

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.

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 5:31 p.m.

Planning Commission Members Present: Lee Frechette, Robert McGarvey, Leroy Triplette, and Chair Cynthia Stauss

Planning Commission Members Absent: Surender Devarapalli

Staff Members Present: Chance Finley-Ross, Darcy Goulart, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Palmer Hilton led the pledge.

3. PUBLIC COMMENT

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

1. Oscar Mazariegos

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 McGarvey;
Motion passed with a 4:0 vote.

AYES: Frechette, McGarvey, Triplette, Stauss

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of March 13, 2024.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS

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

ACTION: Motion to approve items 5.1 through 5.2 by Triplette second by Frechette;

Motion passed with a 4:0 vote.

AYES: Frechette, McGarvey, Triplette, Stauss

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 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.

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

1. Mike Malher

Chair Stauss closed the public comment period.

ACTION: Motion to approve item 6.1. by McGarvey second by Tripette;
Motion passed with a 4:0 vote.

AYES: Frechette, McGarvey, Tripette, Stauss

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 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

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

ACTION: Motion to approve item 6.2. by Frechette second by McGarvey;
Motion passed with a 4:0 vote.

AYES: Frechette, McGarvey, Tripette, Stauss

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

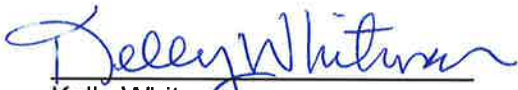
Planning Commission provided comments, ideas and questions since the last meeting.

8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

9. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:13 p.m.



Kelly Whitman
Planning Commission Clerk