



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
February 6, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Eileen Reynolds, Daniel West, Kevin Duetel, Barbara Leary, Jennifer Lane, Kevin Mallory, Chair Justin Raithel

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

The minutes of December 5, 2018 will be presented for approval.

Oath of Office Administered to Eileen Reynolds, Daniel West, Kevin Duetel, and Barbara Leary

NEW BUSINESS

1. PN 18-362, 170 Iron Point Road McDonald's Restaurant Remodel – Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Mike Yao for Commercial Design Review approval for an exterior remodel of an existing McDonald's restaurant located at 170 Iron Point Road. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mike Yao)**

2. PN 19-002, Creekside Drive Surgery Center Entitlement Extension

A Public Hearing to consider a request from Katz Kirkpatrick Properties for approval of a Planned Development Permit Extension for development of the Creekside Drive Surgery Center on an

undeveloped 1.91-acre parcel located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is PO. The project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Katz Kirkpatrick Properties)**

3. PN 18-410, Iron Point Retirement Community Entitlement Extension

A Public Hearing to consider a request from TCG Development, LLC for approval of a Planned Development Permit Extension and Conditional Use Permit Extension for development of the Iron Point Retirement Community on an undeveloped 4.68 parcel located on the south side of Iron Point Road between Broadstone Parkway and Rowberry Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is CC. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Iron Point Retirement Community Project (PN 15-139) project on January 26, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: TCG Development, LLC)**

Election of Chair and Vice Chair

Nomination of Two Planning Commissioners to the Historic District Commission

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **February 20, 2018**. 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 (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

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