

**CITY OF FOLSOM  
PLANNING COMMISSION AGENDA  
December 7, 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 October 19, 2011 stand approved unless there are corrections.

**NEW BUSINESS:**

1. **PN11-165, Granite City Apartments, Planned Development Permit (PD), 1150 Sibley Street**

A Public Hearing to review a request from St. Anton Partners for approval of minor modifications to the previously approved PD Permit to develop a 3.9-acre property with 80 apartment units. The project site is located at 1150 Sibley Street. The property is zoned R-4 PD and the General Plan land-use designation is MHD. The Planning Commission will take final action on the project unless appealed to the City Council. **(Project Planner, Kei Zushi, Associate Planner / Applicant: St. Anton Partners, Ms. Rachel Green, 1801 I Street, Suite 200, Sacramento, CA 95811)**

2. **PN11-313, Palladio at Broadstone Sign Criteria Modification for Office Building, Planned Development Permit Modification, 3001 East Bidwell Street.**

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 for the Office Building. 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, #110, Folsom, CA 95630)**

3. **PN11-373, Broadstone Unit No. 2 Development Agreement Amendment No. 8**

A Public Hearing (PH) to consider a request from Elliott Homes for approval of Amendment No. 8 to the Broadstone Unit No. 2 Development Agreement (DA). The DA addresses the entire Broadstone Unit No. 2 Master Plan area including the 50-acre Palladio Mall site. An EIR and a supplemental EIR and Addendum were previously approved and certified for the Broadstone Unit No. 2. 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, #110, Folsom, CA 95630)**

4. **PN11-202, Casa Ramos Commercial Design Review, 400 Iron Point Road**

The applicant, Marco Ramos, is requesting Commercial Design Review approval to retain the existing exterior paint colors on the Casa Ramos Restaurant building located at 400 Iron Point Road within the Folsom Premium Outlets shopping Center. The Planning Commission will take final action on the project unless appealed to the City Council. The Planning Commission will take final action on the project unless appealed to the City Council. **(Project Planner, Steve Banks, Senior Planner / Applicant: Marco Ramos, PO Box 808, Yreka, CA 96097)**

5. **PN02-569, Larkspur Landing Hotel Expansion, Planned Development Permit Modification to Modify Conditions of Approval, 203 Iron Point Road**

A Public Hearing to review proposed modifications to the Larkspur Landing Hotel Planned Development Permit (PD) conditions of approval. Alleghany Properties received approval to construct a freestanding, four-story, 65,538-s.f. hotel with 109 guest rooms at 203 Iron Point Road with conditions. The site is zoned General Commercial and designated Regional Commercial in the General Plan. An Addendum to the Natoma Station Environmental Impact Report (SCH No. 88041114) has been previously approved for this project in accordance with CEQA requirements. The Planning Commission will take final action on the project unless appealed to the City Council. **(Scott A. Johnson, AICP, Planning Manager / Applicant: Alleghany Properties, 2150 River Plaza Drive, Ste 155, Sacramento, CA 95833)**

**REPORTS:**

**Planning Commission/Director:**

The next Planning Commission meeting is scheduled for **December 21, 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, 2<sup>nd</sup> 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.