APPLICANT SHALL COMPLETE THE REQUIRED FRONTAGE IMPROVEMENTS ON SIBLEY STREET INCLUDING, BUT NOT LIMITED TO, THE CONCRETE CURB, GUTTER AND SIDEWALK, LANDSCAPING AND THE SITE RETAINING WALLS IN ACCORDANCE WITH THE PROJECT'S SITE IMPROVEMENT PLANS PRIOR TO ISSUANCE OF A BUILDING PERMIT".

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**4. PN 14-321, 457 Tobrurry Way, Appeal by Fred Arastoo of a Denial of a Design Review Application**

A Public Hearing to consider an appeal by Fred Arastoo of a Community Development Department denial of a Design Review Application for construction of a 6,226-square-foot residence at 457 Tobrurry Way. The zoning for the site is R-1-M SP 92-3 and the General Plan land-use designation is SF. **(Project Planner: Planning Technician, Josh Kinkade / Applicant: Fred Arastoo, 457 Tobrurry Way)**

COMMISSIONER SCOTT MOVED TO DENY THE APPEAL AND UPHOLD THE COMMUNITY DEVELOPMENT DEPARTMENT DENIAL OF THE DESIGN REVIEW APPLICATION FOR A 6,226-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 457 TOBRURRY WAY WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING B; DESIGN REVIEW FINDINGS C & D.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**REPORTS:**

**Planning Commission/Planning Manager Report:**

None

There being no further business, the meeting was adjourned at 9:44 p.m.

RESPECTFULLY SUBMITTED,

  
Amanda Palmer, Administrative Assistant

**APPROVED:**

  
CHAIR ROSS JACKSON