

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
May 16, 2018

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Wednesday, May 16, 2018 in the Coloma Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Community Development Director, Elizabeth Sparkman called the meeting to order at 10:07 a.m.

Staff Present: Planning Department Clerk, Kelly Whitman; Senior Planner, June Cowles; and Planning Manager, Darcy Goulart

2. PUBLIC COMMENT

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

3. PUBLIC HEARING

A. CAR ZONE AUTO SALES – PROJECT NO. 9775 – ADMINISTRATIVE USE PERMIT.

Car Zone is requesting an Administrative Use Permit (AUP) to operate an Auto Sales facility within an existing 4,000 square foot building located at 3167 Fitzgerald Road. Car Zone will provide an online auto sales service with the following operating hours.

Monday—Sunday 9:00AM—7:00PM

Car Zone will store up to 15 cars in the building, all business and car showing will be conducted inside the building. Auto sales will be based on online advertisement. Customers can find vehicles online and look at the vehicles by appointment only. There will be no walk-in customers.

Location: 3167 Fitzgerald Road; APN: 072-0450-044-0000

Zoning: Heavy Industrial/Manufacturing (M-2)

Project Planner: June Cowles, Senior Planner

Recommendation: Staff recommends the Community Development Director determine the project Categorically Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, and approve an Administrative Use Permit for the proposed project, subject to the submitted project material and Conditions of Approval.

Community Development Director, Sparkman opened the Public Hearing

PUBLIC COMMENT

- Phil Smith, Property Owner Representative – Understands the neighbors' concerns and they do not want to be a bad neighbor. Believes they have a good tenant and will address issues in a timely manner with the tenant.

The Community Development Director had the following concerns and comments:

- Sparkman – Clarified how the use will operate on-site and that the applicant is aware of the outdoor screening requirement.

Community Development Director, Sparkman closed the Public Hearing

Action: The Community Development Director determined the project Categorical Exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, and approved an Administrative Use Permit for the proposed project, subject to findings and conditions of approval contained within Project Approval Letter dated May 16, 2018.

4. ADJOURNMENT

There being no further business before the Community Development Director, the meeting was adjourned at 10:17 a.m., May 16, 2018 to the next scheduled meeting.


Elizabeth Sparkman, Community Development Director


Kelly Whitman, Planning Department Clerk