



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## PLANNING COMMISSION MINUTES

May 16, 2018

CITY COUNCIL CHAMBERS

6:30 P.M.

50 Natoma Street

Folsom, CA 95630

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

**ABSENT:** None

### **CITIZEN COMMUNICATION:**

1. Katherine Kilgore addressed the Planning Commission expressing her concern about the new Out of Bounds Brewery, citing concerns about the parking situation.
2. Thomas Frisch addressed the Planning Commission expressing his concern about the new Out of Bounds Brewery, citing concerns about the parking situation.
3. Dean Ross addressed the Planning Commission expressing his concern about the new Out of Bounds Brewery, citing concerns about the parking situation.

**MINUTES:** The minutes of April 18, 2018 were approved as submitted.

### **NEW BUSINESS**

1. **PN 18-081, Jimboy's Tacos Restaurant Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Kobra Design for Commercial Design Review Approval for exterior modifications to an existing 2,700-square-foot Jimboy's Tacos Restaurant. The zoning designation for the site is C-2 PD (Central Business, Planned Development District) and the General Plan designation is CCD (Central Commercial Mixed-Use District). This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines. (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Kobra Design**)

COMMISSIONER SCOTT MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR EXTERIOR MODIFICATIONS TO THE EXISTING 2,700-SQUARE-FOOT JIMBOY'S TACOS RESTAURANT LOCATED AT 708 EAST BIDWELL STREET AS ILLUSTRATED ON ATTACHMENTS 2 AND 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F & G, AND CONDITIONS OF APPROVAL 1-22, WITH REMOVAL OF CONDITION NUMBER 16, "A metal canopy shall be placed above..."

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

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

2. **PN 17-160 Folsom Corporation Yard General Plan Amendment, Prezoning and Environmental Impact Report**

A Public Hearing to consider a request from the City of Folsom and Aerojet Rocketdyne Inc., for approval of a General Plan Amendment and Pre-zoning of approximately 58 acres south of White Rock Road for future annexation into the City of Folsom. The project for the development of a new corporation yard for the City of Folsom which would be designated as Public and Quasi-Public (PQ-P) in the General Plan and Prezoned M-2 (General Industrial District). The project includes amending the respective Spheres of Influence for the City of Folsom and the Sacramento Regional County Sanitation District, amending the City's General Plan, annexing an approximately 58-acre property into the City, and prezoning the site for future use as a City corporation yard. The project site is located at the southeast corner of Prairie City Road and White Rock Road, west of Scott Road in Sacramento County, California. The subject site includes portion of APNs 072-0060-052 and 072-0110-001. An Environmental Impact Report (SCH No. 2017112020) has been prepared for the project in accordance with the California Environmental Quality Act. **(Project Planner, Scott A. Johnson, AICP, Planning Manager)**

COMMISSIONER SCOTT MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE FINAL ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE FOLSOM CORPORATION YARD SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION PROJECT; AND MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT FOR THE FOLSOM CORPORATION YARD SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION PROJECT; AND MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PREZONING FOR THE FOLSOM CORPORATION YARD SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION PROJECT WITH THE FOLLOWING FINDING: GENERAL FINDINGS A-C AND CEQA FINDINGS D-I.

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

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

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Justin Raithel, CHAIRMAN