CITY OF FOLSOM
PLANNING COMMISSION AGENDA
June 19, 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 June 5, 2013 stand approved unless there are corrections.

NEW BUSINESS

1. **PN13-027, Santa Juanita Subdivision General Plan Amendment, Rezone, Vesting Tentative Subdivision Map, and Planned Development Permit at 7800 Santa Juanita Avenue**

A Public Hearing to consider a request from MCR Engineering for approval of a GPA, Rezone, VTSM, and PD Permit for development of a 17-unit single-family residential subdivision on a 2.6-acre site located at 7800 Santa Juanita Avenue. The zoning classification for the site is R-1-ML PD and the General Plan land-use designation is SF. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. The Planning Commission will make a recommendation to the City Council. **(Project Planner, Steve Banks, Senior Planner / MCR Engineering, Rob Marler, 1242 Dupont Court, Manteca, CA 95336)**

2. **PN13-029. Treehouse West Commercial Center General Plan Amendment, Specific Plan Amendment, and Planned Development Permit at 1725 Iron Point Road**

CONTINUED FROM THE JUNE 5, 2013 PLANNING COMMISSION MEETING. A Public Hearing to consider a request from 2ASJ for approval of a GPA, SPA, and PD Permit for development of a 3,571-square-foot commercial center on a 1.7-acre site located on Iron Point Road. The zoning classification for the site is OSC and the General Plan land-use designation is OS. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. The Planning Commission will make a recommendation to the City Council. **(Project Planner, Steve Banks, Senior Planner 2ASJ, LLC, Mr. David Storer, P.O. Box 676, Folsom, CA 95630)**

REPORTS:
Planning Commission/Planning Manager Report:

The next Planning Commission meeting is scheduled for **July 3, 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.