

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, September 11, 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, September 11, 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, September 11, 2024, at 3:00 p.m.

MINUTES

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

Vice Chair Frechette called the Regular meeting to order in the David B. Roberts Council

Chambers at 5:31 p.m.

Planning Commission Members Present: Surrender Devarapalli, Dave Huhn, Tegan Knifton, Leroy Tripette, and Vice Chair Lee Frechette

Planning Commission Members Absent: Robert McGarvey and Chair Cynthia Stuass

Staff Members Present: Krystina Baudrey, Darcy Goulart, Palmer Hilton, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Huhn led the pledge.

3. PUBLIC COMMENT

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

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 4.1 by Tripette second by Devarapalli;
Motion passed with a 5:0 vote.

AYES: Devarapalli, Huhn, Knifton, Tripette, Frechette

NOES: None

ABSENT: McGarvey, Stauss

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 14, 2024.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Bloom at Sunridge Park III - Major Design Review (CEQA Exemption 15182 "Projects Pursuant to a Specific Plan") - Project No. PLND-0624-0099.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan;" and
2. Adopt the Resolution for Bloom at Sunridge Park III Major Design Review.

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

ACTION: Motion to approve item 6.1. by Huhn second by Devarapalli;
Motion passed with a 4:1 vote.

AYES: Devarapalli, Huhn, Knifton, Tripette

NOES: Frechette

ABSENT: McGarvey, Stauss

ABSTAIN: None

- 6.2. **Subject:** Beazer Arista Del Sol Phase 1 & 2 - Major Design Review & Special Development Permit (CEQA Exempt Per Section 15182 "Projects Pursuant to a Specific Plan") - Project No. PLND-0424-0097.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan" of the CEQA Guidelines; and
2. Adopt the Resolution for Beazer Arista Del Sol Phase 1 & 2 Major Design Review and Special Development Permit.

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

ACTION: Motion to approve item 6.2. by Tripette second by Knifton;
Motion passed with a 5:0 vote.
AYES: Devarapalli, Huhn, Knifton, Tripette, Frechette
NOES: None
ABSENT: McGarvey, Stauss
ABSTAIN: None

7. REGULAR CALENDAR ITEMS

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

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

ACTION: Motion to continue item 7.1 to the next Regular Planning Commission Meeting by Tripette second by Devarapalli;
Motion passed with a 5:0 vote.
AYES: Devarapalli, Huhn, Knifton, Tripette, Frechette
NOES: None
ABSENT: McGarvey, Stauss
ABSTAIN: None

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

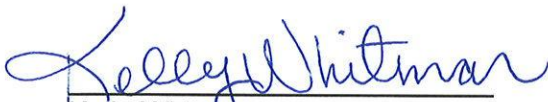
Planning Commission provided comments, ideas and questions since the last meeting.

9. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

10. ADJOURNMENT

Vice Chair Frechette adjourned the meeting at 6:35 p.m.


Kelly Whitman
Planning Commission Clerk