



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
September 18, 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 6:30 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

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

Commissioners Absent: Ralph Peña, Commissioner

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of the August 28, 2024, Regular Meeting were approved as submitted.

NEW BUSINESS

2. USPT23-00186: AT&T Monopole Cell Site Conditional Use Permit and Determination that the Project is Exempt from CEQA – Continued from the July 24, 2024 Meeting

THIS ITEM WAS CONTINUED TO THE OCTOBER 16TH COMMISSION MEETING.

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. USPT24-00221: Loyal Arms Gunshop Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Ricky Gan for approval of a Conditional Use Permit application to operate a gunshop at 1008 Riley Street, Suite #4, in the C-2 PD (Central Business, Planned Development) zone. Since the proposed gunshop location is within 500 feet of residential uses a CUP is required as described in Section 17.22.030(A)(4) of the Folsom Municipal Code (FMC). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Jessica Brandt / Applicant: Ricky Gan)

1. Arun Chandrasekhar is a resident who asked the applicant about safety and security at the new storefront versus the old office setting location. Mr. Chandrasekhar expressed his appreciation for the transparency of the CUP process, and living in a free country.

COMMISSIONER WEST MOVED TO APPROVE THE LOYAL ARMS GUNSHOP CONDITIONAL USE PERMIT (USPT24-00221), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-F) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-15), WITH THE AMENDMENTS OF THE FOLLOWING CONDITIONS:

- **AMENDMENT OF CONDITION NO. 1**
THIS CONDITIONAL USE PERMIT IS APPROVED FOR THE ESTABLISHMENT OF A GUNSHOP AT 1008 RILEY STREET, SUITE #4, WHICH INCLUDES SALES OF FIREARMS WITHIN AN EXISTING 1,272-SQUARE FOOT COMMERCIAL SUITE. HOURS OF OPERATION FOR THE BUSINESS SHALL NOT EXCEED MONDAY THROUGH FRIDAY 9AM TO 8PM AND SATURDAY/SUNDAY 10AM TO 4PM. THE GUNSHOP SHALL SUBSTANTIALLY CONFORM TO THE EXHIBIT REFERENCED BELOW, TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION AND FOLSOM POLICE DEPARTMENT:

- PROPOSED FLOOR PLANS, ATTACHED TO THE SEPTEMBER 18, 2024, STAFF REPORT

ANY EXPANSION OF THE DAYS AND/OR HOURS OF OPERATION OR PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION THROUGH A CONDITIONAL USE PERMIT MODIFICATION.

TIMING: OG
RESPONSIBLE DEPARTMENT: CD (P), PD

- **AMENDMENT OF CONDITION NO. 12**
METAL SECURITY SCREENING OR COMPARABLE SECURITY DEVICE AS APPROVED BY THE FOLSOM POLICE DEPARTMENT SHALL BE INSTALLED AND USED TO COVER FRONT WINDOWS AND DOOR WHEN THE STORE IS CLOSED. SCREENING CAN BE INSTALLED BEHIND WINDOWS AND DOOR IF PREFERRED.

TIMING: O
RESPONSIBLE DEPARTMENT: CD (B), PD

- **AMENDMENT OF CONDITION NO. 13**
A BARRICADE (BOLLARDS OR SIMILAR) SHALL BE PLACED BETWEEN THE SUITE AND PARKING LOT TO PREVENT VEHICLES FROM DRIVING INTO THE STORE SUBJECT TO REVIEW AND APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE FOLSOM POLICE DEPARTMENT. THE BARRICADES SHALL NOT IMPEDE PEDESTRIAN AND ADA ACCESS TO AND WITHIN THE FRONT WALKWAY AREA.

TIMING: O
RESPONSIBLE DEPARTMENT: CD (B), PD

COMMISSIONER ORTEGA SECONDED THE MOTION.

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

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

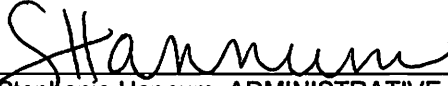
Planning Manager, Desmond Parrington, shared the following with the Commission:

- Since the last meeting, staff handled 10 residential design reviews including 3 custom homes, 2 accessory structures, 2 accessory dwelling units, 2 residential additions, and 1 exterior residential modification as well as the design review of 1 commercial modification.
- The next meeting is scheduled for October 16th to review:
 - The River District Vision Plan
 - The AT&T Monopole Cell Site.
- Additionally, there will be a special meeting scheduled for October 30th to review:
 - The Central Business District Master Plan
 - Two additional planning items.
- The November commission meeting is scheduled for November 20th.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:06 p.m.

RESPECTFULLY SUBMITTED,



Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR