



PLANNING COMMISSION MINUTES
August 3, 2016
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott, Justin Raithel

ABSENT: Ross Jackson, Tom Scott

CITIZEN COMMUNICATION: None

MINUTES: The minutes of July 20, 2016 were approved as submitted.

NEW BUSINESS

1. PN 16-083, Starbucks Coffee Shop – Tentative Parcel Map, Conditional Use Permit, and Planned Development Permit

A Public Hearing to consider a request from McCandless & Associates for approval of a Tentative Parcel Map, Conditional Use Permit, and Planned Development Permit for development and operation of a 2,200-square-foot Starbucks Coffee Shop with drive-thru facility within the Briggs Ranch Plaza Shopping Center located at the southwest corner of the intersection of Blue Ravine Road and East Natoma Street. The project is categorically exempt under Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: McCandless & Associates)**

COMMISSIONER MARTELL MOVED TO APPROVE THE STARBUCKS COFFEE SHOP TENTATIVE PARCEL MAP AS ILLUSTRATED ON ATTACHMENT 4;

AND

MOVE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT AND OPERATION OF A 2,200-SQUARE-FOOT STARBUCKS COMMERCIAL PAD BUILDING WITH DRIVE-THRU FACILITY AT 25000 BLUE RAVINE ROAD WITHIN THE BRIGGS RANCH PLAZA SHOPPING CENTER;

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT MODIFICATION FOR DEVELOPMENT OF A 2,200-SQUARE-FOOT STARBUCKS COMMERCIAL PAD BUILDING WITH DRIVE-THRU AT 25000 BLUE RAVINE ROAD WITHIN THE BRIGGS RANCH PLAZA SHOPPING CENTER AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 10 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDING D; TENTATIVE PARCEL MAP FINDINGS E – K; PLANNED DEVELOPMENT PERMIT FINDINGS L – S; CONDITIONS OF APPROVAL 1 – 52.

COMMISSIONER EMBREE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: RAITHEL, ARNAZ, MARTELL, LANE, EMBREE
NOES: NONE
ABSTAIN: NONE
ABSENT: SCOTT, JACKSON

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN