



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
February 18, 2026
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 6:34 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL

Commissioners Present: Mathew Herrera, Commissioner
Daniel West, Vice Chair
Amanda Ross, Commissioner
Dianna Laney, Commissioner
William Barcellona, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Justin Hurst, Commissioner

CITIZEN COMMUNICATION: None

MINUTES

The minutes of January 21, 2026, regular meeting were approved as submitted.

NEW BUSINESS

1. ZCAM26-00007: Zoning Code Update – Accessory Dwelling Unit Ordinance and Determination that the Project is Exempt from CEQA

THIS ITEM HAS BEEN CONTINUED TO THE MARCH 18, 2026 COMMISSION MEETING DUE TO INSUFFICIENT NOTICING

Since enactment of the City's Accessory Dwelling Unit (ADU) ordinance in 2020, the State has changed many of the requirements to encourage the development of ADUs, which includes limitations to a jurisdiction's ability to regulate ADUs. As such, it is necessary for the City to update its own ADU standards. The City of Folsom Community Development Department is requesting the repeal and replacement of Chapter 17.105 (Accessory Dwelling Units) of the Folsom Municipal Code relating to accessory dwelling unit (ADU) regulations in order to address regulatory inconsistencies and comply with new State ADU laws. The Planning Commission and Historic

District Commission will be making a recommendation to the City Council, which will take final action on the following ordinance:

- Ordinance No. 1361 - An Ordinance of the City of Folsom for the Repeal and Re-Enactment of Chapter 17.105 of the Folsom Municipal Code Pertaining to Accessory Dwelling Units

Pursuant to Section 21080.17 of the California Public Resources Code, the adoption of the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA).

(Project Planner: Nathan Stroud)

2. MSTR25-00240: Dutch Bros Coffee Southpointe and Determination that the Project is Exempt from CEQA under Section 15183

A Public Hearing to request a Design Review and Planned Development Permit Modification for a 1,025-square-foot Dutch Bros Coffee building with two drive-thru lanes located in the Southpointe at Folsom Ranch center within the Folsom Plan Area. The project has both a General Plan and Specific Plan designation of CC (Community Commercial). The project is categorically exempt under 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: Amber Lonski, Letap Group)**

COMMISSIONER REYNOLDS MOVED TO CONFIRM STAFF'S DETERMINATION THAT THE DUTCH BROS COFFEE SOUTHPOINTE PROJECT IS STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183 AND THAT NO FURTHER ENVIRONMENTAL REVIEW OF THE PROJECT IS REQUIRED, AND APPROVE A DESIGN REVIEW AND PLANNED DEVELOPMENT PERMIT MODIFICATION APPLICATION FOR SAID PROJECT LOCATED AT 3580 EAST BIDWELL STREET (MSTR25-00240), BASED ON THE FINDINGS INCLUDED IN THE STAFF REPORT (FINDINGS A-DD) AND SUBJECT TO THE CONDITIONS OF APPROVAL ATTACHED TO THE STAFF REPORT (CONDITIONS 1-8).

COMMISSIONER BARCELLONA SECONDED THE MOTION.

AYES: HERRERA, WEST, ROSS, LANEY, BARCELLONA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: HURST

MOTION PASSED

3. MSTR25-00252: Levy Road Monopine Cellular Tower and Determination that the Project is Exempt from CEQA under Section 15332

A Public Hearing to request a Conditional Use Permit for a 75-foot-tall monopine telecommunication tower (monopole wireless facility) and related ground equipment including an emergency generator. The zoning classification for the site is General Industrial – Planned Development (M-2 PD), while the General Plan land-use designation is Industrial. The project is categorically exempt under 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: 51 Wireless, LLC, for Verizon Wireless)**

1. Mr. Simon Hughes asked if the cell tower that is currently being used by other carrier could be combined with the new monopine cellular tower.

COMMISSIONER HERRERA MOVED TO FIND THE LEVY ROAD MONOPINE CELLULAR TOWER PROJECT (USPT25-00252) CATEGORICALLY EXEMPT UNDER SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS) OF CEQA AND APPROVE A CONDITIONAL USE PERMIT FOR SAID PROJECT, BASED ON THE FINDINGS (FINDINGS A-F) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-50) ATTACHED TO THE STAFF REPORT, WITH MODIFIED CONDITIONS 1,6 AND 25, AND REMOVAL OF CONDITIONS 14,33-36 AND 38 AS PROVIDED IN THE GREEN SHEET.

Revisions to Conditions

Condition No. 1

Development Plan

The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:

1. Project Plan Set, dated January 30, 2026 (Attachment-4 5)
2. Photo Simulations, dated January 10, 2026 (Attachment-5 6)

The Conditional Use Permit is approved for the development and operation of a monopole cellular tower and related ground equipment including an emergency generator (Levy Road Monopine Cellular Tower). Implementation of the project shall be consistent with the above-mentioned items and these conditions of approval.

Condition No. 6:

Continuous Operations

This Conditional Use Permit shall be deemed revoked without further action by the Planning Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of ~~six (6)~~ **twelve (12)** months.

Condition No. 25:

Architectural Requirements

The project shall comply with the following architecture and design requirements:

- a) This approval is for a monopine cellular tower facility and associated ground equipment. The applicant shall submit building plans that comply with this approval and the building elevations dated January 30, 2026, included in Attachment-4 5 of the staff report.
- b) The design, materials, and colors of the proposed cellular facility shall be consistent with the submitted building elevations, **and** color renderings, ~~materials samples, and color scheme~~ to the satisfaction of the Community Development Department. **The monopine shall consist of a brown trunk and green branches. Final colors and materials shall be approved by the Community Development Department prior to Building Permit approval.**
- c) All new wall materials shall match the finish material and color of the existing wall to which it is being attached to the satisfaction of the Community Development Department.
- d) ~~Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features.~~ **A placard with site identification and contact information for site maintenance issues shall be installed at the gated compound.**
- e) Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. Lighting shall be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.

Deleted Conditions

Condition No. 14

School District Fees

~~The owner/applicant agrees to pay to the Folsom Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.~~

Condition No. 33

On-Site Water and Sewer

~~The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom Standard Construction Specifications.~~

Condition No. 34

Water Service

~~Each parcel shall have an independent water service which does not encroach into any other parcel and connects directly to the right of way. Prior to the issuance of building permits, any water service which encroaches into another parcel shall be relocated in accordance with the City of Folsom Standard Construction Specifications and the Design and Procedures Manual and Improvement Standards.~~

Condition No. 35

Water, Sewer, and Drainage Studies

~~The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom Standard Construction Specifications and the Design and Procedures Manual and Improvement Standards.~~

Condition No. 36

Illuminated Addresses

~~The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.~~

Condition No. 38

Fire Protection

~~All fire protection devices shall be designed to be located on-site: fire hydrants, fire department connections, post indicator valves, etc. off-site devices cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be a shared with other building utilities. The room shall only be accessible from the exterior.~~

COMMISSIONER WEST SECONDED THE MOTION.

AYES: HERRERA, WEST, BARCELONA, REYNOLDS
NOES: ROSS, LANEY
RECUSED: NONE
ABSENT: HURST

MOTION PASSED

PRINCIPAL PLANNER'S REPORT

Principal Planner, Jessica Brandt, shared the following with the Commission:

- The next meeting is scheduled for March 18th, with multiple items on the agenda:
 - Emblem Empire Ranch
 - Plan Development Permit Extension for Independence at Folsom Ranch Apartment Complex
 - Accessory Dwelling Unit Ordinance Update
 - Development agreement amendment for the alternative park site in the Folsom Plan Area
 - 1831 Iron Point Parcel Map
 - Kaiser Expansion

- The Emblem at Empire Ranch Apartment Project is scheduled to come to you at the next meeting they will be having a virtual outreach meeting.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:36 p.m.

RESPECTFULLY SUBMITTED,


Karan Sanabria, DEVELOPMENT SERVICES SPECIALIST

APPROVED:


Eileen Reynolds, CHAIR