CITY OF RANCHO CORDOVA

RANCHO CORDOVA
PLANNING COMMISSION

PLANNING COMMISSION MEETING
Wednesday, June 28, 2023

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:
https://cityofranchocordova.zoom.us/j/87685550299?pwd=c1Q1UHVMWGY2RHpZZ3pxckc0WjcwZz09

Join the Meeting via the Zoom Phone Number
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Password: 743759

MINUTES

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

Chair Tripette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:39 p.m.

Planning Commission Members Present: Surrender Devarapalli, Sergio J. Diaz, Lee Frechette (left at 7:20 p.m.), Anil Reddy Kondakrindi, Robert J. McGarvey, Cynthia Stauss, and Chair Leroy Tripette

Planning Commission Members Absent: None

Staff Members Present: Darcy Goulart, Palmer Hilton, Adam Lindgren, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Chair Tripette led 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.

Chair Tripette opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. James Garcia
2. James Garcia

Chair Tripette closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

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

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of April 12, 2023. Readoption of Meeting Minutes for the March 8, 2023 Regular Planning Commission Meeting.
Recommendation: Adopt the Minutes.

5. PUBLIC HEARING ITEMS

5.1. **Subject:** Juniper Creek Energy Storage Zoning Text Amendment and Conditional Use Permit (Mitigated Negative Declaration Prepared Pursuant to Article 6 of the California Environmental Quality Act) - Project No. PLND-0422-0034 - Located at the Southeast corner of Canyonlands Drive and Poopenaut Court; APN: 067-0780-011.
Recommendation: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the Initial Study-Mitigated Negative Declaration with mitigation measures that was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) for the project is adequate;
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23; and
3. Adopt a Resolution for the Juniper Creek Energy Storage Conditional Use

Permit.

Chair Tripette recused himself from item 5.1 due to a conflict of interest related to his business interest.

Vice Chair Stauss opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. James Garcia
2. Marilyn Metzger
3. James Garcia
4. Steven Findlay

Vice Chair Stauss closed the public comment period.

ACTION:	Motion to approve item 5.1. with a condition of approval added in regards to the incorporation of public art by Kondakrindi second by Devarapalli; Motion passed with a 6:0 vote
AYES:	Devarapalli, Diaz, Frechette, Kondakrindi, McGarvey, and Stauss
NOES:	None
ABSENT:	None
RECUSE:	Tripette

6. REGULAR CALENDAR ITEMS

6.1. **Subject:** Planning Commission Rules and Procedures Discussion

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

ACTION: Input was received regarding Planning Commission Rules and Procedures Discussion.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

Commissioner Diaz requested to add a discussion on Planning Commission preparation for agenda items on the next regular planning commission meeting.

ACTION:	Motion to approve adding Planning Commission Preparation for Agenda Items by Diaz second by McGarvey; Motion passed with a 4:0
AYES:	Devarapalli, Diaz, Kondakrindi, and McGarvey
NOES:	Stauss
ABSENT:	Frechette
ABSTAIN:	Tripette

8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

9. ADJOURNMENT

Chair Tripette adjourned the meeting at 8:09 p.m.

Kelly Whitman
Planning Commission Clerk