

**MINUTES OF THE DISABILITY ADVISORY COMMITTEE  
REGULAR MEETING**

ELK GROVE CITY HALL  
December 17, 2025

**1.0 CALL TO ORDER/ROLL CALL**

Steve called the meeting to order at 6:18 p.m.

Members Present: Ted Clark, Steve Capps, Ann Hennessey, Daisy Hughes, Joe Xavier

Members Absent: None

Staff: Antonio Ablog, Planning Manager  
Jim Ramsey, Risk Manager / ADA Coordinator

**2.0 PUBLIC COMMENT**

None

**3.0 APPROVAL OF PAST MEETING MINUTES**

Ted moved to pass both the October 2025 and November 2025 minutes as presented. Steve seconded the motion. The motion passed unanimously.

**4.0 REGULAR AGENDA ITEMS/POSSIBLE RECOMMENDATIONS**

**4.1 Planning Division Overview**

Antonio gave a brief high-level overview of Planning. The main responsibility of Planning is to oversee development projects, including City Capital Improvement Program projects. Planning reviews private development projects, including ensuring projects adhere to the City's General Plan, which is the main development policy of the City. This also drives the City's zoning code, which regulates what property owners can do on a specific piece of land. The City has several specific planning areas including the Old Town area and the New Growth area. Planning is charged with enforcing the California Environmental Quality Act (CEQA), which ensures projects aren't increasing negative environmental effects. Some large projects can take up to 5 to 8 years to review due to CEQA. Standard projects generally take less than 8 to 12 months. Planning works with every City department in the review and planning of projects. Reports are presented to Planning Commission and City Council for action. Generally, once a report goes before the Commission or Council, staff is able to provide a positive recommendation for the project. Antonio stated that there are standards for both commercial and residential design. He said over the last few years, they've approved over 1000 new residential units each year. Most of the new neighborhoods within the City limits should be filled out within the next 6 years or so. Planning is also working on annexing land in several areas. Antonio said that annexation projects can easily take 5 to 8 years. Historic preservation rules are administered by Planning. Daisy mentioned that keeping some historic buildings historic has the potential for limiting access. Antonio stated that although there's rules, they accommodate ADA requirements. He described Project Elevate, an elevated retail experience at Elk Grove Blvd and Big Horn similar to areas like the Palladio in Folsom or the Galleria in Roseville. Antonio said the Planning works with the local Tribe on all projects to ensure anything discovered during building, like finding artifacts, is handled correctly. He also stated that on Tribal land, the City has very limited oversight, but that the Tribe works well with the City on its projects. Antonio was not sure if the Tribe was still planning on building a concert venue. Joe asked Antonio how Planning looks at marginalized populations and whether Universal Design comes into play to create spaces that all populations can use. Antonio said that accessible design is generally driven by input received on projects, and that Planning would welcome input on how to make more projects more accessible. Steve mentioned that in the development around Mendez, the houses are difficult to get into because of the steps in front of the

house. Antonio said that specifically is more of a function of the Building division and the rules and regulations they have to follow. Ann asked if the City can require single family housing developments meet higher accessibility standards. Antonio said that they have to follow the building code. Joe stated that the building code doesn't always support universal design, and that local governments at least have the influence to effect more inclusion of universal design principals. Ann asked if Jim could check with staff to determine who might help the Committee determine if it could hold an event that would invite the community to provide feedback on accessibility issues. Joe mentioned we need to try to educate City staff to ensure that whenever staff is working on a project, they're always thinking about the different populations and how to provide access to everyone. Ted reminded everyone that the DAC has done this in the past, specifically regarding encouraging developers to provide more accessible parking spaces that the minimum required. Ted asked if projects are inspected to ensure they meet plans and code. Antonio stated that all projects are inspected by the City's Building division. Daisy asked if there's a mission and vision statement for Planning. Antonio said that the City's general plan is the mission/vision statement. Ted asked if the DAC could do anything for Planning. Antonio asked the Committee to help Planning know what they don't know and how to see the things that need correcting so those things can be implemented in future plans.

Daisy asked how parks are developed. Antonio said the City does have a park requirement of 5 acres per every 1000 residents, for larger developments. He said for new parks being developed, CSD will go through a public outreach process to residents. Then CSD designs the park, but those projects don't come through planning like normal, but planning does have the opportunity to provide feedback to CSD on projects, including other types of buildings CSD builds. Planning can have some influence, but is very limited in what it can actually require of CSD beyond building code. Antonio also said the City has no input on what type of equipment is put into each park. Joe reminded everyone that even given the limited authority, there's also great opportunity for conversations and influence among entities like the City and the District regarding issues of accessibility. Ann suggested that through public engagement, that could help the effort.

## **5.0 GENERAL ADMINISTRATIVE UPDATE**

None

## **6.0 COMMITTEE COMMENTS/FUTURE AGENDA ITEMS**

Joe spoke about the revitalization of current parks and asked how the DAC can help those who need to know more about it. He would like a future item to discuss that.

Steve would like to discuss an idea regarding touring different areas of the City to look at accessibility.

Daisy plans to call the person who visited the DAC to see if she followed up with CSD on her concerns, and will report back at a future meeting.

Ann asked about talking about DAC goals for 2026 at a future meeting.

## **7.0 ADJOURNMENT**

Steve adjourned the meeting at 7:50 pm.

*Ann Hennessey*

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ANN HENNESSEY, VICE CHAIR  
DISABILITY ADVISORY COMMITTEE

*Jim Ramsey*

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PREPARED BY:  
JIM RAMSEY, RISK MANAGER / ADA COORDINATOR