



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
February 6, 2019
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION:

1. Will Kempton shared a presentation on the Folsom River District.

MINUTES: The minutes of December 5, 2018 were amended with modifications to Item 1. PN 18-347 Russell Ranch Clubhouse Design Review, Condition No. 15 to state "... the applicant shall require the Clubhouse operator/manager to work with any user or renter to prepare a parking plan for the event so to ensure adequate access and so it does not negatively impact the surrounding neighborhood."

COMMISSIONER DUEWEL MOVED TO APPROVE THE AMENDED MINUTES. COMMISSIONER LANE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

Oath of Office Administered to Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, and Justin Raithe

NEW BUSINESS

1. **PN 18-362, 170 Iron Point Road McDonald's Restaurant Remodel – Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mike Yao for Commercial Design Review approval for an exterior remodel of an existing McDonald's restaurant located at 170 Iron Point Road. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality

Act (CEQA) Guidelines. (Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mike Yao)

COMMISSIONER RAITHEL MOVED TO CONTINUE PN 18-362, COMMERCIAL DESIGN REVIEW FOR FAÇADE ALTERATIONS AND NEW EXTERIOR PAINT COLORS FOR THE EXISTING 4,190-SQUARE-FOOT MCDONALD'S RESTAURANT BUILDING LOCATED AT 170 IRON POINT ROAD, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C – E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-17.

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

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

2. PN 19-002, Creekside Drive Surgery Center Entitlement Extension

A Public Hearing to consider a request from Katz Kirkpatrick Properties for approval of a Planned Development Permit Extension for development of the Creekside Drive Surgery Center on an undeveloped 1.91-acre parcel located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is PO. The project was previously determined to be 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 Kirkpatrick Properties)

COMMISSIONER LEARY MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF ONE YEAR (UNTIL JANUARY 18, 2020) FOR DEVELOPMENT OF THE CREEKSIDE DRIVE SURGERY CENTER PROJECT (PN 19-002) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS H-O, AND CONDITIONS OF APPROVAL NO. 1-54.

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

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

3. PN 18-410, Iron Point Retirement Community Entitlement Extension

A Public Hearing to consider a request from TCG Development, LLC for approval of a Planned Development Permit Extension and Conditional Use Permit Extension for development of the Iron Point Retirement Community on an undeveloped 4.68 parcel located on the south side of Iron Point Road between Broadstone Parkway and Rowberry Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is CC. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Iron Point Retirement Community Project (PN 15-139) project on January 26, 2016 in accordance with the California Environmental Quality Act (CEQA). (Project Planner: Principal Planner, Steve Banks / Applicant: TCG Development, LLC)

COMMISSIONER DUEWEL MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION FOR A PERIOD OF ONE YEAR (UNTIL JANUARY 26, 2020) FOR DEVELOPMENT OF THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A

& B, CEQA FINDINGS C & D, PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS E-L, CONDITIONAL USE PERMIT EXTENSION FINDING M, AND CONDITIONS OF APPROVAL NO. 1-61.

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

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

Election of Chair and Vice Chair

THE PLANNING COMMISSIONERS SUBMITTED THEIR BALLOTS FOR CHAIR AS FOLLOWS:

EILEEN REYNOLDS: JUSTIN RAITHEL
DANIEL WEST: JUSTIN RAITHEL
KEVIN DUEWEL: JUSTIN RAITHEL
BARBARA LEARY: JUSTIN RAITHEL
JENNIFER LANE: JUSTIN RAITHEL
KEVIN MALLORY: JUSTIN RAITHEL
JUSTIN RAITHEL: JUSTIN RAITHEL

COMMISSIONER RAITHEL WAS SELECTED TO SERVE AS CHAIR FOR 2019.

THE PLANNING COMMISSIONERS SUBMITTED THEIR BALLOTS FOR VICE CHAIR AS FOLLOWS:

EILEEN REYNOLDS: EILEEN REYNOLDS
DANIEL WEST: EILEEN REYNOLDS
KEVIN DUEWEL: EILEEN REYNOLDS
BARBARA LEARY: EILEEN REYNOLDS
JENNIFER LANE: KEVIN MALLORY
KEVIN MALLORY: KEVIN MALLORY
JUSTIN RAITHEL: EILEEN REYNOLDS

COMMISSIONER REYNOLDS WAS SELECTED TO SERVE AS VICE CHAIR FOR 2019.

Nomination of Two Planning Commissioners to the Historic District Commission

THE PLANNING COMMISSIONERS SUBMITTED THEIR BALLOTS FOR RECOMMENDATION OF TWO PLANNING COMMISSIONERS TO SERVE ON THE HISTORIC DISTRICT COMMISSION AS FOLLOWS:

EILEEN REYNOLDS: KEVIN DUEWEL & DANIEL WEST
DANIEL WEST: KEVIN DUEWEL & DANIEL WEST
KEVIN DUEWEL: KEVIN DUEWEL & DANIEL WEST
BARBARA LEARY: KEVIN DUEWEL & BARBARA LEARY
JENNIFER LANE: JENNIFER LANE & KEVIN MALLORY
KEVIN MALLORY: JENNIFER LANE & DANIEL WEST
JUSTIN RAITHEL: KEVIN DUEWEL & DANIEL WEST

COMMISSIONER RAITHEL MOVED TO RECOMMEND COMMISSIONER DUEWEL AND COMMISSIONER WEST TO SERVE AS THE PLANNING COMMISSION REPRESENTATIVES ON THE HISTORIC DISTRICT COMMISSION. COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Justin Raithel, CHAIRMAN