

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, July 13, 2022

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/88109510880?pwd=cmNtSIBkS2hCUmU5MzVpRGRScVRZUT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 881 0951 0880

Password: 613249

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranchocordova.org no later than 3:00 p.m. on Wednesday July 13, 2022. All comments submitted later than 3:00 p.m. will be sent to the Planning Commission for their review and may not be read during the meeting.

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given

by the Planning Commission Clerk to speak. Please wait to be called upon by the Planning Commission Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the Planning Commission Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the Planning Commission Meeting or the use of Zoom, please contact the Planning Division at (916) 851-8750 Wednesday, July 13, 2022, before 3:00 p.m.

AGENDA

1. **PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL**

Planning Commission Members - Surrender Devarapalli, Sergio Diaz, Lee Frechette, Robert McGarvey, Cynthia Stauss, Leroy Tripette, Chair Anil Reddy Kondakrindi

2. **PLEDGE OF ALLEGIANCE**

The Chair will call on someone in attendance to lead the Pledge.

3. **PUBLIC COMMENT**

Citizens wishing to address the Planning Commission for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the Planning Commission Clerk.

If you want to make a public comment via teleconference, please use the “raise hand” feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

4. **CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of June 8, 2022.
Recommendation: Adopt the Minutes.

5. REGULAR CALENDAR ITEMS

- 5.1. **Subject:** Planning Commission Training to Include Review of the General Plan, Specific Plans, Special Planning Areas, Title 23 Zoning Code, Overlay Zones, and Introduction to City Communications.

Recommendation: No formal action will be taken. Staff will present information related to various training topics and address any questions that may arise.

- 5.2. **Subject:** Planning Commission Training Meeting Schedule.

Recommendation: Staff will review potential dates for upcoming Planning Commission training meetings.

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

August 10, 2022	5:30 PM Regular Meeting
September 14, 2022	5:30 PM Regular Meeting
October 12, 2022	5:30 PM Regular Meeting
November 9, 2022	5:30 PM Regular Meeting
December 14, 2022	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the July 13, 2022 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on July 8, 2022 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed July 8, 2022 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: July 13, 2022
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF JUNE 8, 2022**

RECOMMENDATION

Adopt the Minutes.

ATTACHMENT(S)

1. June 8, 2022 Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, June 8, 2022

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Clerk Whitman called the Regular meeting to order in the David B. Roberts Council Chambers at 5:30 p.m.

Planning Commission Members Present: Surender Devarapalli, Sergio J. Diaz, Lee Frechette, Robert J. McGarvey, Anil Reddy Kondakrindi, Cynthia Stauss, Leroy Tripette

Planning Commission Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Darcy Goulart, Adam Lindgren, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Darcy Goulart led the pledge.

3. PUBLIC COMMENT

Planning Commission Clerk Whitman opened the public comment period. Seeing no speakers. Planning Commission Clerk Whitman closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Planning Commission Clerk Whitman opened the public comment period. Seeing no speakers. Planning Commission Clerk Whitman closed the public comment period.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, June 8, 2022

ATTACHMENT 1

ACTION: Motion to approve item 4.1 by Kondakrindi second by McGarvey;
Motion passed with a 7:0

5. REGULAR CALENDAR ITEMS

5.1. **Subject:** Selection of 2022 Chair and Vice Chair

Recommendation: Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the remainder of the 2022 calendar year.

Planning Commission Clerk Whitman opened the public comment period. Seeing no speakers. Planning Commission Clerk Whitman closed the public comment period.

ACTION: Motion to appoint Commissioner Kondakrindi as Chair by Tripette second by Devarapalli;
Motion passed with a 7:0

ACTION: Motion to appoint Commissioner Tripette as Vice Chair by McGarvey second by Devarapalli;
Motion passed with a 7:0

5.2. **Subject:** Planning Commission Training to include Roles and Responsibilities, Land Use Law and Regulations and Working with Staff

Recommendation: No formal action will be taken. Staff will present information related to various training topics and address any questions that may arise.

Chair Kondakrindi opened the public comment period. Seeing no speakers. Chair Kondakrindi closed the public comment period.

ACTION: Input was received regarding Planning Commission Training to include Roles and Responsibilities, Land Use Law and Regulations and Working with Staff.

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas and questions since the last meeting.

7. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

8. ADJOURNMENT

Chair Kondakrindi adjourned the meeting at 7:44 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 5.1.

DATE: July 13, 2022
TO: Planning Commission Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **PLANNING COMMISSION TRAINING TO INCLUDE REVIEW OF THE GENERAL PLAN, SPECIFIC PLANS, SPECIAL PLANNING AREAS, TITLE 23 ZONING CODE, OVERLAY ZONES, AND INTRODUCTION TO CITY COMMUNICATIONS**

RECOMMENDATION

No formal action will be taken. Staff will present information related to various training topics and address any questions that may arise.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. Staff will present information related to various training topics and address any questions that may arise.

BACKGROUND

In order to prepare the Planning Commission for the various roles and responsibilities they have been tasked with, staff will take the next few months to present various topics and materials during the regular meetings. This training session will focus on the General Plan, Specific Plans, Special Planning Areas, Title 23 Zoning Code, and Overlay Zones. Additionally, City staff will also provide an introduction to City communications. Attached to this staff report is the presentation outlining the training topics that will be discussed.

ATTACHMENT(S)

