

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Planning Director's Administrative Public Hearing
May 14, 2014

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Wednesday, May 14, 2014 in the Coloma 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, Senior Planner, Jessica Jordan 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. RIVER CITY RENTAL CONCRETE MIXING SILO – PROJECT NO. DD8443 – LIMITED USE PERMIT.

The applicant (River City Rental) is proposing to add a 23-foot tall outdoor concrete silo for operation within its existing equipment rental facility located at 11325 Folsom Boulevard. This silo would be operational Monday through Friday 7:00 a.m. to 5:00 p.m. The silo will process the raw concrete materials onsite for individuals to mix and transport offsite and the applicant anticipates raw material deliveries to be 1-2 times per month.

Location: APN: 069-0090-032-0000, 11325 Folsom Boulevard

Zoning: Light Industrial/Manufacturing (M-1)

Project Planner: Matthew Diaz, Associate Planner

Recommendation: Staff recommends the Planning Director determine the proposed operation is not appropriate at the proposed location and deny the Limited Use Permit based on the fact the project cannot meet all of the required findings for approval.

Planning Director, Junker opened the Public Hearing

The Planning Director had the following concerns and comments:

- Junker – Based on the material submitted to staff we have determined that the proposed operation is not appropriate at the proposed location due to it being inconsistent with City noise standards and visual impacts.

PUBLIC COMMENT

- Mike Hewitt, Placer Equipment Rental (dba) River City Rental Representative – Please note Mr. Junker that the silo is actually only 19' 6" tall. The average amount of production per day would be 3 yards and operation would occur Monday through Friday 7 a.m. to 2 p.m.. Also, I have spoken with the manufacturer of the silo and it is possible to build a wooden box around motor and it should cut the noise level in half. We are also agreeable to moving it off of the property line and adding landscaping to reduce the visual impact.

Planning Director, Junker closed the Public Hearing

Action: The Planning Director determined to continue this item to Thursday, May 29th at 11:00 a.m.

B. AUTOZONE STORE RENOVATION – PROJECT NO. DD8452 – MINOR DESIGN REVIEW.

The applicant is requesting Minor Design Review approval to renovate an existing building for a new AutoZone retail store.

Location: APN: 075-0670-001-0000, 10121 Folsom Boulevard

Zoning: Commercial Mixed Use in the Folsom Boulevard Specific Plan (FB-CMU)

Project Planner: Jessica Jordan, Senior Planner

Recommendation: Staff recommends the Planning Director determine the project Categorically Exempt under Section 15301 (Existing Facilities) 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 – There are no comments and/or concerns on the proposed building renovations.

PUBLIC COMMENT

- There were no public comments.

Planning Director, Junker closed the Public Hearing

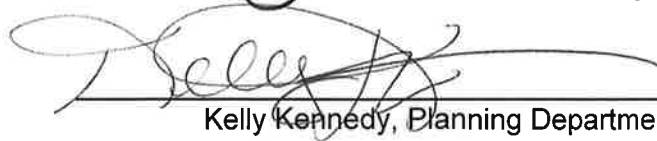
Action: The Planning Director determined the project Categorically Exempt under Section 15301 of the California Environmental Quality Act Guidelines, and approved a Minor Design Review for the proposed project subject to and consistent with the submitted plans, findings and conditions of approval contained within Project Approval Letter dated May 14, 2014.

4. ADJOURNMENT

There being no further business before the Planning Director, the meeting was adjourned at 11:22 a.m., May 14, 2014 to the next scheduled meeting.



Paul Junker, Planning Director



Kelly Kennedy, Planning Department Clerk