

City of Elk Grove

Minutes of the Planning Commission
Regular Meeting
Thursday, January 21, 2010

CALL TO ORDER/ROLL CALL:

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

Present: Chairperson Chaires and Commissioners Maita, Villanueva, Harris, and Murphey

Absent: None

CONSENT CALENDAR

Motion: M/S Villanueva/Murphey to approve the consent calendar of January 21, 2010, except the minutes of January 7, 2010. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

PUBLIC COMMENT:

None.

CONTINUED PUBLIC HEARINGS

A. WATERMAN PARK 75 #09-025 – TENTATIVE PARCEL MAP AMENDMENT TO CONDITIONS OF APPROVAL:

Fritz Buchman, Public Works presented the details of the project.

Chair Chaires declared the public hearing open.

Public Comment:

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

Chair Chaires declared the public hearing closed.

Motion: M/S Murphey/Harris to adopt a resolution finding the project exempt from the California Environmental Quality Act and recommending the City Council approve a Tentative Parcel Map Amendment, amending Conditions of Approval #32, 33, 34, 36, and 68e and g of Waterman Park 75 project EG-06-1158, subject to the findings included in the supplemental staff report. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

PUBLIC HEARING

A. SOCCER WORLD INC # 09-053 – CONDITIONAL USE PERMIT

Don Hazen, Planning Director presented the details of the project and answered questions by the Commission.

Commissioner Maita asked about the number of required parking spaces and traffic impacts. Gwen Owens, Public Works explained how staff determined the traffic impacts to Kent Street.

Commissioners Maita and Villanueva discussed the possibility of readdressing Soccer World from Kent Street to Dino Drive with staff. In answer to a question from Commissioner Villanueva relating to the required consent agreement, Mr. Hazen reported that the owner of the property was not supportive of a locked gate.

In response to a suggestion of possibly installing a stop sign, Gwen Owens reported that this project will generate approximately forty-one trips and that it wouldn't warrant a stop sign.

The Commission took a 15 minute recess.

Chair Chaires declared the public hearing open.

Public Comment:

Daniel King, Representative for Soccer World, requested the Commission adopt the conditions as proposed by staff and the resolution by the neighbors concerning gate hours and answered questions by the Commission.

Todd Sperber, owner of the property, was strongly opposed to the proposed locked gate. Mr. Sperber stated that readdressing the site did not make sense especially if future industrial tenants come later. Mr. Sperber agreed to the neighbor's suggestion of locking the gate after the close of the last business except for Soccer World.

Sarah Johnson said the neighborhood preferred that the gate be closed on weekends until there are other tenants opened on the weekends. She said it would lessen the impact to neighbors on Kent Street if the gates were closed after the exit of businesses other than Soccer World.

Jeff Powers with the Youth Soccer League spoke in support of Soccer World and agreed to help educate patrons of the access on Dino Drive.

Dick Gardner spoke in favor of having Soccer World in Elk Grove but suggested a different location.

Eric Disque and staff briefly discussed the conditional use permit violation process. Mr. Disque encouraged the use of Dino Drive only.

Joey Tomko did not agree with shutting down Kent Street except at the close of business. He encouraged the Commission to let Soccer World open and let the owner direct his patrons to use Dino.

Pablos Espinoza felt Soccer World did not take the best approach to soliciting the business and questioned if this was the right location for this project.

Dan McCann indicated that there are no other buildings available in Elk Grove that fits a soccer field and encouraged the Commission to approve it.

Applicant rebuttal:

Daniel King felt the 24/7 gate closure was overkill and that Soccer World's impact on Kent is positive when compared to potential heavy industrial traffic. He agreed with closing the gate on weekends and to closing the gate in the evenings. Commissioner Murphey asked Mr. King if there was any work going on now. Mr. King said everything was in boxes awaiting the outcome of this meeting. Mr. King also agreed that striping on Dino Drive to direct patrons was a good idea.

Chair Chaires declared the public hearing closed.

During Commission deliberations, the Commissioners further discussed the issues of the project relating to the gate, improvement progress, and capacity of games and hours of operation, signage and internal striping and provided direction to staff.

Chairperson Chaires called for a fifteen-minute recess in order for staff to put together amendments to the conditions of approval to reflect Commission direction.

The meeting was called back to order by Chairperson Chaires at 11:13pm

Don Hazen read each of the amended conditions discussed by the Commission as follows; condition #1 – added "the applicant will not operate Soccer World after 10:00 PM., #9 – deleted, #10 - strike the first sentence of the condition in the memorandum, #22 – no changes to memorandum amended condition, #24 – modified to "the gate shall be closed on the driveway of the Kent Street entrance on the site upon departure of last tenant excluding Soccer World, #25, 26 & 27 eliminated and then two conditions were added 1) the applicant shall provide signage and striping which directs egress traffic to Dino drive and 2) the applicant shall be authorized to request a portable directional sign at the Dino Drive access point subject to approval by the Public Works Department.

Commissioner Harris suggested that all conditions show the name of the applicant replaced with "the applicant"

Motion: M/S Harris/Villanueva to adopt a resolution finding the project exempt from the California Environmental Quality Act and approving a Conditional Use Permit to allow an 18,088 square foot indoor soccer facility to be located at 9750 Kent Street, Suite #16, subject to the findings and conditions of approval as delineated by the Planning Director Don Hazen without any amendments to Condition #1. **The motion passed by the following vote: Ayes: 3; Noes: 2 (Maita, Murphey).**

PLANNING DIRECTOR'S REPORT:

Don Hazen reported that there were no items for the next regularly scheduled Planning Commission meeting. This was an informational item only, no actions were taken.

PLANNING COMMISSION MATTERS:

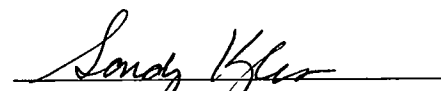
Commissioner Harris suggested staff research possible access on Railroad Street.

Commissioner Murphey asked staff to refrain from using public names in staff reports.

Commissioner Maita reported that the Local Government handbook reference on the website is not navigating correctly.

ADJOURNMENT

The meeting was adjourned at 11:32p.m.



Prepared by Sandy Kyles

Planning Commission Clerk

APPROVED: February 18, 2010