

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, January 24, 2024

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/89791823671?pwd=vpS53V2gfTuisglSyX8dvFTywWkbJN.1>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 897 9182 3671

Password: 239143

AGENDA

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@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, January 24, 2024. 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, January 24, 2024, before 3:00 p.m.

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

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

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 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.

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

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of January 10, 2024.

Recommendation: Adopt the minutes.

5. **PUBLIC HEARING ITEMS**

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

Recommendation: The Applicant has requested that their item be continued to a future Planning Commission Meeting. The Applicant is requesting additional time to re-evaluate their designs and further address Planning Commission concerns that arose during the December 13th Commission Meeting. The Applicant is not sure on the length of time needed for re-evaluation, therefore, they are requesting to continue the item to a date uncertain. The project will be re-noticed in accordance with Government Code Section 65090 once a date has been determined.

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.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

February 14, 2024	5:30 PM Regular Meeting
March 13, 2024	5:30 PM Regular Meeting
April 10, 2024	5:30 PM Regular Meeting
May 8, 2024	5:30 PM Regular Meeting
June 12, 2024	5:30 PM Regular Meeting
July 10, 2024	5:30 PM Regular Meeting
August 14, 2024	5:30 PM Regular Meeting
September 11, 2024	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 January 24, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on January 19, 2024 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 January 19, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: January 24, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 10, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. January 10, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, January 10, 2024

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

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Webinar ID: 814 6758 7845

Password: 669386

DRAFT MINUTES

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

Chair Stauss called the Regular meeting to order in the David B. Roberts Council Chambers at 5:30 p.m.

Planning Commission Members Present: Devarapalli, Frechette, Kondakrindi, McGarvey, Tripetto, Chair Stauss

Planning Commission Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Darcy Goulart, Palmer Hilton and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner McGarvey led the pledge.

3. PUBLIC COMMENT

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, January 10, 2024

ATTACHMENT 1

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

1. Jimmy Johnson
2. James Garcia
3. Nancy Nelson

Chair Stauss closed the public comment period.

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

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

ACTION: Motion to approve item 4.1 by Frechette second by Tripette;
Motion passed with a 6:0 vote

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of December 13, 2023. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of October 11, 2023.

Recommendation: Adopt the Minutes.

5. **PUBLIC HEARING ITEMS**

- 5.1. **Subject:** Riverblossom / Wildblossom / Starblossom at Montelena - Major Design Review and Special Development Permit (CEQA Exemption 15182 - Projects Pursuant to a Specific Plan) - Project No. PLND-0923-008.

Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan" and Adopt the Resolution for The Riverblossom, Wildblossom, and Starblossom at Montelena, Major Design Review and Special Development Permit.

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

1. Cody Blanchard
2. Jeff Chi
3. James Garcia

Chair Stauss closed the public comment period.

ACTION: Motion to approve item 5.1. by Kondakrindi second by McGarvey;
Motion passed with a 6:0 vote

- 5.2. **Subject:** Sunridge Park III - Tentative Subdivision Map and General Plan Amendment (CEQA Exempt Pursuant to Section 15183 Projects Consistent with the Community Plan, General Plan or Zoning) - Project No. PLND-0822-0050 - Located at the Southwest Corner of Canyonlands Drive and Timberland Drive; APN: 067-0650-052-0000.

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

1. Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and
2. Adopt the Resolution approving the Sunridge Park III Tentative Subdivision Map and General Plan Amendment subject to the findings contained in the attached

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, January 10, 2024

ATTACHMENT 1

Resolution and Conditions of Approval.

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

1. Roberta Lawman
2. Lee Terry
3. James Garcia
4. Geri Alviso

Chair Stauss closed the public comment period.

ACTION: Motion to approve item 5.2. by Frechette second by McGarvey;
Motion passed with a 5:1 vote
AYES: Devarapalli, Frechette, McGarvey, Tripette, Stauss
NOES: Kondakrindi
ABSENT: None
ABSTAIN: None

6. REGULAR CALENDAR ITEMS

- 6.1. **Subject:** Discussion and Direction of the Planning Commission Pursuant to Public Resources Code Section 21151.2, Regarding the Acquisition of Grantline 208 Elementary School Site by Elk Grove Unified School District.

Recommendation: Receive a report on the Grantline 208 elementary school site and direct staff to prepare a letter to the Elk Grove Unified School District.

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

1. Lee Terry
2. James Garcia

Chair Stauss closed the public comment period.

ACTION: Motion to direct staff to prepare the written report for the Elk Grove Unified School District with the request that the site be considered as a middle school site instead of an elementary school site by Tripette second by McGarvey;
Motion passed with a 6:0 vote

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

9. ADJOURNMENT

Chair Stauss adjourned the meeting at 7:27 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: January 24, 2024

TO: Planning Commission Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: KILGORE COMMERCE CENTER – MAJOR DESIGN REVIEW (CEQA EXEMPTION 15332 IN-FILL DEVELOPMENT PROJECTS) – PROJECT NO. PLND-1022-0056

PROPERTY OWNER:	APPLICANT/DEVELOPER:
DMJ Real Estate	Mark III Asset Management
O.B.K. Family Partnership	Jennifer O'Brien Cooley
Dromoland Properties	5101 Florin Perkins Road
Jennifer O'Brien Cooley	Sacramento, CA 95826
5101 Florin Perkins Road	
Sacramento, CA 95826	

PROJECT:	Kilgore Commerce Center – Major Design Review
FILE:	PLND-1022-0056
LOCATION:	2807 Kilgore Road & 2735 Kilgore Road
APN:	072-0223-001-0000, 072-0223-002-0000, 072-0223-003-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

The Applicant has requested that their item be continued to a future Planning Commission Meeting. The Applicant is requesting additional time to re-evaluate their designs and further address Planning Commission concerns that arose during the December 13th Commission Meeting. The Applicant is not sure on the length of time needed for re-evaluation, therefore, they are requesting to continue the item to a date uncertain. The project will be re-noticed in accordance with Government Code Section 65090 once a date has been determined.