

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, May 14, 2025

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

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

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 5:30 P.M.

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: Chance Finley-Ross, Arlene Granadosin-Jones, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Rehman 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. The following individuals addressed the Planning Commission or submitted public comment via email:

1. Jonathan Armstrong

Chair Frechette closed the public comment period.

ACTION: Motion to approve item 4.1 by Rehman second by Stevenson;
Motion passed with a 5:0 vote.
AYES: Huhn, Knifton, Rehman, Stevenson, Frechette
NOES: None
ABSENT: Devarapalli
ABSTAIN: Stauss

ACTION: Motion to approve items 4.2 through 4.3 by Stauss second by Knifton;
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 April 9, 2025.

Recommendation: Adopt the minutes.

- 4.2. **Subject:** A Resolution Finding that the Acquisition of Property located at 10801 White Rock Road, APN 072-0610-091-0000, for Public Purposes is Consistent with the Rancho Cordova General Plan.

Recommendation: Adopt the Resolution.

- 4.3. **Subject:** A Resolution Finding that the Acquisition of Property located at 10455 Investment Circle, APN 057-0212-008-0000, for Public Purposes is Consistent with the Rancho Cordova General Plan.

Recommendation: Adopt the Resolution.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Palace Shine Hand Car Wash Conditional Use Permit (CEQA Exempt Pursuant to Section 15301 "Existing Facilities") – Project No. PLND-1024-0112 – Located at 10765 Coloma Road.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per CEQA Guidelines Section 15301, "Existing Facilities"; and
2. Adopt the Resolution approving the Conditional Use Permit (CUP) for the Palace Shine Hand Car Wash.

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

1. Jonathan Armstrong

Chair Frechette closed the public comment period.

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

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones gave her report.

9. ADJOURNMENT

Chair Frechette adjourned the meeting at 5:56 P.M.


Kelly Whitman
Planning Commission Clerk

