

City of Elk Grove

Minutes of the Planning Commission
Regular Meeting
Thursday, March 20, 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 Harris/Murphey 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.

CONSENT CALENDAR:

MOTION: M/S Murphey/Spease to approve the Minutes of February 6, 2014 as presented. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

PUBLIC HEARING ITEM:

HO MAP (EG-13-059) – INCLUDES A REZONE AND TENTATIVE PARCEL MAP: The Project in final form will create two parcels and a zone change from Agricultural Residential – 5-acre minimum (AR-5) to Agricultural Residential – 2 acre minimum (AR-2). The project site is located at 8706 Grant Line Road, APN 123-0170-007. The Project is categorically exempt from CEQA.

Chair Chaires declared the public hearing open.

Project Planner Sarah Kirchgessner presented details of the project and brought to the attention of the Commission the supplemental information green sheet that contained revisions to Conditions of Approval #5 that would delete the portion that required vertical curb and gutter.

Chair Chaires opened the public comment opportunity.

PUBLIC COMMENT:

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 recommending that the City Council of the City of Elk Grove find the Ho Map Project (EG-13-059) exempt from CEQA pursuant to State CEQA Guidelines Sections 15315. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

MOTION: M/S Maita/Murphey that the Planning Commission adopt a resolution recommending that the City Council of the City of Elk Grove adopt a Rezone from Agricultural Residential - 5 acre minimum (AR-5) to Agricultural Residential - 2 acre minimum (AR-2) and approve a Tentative Parcel Map for the Ho Map Project (EG-13-059), subject to the findings and conditions of approval contained in the draft resolution and as amended in the green sheet. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

REGULAR AGENDA ITEM:

OFFICIAL ZONING INTERPRETATIONS: Interpretations of "Athletic Clubs" in the Old Town Special Planning Area.

Taro Echiburu explained the reason for and ratification of the interpretation.

MOTION: M/S Spease/Murphey the Planning Commission find the Official Zoning Interpretations exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (General Rule). **The motion passed by the following vote: Ayes: 5; Noes: 0.**

MOTION: M/S Spease/Murphey I move that the Planning Commission approve the Official Zoning Interpretation that "athletic clubs" within the SPA-OT will utilize the definition provided for "indoor fitness and sports facilities" within the Zoning Code. **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:

Some of the Commissioners announced and invited all to upcoming events.

ADJOURNMENT:

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


Sandy Kyles, Secretary

APPROVED: May 1, 2014