

City of Elk Grove

Minutes of the Planning Commission
Regular Meeting
Thursday, April 3, 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 AGENDA

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

PUBLIC COMMENT:

There were no requests to speak under public comment.

PUBLIC HEARINGS:

Chair Chaires declared the public hearings open.

SHELDON CROSSROADS (EG-13-056) - TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR SUBDIVISION LAYOUT: The Project in final form will create 68 Single-family lots, 2 landscape parkways, and 1 open space area. The project site is located at 8555 E Stockton Blvd in the Calvine/Highway 99 SPA, APN 115-0150-071. The Project is categorically exempt from CEQA.

Staff Report

Jerry Park presented the details of the project and answered questions of the Commission regarding notification to prospective buyers of schools that may not be built as proposed, the modified grid system of the subdivision, emergency access and the park lots.

Chair Chaires opened the public comment opportunity.

Public Comment

George Carpenter, Project Representative stated that there are no sensitive issues on this project site and explained how schools notify owners of changes. He pointed out the projects proposed Emergency Vehicle Access.

Chair Chaires closed the public hearing.

Deliberations and action

Motion: M/S Murphey/Spease to adopt a Resolution finding no further CEQA review is necessary for the Sheldon Crossroads Project (EG-13-056) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines **Ayes 5, Noes 0, Abstain 0.**

Motion: M/S Murphey/Spease Adopt a Resolution approving a Tentative Subdivision Map and Design Review for subdivision layout for the Sheldon Crossroads Project (EG-13-056), subject to the findings and conditions of approval contained in the draft Resolution (Attachment 1)." **Ayes 5, Noes 0, Abstain 0.**

SHELDON PARK ESTATES (EG-13-016) - REZONE AND TENTATIVE SUBDIVISION MAP: The Project in final form will create 46 and 1 remainder lots and a zone change from AR-5 to AR-2. The project site is located at 9345 Sheldon Road and 8643 Waterman Road, APNs 121-0180-012 and 121-0180-017. A Mitigated Negative Declaration has been prepared for this Project.

Staff Report

Christopher Jordan provided details of the project. Mr. Jordan and Darren Wilson of Public Works answered questions of the Commission relating to rural road improvement standards, creek buffers, water/sewer availability, and materials to be used on the trail and the style of fencing along the creek.

Chair Chaires opened the public comment opportunity.

Public Comment

Brian Wilson was concerned about condition #27 that requires an in-lieu payment for the total cost to construct the projects frontage improvements along Sheldon Road and condition #38 that requires the developer to do the improvements. Mr. Darren Wilson clarified that #27 is for the ultimate improvements for future work and #38 is a requirement to restore any payment along a projects frontage damaged during project construction. Mr. Brian Wilson asked about the requirement for landscaping and dedication along Waterman Road where the City Ordinance doesn't allow for water east of Waterman Road. He said that CCSD would work with Public Works on that.

Terry Rose, Project Engineer suggested that costs for improvements should be credited back if the developer makes repairs for damages to the road during construction of the project. Mr. Rose added that the project will include an 8-foot wide horse trail along the frontage along Waterman Road within the 25 foot landscape buffer.

Barbara Washburn, Representative of the Laguna Creek Watershed Council, talked about key points mentioned in an email she had sent to the Planning Commission. She said the Council felt the project design was not consistent with the City's general plan or with National Pollution Discharge Elimination System Guidelines & Requirements because there should be a 300-700 foot buffer at Laguna Creek, depending on the low and height of the creek, in order to allow the creek to function in a normal fashion and protect and enhance water quality. She recommended that trails be set back from the creek to allow the enjoyment of the wildlife and to lessen the potential negative impacts to the creek.

In response to a question about creek bank shrinking, Ms. Washburn said grazing or large amounts of water can cause that. She suggested restoration of trees and vegetation to restore the banks.

Shirley Peters felt the project was consistent with general plan and suggested a roundabout at Sheldon and Waterman Roads.

Chair Chaires closed the public hearing.

Deliberations and action:

The Commission spoke in support of the project with corrections to conditions #25 & 26 to read "the centerline based on a 72' arterial" not 84' arterial as shown in the draft conditions.

Motion: M/S Spease/Murphey Adopt a Resolution making a recommendation that the City Council adopt the Mitigated Negative Declaration for the Sheldon Park Estates Project (EG-13-016), subject to findings and mitigation measures contained in the April 3, 2014 staff report packet **Ayes 5, Noes 0, Abstain 0.**

Motion: M/S Spease/Murphey Adopt a Resolution making a recommendation that the City Council adopt an Ordinance approving the Rezone from AR-5 to AR-2. **Ayes 5, Noes 0, Abstain 0.**

Motion: M/S Spease/Murphey Adopt a Resolution making a recommendation that the City Council approve the Tentative Subdivision Map for the Sheldon Park Estates Project (EG-13-016) subject to findings and conditions of approval contained in the April 3, 2014 staff report packet with corrections to Conditions #25 and #26 as discussed. **Ayes 5, Noes 0, Abstain 0.**

REGULAR AGENDA ITEMS:

SOUTHEAST POLICY AREA (SEPA) STRATEGIC PLAN PROJECT - WORKSHOP: The proposed SEPA Project includes a Community Plan and Special Planning Area for the 1,200-acre Southeast Policy Area. This item was structured as a workshop. An introductory presentation by staff, followed by discussion by the Planning Commission, stakeholders and interested members of the public, and staff of the various draft project components.

Staff Report

Planning Manager Christopher Jordan started the work session with a presentation that included a Project overview, explanation of the process and meeting objectives that involves a review of the concepts and components in the document and identify key areas/issues for refinement.

There was a discussion relative to the jobs-housing balance. The Commission had concerns with housing potentially building first and then jobs component coming in later. The Commission suggested placing thresholds potentially by phasing and/or tightening policy to avoid rezoning. Staff indicated that they would further explore options, including but not limited to adding thresholds based on an acreage or percentage factor.

The Commission agreed that the draft plan captured the desires of the Commission and felt there was no need to further review all the elements.

The Commission also felt that the document should include incentives, like creative financing, and constraints to plan changes. It was the desire of the Commission that the plan also include policies for expediting project processing.

Some of the Commissioners were concerned about the lack of public attendance and asked staff if there could be more done to encourage participation in the workshops for this project.

Staff indicated that they felt every effort had been made to reach out to the public and indicated they would double check resources and see if more could be done.

Public Comment

Lynn Wheat felt that people don't show up to meetings because they feel defeated by the process of the City. She felt this site is important to the turnaround with the jobs/housing balance. Ms. Wheat stated that the Draft EIR was too difficult to understand and that citizens may be too overwhelmed. She felt that the city could do a lot better by investing in the residents as well.

Bruce Walters, representative of the Souza team, talked about potential unintended consequences of placing policy limits of residential development. He said that in any form of development the fundamental rule is to get the residential first, the commercial second and then the employment and industrial third because residential is relied on to provide the infrastructure to the employment area. Mr. Walters agreed to placing restrictions to any changes to the plan.

In response to questions of the Commission about the need to have housing develop first, Mr. Walters explained that residential has the ability to subsidize the infrastructure that will bring it to the door of the business park. Mr. Jordan told the Commission that their concerns would be brought forward to the City Council for consideration and direction.

Discussion and direction to staff:

Mr. Jordan summarized the program to manage the land plan. The Commission requested a summary of public feedback from the open house. The Commission liked the plan as presented and had no further direction.

PLANNING DIRECTOR'S REPORT:

Planning Director Taro Echiburu briefly went over future Planning Commission and City Council tentative schedules.

PLANNING COMMISSION MATTERS:

There were announcements of upcoming events and reports on attended previous events.

Commissioner Murphey suggested staff research creek buffers.

ADJOURNMENT

The meeting adjourned at 9:40 PM.


Sandy Kyles, Secretary

APPROVED: May 1, 2014