

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, November 13, 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, November 13, 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, November 13, 2024, at 3:00 p.m.

AGENDA

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

Planning Commission Members - Surrender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, 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**

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 September 11, 2024.

Recommendation: Adopt the minutes.

- 4.2. **Subject:** 2025 Rancho Cordova Planning Commission Meeting Schedule.

Recommendation: Adopt the Resolution.

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

- 5.1. **Subject:** Arista del Sol Design Review and Special Development Permit Amendment (CEQA Exempt Pursuant to Section 15182, C, Residential Projects Implementing Specific Plans) – Project No. PLND-0824-0107 – Located South of Douglas Road, North of Chrysanthy Boulevard and West of Grant Line Road.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15182(C), “Residential Projects Implementing Specific Plans” of the CEQA Guidelines; and
2. Adopt the Resolution approving the Arista del Sol Design Review and Special Development Permit Amendment subject to the findings contained in the Resolution and Conditions of Approval.

- 5.2. **Subject:** The Preserve Major Design Review, Adjustment, and Special Development Permit Amendment (CEQA Exempt Pursuant to Section 15183. Projects Consistent with the Community Plan, General Plan or Zoning and Section 15182. Residential Projects Pursuant to a Specific Plan) — Project No. PLND-0924-0108 – Located North of Edington Drive and West of Raymer Way.

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 Section 15182, “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution approving the Major Design Review, Adjustment, and Special Development Permit Amendment for The Preserve.

- 5.3. **Subject:** Coloma at Rio Del Oro Parcel 66 Major Design Review (CEQA Exempt Pursuant to Section 15182, Projects Pursuant to a Specific Plan) - Project No. PLND-0824-0102 - Located at the Southeast Corner of the Intersection at White Rock Road and Rancho Cordova Parkway.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per Section 15182, “Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution for Coloma at Rio Del Oro Parcel 66, Major Design Review.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Zinfandel First Responder Training Facility Major Design Review (CEQA Exempt Pursuant to Section 15182, Projects Pursuant to a Specific Plan) - Project No. PLND-0824-0106 - Located at 3801 Zinfandel Drive.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15182, “Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution for the Zinfandel First Responder Training Facility Major Design Review.

- 6.2. **Subject:** Comfort Care Rancho Cordova Conditional Use Permit (CEQA Exempt Pursuant to Section 15301 Existing Facilities) - Project No. PLND-0624-0100 - Located at 12249 Folsom Boulevard.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15301 Existing Facilities, of the CEQA Guidelines; and
2. Adopt the Resolution approving the Conditional Use Permit for Comfort Care Rancho Cordova.

7. REGULAR CALENDAR ITEMS

- 7.1. **Subject:** Readoption of Meeting Minutes from Regular Planning Commission Meeting of May 8, 2024.

Recommendation: Adopt the minutes.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. 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

December 11, 2024	5:30 PM Regular Meeting
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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 November 13, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on November 6, 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 November 6, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk