CITY OF FOLSOM
PLANNING COMMISSION AGENDA
May 1, 2013
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, Lance Klug, Jennifer Lane, 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 April 17, 2013 stand approved unless there are corrections.

NEW BUSINESS

1. PN11-286, McDonald's Commercial Design Review, 170 Iron Point Road

Continued from the April 17, 2013 Planning Commission Meeting. The applicant is requesting Commercial Design Review approval for a façade improvement project to the existing McDonald's located at 170 Iron Point Road. The proposed project includes remodeling the exterior façade including the removal of existing cornice caps and the addition of new corrugated metal parapet walls and metal louver sunscreen panels. In addition, new LED and sconce lighting is proposed around the building, as well as a new metal trellis, canopies and fascia banding. The site is zoned General Commercial, Planned Development District (C-3- PD). The project is categorically exempt from the environmental review requirements pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). The Planning Commission will take final action on the project unless appealed to the City Council. (Project Planner: Andrew Lesa, Planning Technician / Applicant: Stantec Architecture, Inc., Hala Ibrahim, 1383 North McDowell Boulevard, #250, Petaluma, CA 94954)

2. PN13-021, An Appeal by applicant Kenneth Reynolds, and Perry Davis, Daniel O'Connell, Gloria Holderegger, Hank Wilson, Tiffany Nobile, Debbie Johnston, Kim Thayer, Steve Thayor, Randal Chaves, Greg Robins, Patricia Sebring, and Ryan Leonelli of a Community Development Department Approval of a Design Review Application at 323 Randall Drive

A Public Hearing to consider an appeal by the above mentioned parties of a Community Development Department Approval of a Design Review Application for construction of a 1,503-square-foot addition, two second-story rear balconies, and two exterior spiral staircases to an existing single-family residence at 323 Randall Drive. The zoning for the site is R-1-M PD and the General Plan land-use designation is SF. The project is categorically exempt from the environmental review requirements pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). The Planning Commission will take final action unless appealed to the City Council. (Project Planner: Andrew Lesa, Planning / See Above)

REPORTS:

Planning Commission/Planning Manager Report:

The next Planning Commission meeting is scheduled for <u>May 15, 2013</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, 2nd 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.