

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, October 11, 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/89488731857?pwd=GO5EtMu7sfR9uZ606qUGes5HQhVRA.6PJM4zBEC1MGZwcp>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 894 8873 1857

Password: 883146

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, October 11, 2023. 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 before Wednesday, October 11, 2023, before 3:00 p.m.

AGENDA

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

Planning Commission Members - Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripette

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 September 13, 2023. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of August 23, 2023 and the Special Planning Commission Meeting of August 30, 2023.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Kilgore Commerce Center - Major Design Review and Administrative Use Permit (CEQA Exemption 15332 In-fill Development Projects) - Project No. PLND-1022-0056.

Recommendation: The Applicant has requested that their item be continued to the December 13th Planning Commission meeting. The Applicant is requesting additional time to re-evaluate their designs and further address Planning Commission concerns that arose during the September 13th Commission Meeting. Due to the length of the continuance, the project will be re-noticed in accordance with Government Code Section 65090.

- 5.2. **Subject:** The Ranch Village 1 – Major Design Review (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0623-0074 – Located north of Chrysanthy Boulevard between Rancho Cordova Parkway and Americanos Drive; APN: 067-2410-008-0000.

Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and Adopt the Resolution approving the Major Design Review for The Ranch Village 1.

- 5.3. **Subject:** The Ranch Active Adult Winter Product – Major Design Review (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0523-0072 – Located east of Rancho Cordova Parkway, west of Americanos Boulevard, and south of Chrystanthy Boulevard – APN: 067-2420-021-0000 and 067-2420-025-0000.

Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15183, "Projects Consistent with a Community Plan, General Plan, or Zoning" of the CEQA Guidelines, and Adopt the Resolution for The Ranch Active Adult Winter Product.

- 5.4. **Subject:** Planning Commission Recommendation of an Ordinance of the City Council of the City of Rancho Cordova Amending certain sections of the Villages of Zinfandel Special Planning Area to revise permitted uses in the M-1 (Light Industrial) and MP (Office Industrial Park) zones, including amending certain text and tables in the Sacramento County Zoning Code that are incorporated and applied in the Villages of Zinfandel Special Planning Area (CEQA Exempt Pursuant to Guideline Section 15061(b)(3)).

Recommendation: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Adopt an Ordinance for a Zoning Text Amendment to amend the Villages of Zinfandel Special Planning Area, including amending certain text and tables in the Sacramento County Zoning Code.

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

November 8, 2023	5:30 PM Regular Meeting
December 13, 2023	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 October 11, 2023 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on October 6, 2023 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.cityofranchocordova.org.

Signed October 6, 2023 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk