

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, December 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://cityofranchocordova.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@cityofranchocordova.org no later than 3:00 p.m. on Wednesday, December 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, December 11, 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, Dave Huhn, 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. PLEDGE OF ALLEGIANCE

Commissioner Knifton 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 Frechette second by Tripette
Motion passed with a 7:0 vote.

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of November 13, 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 Knifton;
Motion passed with a 7:0 vote.

- 5.1. **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.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Sun River Church Remodel Major Design Review and Conditional Use Permit Amendment (CEQA Exempt Pursuant to Section 15301. Existing Facilities) - Project No. PLND-0624-0101 - Located at 11223 Trinity River Drive.

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 Major Design Review and CUP Amendment for the Sun River Church Remodel.

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 Frechette second by Huhn;
Motion passed with a 7:0 vote.

- 6.2. **Subject:** Mather Veterans Village Phase 4 - Major Design Review (CEQA Exempt per Public Resource Code 21080.040 "Affordable Housing Projects and Rezoning Exemption" and CEQA Categorical Exemption 15332 "In-Fill Development Projects") - Project No. PLND-0824-0104 - Located at the southeast corner of Bleckely Street and Schirra Avenue.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per Public Resources Code (PRC) 21808.040 and Categorical Exemption 15332 of the California Environmental Quality Act (CEQA); and
2. Adopt the Resolution for the Mather Veterans Village Phase 4 Major Design Review.

Vice Chair Frechette recused himself from item 6.2 due to a conflict of interest related to his personal interest.

Chair Stauss opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. Don Black

Chair Stauss closed the public comment period.

ACTION: Motion to approve item 6.2. by Tripette second by McGarvey;
Motion passed with a 6:0

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

NOES: None

ABSENT: None

RECUSE: Frechette

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Community Development Director Darcy Goulart provided her report.

9. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:41 p.m.



Kelly Whitman
Planning Commission Clerk

