



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES  
JANUARY 18, 2023  
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.

**ROLL CALL**

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

Commissioners Absent: Bill Romanelli, Commissioner

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**Oath of Office was Administered to Mathew Herrera, James Ortega, Eileen Reynolds, and Daniel West**

**Election of Chair and Vice Chair**

COMMISSIONER WEST MOVED TO ELECT COMMISSIONER EILEEN REYNOLDS AS CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER PEÑA SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, PEÑA, ORTEGA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: ROMANELLI

COMMISSIONER REYNOLDS WAS ELECTED TO SERVE AS CHAIR FOR 2023.

COMMISSIONER MIKLOS MOVED TO ELECT COMMISSIONER DANIEL WEST AS VICE CHAIR OF THE PLANNING COMMISSION.

COMMISSIONER HERRERA SECONDED THE MOTION.

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

COMMISSIONER WEST WAS ELECTED TO SERVE AS VICE CHAIR FOR 2023.

**Planning Commission Recommendation of Two Members to Serve on the Historic District Commission**

COMMISSIONER MIKLOS MOVED TO SELECT COMMISSIONER DANIEL WEST AND COMMISSIONER RALPH PEÑA FOR RECOMMENDATION TO SERVE ON THE HISTORIC DISTRICT COMMISSION.

COMMISSIONER HERRERA SECONDED THE MOTION.

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

COMMISSIONER WEST AND COMMISSIONER PEÑA WERE SELECTED FOR RECOMMENDATION TO THE CITY COUNCIL TO SERVE ON THE HISTORIC DISTRICT COMMISSION FOR 2023.

**CITIZEN COMMUNICATION**

NONE

**MINUTES**

The minutes of the November 16, 2022 Regular Meeting were approved as submitted.

**NEW BUSINESS**

**1. PN22-026: AT&T Livermore Park Monopine Cellular Site**

A Public Hearing to consider a request from New Cingular Wireless PCS, LLC for approval of a Conditional Use Permit Application for the installation and operation of a monopine cellular site located at 6004 Riley Street. The zoning classification for the site is OSC, while the General Plan land-use designation is P. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. (Project Planner: Josh Kinkadee/Applicant: New Cingular Wireless PCS, LLC)

COMMISSIONER MIKLOS MOVED TO ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE INSTALLATION AND OPERATION OF A MONOPINE CELLULAR SITE LOCATED AT 6004 RILEY STREET; AND MOVED TO APPROVE THE CONDITIONAL USE PERMIT APPLICATION (PN22-026) FOR THE INSTALLATION AND OPERATION OF A MONOPINE CELLULAR SITE LOCATED AT 6004 RILEY STREET AS ILLUSTRATED IN ATTACHMENT 5 FOR THE AT&T LIVERMORE PARK CELLULAR SITE CONDITIONAL USE PERMIT PROJECT, BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-24).

COMMISSIONER WEST SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, PEÑA, ORTEGA, REYNOLDS  
NOES: NONE

RECUSED: NONE  
ABSENT: ROMANELLI

MOTION PASSED

**2. PN 21-159: Vintage Senior Apartments Conditional Use Permit, Planned Development Permit, and Density Bonus**

A Public Hearing to consider a request from Vintage at Folsom, LP for approval of a Conditional Use Permit, Planned Development Permit, and Density Bonus for development of a 136-unit senior affordable apartment community on a 4.86-acre site located on the south side of East Natoma Street at the intersection of East Natoma Street and Prison Road (103 East Natoma Street). The General Plan land use designation for the project site is PO, while the Zoning designation is BP PD. An Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program have been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Vintage at Folsom, LP)**

1. Kandi Jones presented a petition against the project to the Commissioners and opposed the project due to concerns about the number of stories, overcrowding, and emergency evacuation safety.
2. Art Jones addressed the commission in opposition to the conditional use permit and had concerns about noise.
3. Henry Sundermier spoke in opposition to the project due to concerns about the number of stories, impact on traffic and emergency response, and parking.
4. John Sutherland opposed the project due to concerns about parking and landscape maintenance.
5. Giovanni Ottolini voiced the importance of wage standards for local workers in the community.
6. Ravi Kahlin spoke in opposition to the project due to concerns about potential noise and light impact, and impact on nearby home values. She also questioned whether the results of the traffic study may have been impacted by the COVID-19 pandemic and reduced cars on the road.
7. Edie Anderson opposed the project due to concerns about traffic safety for the neighborhood entry/exit.
8. Bob Maechler opposed the project due to concerns about bicycle/pedestrian safety and drainage.
9. Brian Oleson opposed the project and requested third party impact studies to be done for comparison with those by the developer.
10. Teresa Golden-Oleson opposed the project due to concerns about parking, trees and visibility, impact on magpies, project design, and traffic.
11. Jill Perkins opposed the project with concerns about parking and traffic.
12. Carole Garrett opposed the project due to concerns about the impact on recreation and wildlife in the area.
13. Bill Pacheco spoke in opposition to the project with concerns about traffic safety and traffic impact on the neighborhood.

CHAIR REYNOLDS CLOSED THE PUBLIC HEARING.

COMMISSIONER WEST MOVED TO CONTINUE PROJECT PN 21-159 TO THE FEBRUARY 15<sup>TH</sup>, 2023 MEETING IN ORDER TO ENABLE STAFF TO PROVIDE COMMISSIONERS WITH MORE INFORMATION ON THE LEGAL JUSTIFICATIONS FOR SPECIFIC ADVERSE IMPACTS ON PUBLIC HEALTH AND SAFETY SO THAT THE COMMISSION CAN MAKE AN EDUCATED DECISION ON APPROVAL OR DENIAL.

COMMISSIONER MIKLOS SECONDED THE MOTION.

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

MOTION PASSED

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for February 15, 2023.

**ADJOURNMENT**

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 10:26 p.m.

RESPECTFULLY SUBMITTED,



Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR