

**CITY OF RANCHO CORDOVA**  
**Minutes of Meeting**  
**Of the Planning Director's Administrative Public Hearing**  
**March 17, 2014**

**1. CALL MEETING TO ORDER**

The meeting of the Administrative Public Hearing of the City of Rancho Cordova was held on Monday, March 17, 2014 in the Community Board Room located at 2729 Prospect Park Drive, Rancho Cordova, CA, 95670. Senior Planner, Jessica Jordan called the meeting to order at 9:00 a.m.

Staff Present: Planning Department Clerk, Kelly Kennedy and Associate Planner, Matthew Diaz

**2. PUBLIC COMMENT**

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

**3. PUBLIC HEARING**

**A. RIVERGATE FAÇADE – PROJECT NO. DD8445 – MINOR DESIGN REVIEW.**

The applicant is requesting Minor Design Review approval for approximately 200 feet of partial façade renovations for the previously occupied Kmart store. As proposed, the façade will be upgraded to create two tenant spaces for a total of three tenant spaces within the old building. The design uses faux columns and projections to enhance both new store fronts. One tenant will also use low walls to create spaces for shopping cart storage on either side of the entry. New architectural parapet details above the existing roof line will be added to provide entry marquees and additional visual interest. This project is the second phase of renovations to the entire Rivergate Center.

**Location:** APN: 058-0261-027-0000, 2344 Sunrise Boulevard

**Zoning:** Commercial Mixed Use (CMU)

**Project Planner:** Jessica Jordan, Senior Planner

**Recommendation:** Staff recommends the Senior Planner determine the project Categorically Exempt under Section 15303 (New Construction or Conversion of Small Structures) 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.

*Senior Planner, Jordan opened the Public Hearing*

The Senior Planner had the following concerns and comments:

- Jordan – There are no comments and/or concerns on the proposed façade renovations.

**PUBLIC COMMENT**

- There were no public comments.

*Senior Planner, Jordan closed the Public Hearing*

**Action:** The Senior Planner determined the project Categorically Exempt under Section 15303 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 March 17, 2014.

**B. NEIL ORCHARD SENIOR ACTIVITIES CENTER MONUMENT SIGN – PROJECT NO. DD8450 – LIMITED USE PERMIT**

The applicant is requesting a Limited Use Permit to allow an electronic sign within a monument sign at the Neil Orchard Senior Activities Center located within the Lincoln Village Park. The proposed monument sign will replace the existing wooden sign in the same location. The proposed electronic monument sign meets all applicable size, height, setback, and illumination standards in the Zoning Code.

**Location:** APN: 068-0040-016-0000, 3480 Routier Road

**Zoning:** Parks and Open Space (POS)

**Project Planner:** Jessica Jordan, Senior Planner

**Recommendation:** Staff recommends the Senior Planner determine the project Categorically Exempt under Section 15302 (Replacement or Reconstruction) of the California Environmental Quality Act Guidelines, and approve a Limited Use Permit for the proposed project, subject to the submitted Project Plans and Conditions of Approval.

*Senior Planner, Jordan opened the Public Hearing*

The Senior Planner had the following concerns and comments:

- Jordan – The proposed electronic monument sign meets the all the development standards for electronic message signs outlined in the Zoning Code.

**PUBLIC COMMENT**


- Kathleen Franklin Cordova Recreation and Parks District Representative – Had no concerns or comments


*Senior Planner, Jordan closed the Public Hearing*

**Action:** The Senior Planner determined the project Categorically Exempt under Section 15302 of the California Environmental Quality Act Guidelines, and approved a Limited Use Permit for the proposed project subject to and consistent with the submitted plans, findings and conditions of approval contained within Project Approval Letter dated March 17, 2014.

**4. ADJOURNMENT**

There being no further business before the Senior Planner, the meeting was adjourned at 9:07 a.m., March 17, 2014 to the next scheduled meeting.

  
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Jessica Jordan, Senior Planner

  
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Kelly Kennedy, Planning Department Clerk