



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
September 4, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Barbara Leary, Jennifer Lane, Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, 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 July 17, 2019 will be presented for approval.

NEW BUSINESS

1. PN 19-239, Mangini Ranch Villages 6-7 Subdivision Residential Design Review

A Public Meeting to consider a request from Taylor Morrison of California, LLC for approval of Residential Design Review for 224 traditional single-family residential units located within Phase 1, Villages 6 and 7 of the previously approved Mangini Ranch Subdivision project. The Specific Plan designation for the site is SP-SFHD PD, while the General Plan land-use designation is SFHD. The City, as lead agency, previously certified an EIR/EIS for the FPASP. Subsequently, the City determined that the Mangini Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Principal Planner, Steve Banks / Applicant: Taylor Morrison of California, LLC)**

2. PN-19-226 Commercial Use Table Code Amendment (FMC 17.22) and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Dr. Richard Turner, DVM to modify the Commercial Land Use Table within the Folsom Municipal Code, (Section 17.22.030E) in order to allow veterinary facilities (hospitals/clinics) to be located within the BP (Business Professional) zone upon approval of a Conditional Use Permit (Minor/1). The project is categorically exempt under Section 15061(b)(3) (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Senior Planner, Stephanie Traylor Henry / Applicant: Dr. Richard Turner, DVM)**

3. PN-19-290 All Creatures Folsom Veterinary Emergency Clinic Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Dr. Richard Turner, DVM to approve a Conditional Use Permit to allow All Creatures Folsom Veterinary Emergency Clinic to operate at 2210 East Bidwell Street. The Zoning designation for the site is BP PD (Business Professional, Planned Development District), while the General Plan land-use designation is PO (Professional Office). This project approval is contingent on City Council approval of the Commercial Use Table Code Amendment to allow veterinary facilities to operate within the BP zone with approval of a Conditional Use Permit. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Senior Planner, Stephanie Traylor Henry / Applicant: Dr. Richard Turner, DVM)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **September 18, 2019**. 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