



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

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

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

ABSENT: SCOTT

CITIZEN COMMUNICATION: None

MINUTES: The minutes of August 2, 2017 were approved as submitted.

NEW BUSINESS

1. PN 17-247: McDonald's Restaurant Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Kevin McAuley for approval of a Commercial Design Review application for façade alterations, new exterior paint colors, and minor site improvements to an existing 3,621-square-foot McDonald's Restaurant building at 697 East Bidwell Street. The zoning classification for the project is C-2 (Central Business District), and the General Plan land use designation is CCD (Central Commercial Mixed Use District). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Joshua Kinkade / Applicant: Kevin McAuley)**

COMMISSIONER RALLS MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR FAÇADE ALTERATIONS, NEW EXTERIOR PAINT COLORS, AND MINOR SITE IMPROVEMENTS TO THE EXISTING 3,621-SQUARE-FOOT MCDONALD'S RESTAURANT BUILDING LOCATED AT 697 EAST BIDWELL STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL NO. 1 – 19.

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

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

2. **PN 17-113, Folsom Plan Area Specific Plan Specific Plan Amendment**

A Public Hearing to consider a joint application request by the City of Folsom and the Folsom Plan Area Landowners for approval of a Specific Plan Amendment to add lot coverage standards to the Specific Plan, and to create a Planned Development Overlay District for specific properties located within the Folsom Plan Area. The 3,514-acre Folsom Plan Area is generally located north of White Rock Road, south of U.S. Highway 50, east of Prairie City Road, and west of the El Dorado County/Sacramento County line. An EIR/EIS and associated Mitigation Monitoring and Reporting Program was previously adopted for the Folsom Plan Area project on June 28, 2011 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Joint Applicants: City of Folsom / Folsom Plan Area Landowners)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL THE SPECIFIC PLAN AMENDMENT TO EXPAND THE PREVIOUSLY APPROVED BOUNDARIES OF THE PLANNED DEVELOPMENT OVERLAY DISTRICT, ADD MAXIMUM BUILDING COVERAGE RATIOS, AND MODIFY THE PUBLIC/QUASI-PUBLIC (PQP) SECTION OF THE FOLSOM PLAN AREA SPECIFIC PLAN WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C; SPECIFIC PLAN AMENDMENT FINDING D.

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

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN