

**CITY OF RANCHO CORDOVA**



**PLANNING COMMISSION MEETING  
Wednesday, December 10, 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 5:34 PM.

Planning Commission Members Present: Surrender Devarapalli, Dave Huhn, Tegan Mauldin, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: None

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

**2. PLEDGE OF ALLEGIANCE**

Chair Frechette led the pledge.

**3. PRESENTATIONS**

3.1. **Subject:** Chair Lee Frechette's Birthday on December 16, 2025.

3.2. **Subject:** Planning Commissioner Rehana Rehman's Birthday on December 17, 2025.

**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 items 5.1 through 5.2 by Stauss second by Rehman;  
Motion passed with a 7:0 vote.

5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of November 12, 2025.

**Recommendation:** Adopt the minutes.

5.2. **Subject:** A Resolution Finding that the Disposition of Property Located at 3641 Bleckely Street, APN: 067-0010-114-0000, is Consistent with the Rancho Cordova General Plan (CEQA Exempt Pursuant to Section 15061(b)(3)).

**Recommendation:** Adopt the Resolution.

## 6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Chair Frechette stated that Item 6.2 would be pulled for separate discussion.

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

**ACTION:** Motion to approve item 6.1 by Devarapalli second by Stevenson;  
Motion passed with a 7:0 vote.

6.1. **Subject:** A Recommendation that City Council adopt an Ordinance approving the Second Amendment to the Development Agreement and a Resolution approving an Amendment to the Conditions of Approval Between the City of Rancho Cordova and LAL Brothers, LLC Relative to the Douglas 103 Project (CEQA Exempt Pursuant to Section 15061(b)(3)).

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

- Adopt an Ordinance approving the Second Amendment to the Development Agreement and a Resolution approving the Amendment to the Conditions of Approval between the City of Rancho Cordova and LAL Brothers, LLC relative to Douglas 103 project.

6.2. **Subject:** Rio del Oro Parcel 67B & 67C - Major Design Review - Project No. PLND-0425-0125 (CEQA Exempt Pursuant to Section 15182, C, Residential Projects Implementing Specific Plans).

**Recommendation:** Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan"; and
2. Adopt the Resolution for Rio del Oro Parcel 67B & 67C, Major Design Review.

**ACTION:** Motion to approve item 6.2. by Stauss second by Mauldin;  
Motion passed with a 5:2 vote.

**AYES:** Devarapalli, Mauldin, Rehman, Stauss, Stevenson

**NOES:** Huhn, Frechette

**ABSENT:** None

**ABSTAIN:** None

**7. PUBLIC HEARING ITEMS**

None.

**8. COMMISSION COMMENTS/IDEAS/QUESTIONS**

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

**9. DIRECTOR'S REPORT**

Planning Manager Arlene Granadosin-Jones provided her report.

**10. ADJOURNMENT**

Chair Frechette adjourned the meeting at 5:56 PM.



Kelly Whitman  
Planning Commission Clerk