



**PLANNING COMMISSION MINUTES  
AMENDED  
July 1, 2020  
CITY COUNCIL CHAMBERS  
6:30 P.M.  
50 Natoma Street  
Folsom, CA 95630**

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

**ABSENT:** Grant absent for Roll Call

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of June 17, 2020 were approved as submitted.

**PUBLIC HEARING**

**1. PN 19-388, Rockcross Subdivision Small-Lot Vesting Tentative Subdivision Map, Residential Design Review, and Minor Administrative Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from East Carpenter Improvement Company, LLC for approval of a Small-Lot Vesting Tentative Subdivision Map, Residential Design Review, and Minor Administrative Modification for development of a 118-unit single-family residential subdivision on a 14.2-acre site located at the northeast corner of East Bidwell Street and Savannah Parkway within the Folsom Plan Area. The Specific Plan classification for the site is SP-MLD-PD, while the General Plan Land Use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: East Carpenter Improvement Company, LLC)**

COMMISSIONER REYNOLDS MOVED TO RECOMMEND THAT THE CITY COUNCIL:

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15182(C),
- APPROVE A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING 118 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE LETTERED LANDSCAPE LOTS,
- APPROVE DESIGN REVIEW OF THE APPLICANT'S MASTER PLAN RESIDENTIAL DESIGNS, AND
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO REALLOCATE 36 SINGLE FAMILY UNITS TO THREE OTHER PARCELS IN THE FPASP

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS A-R AND CONDITIONS OF APPROVAL NOS. 1-53.

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

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

**2. PN 19-396, College Point Business Center Sign Criteria Planned Development Permit Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Weidner CA for approval of the College Point Business Center Sign Criteria Planned Development Permit Modification located at 2600 E. Bidwell Street. The zoning classification for the site is SP 95-1, and the General Plan land-use designation is IND. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade / Applicant: Weidner CA)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE COLLEGE POINT BUSINESS CENTER SIGN CRITERIA PLANNED DEVELOPMENT PERMIT MODIFICATION, AS ILLUSTRATED ON ATTACHMENT 6 (PN 19-396) SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND THE ATTACHED CONDITIONS OF APPROVAL NOS. 1-4.

COMMISSIONER DUEWEL SECONDED THE MOTION.

COMMISSIONER LEARY AMENDED THE MOTION TO APPROVE THE COLLEGE POINT BUSINESS CENTER SIGN CRITERIA PLANNED DEVELOPMENT PERMIT MODIFICATION, AS ILLUSTRATED ON ATTACHMENT 6 (PN 19-396) SUBJECT TO THE FINDINGS IN THIS REPORT (FINDINGS A-I) AND THE ATTACHED CONDITIONS OF APPROVAL NOS. 1-4 WITH ADDITION TO CONDITION NO. 5 TO STATE:

"5. The applicant/owner shall reduce the sign lighting from 10:00 P.M. to 6:00 A.M."

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

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

MOTION FAILED.

COMMISSIONER RAITHEL RECOMMENDED TO VOTE ON THE ORIGINAL MOTION MADE BY COMMISSIONER REYNOLDS, WHICH LEAD TO THE FOLLOWING VOTE:

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

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,

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Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**



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Justin Raithel, CHAIR