

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
April 6, 2015

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Thursday, April 6, 2015 in the Community Board Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Principal Planner, Jessica Jordan called the meeting to order at 10:02 a.m.

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

Applicant Present: Scott Stafford and Brian Williams

Public Present: Angel Ball, Greg Ball, KellyAnn Gomes, Kyle Kramnic, Marty Noort, and Glen Davis

2. PUBLIC COMMENT

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

3. PUBLIC HEARING

A. ZINFANDEL CENTER PARKING LOT – PROJECT NO. DD8562 – MINOR DESIGN REVIEW.

The applicant is requesting a Minor Design Review to construct a new 321-space parking area along Zinfandel Drive that will serve the existing office buildings located at 3300 Zinfandel Drive and 10834 International Drive as well as any future development on the remaining vacant section north of Bear Hollow Drive. The new parking area will consist of new pavement, automobile entrances along Zinfandel Drive and Bear Hollow Drive, landscaping, lighting, and pedestrian pathways along the existing Class-I bicycle corridor.

Location: Northwest corner of Bear Hollow Drive and Zinfandel Drive and 3300 Zinfandel Drive; APN: 072-2360-001-0000 and 072-0690-096-0000

Zoning: Business Professional – Villages of Zinfandel Special Planning Area (BP-ZSPA) and Office Professional Mixed Use (OPMU)

Project Planner: Matthew Diaz, Associate Planner

Recommendation: Staff recommends the Principal Planner determine the project Categorically Exempt under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act Guidelines, and approve a Minor Design Review for the proposed project, subject to the submitted project material and Conditions of Approval.

Principal Planner, Jordan opened the Public Hearing

Matt Diaz, Project Planner provided a brief overview of the proposed project.

PUBLIC COMMENT

- Several residents present shared concerns with the proposed project including security and safety, especially in the night time hours, traffic flow and back up along Bear Hollow Drive, Zinfandel Drive and throughout the surrounding neighborhood, and the potential for future

development of the remaining portion of the property. These concerns were discussed amongst the persons present at length.

The Principal Planner had the following concerns and comments:

- Jordan – The proposed project is consistent with all applicable Code requirements and the use is allowed by right. In order to continue the discussion and work with residents' regarding their concerns, the Planning Department will coordinate with Public Works and schedule a follow up meeting with the residents to discuss the traffic concerns and possible options for addressing them. The Planning Department will also work with the applicant to determine possible security options for the site. Any future development of the remaining portion of the site will require a discretionary entitlement and residents within a 500 foot radius area will be sent a public hearing notice for any future entitlements.

Principal Planner, Jordan closed the Public Hearing

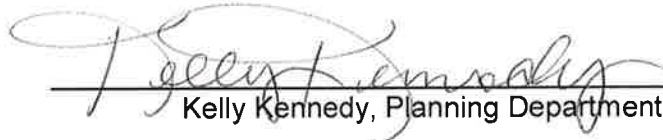
Action: The Principal Planner determined the project Categorically Exempt under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act Guidelines, and approved a Minor Design Review for the proposed project, subject to findings and conditions of approval contained within Project Approval Letter dated April 6, 2015.

4. ADJOURNMENT

There being no further business before the Principal Planner, the meeting was adjourned at 10:46 a.m., April 6, 2015 to the next scheduled meeting.



Jessica Jordan, Principal Planner



Kelly Kennedy, Planning Department Clerk