

**CITY OF FOLSOM
PLANNING COMMISSION MINUTES
August 17, 2011**

CALL TO ORDER PLANNING COMMISSION: Commissioners: John Arnaz, Dave Benevento, Lance Klug, Brian Martell

ABSENT: Chair Greg Eldridge, Vice Chair Ross Jackson, Commissioner Thomas Scott

CITIZEN COMMUNICATION: None

MINUTES: Minutes of July 20, 2011 were approved unless as submitted.

ITEM TO BE CONTINUED

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

COMMISSIONER ARNAZ MOVED TO CONTINUE PN11-050, 701 BIDWELL STREET COMMERCIAL OFFICE DEVELOPMENT TO THE SEPTEMBER 7, 2011 PLANNING COMMISSION MEETING.

COMMISSIONER BENEVENTO SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES: ARNAZ, BENEVENTO, KLUG, MARTELL
NOES: NONE
ABSTAIN: NONE
ABSENT: JACKSON, SCOTT, ELDRIDGE

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

COMMISSIONER KLUG MOVED TO CONTINUE PN11-203, T-MOBILE COLLOCATION CONDITIONAL USE PERMIT TO THE SEPTEMBER 7, 2011 PLANNING COMMISSION MEETING

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES: KLUG, MARTELL, ARNAZ, BENEVENTO
NOES: NONE
ABSTAIN: NONE
ABSENT: JACKSON, SCOTT, ELDRIDGE

NEW BUSINESS

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

COMMISSIONER BENEVENTO MOVED TO CONTINUE PN11-165, GRANITE CITY APARTMENTS TO THE SEPTEMBER 7, 2011 PLANNING COMMISSION MEETING.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES: ARNAZ, KLUG, BENEVENTO, MARTELL
NOES: NONE
ABSTAIN: NONE
ABSENT: JACKSON, SCOTT, ELDRIDGE

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

Senior Planner Banks gave the staff report, stating that before the Commission is a request for a Specific Plan Amendment to the Broadstone No. 3 Specific Plan to modify residential design guidelines relative to roof pitch

and design. Broadstone Unit No. 3 was established in 1995 and residential design guidelines were established that govern materials, colors, as well as roof design and roof pitch and other architectural standards. There are two primary custom home areas with Broadstone Unit No. 3, Village 1 (Hillcrest) and Village 2 (Terrazzo Estates). There are approximately 282 custom lots within those two villages, approximately 150 are currently undeveloped. A slide showing the project area was shared with the Commission and Villages 1 and 2 pointed out.

The applicant is looking to make modifications to the design guidelines specific to custom home areas within Broadstone No. 3 and is requesting a text amendment to eliminate the requirement for roof pitches to be 6/12 or greater. They would like that requirement substituted to allow for varying roof forms. Below is the text amendment modification being requested:

- j. ~~Hip, gable, dutch gable, and clipped gables are appropriate design elements for roofs. Minimum roof pitch will be 6/12.~~ **A variety of roof forms with varying pitches will be considered. All pitched roof materials may be clay, slate, concrete tile, or other appropriate materials from an approved color and material board to ensure continuity of textures and colors. Flat roof areas shall have materials and color to match roof tile approved by the Broadstone Unit. No. 3 Design Review Committee (DRC) and the City of Folsom. Composition shingles will be considered by the DRC and the City with submission of a material and color sample. The composition shingles should be "thick butt" or similar design and include a 30-year warrantee to ensure that a high quality product is utilized.**
- k. ~~Clay tile, concrete tile and slate are appropriate roofing materials.~~

In looking at this request, staff looked at other design guidelines within the project area, specifically Empire Ranch and Parkway, and they were far more flexible and didn't have such stringent requirements with regard to roof pitch and roof materials. Staff noted a lot of different varieties of roof pitches and designs throughout the City. Staff felt that the proposal would enhance creativity in roof design. Photographs were shared with the Commission showing different roof designs throughout the City. Senior Planner Banks pointed out that landscaping in this particular area would probably take longer to mature due to the soil conditions, which would make the homes more visible. Elevations of a recent application in Broadstone Unit No. 3 were shared with the Commission (flat-roof design).

Staff recommended approval of the application.

With regard to flat roofs, Commissioner Klug asked if there was a condition addressing screening of mechanical units.

Senior Planner Banks replied that was a standard condition of approval for all projects (residential and commercial).

Commissioner Martell referenced a slide showing a house with a flat roof stating that he did not like it and wouldn't want to see it when driving down East Bidwell.

Commissioner Arnaz noted that the house was visible now but there were four commercial lots that would be developed at some point that would provide some screening.

Director Miller added that this would be very visible hillside development and it will cause dissimilar styles to be pretty obvious.

Vice Chair Klug stated that you could do a lot with a flat roof; it is a contemporary style that was currently in vogue, especially with LEED-certified buildings. Usually there are exterior building materials (stone/wood) that would soften the design. With the right type of materials, it may work.

Director Miller added that working with the hillside would help in that regard as well. He suggested that language be added to include different architectural treatments (pop-outs, use of glass, balconies, etc.).

Commissioner Martell mentioned a website that Commissioner Klug talked about a few years ago that would show what designs were preferred and what designs were not.

Director Miller replied that staff would start to work on the website.

Price Walker stated that all the points made were very good. He stressed that they review all homes and landscape plans before they are passed on to the City. All the articulations, building materials were good ideas; however tonight, they are requesting relief from the 6/12 roof pitch requirement.

Commissioner Klug closed the Public Hearing.

COMMISSIONER MARTELL MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE BROADSTONE UNIT NO. 3 SPECIFIC PLAN AMENDMENT FOR A RESIDENTIAL DESIGN GUIDELINE MODIFICATION TO ALLOW GREATER FLEXIBILITY AND CREATIVITY IN THE ROOF DESIGN OF SINGLE-FAMILY CUSTOM HOMES AS DESCRIBED IN ATTACHMENT 4 WITH THE FOLLOWING FINDINGS: GENERAL PROJECT FINDINGS "A" AND "B," CEQA FINDING "C," AND SPECIFIC PLAN AMENDMENT FINDING "D."

COMMISSIONER BENEVENTO SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES:	MARTELL, BENEVENTO, ARNAZ, KLUG
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	JACKSON, SCOTT, ELDRIDGE

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

Senior Planner Banks gave the staff report, stating that before the Commission was an application to extend a Tentative Parcel Map and Planned Development Permit that were set to expire this year. The applicant is seeking a one-year extension in time. The project includes 3 buildings just under 12,000 square feet in office space, associated site improvements (parking, lighting, landscaping, etc.). A Tentative Parcel Map is being requested to create 6 condominium units – 2 within each of the 3 buildings. A site plan and building elevations were shared with the Commission. The project was approved in 2009 and late in 2010, the applicant submitted plans for approval of a building permit as well as a grading permit. Subsequent to that submittal the applicant has been working with City staff to approve the plans – there have been a lot of challenges with the site, with obtaining plans, etc. The applicant has been working diligently toward obtaining their building permit and grading permits. Some of the issues that the applicant has been struggling with are the configuration of the parking lot area; re-design of a water line; and difficulty in obtaining materials for adjacent property.

Staff recommends that the Planning Commission approve the extension in time for the Tentative Parcel Map and Planned Development Permit.

Commissioner Martell asked if a year extension was sufficient considering the economic times.

Senior Planner Banks deferred to the applicant but noted that the applicant was really close to obtaining permits.

Commissioner Klug noted that he was under the impression that the applicant was already grading the site. Shouldn't all these issues have already been worked out.

Director Miller replied that the applicant is required to have their grading plan done, but could do rough grading.

Richard Proaps, Sheba Development, explained that they did receive a rough grading permit and were grading in September/October 2009. They also had their improvement plans submitted before 2010. They hired Cooper Thorne & Associate because there were several problems that existed that were native to this particular parcel. In the plan check it was discovered that their parking spaces were not deep enough and the road was just the right size for the Fire Department. When they moved the parking closer together, they had to reconfigure the lot. The next issue was that when the water pipes were put in they were put in the wrong place so they had to redesign where to put the water lines. The next issue was they had to reconfigure the entry road due to a

retaining wall on the Chevron Station property. In response to Commissioner Martell, he replied that they were comfortable with the one-year extension in time.

In response to Commissioner Klug, Mr. Proaps stated that the Fire Department has approved the entry drive and retaining wall and those issues were off their correction list.

In response to Commissioner Arnaz, Senior Planner Banks replied that there have been no changes to the plans since City Council approval.

