

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://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, 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.

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: Surender Devarapalli, Dave Huhn, Tegan Knifton, Rehana Rehman, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: Cynthia Stauss

Staff Members Present: Arlene Granadosin-Jones, Palmer Hilton, Lindsay Morrow, Krystina Rahbari, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Knifton 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 by Huhn second by Devarapalli;
Motion passed with a 6:0 vote.
AYES: Devarapalli, Huhn, Knifton, Rehman, Stevenson, Frechette
NOES: None
ABSENT: Stauss
ABSTAIN: None

- 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.

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

ACTION: Motion to approve item 6.1. by Devarapalli second by Rehman;
Motion passed with a 6:0 vote.
AYES: Devarapalli, Huhn, Knifton, Rehman, Stevenson, Frechette
NOES: None
ABSENT: Stauss

ABSTAIN: None

- 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

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

ACTION: Motion to approve item 6.2. by Rehman second by Huhn;
Motion passed with a 6:0 vote
AYES: Devarapalli, Huhn, Knifton, Rehman, Stevenson, Frechette
NOES: None
ABSENT: Stauss
ABSTAIN: None

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.

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

ACTION: Input was received regarding the General Plan Update.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

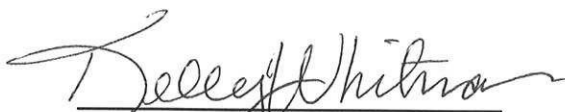
Planning Commission provided comments, ideas, and questions since the last meeting.

9. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones gave her report.

10. ADJOURNMENT

Chair Frechette adjourned the meeting at 6:35 PM.



Kelly Whitman
Planning Commission Clerk