

# City of Elk Grove

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Minutes of the Planning Commission  
Regular Meeting  
Thursday, February 20, 2014

## **CALL TO ORDER/ROLL CALL:**

The meeting was called 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 THE AGENDA:**

**MOTION: M/S MURPHEY/HARRIS** to approve the agenda as presented. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

## **PUBLIC COMMENT:**

Lynn Wheat brought forth concerns of maintaining and preserving the vernal poles and wetlands to help maintain the water table.

## **CONSENT CALENDAR ITEMS:**

**MOTION: M/S MURPHEY/SPEASE** to approve the minutes of January 16, 2014 as presented. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

## **PUBLIC HEARING ITEM:**

Chair Chaires declared the public hearing open.

**GREEN ACRES NURSERY & SUPPLY (EG-13-013) - INCLUDES A REZONE, CONDITIONAL USE PERMIT, AND DESIGN REVIEW:** The Project in final form will include the construction a one story retail nursery and with two greenhouse structures and trellis and with a fenced outdoor garden display area. The project site is located at 9260 E. Stockton Blvd. APN 116-0090-051. The Project is categorically exempt from CEQA.

## **STAFF REPORT**

Sarah Kirchgessner provided details of the project. She and other staff members answered question of the Commission relative to the applicants preference to have freeway frontage for the project site, the turn lane layout, and the use of pesticides and the potential effects on water quality. Ms. Kirchgessner brought to the attention of the Commission, the supplemental information green sheet with revisions to draft conditions of approval that included removal of the word "gated" from emergency access for #13 and to delete #29 entirely.

Chair Chaires opened the public comment opportunity.

## **PUBLIC COMMENT:**

Project applicant, Travis Gill, stated that he is certified in pesticides but that he doesn't use it because only organic fertilizers are used at Green Acres.

*Chair Chaires closed the public comment opportunity.*

## **COMMISSION DELIBERATIONS AND ACTION:**

**MOTION: M/S MAITA/MURPHEY** the Planning Commission adopt a resolution that the City Council of Elk Grove find the Green Acres Nursery and Supply project EG-1-013; exempt from CEQA pursuant to state CEQA guidelines Section 15183. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**MOTION: M/S MAITA/SPEASE** the Planning Commission adopt a resolution that the City Council of Elk Grove adopt a rezone from Business and Professional to Industrial Office Park and approve the conditional use permit and design review for the Green Acres Nursery and Supply project EG-13-013; subject to the findings and conditions of approval contained in the draft resolution with the addition of the amendments on the green sheet. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

## **PUBLIC HEARING ITEM:**

**SILVERADO VILLAGE (EG-11-046) - INCLUDES A SPECIAL PLANNING AREA, REZONE, TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR TENTATIVE SUBDIVISION MAP AND A DEVELOPMENT AGREEMENT:** The Project in final form will include a Special Planning Area consisting of 660 Single-family units and 125 independent/assisted living/memory care units, wetland habitat preserve area, open space, parkland and a trail system. The project site is located at the Northwest corner of Bond Road and Waterman Road, APN's 127-0010-002, 017, 040, 104, 105 & 106. An EIR has been prepared for this project.

## **STAFF REPORT**

Planning Manager Christopher Jordan presented details of the project and brought to the attention of the Commission, supplemental information from the green sheet that identified two proposed modifications relative to the open space area; (1) requiring that the City take fee title interest to the properties at time of final map, (2) specifying in the SPA that Lot C & E remain open space in perpetuity and no development of the sites would be authorized. Additionally, Mr. Jordan and Darren Wilson of Public Works answered questions related to increased traffic congestion, park location, police department surveillance and access to the park, pre-existing drainage issues within Lot C, proposed placement of a masonry wall on a sloped grade and preservation of trees, both along the property boundary line.

Paul Mewton, CCSD Parks added that all parks have security cameras and low level lighting for police surveillance. He stated that the proposed park will have security cameras in place.

*Chair Chaires opened the public comment opportunity.*

Project applicant, Edward Johansen, described at length the Senior Community component of the plan.

David Cole recommended moving the park south closer to drainage. He wanted to maintain the environmental preserve and address traffic congestion at the corner of Elk Grove Florin and Bond Road.

Gene Wiese spoke in support of the plan as proposed

Steve Lee stated that properties are clustered together too densely.

Bryan Wilson spoke in support of the project.

Lynn Wheat wanted guarantee that the open space area remain open and that traffic congestion be addressed. She suggested that the park be moved to a different location, and expressed concern about the retaining wall for privacy.

Don Somers wanted traffic issues addressed and supported the project.

Kathy Lee recommended that the soil be tested deeper for contaminants. She identified two changes that occurred within the SPA, such as, property depth from 110 feet deep to 100 feet and rear yard setbacks changed from 20 feet to 15 feet.

Nina Stevens recommended a village redesign, with less density and that the park be moved farther south.

Shirley Peters did not want the park placed in a wetland open space area and requested a wrought iron fence around the park. She also felt that the lots are too dense.

Anton Babich addressed the narrowness of Bond Road and recommended moving the project farther from the street.

Angee Wangsgard did not like the placement of the park.

Raj Saliota was concerned about traffic volume.

Mark White wanted drainage issues to be improved and does not prefer the proposed park location.

Mark Doty mentioned areas of trail way that need redesign and said increased traffic could become an issue.

Norma Lee was concerned about emergency responsiveness based on the location of the community.

*Chair Chaires closed the public comment opportunity.*

#### **COMMISSION DELIBERATIONS AND ACTION:**

After careful review of the plan and consideration of public comments, the Commission was not in favor of recommending the project as presented due to some of the unresolved issues like, park location, the lack of feathering of densities, traffic congestion, and walling off of Village 3. Rather than recommending denial to the Council, the Commission offered the applicant an opportunity to revise the plan and return for a public hearing at a later date.

Project applicant accepted a continuance to amend project details to a date uncertain.

***MOTION: M/S Maita/Spase to grant a continuance to a date uncertain. The motion passed by the following vote: Ayes: 5; Noes: 0.***

#### **REGULAR AGENDA ITEMS**

*No regular agenda items to address.*

**PLANNING DIRECTOR'S REPORT:**

Planning Director Taro Echiburu briefly went over the tentative schedule of future Planning Commission and City Council agenda items.

**PLANNING COMMISSION MATTERS:**

There were no comments of the Commission.

**ADJOURNMENT:**

The meeting was adjourned at 10:36 p.m.

  
Sandy Kyles, Secretary

**APPROVED: June 5, 2014**