Vice Chair Klug opened the Public Hearing; no one came forward to speak so the Public Hearing was closed.

COMMISSIONER MARTELL MOVED TO APPROVE THE TENTATIVE PARCEL MAP EXTENSION AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR THE SHEBA OFFICE PARK PROJECT (PN11-176), WHICH INCLUDES THREE OFFICE BUILDINGS TOTALING 11,930 SQUARE FEET, AS ILLUSTRATED ON ATTACHMENTS 4 THROUGH 7 FOR A PERIOD OF ONE YEAR WITH AN EXPIRATION DATE ON AUGUST 17, 2012 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS "A" AND "B," CEQA FINDING "C," TENTATIVE MAP FINDINGS "D" THROUGH "G," PLANNED DEVELOPMENT PERMIT FINDINGS "H" THROUGH "N" AND CONDITIONS 1 THROUGH 66.

COMMISSIONER KLUG SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES:	ARNAZ, KLUG, BENEVENTO, MARTELL
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	JACKSON, SCOTT, ELDRIDGE

Commissioner Martell stated that when this project was approved in 2009, the ADA compliance was probably different than it is today. He asked since this was being extended for one year, how it would affect ADA compliance.

Director Miller explained that if the applicant has gone through the plan check process and received a permit for that work, then they are in compliance. If they haven't, it will end up on the plan comments, because it would still be in review.

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

Associate Planner Kei Zushi gave the staff report stating that this application is for a building across the street from City Hall. At the May 18th meeting, the Planning Commission approved this project with conditions. The approval was for exterior modifications to the existing building and associated site improvements (i.e. landscaping, ADA, etc.). Condition 13 requires that the existing chain-link fencing be removed or replaced prior to the issuance of a building permit. A proposed site plan was shared with the Commission. The applicant has identified several properties with chain-link fencing in the surrounding area (photographs were shared with the Commission). A potential lessee would like to retain the chain-link fencing for security purposes. The applicant is agreeable to removing the barbed wire on top of the chain-link fencing.

Staff recommends that the Commission modify Condition 13 so that the applicant would have 7 years to either remove or replace the chain-link fencing.

Mark Boston, applicant, stated that the pictures that he shared with the Commission were all commercial properties on Natoma – he didn't include residential. He was in agreement with removing the barbed wire Mr. Boston added that a potential lessee was in attendance who had a car resale company where he would use the rear warehouse for storage purposes.

Jeff Hubar, Hubar Motors, stated that he had a business niche – high-end cars and his insurance requires that the cars be secured that would not be accessible from the street. No business would be conducted on the lot – it was only for storage.

Planning Manager Johnson noted that auto sales does require a Conditional Use Permit. Auto Wholesaling would be allowed as long as no on-site storage of vehicles would occur.

Commissioner Klug stated that they knew about the chain-link fencing in the area, but that it was something that the Commission wanted to eventually eliminate.

Commissioner Klug opened the Public Hearing; no one came forward to speak so the Public Hearing was closed.

In response to Commissioner Arnaz, Director Miller explained that the 7 year timeframe was proposed by the applicant.

COMMISSIONER BENEVENTO MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR EXTERIOR MODIFICATIONS AND SITE IMPROVEMENTS AT 63 NATOMA STREET AS ILLUSTRATED ON ATTACHMENTS 1 THROUGH 6 WITH THE FOLLOWING FINDINGS AND MODIFIED CONDITIONS: GENERAL PROJECT FINDINGS "A" AND "B," CEQA FINDING "C," DESIGN REVIEW FINDINGS "D" AND "E," AND CONDITIONS 1 THROUGH 19.

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED WITH THE FOLLOWING VOTE:

AYES: MARTELL, BENEVENTO, ARNAZ, KLUG
NOES: NONE
ABSTAIN: NONE
ABSENT: JACKSON, SCOTT, ELDRIDGE

REPORTS:

Planning Commission/Director:

Director Miller stated that staff would be turning in the application for annexation to LAFCo on Friday.

In response to Commissioner Martell, Director Miller updated the Commission on the sign code update

There being no further business, the meeting was adjourned at 7:26 p.m.

RESPECTFULLY SUBMITTED,



Omega Deppe, Administrative Assistant

APPROVED:



CHAIR GREG ELDRIDGE