

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.

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 5:40 p.m.

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

Planning Commission Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Palmer Hilton, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Tripette 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. Walter Lomax
2. Wanda Bolton

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 and 4.2 by McGarvey second by Tripette;
Motion passed with a 7:0 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

Item 5.2 was pulled for separate discussion.

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

ACTION: Motion to approve item 5.1 and 5.3 by Knifton second by McGarvey;
Motion passed with a 7:0 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.

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

ACTION: Motion to continue item 5.2. to the December 11, 2024 Regular Planning Commission Meeting by Frechette second by Huhn;
Motion passed with a 7:0 vote.

- 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.

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 Knifton second by McGarvey;
Motion passed with a 6:1 vote.

AYES: Devarapalli, Huhn, Knifton, McGarvey, Tripette, Stauss

NOES: Frechette

ABSENT: None

ABSTAIN: None

- 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.

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

ACTION: Motion to deny item 6.2 by Frechette
Motion was amended to continue item 6.2. to a date uncertain by Frechette second by Huhn;
Motion passed with a 4:3 vote.

AYES: Frechette, Huhn, McGarvey, Stauss

NOES: Devarapalli, Knifton, Tripette

ABSENT: None

ABSTAIN: None

7. REGULAR CALENDAR ITEMS

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

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

ACTION: Motion to approve item 7.1. by Stauss second by McGarvey;
Motion passed with a 5:0 vote.

AYES: Devarapalli, Frechette, McGarvey, Tripette, Stauss

NOES: None

ABSENT: None

ABSTAIN: Huhn, Knifton

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

9. DIRECTOR'S REPORT

Senior Planner Arlene Granadosin-Jones gave her report.

10. ADJOURNMENT

Chair Stauss adjourned the meeting at 7:32 p.m.


Kelly Whitman
Planning Commission Clerk