1. PC Training Presentation

Planning Commission Training Planning Documents & Communications

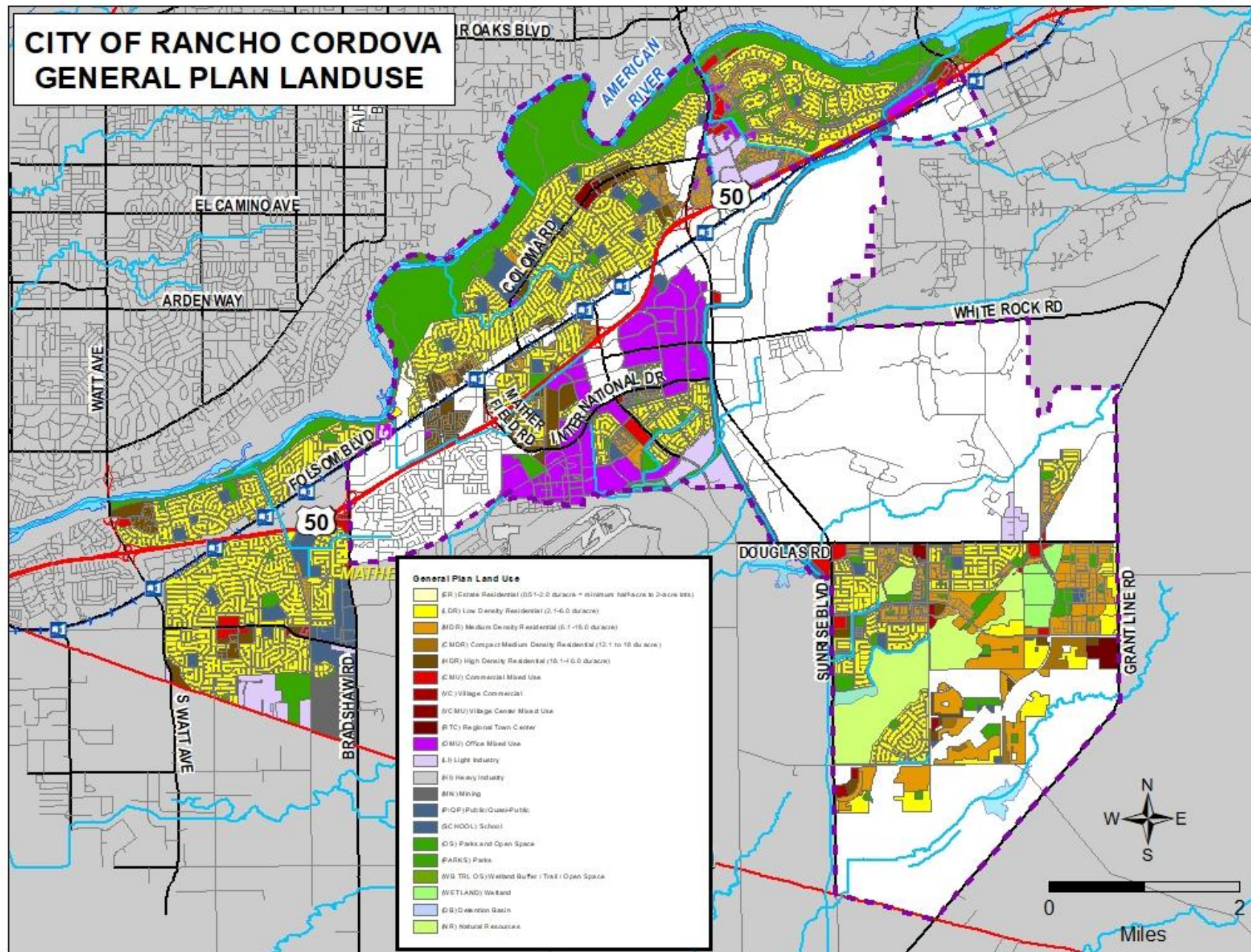
Wednesday, July 13, 2022



Purpose of Tonight's Meeting

- General Plan and required eight elements
- Specific Plans and Special Planning Areas
- Title 23 Zoning Code
- Overlay Zones
- City Communications

- Required eight elements
 - Land Use
 - Circulation
 - Conservation
 - Housing*
 - Safety
 - Environmental Justice*
 - Open Space
 - Noise





II LAND USE

- Protection of any existing water rights necessary to maintain agricultural uses and retain such water rights for ongoing use on the agricultural land; and
- Interests in the agricultural land shall be held in trust by the City and/or an entity acceptable to the City, in perpetuity.

Policy LU.1.11 – Proper buffering for the Kiefer landfill of a 2,000-foot buffer around the permitted footprint of the landfill shall be required. Where appropriate, land use density, buffers, or other measures should be used when planning future land uses near the landfill.

GOAL LU.2 - ESTABLISH GROWTH PATTERNS BASED ON SMART GROWTH PRINCIPLES AND THE CITY BUILDING BLOCKS CONCEPT.

Policy LU.2.1 - Ensure future land use and growth within the Planning Area adheres to the City's nine smart growth principles, as described in this Element.

Cross reference:
LU.1.5

- **Action LU.2.1.1** - Amend the Zoning Code and Citywide Design Guidelines to include the City's smart growth principles as appropriate.

Cross reference:
UD.1.1

Policy LU.2.2 - Promote new development and redevelopment in accordance with the building blocks concepts of neighborhoods, villages, and districts.

- **Action LU.2.2.1** - Identify the building block components of neighborhoods, villages, and districts in the existing areas of the City and encourage redevelopment using the building blocks principles.

Cross reference:
ED.1.3.1

Policy LU.2.3 - Encourage the clustering of similar uses into areas or districts that have common needs and that are compatible with one another, in order to maximize their efficiency and identity for Rancho Cordova. Uses to consider clustering include the following:

- Entertainment area (Performing Arts Center, local theaters, and studios);
- Sports/recreation facilities (e.g. bowling alleys and major sports facilities);
- Hospitals and other care facilities;
- Youth activity centers;
- Amphitheatres; and

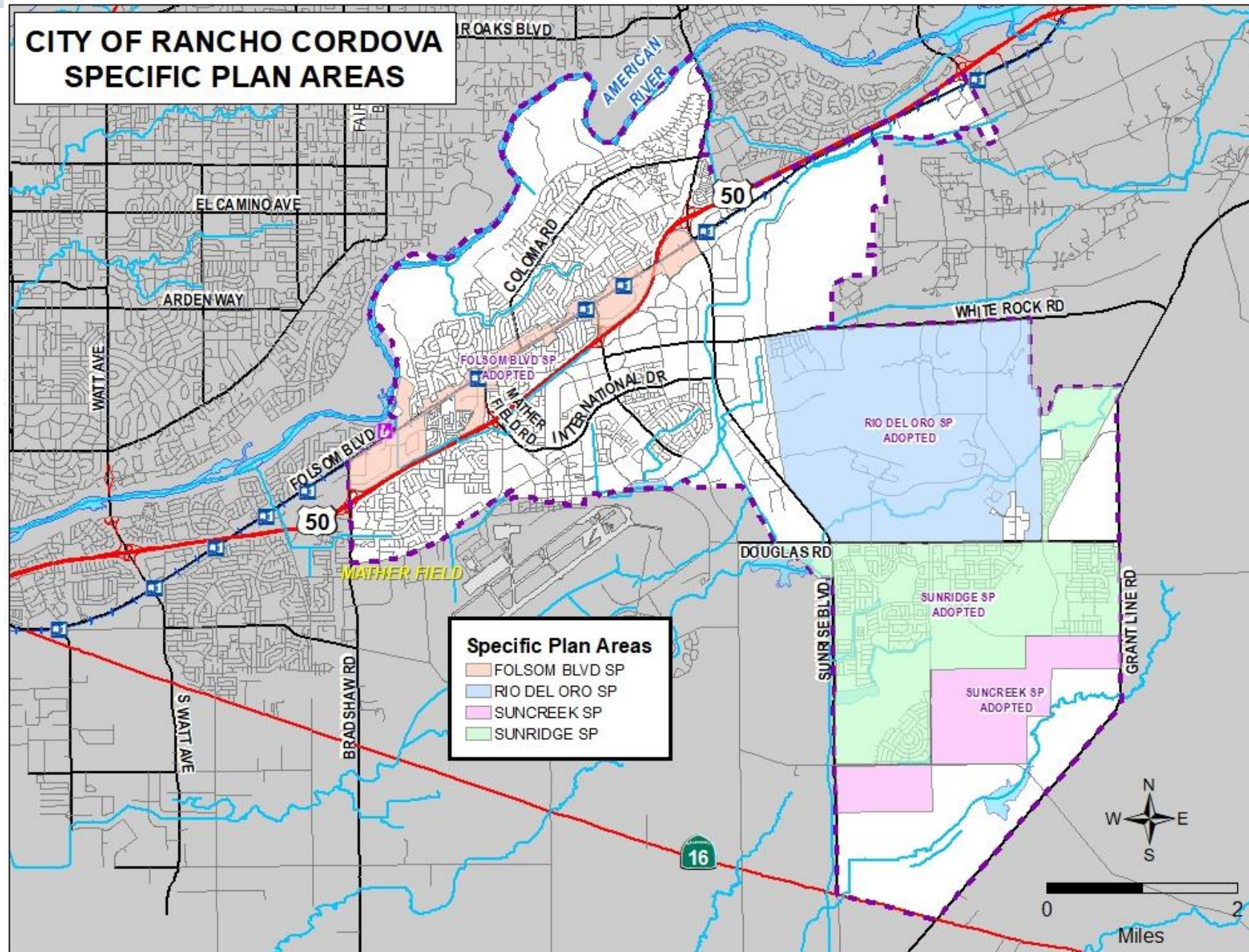
GOALS are overall statements of community desires and are comprised of broad statements of purpose or direction.

POLICIES serve as guides to the decision makers in reviewing development proposals and making other decisions that affect the future growth and development of the City.

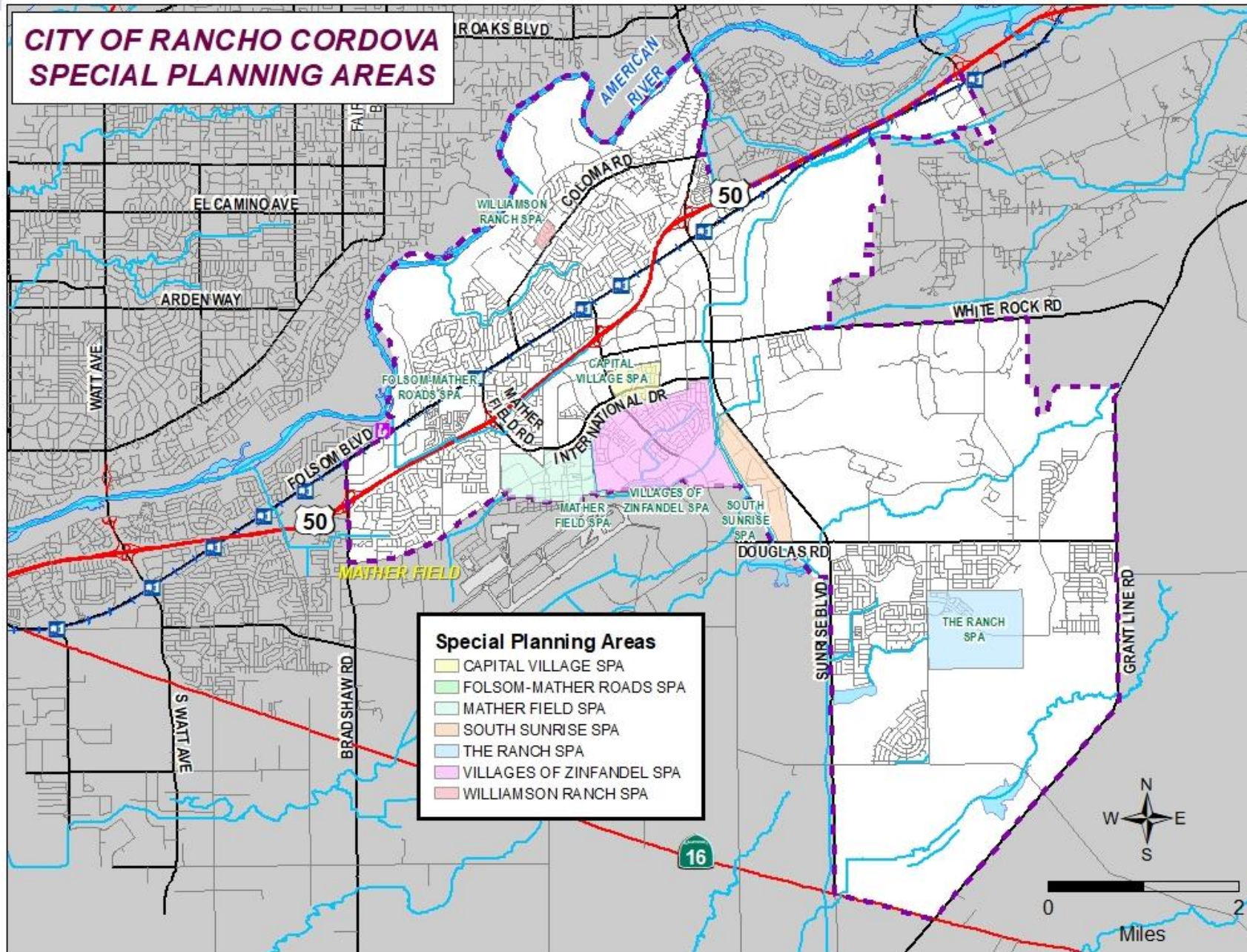
ACTIONS are the implementation steps necessary to ensure the goals and policies are carried out.

SPECIFIC PLANS

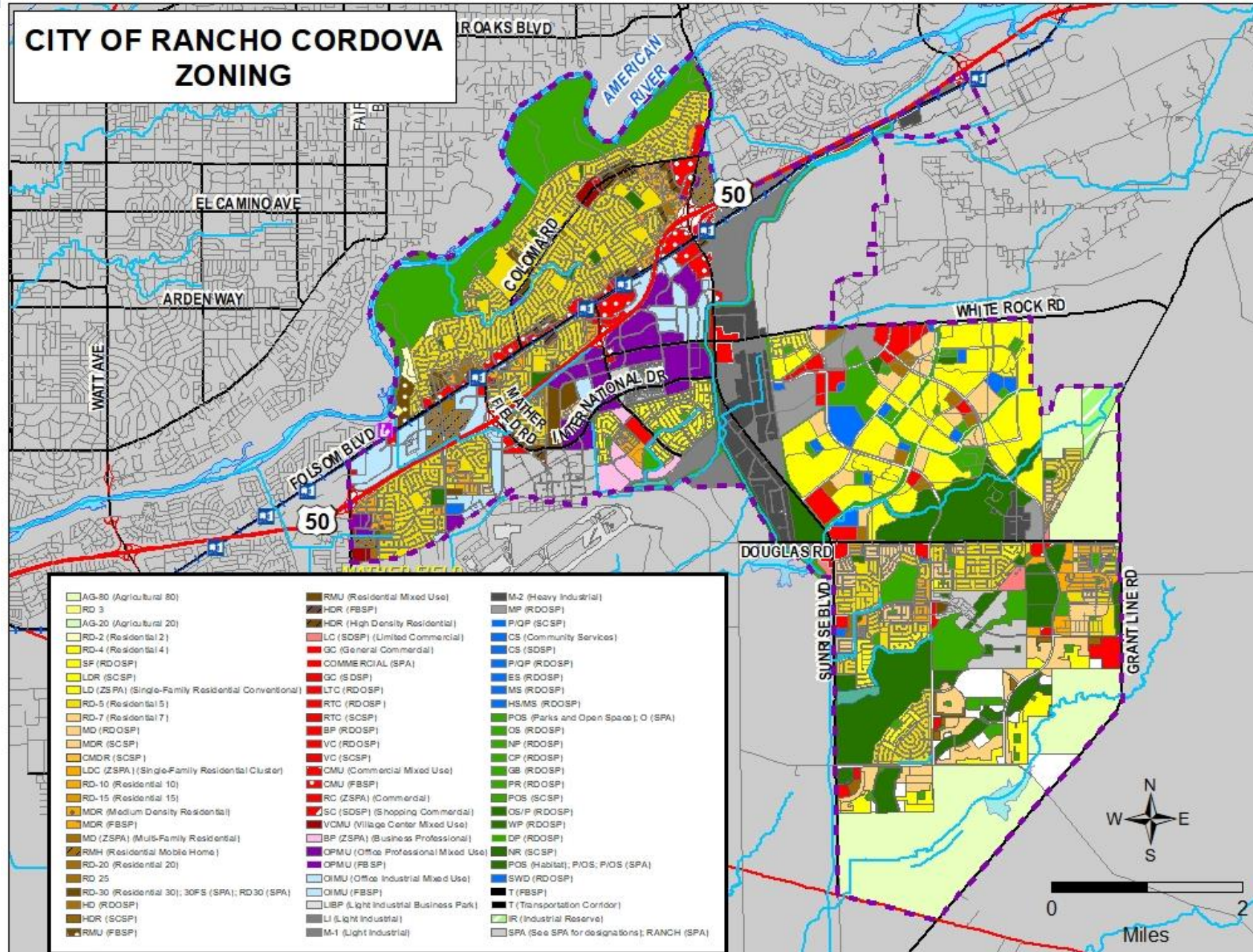
- Planning tool to implement the General Plan
- Regulatory document for a specific geographic area
- City has:
 - Folsom Boulevard Specific Plan
 - Rio Del Oro Specific Plan
 - Suncreek Specific Plan
 - Sunridge Specific Plan



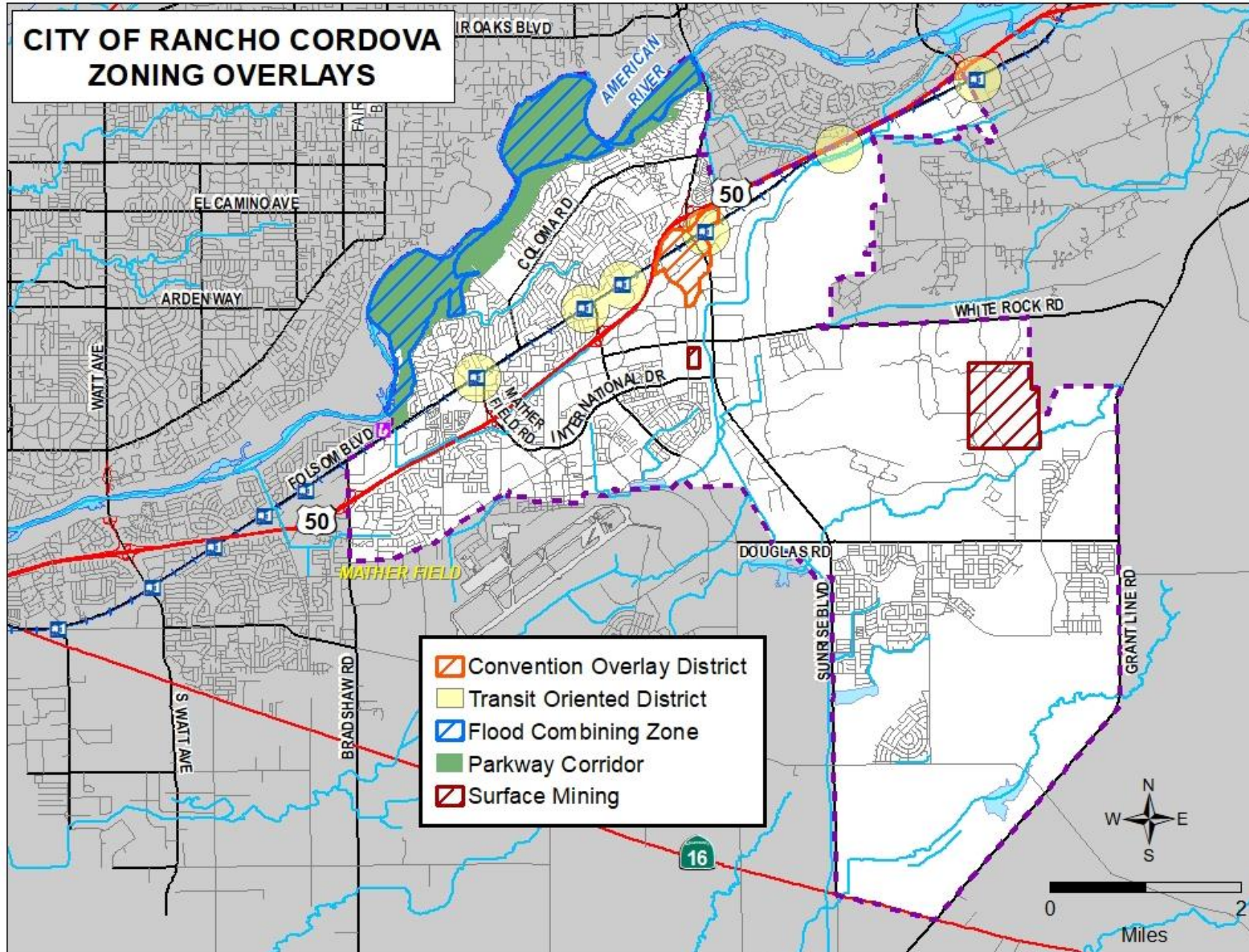
- Established when conventional or uniform zoning regulations do not adequately address unique land use characteristics **or**
- Established when wanting to create a community with varying standards, that would not generally be allowed under existing codes.
- City has:
 - Capital Village SPA
 - Folsom-Mather SPA
 - Mather Field SPA
 - South Sunrise SPA
 - The Ranch SPA
 - Villages of Zinfandel SPA
 - Williamson Ranch SPA



