

CITY OF RANCHO CORDOVA



**PLANNING COMMISSION MEETING
Wednesday, August 27, 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: Surender Devarapalli, Dave Huhn, Tegan Mauldin, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: None

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

2. PLEDGE OF ALLEGIANCE

Commissioner Rehman led the pledge.

3. PRESENTATIONS

- 3.1. **Subject:** Introduction of New Employees: Eileen Ly, Assistant Planner by Arlene Granadosin-Jones, Planning Manager.

4. PUBLIC COMMENT

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

5. 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 5.1 by Rehman second by Huhn;
Motion passed with a 5:0 vote.

AYES: Huhn, Rehman, Stauss, Stevenson, Frechette

NOES: None

ABSENT: None

ABSTAIN: Devarapalli, Mauldin

- 5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 13, 2025.

Recommendation: Adopt the minutes.

6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

7. PUBLIC HEARING ITEMS

- 7.1. **Subject:** Fite Circle Digital Billboard Sign - Zoning Text Amendment, Conditional Use Permit, Minor Design Review, and Operating Agreement (Mitigated Negative Declaration Prepared Pursuant to Article 6 of the California Environmental Quality Act) - Project No. PLND-1124-0113 - Located at 3127 Fite Circle.

Recommendation: Staff recommends that the Planning Commission adopt the Resolution recommending that City Council:

1. Certify the Initial Study/Mitigated Negative Declaration that was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) and adopt the mitigation monitoring and reporting program (MMRP); and
2. Adopt the Ordinance for the Digital Freeway Sign Overlay zoning text amendment for Section 23.743.150; and
3. Adopt the Resolution for the Fite Circle Digital Billboard Sign Zoning Text Amendment, Conditional Use Permit and Minor Design Review

Chair Frechette recused himself.

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

1. Charles Beck
2. James Garcia
3. James Garcia
4. Helen Whalen-Bashaw
5. Amy Lerseth

Vice Chair Mauldin closed the public comment period.

ACTION: Motion to approve item 7.1. by Stevenson second by Huhn;
Motion passed with a 5:1 vote.

AYES: Huhn, Rehman, Stauss, Stevenson, Mauldin

NOES: Devarapalli

ABSENT: None

RECUSE: Frechette

8. REGULAR CALENDAR ITEMS

- 8.1. **Subject:** Planning Commission Training - California Environmental Quality Act (CEQA) and Environmental Review.

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

ACTION: Input was received regarding Planning Commission Training - California Environmental Quality Act (CEQA) and Environmental Review.

9. COMMISSION COMMENTS/IDEAS/QUESTIONS

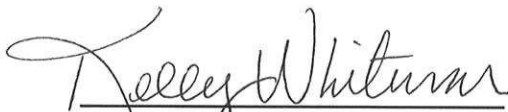
Planning Commission provided comments, ideas, and questions since the last meeting.

10. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones gave her report.

11. ADJOURNMENT

Chair Frechette adjourned the meeting at 6:53 P.M.



Kelly Whitman
Planning Commission Clerk