PLANNING COMMISSION MINUTES
August 17, 2016
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: Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott, Justin Raithe

ABSENT: Justin Raithe

CITIZEN COMMUNICATION: None

MINUTES: The minutes of August 3, 2016 were approved as submitted.

NEW BUSINESS

1. PN 16-166, 676 Loomis Circle – Planned Development Permit Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Oleg Wigdorchik for a Planned Development Permit Modification to reduce the rear yard setback for a single family residence located at 676 Loomis Circle (Levy Acres Subdivision) from 14 feet to 7 feet 6 inches. The zoning classification for the site is R-4 PD, while the General Plan land-use designation is MHD. The project is exempt under CEQA Section 15301 (existing facilities). (Project Planner: Principal Planner, Steve Banks / Applicant: Oleg Wigdorchik, 676 Loomis Circle)

COMMISSIONER SCOTT MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO REDUCE THE REAR YARD SETBACK REQUIREMENT FOR LOT 15 WITHIN THE LEVY ROAD ESTATES SUBDIVISION AS ILLUSTRATED ON ATTACHMENT 3 FOR THE LEVY ROAD ESTATES SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – K; CONDITIONS OF APPROVAL 1 – 11.

COMMISSIONER EMBREE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: SCOTT, ARNAZ, MARTELL, LANE, EMBREE, JACKSON
NOES: NONE
ABSTAIN: NONE
ABSENT: RAITHEL
2. **PN 16-204, Maverick Wine Company, 6611 Folsom-Auburn Road, Suite C-1 – Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mark Caletges for a Conditional Use Permit to operate a wine store at 6611 Folsom-Auburn Road, Suite C-1. The zoning classification for the site is C-1 PD, while the General Plan land-use designation is CC. The project is exempt under CEQA Section 15301 (existing facilities). *(Project Planner: Principal Planner, Steve Banks / Applicant: Mark Caletges, 6611 Folsom-Auburn Rd., Ste. C-1)*

COMMISSIONER MARTELL MOVED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE MAVERICK WINE STORE TO OPERATE WITHIN A 1,000-SQUARE-FOOT RETAIL TENANT SPACE LOCATED AT 6611 FOLSOM-AUBURN ROAD, SUITE C-1, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C; CONDITIONAL USE PERMIT FINDINGS D; CONDITIONS OF APPROVAL 1 – 16.

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

**AYES:** EMBREE, LANE, JACKSON, SCOTT, MARTELL, ARNAZ

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** RAITHEL

**REPORTS:**

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,

_Amanda Palmer, SECRETARY_

APPROVED:

_Ross Jackson, CHAIRMAN_