



**THE CITY OF RANCHO CORDOVA
ADMINISTRATIVE PUBLIC HEARING**

Community Development Director, Elizabeth Sparkman

November 30, 2023
Community Board Room
2729 Prospect Park Drive
5:30 pm

NOTE: The Community Development Director may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda.

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/89140912394?pwd=iPgt4i7crEjVmRPaDLm7ahvIWpoESO.1>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 891 4091 2394

Password: 976635

Instructions to Make Public Comment

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranhocordova.org **no later than 3:00 p.m. on Thursday, November 30, 2023. All comments submitted later than 3:00 p.m. will be sent to the Community Development Director or Designee for review and may not be read during the meeting.**

During the meeting, members of the public who wish to provide verbal comments during the meeting, may do so in-person by attending the Administrative Public Hearing at Rancho Cordova City Hall or by video/teleconference. If you wish to provide verbal comments via video/teleconference, follow these instructions:

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Planning Clerk to speak. Please wait to be called upon by the Planning Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the Planning Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the Administrative Public Hearing or use of Zoom, please contact the Planning Department at (916) 851-8750 before 3:00 p.m.

1. CALL MEETING TO ORDER

2. PUBLIC HEARING

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

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

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

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.

3. STAFF/COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

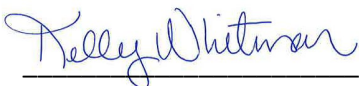
4. ADJOURNMENT

Certificate of Posting the Agenda:

I, Kelly Whitman, Planning Division Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 30, 2023 regular meeting of the Planning Division Administrative Hearing was posted on November 27, 2023 and is available for public review at:

1. City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA
2. City of Rancho Cordova website at www.cityofranhocordova.org

Signed this 27th day of November 2023



Kelly Whitman, Planning Division Clerk

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 the Planning Division Clerk at (916) 851-8750. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.