



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**SPECIAL MEETING  
PLANNING COMMISSION MINUTES  
July 24, 2024  
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 6:31 p.m. with Chair Eileen Reynolds presiding.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**ROLL CALL:**

Commissioners Present: Bill Miklos, Commissioner  
Daniel West, Vice Chair  
Bill Romanelli, Commissioner  
James Ortega, Commissioner  
Mathew Herrera, Commissioner  
Eileen Reynolds, Chair

Commissioners Absent: Ralph Peña, Commissioner

**CITIZEN COMMUNICATION:** None

**MINUTES:**

COMMISSIONER ROMANELLI MOVED TO APPROVE THE MINUTES OF THE JUNE 19, 2024, REGULAR MEETING WITH THE FOLLOWING AMENDMENT AS PRESENTED:

- AMENDMENT  
IN THE PLANNING MANAGER'S REPORT UNDER THE SPECIAL MEETING/WORKSHOP ITEM RELATED TO THE RIVER DISTRICT MASTER PLAN, THE ADDITION OF "ON TUESDAY, JULY 30<sup>TH</sup>".

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: MIKLOS, WEST, ROMANELLI, ORTEGA, HERRERA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: PEÑA

MOTION PASSED

**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)**

COMMISSIONER MIKLOS MOVED TO APPROVE THE TENTATIVE PARCEL MAP AND COMMERCIAL DESIGN REVIEW APPLICATION FOR THE PROPOSED PROJECT (MSTR24-00137) LOCATED AT 701 BIDWELL STREET, BASED ON THE BELOW FINDINGS (FINDINGS A-O) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-63) MODIFYING CONDITIONS 18 AND 19 TO INCLUDE REQUIREMENTS FOR RIGHT OF WAY DEDICATION ON COMSTOCK DRIVE AND RECIPROCAL EASEMENTS FOR NON-VEHICULAR ACCESS WHERE APPLICABLE.

COMMISSIONER ORTEGA SECONDED THE MOTION.

COMMISSIONER WEST MADE A FRIENDLY AMENDMENT TO THE MOTION MADE BY COMMISSIONER MIKLOS.

- AMENDMENT OF CONDITION NO. 43  
ADD TO CONDITION NO. 43, AS SUGGESTED, THAT THE MAINTENANCE AGREEMENT BE RECORDED AGAINST BOTH PARCELS.

TIMING: B, I  
RESPONSIBLE DEPARTMENT: CD (P) (E)

AYES: MIKLOS, WEST, ROMANELLI, ORTEGA, HERRERA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: PEÑA

MOTION PASSED

**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)**

1. Ms. Lisa McCabe is a resident of Wildland Court who voiced concerns about the proposed project. Her concerns included a decrease in property value, health and environmental warnings surrounding the elementary school, and alternative sites. She provided the Commission with a petition that included over 400 signatures of residents with similar concerns.

2. Mr. Ravi Krishna Kapotnavari is a resident of Wildland Court who voiced concerns about the proposed project. His concerns included a decrease in property value, health of children attending the elementary school, fires caused by the project site, and a request for the applicant and City to consider alternative sites.
3. Ms. Rishi Kapotnavari is a resident of Wildland Court who voiced concerns about the proposed project. Her concerns included the health of children attending the elementary school, radiation exposure, and environmental impacts on wildlife.
4. Mr. Raghavendra Pasupula is a resident of Sycamore Creek Way who voiced concerns about the proposed project. His concerns included a decrease in property value, and the health and quality of life of residents.
5. Mr. Jonathan Savosnick is a resident of Wildland Court who voiced concerns about the proposed project. His concerns included a decrease in property value, aesthetics of the community, alternative sites, and cell tower restrictions.
6. Ms. Sahasra Kamma is a resident of Wildland Court who voiced concerns about the proposed project. Her concerns included the health of children attending the elementary school, radiation exposure, the burden on homeowners, and environmental impacts on wildlife.
7. Ms. Trisha Shavasana is a resident of Wildland Court who voiced concerns about the proposed project. Her concerns included the health of children attending the elementary school, environmental impacts on wildlife, and a decrease in property value.
8. Mr. Suman Gumudavelli is a resident of Sycamore Creek Way who voiced concerns about the proposed project, and represented many other residents. Their concerns included a decrease in property value, the health and quality of life of children and residents, and a request for the applicant and City to consider alternative sites.

COMMISSIONER REYNOLDS MOVED TO CONTINUE THIS ITEM TO THE SEPTEMBER 18<sup>TH</sup> COMMISSION PENDING FURTHER DISCUSSION AND A MORE ROBUST ALTERNATIVES ANALYSIS ON BEHALF OF THE APPLICANT AND POTENTIAL ALTERNATIVE PROJECT SITES INCLUDING AND ESPECIALLY THOSE OWNED BY THE CITY OF FOLSOM.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

COMMISSIONER WEST MADE A FRIENDLY AMENDMENT TO THE MOTION MADE BY COMMISSIONER REYNOLDS.

- AMENDMENT  
ADD TO INCLUDE THAT THE APPLICANT PROVIDE A RADIOFREQUENCY ANALYSIS.

