



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES**  
**September 16, 2015**  
**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: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

**ABSENT:** Kelley Butcher, Thomas Scott, Marci Embree,

**CITIZEN COMMUNICATION:** Several members of the community spoke in support of Jennifer Lane becoming a Historic District Commissioner.

**MINUTES:** The minutes of August 19, 2015 and the minutes of September 2, 2015 were approved.

**Nomination of a Planning Commissioner to the Historic District Commission**

COMMISSIONER LANE NOMINATED HERSELF FOR POSITION AS HISTORIC DISTRICT COMMISSIONER.

COMMISSIONER BRIAN MARTELL NOMINATED COMMISSIONER ROSS JACKSON FOR POSITION AS HISTORIC DISTRICT COMMISSIONER.

AS REQUIRED BY PROCEDURE, SECRETARY TO THE PLANNING COMMISSION PLACED BOTH NAMES IN A CUP AND THEN RANDOMLY WITHDREW THE FIRST NAME: ROSS JACKSON.

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

**NEW BUSINESS**

1. **PN 15-268, Proposed Amendment to Section 17.22.040(6) of the Folsom Municipal Code Relating to Special Condition Requirements for Commercial Zones and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from the City of Folsom to amend Section 17.22.040(6) and No. 209.2 of the Commercial Use Table in Section 17.22.030(E) of the Folsom Municipal Code relating to special condition requirements for commercial zones. The project is exempt from environmental review

by Section 15061(b)(3) "Review for Exemption" of the CEQA Guidelines. **(Project Planner: Associate Planner, Stephanie Henry)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE NO. X – AMENDING SECTION 17.22.040(6) OF THE FOLSOM MUNICIPAL CODE RELATING TO SPECIAL CONDITION REQUIREMENTS FOR COMMERCIAL ZONES WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**2. PN 15-202, Dolan's Lounge, 199 Blue Ravine Road, Conditional Use Permit and Determination that the Project is Exempt from CEQA – Continued from the 9/2/15 Planning Commission Meeting**

A Public Hearing to consider a request from John Michael Dolan for approval of a Conditional Use Permit to operate a bar at 199 Blue Ravine Road, Suites 160 & 170. The zoning designation for the site is General Commercial, Planned Development District (C-3 PD) and the General Plan land use designation is Specialty Commercial District (CA). The project is exempt from the California Environmental Quality Act under Section 15301 (Existing Facilities). **(Project Planner: Associate Planner, Stephanie Henry / Applicant: John Michael Dolan)**

COMMISSIONER JACKSON MOVED TO CONDITIONALLY APPROVE A CONDITIONAL USE PERMIT (PN 15-202) FOR THE OPERATION OF DOLAN'S LOUNGE WITH LIVE MUSIC AT 199 BLUE RAVINE ROAD, SUITES 160 & 170 CONTINGENT UPON CITY COUNCIL APPROVAL OF A PROPOSED ORDINANCE AMENDMENT TO SECTION 17.22.040(6) OF THE FOLSOM MUNICIPAL CODE WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL: GENERAL PROJECT FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDING D; CONDITIONS OF APPROVAL 1 – 23; ADDING CONDITION OF APPROVAL NO. 24 WHICH READS "THE APPLICANT SHALL ENFORCE A NO SMOKING RESTRICTION BEHIND THE BUILDING. THE APPLICANT SHALL POST 'NO SMOKING' SIGNS TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT".

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**3. PN 15-232, Amendment to Folsom Municipal Code Section 17.104.060E Relating to Inclusionary Housing and Second Dwelling Units and Determination that the Project is Exempt from CEQA – Continued from the 9/2/15 Planning Commission Meeting**

A Public Hearing to consider a request from the City of Folsom for approval of an Amendment to Folsom Municipal Code Section 17.104.060E Relating to Inclusionary Housing and Second Dwelling Units. The project is exempt from environmental review by Section 15061(b)(3) "Review for Exemption" of the CEQA Guidelines. **(Project Planner: Associate Planner, Stephanie Henry)**

COMMISSIONER ARNAZ MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE NO. X – AN ORDINANCE OF THE CITY OF FOLSOM AMENDING SECTION 17.104.060(E) OF THE FOLSOM MUNICIPAL CODE RELATING TO THE INCLUSIONARY HOUSING ORDINANCE, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C.

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

**REPORTS:**

**Planning Commission/Planning Manager Report:**

None

RESPECTFULLY SUBMITTED,

  
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Amanda Palmer, SECRETARY

**APPROVED:**

  
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Ross Jackson, CHAIRMAN