



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
December 16, 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: None

CITIZEN COMMUNICATION: Thomas Borge spoke regarding his concern over the Addison Place Subdivision application being removed from the agenda.

MINUTES: The minutes of December 2, 2015 were approved.

NEW BUSINESS

1. PN 14-389, Broadstone Apartments, Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration

A Public Hearing to consider a request from USA Properties Fund for approval of a Planned Development Permit for development of a 304-unit apartment community on an 11.48-acre site at the southwest corner of the intersection of Broadstone Parkway and Cavitt Drive. The zoning classification for the site is SP 95-1, while the General Plan land-use designation is MHD. 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: Carefree Broadstone Limited Partnership & USA Properties Fund, Inc.)**

COMMISSIONER MARTELL MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE BROADSTONE APARTMENTS PROJECT (PN 14-389) PER ATTACHMENT 23;

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THREE-HUNDRED AND FOUR (304) MULTI-FAMILY APARTMENT UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 20 FOR THE BROADSTSONE APARTMENTS PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – N; CONDITIONS OF APPROVAL 1 – 67, MODIFYING CONDITION #56 TO INCLUDE A NINTH ITEM THAT READS AS FOLLOWS, " THE OWNER/APPLICANT SHALL PROVIDE ADDITIONAL ARCHITECTURAL ENHANCEMENTS TO ADDRESS THE UNARTICULATED WALL EXPANSES TO THE SATISFACTIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT".

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

REPORTS:

Planning Commission/Planning Manager Report:

None

There being no further business, the meeting was adjourned at 8:40 p.m.

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN