

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
July 14, 2015

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Tuesday, July 14, 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 1:04 p.m.

Staff Present: Planning Department Clerk, Kelly Kennedy, Associate Planner, Matthew Diaz, Assistant Planner, Nicholas Sosa and Scott Sparks, Code Enforcement Officer

2. PUBLIC COMMENT

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

3. PUBLIC HEARING

A. ASHBURY COURT APARTMENTS FAÇADE RENOVATIONS – PROJECT NO. DD8587 – MINOR DESIGN REVIEW.

The applicant is requesting a Minor Design Review to renovate the existing apartment buildings with new windows, staircases, balconies and sliding doors. The proposed design consists of a variation of greys, browns, tans and rusts with the addition of lap siding to the buildings. The proposed project will improve the aesthetics of the neighborhood while also providing enhancements for residents.

Location: 2707 La Verta Court; APN: 076-0020-018-0000

Zoning: Residential 20 (RD-20)

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 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

The Principal Planner had the following concerns and comments:

- Jordan – There are no comments and/or concerns on the proposed façade renovations.

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 a Minor Design Review for the proposed project, subject to findings and conditions of approval contained within Project Approval Letter dated July 14, 2015.

B. ZINFANDEL PLACE SIGN PROGRAM AMENDMENT – PROJECT NO. DD8377 – UNIFIED SIGN PROGRAM AMENDMENT.

The applicant for the existing Zinfandel Place shopping center is requesting a Unified Sign Program Amendment to allow revisions to the existing retail and office sign programs. The proposal includes a merger of the two existing sign programs, minor changes to the allowable tenant signage, and edits to correct inconsistencies in the design standards.

Location: 3101 Zinfandel Drive; APN: 072-0680-051-0000

Zoning: Commercial Mixed Use (CMU)

Project Planner: Matthew Diaz, Associate 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 a Unified Sign Program 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 unified sign program.

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 a Unified Sign Program for the proposed project, subject to findings and conditions of approval contained within Project Approval Letter dated July 14, 2015.

C. U.S. GRANITE STORAGE YARD – PROJECT NO. DD8570 – MINOR DESIGN REVIEW.

The applicant is requesting a Minor Design Review for a 23 x 90 foot storage yard to be located behind the building. The area will be screened from view by a solid panel board fence and will house granite slabs and other materials for storage and display.

Location: 11300 Trade Center Drive; APN: 072-0380-035-0000

Zoning: Light Industrial (M-1)

Project Planner: Nicholas Sosa, Assistant Planner

Recommendation: Staff recommends the Principal Planner determine the project Categorically Exempt under Section 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

PUBLIC COMMENT

- Ms. Jennifer Navarro, Property Owner Representative for 11320 Trade Center Drive – Ms. Navarro submitted a letter with various attachments as part of the record. She provided a brief summary of her concerns during the public hearing. These concerns included issues pertaining to the private reciprocal easement and maintenance agreement to which the property is subject, that the proposed storage yard would create a parking shortage for the properties, and that written consent to modify the parking spaces was necessary before the

storage yard could move forward. Additionally, Ms. Navarro indicated the storage yard and receipt of granite shipments cause ingress/egress issues for the main drive aisle between the buildings as well as a loading dock within the 11320 Trade Center Drive building. She is also concerned about ongoing issues with debris and dust on the properties.

- Mr. Gerald Jenkins, Jenkorr Consulting Representative – Mr. Jenkins asked questions regarding when/if the loading dock of concern was permitted. Based on the current configuration, Mr. Jenkins indicated that he believed there is sufficient maneuvering room for a vehicle up to 53 feet long to utilize the loading dock. Mr. Jenkins and the operator of U.S. Granite indicated a willingness to work with Ms. Navarro for a mutually beneficial resolution to the issues at hand.

The Principal Planner had the following concerns and comments:

- Jordan – Provided brief explanation of the scope of the review. The Minor Design Review is focused on the aesthetics and functionality of the outdoor storage area. The following summarizes the response to Ms. Navarro's areas of concern:
 - Easement Agreement: This is a private agreement between the two parties over which the City has no authority to enforce. However, the agreement does appear to require written approval for this type of modification and as such, the two parties need to come to resolution privately on this issue.
 - Loading Dock Operations: The loading dock in question was permitted during the time the site was subject to the Sacramento County Zoning Code standards for loading docks. Based on measurement assumptions obtained by staff, the current loading dock is of a size that exceeds the County standards in effect at the time. Additionally, based on current City requirements for a two way drive aisle, the proposed storage yard does not adversely impact or encroach upon either the drive aisle or loading dock in any way. As such, the storage area cannot be denied based on this concern.
 - Loss of Parking Spaces: Parking calculations for 11330 were completed during the review of the Minor Design Review application. Parking within the subject parcel meets the applicable Code requirement for the parcel. However, given the additional information of a reciprocal parking agreement in place for both properties, a new parking calculation needs to be executed to ensure the loss of parking spaces caused by the outdoor storage area does not result in a Code violation. Ms. Navarro graciously committed to providing her tenant names and square footage by July 28th so staff can complete a full parking evaluation.
 - Receipt of Granite Shipments: Based on pictures provided by Ms. Navarro, the receipt and processing of granite shipments within the property does create a blockage in the main drive aisle for both properties on a fairly routine basis. The group discussed alternative locations for the granite shipment truck to sit within the property while the stock is unloaded and also discussed the possibility of restricting such deliveries to a time period that is agreeable to both the parties and the other tenants onsite. Ms. Navarro committed to discussing these options with her tenants and would provide feedback regarding this issue by July 28th.
 - Debris: The operator US Granite indicated they have implemented a best management practice for site clean-up that includes regular sweeping and visits from a vacuum truck on a weekly basis. Code Enforcement staff confirmed the site had passed periodic inspections relative to debris. No further action is needed on this item.

Principal Planner, Jordan closed the Public Hearing

Action: Based on the unresolved issues, the Principal Planner determined the item would be continued to Tuesday, August 4th at 1:00p.m.

4. ADJOURNMENT

There being no further business before the Principal Planner, the meeting was adjourned at 1:52 p.m., July 14, 2015 to the next scheduled meeting.



Jessica Jordan, Principal Planner



Kelly Kennedy, Planning Department Clerk