

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, May 22, 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, May 22, 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, May 22, 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 Tripette, and Chair Cynthia Stauss

2. SPECIAL CEREMONY - SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER

The Clerk will conduct the swearing in of Tegan Knifton.

3. PLANNING COMMISSION REGULAR MEETING - ROLL CALL

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

4. PLEDGE OF ALLEGIANCE

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

5. 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.

6. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 6.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 8, 2024.
Recommendation: Adopt the minutes.

7. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

8. PUBLIC HEARING ITEMS

None.

9. REGULAR CALENDAR ITEMS

- 9.1. **Subject:** Mills Crossing Project Schematic Design Update and Opportunity for Architectural Design Input.

Recommendation: No formal action will be taken. Staff is providing a project presentation and receiving feedback from Planning Commission on exterior architectural design.

10. COMMISSION COMMENTS/IDEAS/QUESTIONS

11. DIRECTOR'S REPORT

12. 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

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
November 13, 2024	5:30 PM Regular Meeting
December 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 May 22, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on May 16, 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 May 16, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 6.1.

DATE: May 22, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF MAY 8, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. May 8, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**
Wednesday, May 8, 2024

City Hall
2729 Prospect Park Drive, Rancho Cordova

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

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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

ITEM 6.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, May 8, 2024

ATTACHMENT 1

Chambers at 5:31 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Robert McGarvey, Leroy Tripette, and Cynthia Stauss

Planning Commission Members Absent: None

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

2. PLEDGE OF ALLEGIANCE

Commissioner Frechette led the pledge.

3. PUBLIC COMMENT

Chair Stauss opened the public comment period. Seeing no speakers, 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 Tripette second by Frechette;
Motion passed with a 5:0 vote.

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of April 24, 2024. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of March 27, 2024.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING 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 5.1 by McGarvey second by Devarapalli;
Motion passed with a 5:0 vote.

- 5.1. **Subject:** Anatolia III Village 27 - Small Lot Tentative Subdivision Map - Project No. PLND-1023-0087 (CEQA Exempt Pursuant to Section 15182, Residential Projects Pursuant to a Specific Plan) - Located at the northwest corner of Kiefer Boulevard and Rancho Cordova Parkway; APN: 067-0720-031-0000 and 067-0090-039-0000.

Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project Exempt per Section 15182 Residential Projects Pursuant to a Specific Plan; and
- Approve the Anatolia III Village 27 Small Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Project Plans, and Conditions of Approval.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** The Ranch Villages 10 and 11 Silverbrook - Design Review Amendment (CEQA Exempt pursuant to Section 15182, C, Residential Projects Implementing Specific Plans) - Project No. PLND-0324-0094 - Located within The Ranch SPA, South

ITEM 6.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, May 8, 2024

ATTACHMENT 1

of Chrysanthy Boulevard; APN: 067-2630-001-0000 through 067-2630-069-0000 and 067-2420-006-0000.

Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project Exempt per Section 15182(C), Residential Projects Implementing Specific Plans; and
- Approve The Ranch Village 10 and 11 Silverbrook Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

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

ACTION: Motion to approve item 6.1. by McGarvey second by Devarapalli;
Motion passed with a 5:0 vote.

7. REGULAR CALENDAR ITEMS

- 7.1. **Subject:** Propose to Cancel the Regular Planning Commission Meeting on June 12, 2024.

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

ACTION: Motion to Cancel the Regular Planning Commission Meeting on June 12, 2024 by Triplette second by Frechette;
Motion passed with a 5:0 vote.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

9. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

10. ADJOURNMENT

Chair Stauss adjourned the meeting at 5:55 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 9.1.

DATE: May 22, 2024
TO: Planning Commission Members
FROM: Stefan Heisler, Housing Manager
Kristine Courdy, Senior Civil Engineer
SUBJECT: **MILLS CROSSING PROJECT SCHEMATIC DESIGN UPDATE AND
OPPORTUNITY FOR ARCHITECTURAL DESIGN INPUT**

RECOMMENDATION

No formal action will be taken. Staff is providing a project presentation and receiving feedback from Planning Commission on exterior architectural design.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. The Planning Commission will receive a presentation from the City's master developer team, Griffin Swinerton and partners, and city staff regarding the current project status, review project details approved by the City Council, and provide feedback on the exterior architectural components of the project.

BACKGROUND

On July 18, 2022 the City Council approved execution of a Predevelopment Agreement with Griffin Swinerton to continue moving the Mills Crossing project forward into the detailed design phase. This phase is intended to scope out the project in sufficient detail to negotiate a Guaranteed Maximum Price and Development Agreement by early 2025. On March 18, 2024 city staff and Griffin Swinerton (together the "project team") presented an update on the project to the City Council of the work completed between 2021 and early 2024, receiving Council approval on the overall site plan, zoning plan, parcel plan, landscape plan, and the uses of the three proposed community commercial buildings.

On May 9, the developer team submitted the Discretionary Entitlement Application and formal project plans to the city. These included plans for a Specific Plan Amendment (Folsom Boulevard Zone Change), Tentative Subdivision Map (to establish the project parcels), and Major Design Review for the community commercial building components and adjacent public outdoor areas. This submittal began the entitlement review and approval process with the aim to complete this process by late 2024. Several work streams are now in progress to complete the entitlement review and approval process. This project update presentation (Attachment 1) will introduce the project to the Planning Commission, present the upcoming work planned for calendar year 2024, and request comments and feedback from the Planning Commission on the exterior architectural aesthetic of the project.

Following this presentation to the Planning Commission, the project team will hold a public workshop with the City Council in June to receive additional architectural feedback. The project

team will make additional revisions based on the feedback received and return to the Planning Commission in the August-September timeframe requesting a recommendation on approval of the entitlements. Following this recommendation the entitlement application will return to the City Council for final approval.

The major features of the approved schematic design plan include 80,000-100,000 sq ft of community commercial facilities focused on arts, wellness, events (including space for nonprofit and resident events), small business incubator and workforce training uses, approximately 2.5 acres of plaza and community green spaces, approximately 100 housing units of attached townhomes and multifamily apartments, and 167-206 surface parking spaces.

ATTACHMENT(S)

1. Presentation

Planning Commission

Mills Crossing Schematic Design Update

May 22, 2024

Mills Crossing Planning Commission Review 2-Part Meeting Series

1

TODAY: May 22 2024
Initial Review &
Feedback

2

PLANNED: August 2024
Follow Up Incorporating
Planning Commission
Comments

Presentation Goals

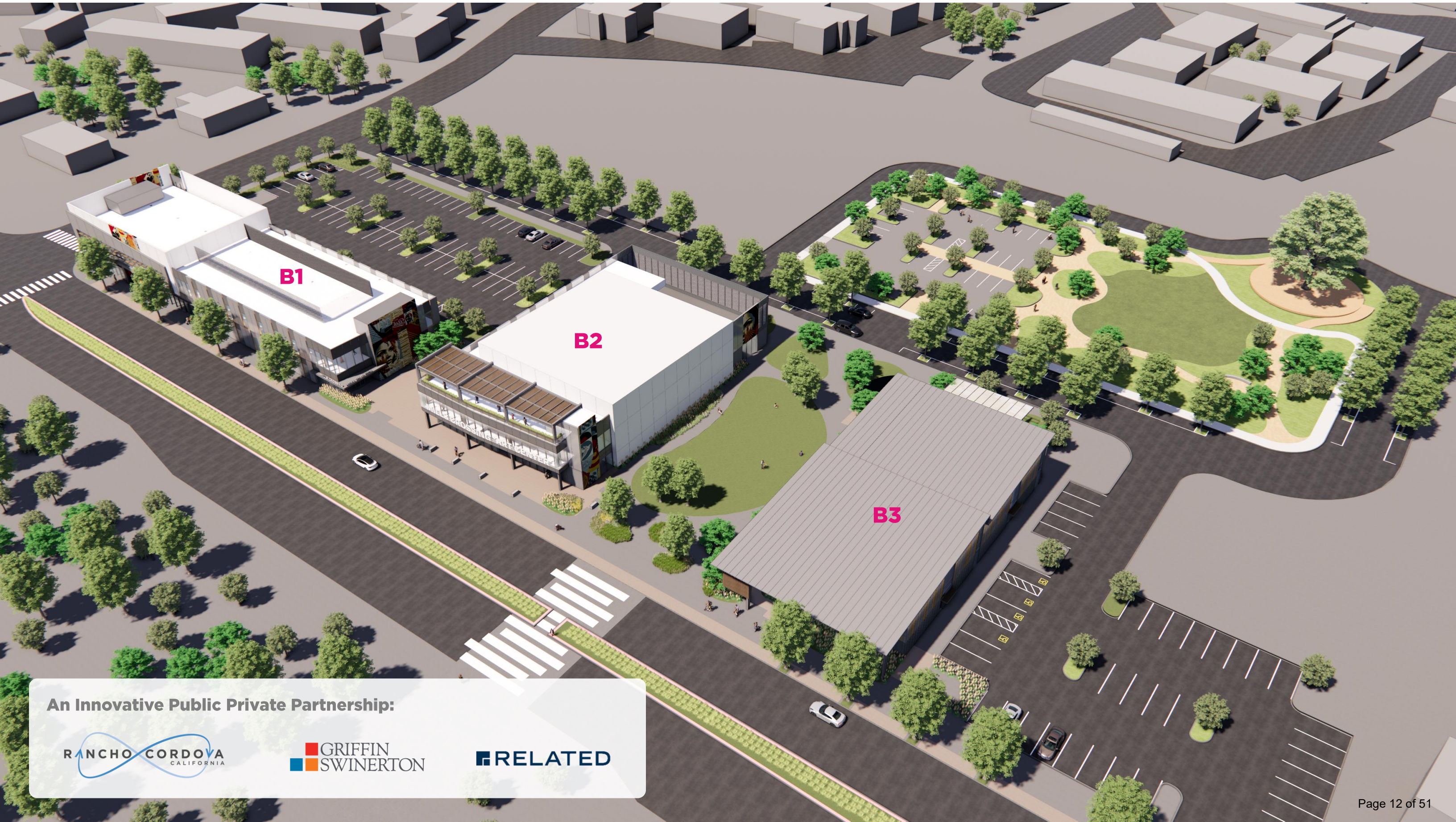
1. Update Planning Commission on Project Background & City Council Decisions/Approvals to Date (2021 – 2024, most recent Mar 18, 2024 Council Meeting)
2. Present Exterior Architectural Aesthetic and Next Steps to Planning Commission
3. Receive Feedback from Planning Commission on Architectural Exteriors to Guide Further Design Progress

Mills Crossing

A City-Owned & City-Funded Project



RIOS



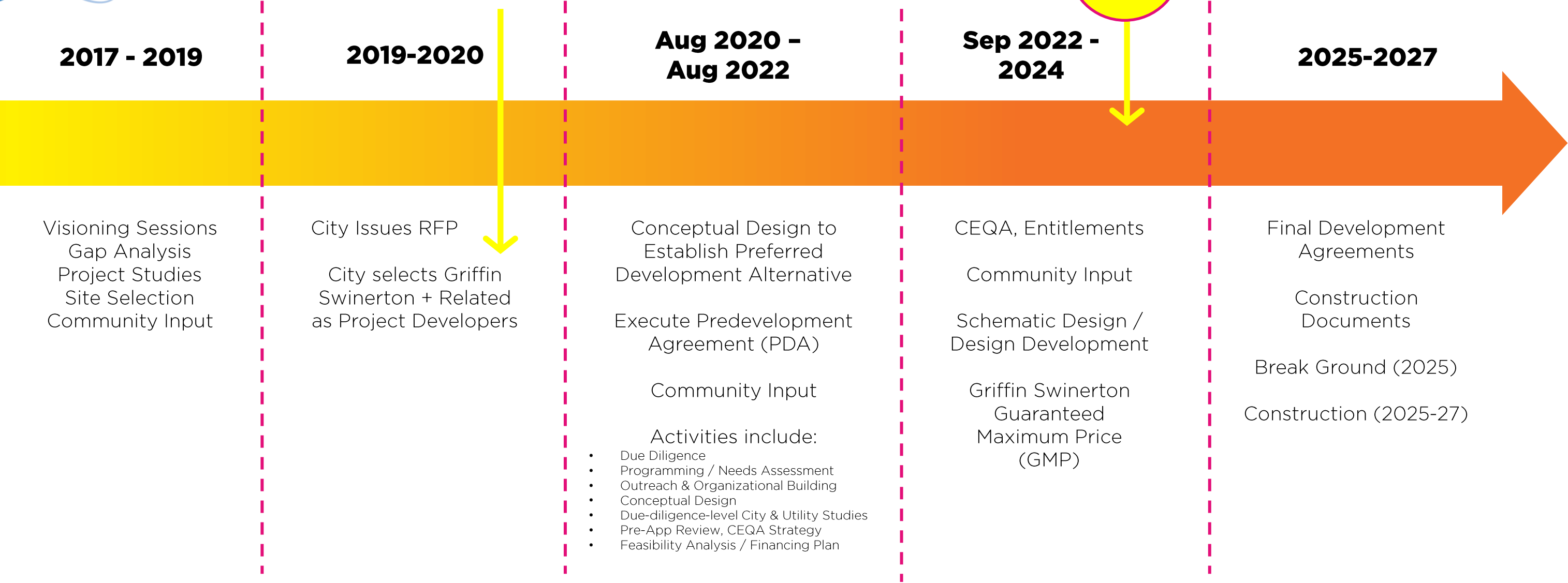
An Innovative Public Private Partnership:



Presentation Goals

1. Update Planning Commission on Project Background & City Council Decisions/Approvals to Date (2021 – 2024, most recent Mar 18, 2024 Council Meeting)
2. Present Exterior Architectural Aesthetic and Next Steps to Planning Commission
3. Receive Feedback from Planning Commission on Architectural Exteriors to Guide Further Design Progress

Timeline



Community Outreach Video



RIOS

Mills Crossing in Rancho Cordova COMING SOON



RIOS

0:03:12

0:00:06

Design Charrette Video V4



ARCHITECTURAL CHARACTER

Community Input

Mark on the slider which end of the gradient resonates with you the most...

1

Let us know your thoughts!

Roof Shape

Which end of the slider resonates with you the most?

Steeper

Flatter

3

Let us know your thoughts!

Materials

Which end of the slider resonates with you the most?

Natural

High-tech

2

Let us know your thoughts!

Walls and Windows

Which end of the slider resonates with you the most?

More Solid

More Glass

4

Let us know your thoughts!

Architectural Character

Which end of the slider resonates with you the most?

Traditional / Historical

Contemporary / Forward-Thinking

5

Architectural Character Handout

Mark on the slider which end of the gradient resonates with you the most.

Roof Shape

Steeper

Flatter

Walls and Windows

More Solid

More Glass

Materials

Natural

High-tech

Architectural Character

Traditional / Historical

Contemporary / Forward-Thinking

6

Create your own Collage!

Get each piece of buildings you like, mix and match!

How should the buildings look and feel?

1

Should the roofs be more sloped or flat?

2

Should the building have more windows or be more solid?

3

Should the building materials look more natural or high-tech?

4

Should the building character look more progressive or traditional?

5

Which end of the slider resonates with you the most?

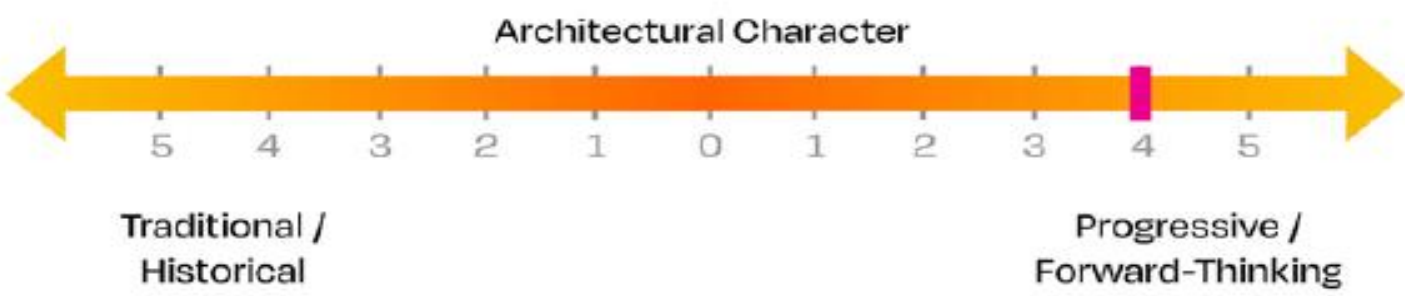
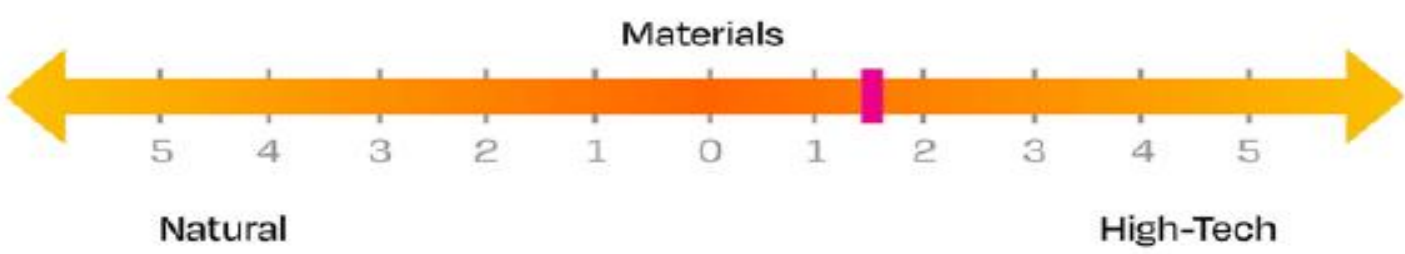
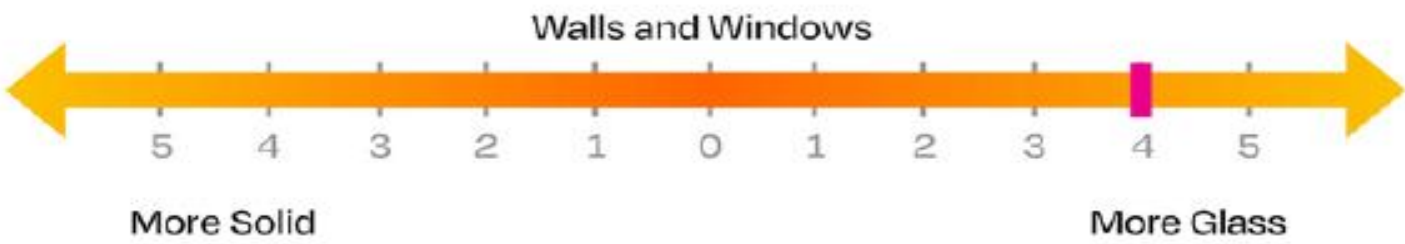
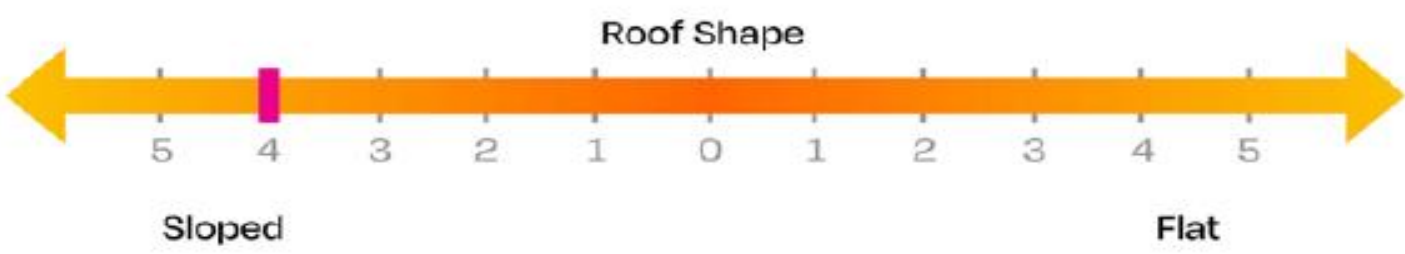
6

Create your own Collage! What would you like to see and where?

Page 16 of 51

ARCHITECTURAL CHARACTER

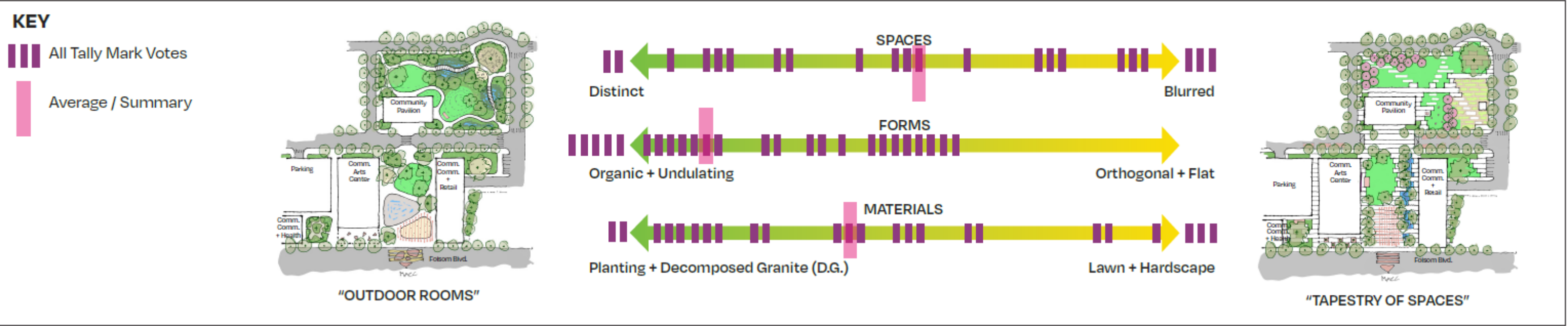
Community Input



OPEN SPACE

Community Input

Mark on the slider which end of the gradient you're most excited about.



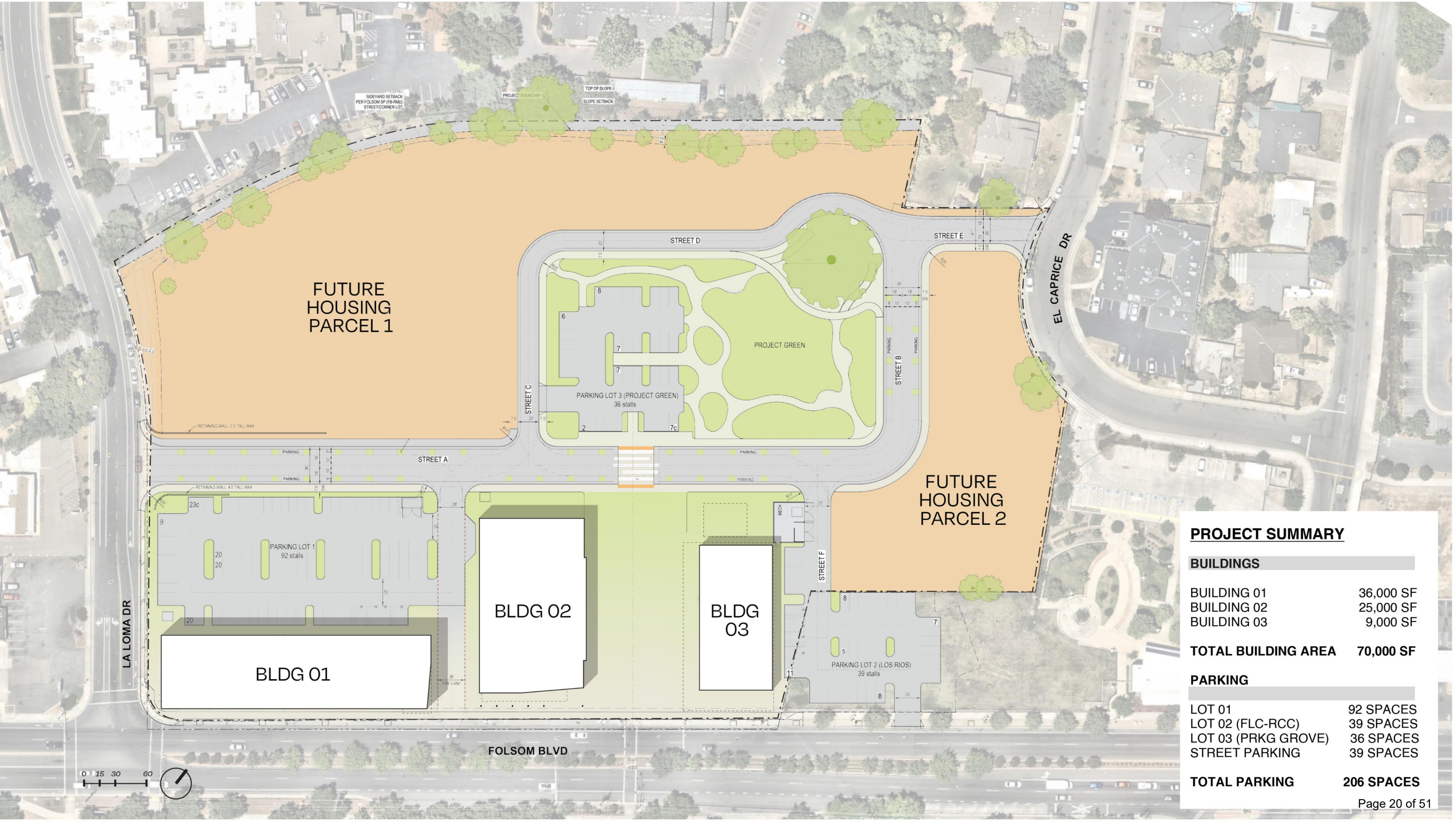
Over 100 responses:

- Water Feature: **108**
- Pop-up + Market Plaza: **103**
- Outdoor Stage/Flexible Project Green: **99**
- Wellness Walk/Nature Trail: **94**
- Outdoor Dining: **87**
- Picnic Area: **79**
- Nature Play for Kids: **78**
- Community Garden: **60**
- Interpretive Gardens: **48**
- Exercise and Wellness: **55**
- Outdoor Working Lounge/Classroom: **38**
- Outdoor Art: **34**



Site Plan Illustrative

PARKING AND PROGRAM SUMMARY



PROJECT SUMMARY

BUILDINGS

BUILDING 01	36,000 SF
BUILDING 02	25,000 SF
BUILDING 03	9,000 SF

TOTAL BUILDING AREA 70,000 SF

PARKING

LOT 01	92 SPACES
LOT 02 (FLC-RCC)	39 SPACES
LOT 03 (PRKG GROVE)	36 SPACES
STREET PARKING	39 SPACES

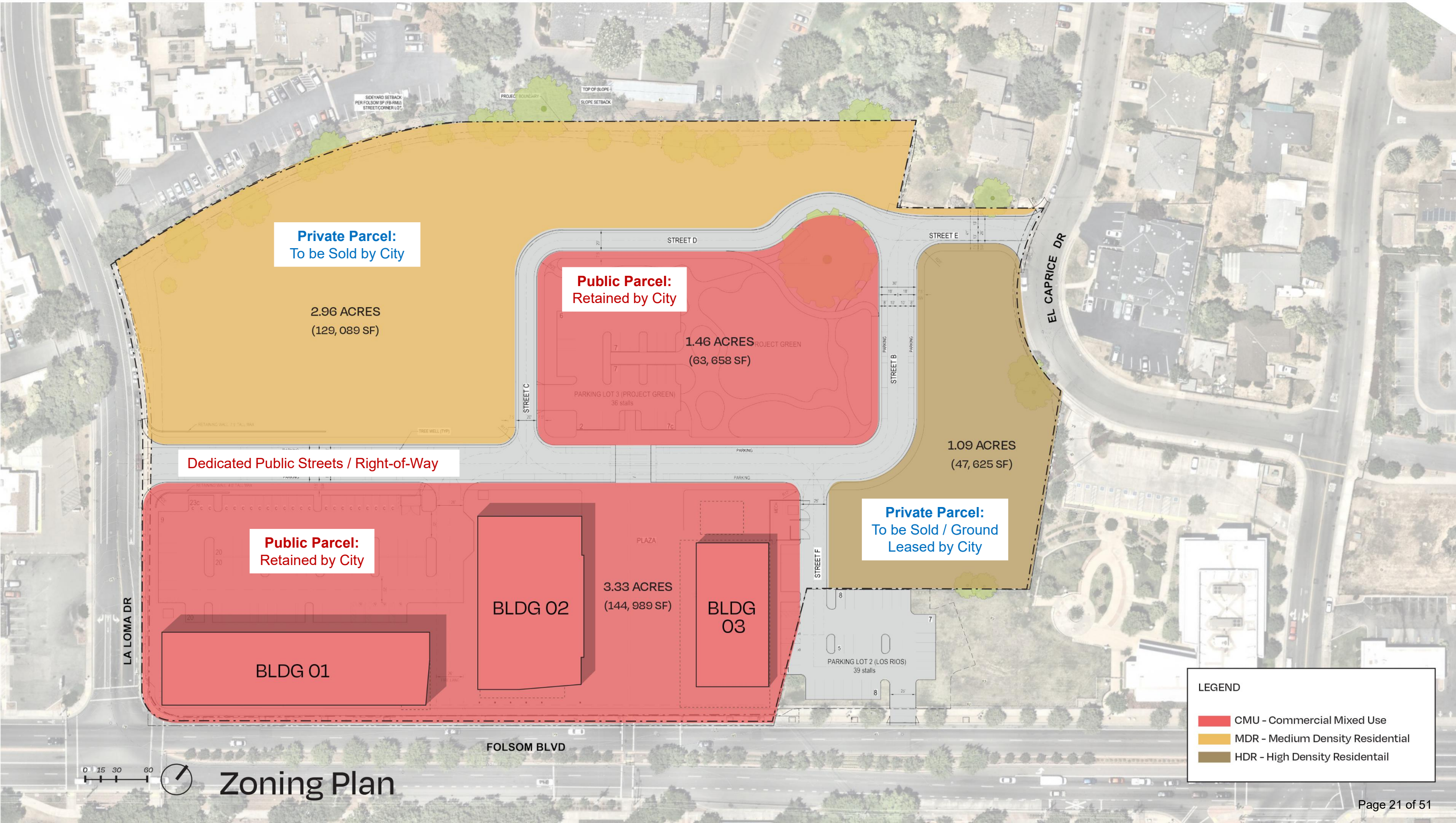
TOTAL PARKING 206 SPACES

Zoning Plan

Specific Plan Amendment of the Folsom Blvd Specific Plan



RIOS



Private Parcel:
To be Sold by City

2.96 ACRES
(129, 089 SF)

Public Parcel:
Retained by City

1.46 ACRES
(63, 658 SF)

Dedicated Public Streets / Right-of-Way

Public Parcel:
Retained by City

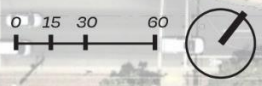
3.33 ACRES
(144, 989 SF)

Private Parcel:
To be Sold / Ground
Leased by City

1.09 ACRES
(47, 625 SF)

LEGEND

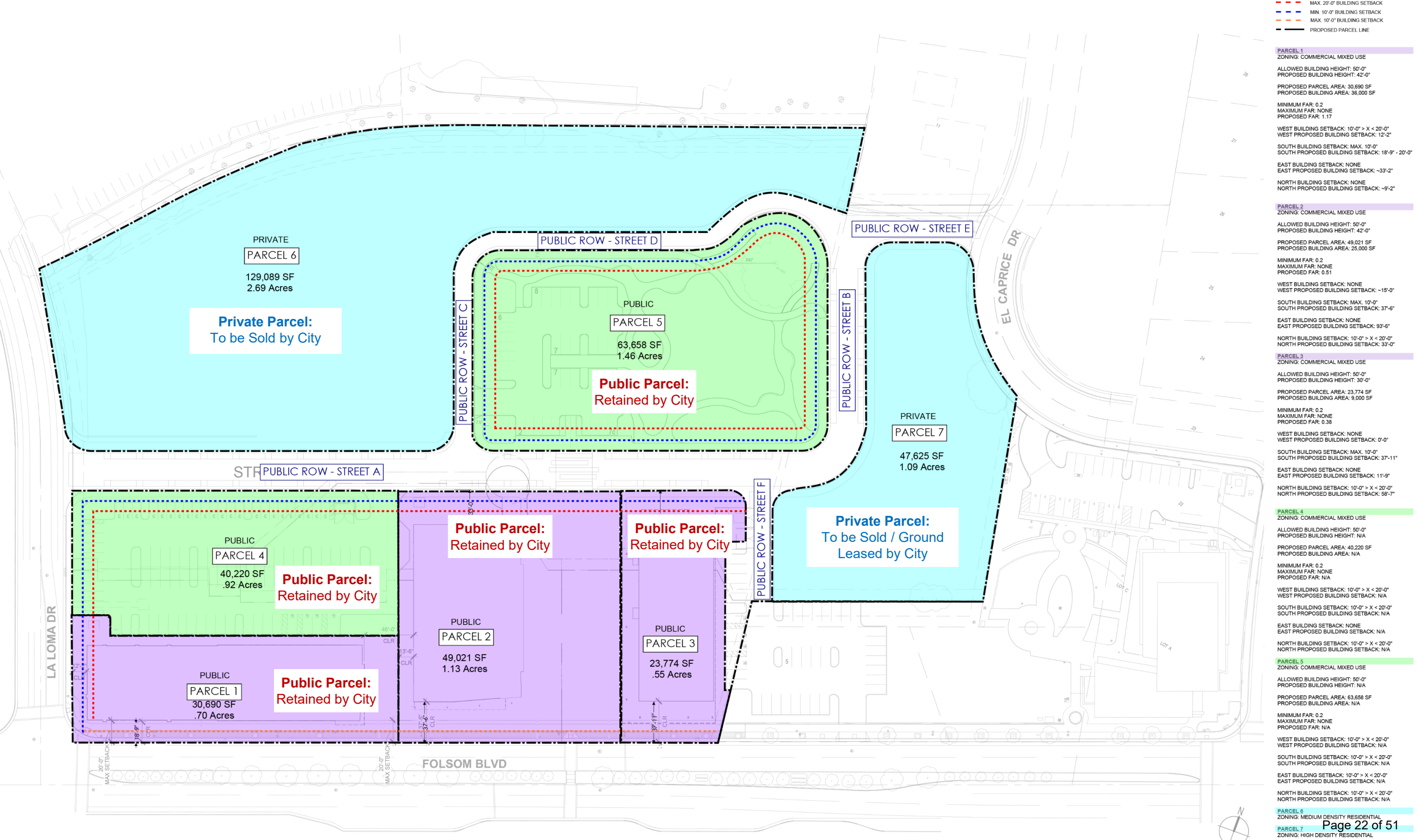
- CMU - Commercial Mixed Use
- MDR - Medium Density Residential
- HDR - High Density Residential



