



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
July 15, 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: Arnaz

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 17, 2015 were approved as submitted.

NEW BUSINESS

1. PN 15-172, Dick's Sporting Goods; Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Save Mart Supermarkets and Herschman Architects for Commercial Design Review approval for remodeling of an existing 49,517-square-foot commercial building located within the Willow Creek Town Center at 1003 East Bidwell Street. The zoning classification for the site is C-2 PD (Central Commercial Mixed-Use District). The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act. **(Project Planner: Senior Planner, Steve Banks / Applicant: Save Mart Supermarkets / Herschman Architects)**

COMMISSIONER SCOTT MOVED TO APPROVE PN 15-172, COMMERCIAL DESIGN REVIEW FOR REMODELING OF AN EXISTING 49,517-SQUARE-FOOT COMMERCIAL BUILDING LOCATED WITHIN THE WILLOW CREEK TOWN CENTER AT 1003 EAST BIDWELL STREET AS ILLUSTRATED ON ATTACHMENTS 2 – 5 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL 1 – 17.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. **PN 12-370, Parkway Village H1 and H2 Subdivision; Tentative Subdivision Map, Specific Plan Amendment, Planned Development Permit, and Consideration of Adoption of a Mitigated Negative Declaration**

A Public Hearing to consider a request from the Parkway Company for approval of a Tentative Subdivision Map, Specific Plan Amendment, and Planned Development Permit for development of a 33-unit single-family residential subdivision on the north side of Silberhorn Drive, slightly southeast of the intersection of Golf Links Drive and Silberhorn Drive. The zoning classification for the site is SP 93-3, while the General Plan land-use designation is SFHD (Single Family High Density). 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: Parkway Company)**

During the public hearing, approximately 30 individuals spoke in opposition of the Project. None spoke in support of the Project. Councilmember Ernie Sheldon also spoke regarding the vacant park site near the Project, and urged the Commissioners not to postpone the matter.

COMMISSIONER SCOTT MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT (PN 12-370) PER ATTACHMENT 10;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SPECIFIC PLAN AMENDMENT TO ESTABLISH SPECIFIC DEVELOPMENT STANDARDS AS ILLUSTRATED ON ATTACHMENT 2 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHMENT 12 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE SUBDIVISION MAP CREATING THIRTY-THREE (33) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 2 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THIRTY-THREE (33) SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 12 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; SPECIFIC PLAN AMENDMENT FINDING H; TENTATIVE SUBDIVISION MAP FINDINGS I – M; PLANNED DEVELOPMENT PERMIT FINDINGS N – T; CONDITIONS OF APPROVAL 1 - 80.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

COMMISSIONER LANE MOVED TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT (PN 12-370) PER ATTACHMENT 10;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE SPECIFIC PLAN AMENDMENT TO ESTABLISH SPECIFIC DEVELOPMENT STANDARDS AS ILLUSTRATED ON ATTACHMENT 2 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHMENT 12 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE TENTATIVE SUBDIVISION MAP CREATING THIRTY-THREE (33) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 2 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THIRTY-THREE (33) SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 12 FOR THE PARKWAY VILLAGE H1 AND H2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDING B, "THE PROJECT IS INCONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY"; SPECIFIC PLAN AMENDMENT FINDING H, "THE PROJECT IS INCONSISTENT WITH THE PARKWAY SPECIFIC PLAN"; TENTATIVE SUBDIVISION MAP FINDING I, "THE PROPOSED TENTATIVE SUBDIVISION MAP IS INCONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS." AND FINDING J, "THE PROPOSED TENTATIVE SUBDIVISION MAP, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS INCONSISTENT WITH THE GENERAL PLAN, THE PARKWAY SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE." AND FINDING L, "THE DESIGN OF THE TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS WILL CAUSE PUBLIC HEALTH OR SAFETY PROBLEMS."; PLANNED DEVELOPMENT PERMIT FINDING R, "THE PROPOSED PROJECT WILL CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS." AND FINDING S, "THE PROPOSED PROJECT WILL BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE."

COMMISSIONER EMBREE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

REPORTS:

Planning Commission/Planning Manager Report:

None

There being no further business, the meeting was adjourned at 10:20p.m.

RESPECTFULLY SUBMITTED,



Amanda Palmer, Administrative Assistant

APPROVED:



CHAIR ROSS JACKSON