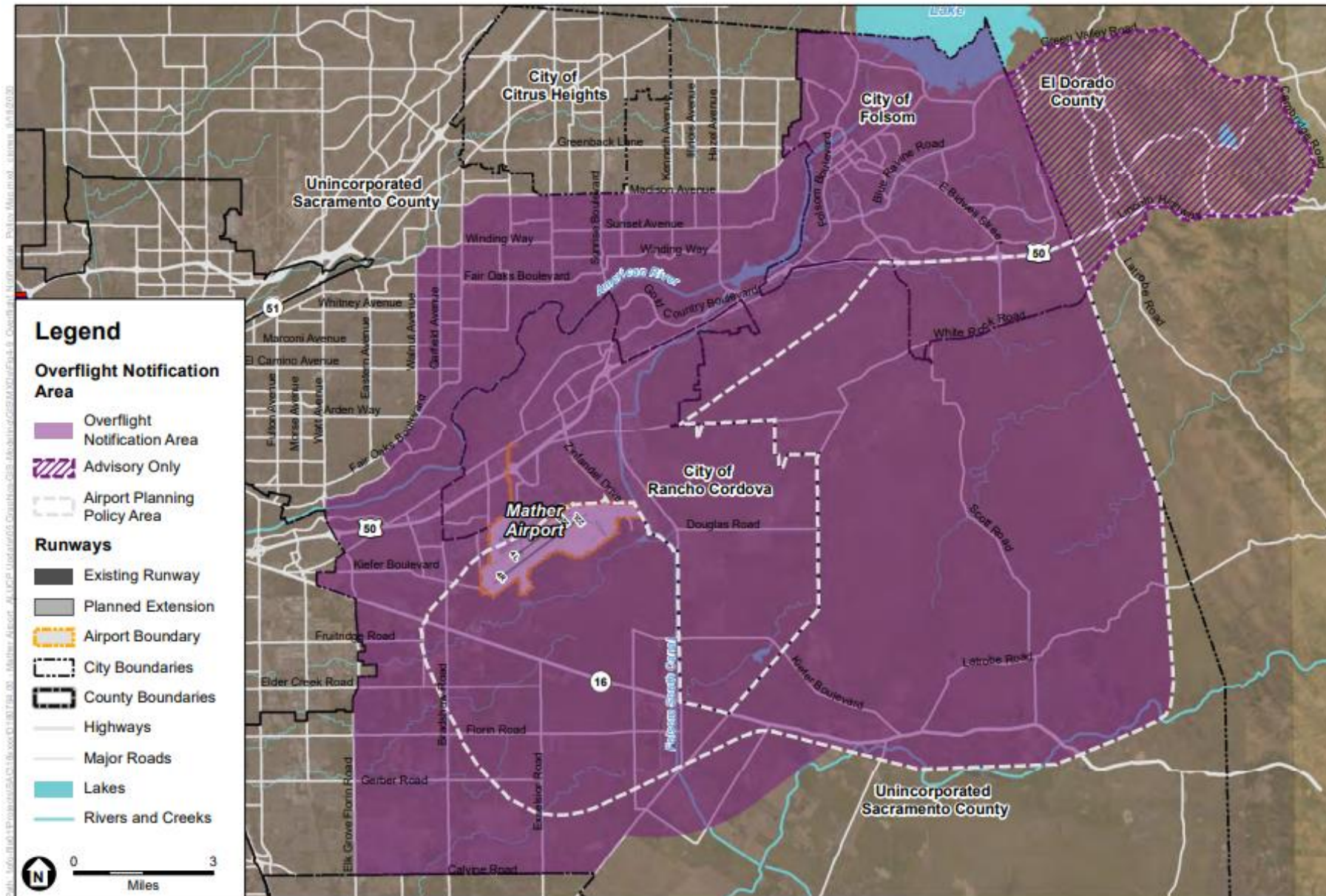
- The purpose of this zoning code is to set forth and coordinate city regulations governing the development and use of land in accordance with the city of Rancho Cordova General Plan.
- Lists each ministerial, discretionary and legislative permit and process
- Sets forth rules for each zoning district
- Permitted, Conditionally Permitted and Prohibited Uses
- Development regulations such as, density, setbacks, height, parking, lighting, landscaping, etc.
- Specific Use Provisions

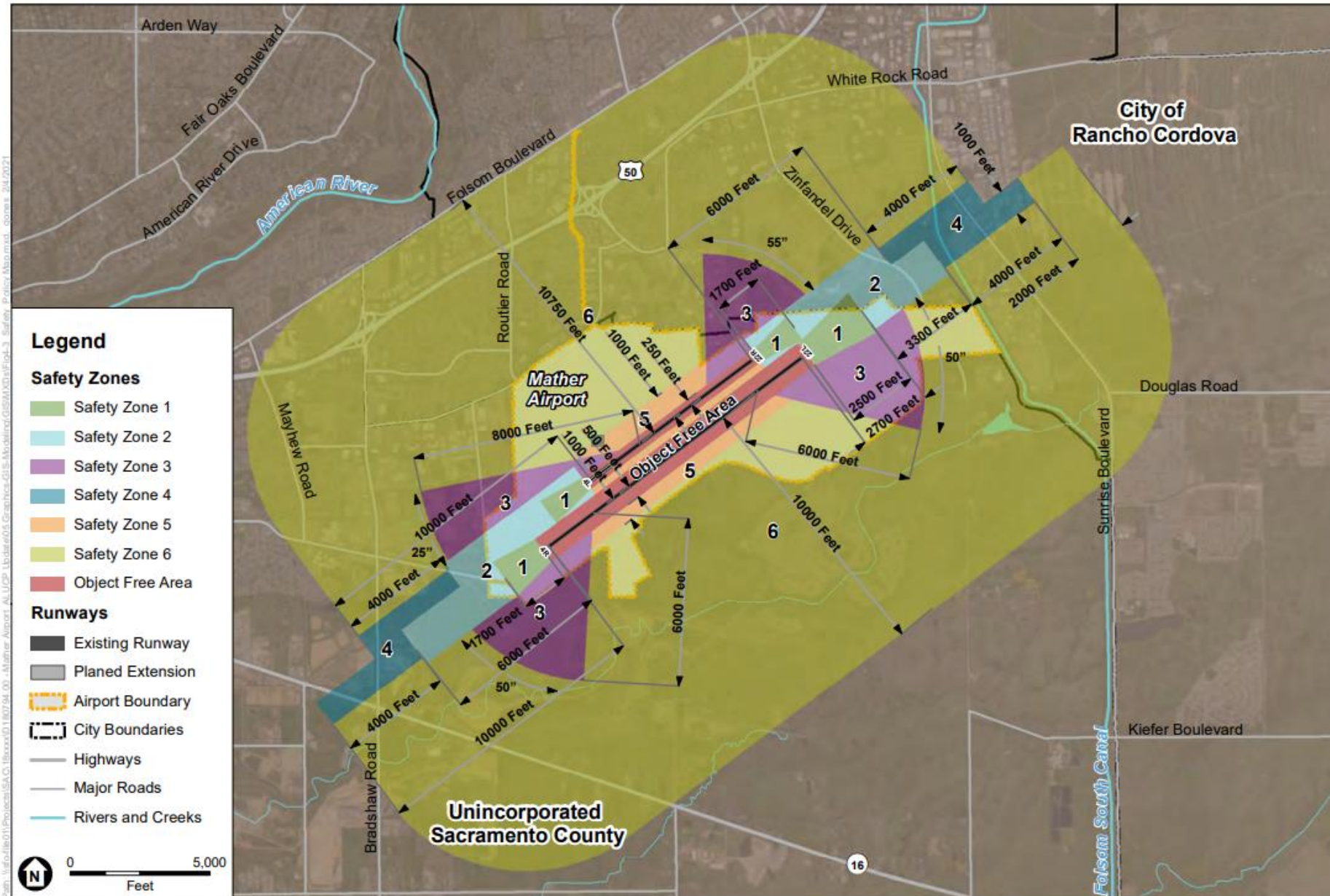


- Established to supplement the use regulations and/or development standards of the applicable underlying base zoning district.
- The City has
 - Convention overlay
 - Transit Oriented District
 - Flood Overlay
 - Parkway Corridor
 - Surface Mining



- Established to supplement the use regulations and/or development standards of the applicable underlying base zoning district.
- The City has
 - Convention Overlay District
 - Transit Oriented District
 - Flood Overlay
 - Parkway Corridor
 - Surface Mining





GP:

Specific Plan:

Zoning:

Overlay:



GP: Folsom Boulevard Planning Area (FBPA)

Specific Plan:

Zoning:

Overlay:



GP: Folsom Boulevard Planning Area (FBPA)

Specific Plan: Folsom Boulevard SP

Zoning:

Overlay:

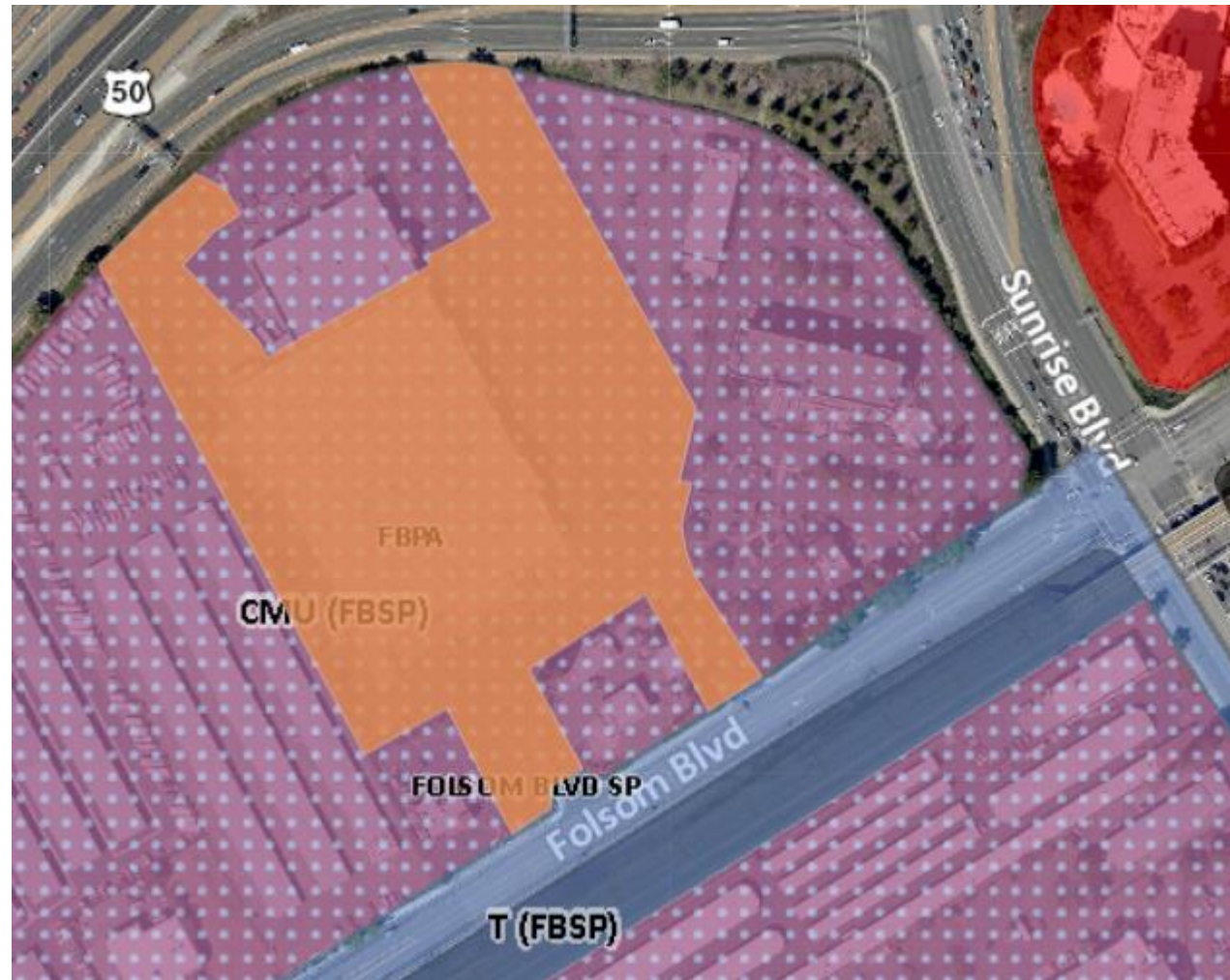


GP: Folsom Boulevard Planning Area (FBPA)

Specific Plan: Folsom Boulevard SP

Zoning: Commercial Mixed Use (FBSP)

Overlay:

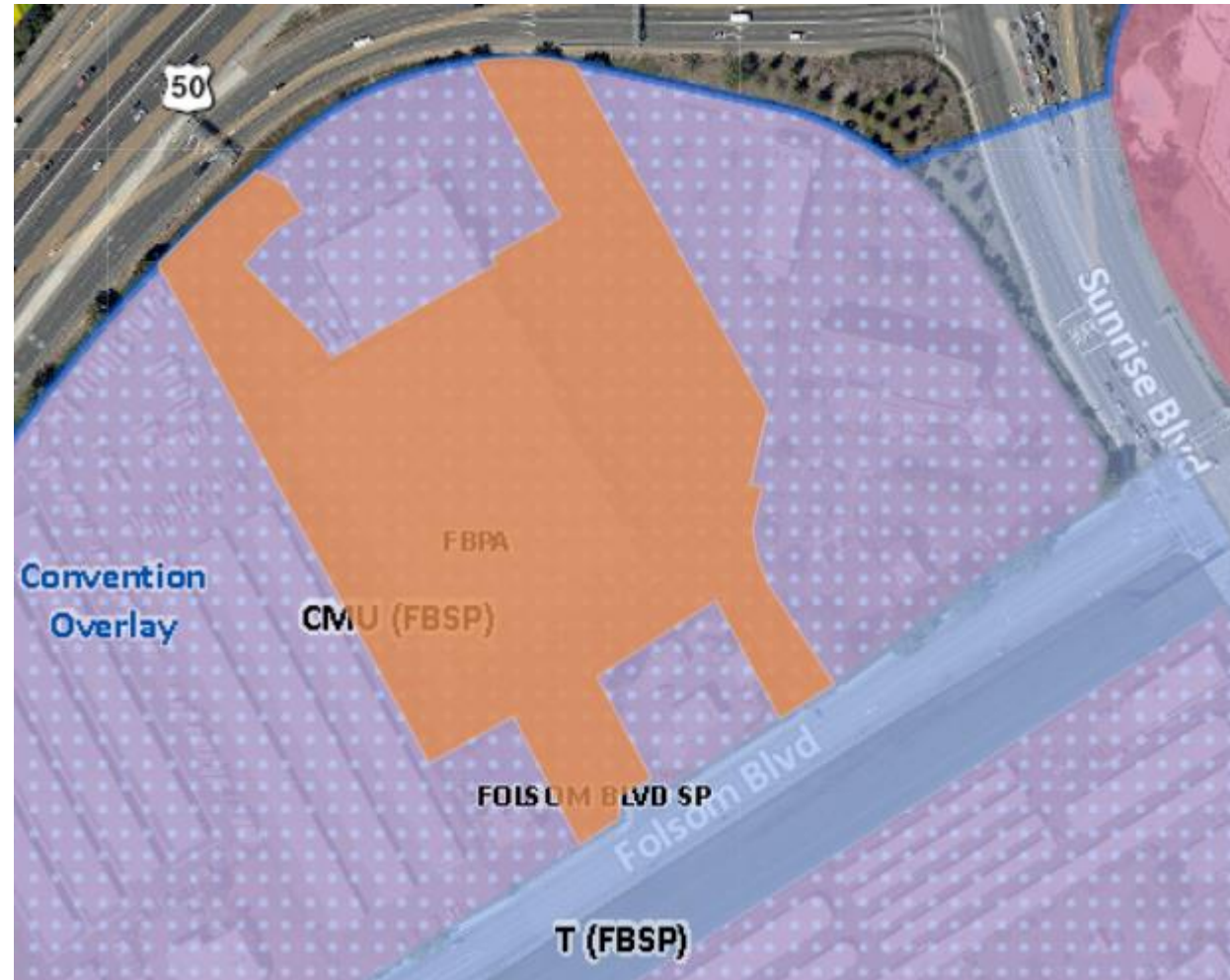


GP: Folsom Boulevard Planning Area (FBPA)

Specific Plan: Folsom Boulevard SP

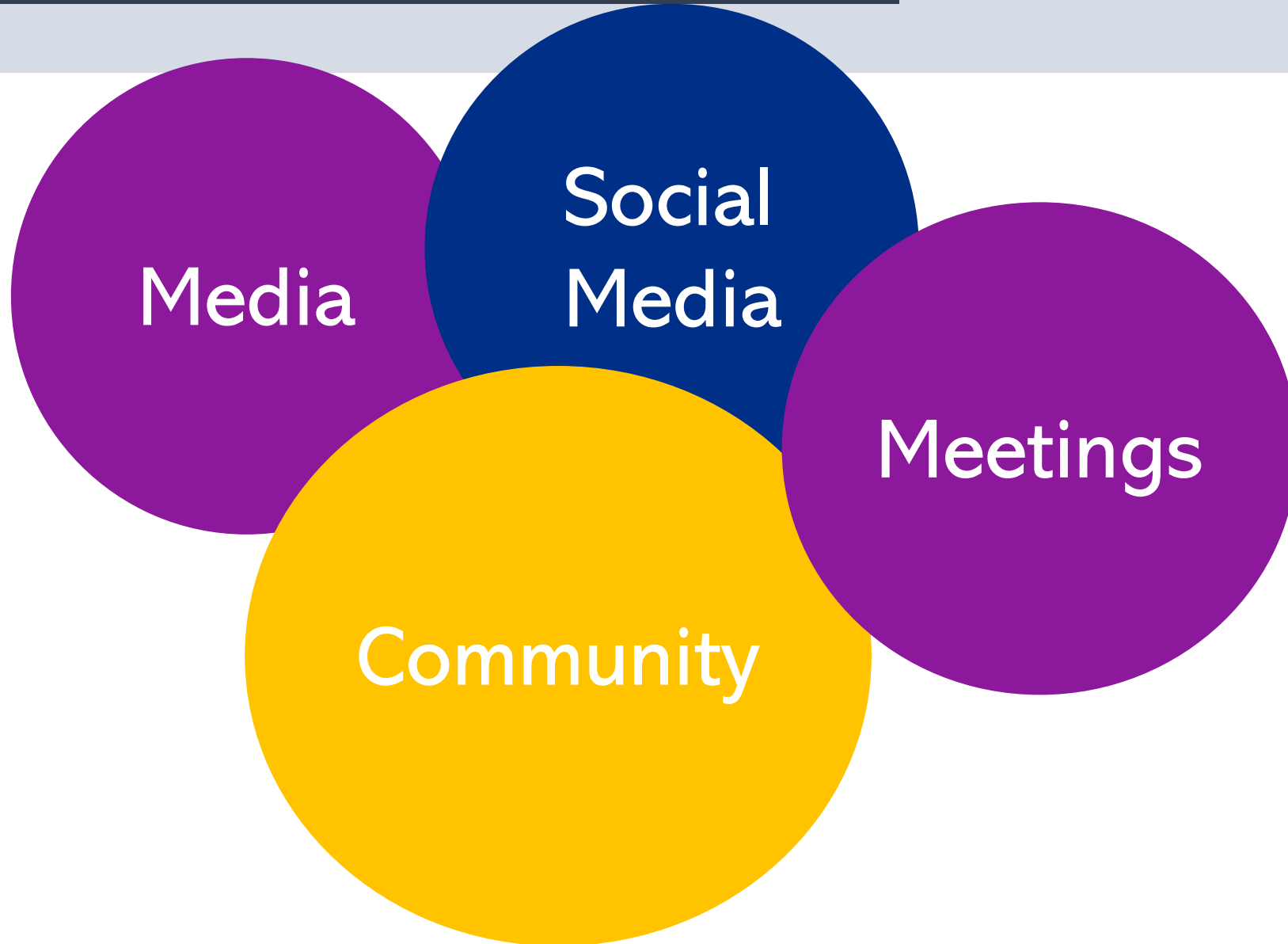
Zoning: Commercial Mixed Use (FBSP)

