

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**

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, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: Surrender Devarapalli, Tegan Mauldin

Staff Members Present: Anthony Amara, Arlene Granadosin-Jones, Palmer Hilton, Lindsay Morrow, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Chair Frechette 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 Stevenson;
Motion passed with a 4:0 vote.

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

- 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

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

ACTION: Motion to approve item 5.1 by Huhn second by Rehman;
Motion passed with a 5:0 vote.

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

- 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.

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

ACTION: Planning Commission accepted the Applicant's withdrawal notification that was provided by staff.

- 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.

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

The Applicant requested that the Planning Commission continue the item to the September 10, 2025 Regular Planning Commission Meeting.

ACTION: Motion to continue item 6.2. to the September 10, 2025 Regular Planning Commission Meeting by Frechette second by Stevenson;

Motion passed with a 5:0 vote.

AYES: Huhn, Rehman, Stauss, Stevenson, Frechette

NOES: None

ABSENT: Devarapalli, Mauldin

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 6:04 P.M.



Kelly Whitman
Planning Commission Clerk