

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, August 13, 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 no later than 3:00 p.m. on Wednesday, August 13, 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 Mauldin, 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 July 23, 2025.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 5.1. **Subject:** Luxury Auto Center - Major Design Review (CEQA Exempt Pursuant to Section 15332 In-Fill Development Projects) - Project No. DD10006; Located on Luyung Drive Approximately 650' South of White Rock Road.
Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per CEQA Guidelines Section 15332, In-Fill Development Projects; and
2. Adopt the Resolution for the Luxury Auto Center Major Design Review.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Kid's Garden Childcare Center - Conditional Use Permit (CEQA Exempt Pursuant to Section 15301 Existing Facilities) - Project PLND-0425-0127; Located at 10017 Folsom Boulevard, Suite 350.

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 for Kid's Garden Childcare Center.

- 6.2. **Subject:** Royal Wave Car Wash - Appeal of Director Determination (CEQA Exempt Pursuant to Section 15061(b)(3)) - Project No. APPL-0725-0001 - Located at 3591 & 3501 Bradshaw Road.

Recommendation: Staff recommends that the Planning Commission:

Deny the appeal and uphold the Director Determination on the applicability of Section 23.170.040 of the Rancho Cordova Municipal Code on the proposed Royal Wave Car Wash

project.

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

August 27, 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 August 13, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on August 6, 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 August 6, 2025 at Rancho Cordova, California.



Kelly Whitman,
Planning Commission Clerk