Overlay: Convention Overlay





City Communication Channels

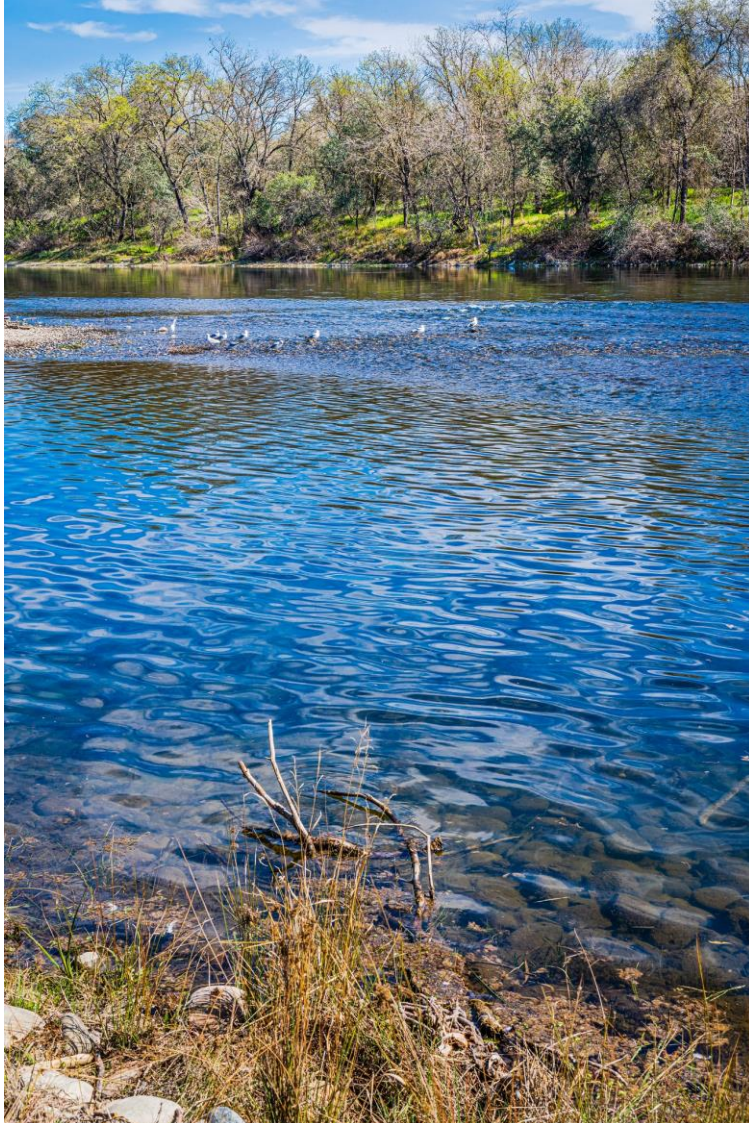


Why Strategic Communications?

- Awareness
- Understanding
- Perception
- Credibility
- Trust
- Unified
- Respectful
- Image

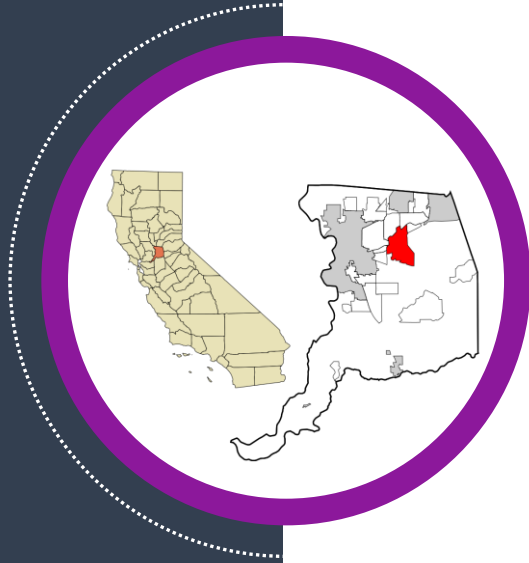


Strategic Communications



- **Media Calls**
 - Contact Communications Team
 - Handled by Staff
- **Social Media**
 - City Channels v. Personal Channels
- **Community Outreach**
 - Your New Role
- **Public Meetings**
 - On the Record

Questions?



THANK YOU

QUESTIONS & DISCUSSION



MEMORANDUM



ITEM 5.2.

DATE: July 13, 2022
TO: Planning Commission Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **PLANNING COMMISSION TRAINING MEETING SCHEDULE**

RECOMMENDATION

Staff will review potential dates for upcoming Planning Commission training meetings.

RESULT OF RECOMMENDED ACTION

Staff will review potential dates for upcoming Planning Commission training meetings.

BACKGROUND

City staff would like to review potential meeting dates for upcoming Planning Commission training sessions.

ATTACHMENT(S)

None