

**CITY OF RANCHO CORDOVA**  
**Minutes of Meeting**  
**Of the Planning Director's Administrative Public Hearing**  
**January 21, 2014**

**1. CALL MEETING TO ORDER**

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Tuesday, January 21, 2014 in the Community Board Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Director, Paul Junker called the meeting to order at 2:04 p.m.

Staff Present: Planning Department Clerk, Kelly Kennedy

**2. PUBLIC COMMENT**

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

**3. PUBLIC HEARING**

**A. SPORTSMAN'S WAREHOUSE FAÇADE – PROJECT NO. DD8429 – MINOR DESIGN REVIEW.**

The applicant is requesting Minor Design Review approval for approximately 180 feet of partial façade renovations for the previously occupied Kmart store. The façade improvement would reface the old store front with faux columns and projections to enhance the new store front. The new design would extend architectural parapet details above the existing roof line to provide a new entry marquee. This project would be the first phase of several renovations to improve the whole Rivergate Center.

**Location:** APN: 058-0261-027-0000, 2344 Sunrise Boulevard, Suite 1

**Zoning:** Commercial Mixed Use (CMU)

**Project Planner:** William Campbell, Principal 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 – We have come to an agreement on parking lot landscaping. However, we would like to see the exterior lighting plan prior to the issuance of any building permits.

**PUBLIC COMMENT**

- Greg Hatfield and Rod Gover, Ethan Conrad Properties Representatives – We accept all the conditions of approval without changes. We would like to know how we will proceed with the additional improvements to the site.
  - Junker - There are some egress/ingress issues that will need to be addressed and we would like to see a proposal for redevelopment of the rest of the shopping center so that we can work through any issues now so that future improvements will not be held up during processing and/or unfairly impact individual projects.

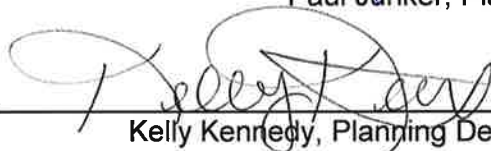
*Planning Director, Junker closed the Public Hearing*

**Action:** The Planning Director determined the project Categorically Exempt under Section 15303 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 January 21, 2014.

**ADJOURNMENT**

There being no further business before the Planning Director, the meeting was adjourned at 2:15 p.m., January 14, 2014 to the next scheduled meeting.

  
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Paul Junker, Planning Director

  
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Kelly Kennedy, Planning Department Clerk