

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
June 17, 2015

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Wednesday, June 17, 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 9:05 a.m.

Staff Present: Planning Department Clerk, Kelly Kennedy, and Assistant Planner, Nicholas Sosa

Public Present: Kevin Grimes, Chris Green, Patricia Payne and Andy Payne

2. PUBLIC COMMENT

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

3. PUBLIC HEARING

A. HERON LANDING COMMUNITY PARK RESTROOM/PICNIC SHELTER – PROJECT NO. DD8583 –MINOR DESIGN REVIEW.

Minor Design Review for four (4) structures for Heron Landing Community Park: one (1) 535 square foot restroom/storage building, one (1) 590 square foot restroom/storage building and two (2) 800 square foot picnic shelters. A community center building within this park will be reviewed at a future date.

Location: Southeast corner of Sunrise Boulevard and Justinian Drive; APN: 067-0430-029-0000

Zoning: Parks and Open Space (POS)

Project Planner: Nicholas Sosa, Assistant Planner

Recommendation: Staff recommends the Principal Planner 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 material and Conditions of Approval.

Principal Planner, Jordan opened the Public Hearing

Nicholas Sosa, Project Planner provided a brief overview of the proposed project.

PUBLIC COMMENT

- Several residents were present and shared concerns that the proposed project was not designed in the same style as the surrounding homes and the Anatolia Clubhouse. The residents were disappointed that their historical comments about design and amenities for the overall park plan were not taken into greater consideration. Cristina James from Cordova Recreation and Park District explained that the park was designed with a craftsman "feel" in order to ensure park buildings were of a welcoming hue and at a residential scale. She also indicated that budget constraints and overall park costs would prohibit any substantial design change from occurring at this time. A discussion of possible color or material changes did not produce any results that would have addressed the resident's concerns.

The Principal Planner had the following concerns and comments:

- Jordan – The proposed project is consistent with all applicable Code requirements and while the surrounding homes may be of a variety of different design schemes, the proposed design of the restroom buildings and picnic canopies, would be visually compatible with the neighborhood. There are no standards in place requiring a park design to exactly match the surrounding community.

Principal Planner, Jordan closed the Public Hearing

Action: The Principal Planner 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 findings and conditions of approval contained within Project Approval Letter dated June 17, 2015.

B. BAYSIDE LIFE CHURCH – PROJECT NO. DD8564 – LIMITED USE PERMIT AND MINOR DESIGN REVIEW.

Bayside Life Church is requesting a Limited Use Permit to allow a 7,116 square foot religious institution in a Light Industrial (M-1) zone. The church will be using their space for Sunday services as well as office space for group studies and service opportunities during the week. The church is also requesting a Minor Design Review for minor landscape modifications to the site. Improvements would include installation of small planters to accommodate shade trees while allowing for improved water efficiency at the project site.

Location: 3235 Sunrise Boulevard; APN: 072-0670-010-0000

Zoning: Light Industrial (M-1)

Project Planner: Nicholas Sosa, Assistant Planner

Recommendation: Staff recommends the Principal Planner determine the project Categorically Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, and approve the Limited Use Permit and Minor Design Review for the proposed project, subject to the submitted project material and Conditions of Approval.

Principal Planner, Jordan opened the Public Hearing

The Principal Planner had the following concerns and comments:

- Jordan – There are no comments and/or concerns on the proposed use and minor landscape modifications to the site.

PUBLIC COMMENT

- There were no public comments

Principal Planner, Jordan closed the Public Hearing

Action: The Principal Planner determined the project Categorically Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, and approved the Limited Use Permit and Minor Design Review for the proposed project, subject to findings and conditions of approval contained within Project Approval Letter dated June 17, 2015.

4. ADJOURNMENT

There being no further business before the Principal Planner, the meeting was adjourned at 9:56 a.m., June 17, 2015 to the next scheduled meeting.



Jessica Jordan, Principal Planner



Kelly Kennedy, Planning Department Clerk