

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
April 14, 2016

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Thursday, April 14, 2016 in the Coloma Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Community Development Director, Aaron Busch called the meeting to order at 3:04 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 Community Development Director 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.

Community Development Director, Busch opened the Public Hearing

The Community Development Director had the following concerns and comments:

- Busch – There are still some concerns about the rooftop screening method that will be used to screen the existing mechanical equipment. How tall is the proposed screening method? Is there a way to move or modify the exhaust hood system that is hanging over the edge of the roof? The renderings of the proposed screening method do not take this into account. Also, have you verified that the building can structurally hold the weight of the proposed screening method?

PUBLIC COMMENT

- Mr. Jong Kim, Owner of Oz Korean BBQ – The proposed screening method is 7 feet tall. We will look into the feasibility of moving or modifying the exhaust hood system so that the proposed screening method is more effective. Another option we would like to suggest is painting the unit to blend in with the proposed screening method. The location of the proposed screening method is directly above a load bearing wall. Therefore, we do not believe there will be any structural issues with the proposed screening method.

Community Development Director, Busch closed the Public Hearing

Action: The Community Development Director determined the project Categorical Exempt under Section 15301 (Existing Structures) and 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 April 14, 2016.

4. ADJOURNMENT

There being no further business before the Community Development Director, the meeting was adjourned at 3:38 p.m., April 14, 2016 to the next scheduled meeting.



Aaron Busch, Community Development Director



Kelly Kennedy, Planning Department Clerk