

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
August 4, 2015

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Tuesday, August 4, 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 1:03 p.m.

Staff Present: Planning Department Clerk, Kelly Kennedy, 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. 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

- Jordan – Today's discussion will follow up on the items that were left outstanding during the previous public hearing as described in the July 14, 2015 meeting minutes. The decision made will be based on the previous and new information provided below.
 - Easement Agreement: This continues to be a private agreement between the two parties over which the City has no authority to enforce. As indicated by Ms. Navarro, there has been no coordination between the property owners on this issue. The property owner for 11300 Trade Center Drive was not present to confirm or deny this to be so. 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.
 - Loss of Parking Spaces: Staff physically visited the site and reviewed tenant information to complete verification of onsite parking. There are currently 99 parking spaces between the two parcels, excluding any potential parking spaces that could be located within the proposed storage yard area. The existing 99 parking spaces comply with Zoning Code required parking for both buildings. Therefore, the parking provided onsite is sufficient for the development including allowing the request for the outdoor storage yard for US Granite. During the site visit, staff noticed the parking lot was generally in need of a refresh and that some vehicles were not parked in legal parking spaces. As such, staff will be adding a condition of approval to the Design Review

requiring the parking lot for 11300 Trade Center Drive to be re-striped. The Applicant agreed to the condition. Staff informed Ms. Navarro that the same condition would likely be placed on any future design review for her property (11320 Trade Center Drive).

- Receipt of Granite Shipments: Currently, granite shipments are delivered to the site approximately 2-3 times per week, can take approximately 1-1.5 hours to process, and occupy the main drive aisle during that time. This causes concerns for the property owner and/or tenants of 11320 Trade Center Drive. The applicant indicated a willingness to modify and/or restrict their deliveries so as to not cause an inconvenience on the property. The representative for 11320 Trade Center Drive indicated a willingness during the last public hearing to discuss and coordinate granite shipment receipts with their existing onsite tenants and return with suggestions to address the concerns. Ms. Navarro indicated that Tuesdays were the most problematic of days for deliveries. Following the discussion, the parties agreed to two new conditions to help address this issue. The first condition would be "U.S. Granite shall not receive granite shipments on Tuesdays." The second condition is "U.S. Granite delivery trucks shall park at the southern end of the building, outside of the main drive aisle during unloading of granite slabs into the approved storage area. This condition shall be in effect for a minimum period of 6 months (February 2016). If all parties find this condition effective after a period of 6 months, this condition shall remain in perpetuity. Should conflicts arise, these issues will be addressed by the Community Development Director."

PUBLIC COMMENT

- Ms. Jennifer Navarro, Property Owner Representative for 11320 Trade Center Drive – We have been unable to work out an agreement with the property owner to satisfy the written requirement of the easement agreement. We are still concerned with the removal of the parking spaces to accommodate the proposed storage yard. It has the potential to adversely impact the marketability of the vacant suites in our building by decreasing the overall number of parking spaces available on the properties. Ms. Navarro remains highly concerned that should 11320 Trade Center be occupied by new tenants with higher parking demands, there will not be adequate parking to accommodate them.
- Mr. Gerald Jenkins, Jenkorr Consulting Representative – We will request that the property owner reach out to Ms. Navarro to work out the details to satisfy the written request requirement of the easement agreement. We have no objections to the additional conditions being added to the project.

Principal Planner, Jordan closed the Public Hearing

Based on the meeting discussion and focusing on the issues within the City's purview to control:

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 U.S. Granite Storage Yard, subject to findings and conditions of approval contained within Project Approval Letter dated August 4, 2015.

4. ADJOURNMENT

There being no further business before the Principal Planner, the meeting was adjourned at 1:41 p.m., August 4, 2015 to the next scheduled meeting.



Jessica Jordan, Principal Planner



Kelly Kennedy, Planning Department Clerk