



**PLANNING COMMISSION MINUTES**  
**October 3, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Ross Jackson, Aaron Ralls, Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Chair Justin Raithel

**ABSENT:** Scott

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of September 19, 2018 were approved as submitted.

**NEW BUSINESS**

**1. PN 18-215, AAA Automotive Repair Center – Planned Development Permit Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Coact Designworks for approval of a Planned Development Permit Modification for development of a 6,800-square-foot automotive repair center (AAA Automotive Repair Center) situated on a 1.97-acre parcel (Pad F) within the Folsom Pointe Shopping Center located at 175 Placerville 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 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Coact Designworks)**

COMMISSIONER JACKSON MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT MODIFICATION FOR THE DEVELOPMENT OF A 6,800-SQUARE-FOOT AAA AUTOMOTIVE REPAIR CENTER WITHIN THE FOLSOM POINTE SHOPPING CENTER LOCATED AT 175 PLACERVILLE ROAD AS ILLUSTRATED ON ATTACHMENT 2 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, PLANNED DEVELOPMENT PERMIT FINDINGS F-M, AND CONDITIONS OF APPROVAL NO. 1-49.

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

AYES: ARNAZ, LANE, MALLORY, JACKSON, RAITHEL  
NOES: RALLS  
ABSTAIN: NONE  
ABSENT: SCOTT

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,



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Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



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Justin Raithel, CHAIRMAN