

**CITY OF RANCHO CORDOVA**  
**Minutes of Meeting**  
**Of the Community Development Director's Administrative Public Hearing**  
**November 30, 2023**

**1. CALL MEETING TO ORDER**

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Thursday, November 30, 2023 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: Arlene Granadosin-Jones, Palmer Hilton, David Kwong, Quoc Nham, Nicholas Sosa, Elizabeth Sparkman and Kelly Whitman

**3. PUBLIC HEARING**

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

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)

**Project Planner:** Nicholas Sosa, Associate Planner

**Recommendation:** Staff recommends the Community Development Director determine the project Categorically Exempt under Section 15332 (In-fill Development) of the California Environmental Quality Act Guidelines, and approve a Minor Design Review for the proposed project, subject to the submitted project material and Conditions of Approval.

*Associate Planner Nicholas Sosa gave a brief overview of the project.*

**PUBLIC COMMENT**

*Community Development Director Sparkman opened the Public Hearing and the following individuals addressed the Community Development Director or submitted public comment via email:*

1. Shelly George
2. James Garcia
3. Jim Garcia
4. Paige Horn
5. Jarad George
6. Taylor Horn
7. Jennifer Garcia
8. Marilyn Metzger

9. Ana York

*Community Development Director Sparkman closed the public comment period.*

**Action:** The Community Development Director Designee has taken all the testimony under advisement and will issue a Notice of Decision within three (3) business days. The Community Development Director will provide a copy of the Notice of Decision to all interested parties via e-mail.

4. **ADJOURNMENT**

Community Development Director Sparkman adjourned the meeting at 6:12 p.m.

  
Elizabeth Sparkman, Community Development Director

  
Kelly Whitman, Planning Division Clerk