CITY OF FOLSOM
PLANNING COMMISSION AGENDA
October 3, 2012
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Chair Greg Eldridge; Vice Chair Ross Jackson; Commissioners: John Arnaz, Dave Benevento, Lance Klug, Brian Martell, Thomas Scott

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. 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 general 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: Minutes of September 5, 2012 stand approved unless there are corrections.

NEW BUSINESS:

1. **PN12-240, Verizon Wireless Conditional Use Permit Modification, 7905 Folsom-Auburn Road**
   A Public Hearing to consider a request from Verizon Wireless for approval of a Conditional Use Permit Modification for modifications to an existing wireless communications facility located at 7905 Folsom Auburn Road. The zoning is OSC and the General Plan is PUB. The project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction and Conversion of Small Structures) of the CEQA Guidelines. The Planning Commission will review this proposal at its October 3, 2012 meeting and take final action on the project unless appealed to the City Council. **(Steve Banks, Senior Planner / Applicant: Sacramento Valley Limited Partnership/Verizon Wireless, Attention: Jennifer Walker, 2544 Eagle Lane, Cameron Park, CA 95682)**

2. **PN12-239, Sheba Office Park, Planned Development Permit Extension, 6609 Folsom-Auburn Road**

   A Public Hearing to consider a request from Sheba Development for approval of a PD Permit Extension for the previously-approved Sheba Office Development, which includes development of an 11,930-square-foot office park on a 1.7-acre site at 6609 Folsom-Auburn Road. The zoning is C-1 PD and the General Plan is CC. A Mitigated Negative Declaration was approved for the project (PN 06-378) in April 2009 in accordance with the California Environmental Quality Act. The PC will review this proposal at its October 3, 2012 meeting and take final action on the project unless appealed to the City Council. (**Steve Banks, Senior Planner / Applicant: Sheba Development, Richard Proaps, 8150 Greenback Lane, Building 200, Fair Oaks, CA 95628)**

REPORTS:
Planning Commission/Director:

The next Planning Commission meeting is scheduled for **October 17, 2012**. 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, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

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.