

PLANNING COMMISSION MINUTES
February 20, 2019
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 6, 2019 were amended with modifications to the Election of Chair and Vice Chair to state "... COMMISSIONER REYNOLDS WAS SELECTED TO SERVE AS VICE CHAIR FOR 2019."

COMMISSIONER LEARY MOVED TO APPROVE THE AMENDED MINUTES. COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

CONTINUED ITEMS

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 REYNOLDS MOVED TO APPROVE 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 LEARY SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

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

2. PN 19-016, Russell Ranch Phase 1, Villages 1 and 2 Residential Design Review

A Public Hearing to consider a request from The New Home Company for approval of a Residential Design Review Application for 77 single-family residential units located within Phase 1, Villages 1 and 2 of the previously approved Russell Ranch Subdivision project located within the Folsom Plan Area. The specific plan designation for the site is SP-SF PD and the General Plan land-use designation is SF. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 77 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENT 5 THROUGH 9 FOR THE RUSSELL RANCH PHASE 1, VILLAGES 1 AND 2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-13, WITH MODIFICATION TO CONDITION NUMBER 11.7 TO ADD "...The owner/applicant shall modify the color scheme associated with the Modern Farmhouse Master Plan to reflect a warmer earth tone color to the satisfaction of the Community Development Department."

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

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

3. PN 18-371, Folsom Glenn Car Wash Shade Structure Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Folsom Glenn Car Wash for approval of a Commercial Design Review Application for construction of a 3,850-square-foot shade structure at the Folsom Glenn Car Wash located at 414 Glenn Drive. The zoning classification for the site is C-2 and the General Plan land-use designation is CC. The project is categorically exempt under Section 15303 New Construction of Conversion of Smaller Structures of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Folsom Glenn Car Wash)**

COMMISSIONER MALLORY MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR DEVELOPMENT OF A 3,850-SQUARE-FOOT SHADE STRUCTURE AS ILLUSTRATED ON ATTACHMENTS 5 AND 6 FOR THE FOLSOM GLENN CAR WASH SHADE STRUCTURE PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F & G, AND CONDITIONS OF APPROVAL NO. 1-13, WITH MODIFICATION TO CONDITION NUMBER 11 TO ADD "...The owner/applicant will maintain the awning fabric to the satisfaction of the Community Development Department."

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

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

PLANNING MANAGER REPORT

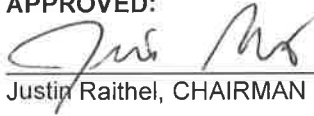
None

RESPECTFULLY SUBMITTED,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Justin Raithel, CHAIRMAN