



# 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 21, 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. ROLL CALL

#### 3. PLEDGE OF ALLEGIANCE

#### 4. 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.*

#### 5. 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 21, 2010 Agenda
- B. Approval of the Minutes of January 7, 2010

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

#### 6. CONTINUED PUBLIC HEARING:

##### 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.

## 7. PUBLIC HEARING:

### A. SOCCER WORLD INC – CONDITIONAL USE PERMIT; (*Patrice Clemons, Project Planner*)

The applicant requests a Conditional Use Permit to allow Soccer World Inc., to establish an 18,088 square foot indoor soccer facility, to be located at 9750 Kent Street, Suite 16, Elk Grove, CA. The proposed use includes installation of one indoor soccer field which will operate league play, soccer practices, one-on-one and group training, and open field play. Additional improvements proposed within the Suite include installation of bleachers, a small snack bar area, a retail area for sales of soccer merchandise, a storage area, two offices, restrooms, and locker rooms. Exterior improvements include lighting, bicycle parking, and new parking lot striping. The project site is located at 9750 Kent Street, Suite 16; APN: 134-0100-022-0000.

**Recommendation:** Adopt a resolution finding the project exempt from the California Environmental Quality Act and approving a Conditional Use Permit to allow an 18,088 square foot indoor soccer facility to be located at 9750 Kent Street, Suite #16, subject to the findings and conditions of approval included in Attachment A of the staff report.

## 8. 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).*

## 9. 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.*

## 10. 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).