

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Planning Director's Administrative Public Hearing
January 26, 2012

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Thursday, January 26, 2012 in the Community Board Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Planning Director, Paul Junker called the meeting to order at 2:00 p.m.

Staff Present: Principal Planner, William Campbell; Acting Planning Department Clerk, Diana Meyer

2. PUBLIC COMMENT

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

3. PUBLIC HEARING

- A. CC MYERS MODULAR OFFICE BUILDING – PROJECT NO. DD7394 – MINOR DESIGN REVIEW.** The applicant is seeking approval of a Minor Design Review for a 2,160 square foot modular office building.

Location: APN: 072-0410-045-0000, 3300 Fitzgerald Road

Zoning: M-2 (Heavy Industrial)

Project Planner: Jessica Jordan, Senior Planner

Recommendation: Staff recommends the Planning Director determine the project Categorically Exempt under Section 15303 and 15332 of the California Environmental Quality Act Guidelines, and approve a Minor Design Review for the proposed project, subject to the submitted Project Plans and Conditions of Approval.

The Planning Director had the following concerns and comments:

- Junker – There are no concerns based on the location of the proposed design. Confirmed that applicant agrees with condition requiring new modular building to be painted the match existing buildings.

Planning Director, Junker opened the Public Hearing

PUBLIC COMMENT

- Chris Campbell, Redhouse Architecture Representative – Acknowledged the requirement for painting of the new building.

Planning Director, Junker closed the Public Hearing

Action: The Planning Director determined the project Categorically Exempt under Section 15303 and 15332 of the California Environmental Quality Act Guidelines, and approved a Minor Design Review for the proposed project subject to and consistent with the submitted plans, findings and conditions of approval contained within Project Approval Letter dated January 27, 2012.

B. ALLIED WASTE MODULAR OFFICE BUILDING – PROJECT NO. DD7383 – MINOR DESIGN REVIEW: The applicant is seeking approval of a Minor Design Review for a new 960 square foot modular office building.

Location: APN: 072-0410-090-0000, 3326 Fitzgerald Road

Zoning: M-2 (Heavy Industrial)

Project Planner: Jessica Jordan, Senior Planner

Recommendation: Staff recommends the Planning Director determine the project Categorically Exempt under Section 15303 and 15332 of the California Environmental Quality Act Guidelines, and approve a Minor Design Review for the proposed project, subject to the Project Plans and Conditions of Approval.

The Planning Director had the following concerns and comments:

- Junker – Noted reservations about the location of this proposed modular office building. The design is inconsistent with the surrounding buildings. The new building looks temporary and out of place. Based on an aerial image, there appears to be other locations on the property to screen the proposed modular office building. The application cannot be approved at this time.

Planning Director, Junker opened the Public Hearing

PUBLIC COMMENT

- Chris Campbell, Redhouse Architecture Representative – What will you require to approve this project? Junker – I will need more time to review the proposed project. It would be beneficial to schedule a meeting to view the property and hopefully we can find a more suitable alternative with the space available. Campbell – How important are aesthetics in an Industrial location? Junker – Less important than a Commercial location, however the proposed project is conflicting with prior project approvals.
- Sean Crawford, Allied Waste Services Representative – All of the space within the property lines is being utilized. There are storage bins taking up substantial space. There is barely enough truck accessibility and employee parking on the property to place the modular building anywhere else on the property. Junker – I appreciate that your business is growing and you are running out of space, however the proposed location for this modular office building is inappropriate and inconsistent with the surrounding area.
- Homer Gideon, Allied Waste Services Representative – What if we are able to move the storage bins and extend the fencing about 20 feet? Junker – That is a possibility, however I will need to inspect the property before making my determination. Gideon – I want to make sure the disability accessibility ramps are in compliance if we move the fence but I think this could be an alternative. Junker – I am happy to schedule a meeting to review the property and make a compromise.

Planning Director, Junker closed the Public Hearing

Action: This item was continued for further consideration and a site visit was scheduled.

ADJOURNMENT

There being no further business before the Planning Director, the meeting was adjourned at 2:40 p.m., January 26, 2012 to the next scheduled meeting.



Paul Junker, Planning Director



Diana Meyer, Acting Planning Department Clerk