

## CITY OF RANCHO CORDOVA



### PLANNING COMMISSION MEETING Wednesday, August 14, 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](mailto:PlanningClerk@cityofranhocordova.org) no later than 3:00 p.m. on Wednesday, August 14, 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, August 14, 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: Surrender Devarapalli, Lee Frechette, Tegan Knifton, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

Planning Commission Members Absent: None

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

**2. SPECIAL CEREMONIES - SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER**

Planning Commission Clerk Whitman swore in Planning Commissioner Dave Huhn.

**3. PLANNING COMMISSION REGULAR MEETING - ROLL CALL**

Planning Commission Members Present: Surrender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, Robert McGarvey, Leroy Tripette, and Cynthia Stauss

Planning Commission Members Absent: None

**4. PLEDGE OF ALLEGIANCE**

Commissioner McGarvey led the pledge.

**5. PUBLIC COMMENT**

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

**6. 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 6.1 by McGarvey second by Frechette;  
Motion passed with a 7:0 vote.

Motion to re-approve item 6.1.

**ACTION:** Motion to approve item 6.1 by Frechette second by McGarvey;  
Motion passed with a 6:0 vote.

**AYES:** Devarapalli, Frechette, Knifton, McGarvey, Tripette, Stauss

**NOES:** None

**ABSENT:** None

**ABSTAIN:** Huhn

- 6.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 22, 2024  
**Recommendation:** Adopt the minutes.

**7. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

**8. PUBLIC HEARING ITEMS**

- 8.1. **Subject:** Rio Del Oro Parcel 78 - Tentative Subdivision Map (CEQA Exempt Pursuant to Section 15183. Projects Consistent with a Community Plan, General Plan or Zoning) -

Project No. PLND-0723-0077 - Located East of Sunrise Boulevard, South of Gold Dredge Way, West of Rancho Cordova Parkway; A Portion of APN: 072-0370-107-0000.

**Recommendation:** Staff recommends that the Planning Commission:

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 Rio Del Oro Parcel 78 Tentative Subdivision Map (TSM), subject to the findings contained in the attached Resolution, Conditions of Approval, and Project Plans.

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

**ACTION:** Motion to approve item 8.1. by Tripette second by Frechette;  
Motion passed with a 7:0 vote.

- 8.2. **SUBJECT:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Zoning Code, Article 9 Specific Use Provisions of the City of Rancho Cordova Municipal Code (CEQA Exempt Pursuant to 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); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code, Section 23.901.060 of the Rancho Cordova Municipal Code.

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

**ACTION:** Motion to approve item 8.2. by Knifton second by Devarapalli;  
Motion passed with a 7:0 vote.

## 9. REGULAR CALENDAR ITEMS

- 9.1. **Subject:** Discussion Regarding the Future Development of the Waegell Property.

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

**ACTION:** Input was received regarding the Future Development of the Waegell Property.

## 10. COMMISSION COMMENTS/IDEAS/QUESTIONS

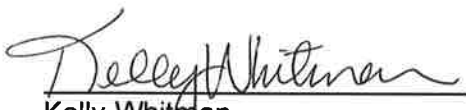
Planning Commission provided comments, ideas and questions since the last meeting.

## 11. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

## 12. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:42 p.m.

  
Kelly Whitman  
Planning Commission Clerk