CITY OF FOLSOM
PLANNING COMMISSION AGENDA
October 19, 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 5, 2011 stand approved unless there are corrections.

NEW BUSINESS:

1. **PN11-239, An Appeal by Sabrina Reed of a Community Development Department Approval of a Design Review Application at 124 Darrington Way**

Continued from the October 5, 2011 Planning Commission meeting. A Public Hearing to consider an appeal by Sabrina Reed of a Community Development Department approval of a Design Review Application for construction of a 36-square-foot addition (two-story enclosed spiral staircase) to an existing single-family residence at 124 Darrington Drive. The zoning for the site is R-1-M PD and the General Plan land-use designation is SF. The Planning Commission will take final action on this project unless appealed to the City Council. **(Project Planner: Steve Banks, Senior Planner)**

2. **PN11-080, The Island, Planned Development Permit, Rezone, General Plan Amendment, Tentative Subdivision Map, 405 Parkshore Drive**

Continued from the October 5, 2011 Planning Commission meeting. A Public Hearing to consider a request from Lewis Planned Communities for approval of a General Plan Amendment, Specific Plan Amendment, Tentative Subdivision Map and Planned Development Permit for development of a 315-unit residential subdivision on a 34-acres site at 405 Parkshore Drive. The zoning is SP 93-2 with an underlying designation of M-1 PD and the General Plan is IND. An Addendum to the 1992 Silverbrook Island EIR has 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: Lewis Planned Communities, Doug Mull, 9216 Kiefer Boulevard, Suite 4, Sacramento, CA 95826)**

3. **PN11-294, Green Acres Nursery and Garden Center, Planned Development Permit Modification, Conditional Use Permit, 205 Serpa Way**

A Public Hearing to consider a request from Green Acres Nursery for approval of a Planned Development Permit Modification and Conditional Use Permit for development of the Green Acres Nursery and Garden Center. The zoning classification is SP 92-3 and the General Plan land use designation is IND. The project is categorically exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines. The Planning Commission will take final action on this project. (**Project Planner: Steve Banks, Senior Planner / Applicant: Green Acres Nursery, Mark Gill, 901 Galleria Boulevard, Roseville, CA 95678)**

4. **An Ordinance of the City of Folsom Adding New Chapter 17.13 to the Folsom Municipal Code Pertaining to Marijuana Cultivation**

A Public Hearing to consider an Ordinance of the City of Folsom adding a new Chapter 17.13 to the Folsom Municipal Code pertaining to Marijuana cultivation. The project is categorically exempt under Section 15061(B)(3) of the CEQA Guidelines. The Planning Commission will be forwarding a recommendation to the City Council.

REPORTS:
Planning Commission/Director:

The next Planning Commission meeting is scheduled for **November 2, 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.