

**CITY OF RANCHO CORDOVA**



**PLANNING COMMISSION MEETING  
Wednesday, February 25, 2026**

**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 Mauldin called the Regular meeting to order in the David B. Roberts Council Chambers at 5:30 P.M.

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

Planning Commission Members Absent: Surender Devarapalli

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

**2. PLEDGE OF ALLEGIANCE**

Commissioner Rehman led the pledge.

**3. PUBLIC COMMENT**

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

1. Larry Leroy Ladd
2. Mayor Garrett Gatewood

Chair Mauldin closed the public comment period.

**4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

Chair Mauldin opened the public comment period. Seeing no speakers, Chair Mauldin

closed the public comment period.

**ACTION:** Motion to approve item 4.1 by Rehman second by Huhn;  
Motion passed with a 5:0 vote.

**AYES:** Frechette, Huhn, Rehman, Stevenson, Mauldin

**NOES:** None

**ABSENT:** Devarapalli

**ABSTAIN:** Stauss

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of February 11, 2026.

**Recommendation:** Adopt the minutes.

**5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

**6. PUBLIC HEARING ITEMS**

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

**Recommendation:** Staff recommends that the Planning Commission determine the project exempt per Section 15332 “In-fill Development” of the California Environmental Quality Act (CEQA) Guidelines; and Adopt the Resolution approving the Conditional Use Permit (CUP) and Minor Design Review for the Stone Creek Quick Quack Car Wash.

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

1. Larry Leroy Ladd
2. Steven Davis
3. Valerie Knippschild
4. Lindsey Mandigo
5. Kristi Talbert
6. Kathleen Webster
7. James Garcia
8. Alan Poppe
9. Marilyn Metzger
10. Anonymous Member of the public
11. Anonymous Member of the public
12. James Garcia
13. James Garcia
14. James Garcia
15. Timothy Johnson
16. Gina Duran
17. Tabitha Jensen

Chair Mauldin closed the public comment period.

Chair Mauldin reopened the public comment period to allow the addition of a project comment that was received in October 2025.

1. Vera

Chair Mauldin closed the public comment period

**ACTION:** Motion to approve item 6.1. by Stevenson second by Mauldin;  
Motion failed with a 3:3 vote.  
**AYES:** Rehman, Stevenson, Mauldin  
**NOES:** Frechette, Huhn, Stauss  
**ABSENT:** Devarapalli  
**ABSTAIN:** None

**ACTION:** Motion to continue item 6.1. to the March 25, 2026 Regular  
Planning Commission Meeting and directed to staff to prepare  
findings for denial by Stauss second by Huhn;  
Motion passed with a 6:0 vote.  
**AYES:** Frechette, Huhn, Rehman, Stauss, Stevenson, Mauldin  
**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 provided her report.

9. **ADJOURNMENT**

Chair Mauldin adjourned the meeting at 7:00 P.M.



Kelly Whitman  
Planning Commission Clerk

