

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Community Development Director's Administrative Public Hearing
October 3, 2018

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Wednesday, October 3, 2018 in the Community Board Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Community Development Director, Elizabeth Sparkman called the meeting to order at 4:00 p.m.

Staff Present: Planning Department Clerk, Kelly Whitman; and Assistant Planner, Nicholas Sosa.

2. PUBLIC COMMENT

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

3. PUBLIC HEARING

A. VARDANYAN LARGE FAMILY DAY CARE – PROJECT NO. 9809 – ADMINISTRATIVE USE PERMIT.

The Applicant is requesting an Administrative Use Permit (AUP) to operate a large family day care (up to 14 children) within a single-family residence at 2546 Augibi Way within a residential (RD-5) zone. The daycare would engage children in various activities both indoors and outdoors. Operating hours for the daycare will be Monday through Friday 6:00AM to 9:00PM. Pick ups and drop off locations will be restricted to the driveway and immediately in front of the home to prevent disturbance to neighboring properties.

Location: 2546 Augibi Way; APN: 057-0101-005-0000

Zoning: Residential (RD-5)

Project Planner: Nicholas Sosa, Assistant 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

- Leslie Newell, Resident – Opposes the use because there is already so many vehicles parked on the street that it is already down to one lane of traffic. Also, there are no sidewalks along their street. Believes that the increased traffic and parking is already having a negative effect on their neighborhood and feels that the proposed use would only make the matter worse.
- Tim Newell, Resident – The logistics of adding 14 additional vehicles, typically they are going to drop-off in the morning and pick-up in the evening, to an already busy street I do not see where they are going to park. It's a residential street that is narrow and even if it is varied times you are still adding 14 additional vehicles traveling on an already congested street. Sees a small daycare making sense but the number 14 is very alarming and seems like a bit of an overload for the street.
- Vladimir Vardanyan, Representative for the Applicant – It is very rare that more than one drop-off or pick-up occurs at the same time. There is a very large driveway that can fit up to 4 cars and most drop-offs and pick-ups occur in the driveway. Also, drop-off and pick-up services are provide as a part of the day care operation.

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The Community Development Director had the following concerns and comments:

- Sparkman – It is important to understand that a large family day care is allowed use with the approval of an administrative use permit. This is a limited discretionary action. The applicant is aware of their operating parameters and they will need to adhere to them. One of their conditions is that all pick-ups and drop-offs are limited to their driveway or directly in front of their residence. The applicant is responsible for managing the parents and ensuring that all pick-ups and drop-offs occur per the conditions. If the condition is not adhere to then that would be an enforcement issue and we would address it at that time.

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 October 3, 2018.

4. ADJOURNMENT

There being no further business before the Community Development Director, the meeting was adjourned at 4:23 p.m., October 3, 2018 to the next scheduled meeting.



Elizabeth Sparkman, Community Development Director



Kelly Whitman, Planning Department Clerk