

**CITY OF RANCHO CORDOVA**  
**Minutes of Meeting**  
**Of the Community Development Director's Administrative Public Hearing**  
**June 18, 2019**

**1. CALL MEETING TO ORDER**

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Tuesday, June 18, 2019 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 5:30 p.m.

Staff Present: Planning Department Clerk/Planning Technician, Kelly Whitman; Planning Manager, Darcy Goulart; and Deputy City Attorney, Frank Splendorio.

**2. PUBLIC COMMENT**

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

**3. PUBLIC HEARING**

**A. MELIKYAN LARGE FAMILY DAYCARE – PROJECT NO. 9855 – ADMINISTRATIVE USE PERMIT.**

The Applicant is proposing a large family daycare (up to 14 children) to be located at 3344 Romano Court. The proposed hours of operation will be 7:00AM to 6:00PM Monday through Friday. Pick-up and drop-off locations will be restricted to the driveway or immediately in front of the home. The proposed daycare will still comply with all licensing requirements of the Department of Social Services as well as the proper approvals by the Sacramento Metro Fire Department. The applicant is also required to obtain a business license from the City Finance Department.

**Location:** 3344 Romano Court; APN: 072-2020-049-0000

**Zoning:** Low Density Residential (LD)

**Project Planner:** Kelly Whitman, Planning Technician

**Recommendation:** Staff recommends the Community Development Director determine the project Statutorily Exempt under Section 15274 (a) (Family Day Care Homes) 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**

- Patrick Jaeger, Resident – First concern is that 14 children is a lot of children. Is that the standard daycare size for a residential area? So, the maximum number of children means the impacts to the neighborhood would be maximized. Does not understand how a residential day care with the maximum allowed number of children could have any beneficial impact on property value. Believes that the proposal would have a negative impact on property values. Cannot see the positive side of the proposal as a homeowner in the immediate area. The proposal sounds like a full-blown commercial daycare facility that wishes to operate in a residential neighborhood.
- Jeff Durbin, Resident – Had a similar situation near his home in regards to a proposal for a residential care home and how they were being allowed without having to provide additional parking spaces. When he saw the public hearing notice he saw that the proposal was for 14 children and had concerns especially since the proposal is within a cul-de-sac. Questioned if the CEQA exemption that was listed on the public hearing notice was appropriate for the

proposal. Questioned how drop-offs and pick-ups would occur in the driveway when employees are supposed to be parking in the driveway. He agrees that this appears to be a commercial venture that does not belong in a residential neighborhood.

- Shelia Sells, Resident – Had concerns about noise that would be generated by the proposal but was satisfied with the condition that was added to address noise concerns.
- Jo Jaeger, Resident – Believes that there is no way that drop-offs and pick-ups can occur without having an impact on traffic when the proposal is for up to 14 children. The proposal impacts the value of their home and they will have to disclose to future buyers about this operation. Would not have an issue with the proposal if it was smaller but believes a daycare for up to 14 children within a residential neighborhood is just too much. The proposal is not conducive with a residential neighborhood.

The Community Development Director had the following concerns and comments:

- Sparkman – Has the liberty to take this under consideration and does not have to make a decision right now. Elected to take all the testimony under advisement and make a decision at a later date. Will issue a written notice of decision within three (3) business days of the decision being made.

*Community Development Director, Sparkman closed the Public Hearing*

**Action:** The Community Development Director has taken all the testimony under advisement and will provide written notice of decision to all affected parties within three (3) business days of a decision being made.

#### 4. ADJOURNMENT

There being no further business before the Community Development Director, the meeting was adjourned at 5:57 p.m., June 18, 2018 to the next scheduled meeting.

  
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for Elizabeth Sparkman, Community Development Director

  
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Kelly Whitman, Planning Department Clerk