



PLANNING COMMISSION MINUTES
October 7, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Barbara Leary, Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Chair Justin Raithel

ABSENT: Grant

CITIZEN COMMUNICATION: None

MINUTES: The amended minutes of July 1, 2020 and the minutes of July 15, 2020 were approved as submitted.

PUBLIC HEARING

1. PN 20-162, Creekside Drive Medical Office Center Planned Development Permit Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from the Katz Family Partnership for approval of a Planned Development Permit Modification to increase the size of a previously approved medical office center building located on a 1.91-acre site at the southeast corner of East Bidwell Street and Creekside Drive from 11,716 square feet to 17,775 square feet. The Zoning classification for the site is BP PD, while the General Plan Land Use designation is PO. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Katz Family Partnership)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT MODIFICATION FOR DEVELOPMENT OF THE CREEKSIDE MEDICAL OFFICE CENTER PROJECT SUBJECT TO THE FOLLOWING FINDINGS (FINDINGS A-O) AND THE CONDITIONS OF APPROVAL (CONDITIONS 1-49) ATTACHED TO THIS REPORT, WITH AN EDIT TO CONDITION NO. 47 TO STATE:

47. "The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and ~~improved~~ **approved** by the Fire Marshal."

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

AYES: DUEWEL, LEARY, LANE, REYNOLDS, WEST, RAITHEL

NOES: NONE
ABSTAIN: NONE
ABSENT: GRANT

NEW BUSINESS

2. PN 20-072, Kidney Dialysis Treatment Center Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Market Street Development for Design Review approval for development of an 11,716-square-foot single-story medical building on a 4.28-acre site located near the southwest corner of the intersection of Iron Point Road and Rowberry Drive within the Folsom Corporate Center. The Zoning classification for the site is M-L PD, while the General Plan Land Use designation is IND. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Market Street Development)**

COMMISSIONER DUEWEL MOVED TO APPROVE A DESIGN REVIEW APPLICATION FOR DEVELOPMENT OF THE KIDNEY DIALYSIS TREATMENT CENTER PROJECT SUBJECT TO THE FOLLOWING FINDINGS (FINDINGS A-K) AND THE CONDITIONS OF APPROVAL (CONDITIONS 1-50) ATTACHED TO THIS REPORT, WITH AN EDIT TO CONDITION NO. 48 TO STATE:

48. "The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and ~~improved~~ **approved** by the Fire Marshal."

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

AYES: DUEWEL, LEARY, LANE, REYNOLDS, WEST, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: GRANT

3. PN 20-059, Toll Brothers at Folsom Ranch Clubhouse Design Review

A Public Meeting to consider a request from Toll West Coast, LLC, for Design Review approval for development of an 18,600-square-foot single-story clubhouse building with recreational amenities on a 5-acre site located on Lot D within the previously approved Toll Brothers at Folsom Ranch Subdivision. The Specific Plan classification for the site is SP-SFHD-PD, while the General Plan Land Use designation is SFHD. The City, as lead agency, previously adopted an Addendum to the Folsom Plan Area Final EIR/EIS for the Toll Brothers at Folsom Ranch Subdivision project on March 10, 2020 in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Toll West Coast, LLC)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A DESIGN REVIEW APPLICATION FOR DEVELOPMENT OF THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT SUBJECT TO THE FINDINGS (FINDINGS A-G) AND THE CONDITIONS OF APPROVAL (CONDITIONS 1-23) ATTACHED TO THIS REPORT, WITH AN EDIT TO CONDITION NO. 22 TO STATE:

22. "The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and ~~improved~~ **approved** by the Fire Marshal."

COMMISSIONER DUEWEL SECONDED THE MOTION.

COMMISSIONER REYNOLDS AMENDED THE MOTION TO APPROVE A DESIGN REVIEW APPLICATION FOR DEVELOPMENT OF THE TOLL BROTHERS AT FOLSOM RANCH

CLUBHOUSE PROJECT SUBJECT TO THE FINDINGS (FINDINGS A-G) AND THE CONDITIONS OF APPROVAL (CONDITIONS 1-23) ATTACHED TO THIS REPORT, WITH AN EDIT TO CONDITION NO. 17 TO STATE:

17. "The owner/applicant shall provide a minimum of ~~seventy-eight (78)~~ **sixty-three (63)** on-site parking spaces.

AND AN EDIT TO CONDITION NO. 22 TO STATE:

22. "The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and ~~improved~~ **approved** by the Fire Marshal."

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

AYES: DUEWEL, LEARY, LANE, REYNOLDS, WEST, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: GRANT

PLANNING COMMISSION / PLANNING MANAGER REPORT

Commissioners are now allowed to attend Commission meetings in-person starting at the October 21st meeting with social distancing practices in place.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR