

CITY OF RANCHO CORDOVA



**PLANNING COMMISSION MEETING
Wednesday, April 8, 2026**

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

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

**The Pacific Inn, Breakfast Room
600 Marina Drive, Seal Beach, CA 90740**

MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Vice Chair Stevenson called the Regular meeting to order in the David B. Roberts Council Chambers at 5:30 P.M.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette (Left at 6:41 P.M.), Dave Huhn, Tegan Mauldin, Rehana Rehman, Cynthia Stauss, and Vice Chair Elliott Stevenson

Planning Commission Members Absent: None

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

2. PLEDGE OF ALLEGIANCE

Commissioner Huhn led the pledge.

3. PUBLIC COMMENT

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

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 4.1 by Frechette second by Rehman;
Motion passed with a 7:0 vote.

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of March 25, 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 Pursuant to Section 15332 “In-Fill Development Projects” of the California Environmental Quality Act (CEQA) Guidelines): Consideration of Adoption of Findings of Denial and Denial. Alternatively, consideration of Adoption of Findings of Approval and Approval.

Recommendation: Consistent with the direction at the February 25, 2026 Planning Commission meeting, consider a motion to adopt findings of denial and deny the Use Permit, Minor Design and CEQA Exemption for the Quick Quack Car Wash based on the attached Resolution. If there is not a motion to adopt findings of denial and deny or if the motion fails, the Commission should then request a motion to adopt findings of approval and approve the Use Permit, Minor Design and CEQA Exemption based on the attached Resolution that was presented in substance at the February 25, 2026 Planning Commission meeting.

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

1. DH
2. Anonymous member of the public
3. Kim Schuster
4. Jordan Castelan
5. LoriAnn Ball
6. Jennifer Knukle
7. Steven Davis

Vice Chair Stevenson closed the public comment period.

ACTION: Motion to deny item 6.1. with an amendment to a whereas clause in the Resolution to update the date reference to April 8, 2026 by Frechette second by Huhn;
Motion failed with a 3:4 vote.

AYES: Frechette, Huhn, Stauss

NOES: Devarapalli, Mauldin, Rehman, Stevenson

ABSENT: None

ABSTAIN: None

ACTION: Motion to approve item 6.1. by Rehman second by Stevenson;
Motion passed with a 4:3 vote.

AYES: Devarapalli, Mauldin, Rehman, Stevenson

NOES: Frechette, Huhn, Stauss

ABSENT: None

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

Vice Chair Stevenson adjourned the meeting at 6:43 P.M.



Kelly Whitman

Planning Commission Clerk

