

City of Elk Grove

Minutes of the Planning Commission
Regular Meeting
Thursday, February 6, 2014

CALL TO ORDER/ROLL CALL:

Chair Nancy Chaires called the meeting to order at 6:30 p.m. with the following in attendance:

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

Absent: None

APPROVAL OF AGENDA

MOTION: M/S Murphey/Harris to approve the Agenda. The motion passed by the following vote: Ayes: 5; Noes: 0.

PUBLIC COMMENT:

There were no requests to speak during public comment.

PUBLIC HEARING ITEM:

CALIFORNIA NORTHSTATE UNIVERSITY (EG-13-074) – INCLUDES A CONDITIONAL USE PERMIT (CUP) AMENDMENT: A CUP Amendment to allow the expansion and operation of the pharmacology college and medical college and an increase in the number of university employees and students. The project site is located at 9650 & 9700 West Taron Dr. APN 132-2160-001 & 132-0460-076. The project is exempt from CEQA pursuant to Title 14 of the California Code of Regulations Section 15301(a).

Chair Chaires declared the public hearing open.

Project Planner Gerald Park presented details of the project. He brought to the attention of the Commission, supplemental information received after the release of the staff report relating to a request by the Applicant to increase the total head count of medical students from 265 to 295.

Engineering Services Manager Darren Wilson answered questions of the Commission relating to traffic study and traffic signals thresholds. He stated that staff looked at the ultimate use of Office Park and determined the college to operate more like a business which is below the threshold that would require a traffic study. He said that he would check the roadway report to see if the project required a signal at W Taron Dr. and Riparian Ct.

Chair Chaires opened the public comment opportunity.

PUBLIC COMMENT:

Applicant for the project Paul Wagstaffe expressed excitement about being in Elk Grove and about plans for future undergraduate programs planned 2015. Mr. Wagstaffe answered questions of the Commission relating to pedestrian paths and vehicle connectivity. He stated that he hoped to have foot traffic paths in the future and that Northwest would definitely consider vehicle connectivity.

There were no requests to speak during the public comment opportunity.

Chair Chaires closed the public comment opportunity.

COMMISSION DELIBERATIONS AND ACTION:

MOTION: M/S Maita/Murphey that the Planning Commission adopt a resolution finding no further CEQA review is necessary for the California University CUP Amendment Project (EG-13-074) pursuant to Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations (State CEQA Guidelines). **The motion passed by the following vote: Ayes: 5; Noes: 0.**

MOTION: M/S Maita/Murphey that the Planning Commission adopt a resolution approving a Conditional Use Permit Amendment for the California University CUP Amendment Project (EG-13-074), subject to the findings and conditions of approval contained in the draft Resolution (Attachment A) with the amendments shown in the supplemental information sheet that increases the headcount. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

PLANNING DIRECTOR'S REPORT:

Taro Echiburu, Planning Director briefly went over the tentative schedule of future agenda items.

PLANNING COMMISSION MATTERS:

Commissioner Chaires suggested, should staff determine Northstate project trigger a signal, that staff add that to the roadway report.

ADJOURNMENT:

The meeting was adjourned at 6:58 p.m.


Sandy Kyles, Secretary

APPROVED: March 20, 2014