



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
December 7, 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 Raitchel

ABSENT: Arnaz, Embree

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 19, 2016 were approved as submitted.

NEW BUSINESS

1. PN 16-339, Natural Result Surgery Center - Planned Development Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Williams and Paddon Architects for approval of a Planned Development Permit for development of an 11,000-square-foot medical surgery center (Natural Result Surgery Center) on a 1.91-acre parcel located at the southeast corner of East Bidwell Street and Creekside Drive. The project is zoned BP PD (Business and Professional Planned Development District) and the General Plan land-use designation for the site is CA (Specialty Commercial). The project is categorically exempt from the California Environmental Quality Act (CEQA) under In-Fill Development Projects (15332). **(Project Planner: Principal Planner, Steve Banks / Applicant: Williams and Paddon Architects)**

COMMISSIONER JACKSON MOVED TO CONTINUE PN 16-339, NATURAL RESULT SURGERY CENTER, PLANNED DEVELOPMENT PERMIT AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA TO THE JANUARY 18, 2017 PLANNING COMMISSION MEETING.

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

2. PN 16-334, Lake Forest Business Park, 181 Blue Ravine Road - Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from R.E.Y. Engineers for approval of a Tentative Parcel Map to subdivide a 4.8-acre parcel (includes two existing building) located at 181 Blue Ravine Road within the Lake Forrest Technical Center into two parcels. The project is zoned M-L (Limited Manufacturing District) and the General Plan land-use designation for the site is IND (Industrial/Office Park). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Minor Land Divisions (15315). **(Project Planner: Principal Planner, Steve Banks / Applicant: R.E.Y. Engineers)**

COMMISSIONER JACKSON MOVED TO CONTINUE PN 16-334, LAKE FOREST BUSINESS PARK, 181 BLUE RAVINE ROAD, TENTATIVE PARCEL MAP AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA TO THE JANUARY 18, 2017 PLANNING COMMISSION MEETING.

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

3. PN 16-108, Quick Quack Car Wash - Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration

A Public Hearing to consider a request from Efrain Corona for approval of a Planned Development Permit for development and operation of a 3,579-square-foot car wash facility at the southeast corner of Iron Point Road and Cavitt Drive. The project is zoned SP 95-1 (Broadstone Unit No. 3 Specific Plan) and the General Plan land-use designation for the site is CC (Community Commercial). An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Efrain Corona)**

COMMISSIONER SCOTT MOVED ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE QUICK QUACK CAR WASH PROJECT (PN 16-108)

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT AND OPERATION OF A 3,599-SQUARE-FOOT CAR WASH FACILITY AT THE SOUTHEAST CORNER OF THE INTERSECTION OF IRON POINT ROAD AND CAVITT DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE QUICK QUACK CAR WASH PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – O; CONDITIONS OF APPROVAL 1 – 56; MODIFYING CONDITION OF APPROVAL NO. 32 TO ADD THE FOLLOWING, "THE EXISTING RAISED MEDIAN WITHIN CAVITT DRIVE SHALL BE EXTENDED SOUTH BEYOND THE NORTH PROJECT DRIVEWAY TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT"; MODIFYING CONDITION OF APPROVAL NO. 47 TO READ AS FOLLOWS, " (NOI-2) THE OWNER/APPLICANT SHALL LIMIT CAR WASH OPERATION TO THE DAYTIME HOURS, 7 A.M. TO 9 A.M."

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

REPORTS:

Planning Commission/Planning Manager Report:

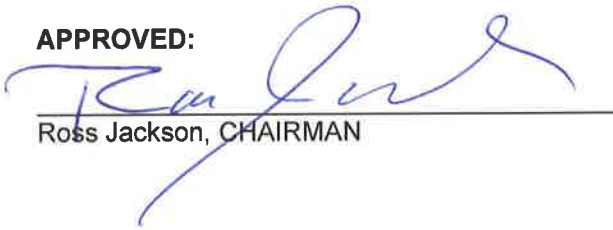
None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN