

City of Elk Grove

Minutes of the Planning Commission
Regular Meeting
Thursday, October 2, 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 HARRIS/MURPHEY to approve the agenda as presented. The motion passed by the following vote: Ayes: 5; Noes: 0; Abstain: 0.

PUBLIC COMMENT:

There were no public comments.

CONSENT CALENDAR ITEMS:

MOTION: M/S MURPHEY/MAITA - to approve the Minutes of April 17, 2014 and May 15, 2014 as presented. The motion passed by the following vote: Ayes 5, Noes 0, Abstain 0.

Chair Chaires declared the public hearings open.

PUBLIC HEARING ITEM:

Commissioner Maita recused himself from due to a business interest with the neighboring school.

STATHOS COVE (EG-14-001) - INCLUDES A REZONE, TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR SUBDIVISION LAYOUT: The project in final form will change the Zoning from AR-10 and AR-2 to RD-5 and will create 40 parcels for single family use. The site is located at the north side of Elk Grove Blvd west of Bruceville Road, APNs 116-0061-010 and 116-0061-042. This project is exempt from CEQA.

STAFF REPORT

Sarah Kirchgessner presented details of the project and identified residents' concerns regarding trail and pedestrian access, increased neighborhood traffic, construction traffic and emergency vehicle access (EVA). She answered questions of the Commission in regards to project notification to the surrounding church; location and placement of signage for the proposed project, and trail connection. It was recommended to change the word "may" to "shall on Condition 10 and include a Condition stating the applicant shall install a 2-way stop sign.

Chair Chaires opened the public comment opportunity.

PUBLIC COMMENT:

Bruce Walters, on behalf of the applicant, spoke about trail connectivity plans, trail placement, and construction vehicle access. He indicated that there was no immediate development scheduled for the site.

The Commission suggested an Irrevocable Offer of Dedication (IOD) concept for the trail, dependent upon whether the city could work out a deal with the church to finish the connection. Mr. Walters was not opposed to an IOD option.

Jeff Cecil felt that trails were not consistent and advised against bringing the trail connection to Elk Grove Boulevard due to potential safety issues and that there was no need for the connection.

Paul VonHeflin expressed concerns that safety and security of the community may be affected by adding the trail. He suggested opening up an Emergency Vehicle Access (EVA) as an only access point to eliminate any need for fencing and reduce unnecessary traffic.

Staff commented that various EVA access design options are available.

Scott Poronto was opposed to any trail development but was in favor of adding a construction vehicle access point. He felt that motorcycles would use the trail as a thoroughfare to cut through the neighborhood. Mr. Poronto expressed concerns over child safety and questioned who the responsible party would be for cleaning up trash and graffiti.

Alisha Johnson was also concerned about the trail and questioned whether the city had budgeted for street lights, police surveillance, clean up or additional costs if any incidents or liabilities arise. She was in favor of opening an EVA access point and construction vehicle access but furthest away from where children play.

Staff followed up from Ms. Johnson's concerns stating that the City Public Works Department would be responsible for trail maintenance, graffiti and trash clean up. Staff clarified that conditions 35-37 require annexation to finance districts to fund trail maintenance. Police vehicle surveillance would also be available by routine drive by. Staff suggested adding street or bollard lighting to the trail for night visibility and said it would need to be conditioned.

Jim Gillam, representative of Good Shepherd Church, stated that proper notification of the proposed trail had not been given and was only given a week notice for the upcoming Planning Commission meeting. He stated that the Church was objective to any trail development due to issues related to current placement of an Oak tree, potential parking issues or liabilities for the church and possible noise impediments to the surrounding facility which hadn't been properly addressed prior to the Planning Commission meeting.

Mark Doty, Trails Committee Vice Chair, stated that there was a previous trail easement dedication in place in 2007 for the church site through the Trails Master Plan but that when the church was built, the trail was never required to be developed by the City. He talked about how a trail connection would benefit by making surrounding parks more accessible. He also reviewed details of the original proposal of the trail versus the new trail layout.

Lupe Ramirez was upset with proposed design of the trail. She felt that the trail did not meet the demand for extended trails and that it will have an safety impacts on the neighborhood due to increased traffic, alleyways that invite instances of crime, and EVA access that create hazards for neighborhood children. Ms. Ramirez asked to remove the trail and access to Elk Grove Boulevard from the plans completely.

Bruce Walters acknowledged that residents were not opposed to the project, but rather the details concerning the trail. He explained why the trails committee decided to relocate the trail placement in the plans. He also recognized that the church was placed in a difficult position and that the project would be fine moving forward with or without a decision to development the trail.

Chair Chaires closed the public comment opportunity.

COMMISSION DELIBERATIONS AND ACTION:

After a lengthy discussion, Commissioner's Harris, Murphey and Chaires supported the project, but each expressed different opinions for the proposed trail. Commissioner's Harris and Murphey preferred to have Staff reach an agreement with the church regarding the trail. If no decision is agreed upon, then Lots B and C would be removed from the plans. Chair Chaires strongly preferred that all lots remain in the design for maximum pedestrian access. Commissioner Spease had the following concerns related to the trail: (1) safety and security of children crossing on Elk Grove Boulevard from Lot A, (2) that no prior agreement was in place with the church to develop the trail on Lot C, (3) possible impacts to future homeowners if an IOD was decided. Commissioner Spease felt the trail did not make sense and opposed the project entirely. Staff recommended the following language to replace Condition #42, "The applicant shall dedicate, design and construct Lots B and C trail. If at the time of improvement plan approval, the city has reached agreement with the church to acquire and construct the offsite trail." Additional conditions were also suggested with the following language: (1) the applicant shall design and construct lighting of the trail to the satisfaction of the City Engineer; (2) heavy construction equipment access during grading and site improvement shall be limited to entrance and egress from Elk Grove Boulevard; (3) replace wording on Condition #10 from "may" to "shall"; and (4) construct a 2-way stop sign. The applicant also volunteered to provide an illustrated concept design of the trail that would be provided prior to City Council review.

MOTION: M/S HARRIS/ MURPHEY - to adopt a resolution recommending that the City Council of the City of Elk Grove find the Stathos Cove Project (EG-14-001) exempt from CEQA pursuant to State CEQA Guidelines Sections 15183. **The motion passed by the following vote: Ayes: 4; Noes: 0; Abstain: 0.**

MOTION: M/S HARRIS/ MURPHEY - to adopt a resolution recommending that the City Council of the City of Elk Grove adopt a Rezone from Agricultural Residential -10 acre minimum (AR-10) and Agricultural Residential - 2 acre minimum (AR-2) to RD-5 and approve a Tentative Subdivision Map and Design Review for subdivision layout for the Stathos Cove Project (EG-14-001), subject to the findings and conditions of approval contained in the draft resolution as well as the 5 additional and amended conditions listed by Mr. Jordan. **The motion passed by the following vote: Ayes: 3; Noes: 1 (Spease); Abstain: 0.**

PUBLIC HEARING ITEM:

STONLAKE LANDING II (EG-14-021) - INCLUDES A TENTATIVE PARCEL MAP: The project in final form will subdivide the existing four-parcel developed Shopping Center into 11 individual lots. The site is located 2501 through 2619 Riparian Drive, APNs: 132-0460-102, 132-0460-103, 132-0460-105 and 132-0460-106. This project is exempt from CEQA.

STAFF REPORT

Christopher Jordan presented details of the project and identified an issue with the building property line setback and that the department would inspect the site further to determine that all building code requirements are met prior to tenant improvement. He answered questions of the Commission related to timing for a resolution of the building issue and when a condition would be finalized. Mr. Jordan directed the Commission to condition #11 in the staff report that had already been drafted and projected that the building review would be done prior to recreation of the map.

Chair Chaires opened the public comment opportunity.

PUBLIC COMMENT:

Engineer/Land Surveyor, on behalf of the owner, responded to questions of the Commission related to the purpose of the Subdivision, stating that occupied tenants would have more opportunities to own their own building and land and the current owner would benefit through sale of the building space.

Chair Chaires closed the public comment opportunity.

COMMISSION DELIBERATIONS AND ACTION:

MOTION: M/S MAITA/ MURPHEY – to find that no further environmental review is required for the Stonelake Landing II Tentative Map Project (EG-14-021) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **The motion passed by the following vote: Ayes: 5; Noes: 0; Abstain: 0.**

MOTION: M/S MAITA/ MURPHEY - to adopt a resolution approving a Tentative Parcel Map for the Stonelake Landing II Tentative Map Project (EG-13-021) which would subdivide four fully developed parcels into 11 individual lots subject to the findings and conditions of approval included in the draft resolution (Attachment A). **The motion passed by the following vote: Ayes: 5; Noes: 0; Abstain: 0.**

PLANNING DIRECTOR'S REPORT:

Interim Planning Director, Darrin Wilson, had no City Council items to report and confirmed that the October 16th meeting would be cancelled. He briefly went over the tentative schedule of future Planning Commission agenda items.

PLANNING COMMISSION MATTERS:

Commissioner Maita suggested that proper allotment of time and notification be given to any adjacent property owners, if a project opportunity presents itself in the future, so all parties are informed. Chair Chaires encouraged staff to devise a plan to be more efficient in tracking easements.

The Commission announced upcoming events and experiences previewing the New Orleans Mall that was built by the same developer that will build the future Mall in Elk Grove.

ADJOURNMENT:

The meeting was adjourned at 9:18 p.m.



Sandy Kyles, Secretary

APPROVED: February 5, 2015