

**CITY OF FOLSOM  
PLANNING COMMISSION AGENDA  
June 15, 2011  
CITY COUNCIL CHAMBERS  
6:30 p.m.  
50 Natoma Street  
Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Chair Greg Eldridge; Vice Chair Ross Jackson; Commissioners: Thomas Scott, Dave Benevento, Lance Klug, Brian Martell

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.*

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

**MINUTES:** Minutes of June 1, 2011 stand approved unless there are corrections.

**NEW BUSINESS**

1. **PN11-100, Palladio at Broadstone Sign Criteria Modification, Planned Development Permit Modification, 3001 East Bidwell Street**

**Continued from the June 1, 2011 Planning Commission Meeting.** A Public Hearing to consider a request from Elliott Homes for approval of a PD Permit Modification for modifications to the Palladio Sign Criteria. The zoning is C-3 PD and the General Plan is RCC. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. The Planning Commission will take final action on the project unless appealed to the City Council. **(Project Planner, Steve Banks, Senior Planner / Applicant Elliott Homes, 80 Iron Point Circle, Folsom, CA, 95630)**

2. **PN11-063, Chick-Fil-A Conditional Use Permit and Planned Development Permit Modification, 2675 East Bidwell Street**

A Public Hearing to consider a request from Kerr Project Services for approval of a Conditional Use Permit and Planned Development Permit Modification for development of a 4,296-square-foot Chick-fil-A restaurant at 2675 E. Bidwell St. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. A Mitigated Negative Declaration was previously adopted (PN10-046) in accordance with the California Environmental Quality Act. The Planning Commission will take final action on the project unless appealed to the City Council. **(Project Planner, Kei Zushi, Associate Planner / Applicant: Kerr Project Services, Deborah Kerr, 4655 Cass St. #200, San Diego, CA 92109)**

**REPORTS:**  
**Planning Commission/Director:**

The next Planning Commission meeting is scheduled for **July 6, 2011**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

#### **NOTICE REGARDING CHALLENGES TO DECISIONS**

**The appeal period for Planning Commission Action:** Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.