

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, March 25, 2026

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/85981792272>
Webinar ID: 859 8179 2272
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 859 8179 2272

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 2:00 p.m. on Wednesday, March 25, 2026. Written comments received no later than 2:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 2:00 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, Lee Frechette, Dave Huhn, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Tegan Mauldin

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 February 25, 2026.

Recommendation: Adopt the minutes.

4.2. **Subject:** 2025 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.

Recommendation: No formal action will be taken. By receiving this report, the Planning Commission is satisfying its obligation under State law. The purpose of the report is to provide an annual accounting of the General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** Coloma At Rio Del Oro Parcel 66 — Major Design Review Amendment — Project No. PLND-1125-0143 (Exempt Pursuant to Section 15182 "Residential Projects Pursuant to a Specific Plan" of the California Environmental Quality Act (CEQA) Guidelines) – Located at the Southeast Corner of the Intersection at White Rock Road and Rancho Cordova Parkway.

Recommendation: Determine the project exempt per Section 15182, "Residential Projects Pursuant to a Specific Plan" of the California Environmental Quality Act (CEQA) Guidelines; and Adopt the Resolution approving the Major Design Review Amendment for Coloma at Rio Del Oro Parcel 66.

6.2. **Subject:** Steelridge Specific Plan Amendment and Tentative Subdivision Map Amendment - Project No. PLND-0625-0132 (Exempt Pursuant to Section 15183 "Project Consistent with a Community Plan or Zoning" of the California Environmental Quality Act (CEQA) Guidelines) - Northeast corner of Rancho Cordova Parkway and Kiefer Boulevard, within the Suncreek Specific Plan Area.

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

1. Determine the project Exempt from CEQA per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified; and
2. Waive the first reading and introduce an Ordinance for the Specific Plan Amendment to the Sun creek Specific Plan; and
3. Adopt the Resolution approving the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment with associated exhibits.

6.3. **Subject:** Stone Creek Quick Quack Car Wash Findings for Denial of the Conditional Use Permit & Minor Design Review – Project No. PLND-0525-0129 – Located at 3384 Zinfandel Drive (Exempt Pursuant to Section 15332 “In-Fill Development Projects” of the California Environmental Quality Act (CEQA) Guidelines).

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.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

April 8, 2026	5:30 P.M. Regular Meeting
May 13, 2026	5:30 P.M. Regular Meeting
June 10, 2026	5:30 P.M. Regular Meeting
July 8, 2026	5:30 P.M. Regular Meeting
August 12, 2026	5:30 P.M. Regular Meeting
September 9, 2026	5:30 P.M. Regular Meeting
October 14, 2026	5:30 P.M. Regular Meeting
November 12, 2026	5:30 P.M. 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 March 25, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on March 19, 2026 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.cityofranhocordova.org.

Signed March 19, 2026 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk