CITY OF FOLSOM
PLANNING COMMISSION AGENDA
February 15, 2012
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 February 1, 2012 stand approved unless there are corrections.

NEW BUSINESS:

1. **PN11-201, A Resolution Amending the City of Folsom General Plan Land Use Element (Text Amendment) to Increase Maximum Building Intensity in the Multi-Family Medium Density (MMD) and Multi-Family High Density (MHD) Land Use Designations**

A Public Hearing to consider amendments to the City of Folsom General Plan Land Use Element Amendment to increase the maximum building intensity in the Multi-Family Medium Density (MMD) and Multi-Family High Density (MHD) land use designations for consistency with the Housing Element. An Initial Study and Negative Declaration have been prepared for the project in accordance with the California Environmental Quality Act (CEQA). The Planning Commission will make a recommendation to the City Council on this project. (**Project Planner: Associate Planner Kei Zushi / Applicant: City of Folsom)**

2. **PN12-027, Folsom General Plan Land Use Element Amendment (Text Amendment) Regarding Mixed-Use (MU) District AND Folsom Municipal Code Amendment Regarding Mixed-Use (MU) Zoning Regulations**

A Public Hearing to consider amendments to the Folsom General Plan Land Use Element to adopt a Mixed-Use (MU) District and to the Folsom Municipal Code Title 17 to adopt Mixed-Use (MU) zoning regulations. The proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines. The Planning Commission will make a recommendation to the City Council on this project. (**Project Planner: Associate Planner Kei Zushi / Applicant: City of Folsom)**

3. **PN11-148, The Parkway Lot I (Marbella) Design Review**

A Public Hearing to consider a request from The New Home Company for Residential Design Review approval for exterior modifications to 43 previously-approved single-family residential units within the Parkway Lot I (Marbella) subdivision. The project is zoned SP 93-3 and the General Plan land-use designation for the site is MLD. The Planning Commission will take final action on the project unless appealed to the City Council. **Project Planner, Steve Banks, Senior Planner / The New Home Company, 1891 E. Roseville Parkway, #180, Roseville, CA 95661)**

4. **PN11-067, The Phoenix School Conditional Use Permit**

A Public Hearing to consider a request from the Phoenix Children's Academy for approval of a Conditional Use Permit to continue operation of a 10,800-square-foot childcare center (The Phoenix School) at 640 Willard Drive. A Mitigated Negative Declaration was previously adopted for the Phoenix School/Retail Building Tentative Parcel Map and Planned Development Permit Project (PN 97-002) on May 7, 1997 in accordance with the California Environmental Quality Act (CEQA) regulations. The Planning Commission will make a recommendation to the City Council on this project. **Project Planner, Steve Banks, Senior Planner/The Phoenix School, Sharon Moran, 8767 E. Via De Venturea, Ste. 240, Scottsdale, AZ 85258)**

REPORTS:
Planning Commission/Director:

The next Planning Commission meeting is scheduled for **March 7, 2012**. 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: 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. 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, the public hearing.