

**PLANNING COMMISSION MINUTES**  
**April 20, 2022**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Ralph Peña, Barbara Leary, Vice Chair Daniel West, Bill Romanelli, Justin Raithel, Bill Miklos, Chair Eileen Reynolds

**ABSENT:** Eileen Reynolds

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of the April 6, 2022 meeting were approved as submitted.

**PUBLIC HEARING**

**1. PN 21-062, 6987 Oak Avenue Tentative Parcel Map and Determination that the Project is Exempt from CEQA (Recommending Continuation to the May 18, 2022 Planning Commission Meeting)**

A Public Hearing to consider a request from Roger and Gail Zittel for approval of a Tentative Parcel Map to subdivide a 1.03-acre single-family residential property located at 6987 Oak Avenue into two individual parcels. The site is zoned R-1-ML (A) (Single-Family Residential, Medium Lot District, Agricultural Combining District) and has a General Plan designation of SF (Single Family). The Planning Commission will take final action unless the decision is appealed to the City Council. The project is exempt from environmental review under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade)**

COMMISSIONER RAITHEL MOVED TO CONTINUE ITEM TO THE MAY 18, 2022 PLANNING COMMISSION MEETING.

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: PEÑA, LEARY, WEST, ROMANELLI, RAITHEL, MIKLOS

NOES: NONE

RECUSED: NONE

ABSENT: REYNOLDS

**2. PN 22-037, Auctorem Tattoo Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Folsom Central, LLC for the approval of the Auctorem Tattoo business at an existing 1,300-square foot commercial building located at 1175 Riley Street. The zoning classification for the site is C-2 (PD), while the General Plan land-use designation is CC. The Planning Commission will take final action unless the decision is appealed to the City Council. The project is exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Josh Kinkade)

COMMISSIONER RAITHEL MOVED TO APPROVE THE AUCTOREM TATTOO CONDITIONAL USE PERMIT (PN 22-037), SUBJET TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-G) AND ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-15)

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: PEÑA, LEARY, WEST, ROMANELLI, RAITHEL, MIKLOS

NOES: NONE

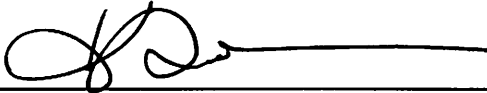
RECUSED: NONE

ABSENT: REYNOLDS

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for May 4, 2022.

RESPECTFULLY SUBMITTED,



Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR