PLANNING COMMISSION MINUTES
November 1, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Arnaz

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 4, 2017 were approved as submitted.

NEW BUSINESS

1. PN 17-322, Mangini Ranch Villages 1 and II – Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Taylor Morrison of California for approval of a Design Review Application for 206 single-family residential units located within the Village I (108 units) and Village II (98 units) of the previously approved Mangini Ranch Subdivision. Specifically, Taylor Morrison is requesting design review approval of eight (8) master plans for the Village I and Village II within the Mangini Ranch Subdivision. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines. (Project Planner: Principal Planner, Steve Banks / Applicant: Taylor Morrison)

COMMISSIONER SCOTT MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 206 SINGLE-FAMILY RESIDENTIAL UNITS FOR THE MANGINI RANCH VILLAGE 1 AND 2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C; DESIGN REVIEW FINDINGS D; CONDITIONS OF APPROVAL 1 – 14. MODIFYING CONDITION NO. 12 TO ADD #7 THAT READS AS FOLLOWS, “Additional design details including but not limited to window enhancements and a varied garage door design shall be added to the “Farmhouse” design-themed master plans to the satisfaction of the Community Development Department.”.

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

AYES: LANE, RAITHEL, RALLS, SCOTT, JACKSON
NOES: MALLORY
2. **PN 17-346, 2757 East Bidwell Street, McDonald’s Restaurant – Commercial Design Review and Determination that the Project Exempt from CEQA**

A Public Hearing to consider a request from Kevin McAuley for Commercial Design Review approval for a façade modifications and new exterior paint colors to an existing commercial building (McDonald’s) located at 2757 East Bidwell Street. The project site is zoned for C-3 PD (General Commercial, Planned Development District) and the General Plan land-use designation for the site is RCC (Regional Commercial). The project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities) (Project Planner: Assistant Planner, Josh Kinkade / Applicant: Kevin McAuley)


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

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

3. **PN 17-340, 6610 Folsom Auburn Rd., Origin Tattoo – Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Nick Stephenson for approval of a Conditional Use Permit to operate a tattoo establishment and art gallery within a commercial space located at 6610 Folsom Auburn Road, #1. The project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). (Project Planner: Assistant Planner, Josh Kinkade / Applicant: Nick Stephenson)

COMMISSIONER JACKSON MOVED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW ORIGIN TATTOO TO OPERATE AT THE PROPERTY LOCATED AT 6610 FOLSOM AUBURN ROAD, SUITE NO. 1 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDINGS D; CONDITIONS OF APPROVAL NO. 1 – 13.

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

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

**PLANNING MANAGER REPORT**

None
RESPECTFULLY SUBMITTED,

[Signature]
Amanda Palmer, SECRETARY

APPROVED:

[Signature]
Ross Jackson, CHAIRMAN