

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
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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.

MINUTES

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

Chair Frechette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 PM.

Planning Commission Members Present: Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: Surender Devarapalli

Staff Members Present: Kristine Courdy, Chance Finley-Ross, Darcy Goulart, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Huhn led the pledge.

3. PUBLIC COMMENT

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

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 4.1 through 4.2 by Huhn second by Rehman;
Motion passed with a 6:0 vote.
AYES: Huhn, Knifton, Rehman, Stauss, Stevenson, Frechette
NOES: None
ABSENT: Devarapalli
ABSTAIN: None

- 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

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

ACTION: Motion to continue item 5.1 to the April 9th Regular Planning Commission Meeting by Knifton second by Huhn;
Motion passed with a 6:0 vote.
AYES: Huhn, Knifton, Rehman, Stauss, Stevenson, Frechette
NOES: None
ABSENT: Devarapalli
ABSTAIN: None

- 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

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

1. Jim Garcia
2. Jim Garcia
3. Michele Nouter
4. Helen Whelan-Bashaw
5. Meada Cashatt
6. Melanie Freer

Chair Frechette closed the public comment period.

ACTION: Motion to recommend that the City Council Adopt the Resolution Certifying the Mills Crossing Environmental Impact Report and adopting the Mitigation Monitoring Report Program and CEQA Findings; and Introduce and waive the first reading of an Ordinance adopting the Specific Plan Amendment with associated exhibit and track changes subject to the findings contained in the Ordinance; and continue the Tentative Subdivision Map and Design Review by Huhn second by None; Motion failed.

RECESS 7:16 PM - 7:35 PM

ACTION: Motion to recommend that the City Council Adopt the Resolution Certifying the Mills Crossing Environmental Impact Report and adopting the Mitigation Monitoring Report Program and CEQA Findings; and Introduce and waive the first reading of an Ordinance adopting the Specific Plan Amendment with associated exhibit and track changes subject to the findings contained in the Ordinance; and Adopt a Resolution approving a

Tentative Subdivision Map and a Major Design Review with associated exhibits, subject to the findings contained in the Resolution with a condition added that the applicant shall work with City staff to ensure that there are ample electrical outlets to serve future outdoor events. This condition will be tied to the issuance of a building permit; and recommendation that the City Council look at a future pedestrian overcrossing over Folsom Boulevard, from Regional Transit to Mills Crossing; and look at potentially utilizing the vacant housing lots for temporary parking by Stauss second by Stevenson;

Motion passed with a 4:2 vote.

AYES:	Knifton, Rehman, Stauss, Stevenson
NOES:	Huhn, Frechette
ABSENT:	Devarapalli
ABSTAIN:	None

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 Frechette adjourned the meeting at 8:21 PM.


Kelly Whitman
Planning Commission Clerk