

The meeting was called to order at 6:00 p.m. with the following in attendance:

Planning Commission Members Present: Chair Fedolia "Sparky" Harris, Vice Chair Kevin Spease, and Commission Members Frank Maita, George Murphey and Amy Tong.

Planning Commission Members Absent: None

**APPROVAL OF AGENDA:**

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

**PUBLIC COMMENT:**

*There were no requests to speak under the public comments.*

**CONSENT CALENDAR ITEMS:**

**MOTION: M/S MURPHEY/TONG** to approve the minutes of September 15, 2016. **The motion passed by the following vote: Ayes: 4; Noes: 0; Abstain: 1 (Maita).**

**PUBLIC HEARING ITEM:**

*Chair Harris declared the public hearing open.*

**ITEM 5.1 – ELK GROVE AUTO MALL DESIGN GUIDELINES - CITY INITIATED REPEAL OF THE AUTO MALL DESIGN GUIDELINES:** Repeal of the Elk Grove Auto Mall Design Guidelines will allow future development projects within the Auto Mall to meet the development and design standards of the existing Elk Grove Municipal Code, City Design Guidelines and Laguna Ridge Specific Plan.

Project Planner Kristi Rojas presented the details of the item. In response to a question of how the guidelines repeal originated, Mr. Wilson explained that there had been difficulty meeting elements of requirements for previous Auto Mall applicants and that the Auto Mall owners who were in favor of shifting to Citywide Guidelines to prevent future renovation/improvement issues.

*There were no requests to speak under the public comment opportunity. Chair Harris closed the public hearing.*

**COMMISSION ACTION:**

**MOTION: M/S MURPHEY/TONG** that the Planning Commission adopt a Resolution recommending that the City Council find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3)(General Rule) and to repeal the Auto Mall Design Guidelines; Amend any documents requiring implementation of the AMDG; the Laguna Ridge Specific Plan Section 3.5.11.1 to remove reference to the Auto Mall Design Guidelines; and Amend the Elk Grove Auto Mall Phase 3 expansion to remove Condition of Approval number 47 to reflect repeal of the Auto Mall Design Guidelines, subject to the findings contained in the draft resolution. **The motion passed by the following vote: Ayes: 5; Noes: 0; Abstain: 0.**

**REGULAR AGENDA ITEM(S):**

**ITEM 6.1 – CITY DESIGN GUIDELINES – ARCHITECTURAL PRESENTATION:** The architectural design basics, best practices, and local context of the City's Design Guidelines.

Chelsea Richardson with JDA Architects presented an introduction to Architecture. She described various components of architectural massing and scale, building composition, colors and materials, light and shadow, and landscaping. Ms. Richardson also provided tools that the Commission could use when asking questions of project architects.

There were no public comments and the Commission took no action on this item.

**PLANNING DIRECTOR'S REPORT:**

Development Services Director Darren Wilson provided a summary of future agenda items.

City Attorney Jennifer Alves mentioned that City Attorney John Hobbs will be in attendance at the October 20, 2016 meeting.

**PLANNING COMMISSION MATTERS:**

Commissioner Maita announced the upcoming Dicken's Faire.

**ADJOURNMENT:**

The meeting was adjourned at 7:46 p.m.

  
Prepared by Secretary  
Sandy Kyles

**APPROVED: November 3, 2016**