

**CITY OF FOLSOM
PLANNING COMMISSION AGENDA
August 17, 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: John Arnaz, Dave Benevento, Lance Klug, Brian Martell, Thomas Scott,

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 July 20, 2011 stand approved unless there are corrections.

ITEM TO BE CONTINUED

1. **PN11-050, 701 Bidwell Street Commercial Office Development, General Plan Amendment, Rezone, Tentative Parcel Map, and Planned Development Permit**

This item is to be Continued to the September 7, 2011 Planning Commission Meeting. A Public Hearing to consider a request from Bernau Development Corporation for approval of a General Plan Amendment, Rezone, Tentative Parcel Map, and Planned Development Permit for development of two office buildings totaling 7,791 square feet at 701 Bidwell Street. The zoning is R-3 and the General Plan is MHD. 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: Bernau Development Corporation, Jerry Bernau, 915 Sutter Street, #110, Folsom, CA 95630)**

2. **PN11-203, T-Mobile Collocation, Conditional Use Permit, 1995 Caversham Way**

This item is to be Continued to the September 7, 2011 Planning Commission Meeting A Public Hearing to consider a request from Osborne & Associates for approval of a Conditional Use Permit for construction, operation, and maintenance of a wireless communications facility at 1995 Caversham Way. The project site is zoned OSC (Open Space and Conservation District) SP92-3 and the General Plan land-use designation for the site is OS (Open Space). The project is categorically exempt from the environmental review requirements pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). The Planning Commission will take final action on the project unless the decision is appealed to the City Council. **(Project Planner, Kei Zushi, Associate Planner / Applicant: Jason Osborne, 755 Baywood Drive, #350, Petaluma, CA 94954)**

NEW BUSINESS

3. **PN11-165, Granite City Apartments, Planned Development Permit, 1150 Sibley Street**

A Public Hearing to consider a request from St. Anton Partners for approval of a Planned Development Permit to develop a 3.9-acre site with 80 apartment units located at 1150 Sibley Street. The property is zoned R-4 PD and the General Plan land-use designation is MHD. An Initial Study and Mitigated Negative Declaration have been prepared for the project in accordance with the California Environmental Quality Act (CEQA). The Planning

Commission will take final action on the project unless the decision is appealed to the City Council. **(Project Planner, Kei Zushi, Associate Planner / Applicant: St. Anton Partners, Rachel Green, 1801 I Street, Ste. 200, Sacramento, CA 95811)**

4. **PN11-227, Broadstone Unit 3 Specific Plan Amendment, Design Guideline Modification**

A Public Hearing to consider a request from Elliott Homes for approval of a Specific Plan Amendment for a Design Guideline Modification to allow greater flexibility in residential roof design. The project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines. The Planning Commission will be forwarding a recommendation to the City Council on this project. **(Project Planner: Steve Banks, Senior Planner / Applicant: Elliott Homes, 80 Iron Point Circle, Ste 110, Folsom, CA 95630)**

5. **PN11-176, Sheba Office Park, Tentative Parcel Map, Planned Development Permit, 6609 Folsom-Auburn Road**

A Public Hearing to consider a request from Sheba Development for approval of Tentative Parcel Map and Planned Development Permit Extension for development of three office buildings totaling 11,930 S.F. at 6609 Folsom Auburn Road. A Mitigated Negative Declaration was approved for the project (PN 06-378) in April 2009 in accordance with the California Environmental Quality Act. The Planning Commission will take final action on the project unless appealed to the City Council. **(Project Planner: Steve Banks, Senior Planner / Applicant: Sheba Development, Richard Proaps, 8150 Greenback Lane, Bldg. 200, Fair Oaks, CA 95628)**

6. **PN11-107, 63 Natoma Street (former BLM Bldg.)**

A request from GBR Real Estate & Investment for reconsideration of Condition of Approval No. 13 for a previously approved Commercial Design Review for exterior modifications to an existing commercial building (BLM) located at 63 Natoma Street. The project site is zoned C-2 (Central Business) and the General Plan land-use designation for the site is CC (Community Commercial). The Planning Commission will take final action on the project unless appealed to the City Council. **(Project Planner, Kei Zushi, Associate Planner / Applicant: Mark Boston, 63 Natoma Street, Ste 120, Folsom, CA 95630)**

REPORTS:

Planning Commission/Director:

The next Planning Commission meeting is scheduled for **September 7, 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.