

PLANNING COMMISSION MINUTES
July 18, 2018
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Arnaz

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 20, 2018 were approved as submitted.

NEW BUSINESS

1. **PN 18-137 Target Remodel Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Kimley-Horn and Associates for Commercial Design Review Approval of exterior modifications to an existing 138,416-square-foot Target store at 430 Blue Ravine Road. 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). The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Kimley-Horn and Associates**)

COMMISSIONER SCOTT MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR EXTERIOR MODIFICATIONS TO THE EXISTING 138,416-SQUARE-FOOT TARGET STORE LOCATED AT 430 BLUE RAVINE ROAD, AS ILLUSTRATED ON ATTACHMENTS 3 AND 4 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F & G, AND CONDITIONS OF APPROVAL (NO. 1-17). WITH REMOVAL OF CONDITION NUMBER 10, "The owner/applicant agrees to pay to the Folsom Cordova Unified School District the maximum fee..." AND REMOVAL OF CONDITION NUMBER 12 "Final landscape and irrigation plans for the project shall be prepared by a registered landscape architect..."

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

AYES: SCOTT, LANE, MALLORY, JACKSON, RALLS, RAITHEL

NOES: NONE
ABSTAIN: NONE
ABSENT: ARNAZ

2. PN 18-025 Quick Quack Car Wash Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Quick Quack Development, LLC for approval of a Tentative Parcel Map to subdivide an existing 2.68-acre property located at 1750 Cavitt Drive into two individual parcels. The zoning classification for the site is SP 95-1 and the General Plan land-use designation is CC. The project is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Quick Quack Development, LLC)**

COMMISSIONER LANE MOVED TO APPROVE THE QUICK QUACK CAR WASH TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 2, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, TENTATIVE PARCEL FINDINGS F-K, AND CONDITIONS OF APPROVAL NO. 1-11.

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

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

3. PN 18-126 340 Plaza Drive Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Enterprise Rent-A-Car for Commercial Design Review Approval for remodeling of an existing 3,297-square-foot commercial building and an existing 8,000-square-foot commercial building located at 340 Plaza Drive. The zoning classification for the site is C-3 PD and the General Plan land-use designation is CA. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Enterprise Rent-A-Car)**

COMMISSIONER JACKSON MOVED TO APPROVE THE 340 PLAZA DRIVE COMMERCIAL DESIGN REVIEW PROJECT (PN 18-126), WHICH INCLUDES REMODELING OF AN EXISTING 3,297-SQUARE-FOOT COMMERCIAL BUILDING AND REMODELING OF AN EXISTING 8,000-SQUARE-FOOT BUILDING LOCATED AT 340 PLAZA DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 5 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDING C, DESIGN REVIEW FINDINGS D & E, AND CONDITIONS OF APPROVAL NO. 1-17.

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

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

4. PN 18-070 Prospect Ridge Subdivision Planned Development Permit Modification and Residential Design Review

A Public Hearing to consider a request from Capital Valley Homes for a Planned Development Permit Modification and Residential Design Review Approval for 35 single-family residential units situated within the Prospect Ridge Subdivision located at 535 Levy Road. The zoning classification for the site is R-1-M PD and the General Plan land-use designation is SF. A Mitigated Negative Declaration and

Mitigation Monitoring and Reporting Program were previously approved for the Prospect Ridge Subdivision project (PN 16-321) on July 25, 2017 in accordance with the California Environmental Quality Act (CEQA). (Project Planner: Principal Planner, Steve Banks / Applicant: Capital Valley Homes)

COMMISSIONER SCOTT MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO INCREASE THE MAXIMUM LOT COVERAGE FOR 5 OF THE 35 RESIDENTIAL LOTS WITHIN THE SUBDIVISION FROM 35% TO 39% AS ILLUSTRATED ON ATTACHMENT 4 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT; AND MOVE TO APPROVE THE DESIGN REVIEW APPLICATION FOR 35 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE PROSPECT RIDGE SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C & D, PLANNED DEVELOPMENT PERMIT FINDINGS E – L, DESIGN REVIEW FINDINGS M – O, AND CONDITIONS OF APPROVAL NO. 1-14.

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

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

PLANNING MANAGER REPORT

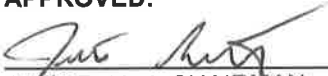
None

RESPECTFULLY SUBMITTED,



Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:



Justin Raithe, CHAIRMAN