



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES
AUGUST 17, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION

The regular Planning Commission Meeting was called to order at 6:43 pm with Eileen Reynolds presiding.

ROLL CALL

Commissioners Present: Bill Miklos, Commissioner
Barbara Leary, Commissioner
Daniel West, Vice Chair
Bill Romanelli, Commissioner
Justin Raithel, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Ralph Peña, Commissioner

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the July 13, 2022 Special Meeting and the July 20, 2022 Regular Meeting were approved as submitted.

PUBLIC HEARING

1. PN 22-097: 281 Iron Point Road Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Surveyors Group, Inc. for approval of a Tentative Parcel Map to subdivide an existing single-story, 22,500-square-foot commercial building located within the Natoma Station Shopping Center at 281 Iron Point Road into eleven (11) commercial condominium units for future sale and operation. The General Plan land use designation for the project site is GC, while the Zoning designation is C-3 PD. The project is categorically exempt under Section 15315 Minor Land Divisions of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Surveyors Group, Inc.)**

COMMISSIONER RAITHEL MOVED TO APPROVE A TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING SINGLE-STORY, 22,500-SQUARE-FOOT BUILDING LOCATED AT 281 IRON POINT ROAD INTO ELEVEN (11) COMMERCIAL CONDIMINIUM UNITS FOR THE 281 IRON POINT ROAD TENTATIVE PARCEL

MAP PROJECT, BASED ON THE FINDINGS (FINDINGS A-K) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-13) ATTACHED TO THIS REPORT.

COMMISSIONER LEARY SECONDED THE MOTION.

AYES: MIKLOS, LEARY, WEST, ROMANELLI, RAITHEL, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

2. PN 22-012: 715 East Bidwell Street Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Commonwealth Square Station LLC for Design Review approval for remodeling of an existing 95,000-square-foot multi-tenant commercial building situated on a 9.86-acre site within the Commonwealth Square Shopping Center. The General Plan land use designation for the project site is CC, while the Zoning designation is C-2 PD. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Commonwealth Square Station LLC)**

COMMISSIONER MIKLOS MOVED TO APPROVE A DESIGN REVIEW APPLICATION FOR DEVELOPMENT OF THE 715 EAST BIDWELL STREET REMODEL PROJECT BASED ON THE FINDINGS (FINDINGS A-G) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-33) ATTACHED TO THIS REPORT.

COMMISSIONER RAITHEL SECONDED THE MOTION.

AYES: MIKLOS, LEARY, WEST, ROMANELLI, RAITHEL, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

3. PN 21-319, Folsom Corporate Center Building 6 Sign Program Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Weidner CA for approval of a Planned Development Permit Modification and Conditional Use Permit Modification for the Folsom Corporate Center Building 6 Sign Program Modification. The zoning classification for the site is M-L (PD), while the General Plan land-use designation is IND. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Weidner CA)**

COMMISSIONER WEST MOVED TO APPROVE THE FOLSOM CORPORATE CENTER BUILDING 6 SIGN PROGRAM MODIFICATION PLANNED DEVELOPMENT PERMIT MODIFICATION AND CONDITIONAL USE PERMIT MODIFICATION, AS ILLUSTRATED ON ATTACHMENT 5 (PN 21-319), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-K) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-7).

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: MIKLOS, LEARY, WEST, ROMANELLI, RAITHEL, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for September 21, 2022.

RESPECTFULLY SUBMITTED,



Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR

Daniel West, Vice Chair