



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
September 4, 2019
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of July 17, 2019 were approved as submitted.

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)**

1. Carolyn Standen asked questions about the project relating to the lot sizes and dense population.

COMMISSIONER REYNOLDS MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 224 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 11 FOR THE MANGINI RANCH VILLAGE 6-7 SUBDIVISION PROJECT (PN 19-239) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H-J, AND CONDITIONS OF APPROVAL NO. 1-14 WITH AMENDED CONDITION NO. 13 TO STATE "The building shall have illuminated addresses

visible to the street or drive fronting the property. Size and location of address identification shall be reviewed and improved **approved** by the Fire Marshal.”

COMMISSIONER LEARY SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LEARY, LANE, MALLORY, REYNOLDS, WEST, DUEWEL, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

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)**

1. Carolyn Standen spoke in favor of the project.
2. Bob Kuhz spoke in favor of the project.

COMMISSIONER RAITHEL MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE NO. _____ - AN ORDINANCE OF THE CITY OF FOLSOM AMENDING NO. 249 OF THE COMMERCIAL USE TABLE IN SECTION 17.22.030(E) OF THE FOLSOM MUNICIPAL CODE PERTAINING TO VETERINARY FACILITIES IN THE BP (BUSINESS PROFESSIONAL) ZONING DISTRICT BASED ON THE FOLLOWING FINDINGS: GENERAL FINDING A & B, CEQA FINDING C, ORDINANCE FINDINGS D & E.

COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LEARY, LANE, MALLORY, REYNOLDS, WEST, RAITHEL
NOES: DUEWEL
ABSTAIN: NONE
ABSENT: NONE

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)**

1. Deborah Morey spoke in favor of the project.
2. Susan Garlinghouse, DVM spoke in favor of the project.
3. Jenniffer Sweet, DVM spoke in favor of the project.

COMMISSIONER RAITHEL MOVED TO APPROVE A CONDITIONAL USE PERMIT (PN 19-290) FOR THE OPERATION OF AN EMERGENCY VETERINARY CLINIC AT 2210 EAST BIDWELL STREET WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A-C WITH AMENDED FINDING

C TO STATE "This Project Approval is contingent on City Council approval of Ordinance No. _____. The Ordinance that will allow Veterinary Facilities in the Business Professional zoning district, Ordinance No. _____. If Ordinance No. _____ is approved by City Council, the project will be consistent with the Zoning Code of the City." CEQA FINDING D, CONDITIONAL USE PERMIT FINDING E, AND CONDITIONS OF APPROVAL NO. 1-17, WITH AMENDED CONDITION NO. 10 TO STATE "Hours of operation for the emergency veterinary clinic shall be permitted from 6:00 PM to 8:00 AM Monday through Friday and 24 hours on Saturdays, Sundays and **national** holidays." AMENDED CONDITION NO. 12 TO STATE "The office building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and **improved approved** by the Fire Marshal." AND THE LAST NON-NUMBERED CONDITION NOT INCLUDED.

COMMISSIONER DUEWEL SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LEARY, LANE, MALLORY, REYNOLDS, WEST, DUEWEL, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PLANNING MANAGER REPORT


None

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR