

**CITY OF FOLSOM
PLANNING COMMISSION AGENDA
June 1, 2011
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER PLANNING COMMISSION: Chair Greg Eldridge; Vice Chair Ross Jackson; Commissioners: Thomas Scott, Dave Benevento, Lance Klug, Brian Martell

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES: Minutes of April 20 and May 18, 2011 stand approved unless there are corrections.

ITEMS TO BE CONTINUED

1. **PN11-100, Palladio at Broadstone Sign Criteria Modification, Planned Development Permit Modification, 3001 East Bidwell Street**

To be continued to the June 15, 2011 Planning Commission Meeting. A Public Hearing to consider a request from Elliott Homes for approval of a Planned Development Permit Modification for modifications to the Palladio Sign Criteria. The zoning is C-3 PD and the General Plan is RCC. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. The Planning Commission will take final action on the project unless appealed to the City Council. **(Project Planner, Steve Banks, Senior Planner / Applicant Elliott Homes, 80 Iron Point Circle, Folsom, CA, 95630)**

2. **PN03-349, The Canyon Subdivision Rezone, Vesting Tentative Subdivision Map, and Planned Development Permit, Northwest Corner of the Intersection of Orangevale Avenue and American River Canyon Drive**

To be continued to August 3, 2011 Planning Commission Meeting. A Public Hearing to consider a request from Joel Lucich for approval of a Rezone, Vesting Tentative Subdivision Map, and Planned Development Permit for development of an 11-unit single-family residential subdivision on the northwest corner of the intersection of Orangevale Avenue and American River Canyon Drive South. The zoning is R-1-M PD, R-1-L, and OSC and the General Plan is SF. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. The Planning Commission will be making a recommendation to the City Council on this project. **(Project Planner: Steve Banks, Senior Planner / Applicant: Stephen Au Clair, 301 Natoma Street, Ste. 103, Folsom, CA 95630)**

3. **PN11-137, Commercial Sign Code Amendment**

To be continued to July 6, 2011 Planning Commission Meeting. A Public Hearing to consider a Zoning Code Text Amendment to Sections 17.59.040A. and B. of the Folsom Municipal Code regarding commercial sign regulations. The proposed Zoning Code Text Amendment is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (Review for Exemption). The Planning Commission will make a recommendation to the City Council concerning the proposed Zoning Code Text Amendment. **(Project Planner, Kei Zushi, Associate Planner / Applicant: City of Folsom)**

NEW BUSINESS

4. Folsom South Specific Plan Development Agreement

A Public Hearing to consider a request from South of Highway 50 Landowners Group for approval of a Development Agreement. The Development Agreement addresses the proposed development of the 3,584-acre project site that lies south of U.S. 50, north of White Rock Road, east of Prairie City Road (a small area extends west of Prairie City Road at the southwest corner of the SPA), and west of the Sacramento/El Dorado County line. The Planning Commission will be forwarding a recommendation to the City Council. A Joint Environmental Impact Report / Environmental Impact Statement have been prepared for the Folsom Plan Area Specific Plan Project in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Protection Act (NEPA). (**Project Planner: Scott Johnson, Planning Manager / Applicant: South of Highway 50 Landowners Group**)

REPORTS:

Planning Commission/Director:

The next Planning Commission meeting is scheduled for **June 15, 2011**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.