

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
April 8, 2016

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Friday, April 8, 2016 in the Coloma Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Associate Planner, Matthew Diaz called the meeting to order at 2:04 p.m.

Staff Present: Kelly Kennedy, Planning Department Clerk 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. 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 Associate 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.

Associate Planner, Diaz opened the Public Hearing

The Associate Planner had the following concerns and comments:

- Diaz – There is still some concerns about the rooftop screening material and design to be used for the existing mechanical equipment. We have discussed some good options today but we would like to request some additional exhibits in regards to the rooftop mechanical set-up. This would include ways to integrate the screening design to match or be similar to the proposed façade improvements.

PUBLIC COMMENT

- Mr. Jong Kim, Owner of Oz Korean BBQ – We agree that rooftop screening method has not been resolved. We like the ideas that you have presented to us today. We will provide you the requested exhibits prior to the next meeting.

Associate Planner, Cowles closed the Public Hearing

Action: Based on the unresolved issue, the Associate Planner determined the item would be continued to Thursday, April 14th at 3:00p.m.

4. ADJOURNMENT

There being no further business before the Associate Planner, the meeting was adjourned at 2:32 p.m., April 8, 2016 to the next scheduled meeting.



Matthew Diaz, Associate Planner



Kelly Kennedy, Planning Department Clerk