



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**January 18, 2017**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:** Arnaz,

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of December 7, 2016 were approved as submitted.

**Oath of Office Administered to Aaron Ralls, Jennifer Lane, Kevin Mallory**

**Election of Chair and Vice-Chair**

COMMISSIONER SCOTT MOVED TO ELECT ROSS JACKSON AS CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER LANE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

COMMISSIONER RAITHEL MOVED TO ELECT JOHN ARNAZ AS VICE-CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**Nominate Two Planning Commissioners to the Historic District Commission**

COMMISSIONER MALLORY WAS NOMINATED TO SIT ON THE HISTORIC DISTRICT COMMISSION AND THIS CARRIED THE FOLLOWING VOTE:

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

MOTION FAILED

COMMISSIONER RAITHEL WAS NOMINATED TO SIT ON THE HISTORIC DISTRICT COMMISSION AND THIS CARRIED THE FOLLOWING VOTE:

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

MOTION FAILED

COMMISSIONER LANE WAS NOMINATED TO SIT ON THE HISTORIC DISTRICT COMMISSION AND THIS CARRIED THE FOLLOWING VOTE:

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

MOTION FAILED

COMMISSIONER ARNAZ WAS NOMINATED TO SIT ON THE HISTORIC DISTRICT COMMISSION AND THIS CARRIED THE FOLLOWING VOTE:

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

MOTION PASSED

COMMISSIONER RAITHEL WAS RE-NOMINATED TO SIT ON THE HISTORIC DISTRICT COMMISSION AND THIS CARRIED THE FOLLOWING VOTE:

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

MOTION PASSED

**CONTINUED ITEMS**

**1. PN 16-334, Lake Forest Business Park, 181 Blue Ravine Road - Tentative Parcel Map and Determination that the Project is Exempt from CEQA – Continued from the December 7, 2016 Planning Commission Meeting**

A Public Hearing to consider a request from R.E.Y. Engineers for approval of a Tentative Parcel Map to subdivide a 4.8-acre parcel (includes two existing building) located at 181 Blue Ravine Road within the Lake Forrest Technical Center into two parcels. The project is zoned M-L (Limited Manufacturing District) and the General Plan land-use designation for the site is IND (Industrial/Office Park). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Minor Land Divisions (15315). **(Project Planner: Principal Planner, Steve Banks / Applicant: R.E.Y. Engineers)**

COMMISSIONER SCOTT MOVED TO APPROVE THE LAKE FOREST BUSINESS CENTER TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 2, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; TENTATIVE PARCEL MAP FINDINGS D – I; CONDITIONS OF APPROVAL 1 – 11.

COMMISSIONER RAITHEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**2. PN 16-339, Natural Result Surgery Center - Planned Development Permit and Determination that the Project is Exempt from CEQA – Continued from the December 7, 2016 Planning Commission Meeting**

A Public Hearing to consider a request from Williams and Paddon Architects for approval of a Planned Development Permit for development of an 11,000-square-foot medical surgery center (Natural Result Surgery Center) on a 1.91-acre parcel located at the southeast corner of East Bidwell Street and Creekside Drive. The project is zoned BP PD (Business and Professional Planned Development District) and the General Plan land-use designation for the site is CA (Specialty Commercial). The project is categorically exempt from the California Environmental Quality Act (CEQA) under In-Fill Development Projects (15332). **(Project Planner: Principal Planner, Steve Banks / Applicant: Williams and Paddon Architects)**

COMMISSIONER RAITHEL MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT AND OPERATION OF AN 11,000-SQUARE-FOOT MEDICAL OFFICE AND SURGERY CENTER AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE NATURAL RESULT MEDICAL OFFICE AND SURGERY PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – O; CONDITIONS OF APPROVAL 1 – 54.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**NEW BUSINESS**

**3. PN 16-380, Sutter Health Folsom Urgent Care – Planned Development Permit Modification for Illuminated Signage and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from GNU Group for approval of a Planned Development Permit Modification for illuminated signage at the Sutter Health Folsom Urgent Care located at 2575 E. Bidwell St. The zoning is BP PD and the General Plan is CA. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. **Project Planner: Assistant Planner, Josh Kinkade / Applicant: GNU Group)**

COMMISSIONER SCOTT MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION FOR ILLUMINATION OF EXISTING WALL SIGNAGE AT THE SUTTER HEALTH FOLSOM URGENT CARE BUILDING AT 2575 E. BIDWELL ST., SUITE 100 (PN 16-380) WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL: GENERAL FINDINGS A – C; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS E – L; CONDITIONS OF APPROVAL 1 – 3, ADDING CONDITION OF APPROVAL NO. 4 THAT READS AS FOLLOWS, "THE URGENT CARE SIGN SHALL BE TURNED OFF AT CLOSE OF BUSINESS".

COMMISSIONER RAITHEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**REPORTS:**

**Planning Commission/Planning Manager Report:**


The City of Folsom extended to the Commissioners the opportunity to attend the 2017 Planning Commissioners Academy.

A General Plan Workshop will be held on the February 15, 2017 Planning Commission.

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
Amanda Palmer, SECRETARY

**APPROVED:**

  
\_\_\_\_\_  
Ross Jackson, CHAIRMAN