



## AGENDA CITY OF ELK GROVE PLANNING COMMISSION

Nancy Chaires, Chairperson  
George Murphey, Vice-Chair  
Frank Maita • Brian Villanueva • Fedolia "Sparky" Harris

Incorporated July 1, 2000

Web: [www.elkgrovecity.org](http://www.elkgrovecity.org)

### REGULAR MEETING

**Thursday, January 7, 2010 at 6:30 p.m.**  
**City Council Chambers, 8400 Laguna Palms Way, Elk Grove, CA 95758**

The Elk Grove Planning Commission welcomes, appreciates, and encourages participation in the Meetings. The Planning Commission reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary. If you wish to address the Commission during the meeting, **please complete a separate Speaker Card** for each and give it to the Planning Commission Secretary prior to the start of the meeting.

**Note:** Any agenda item which has not been initiated by 10:00 P.M. may be continued to a subsequent Planning Commission Agenda.

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ROLL CALL

#### 4. CONSENT CALENDAR

*All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.*

- A. Approval of the January 7, 2010 Agenda
- B. Approval of the Minutes of December 17, 2009

**Recommendation:** Approve the Consent Calendar as presented.

#### 5. PUBLIC COMMENT:

*Members of the audience may comment on matters that are not included on the agenda. Each person will be allowed three (3) minutes or less if a large number of requests are received on a particular item. No action may be taken on a matter raised under "public comment" until the matter has been specifically included on an agenda as an action item.*

#### 6. PUBLIC HEARINGS

##### A. **WATERMAN PARK 75 #09-025 – TENTATIVE PARCEL MAP AMENDMENT TO CONDITIONS OF APPROVAL; (Patrice Clemons, Project Planner)**

CT Waterman Park, LLC is requesting amendments to conditions of approval #32, 33, 34, 36 and 68 approved by Resolution No. 2007-171 for a Tentative Parcel Map of Waterman Park 75, project EG-06-1158. The condition amendment request includes: changes to improvements along Mosher Road, Waterman Road, and Waterman Court, creation of a new lot and easements on the western corner of the intersection of Waterman Road and Waterman Court, readdressing of existing businesses, and creation of various easements along Waterman Road and Waterman Court. The project site is located at 10240 Grant Line Road; APN 134-0182-001-0000.

**Recommendation:** 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 68 of Waterman Park 75 project EG-06-1158, subject to the findings included in this staff report.

**B. FRANKLIN HIGH SCHOOL/BARTHOLOMEW SPORTS COMPLEX WIRELESS COMMUNICATIONS FACILITY # 09-042 – CONDITIONAL USE PERMIT (Sarah Kirchgessner, Project Planner)**

Verizon Wireless is requesting to construct and operate a wireless communications facility in a public park. The antennas will be located on a 100-foot tall light stanchion with six (6) panel antennas. The installation will include a 12-foot x 30-foot radio equipment shelter that houses a 60KW diesel generator. The project also includes a height exception to exceed the Zoning Code height limit in the RD-5 zone. The project site is located at 6623 Quail Run Lane (Bartholomew Sports Complex); APN: 132-0050-001.

**Recommendation:** Adopt a resolution finding the project exempt from California Environmental Quality Act and approving a Conditional Use Permit for the Franklin High School/Bartholomew Sports Complex Wireless Communication Facility (EG-09-042) subject to the findings in the resolution.

**C. OLD TOWN SPECIAL PLANNING AREA DESIGN STANDARDS AND GUIDELINES TRIENNIAL REVIEW AMENDMENTS (Gerald Park, Project Planner)**

The proposed City-initiated Ordinance includes amendments to the Elk Grove Old Town Special Planning Area Design Standards and Guidelines (SPA). The amendments include revisions, deletions, and additions to various sections of the SPA including vision statements, application processing, land use (i.e. adding "Personal Service, Restricted" uses as defined in the Zoning Code as a conditionally permitted use), site design, and architectural design. Non-substantive amendments include corrections to grammatical and typographical errors. The proposed amendments were established via feedback received from ten (10) workshops held in Old Town as part of the triennial review update per Section I(L) of the SPA. The Old Town Special Planning Area is located along Elk Grove Boulevard, bounded on the west by Elk Grove-Florin Road, and on the east by Waterman Road, with Locust Street and Grove Street generally forming the boundary on the north and south.

**Recommendation:** Adopt a resolution finding the amendments exempt from California Environmental Quality Act and recommend the City Council adopt an Ordinance amending the Elk Grove Old Town Special Planning Area Design Standards and Guidelines as contained in the January 7, 2010 staff report.

**7. PLANNING DIRECTOR'S REPORT:**

*This item is reserved for the Planning Director to comment or report on items not on the agenda. (No action will be taken).*

**8. PLANNING COMMISSION MATTERS:**

*This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff.*

**9. ADJOURNMENT**

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission must be filed with the City Clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY'S EQUIPMENT

Any presentation requiring the use of the City of Elk Grove's equipment must be submitted to the City Clerk's office 72 hours prior to the scheduled Planning Commission Meeting.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Commission Secretary, Sandy Kyles, at (916) 478-3620. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PLANNING COMMISSION CONTACT

If you would like to contact the Planning Commission regarding these projects, or any other project, please contact Planning Commission Secretary, Sandy Kyles, at (916) 478-3620 or [skyles@elkgrovecity.org](mailto:skyles@elkgrovecity.org).