

**City Hall**  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

**Planning Division**  
916-851-8750

**Community Development Director**  
Elizabeth Sparkman



## **City of Rancho Cordova Community Development Director Notice of Public Hearing**

**Dated: November 17, 2023**

NOTICE is hereby given that on **Thursday, November 30, 2023, at 5:30 P.M.**, or as soon thereafter as the matter may be heard, the Community Development Director of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall**, in the **Community Board Room** located at **2729 Prospect Park Drive, Rancho Cordova**, to consider the following application:

### **DUTCH BROS AT STONE CREEK VILLAGE – PROJECT NO. PLND-0223-0063 – MINOR DESIGN REVIEW:**

**REQUEST:** The Applicant is requesting a Minor Design Review for a 950 SF Dutch Bros coffee kiosk with dual drive-thru and site improvement within the Stone Creek Village Shopping Center also known as the Sprouts Shopping Center. Improvements include a 950 SF building, an outdoor patio area, landscaping installation, and parking and drive-thru site improvements. The use of a coffee kiosk and drive-thru is allowed by right so long as the project is meeting a minimum 180 foot stacking distance and drive-thru entrances/exits are a minimum 25 feet away from ingress/egress points to the public right of way. Dutch Bros is meeting both these requirements and therefore no additional entitlements outside of the minor design review were required. Per the Villages of Zinfandel Planning Area (VOZSPA), the Community Development Director is the appropriate authority for approval of this level of review.

**LOCATION:** 10866 Bear Hollow Drive; APN: 072-2360-044-0000

**ZONING:** Retail Commercial (RC) within the Villages of Zinfandel Special Planning Area (VOZSPA)

**ENVIRONMENTAL:** Exempt per Section 15332 "In-fill Development" of the California Environmental Quality Act Guidelines (CEQA)

**PROJECT PLANNER:** Nicholas Sosa, Associate Planner

**Questions regarding this matter should be directed to the City of Rancho Cordova Planning Department at (916) 851-8750.**

#### **NOTICE REGARDING CHALLENGES TO DECISIONS**

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

#### **ADA COMPLIANCE STATEMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Kelly Whitman, Planning Technician at (916) 851-8759. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.