



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES
NOVEMBER 16, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Vice Chair Daniel West presiding.

ROLL CALL

Commissioners Present: Daniel West, Vice Chair
Bill Romanelli, Commissioner
Justin Raithel, Commissioner
Bill Miklos, Commissioner

Commissioners Absent: Eileen Reynolds, Chair
Ralph Peña, Commissioner
Barbara Leary, Commissioner

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION

NONE

MINUTES

The minutes of the August 17, 2022 Regular Meeting were approved as submitted.

PUBLIC HEARING

1. SUBPM 22-00215: 905 East Bidwell Street Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Valuerock Investment Partners for approval of a Tentative Parcel Map to subdivide an existing single-story, 39,404-square-foot commercial building located within the Bidwell Center at 905 East Bidwell Street into two (2) commercial condominium units for future sale and operation. The General Plan land use designation for the project site is CCD, while the Zoning designation is C-2 PD. The project is categorically exempt under Section 15315 Minor Land Divisions and Section 15301 (k) Subdivision of

Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Steve Banks/Applicant: Valuerock Investment Partners)

1. Patty Soulsby addressed the Planning Commission, hoping to clarify that these will be “commercial condos” and not for residential use.
2. Dan Griffin addressed the Planning Commission and questioned parking impact with multiple businesses.

COMMISSIONER ROMANELLI MOVED TO APPROVE A TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING SINGLE-STORY, 39,304-SQUARE-FOOT BUILDING LOCATED AT 905 EAST BIDWELL STREET INTO TWO (2) COMMERCIAL CONDOMINIUM UNITS FOR THE 905 EAST BIDWELL STREET TENTATIVE PARCEL MAP PROJECT, BASED ON THE FINDINGS (FINDINGS A-K) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-13) ATTACHED TO THIS REPORT.

COMMISSIONER RAITHEL SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA, LEARY, REYNOLDS

MOTION PASSED

2. PDEV 22-00259: Creekside Drive Medical Center Planned Development Permit Extension and the Determination that the Project remains Exempt from CEQA. No further environmental review is required.

A Public Hearing to consider a request from Jack Paddon AIA for approval for a two-year extension in time of a previously approved Planned Development Permit associated with development of the Creekside Drive Medical Center project on a 1.91-acre parcel located at 1578 Creekside Drive. The General Plan land use designation for the project site is PO, while the Zoning designation is BP PD. The project was previously determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. (Project Planner: Steve Banks/Applicant: Jack Paddon AIA)

COMMISSIONER RAITHEL MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF TWO YEARS (UNTIL OCTOBER 7, 2024) FOR DEVELOPMENT OF THE CREEKSIDE DRIVE MEDICAL CENTER PROJECT (PDEV20-00259), BASED ON THE FINDINGS (FINDINGS A-F) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-49) ATTACHED TO THIS REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA, LEARY, REYNOLDS

MOTION PASSED

3. USPT22-00243, 1755 Cavitt Drive Cellular Site and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Peter Perkins for the Lyle Company for approval of a Conditional Use Permit application to operate a new cellular facility on the roof on an existing building located at 1755 Cavitt Drive. The zoning classification for the site is C-2 (SP 95-1), while the General Plan land-use designation is RCC. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: Peter Perkins for the Lyle Company)

COMMISSIONER MIKLOS MOVED TO APPROVE THE CONDITIONAL USE PERMIT APPLICATION (USPT22-00243) TO OPERATE A NEW CELLULAR FACILITY ON THE ROOF ON AN EXISTING BUILDING LOCATED

AT 1755 CAVITT DRIVE, AS ILLUSTRATED ON ATTACHMENT 5 FOR THE 1755 CAVITT DRIVE CELLULAR SITE CONDITIONAL USE PERMIT PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-F) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-11).

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA, LEARY, REYNOLDS

MOTION PASSED

4. Planning Commission Rules of Conduct and Meeting Frequency

Community Development Department Staff is recommending a modification to the previously approved Rules of Conduct Before the Planning Commission, related to regular meeting date and time. (**Planning Manager: Scott A. Johnson**)

COMMISSIONER RAITHEL MOVED TO ADOPT THE AMENDED RULES OF CONDUCT FOR BUSINESS BEFORE THE CITY OF FOLSOM PLANNING COMMISSION WITH A ONCE MONTHLY MEETING SCHEDULE AS SHOWN IN ATTACHMENT 1, WITH THE MODIFICATION THAT MEETINGS SHALL COMMENCE AT 6:30 PM.

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA, LEARY, REYNOLDS

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting for December 14, 2022 has been canceled for lack of quorum. The next tentatively scheduled meeting is January 18, 2023.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Vice Chair Daniel West adjourned the meeting at 7:10 p.m.

RESPECTFULLY SUBMITTED,



Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR