

CITY OF RANCHO CORDOVA



**PLANNING COMMISSION MEETING
Wednesday, September 10, 2025**

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

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

DRAFT 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 5:26 P.M.

Planning Commission Members Present: Dave Huhn, Tegan Mauldin (Arrived at 5:27 P.M.), Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: Surender Devarapalli

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

2. PLEDGE OF ALLEGIANCE

Chair Frechette led the pledge.

3. PUBLIC COMMENT

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

1. Lisa Cooley

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

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 27, 2025.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

- 6.1. **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.

ACTION: Motion to continue item 6.1. to a date uncertain by Huhn second by Mauldin;
Motion passed with a 6:0 vote.
AYES: Huhn, Mauldin, 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 5:35 P.M.


Kelly Whitman
Planning Commission Clerk