CITY OF FOLSOM
PLANNING COMMISSION AGENDA
January 16, 2013
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, Lance Klug, Jennifer Lane, 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 December 19, 2012 stand approved unless there are corrections.

NEW BUSINESS

1. **Oath of Office Administered to Lance Klug and John Arnaz**

2. **Election of Chair and Vice Chair**

3. **Appointment of Two Planning Commissioners to the Historic District Commission**

ITEM TO BE CONTINUED

4. **PN12-239, The Learning Experience Child Development Center, Planned Development Permit Modification, 1740 Prairie City Road**

To be continued to the February 6th Planning Commission Meeting. A Public Hearing to consider a request from CEMO Commercial for approval of a Planned Development Permit Modification for development of a 10,000-square-foot child development center on a 1.63-acre site located within the Folsom Corners Shopping Center at 1740 Prairie City Road. The zoning classification for the site is C-3 PD and the General Plan land-use designation is IND. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Folsom Corners Shopping Center project (PN 04-307) on September 15, 2004 in accordance with the California Environmental Quality Act (CEQA) regulations. The Planning Commission will review this proposal at its February 6, 2013 meeting and take final action on the project unless appeal to City Council. **(Project Planner**: **Steve Banks, Senior Planner / Applicant: Cemo Commercial, Tom McGuire, 950 Glenn Drive, Ste. 250, Folsom, CA).**

NEW BUSINESS (Continued)

5. **PN12-117, Addison Place Tentative Subdivision Map and Planned Development Permit, Southwest Corner of Sibley Street and Glenn Drive**

Continued from the December 19, 2012 Planning Commission Meeting. A Public Hearing to consider a request from Thomas Borge for approval of a TSM and PD Permit for development of a 38-unit single-family residential subdivision on a 3.89-acre site located at the southwest corner of Sibley Street and Glenn Drive. The zoning classification for the site is R-M PD and the General Plan land-use designation is MLD. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Addison Place Subdivision project (PN 04-430) on January 11, 2005 in accordance with the California Environmental Quality Act (CEQA) regulations. The PC will review this project and make a recommendation to the City Council. **(Project Planner, Steve Banks, Senior Planner / Applicant: Axios Homes, 975 Fee Drive, Sacramento, CA 95815)**

6. **PN12-283, Folsom Central Plaza Tentative Parcel Map, Conditional Use Permit and Planned Development Permit Modification, 1002-1016 Riley Street**

Continued from the December 19, 2012 Planning Commission Meeting. A Public Hearing to consider a request from Folsom Central Investors for approval of a Tentative Parcel Map, Conditional Use Permit, and Planned Development Permit Modification to construct a 4,200-square-foot retail pad building with drive-through, implement a new color scheme for the shopping center buildings, to modify two existing monument signs, and add two additional monument signs within the Folsom Central Plaza Shopping Center located at 1002-1016 Riley Street. The zoning classification for the site is C-2 PD and the General Plan land-use designation is CDD. The project is categorically exempt under Section 15303 New Construction or Conversion of Smaller Structures of the California Environmental Quality Act (CEQA). The Planning Commission will review this proposal and take final action on the project unless appeal to City Council. **(Project Planner: Steve Banks, Senior Planner / Applicant: Bruce Ottolini, Ottolini & Associates Architects, 3035 Prospect Park Drive, #190, Rancho Cordova, CA 95670)**

7. **PN12-398, 2009 Housing Element Revision**

This proposal is to revise Program 19i of the 2009 Housing Element related to Inclusionary Housing, as approved by the California Department of Housing and Community Development. The proposed revision will result in the City amending its current Inclusionary Housing Ordinance by modifying the affordable percentage requirements and establishing an in-lieu fee option. An Initial Study and Negative Declaration have been prepared for this proposal in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission will review this project and make a recommendation to the City Council. **(Project Planner: Stephanie Traylor Henry, Associate Planner / Applicant: City of Folsom)**

8. **PN12-400, Folsom Municipal Code Chapter 17.104 (Inclusionary Housing) Amendment**

This proposal is to implement the 2009 Housing Element revision by amending Chapter 17.104 (Inclusionary Housing) of the Folsom Municipal Code by modifying the affordable percentage requirements and establishing an in-lieu fee option in order to comply with the Housing Element. An Initial Study and Negative Declaration have been prepared for this proposal in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission will review this project and make a recommendation to the City Council. **(Project Planner: Stephanie Traylor Henry, Associate Planner / Applicant: City of Folsom)**

REPORTS:
Planning Commission/Planning Manager Report:

The next Planning Commission meeting is scheduled for **February 6, 2013**. 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.