



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
June 17, 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, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Martell

CITIZEN COMMUNICATION: None

MINUTES: The minutes of May 20, 2015 were approved as submitted.

The minutes of June 3, 2015 were approved as submitted.

Oath of Office Administered to Marci Embree

CONTINUED ITEM

1. **PN 15-136, Amendment No. 10 to the Empire Ranch Development Agreement And Determination that the Project is Exempt from CEQA (Continued from the June 3, 2015 Planning Commission Meeting)**

A Public Hearing to consider a request by Elliott Homes for approval of Amendment No. 10 to the Development Agreement for the undeveloped lots and villages of the Empire Ranch Subdivision generally located south of East Natoma Street, north of US highway 50, west of Empire Ranch Road and east of Golf Links Drive. Specifically, the proposed amendment to the Development Agreement is related to the payment of the revised Park Improvement Fees for all undeveloped lots in Empire Ranch Villages 21 to 27, 31, 32, 34 to 36, 38, 39, 40A to 40C, 46 to 50, 54, 55, 58 and 60 to 63.

The project is exempt from the California Environmental Quality Act by Section 15061 (B) (3) of the CEQA Guidelines. **(Project Planner: Planning Manager, Scott Johnson / Applicant: Elliot Homes)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDMENT NO. 10 TO THE DEVELOPMENT AGREEMENT WITH ELLIOT HOMES WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A – C; CEQA FINDING D; DEVELOPMENT AGREEMENT AMENDMENT FINDING E – I.

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NEW BUSINESS

2. PN 15-104, Folsom Point Highway Commercial and Retail Center Building Pad D, 185 Placerville Road

A Public Hearing to consider a request from Stafford King Wiese Architects for approval of a PD Permit Modification for development of an 8,200-square-foot multi-tenant commercial building on a 1.75-acre parcel located within the Folsom Pointe Shopping Center at 185 Placerville Road. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. An Initial Study and Mitigated Negative Declaration have previously been approved for the Folsom Pointe Shopping Center in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Senior Planner, Steve Banks / Applicant: John Saca and Cordano Company / Stafford King Wiese Architects, 185 Placerville Road)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR DEVELOPMENT OF AN 8,200-SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON PAD D WITHIN THE FOLSOM POINTE HIGHWAY COMMERCIAL AND RETAIL CENTER LOCATED AT 185 PLACERVILLE ROAD AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – J; CONDITIONS OF APPROVAL NO. 1 – 36.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

3. PN 15-001, St. John the Baptist Catholic Church, 309 Montrose Drive, Multi-Purpose Building Addition and Consideration of a Mitigated Negative Declaration

A Public Hearing to consider a request from Williams Plus Paddon Architects for approval of a CUP Modification for development of a 16,145-square-foot, single-story multi-purpose/parish hall building on a 9.37-acre site located at 307 Montrose Drive. The zoning classification for the site is R-1-M and the General Plan land-use designation is SF. 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: Roman Catholic Bishop of Sacramento / Williams-Paddon Architects & Planers)**

COMMISSIONER SCOTT MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM PREPARED FOR THE ST. JOHN THE BAPTIST CATHOLIC CHURCH MULTI-PURPOSE BUILDING ADDITION PROJECT (PN 13-316) PER ATTACHMENT 9;

AND

MOVE TO APPROVE THE CONDITIONAL USE PERMIT MODIFICATION FOR DEVELOPMENT AND OPERATION OF THE ST. JOHN THE BAPTIST CATHOLIC CHURCH MULTI-PURPOSE BUILDING ADDITION PROJECT, WHICH INCLUDES CONSTRUCTION OF A 16,145-SQUARE-FOOT MULTI-PURPOSE BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON A 9.37-ACRE SITE LOCATED AT 309 MONTROSE DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; CONDITIONAL USE PERMIT FINDING H; CONDITIONS OF APPROVAL NO. 1 – 50.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

4. PN 14-390, Superior Self Storage Facility, Planned Development Permit, Conditional Use Permit and Consideration of a Mitigated Negative Declaration

A Public Hearing to consider a request from Superior Storage Group for approval of a PD Permit and CUP for development of a 124,310-square-foot, three-story self-storage facility on a 4.42-acre site located at 7700 Folsom-Auburn Road. The zoning classification for the site is C-2 PD and the General Plan land-use designation is CC. 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: Buzz Oates Enterprises / Superior Self Storage Group)**

COMMISSIONER SCOTT MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE SUPERIOR SELF STORAGE PROJECT (PN 14-390) PER ATTACHMENT 10;

AND

MOVE TO APPROVE THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THE SUPERIOR SELF STORAGE PROJECT, WHICH INCLUDES DEVELOPMENT OF A 124,310-SQUARE-FOOT SELF-STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON A 4.42-ACRE SITE LOCATED AT 7700 FOLSOM-AUBURN ROAD AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 9;

AND

MOVE TO APPROVE THE CONDITIONAL USE PERMIT TO ALLOW THE SUPERIOR SELF STORAGE DEVELOPMENT TO OPERATE ON A 4.42-ACRE SITE LOCATED AT 7700 FOLSOM-AUBURN ROAD WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – N; CONDITIONAL USE PERMIT FINDING O; CONDITIONS OF APPROVAL NO. 1 – 68, ADDING CONDITION NO. 69 THAT READS AS FOLLOWS “IF THE COMMUNITY DEVELOPMENT DIRECTOR FINDS EVIDENCE THAT CONDITIONS OF APPROVAL FOR THE SUPERIOR SELF STORAGE FACILITY PROJECT HAVE NOT BEEN FULFILLED OR THAT THE USE HAS RESULTED IN A SUBSTANTIAL ADVERSE EFFECT ON THE HEALTH, AND/OR GENERAL WELFARE OF USERS OF ADJACENT OR PROXIMATE PROPERTY, OR HAVE A SUBSTANTIAL ADVERSE IMPACT ON PUBLIC FACILITIES OR SERVICES, THE CONDITIONAL USE PERMIT MAY BE SUBJECT TO REVIEW, MODIFICATION, OR REVOCATION BY THE PLANNING COMMISSION. IN ADDITION, IN THE EVENT THAT THE COMMUNITY DEVELOPMENT DIRECTOR FINDS THAT THE SUPERIOR SELF STORAGE FACILITY RESULTS IN ADVERSE NOISE-RELATED IMPACTS ON NEARBY PROPERTIES, THE CONDITIONAL USE PERMIT MAY BE SUBJECT TO REVIEW, MODIFICATION, OR REVOCATION BY THE PLANNING COMMISSION.”

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: EMBREE, LANE, SCOTT, JACKSON
NOES: ARNAZ
ABSTAIN: BUTCHER
ABSENT: MARTELL

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, Administrative Assistant

APPROVED:



CHAIR ROSS JACKSON