

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, March 26, 2025

**5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranchocordova.zoom.us/j/87563639433>
Webinar ID: 875 6363 9433
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 875 6363 9433

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, March 26, 2025. 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.

AGENDA

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

Planning Commission Members - Surender Devarapalli, Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

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 March 12, 2025.
Recommendation: Adopt the minutes.

- 4.2. **Subject:** 2024 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.
Recommendation: No formal action will be taken. Staff is providing the 2024 General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan as required by State law.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 5.1. **Subject:** Aspen & Willow at Cypress - Major Design Review and Special Development Permit (CEQA Exempt Pursuant to Section 15182(C), Residential Projects Implementing Specific Plans) - Project No. PLND-1224-0118.
Recommendation: Staff requests that this item be continued to the April 9, 2025 Planning Commission Meeting. The public notice for the March 26th meeting contained outdated Assessor Parcel Numbers (APNs). The Applicant has provided an updated list of APNs, and the project has been re-noticed with the corrected APNs in accordance with Government Code Section 65090.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Mills Crossing - Specific Plan Amendment, Major Design Review, and Tentative Subdivision Map (Environmental Impact Report (SCH #2023010102) Prepared Pursuant to the California Environmental Quality Act) - Project No. PLND-0524-0098 - Located at 10153 Folsom Boulevard; APN: 076-0020-019, -020, -021, and -022.
Recommendation: Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) recommending that the City Council:

1. Adopt a Resolution (Attachment 2) certifying the Mills Crossing Environmental Impact Report and adopting the Mitigation Monitoring Report Program and CEQA Findings (Attachment 3); and

2. Introduce and waive first reading of an Ordinance adopting the Specific Plan Amendment (Attachment 9) with associated exhibit and track changes (Attachments 10 & 11), subject to the findings contained in the Ordinance; and
3. Adopt a Resolution (Attachment 6) approving a Tentative Subdivision Map and a Major Design Review with associated exhibits (Attachments 7 and 8), subject to the findings contained in the Resolution.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. 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

April 9, 2025	5:30 PM Regular Meeting
May 14, 2025	5:30 PM Regular Meeting
June 11, 2025	5:30 PM Regular Meeting
July 9, 2025	5:30 PM Regular Meeting
August 13, 2025	5:30 PM Regular Meeting
September 10, 2025	5:30 PM Regular Meeting
October 8, 2025	5:30 PM Regular Meeting
November 12, 2025	5:30 PM Regular Meeting

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 March 26, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on March 20, 2025 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 March 20, 2025 at Rancho Cordova, California.

A handwritten signature in blue ink that reads "Kelly Whitman". The signature is written in a cursive style and is positioned above a horizontal line.

Kelly Whitman
Planning Commission Clerk