

CALL TO ORDER/ROLL CALL:

The meeting was called to order at 6:30 p.m. with the following in attendance:

Present: Chair Frank Maita and Commission Members Nancy Chaires Espinoza, Fedolia "Sparky" Harris, Vice Chair, George Murphey and Kevin Spease

Absent: None

APPROVAL OF THE AGENDA:

MOTION: M/S HARRIS/CHAIRES to approve the agenda as presented. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

PUBLIC COMMENT:

Lynn Wheat talked about concerns of certain decisions of the City. She felt that the City responds more to the needs of developers than that of the people who live in the community. Ms. Wheat suggested reading a book called "Last child in the Wood" that shows studies of relationships between the absence of parks and open spaces with high crime rates, depression and other urban problems.

PUBLIC HEARING ITEM:

2013-2021 HOUSING ELEMENT UPDATE (PROJECT): The Housing Element is one of seven State-mandated components of the General Plan. Housing Element law specifies that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. The 2013-2021 Housing Element applies City-wide. An Environmental Impact Report has been prepared for this Project pursuant to CEQA.

Commissioner Harris recused himself from the discussion due to previous financial interest in property within the radius. Even though that property has since then been removed from staff's recommendations and he no longer has a conflict, he felt it would be proper to part from the discussions since he did not participate in the first meeting discussions.

Chair Maita declared the public hearing open.

STAFF REPORT:

Housing Program Manager Sarah Bontrager presented details of the Housing Element update. She brought to the attention of the Commission amendments to the RD-25 allowed density range that would increase from 20.1 to 25.0 dwelling units per acre and 20.1 to 30.1 dwelling units per acre. Ms. Bontrager answered questions of the Commission relating to the Housing Voucher Education Program, HCD Rule RD 30 zoning limit requirements, the draft Environmental Impact Report (EIR), concentration of multifamily units, clarified importance of mainlining the staff proposed buffer and effects of the City adopting a 4 year housing element versus an 8 year Housing Element. Staff also summarized the draft changes before the Commission regarding the Waterman 75 project.

Chair Maita opened the public comment opportunity.

PUBLIC COMMENT:

Vasili Stratton comments on two parcels that she owns off of Elk Grove Blvd. and I-5, Sites C-10 and C-26. She spoke in favor of staff's recommendations for its proposed designation of site C-10. She requested site C-26 be rezoned to RD-10. The Commission sorted out some confusion with the parcels being mixed up.

Doug Yoakam, 8738 Gladiola Way adjacent to site C-23 felt that C-23 is not appropriate to include in the inventory. He felt that increasing zoning to multi-family is contrary to the expectations of all who have moved in the area past 20 years because he was told that site was AR-5. He also felt that high density residential would impact the value of his property and that there were plenty of adequate sites along East Stockton, Bruceville and Sheldon Roads near existing multi-family developments that have buffers between them. .

Kathy Engle, Stonelake development, had concerns with the existing problems with traffic getting to and from schools. She felt the schools are already so far away and that children need to feel like they're a part of the community.

Mike Guttridge, site C-36, requested to keep the site zoned for commercial, highway commercial, or general commercial due to some interest on the property.

Judy Rodacker, 8759 Bottlebrush Court expressed concerns that having the zoning changed to a higher density would lower property values and cause economic problems.

Jennifer Miller, questioned C39 zoning changes. Staff clarified that no changes are to be made to that site.

Bruce Walters, represented on behalf of Frank Stathos, opposed changes to the zoning of site C-32 and noted an application has been filed for development of RD 5 immediately following the notification of the proposed rezones.

Shirley Ng, opposed a rezone for sites C-27 and C-31 due to limited access to public transportation, increased traffic and school congestion.

Ryan Hooper, represented both Laguna West and Sheldon Farms. Laguna West was satisfied with staff's recommendation for removal of properties from the list of proposed candidate sites. Sheldon Farms, Site 41, asked the Commission to keep future density range between 10 -15 acres and recommended that staff eliminate the two to three year limitation for rezoning of Site C-41

Michael Grew asked not to rezone on site C-23 because it will decrease his home value and force him to relocate.

Ron SooHoo opposed the rezone of C-10 and C-26 sites that would bring high density residential to the parcels.

Thomas Roeser- 8626 Shubert Court, opposed a rezone of site C-23 and was concerned with increased crime and safety for his children by adding lower income multi-family housing to the area.

Nirmal Saini objected to the rezone of site C-23 for multi-family residential and indicated there is no grocery, park, or entertainment within walking distance to make it a good site for development.

George Carpenter, supported the rezone for site C-40 but opposed a rezone of Site 7A. He asked for removal of 7A off the rezone list and recommended it be left as commercially zoned.

Mark Buckman opposed a rezone of lot C-10, C-26, C-27, and C-31 and felt multifamily residential should be build in the green fields or undeveloped areas

Ingo Muller spoke in opposition to a rezone for parcels C-27 and C-31 and adding multi-family residential to the area. He felt there should be more attractive businesses developed to create opportunities for higher paying jobs.

Tobr Tonoian had concerns with increased traffic on her street by adding high density multi-family residential around the corner from her because her street is already used as a shortcut access way.

Jay Thomas opposed a rezone of site C-23 due to safety concerns of his children and stated that by adding high density multi-family residential, it will cause for increased traffic congestion and create additional safety concerns.

Brian Wilhite represented the Carlton Plaza of Elk Grove and opposed development to Sites C-25 and C-32. He was concerned with increased traffic and vandalism by bringing low income housing next to a Senior Community.

Sam Prasad, 8714 Gladiola Way, was opposed to a rezone on lot C-23 that abuts his property. He was concerned with increased crime, burglaries, robberies and security by placing low income high density housing there.

Cindy Morus, 8623 Mystras Circle, felt that Sheldon high density would not be compatible with the neighborhood. She believed that crime would increase if a rezone occurred and that traffic congestion would impact the children walking to school.

Lai Kun Wong questioned why there is such a high concentration of density proposed for Laguna West and suggested spreading the proposed sites out and not placing them all in one area.

Steve Chamberlain, 8679 Sheldon Road, Site 23 was concerned with increased crime and traffic around schools, safety for children, and home value depreciation by adding apartment complexes to the area.

Fayez Boulos, felt homeowners do not have a proper say as to whether low income housing will be placed behind or near their property and is concerned that bringing lower income would impact their home value.

Paul Boulos stated that by developing low income housing on lot C-23, it will decrease the value of his father's property and surrounding properties.

Ciurpreet Singh, 8780 Vytina Drive, opposed changing the zoning due to increased traffic in the neighborhood and would add additional congestion to already overcrowded schools.

Andre suggested that the zoning be changed from multi-family low income to allow Laguna West to remain a beautiful master plan community. He felt traffic on Babson, where he lives, would increase due to school activity in his neighborhood.

Felicia Miller opposed high density housing that's slated for development on lots C-27 and C-31 and asked the Commission to reconsider keeping those parcels zoned as commercial to not lose the opportunity for commercial use in the future. Additionally, she was concerned with increased traffic on surface streets and freeway off ramp congestion. She recommended the Commission defer voting.

Dwight Zuck addressed concern of depreciating home values which would decrease taxes that provide income to the city by developing and rezoning on Lots C-27, C-31, C-10 and C-26.

Lucille Maye said that nobody thinks about the people and what they want and by developing low income housing across the street would decrease her home value.

Chair Chaires closed the public comment opportunity.

COMMISSION DELIBERATIONS AND ACTION:

The Commissioners each addressed their concerns with relation to crowding or massing of the sites, traffic and transportation accessibility to sites C-23, C-27 and C-31. It was recommended to remove Lot C-23 & C-32 from the Housing Element list of considered sites. Lot C-10 was requested to be changed from zoning RD 20 to RD 15 and there was consideration to modify language to the General Plan Policy LU-6 and LU-40 to be consistent with the previous Housing Element. The Commission confirmed that the sites to be included are sites 1,2,3,7-A,C-1,C-2,C-12, C-13, C-14, C-18,C-19,C-20, C-21, C-25, C-31, C-33 and C-41.

MOTION: M/S CHAIRES/MURPHEY the Planning Commission adopt a Resolution recommending that the City Council certify the EIR for the 2013-2021 Housing Element adopting findings a fact and statement of overriding concerns and a mitigation monitoring and reporting program. **The motion passed by the following vote: Ayes: 3; Noes: 1 (Maita).**

MOTION: M/S CHAIRES/MURPHEY the Planning Commission adopt a resolution Recommending that the City Council adopt the 2013-2021 Housing Element along with amendments to policies LU-6 and LU-40. **The motion passed by the following vote: Ayes: 3; Noes: 1 (Maita).**

MOTION: M/S CHAIRES/MURPHEY the Planning Commission adopt a Resolution recommending that the City Council adopt amendments to the East Franklin Specific Plan, East Elk Grove Specific Plan and Laguna Ridge Specific Plan as provided in the draft resolution. **The motion passed by the following vote: Ayes: 3; Noes: 1 (Maita).**

MOTION: M/S CHAIRES/MURPHEY the Planning Commission adopt a Resolution recommending that the City Council adopt an amendment to Title 23 of the Municipal Code modifying the RD-25 zoning district to adjust the allowed density range from 20.1 to 25 dwelling units per acre to 20.1 to 30 dwelling units per acre. **The motion passed by the following vote: Ayes: 4; Noes: 0.**

MOTION: M/S CHAIRES/MURPHEY the Planning Commission adopt a Resolution recommending that the City Council adopt the rezoning of the aforementioned properties as provided in the draft resolution with the changes made tonight. **The motion passed by the following vote: Ayes: 3; Noes: 1 (Maita).**

MOTION: M/S CHAIRES/MURPHEY the Planning Commission adopt a Resolution recommending that the City Council amend the Conditions of Approval for the Waterman 75 Project, EG-06-1158 as provided in the draft resolution. **The motion passed by the following vote: Ayes: 4; Noes: 0.**

REGULAR AGENDA ITEMS

No regular agenda items to address.

PLANNING DIRECTOR'S REPORT:

Planning Director Taro Echiburu had nothing to report.

PLANNING COMMISSION MATTERS:

It was recommended to staff that they expand prior meeting notification to citizens beyond the City's required means. Chaires mentioned a few upcoming events.

ADJOURNMENT:

The meeting was adjourned at 10:56 p.m.


Sandy Kyles, Secretary

APPROVED: August 21, 2014