

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, March 27, 2024

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

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

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/81381829224>
Webinar ID: 813 8182 9224
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 813 8182 9224

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

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, March 27, 2024. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, March 27, 2024, at 3:00 p.m.

AGENDA

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

Planning Commission Members - Surender Devarapalli, Lee Frechette, Robert McGarvey, Leroy Triplette, and Chair Cynthia Stauss

2. PLEDGE OF ALLEGIANCE

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

3. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to 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 March 13, 2024.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

- 5.1. **Subject:** The Ranch Four Seasons Recreation Center - Design Review Amendment (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning) - Project No. PLND-0124-0089 - Located within The Ranch SPA, South of Chrysanthy Boulevard; APN: 067-2420-028-0000.

Recommendation: Determine the project Exempt per Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning and adopt the Resolution approving the Ranch Age Qualified Recreation Center Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

- 5.2. **Subject:** Second Amendment to the Development Agreement Between the City of Rancho Cordova and Cresleigh Homes Corporation Relative to Sunridge Lot J.

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

- Introduce and waive the first reading of the Ordinance approving the 2nd amendment to the Development Agreement between the City of Rancho Cordova and Cresleigh Homes Corporation relative to Sunridge Lot J.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Big Baller Storage Park - Major Design Review & Administrative Use Permit (CEQA Exempt Pursuant to Section 15183. Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0323-0066.

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 and Administrative Use Permit for Big Baller Storage Park.

- 6.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Chapter 23.113 Zoning Certification, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.731 Fences, Walls, and Screening, Chapter 23.1104 Definitions and the Folsom Boulevard Specific Plan.

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); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code and a Specific Plan Amendment to amend the Folsom Boulevard Specific Plan.

7. **COMMISSION COMMENTS/IDEAS/QUESTIONS**

8. **DIRECTOR'S REPORT**

9. **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

April 10, 2024	5:30 PM Regular Meeting
April 24, 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

October 9, 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 March 27, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on March 21, 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.cityofranhocordova.org.

Signed March 21, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk