

## **CITY OF RANCHO CORDOVA**



### **PLANNING COMMISSION MEETING Wednesday, April 9, 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://cityofranhocordova.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@cityofranhocordova.org](mailto:PlanningClerk@cityofranhocordova.org) no later than 3:00 p.m. on Wednesday, April 9, 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 26, 2025.  
**Recommendation:** Adopt the minutes.

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

None.

**6. PUBLIC HEARING ITEMS**

- 6.1. **Subject:** Aspen and Willow at Cypress - Major Design Review and Special Development Permit (CEQA Exempt Pursuant to CEQA Guidelines Section 15182(c), Residential Projects Implementing Specific Plans) - Project No. PLND-1224-0118 - 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 CEQA Guidelines Section 15182(c), "Residential Projects Implementing Specific Plans"; and
2. Adopt the Resolution approving the Aspen & Willow at Cypress Major Design Review and Special Development Permit subject to the findings contained in the Resolution and Conditions of Approval.

- 6.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.316 General Commercial and Industrial Zones, Chapter 23.325 Overlay Zoning Districts, Chapter 23.734 Accessory Structures, Chapter 23.919 Special Regulated Uses, Chapter 23.1104 Definitions, and The Folsom Boulevard Specific Plan.

**Recommendation:** Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code and a Specific Plan Amendment to amend the

Folsom Boulevard Specific Plan

**7. REGULAR CALENDAR ITEMS**

**7.1. Subject:** General Plan Update.

**Recommendation:** No formal action will be taken. Staff is providing a presentation on the progress of the General Plan Update project.

**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](http://www.cityofranchocordova.org) on Fridays prior to the Regular Planning Commission Meeting.

**UPCOMING MEETINGS**

|                    |                         |
|--------------------|-------------------------|
| 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 |
| December 10, 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 April 9, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on April 4, 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](http://www.cityofranchocordova.org).

Signed April 4, 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