

**CITY OF RANCHO CORDOVA**  
**Minutes of Meeting**  
**Of the Community Development Director's Administrative Public Hearing**  
**March 30, 2016**

**1. CALL MEETING TO ORDER**

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Wednesday, March 30, 2016 in the Coloma Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Senior Planner, June Cowles called the meeting to order at 2:03 p.m.

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

**2. PUBLIC COMMENT**

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

**3. PUBLIC HEARING**

**A. ROOT OF HAPPINESS PATIO – PROJECT NO. DD9639 – MINOR DESIGN REVIEW.**

Minor Design Review for a new 414 square foot outdoor dining patio within an existing commercial center.

**Location:** 1941 Zinfandel Drive; APN: 058-0261-052-0000

**Zoning:** Commercial Mixed Use (CMU)

**Project Planner:** Matthew Diaz, Associate Planner

**Recommendation:** Staff recommends the Senior 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.

*Senior Planner, Cowles opened the Public Hearing*

The Senior Planner had the following concerns and comments:

- Cowles – There are no comments and/or concerns on the proposed outdoor patio.

**PUBLIC COMMENT**

- There were no public comments

*Senior Planner, Cowles closed the Public Hearing*

**Action:** The Senior 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 March 30, 2016.

**B. OZ KOREAN BBQ EXPANSION – PROJECT NO. DD8578 – MINOR DESIGN REVIEW AND ADJUSTMENT.**

The applicant is requesting a Minor Design Review for exterior façade modifications to an existing restaurant. Modifications include new trim, color changes, new stucco and additional screening of roof mounted equipment. The applicant is also requesting a parking adjustment for a 20 space (29%) on site parking deficiency.

**Location:** 3343 Bradshaw Road; APN: 068-0160-083-0000

**Zoning:** Office Professional Mixed Use (OPMU)

**Project Planner:** Nicholas Sosa, Assistant Planner

**Recommendation:** Staff recommends the Senior Planner determine the project Categorically Exempt under Section 15301 (Existing Structures) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approve a Minor Design Review and Adjustment for the proposed project, subject to the submitted project material and Conditions of Approval.

*Senior Planner, Cowles opened the Public Hearing*

The Senior Planner had the following concerns and comments:

- Cowles – There is a concern about the rooftop screening method that will be used to screen the existing mechanical equipment. Due to the fact that there is no representative present for Oz Korean BBQ we are inclined to continue to a date certain.

**PUBLIC COMMENT**


- There were no public comments


*Senior Planner, Cowles closed the Public Hearing*

**Action:** Based on the unresolved issue, the Senior Planner determined the item would be continued to Friday, April 8<sup>th</sup> at 2:00p.m.

**4. ADJOURNMENT**

There being no further business before the Senior Planner, the meeting was adjourned at 2:29 p.m., March 30, 2016 to the next scheduled meeting.

  
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June Cowles, Senior Planner

  
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Kelly Kennedy, Planning Department Clerk