

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://cityofranhocordova.zoom.us/j/89488731857?pwd=GO5EtMu7sfR9uZ606qUGes5HQhiVRA.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

MINUTES

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

Chair Tripetto called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripetto

Planning Commission Members Absent: None

Staff Members Present: Krystina Baudrey, Tim Cremin, Chance Finley-Ross, Darcy Goulart, Palmer Hilton, Nicholas Sosa and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Chair Tripetto 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 Chair 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. Seeing no speakers. 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 6:0 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.

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

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to continue item 5.1. to the December 13th Regular Planning Commission meeting by Stauss second by Frechette;
Motion passed with a 6:0 vote

- 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.

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

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.2. by Kondakrindi second by McGarvey;
Motion passed with a 6:0 vote

- 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.

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

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.3. by Stauss second by Kondakrindi;
Motion passed with a 6:0 vote

- 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.

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

1. James Garcia
2. Marilyn Metzger
3. Matthew Henderson
4. Eric Winegar
5. Jennifer Garcia
6. Mary Miller
7. Helen Whelan-Bashaw
8. Kathryn Kafka
9. Kim Schuster
10. Sandy Murphy
11. Gloria Smith
12. Jim Garcia
13. Eileen Sedilko
14. Michael Phalen
15. Paul Carroll
16. Lisa Burns
17. Karen Rockwell
18. Pio Enriquez
19. Katherine Whitcome
20. Lynn Keay
21. Dilip Nayak
22. Dawn Davison
23. Vera Ferguson
24. James Garcia
25. David Ferguson
26. Jen Chen
27. Kate Carroll
28. Kristi Talbert
29. Valerie Knippschild
30. Timothy Johnson
31. Yolanda Cu
32. Janet Teghtmeyer
33. Sandy Murphy
34. Aimee Lewis
35. Amir Mohammadiadi
36. Keith Lewis
37. Jordan Castelan
38. Adam Castelan
39. Frank Hall
40. Jennifer Garcia
41. Marilyn Metzger
42. Eric Winegar
43. Matthew Henderson

- 44. Yolanda Cu
- 45. Mary Jo Tornay
- 46. Anita Teghtmeyer
- 47. Eric Winegar
- 48. Gloria Smith

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.4. by Kondakrindi second by Stauss;
Motion passed with a 6:0 vote

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 Tripette adjourned the meeting at 7:25 p.m.



Kelly Whitman
Planning Commission Clerk