Zoning Plan

Parcel Plan

SITE EXHIBIT



Landscape Site Plan

SITE ELEMENTS AND LANDSCAPING

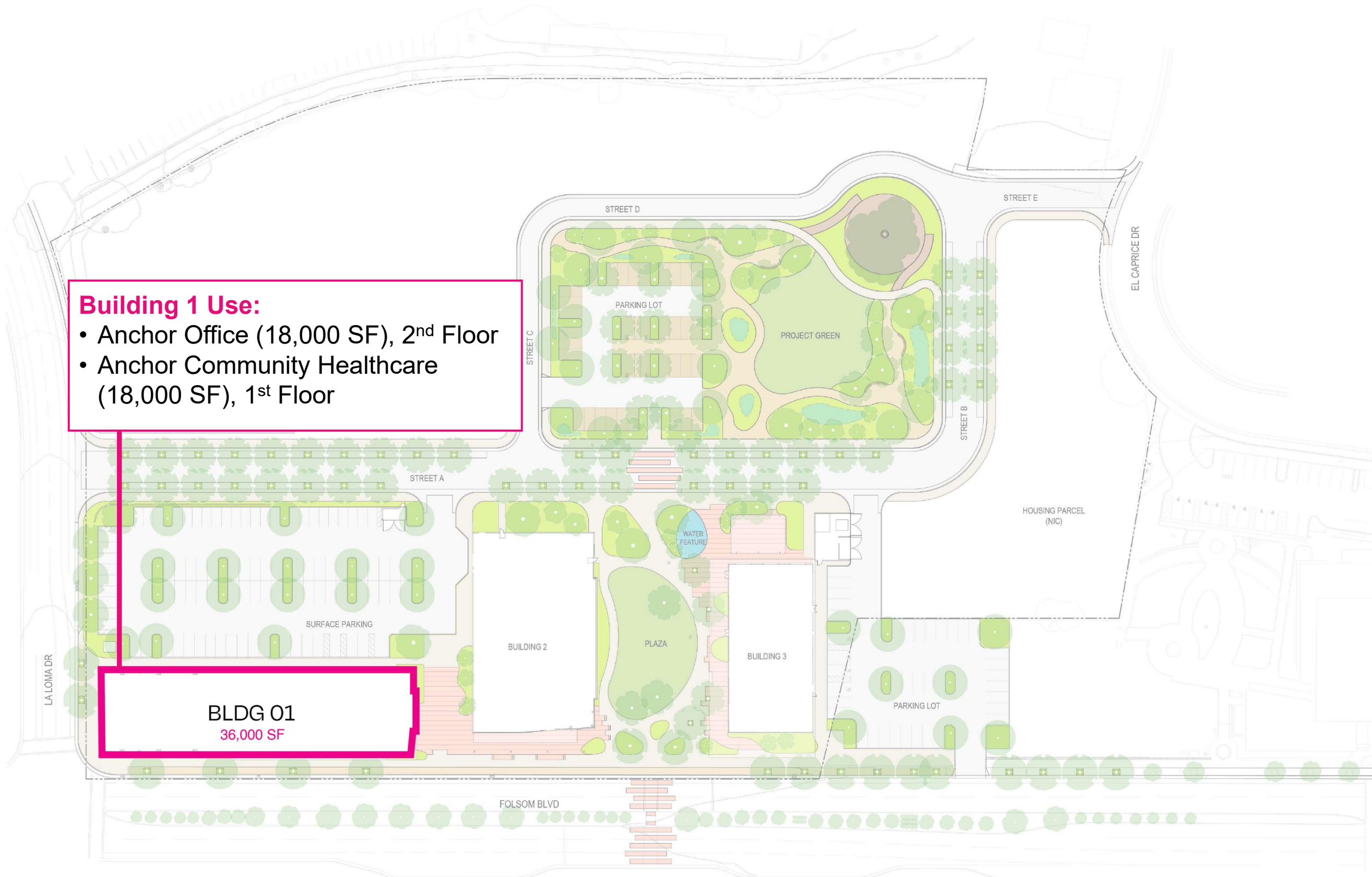


RIOS



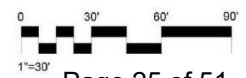
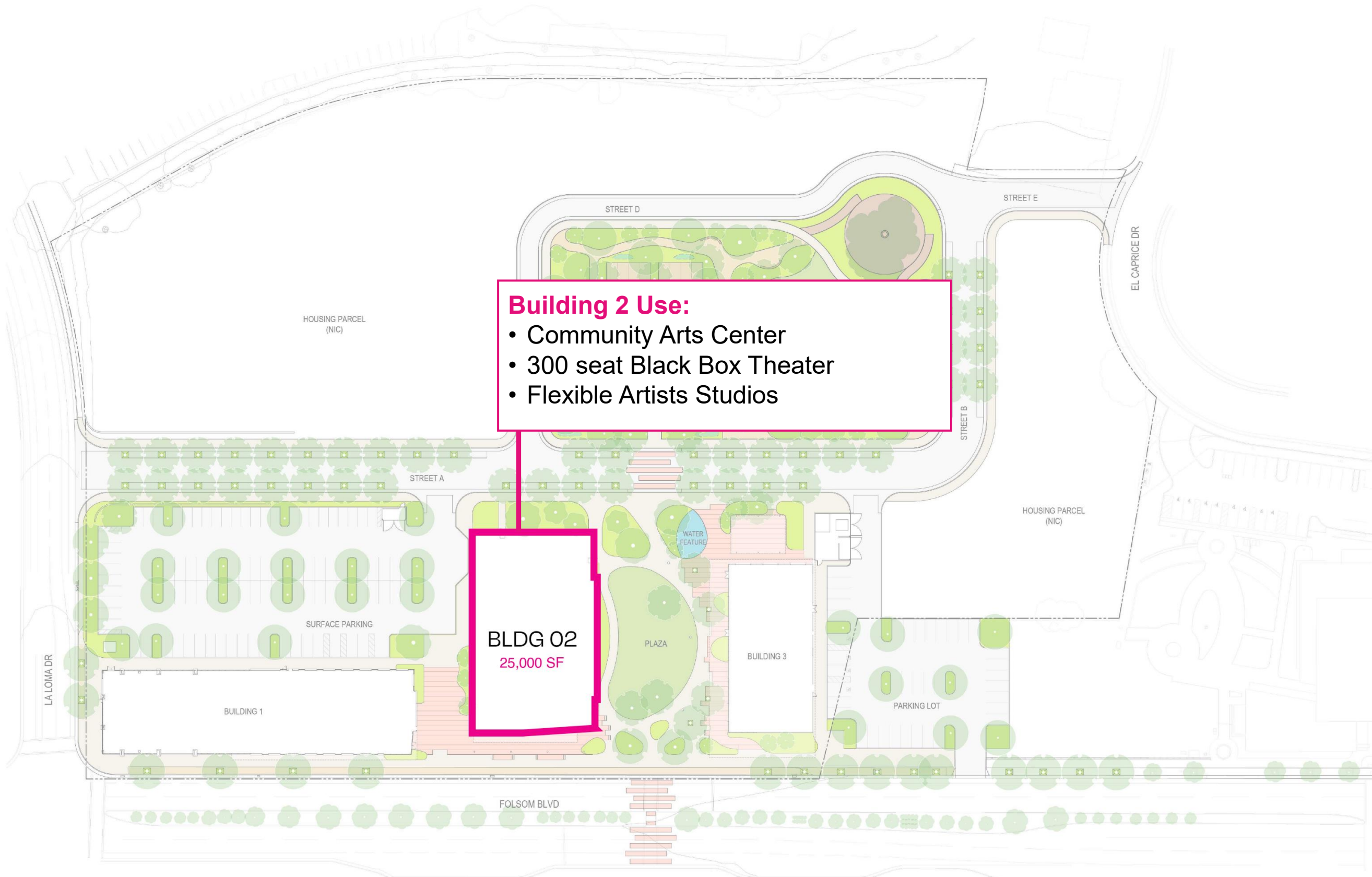
Building Uses - Building 01

COMMERCIAL WELLNESS



Building Uses - Building 02

COMMUNITY ARTS CENTER

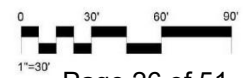
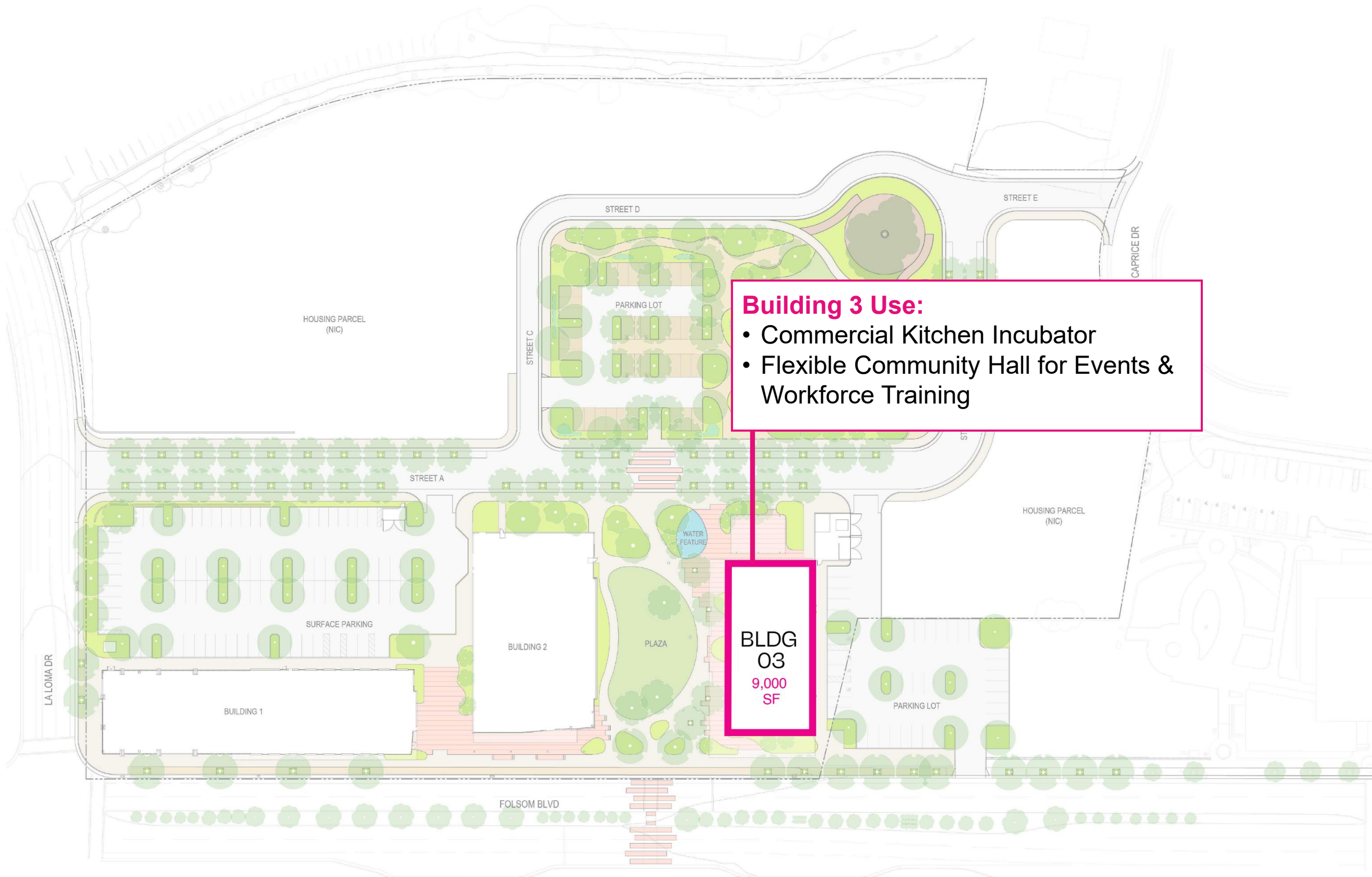
**RIOS**

Building Uses - Building 03

FLEX COMMUNITY



RIOS



Mills Crossing

AERIAL VIEW



RIOS





MILLS CROSSING PARKING
DEMAND ANALYSIS AND
SUPPLY RECOMMENDATION
DRAFT UNDER REVIEW



METHODOLOGY

- 1. Land Use Program:**
Categorize and aggregate land uses that attracts parking demand.
- 2. Demand Analysis:** Estimate peak parking demand for an avg weekday and weekend
- 3. Shared Parking:** Time of Use Analysis, Transit Oriented Development Site Context

PARKING DEMAND ANALYSIS – RECOMMENDED SUPPLY AT MILLS CROSSING

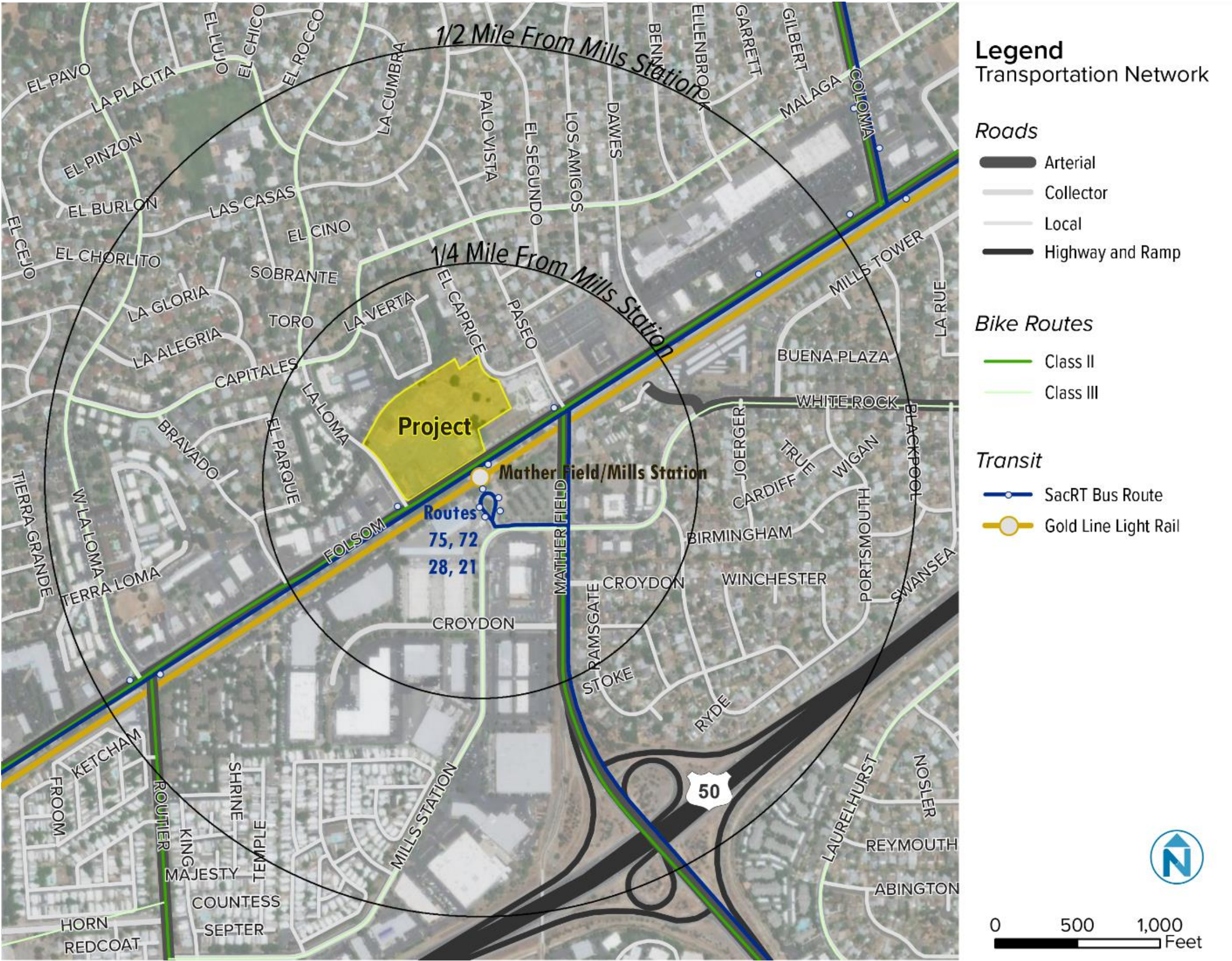
Measure	Recommended Supply (Projected peak demand plus 10% buffer)	Proposed Supply - 207 Spaces
Peak Demand - Factoring for Shared Parking	139 spaces	+81 (surplus)
Peak Demand - Factoring for Context + Shared Parking	132 spaces	+87 (surplus)

MILLS CROSSING SITE CONTEXT



METHODOLOGY

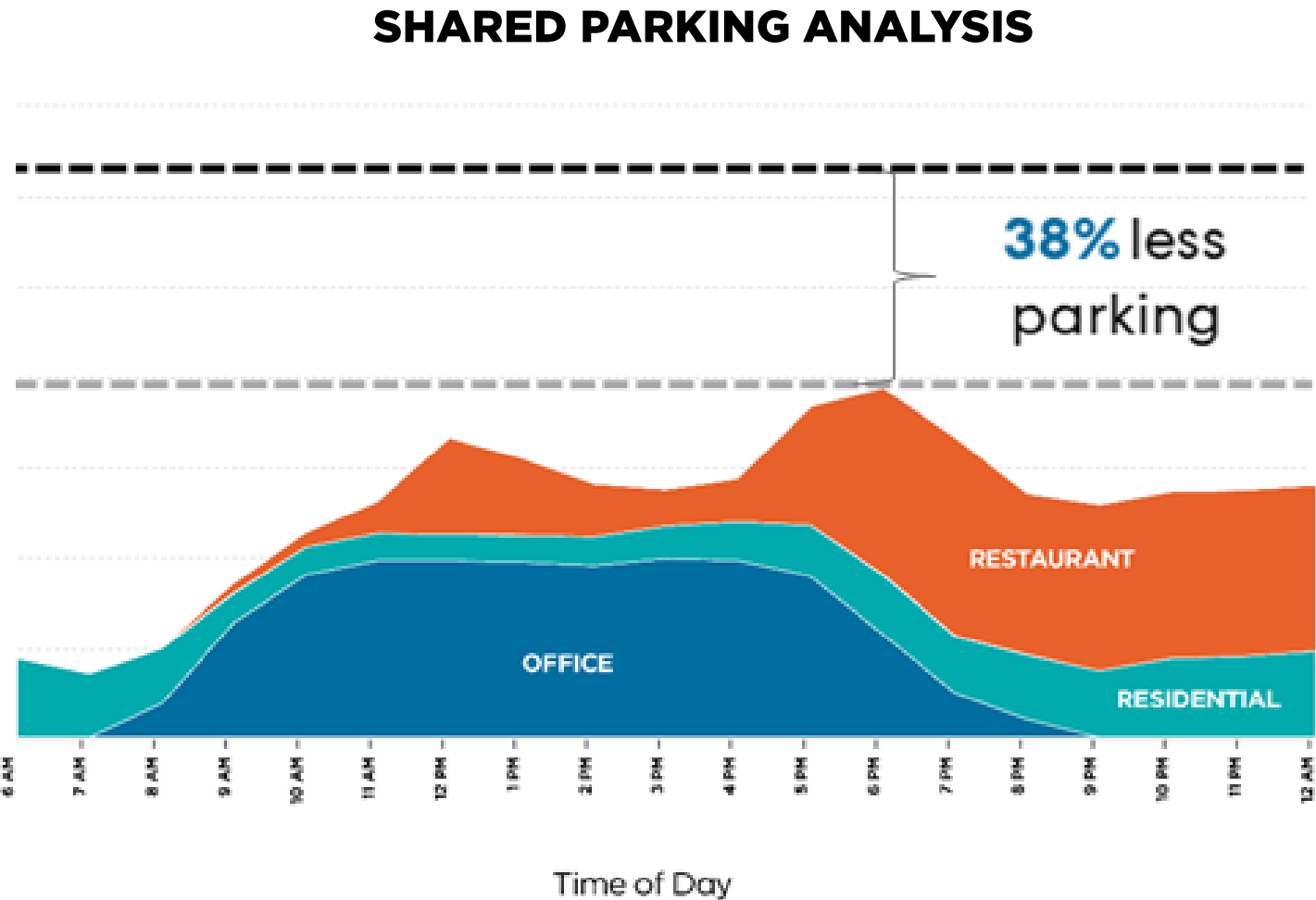
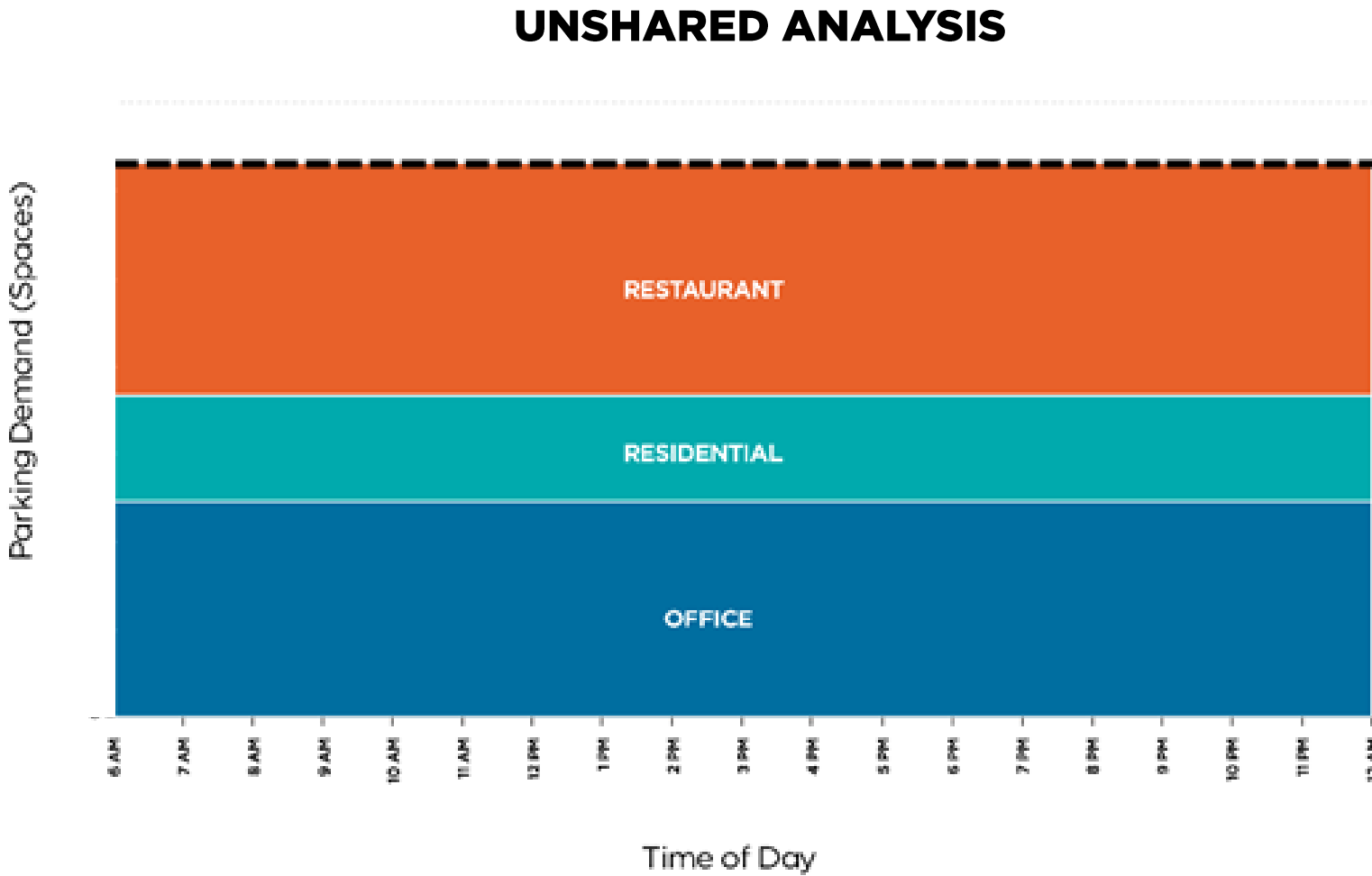
Demand Analysis -
adjusted for staggered
peaks and parking
demand factors that
account for internal
capture, TDM programs,
and transit access to the
site.



SHARED PARKING METHODOLOGY / MODEL

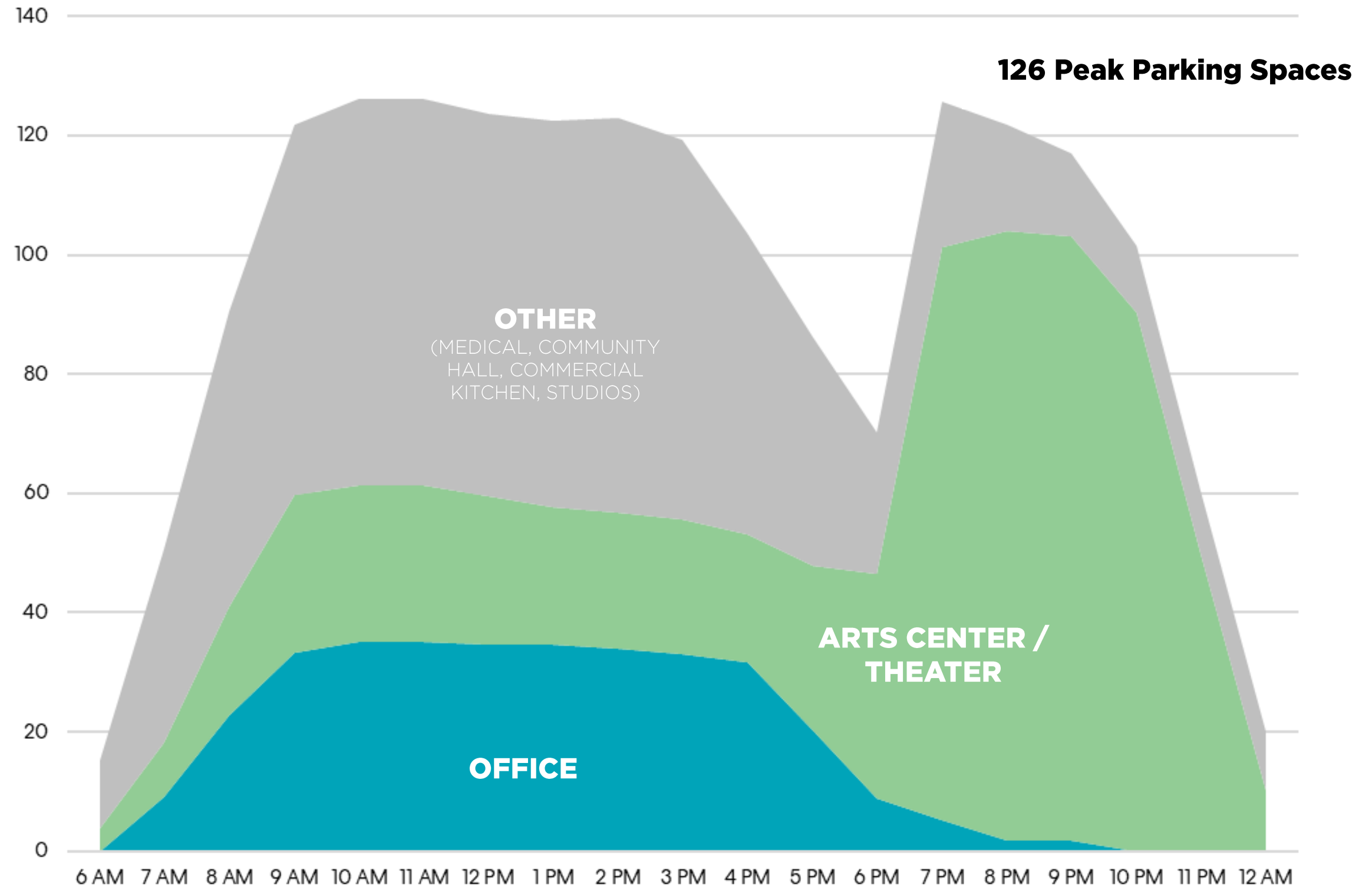


Projections of Unshared (Left) and Shared (Right) Parking Demand for Same Uses



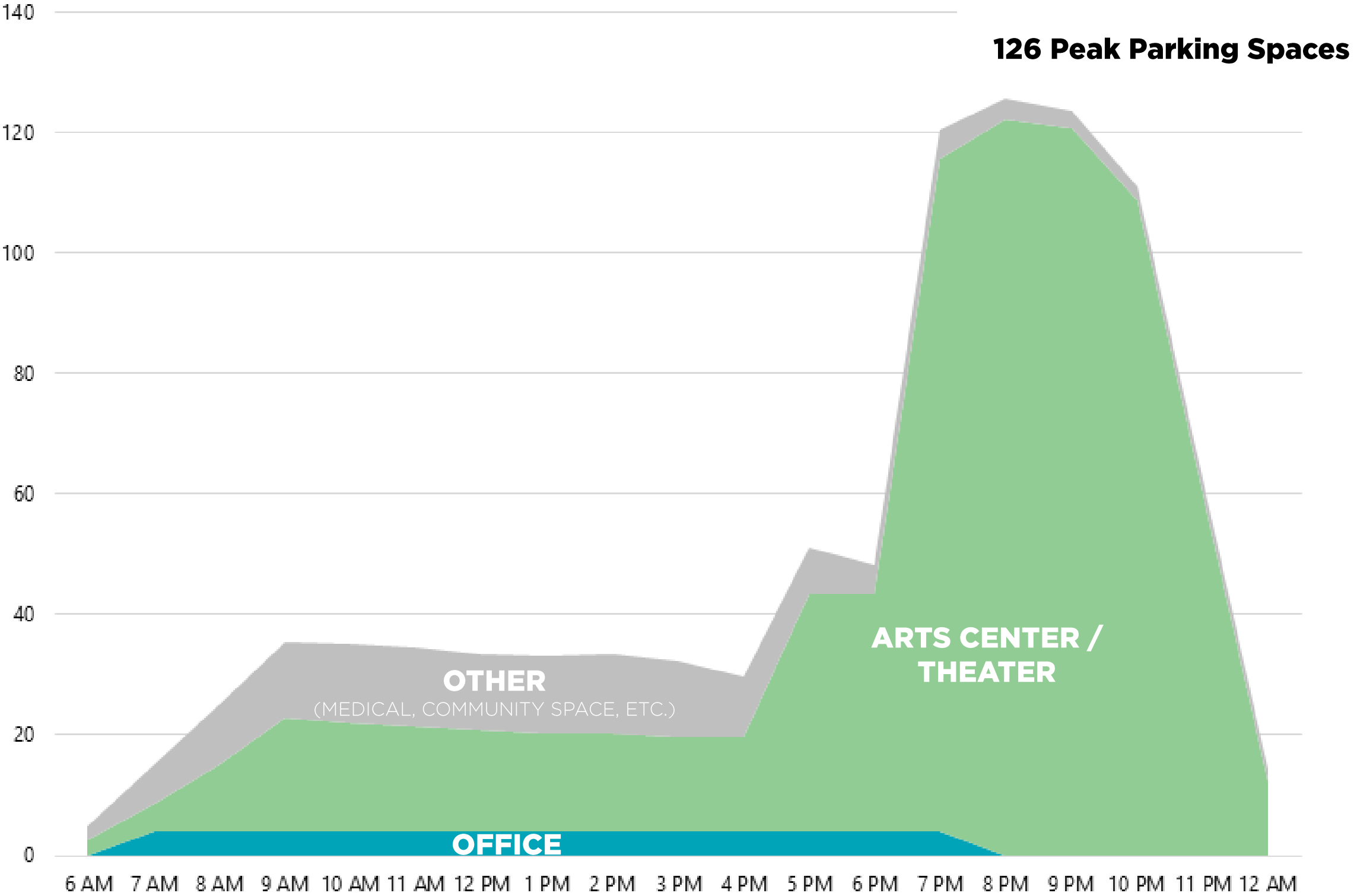
Time of Day Demand Projections for Non-Residential Uses: Baseline Weekday

MILLS CROSSING PROGRAM



Time of Day Demand Projections for Non-Residential Uses:
Baseline Weekend

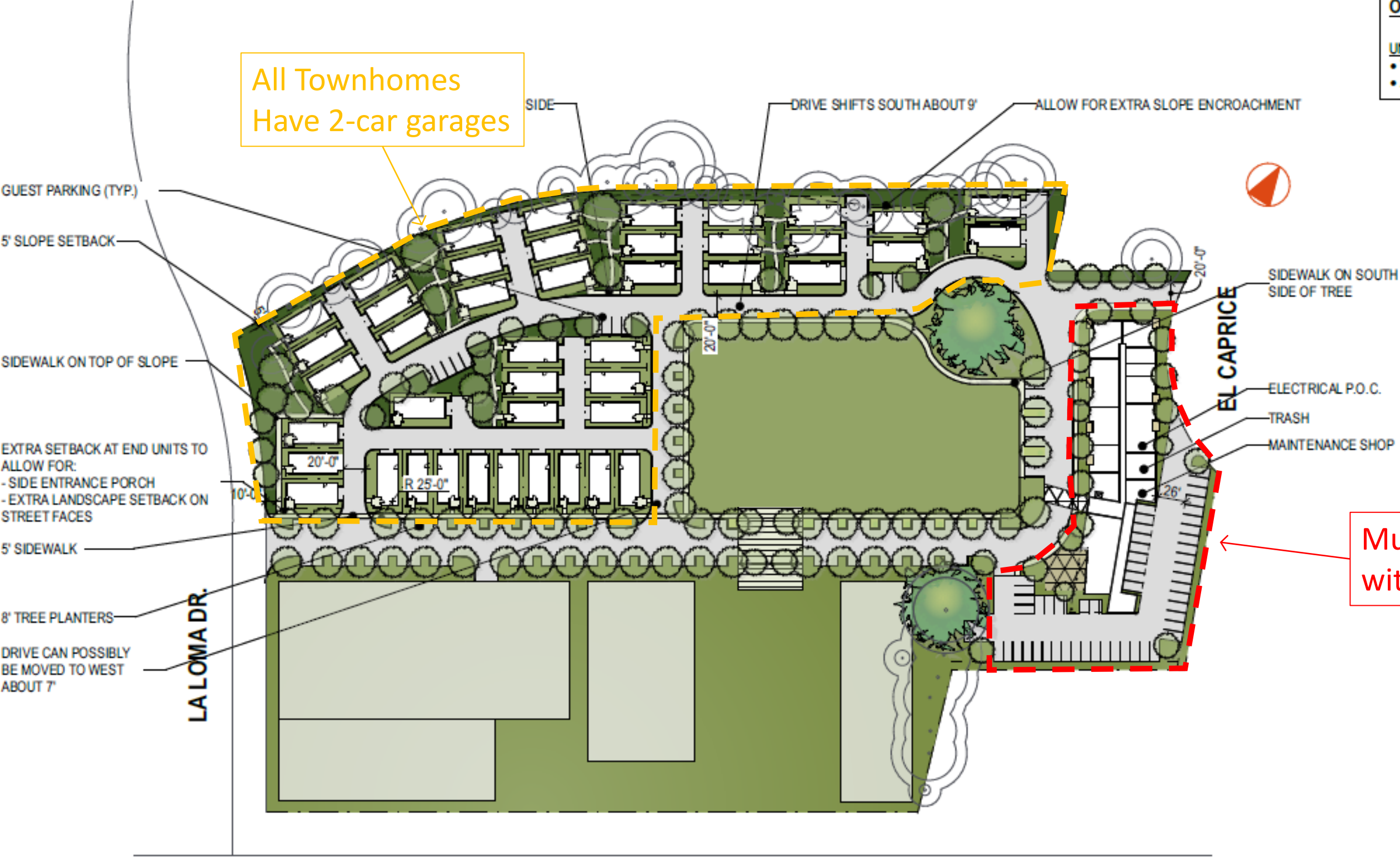
MILLS CROSSING
PROGRAM



Housing: Illustrative Layout and Parking

All Townhomes
Have 2-car garages

OPTION A YIELD ESTIMATE:	
UNITS	
• TOWNHOMES:	44
• AFFORDABLE APARTMENTS:	46



Multifamily Site
with parking

PLEASE NOTE: Housing will be built as a separate project(s) under stand-alone transactions with the housing developer and City. These are concept-level illustrations and are not proposed housing designs or development applications.

Presentation Goals

1. Update Planning Commission on Project Background & City Council Decisions/Approvals to Date (2021 – 2024, most recent Mar 18, 2024 Council Meeting)
2. Present Exterior Architectural Aesthetic and Next Steps to Planning Commission
3. Receive Feedback from Planning Commission on Architectural Exteriors to Guide Further Design Progress

Mills Crossing

VIEW FROM FOLSOM BLVD.



Building 01 – Commercial Wellness

VIEW FROM FOLSOM BLVD.



RIOS



Building 01 – Commercial Wellness

VIEW FROM FOLSOM BLVD.



RIOS



Building 01 – Commercial Wellness

VIEW FROM LA LOMA



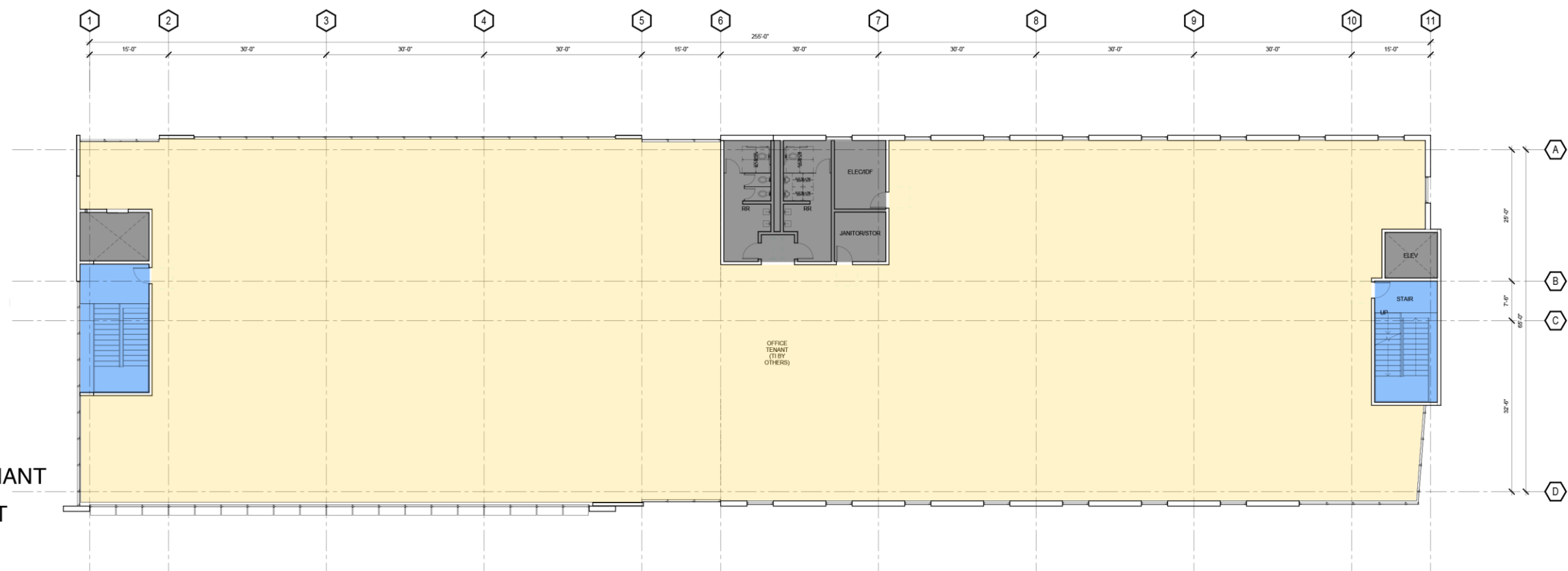
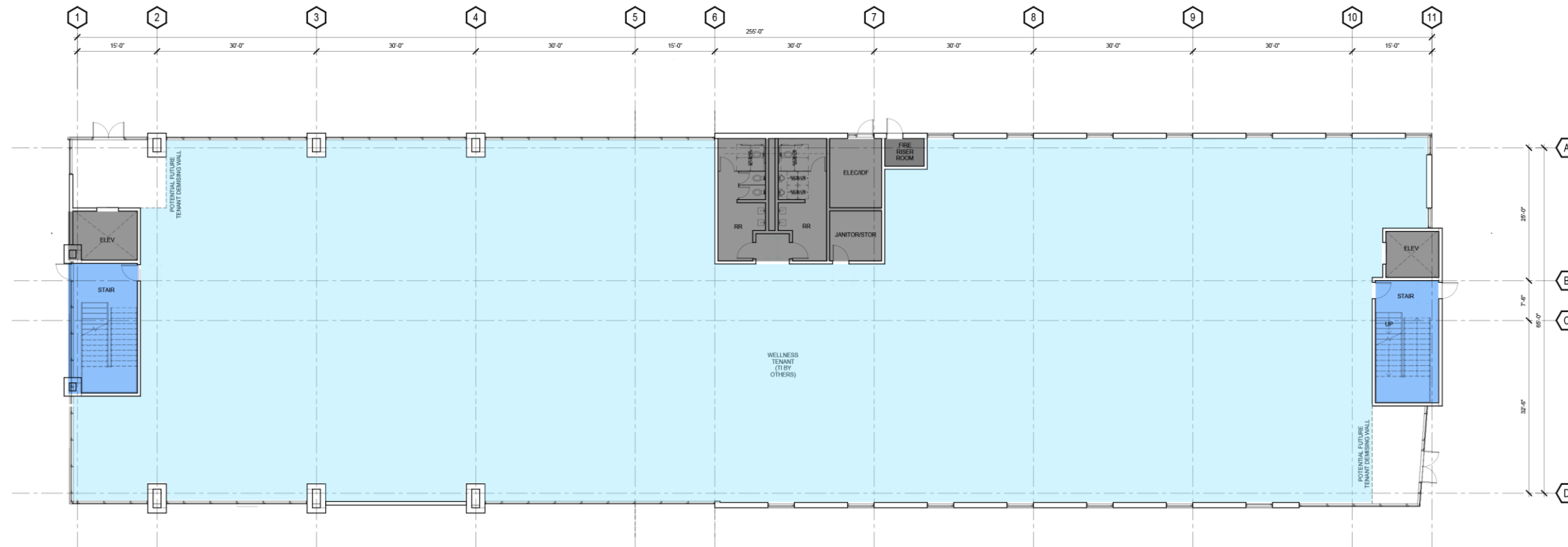
RIOS



Building 01 – Commercial Wellness


RIOS

FLOOR PLANS



- WELLNESS TENANT
- OFFICE TENANT
- STAIR CORE
- SUPPORT

NTS



Building 02 – Community Arts Center



RIOS

VIEW FROM FOLSOM BLVD.



Building 02 – Community Arts Center



RIOS

VIEW FROM FOLSOM BLVD.



Building 02 – Community Arts Center



RIOS

VIEW FROM STREET A



Building 02 – Community Arts Center



RIOS

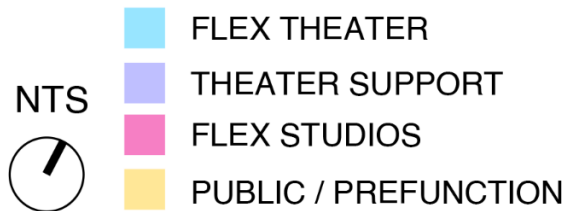
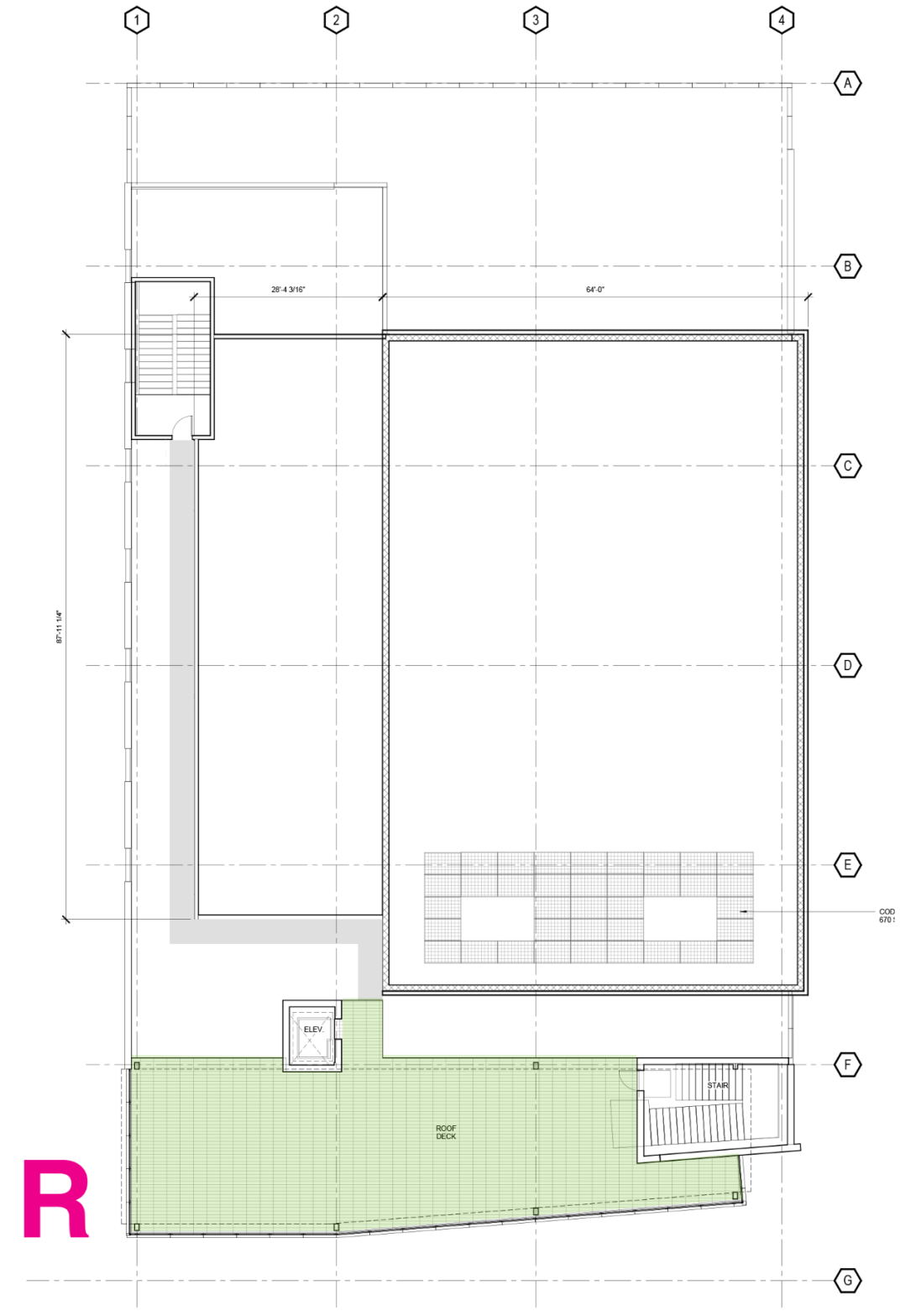
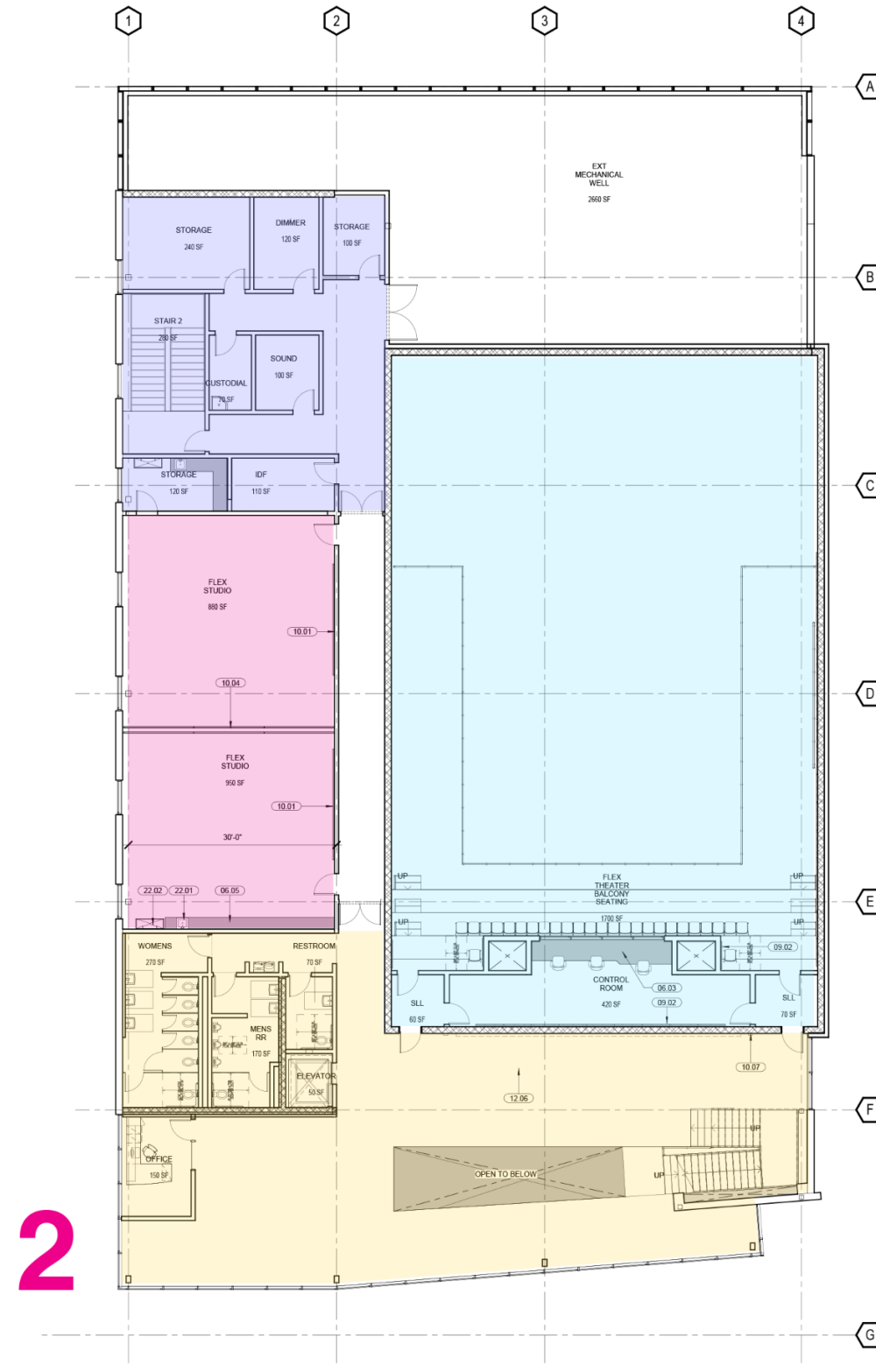
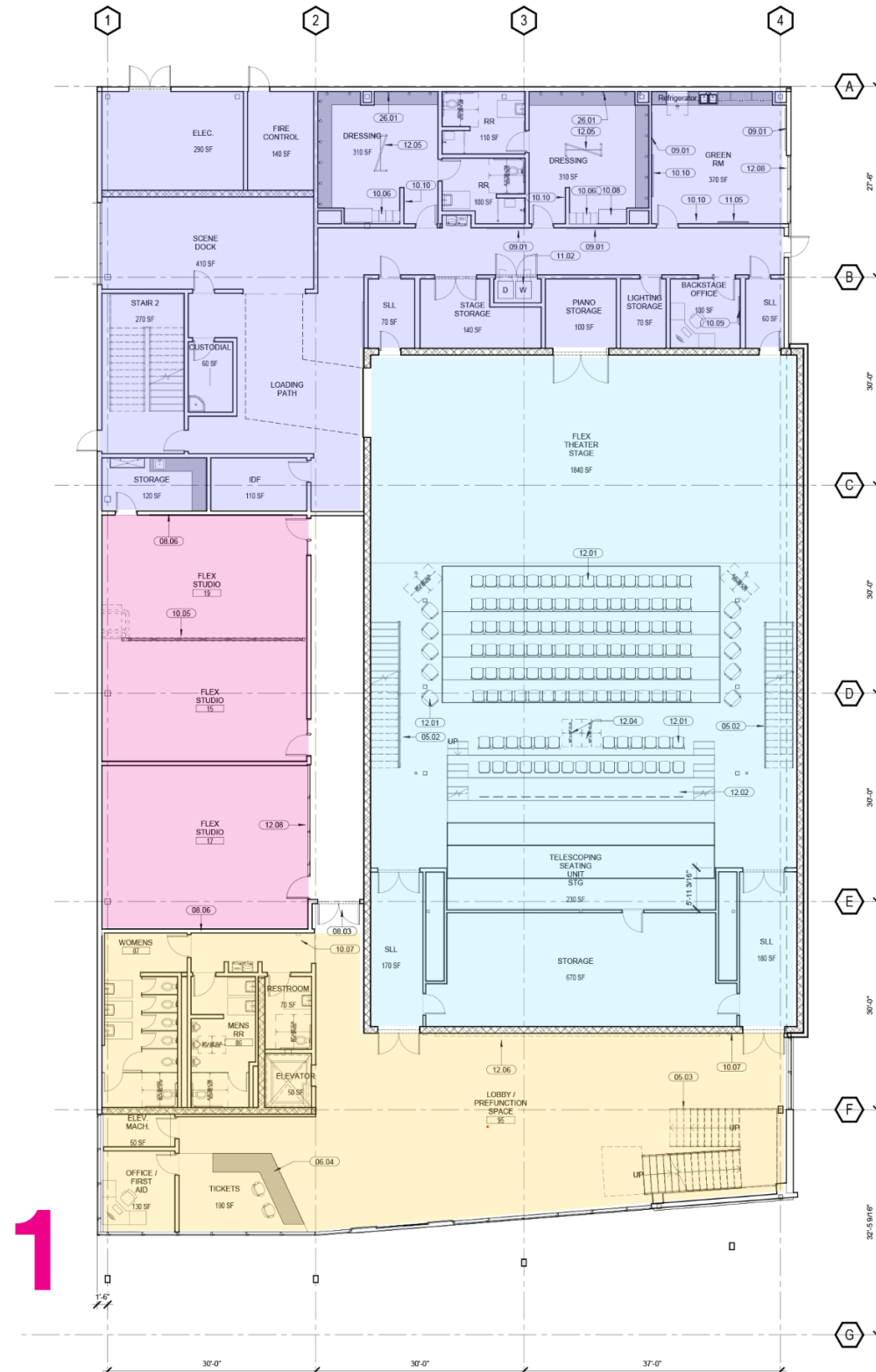
VIEW FROM FOLSOM BLVD.



Building 02 – Community Arts Center



FLOOR PLANS



Building 03 – Flex Community

VIEW FROM FOLSOM BLVD.



RIOS



Building 03 – Flex Community

VIEW FROM PLAZA



RIOS



Building 03 – Flex Community

VIEW FROM FOLSOM BLVD.

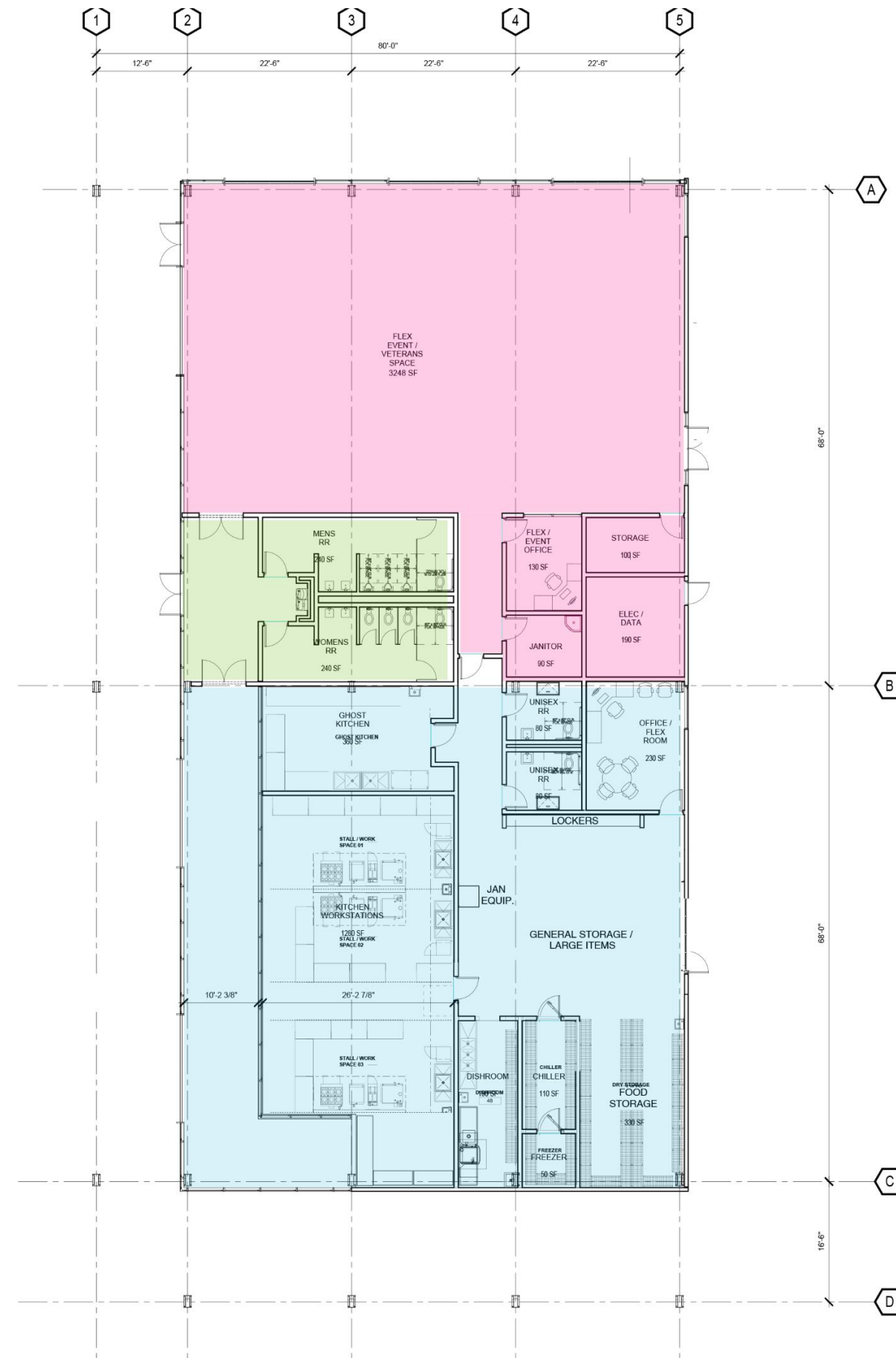


RIOS



Building 03 – Flex Community

FLOOR PLANS


RIOS


NTS



- FLEX COMMUNITY EVENT SPACE
- INCUBATOR KITCHEN
- PUBLIC SPACE

1

NEXT STEPS

- Submit Entitlements Application **MAY 10 2024**
- Receive Input from Planning Commission **TODAY**
- Incorporate Input from Planning Commission **MAY - JUNE**
- Public Review of Draft EIR **EARLY JUNE**
- Entitlements Review #1 with City Council **JUN 25 2024**
- Planning Commission Review #2 of Full Entitlements Package **AUG 28 2024**
- Entitlements Review #2 with City Council **SEP 16 2024**
- City Council Approval – Entitlements, GMP, Development Agreement **OCT 7 2024**

Presentation Goals

1. Update Planning Commission on Project Background & City Council Decisions/Approvals to Date (2021 – 2024, most recent Mar 18, 2024 Council Meeting)
2. Present Exterior Architectural Aesthetic and Next Steps to Planning Commission
3. Receive Feedback from Planning Commission on Architectural Exteriors to Guide Further Design Progress

ANY FURTHER QUESTIONS / COMMENTS ?

THANK YOU !!



An Innovative Public Private Partnership:

