



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

REGULAR MEETING

Thursday, February 18, 2010 at 6:30 p.m.
City Council Chambers, 8400 Laguna Palms Way, Elk Grove, CA 95758

AGENDA

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.

1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

2. 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.

3. 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 February 18, 2010 Agenda**
- B. **Approval of the Minutes of January 7, 2010**
- C. **Approval of the Minutes of January 21, 2010**
- D. **Real Property Disposal; (Julie Cline)**

Recommend that the City Council affirm staff's environmental determination; affirm that the sale of the subject property conforms with the City of Elk Grove General Plan, Land Use and Transportation Element; and confirm the existing M2 Heavy Industrial zoning of the property located at 10535 East Stockton Boulevard with APN 134-0510-023.

Recommendation: Approve the Consent Calendar as presented.

4. PUBLIC HEARINGS:

- A. **BACKER RANCH SQUARE CONDOMINIUMS #09-056 – TENTATIVE PARCEL MAP AMENDMENT AND DESIGN REVIEW; (Jessica Shalamunec, Project Planner)**

The project proposes to amend the previously approved entitlements pursued by Lennar Communities as project EG-05-909. The proposed project would amend the Tentative Subdivision Map to reflect current project conditions and pursue a new Design Review for the development of 152 residential condominium units, which may be initially developed as traditional apartment units. Proposed buildings will be 4, 6, and 8-plex structures with direct access garages for every unit. A leasing/clubhouse, pool, spa, fitness, and seating areas are included for communal use, centrally located within the project.

Recommendation: The Planning Commission find the project exempt from the California Environmental Quality Act and adopt a Resolution approving the Tentative Subdivision Map Amendment and Design Review based on the findings and subject to the conditions of approval included in the staff report.

B. PARKS AND RECREATION MASTER PLAN; (Jessica Shalamunec, Project Planner)

The Parks and Recreation Master Plan will guide decision-making for the future development and management of parks, recreation facilities, and open space within the City of Elk Grove. The master plan is a planning document, intended to set goals, objectives, and standards for the Cosumnes Community Services District (CCSD) and the City.

Recommendation: The Planning Commission adopt a Resolution recommending the City Council approve the Negative Declaration for the Parks and Recreation Master Plan. Further move that the Planning Commission adopt a Resolution recommending the City Council adopt the September 2009 Parks and Recreation Master Plan.

5. 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).

6. 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.

7. ADJOURNMENT

The Planning Commission will not call new public hearing items after 10:00 p.m. Items remaining on the agenda after 10:00 p.m. will be continued to the next Planning Commission meeting unless otherwise motioned by the Planning Commission before 10:00 p.m.

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.

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

For more information: Planning Commission Secretary, (916) 478-3620 or skyles@elkgrovecity.org.