

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, May 27, 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
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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, May 27, 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. PRESENTATIONS

- 3.1. **Subject:** Chair Tegan Mauldin's Birthday on June 3, 2026.
- 3.2. **Subject:** Planning Commissioner Dave Huhn's Birthday on June 6, 2026.
- 3.3. **Subject:** Vice Chair Elliott Stevenson's Birthday on June 30, 2026.

4. 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.

5. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 13, 2026.
Recommendation: Adopt the minutes.

6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

7. PUBLIC HEARING ITEMS

- 7.1. **Subject:** Walmart Expansion Major Design Review (Exempt Pursuant to Section 15301(e)(2) "Existing Facilities" of the California Environmental Quality Act (CEQA) Guidelines) - Project No. PLND-0325-0123.

Recommendation: Staff recommends that the Planning Commission:

- 1. Determine the project Exempt from CEQA per Section 15301(e)(2), Existing Facilities; and
- 2. Adopt the Resolution approving the Walmart Expansion Major Design Review subject to the findings contained in the Resolution and the Conditions of Approval.

- 7.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Zoning Code, Article 9 Specific Use Provisions of the City of Rancho Cordova Municipal Code (Exempt Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines).

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code, Section 23.901.060 of the Rancho Cordova Municipal Code.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. 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

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
December 9, 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 May 27, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on May 22, 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 May 22, 2026 at Rancho Cordova, California.



Kelly Whitman,
Planning Commission Clerk