

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Planning Director's Administrative Public Hearing
July 9, 2014

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Wednesday, July 9, 2014 in the Zinfandel Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Director, Paul Junker called the meeting to order at 10:58 a.m.

Staff Present: Planning Department Clerk, Kelly Kennedy and Associate Planner, Matthew Diaz

2. PUBLIC COMMENT

There were no public comments heard at this meeting on non-agenda items.

3. PUBLIC HEARING

A. 3311 MONIER CIRCLE CORPS YARD – PROJECT NO. DD8435 – LIMITED USE PERMIT AND MINOR DESIGN REVIEW.

The applicant is proposing to establish a building material storage yard and construct a new 1,764 square foot office building and a 2,400 square foot repair shop on a vacant 41,382 square foot lot located at 3311 Monier Circle. The site is partially developed with semi paved surfaces and receives access to Monier Circle through an access easement on the adjacent parcel. The proposed design includes new landscaping and parking area.

Location: APN: 072-0410-047-0000, 3311 Monier Circle

Zoning: Heavy Industrial (M-2)

Project Planner: Matthew Diaz, Associate Planner

Recommendation: Staff recommends the Planning Director determine the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approve a Limited Use Permit and Minor Design Review for the proposed project, subject to the submitted Project Plans and Conditions of Approval.

Planning Director, Junker opened the Public Hearing

The Planning Director had the following concerns and comments:

- Junker – Do you have any question on the conditions of approval?

PUBLIC COMMENT

- Mr. Tom Craver, Property Owner – Yes, I would like more information on the development fees and permit fees. Also, is it possible to update the hours of operation stated in the conditions of approval?
 - Junker – The conditions in regards to development fees are standard conditions provide from Public Works on new construction. You can contact Elizabeth Sparkman for more information on the development fees and the Building and Safety Division for a permit fee estimate. The hours of operation condition will be amended to Monday through Saturday from 5:30 AM to 8:00 PM April – November and 7:00 AM to 6:00 PM December – March.

Planning Director, Junker closed the Public Hearing

Action: The Planning Director determined the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approved a Limited Use Permit and Minor Design Review for the proposed project subject to and consistent with the submitted plans, findings and conditions of approval contained within Project Approval Letter dated July 9, 2014.

B. FOLSOM LAKE RV – PROJECT NO. DD8481 – MINOR DESIGN REVIEW.

The applicant (Folsom Lake RV) is proposing to add a 4,500 square foot (45-foot by 100-foot) outdoor shade canopy within a 103,237 square foot recreational vehicle sales yard located at 11373 Folsom Boulevard. The Folsom Lake RV Canopy #1 consists of a metal frame with a color scheme similar to the existing buildings.

Location: APN: 069-0130-003-0000, 11373 Folsom Boulevard

Zoning: Light Industrial (M-1)

Project Planner: Matthew Diaz, Associate Planner

Recommendation: Staff recommends the Planning Director determine the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approve a Minor Design Review for the proposed project, subject to the submitted Project Plans and Conditions of Approval.

Planning Director, Junker opened the Public Hearing

The Planning Director had the following concerns and comments:

- Junker – Do you have any question on the conditions of approval?

PUBLIC COMMENT

- Mr. Charles Langdon, Folsom Lake RV Representative – Yes, I have questions in regards to the need to install fire sprinkler and the need for the replacement of damaged sidewalk and driveways along property frontage.
 - Junker – The City will work with you on satisfying all conditions from Sacramento Metro Fire Department. As for the sidewalk replacement/repair please contact the Public Works Department for more specific information on the repairs that they are requesting.

Planning Director, Junker closed the Public Hearing

Action: The Planning Director determined the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approved a Minor Design Review for the proposed project subject to and consistent with the submitted plans, findings and conditions of approval contained within Project Approval Letter dated July 9, 2014.

C. FOLSOM LAKE RV #2 – PROJECT NO. DD8482 – MINOR DESIGN REVIEW.

The applicant (Folsom Lake RV) is proposing to add a 2,000 square foot (40-foot by 50-foot) outdoor shade canopy to an existing 3,200 square foot office building within a 87,120 square foot recreational vehicle sales yard located at 11369 Folsom Boulevard. The Folsom Lake RV Canopy #2 consists of a metal frame with a color scheme similar to the existing buildings.

Location: APN: 069-0130-004-0000, 11369 Folsom Boulevard

Zoning: Light Industrial (M-1)

Project Planner: Matthew Diaz, Associate Planner

Recommendation: Staff recommends the Planning Director determine the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approve a Minor Design Review for the proposed project, subject to the submitted Project Plans and Conditions of Approval.

Planning Director, Junker opened the Public Hearing

The Planning Director had the following concerns and comments:

- Junker – Do you have any question on the conditions of approval?

PUBLIC COMMENT

- Mr. Charles Langdon, Folsom Lake RV Representative – Yes, I have questions in regards to the need to install fire sprinkler and the need for the replacement of damaged sidewalk and driveways along property frontage.
 - Junker – The City will work with you on satisfying all conditions from Sacramento Metro Fire Department. As for the sidewalk replacement/repair please contact the Public Works Department for more specific information on the repairs that they are requesting.

Planning Director, Junker closed the Public Hearing

Action: The Planning Director determined the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approved a Minor Design Review for the proposed project subject to and consistent with the submitted plans, findings and conditions of approval contained within Project Approval Letter dated July 9, 2014.

4. ADJOURNMENT

There being no further business before the Planning Director, the meeting was adjourned at 11:34 a.m., July 9, 2014 to the next scheduled meeting.



Paul Junker, Planning Director



Kelly Kennedy, Planning Department Clerk