# CITY OF FOLSOM PLANNING COMMISSION AGENDA September 5, 2012 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: John Arnaz, Dave Benevento, Lance Klug, Brian Martell, Thomas Scott

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 August 15, 2012 stand approved unless there are corrections.

# **NEW BUSINESS:**

# 1. <u>PN12-225, Natoma Station Corporate Center Additional Wall Sign Area, Planned Development</u> Permit Modification, 950 Iron Point Road

A Public Hearing to consider a request from Buzz Oates Management Services for approval of a Planned Development Permit Modification to allow for additional wall sign area for the Natoma Station Corporate Center. The zoning is C-3 PD and the General Plan is CA. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. The PC will review this proposal at its September 5, 2012 meeting and take final action on the project unless appealed to the City Council. Steve Banks, Senior Planner (Project Planner: Steve Banks, Senior Planner / Applicant: Buss Oates Management, Warren Hughes, 8615 Elder Creek Road, Sacramento, CA 95828)

# 2. PN12-243, Skipolini's Italian Restaurant, PC Design Review, 191 Blue Ravine

The applicant, Jeff Cazaly on behalf of Skipolini's Restaurant, is requesting Commercial Design Review approval for exterior modifications to an existing 7,094-square-foot commercial building (former Tahoe Joe's Restaurant) located at 191 Blue Ravine Road. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. Proposed modifications to the existing commercial building include: repainting the exterior of the building, addition of stone veneer to the building façade, replacement of existing river rock columns with stone veneer columns, addition of decorative windows/shutters, replacement of an existing wood patio fence, addition of lattice work, expansion of the outdoor patio area including a new outdoor fireplace, and installation of a children's play structure with lattice cover. Interior tenant improvements are also proposed and are required to go through the City's Building Permit process. (Cazaly Consulting, Jeff Cazaly, 759 West Alluvial, #101, Fresno, CA 93711)

### **REPORTS:**

**Planning Commission/Director:** 

The next Planning Commission meeting is scheduled for <u>September 19, 2012</u>. 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: 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. 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, the public hearing.