



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
November 1, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Arnaz

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 4, 2017 were approved as submitted.

NEW BUSINESS

1. PN 17-322, Mangini Ranch Villages 1 and II – Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Taylor Morrison of California for approval of a Design Review Application for 206 single-family residential units located within the Village I (108 units) and Village II (98 units) of the previously approved Mangini Ranch Subdivision. Specifically, Taylor Morrison is requesting design review approval of eight (8) master plans for the Village I and Village II within the Mangini Ranch Subdivision. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Taylor Morrison)**

COMMISSIONER SCOTT MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 206 SINGLE-FAMILY RESIDENTIAL UNITS FOR THE MANGINI RANCH VILLAGE 1 AND 2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C; DESIGN REVIEW FINDINGS D; CONDITIONS OF APPROVAL 1 – 14. MODIFYING CONDITION NO. 12 TO ADD #7 THAT READS AS FOLLOWS, "Additional design details including but not limited to window enhancements and a varied garage door design shall be added to the "Farmhouse" design-themed master plans to the satisfaction of the Community Development Department."

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

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

ABSTAIN: NONE
ABSENT: ARNAZ

2. **PN 17-346, 2757 East Bidwell Street, McDonald's Restaurant – Commercial Design Review and Determination that the Project Exempt from CEQA**

A Public Hearing to consider a request from Kevin McAuley for Commercial Design Review approval for a façade modifications and new exterior paint colors to an existing commercial building (McDonald's) located at 2757 East Bidwell Street. The project site is zoned for C-3 PD (General Commercial, Planned Development District) and the General Plan land-use designation for the site is RCC (Regional Commercial). The project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities) (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Kevin McAuley**)

COMMISSIONER SCOTT MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR FAÇADE ALTERATIONS, AND NEW EXTERIOR PAINT COLORS FOR THE EXISTING 3,811-SQUARE-FOOT MCDONALD'S RESTAURANT BUILDING LOCATED AT 2757 EAST BIDWELL STREET WITHIN THE BROADSTONE PLAZA SHOPPING CENTER WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D – F; CONDITIONS OF APPROVAL NO. 1 – 17.

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

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

3. **PN 17-340, 6610 Folsom Auburn Rd., Origin Tattoo – Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Nick Stephenson for approval of a Conditional Use Permit to operate a tattoo establishment and art gallery within a commercial space located at 6610 Folsom Auburn Road, #1. The project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). (**Project Planner: Assistant Planner, Josh Kinkade / Applicant: Nick Stephenson**)

COMMISSIONER JACKSON MOVED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW ORIGIN TATOO TO OPERATE AT THE PROPERTY LOCATED AT 6610 FOLSOM AUBURN ROAD, SUITE NO. 1 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDINGS D; CONDITIONS OF APPROVAL NO. 1 – 13.

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

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,


Amanda Palmer, SECRETARY

APPROVED:


Ross Jackson, CHAIRMAN