

**PLANNING COMMISSION MINUTES  
January 17, 2018  
CITY COUNCIL CHAMBERS  
6:30 P.M.  
50 Natoma Street  
Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Kevin Mallory, Justin Raithel, Aaron Ralls, Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Chair Ross Jackson

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of November 1, 2017 were approved as submitted.

**Presentation by City Engineer, Steve Krahn, on Folsom Plan Area Infrastructure**

**NEW BUSINESS**

- 1. PN 17-386, Stogies Cigar & Lounge, 700 Glenn Drive, Ste. 120 – Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from The F Sticks, LLC for a Conditional Use Permit to operate a cigar shop and smoke lounge at 700 Glenn Drive, Suite 120 (Sibley Retail Center). The zoning classification for the site is M-1, and the General Plan land-use designation is IND. The project is exempt from environmental review under CEQA Guidelines Section 15301 (existing facilities).  
**(Project Planner: Assistant Planner, Josh Kinkade / Applicant: The F Sticks, LLC)**

COMMISSIONER SCOTT MOVED TO APPROVE MOVE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW STOGIES CIGAR & LOUNGE TO OPERATE WITHIN A 1,000-SQUARE-FOOT RETAIL TENANT SPACE LOCATED AT 700 GLENN DRIVE, SUITE 120, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, CONDITIONAL USE PERMIT FINDING F; CONDITIONS OF APPROVAL 1-21.

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

AYES:	MALLORY, RALLS, SCOTT, ARNAZ, JACKSON
NOES:	RAITHEL, LANE
ABSTAIN:	NONE
ABSENT:	NONE

2. PN 17-307, Mangini Ranch Phase 2 Subdivision – Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Project Design Guidelines Modification, Inclusionary Housing Plan, and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Carpenter East, LLC and Folsom Real Estate South, LLC for approval of a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines Modification, and Inclusionary Housing Plan for development of a 901-unit residential project on a 203-acre site located within the Folsom Plan Area (APN Nos. 072-3190-035 and 072-0060-081). The Specific Plan designations are SP-SFHD-PD, SP-MLD-PD, SP-MHD-PD, SP-P, SP-P/QP, SP-OS1, and SP-OS2, while the General Plan land use designations are SFHD, MLD, MHD, P, P-QP, and OS. The proposed project conforms to the Folsom Plan Area Specific Plan (FPASP) and there has been no substantial changed conditions requiring a subsequent Environmental Impact Report (EIR) to the FPASP, there the proposed project is exempt from CEQA under Government Code Section 65457 and CEQA Guidelines Section 15182. **(Project Planner: Principal Planner, Steve Banks / Applicant: Carpenter East, LLC**

COMMISSIONER SCOTT MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING TWENTY-THREE (23) LARGE LOTS FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING FIVE HUNDRED AND FORTY-FIVE (545) SINGLE-FAMILY RESIDENTIAL LOTS FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE INCLUSIONARY HOUSING PLAN FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROJECT DESIGN GUIDELINES ADDENDUM FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B, CEQA FINDINGS C-I, TENTATIVE SUBDIVISION MAP FINDINGS J-Q; LARGE-LOT CONDITIONS OF APPROVAL 1-14; SMALL-LOT CONDITIONS OF APPROVAL 1-70, WITH THE DELETION OF CONDITION NUMBER 24.

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

AYES: MALLORY, RAITHEL, RALLS, SCOTT, ARNAZ, LANE, JACKSON  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

Election of Chair and Vice-Chair

COMMISSIONER SCOTT NOMINATED ROSS JACKSON FOR CHAIR OF THE PLANNING COMMISSION. COMMISSIONER ARNAZ SECONDED THE MOTION.

COMMISSIONER RALLS NOMINATED JOHN ARNAZ FOR CHAIR OF THE PLANNING COMMISSION. COMMISSIONER MALLORY SECONDED THE MOTION.

COMMISSIONER MALLORY NOMINATED JUSTIN RAITHEL FOR CHAIR OF THE PLANNING COMMISSION. COMMISSIONER LANE SECONDED THE MOTION.

BASED ON A RANDOM DRAW METHOD, THE COMMISSION VOTED IN THE FOLLOWING ORDER: JUSTIN RAITHEL, ROSS JACKSON, JOHN ARNAZ.

ON THE NOMINATION OF JUSTIN RAITHEL, THE NOMINATION CARRIED THE FOLLOWING ROLL CALL VOTE:

AYES: MALLORY, RAITHEL, RALLS, ARNAZ, LANE, JACKSON  
NOES: SCOTT  
ABSTAIN: NONE  
ABSENT: NONE

COMMISSIONER RAITHEL NOMINATED ROSS JACKSON FOR VICE-CHAIR OF THE PLANNING COMMISSION. COMMISSIONER JACKSON DECLINED THE NOMINATION.

COMMISSIONER RALLS NOMINATED JOHN ARNAZ FOR VICE-CHAIR OF THE PLANNING COMMISSION. COMMISSIONER MALLORY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MALLORY, RAITHEL, RALLS, SCOTT, ARNAZ, LANE, JACKSON  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

**PLANNING MANAGER REPORT**

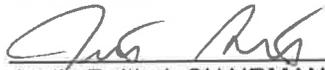
None

RESPECTFULLY SUBMITTED,

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Amanda Palmer, SECRETARY

**APPROVED:**

  
Justin Raithel, CHAIRMAN