

CITY OF RANCHO CORDOVA
Minutes of Meeting
Of the Planning Director's Administrative Public Hearing
October 16, 2012

1. CALL MEETING TO ORDER

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Tuesday, October 16, 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 2:02 p.m.

Staff Present: Planning Department Clerk, Kelly Kennedy

2. PUBLIC COMMENT

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

3. PUBLIC HEARING

- A. PURE GOLD REMODEL– PROJECT NO. DD7592 – NONCONFORMING USE PERMIT AND MINOR DESIGN REVIEW.** The Non-conforming Use Permit will allow the current tenant, Pure Gold, to modify the interior floor plan to expand the club area and reduce the retail space, all within the existing footprint of the building. The Minor Design Review will allow the addition of a valance style canopy to the front and side elevations of the building and change the entry to the north side of the building.

Location: APN: 072-0260-029, 2990-3000 Sunrise Boulevard

Zoning: Commercial Mixed Use (CMU)

Project Planner: William Campbell, Principal Planner

Recommendation: Staff recommends the Planning Director determine the project Categorically Exempt under Section 15303 of the California Environmental Quality Act Guidelines, and approve a Non-Conforming Use Permit and 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 – Are the Conditions of Approval acceptable?
 - Mr. Lawrence: We have some concerns in regards to Condition #8: “The applicant shall apply for an encroachment permit from the Public Works Department for any replacement of damaged sidewalk, driveways, curb and gutter along the property frontage to the satisfaction of the Public Works Department. Sidewalk panels shall be replaced to the nearest joint. In addition, sidewalk and driveway sections not meeting ADA guidelines shall be removed and replaced.”
 - Junker – The applicant is responsible for replacing any damaged sidewalk, driveways, curb and gutter that is damaged due to the tenant improvement.
 - Mr. Smith: We are not positive if the curb ramp leading into the property is in compliance to ADA standards.
 - Junker - Public Works has not yet identified any issues with the property. However, please follow up with Albert Stricker in regards to any ADA compliance issues that may need to be addressed.
 - Mr. Lawrence: We find the Conditions of Approval acceptable.

Planning Director, Junker opened the Public Hearing

PUBLIC COMMENT

- There were no public comments.

Planning Director, Junker closed the Public Hearing

Action: The Planning Director determined the project Categorical Exempt under Section 15303 of the California Environmental Quality Act Guidelines, and approved a Non-conforming Use Permit and 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 October 16, 2012.

ADJOURNMENT

There being no further business before the Planning Director, the meeting was adjourned at 2:22 p.m., October 16, 2012 to the next scheduled meeting.



Paul Junker, Planning Director



Kelly Kennedy, Planning Department Clerk