



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**October 5, 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:** Lane, Embree

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of September 21, 2016 were approved as submitted.

**CONTINUED ITEMS**

1. **PN 16-025, Enclave at Folsom Ranch, Easton Valley Parkway – Tentative Parcel Map, Vesting Tentative Subdivision Map, Planned Development Permit, and Determination that the Project is Exempt from CEQA – Continued from the September 21, 2016 Planning Commission Meeting**

A Public Hearing to consider a request from Enclave at Folsom, LLC for approval of a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of a 111-unit single-family residential subdivision on a 14.7-acre site located on Easton Valley Parkway (APN 072-3190-036). The Specific Plan designation is SP-GC and SP MLD and the General Plan is GC-MLD. An Exemption has been prepared for the project pursuant to California Environmental Quality Act Guidelines Sections 15063 and 15084. (**Project Planner: Principal Planner, Steve Banks / Applicant: Enclave at Folsom, LLC**)

COMMISSIONERS JACKSON MOVED TO CONTINUE PN 16-025, THE ENCLAVE AT FOLSOM RANCH, EASTON VALLEY PARKWAY TO THE OCTOBER 19, 2016 PLANNING COMMISSION MEETING WHICH CARRIED THE FOLLOWING VOTE:

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

**NEW BUSINESS**

**2. PN 16-233, Burger King Restaurant Commercial Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Robert DeGrasse for approval of a Commercial Design Review application for façade alterations, new exterior paint colors, and minor site improvements to an existing 2,891-square-foot Burger King Restaurant building at 171 Iron Point Road. The zoning designation for the site is C-3 PD (General Commercial, Planned Development District) and the General Plan designation is CA (Specialty Commercial). The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Associate Planner, Josh Kinkade / Applicant: Robert DeGrasse)**

COMMISSIONER SCOTT MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR FAÇADE ALTERATIONS, NEW EXTERIOR PAINT COLORS, AND MINOR SITE IMPROVEMENTS TO THE EXISTING 2,891-SQUARE-FOOT BURGER KING RESTAURANT BUILDING LOCATED AT 171 IRON POINT ROAD WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D – F.

COMMISSIONER RAITHEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**3. PN 16-271, Lazy Dog Restaurant, 300 Palladio Parkway, Suite 300 (Palladio at Broadstone Shopping Center) - Commercial Design Review**

Request by Broadstone Land LLC/Lazy Dog Restaurants for Commercial Design Review approval for development of a 7,826-square-foot restaurant on an undeveloped .31-acre parcel within the Palladio at Broadstone Shopping Center. The property is zoned C-3 PD (General Commercial, Planned Development District). A Mitigated Negative Declaration for the Palladio at Broadstone Shopping Center project has previously been approved in accordance with the requirements of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Broadstone Land LLC/Lazy Dog Restaurants)**

COMMISSIONER JACKSON MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR DEVELOPMENT OF A 7,826-SQUARE-FOOT RESTAURANT ON AN UNDEVELOPED .31-ACRE PARCEL WITHIN THE PALLADIO AT BROADSTONE SHOPPING CENTER AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D – G.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**REPORTS:**  
**Planning Commission/Planning Manager Report:**

None

RESPECTFULLY SUBMITTED,

  
Amanda Palmer, SECRETARY

APPROVED:

  
Ross Jackson, CHAIRMAN