



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
June 20, 2018
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, Aaron Ralls, Thomas Scott, Chair Justin Raithel

ABSENT: Ralls, Raithel

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 6, 2018 were approved as submitted.

NEW BUSINESS

1. PN 17-368 Revel Folsom Senior Living Planned Development and Conditional Use Permit and Consideration of a Mitigated Negative Declaration

A Public Hearing to consider a request from Elliott Alta Vista/Wolff Enterprises for approval of a Planned Development Permit and Conditional Use Permit for development and operation of a 166-unit senior living community located on a 6-acre site located on the southeast corner of the intersection of Iron Point Road and Oak Avenue Parkway (APN: 072-2680-011). 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 been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). (**Project Planner: Principal Planner, Steve Banks / Applicant: Elliott Alta Vista/Wolff Enterprises**)

COMMISSIONER SCOTT MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE REVEL FOLSOM SENIOR LIVING COMMUNITY PROJECT (PN 17-368) PER ATTACHMENT 131; AND MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THE REVEL FOLSOM SENIOR LIVING COMMUNITY PROJECT, WHICH INCLUDES A ONE TO FOUR-STORY, 181,200-SQUARE-FOOT BUILDING AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 79; AND MOVED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE REVEL FOLSOM SENIOR LIVING COMMUNITY TO OPERATE AT THE SUBJECT PROPERTY LOCATED AT THE SOUTH OF IRON POINT ROAD EAST OF ITS INTERSECTION WITH OAK AVENUE PARKWAY (APN NO. 072-2680-011) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A&B, CEQA FINDINGS C-G, PLANNED DEVELOPMENT PERMIT FINDINGS H-O, CONDITIONAL USE PERMIT FINDING P,

AND CONDITIONS OF APPROVAL 1-69, WITH REMOVAL OF CONDITION NUMBER 12, "The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement."

COMMISSIONER LANE SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, MALLORY, JACKSON, SCOTT
NOES: ARNAZ
ABSTAIN: NONE
ABSENT: RALLS, RAITHEL

2. **PN 18-017 Folsom Central Plaza Pad Building Planned Development and Conditional Use Permit and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

A Public Hearing to consider a request from Nazareth Retail Holdings/Ottolini & Associates for approval of a Planned Development Permit and Conditional Use Permit for development of an 800 square foot commercial building (Dutch Bros.) with a drive-thru and a 5,000 square foot commercial building (Big O Tires) on a one-acre parcel. The project is categorically exempt from environmental review under section 15332 of the CEQA guidelines (Infill Development Projects). **(Project Planner: Principal Planner, Steve Banks / Applicant: Nazareth Retail Holdings/Ottolini & Associates)**

COMMISSIONER SCOTT MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT FOR DEVELOPMENT OF AN 800 SQUARE FOOT COMMERCIAL BUILDING WITH A DRIVE-THRU AND A 5,000 SQUARE FOOT COMMERCIAL BUILDING ON A ONE-ACRE PARCEL AS ILLUSTRATED ON ATTACHMENT 2 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A&B, CEQA FINDINGS C-E, PLANNED DEVELOPMENT PERMIT FINDINGS F-M, CONDITIONAL USE PERMIT FINDING N, AND CONDITIONS OF APPROVAL 1-46.

COMMISSIONER JACKSON SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, MALLORY, JACKSON, SCOTT, ARNAZ
NOES: NONE
ABSTAIN: NONE
ABSENT: RALLS, RAITHEL

3. **PN 18-200 Folsom Municipal Code Title 17 Amendments and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

A Public Hearing to consider a request from the City of Folsom regarding an Ordinance amending certain provisions in Title 17 of the Folsom Municipal Code including Chapter 17.06 (Design Review) relating to projects exempt from design review process, design review submittal requirements, posting of the site, , and expiration and extension of approval; Chapter 17.08 (Zoning Plan and Adoption of Districts) relating to zoning plan content and district application; Section 17.16.020 (Permitted Uses) relating to permitted uses in the R-3 Neighborhood Apartment District; and Section 17.18.020 (Permitted Uses) relating to permitted uses in the R-4 General Apartment District. The ordinance is categorically exempt from environmental review under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Senior Planner, Stephanie Henry)**

COMMISSIONER SCOTT MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF ORDINANCE NO. ____ - AN ORDINANCE OF THE CITY OF FOLSOM AMENDING CERTAIN PROVISIONS IN TITLE 17 OF THE FOLSOM MUNICIPAL CODE INCLUDING CHAPTR 17.06 REGARDING DESIGN REVIEW; CHAPTER 17.08 REGARDING ZONING PLAN AND ADOPTION OF DISTRICTS; SECTION 17.16.020 REGRDING PERMITTED USES IN THE R-3 NEIGHBORHOOD APARTMENT DISTRICT; AND SECTION 17.18.020 REGARDING PERMITTED USES IN THE R-4 GENERAL APARTMENT DISTRICT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A&B, CEQA FINDING C.

COMMISSIONER JACKSON SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: MALLORY, JACKSON, SCOTT, ARNAZ
NOES: LANE
ABSTAIN: NONE
ABSENT: RALLS, RAITHEL

PLANNING MANAGER REPORT

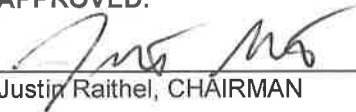
None

RESPECTFULLY SUBMITTED,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Justin Raithel, CHAIRMAN