



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**December 7, 2016**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Chair Ross Jackson, Vice Chair John Arnaz; Commissioners: Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott, and Justin Raithel

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.*

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

**MINUTES**

The minutes of October 19, 2016 will be presented for approval.

**NEW BUSINESS**

**1. PN 16-339, Natural Result Surgery Center - Planned Development Permit and Determination that the Project is Exempt from CEQA**

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)**

**2. PN 16-334, Lake Forest Business Park, 181 Blue Ravine Road - Tentative Parcel Map and Determination that the Project is Exempt from CEQA**

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)**

**3. PN 16-108, Quick Quack Car Wash - Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration**

A Public Hearing to consider a request from Efrain Corona for approval of a Planned Development Permit for development and operation of a 3,579-square-foot car wash facility at the southeast corner of Iron Point Road and Cavitt Drive. The project is zoned SP 95-1 (Broadstone Unit No. 3 Specific Plan) and the General Plan land-use designation for the site is CC (Community Commercial). An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Efrain Corona)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **December 21, 2016**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

**NOTICE REGARDING CHALLENGES TO DECISIONS**

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing