



**PLANNING COMMISSION MINUTES
November 4, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 21, 2020 were requested to be amended and will be presented for approval at the next Planning Commission meeting.

PUBLIC HEARING

1. PN 20-201 Meridian Veterinary Care Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Angie Stamm Vickery for approval of a Conditional Use Permit to operate a veterinary care facility within an existing 7,560-square-foot medical office building located at 101 East Natoma Street. The Zoning classification for the site is BP PD, while the General Plan Land Use designation is CC. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines, Existing Facilities. **(Project Planner: Associate Planner, Josh Kinkade / Applicant: Angie Stamm Vickery)**

COMMISSIONER RAITHEL MOVED TO APPROVE A CONDITIONAL USE PERMIT (PN 20-201) FOR THE OPERATION OF A VETERINARY CARE FACILITY AT 101 EAST NATOMA STREET, SUITE 201 WITH THE FOLLOWING FINDINGS AS AMENDED: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, AMENDED CONDITIONAL USE PERMIT FINDING F TO STATE:

“F. THE ESTABLISHMENT, MAINTENANCE, OR OPERATION OF THE USE OR BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS COMFORT OR GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD, OR TO THE GENERAL WELFARE OF THE CITY BECAUSE THE PROPOSED LAND USE WILL NOT HAVE **A NEGATIVE IMPACTS THAT HAVE NOT BEEN MITIGATED.**”

AND CONDITIONS OF APPROVAL NOS. 1-17 WITH AMENDMENT TO NO. 11 TO STATE:

"11.

- **Business** hours of operation for the ~~emergency~~ veterinary clinic shall be permitted Monday through ~~Friday~~ Saturday from 8:00 a.m. to 6:00 p.m. and ~~Saturday by appointment only~~. Sales of pet products and educational events for up to 25 guests may occur Monday through Saturday from 8:00 a.m. to 6:00 p.m. Evening education events for up to 25 people may occur approximately once per month until 8:00 p.m.
- Clinic staff shall remain with animals at all times while they are being treated at the facility.
- There shall be no overnight kenneling. All patients (pets) shall be treated on an outpatient basis.
- Facility doors shall remain closed except for entering and exiting the building.
- Animals shall not remain closed except for entering and exiting the building.
- Animals shall not be in the outdoor area(s) of the office park, except for purposes of entering and exiting the emergency clinic and pet relief.
- ~~The applicant shall place a sign on the lawn adjacent to the 179/199 Fargo Way residence stating that pets may not relieve themselves on that lawn. Pet relief shall be limited to on-site areas not adjacent to residential uses.~~
- Any proposal to expand the hours of operation shall require a CUP Modification by the Planning Commission."

COMMISSIONER DUEWEL SECONDED THE MOTION.

COMMISSIONER REYNOLDS MADE A FRIENDLY AMENDMENT TO BULLET NO. 7 IN CONDITION NO. 11 TO STATE:

- "The applicant shall place a sign on the lawn adjacent to the 179/199 Fargo Way residence stating that pets may not relieve themselves on that lawn. ~~Pet relief shall be limited to on-site areas not adjacent to residential uses.~~"

WHICH CARRIED THE FOLLOWING VOTE:

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

PLANNING COMMISSION / PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR