



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**SPECIAL MEETING  
PLANNING COMMISSION AGENDA  
July 24, 2024  
CITY COUNCIL CHAMBERS  
6:30 p.m.  
50 Natoma Street  
Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, Daniel West, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. 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 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**

The minutes of the June 19, 2024, meeting will be presented for approval.

**NEW BUSINESS**

**1. MSTR24-00137: Glass Masters Tentative Parcel Map, Commercial Design Review, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Greg Balderee of GSB Architecture, Inc., for a Tentative Parcel Map to divide approximately 0.48 of an acre into two parcels of 0.25 of an acre (Lot 1) and 0.23 of an acre (Lot 2), and a Commercial Design Review for a new 7,530 square foot building on proposed Lot 2 and site improvements including a shared parking area for both lots, located at 701 Bidwell Street. The General Plan Land Use Designation for the project site is CC (Community Commercial) and the zoning district is C-2 PD (Central Business Zone, Planned Development). The City, as lead agency, has determined that the project is exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures). **(Project Planner: Jessica Brandt / Applicant: Greg Balderee)**

## **2. USPT23-00186: AT&T Monopole Cell Site Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from New Cingular Wireless PCS c/o Carl Jones for a Conditional Use Permit to operate a new monopole cellular tower facility located near the northwestern intersection of Savannah Parkway and Grand Prairie Road. The General Plan Land Use Designation for the project site is SFHD (Single-Family High-Density) and the zoning district is SP-SFHD-PD (Folsom Plan Area Specific Plan- Single Family High Density -Planned Development). The City, as lead agency, has determined that the project is exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures). **(Project Planner: Josh Kinkade / Applicant: New Cingular Wireless PCS c/o Carl Jones)**

## **3. SPEC23-00030: City of Folsom 2035 General Plan Amendments for Increased Residential Capacity Project Final Subsequent Environmental Impact Report, City of Folsom 2035 General Plan Amendments for Increased Residential Capacity, Folsom Plan Area Specific Plan Amendments, and Related Actions**

A Public Hearing to consider and make recommendations to City Council for amendments to the City of Folsom 2035 General Plan for increased residential capacity as well as related amendments to the Folsom Plan Area Specific Plan. In addition, the Planning Commission will consider and make recommendations to the City Council to adopt an amendment to the Mobility Element of the General Plan to prioritize roundabouts. A Subsequent Environmental Impact Report (SEIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Stephanie Henry)**

### **PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is a special workshop scheduled for **July 30, 2024**, followed by a special meeting on **August 28, 2024**. 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 (916) 461-6200 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6200, (916) 355-7274 (fax) or [shannum@folsom.ca.us](mailto:shannum@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.

#### **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.