

# City of Elk Grove

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Minutes of the Planning Commission  
Regular Meeting  
Thursday, January 16, 2014

## CALL TO ORDER/ROLL CALL:

The meeting was called to order at 6:30 p.m. with the following in attendance:

Present: Chair Frank Maita and Commission Members Nancy Chaires Espinoza, Fedolia "Sparky" Harris, George Murphey and Kevin Spease

Absent: None

## REORGANIZATION OF THE ELK GROVE PLANNING COMMISSION

*Motion: M/S Murphey/Harris to nominate Nancy Chaires to serve as Chair of the Planning Commission for 2014. Ayes 5, Noes 0, Abstain 0.*

*Motion: M/S Harris/Chaires to nominate George Murphey to serve as Vice Chair of the Planning Commission for 2014. Ayes 5, Noes 0, Abstain 0.*

## APPROVAL OF AGENDA

*Motion: M/S Murphey/Maita to approve the agenda as presented. Ayes 5, Noes 0, Abstain 0.*

## PUBLIC COMMENT

Ron Eversden stated that there is not ample parking at the Carlton Plaza project on Elk Grove Blvd to serve the needs of employees and that they park at the Nugget Market. He asked the City to follow up on the issue.

## CONSENT CALENDAR ITEMS:

*Motion: M/S Murphey/Maita to approve the consent calendar items as presented. Ayes 3, Noes 0, Abstain 2. Harris and Spease abstained to the vote to approve the minutes of November 7, 2013 due to absence at that meeting.*

## PUBLIC HEARING:

**100-YEAR FLOODPLAIN (PROJECT) - INCLUDES A GENERAL PLAN AMENDMENT AND ZONING CODE TEXT AMENDMENT:** The General Plan Amendment will allow development of non-habitable structures (i.e. fences, walls, accessory buildings, etc.) within the 100-year floodplain. The Zoning Code Amendment is to assure consistency with the General Plan Amendment. The Project is categorically exempt from CEQA.

## Staff Report

Darren Wilson presented details of the amendments and answered questions of the Commission relating to the reason for the amendment, FEMA requirements, and the potential impacts to water surface elevations with allowing structures including walls and fences, and storage of hazardous materials. Mr. Wilson stated that fencing must be open to regulate flood flows or walls would require holes. He stated that there is nothing to preclude storage of hazardous materials today and pointed out that water quality would be thrown out the window in the event of a flood.

It was pointed out that in the staff report goal 3.4 Preservation and Enhancement of natural areas in particular the floodplains was not addressed specifically. Staff recommended augmenting existing draft findings with additional language regarding both focus goal 3.1 and 3.4. It was also pointed out that the staff report zoning code example included aircraft hangar but the general plan definition did not.

*Chair Chaires opened the public comment opportunity.*

## Public Comment

Allen Lung was concerned about displacement and if he would be responsible. He said that his property is all in the floodplain and that he can't build. Staff clarified that the applicant would be responsible to determine the displacement, if any.

Ron Eversden said that he had to build up pads to get out of the Floodplain.

Felipe Martin requested the Commission vote in favor of the amendment so that he would be allowed to build a pool on his property.

*Chair Chaires closed the public hearing.*

## Deliberations and action

The majority of the Commission supported the recommendation to the City Council to approve the amendments with the changes as discussed to remove the aircraft hangar from the list and adding the goal information to the City Council staff report.

Commissioner Murphey expressed uneasiness supporting the update due to potential increase in water surface elevations over time and due to the lack of a mechanism to monitor storage materials.

***Motion: M/S Maita/Spease adopt a Resolution recommending that the City Council adopt a resolution approving an amendment to the General Plan and adopting an ordinance approving a Zoning Code amendment as described in the Resolution, subject to the findings contained in the Resolution and including the minor changes to as discussed in deliberations. Ayes 4, Noes 1 (Murphey).***

**PLANNING DIRECTOR'S REPORT:**

Planning Director, Taro Echiburu reported that the City Council approved the Commercial Rezones project a week ago. He briefly went over the tentative agenda schedules for the Planning Commission and the City Council.

**PLANNING COMMISSION MATTERS:**

Commissioner Chaires asked if parking requirements should be revisited by the Commission. Commissioner Maita preferred to not move forward on a change to parking based on one parking issue. Commissioner Murphey felt the parking model has always been inadequate. Mr. Echiburu said that he had an intern compare the City's parking requirements to other jurisdictions and determined them to be adequate in standards however they may not be in the field. He suggested staff enlist Code Enforcement to investigate the case and that if it's determined to be an issue the Commission could provide direction from there.

**ADJOURNMENT**

The meeting adjourned at 7:32 PM.



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**Prepared by Sandy Kyles  
Planning Commission Secretary**

**APPROVED: February 20, 2014**