COMMISSIONER WEST WITHDREW THE FRIENDLY AMENDMENT.

AYES: MIKLOS, WEST, ROMANELLI, ORTEGA, HERRERA, REYNOLDS  
 NOES: NONE  
 RECUSED: NONE  
 ABSENT: PEÑA

MOTION PASSED

**RECESS:**

The Planning Commission took a brief recess at 9:19 p.m. and reconvened at 9:27 p.m.

**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 has (SEIR) been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Stephanie Henry)**

COMMISSIONER ROMANELLI MOVED TO RECOMMEND CITY COUNCIL CERTIFY THE CITY OF FOLSOM 2035 GENERAL PLAN AMENDMENTS FOR INCREASED RESIDENTIAL CAPACITY PROJECT FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, INCLUDING THE CEQA FINDINGS AND FACTS IN SUPPORT OF THE FINDINGS (SCH #2023070470) PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVE THE MITIGATION MONITORING AND REPORTING PROGRAM.

COMMISSIONER ROMANELLI MOVED TO RECOMMEND CITY COUNCIL APPROVE THE CITY OF FOLSOM 2035 GENERAL PLAN AMENDMENTS TO AMEND THE GENERAL PLAN LAND USE ELEMENT TO: A) INCREASE MINIMUM DENSITY AND MAXIMUM FAR STANDARDS FOR ALL PARCELS WITHIN THE EAST BIDWELL CORRIDOR MIXED-USE OVERLAY; B) ESTABLISH A NEW TRANSIT-ORIENTED DEVELOPMENT OVERLAY DESIGNATION AND ASSOCIATED DEVELOPMENT STANDARDS; C) AMEND THE GENERAL PLAN MOBILITY ELEMENT TO INCLUDE ROUNDABOUT PRIORITIZATION POLICIES; D) AMEND THE GENERAL PLAN IMPLEMENTATION SECTION RELATED TO MOBILITY, NOISE, AND TRIBAL CULTURAL RESOURCES (CONSISTENT WITH AB 52 AND SB 18), AMONG OTHERS; AND E) AMEND THE GENERAL PLAN LAND USE DESIGNATION OF SPECIFIED SITES IN THE FOLSOM PLAN AREA TO ALLOW FOR ADDITIONAL MULTI-FAMILY AND MIXED-USE DEVELOPMENT.

COMMISSIONER ROMANELLI MOVED TO RECOMMEND CITY COUNCIL APPROVE THE FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENTS TO A) AMEND THE SPECIFIC PLAN TO INCREASE THE RESIDENTIAL DEVELOPMENT CAPACITY OF SPECIFIED SITES IN THE FOLSOM PLAN AREA, ESPECIALLY THE TOWN CENTER; B) AMEND THE SPECIFIC PLAN LAND USE AND ZONING DESIGNATIONS OF SPECIFIED SITES IN THE FOLSOM PLAN AREA TO ALLOW FOR ADDITIONAL MULTI-FAMILY AND MIXED-USE DEVELOPMENT; C) AND AMEND THE SPECIFIC PLAN CIRCULATION SECTION TO INCLUDE A ROUNDABOUT PRIORITIZATION POLICY.

COMMISSIONER ROMANELLI MOVED TO RECOMMEND CITY COUNCIL DIRECT THE COMMUNITY DEVELOPMENT DEPARTMENT TO PREPARE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS (FOR THE TARGET AREAS) AND ZONING CODE AMENDMENTS NECESSARY TO IMPLEMENT THE PROJECT TO BE ACCOMPLISHED IN A FUTURE CITY COUNCIL ACTION.

THESE RECOMMENDED APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS BELOW (FINDINGS A – V).

COMMISSIONER MIKLOS SECONDED THESE FOUR (4) MOTIONS.

AYES: MIKLOS, WEST, ROMANELLI, ORTEGA, HERRERA, REYNOLDS  
NOES: NONE  
RECUSED: NONE  
ABSENT: PEÑA

MOTION PASSED

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

Planning Manager, Desmond Parrington, shared the following with the Commission:

- Since the last meeting, staff handled 11 design reviews including 3 for custom homes, 3 accessory structures, 4 additions, and 1 exterior residential modification.
- The next meeting will be a special meeting on Tuesday, July 30<sup>th</sup>. This will be a special meeting/workshop with the Parks & Recreation Commission and the Historic District Commission. As this is a workshop there will be no formal action taken. The topic will be the River District Master Plan and this will be an opportunity for the commissions and public to learn about the project and provide input.
- The meeting in August will be a special meeting on Wednesday, August 28 which will focus on the River District Master Plan review and recommendation.
- The regular August 21 meeting is cancelled, and all items will be handled on the August 28th special meeting.
- The City was successful in obtaining a grant from Caltrans to do a detailed analysis to try to get transit service into the Folsom Plan Area specifically servicing Dignity Health UC Davis Campus as well as the planned Kaiser and Sutter campuses.

**ADJOURNMENT**

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 10:49 p.m.

RESPECTFULLY SUBMITTED,



Stephanie Hannum, ADMINISTRATIVE ASSISTANT

**APPROVED:**



Eileen Reynolds, CHAIR