



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
November 18, 2015
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 21, 2015 were approved.

CONTINUED ITEMS

1. **PN 15-235, 107 Simmons Way – Tentative Parcel Map and Determination that the Project is Exempt from CEQA – Continued to December 16, 2015**

A Public Hearing to consider a request from TSD Engineering for approval of a Tentative Parcel Map to subdivide an existing 1.44-acre residentially-zoned property into three (3) single-family residential parcels at 107 Simmons Way. The zoning is R-1-ML-A and the General Plan is SF. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Minor Land Divisions (15315). **(Project Planner: Senior Planner, Steve Banks / Applicant: Rudolph Strand / TSD Engineering)**

COMMISSIONER JACKSON MOVED TO CONTINUE TO DECEMBER 16, 2015 PN 15-235, 107 SIMMONS WAY, TENTATIVE PARCEL MAP AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: EMBREE, LANE, JACKSON, BUTCHER, SCOTT, MARTELL, ARNAZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

2. PN 15-230, 124 Hillswood Drive, Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from David Storer for approval of a Tentative Parcel Map to subdivide an existing .82-acre residentially-zoned property into two (2) single-family residential parcels at

124 Hillswood Drive. The zoning is R-1-L and the General Plan is SF. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Minor Land Divisions (15315). **(Project Planner: Senior Planner, Steve Banks / Applicant: Esther Bercea & David Storer)**

COMMISSIONER JACKSON MOVED TO APPROVE THE 124 HILLSWOOD DRIVE TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) SINGLE-FAMILY RESIDENTIAL PARCELS AS ILLUSTRATED IN ATTACHMENT 2, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; TENTATIVE PARCEL MAP FINDINGS D – G; CONDITIONS OF APPROVAL 1 – 25.

COMMISSIONER EMBREE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BUTCHER, ARNAZ, MARTELL, EMBREE, JACKSON
NOES: SCOTT, LANE
ABSTAIN: NONE
ABSENT: NONE

3. PN 15-272, Verizon Wireless "Broadstone" Telecommunications Facility, Conditional Use Permit and Determination that this Project is Exempt from CEQA

A Public Hearing to consider a request from Epic Wireless for approval of a Conditional Use Permit for construction, operation, and maintenance of a wireless communications facility at 885 Halidon Way. The project site is zoned R-M PD and the General Plan land-use designation for the site is MMD. The project is categorically exempt from the environmental review requirements pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **(Project Planner: Planning Technician, Josh Kinkade / Applicant: Verizon Wireless c/o Epic Wireless)**

COMMISSIONER SCOTT MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR VERIZON WIRELESS (PN15-272) FOR AN UNMANNED TELECOMMUNICATIONS FACILITY CO-LOCATED ON AN EXISTING PG&E TRANSMISSION TOWER AND THE PLACEMENT OF OUTDOOR EQUIPMENT CABINETS AND A BACKUP GENERATOR AT THE TOWER BASE AS ILLUSTRATED IN ATTACHMENTS 2 AND 3 WITH FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDING D; CONDITIONS OF APPROVAL 1 – 18 WITH REMOVAL OF CONDITION NO. 8.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: EMBREE, LANE, JACKSON, BUTCHER, SCOTT, MARTELL, ARNAZ
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

4. **PN 15-305, Toshiba Freeway-Oriented Sign, Conditional Use Permit and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from David Ford for approval of a Conditional Use Permit for installation of an illuminated, 37-square-foot freeway-oriented wall sign on a professional office building located at 35 Iron Point Circle. The zoning classification for the site is M-L PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). **(Project Planner: Planning Technician, Josh Kinkade / Applicant: David Ford & Anthony Machado Trust)**

COMMISSIONER SCOTT MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR INSTALLATION OF A 37-SQUARE-FOOT FREEWAY-ORIENTED WALL SIGN THAT IS INTERNALLY ILLUMINATED AT BUILDING NO. 4 WITHIN THE BROADSTONE BUSINESS CENTER AS SHOWN ON ATTACHMENTS 2 AND 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; CONDITIONAL USE PERMIT FINDING D; CONDITIONS OF APPROVAL 1 – 11.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: JACKSON, MARTELL, SCOTT, EMBREE, ARNAZ, LANE, BUTCHER
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

5. **An Ordinance of the City of Folsom Amending Section 17.112.010 and Chapter 17.114 of the Folsom Municipal Code Pertaining to Mobile Marijuana Delivery Services and Marijuana Cultivation in the City of Folsom and Determination that this Project is Exempt from CEQA**

A Public Hearing to consider an Ordinance of the City of Folsom Amending Section 17.112.010 and Chapter 17.114 of the Folsom Municipal Code Pertaining to Mobile Marijuana Delivery Services and Marijuana Cultivation in the City of Folsom. The project is categorically exempt under Section 15061(B)(3) (Review for Exemption) of the CEQA Guidelines. **(Project Planner: Planning Manager, Scott Johnson)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE NO. ____ - AN ORDINANCE OF THE CITY OF FOLSOM AMENDING SECTION 17.112.010 AND REPEALING AND RE-ENACTING CHAPTER 17.114 OF THE FOLSOM MUNICIPAL CODE PERTAINING TO MOBILE MARIJUANA DELIVERY SERVICES AND MARIJUANA CULTIVATION IN THE CITY OF FOLSOM, PER ATTACHMENT 1 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B; CEQA FINDING C.

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ARNAZ, EMBREE, LANE, SCOTT, JACKSON, BUTCHER, MARTELL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN