

City of Elk Grove

Minutes of the Planning Commission
Regular Meeting
Thursday, June 17, 2010

CALL TO ORDER/ROLL CALL:

Chairperson Nancy Chaires called the meeting to order at 6:33 p.m. with the following in attendance:

Present: Chairperson Chaires and Commissioners Murphey and Harris

Absent: Commissioners Maita and Villanueva

PUBLIC COMMENT:

None.

CONSENT CALENDAR

Motion: M/S Murphey/Harris to approve the consent calendar of June 17, 2010 as presented. **The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2: (Maita, Villanueva)**

PUBLIC HEARINGS:

Chairperson Chaires declared the public hearing open.

A. BAKEY PARCEL MAP EG-10-026 – REZONE AND TENTATIVE PARCEL MAP; The project consists of two related applications: A Rezone from AR-5 (Agricultural/Residential – minimum 5 acre) to AR-2 (Agricultural/Residential – minimum 2 acre) and a Tentative Parcel Map to split a 10.46 acre (gross) parcel into four parcels (Parcel 1: 4.46 gross acres; Parcels 2, 3, and 4: 2.0 gross acres. The project site is located on the north side of Pleasant Grove School Road approximately 500 feet east of Bader Road in the Sheldon area.

Sarah Kirchgessner presented the details of the project and brought the commission's attention to the memorandum provided on the dais, which included a minor amendment to the conditions of approval.

Public Comment:

None.

Chairperson Chaires closed public hearing.

Motion: M/S Murphey/Harris that the Planning Commission by resolution recommend the City Council find the project exempt from CEQA and approve the Rezone and Tentative Parcel Map for the Bakey Parcel Map (EG-10-026) subject to the findings in the resolution and amended as by the memorandum on the dais. **The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Maita, Villanueva).**

B. ZIMBELMAN PARK CLEARWIRE WIRELESS ANTENNAS EG-09-055 – CONDITIONAL USE PERMIT; The project consists of a Conditional Use Permit (CUP) to install a new telecommunications facility at the southeastern corner of Zimbelman Park on Bruceville Road. The design of the new facility is proposed to resemble a pine tree. The pole is 55 feet in height and includes attachments for three panel antennas, three base transceiver station (BTS) units, and three parabolic antennas. A 20 x 18 square foot lease area, with associated outdoor equipment, will be located adjacent to the pole's base and screened from public view by a six-foot chain link fence with green privacy slats.

Sarah Kirchgessner presented the details of the project and brought the commission's attention to the memorandum provided on the dais, which included an additional condition of approval.

Public Comment:

There was a question about the requirement for applicants to provide FCC compliance verification as stated in the memorandum on the dais. Assistant City Attorney Jennifer Alves explained that the requirement will show the City's due diligence to address public concerns regarding radio waves by making sure the applicant is in compliance with FCC regulations. During a discussion about safe distances from cell site, Planner Eric Norris pointed out a table in the FCC handbook that shows worst-case horizontal distances and that the worst case found is 48 feet.

Chairperson Chaires closed public hearing.

Motion: *M/S Harris/Murphey that the Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Zimbelman Park Clearwire Wireless Antennas (EG-09-055) subject to the findings in the resolution and the additional condition as shown in the memorandum on the dais. **The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Maita, Villanueva).***

C. FRANKLIN CROSSING AMENDMENTS EG-09-062 – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, LARGE AND SMALL LOT SUBDIVISION MAPS; The project consists of amendments to the entitlements that were previously approved by the City Council under the Franklin Crossing Subdivision project (EG-04-727). According to the Applicant, these proposed amendments would ultimately allow for the development of a project that would better appeal to current residential housing market. Table 1, below, compares the project's currently approved entitlements with the Applicant's proposed amendments. The project site is bounded on the north by Bilby Road, on the west by the Western Pacific Railroad tracks; on the south by APN 132-0132-022, located within the boundaries of Sacramento County; and on the east by APNs 132-0132-006 and 132-0132-007, also located within Sacramento County

Mike Costa presented the details of the project. Mr. Costa brought the letter from Public Works to the California Public Utilities Commission on the dais to the attention of the Commission and indicated it described the ongoing efforts by Public Works to address concerns of traffic issues at the Bilby Road railroad crossing.

Fritz Buchman reported that after receiving CPUC comments, Public Works had examined the traffic count data, contacted the County for any complaints of queuing issues and, that after performing a traffic analysis, and could not substantiate any ongoing queuing issues. As part of the other concerns raised in the letter related to smoothing of the profile of the crossing, Mr. Buchman reported that Public Works is working with the applicant for a short term solution and will also be meeting CPUC in the field for input on potential signage or delineation changes.

There was a brief discussion regarding the proposed project's increase in density and the possible concern of exceeding the East Franklin Specific Plan residential unit cap. Commissioner Harris expressed concern about density increase requests from other undeveloped properties within the

Plan area. Jessica Shalamunec noted that even if there were requests to quadruple the density of the undeveloped parcels, the residential unit cap of ten thousand units would never be reached.

Public Comment:

Applicant Jay Pawlek stated that there will be notice given to all buyers of potential railroad noise as suggested by Chairperson Chaires.

Chair Chaires reported that she had discussions with Mr. Pawlek prior to the meeting.

John Rusmore provided a copy and read a letter addressing his concerns to the Commission. Commissioner Murphey told Mr. Rusmore that a community garden would have to be discussed with CCSD. Fritz Buchman explained how the speed limits are established. Chair Chaires told Mr. Rusmore that she shared similar general concerns as his but that the Commission is limited to the actions involved with this project only.

Chairperson Chaires closed public hearing.

In response to concerns of how the City can control the issue of capacity of schools, Ms. Alves stated that the City has no authority over the school district with the exception of insuring payment of fees to the district occurs. Commissioner Harris asked if the environmental evaluation of the project could rise to the level of a significant impact. Ms. Alves said that level of analysis would require further coordination with the school district.

The Commission suggested staff follow up on the discussions of the community garden, speed limits and school district capacity before passing the item to the City Council. Staff indicated they could do some follow up.

Motion: M/S Harris/Murphey that the Planning Commission recommends that the City Council approve the Mitigated Negative Declaration for the Franklin Crossing Amendments project (EG-09-062), subject to the findings and mitigation measures contained in the project's resolution. **The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Maita, Villanueva).**

Motion: M/S Harris/Murphey that the Planning Commission recommends that the City Council approve the General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map for the Franklin Crossing Amendments project (EG-09-062), subject to the findings and conditions of approval contained in the project's resolutions and ordinance. **The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Maita, Villanueva).**

PLANNING DIRECTOR'S REPORT:

Ms. Shalamunec briefly went over the tentative scheduled items for the upcoming Planning Commission and City Council meetings.

Mr. Norris stated that staff could bring some of the approved cell towers back to the Commission as an informational slide show to show what they look like after construction.

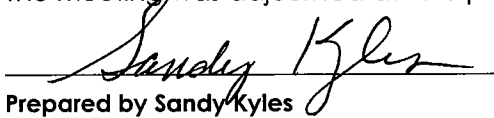
PLANNING COMMISSION MATTERS:

Commissioner Harris asked if the bee keeping concern of a citizen brought up at a previous meeting will be coming back to the Commission. Jennifer Alves asked Mr. Harris to provide an email with information for follow up.

Commissioner Murphey encouraged anyone living in the Sheldon area or those who use Grant Line Road to stop by the office regarding the Connectors Study for Sheldon to provide input which will assist the JPA with the decision of the best alternatives. Ms. Shalamunec noted that planning staff will be there June 22 and 24th from 1:30 to 3:30.

ADJOURNMENT:

The meeting was adjourned at 7:25 p.m.

A handwritten signature in cursive script, appearing to read "Sandy Kyles", is written over a horizontal line.

Prepared by Sandy Kyles
Planning Commission Clerk

APPROVED: July 1, 2010