



## 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, April 1, 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 April 1, 2010 Agenda**
- B. **Approval of the Minutes of March 18, 2010**

*Recommendation: Approve the Consent Calendar as presented.*

#### 4. PUBLIC HEARINGS:

##### A. **DWIGHT ROAD ABANDONMENT CONSISTENT WITH THE CITY'S GENERAL PLAN; (Fritz Buchman, Project Manager)**

Dwight Road west of Portofino Drive crosses the Union Pacific rail road tracks. The proposed abandonment is associated with implementation of the City's last Quiet Zone. The improvements required to implement this Quiet Zone are installing a median on Sims Road and gates on Dwight Road east and west of the railroad to prevent public traffic from crossing the railroad.

*Recommendation: The Planning Commission adopt a Resolution deeming the abandonment Dwight Road, west of Portofino Drive is consistent with the City of Elk Grove's General Plan.*

##### B. **FOULKS PARK CLEARWIRE WIRELESS COMMUNICATION FACILITY #10-007 – CONDITIONAL USE PERMIT; (Mike Costa, Project Planner)**

A Conditional Use Permit (CUP) to construct and operate a wireless communications facility consisting of three panel antennas, three BTS units, and three parabolic antennas all mounted on a new 55-foot monopine tree pole. A 20 x 10 square foot lease area, with associated outdoor equipment, will be located adjacent to the pole's base and screened from public view by a six-foot chain link fence with green privacy slats. The site is located at 9433 Trenholm Drive (Foulks Park), APN 116-0062-030 & 116-0062-31.

**Recommendation:** The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Foulks Park Clearwire Wireless Communication Facility project (EG-10-007), subject to the findings in the resolution.

**C. SUBARU OF ELK GROVE #10-009 – DESIGN REVIEW; (Sarah Kirchgessner, Project Planner)**

The proposed project consists of a Design Review for a new 9,110 square foot auto dealership along with associated site improvements. The project site is currently zoned AC – Auto Commercial and is developed with a Dodge Dealership (to remain). The project would include a Boundary Line Adjustment prior to issuance of building permit to modify the property lines in order to accommodate the proposed building on the project site. The site is located at 8575 Laguna Grove Drive in the Elk Grove Auto Mall, APN 132-110-002.

**Recommendation:** The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Design Review for the Subaru of Elk Grove project (EG-10-009) subject to the findings in the resolution.

**D. ELK GROVE REGIONAL PARK CLEARWIRE WIRELESS ANTENNAS #09-046 – CONDITIONAL USE PERMIT; (Sarah Kirchgessner, Project Planner)**

The project consists of a Conditional Use Permit to replace an existing 80-foot tall light standard with a 90-foot tall light standard. The additional 10 feet in height will accommodate and support the proposed three panel antennas, three BTS, and three parabolic antennas. The project also includes an equipment cabinet located within a 10' x 10' lease area enclosed by a 6-foot chain link fence with privacy slats. The project also includes a height exception to exceed the Zoning Code height limit in the O zone (Open Space) by 35 feet. The site is located at 9950 Elk Grove-Florin Road (Regional Park), APN 132-0061-006.

**Recommendation:** The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Elk Grove Regional Park Clearwire Wireless Antennas (EG-09-046) subject to the findings in the resolution.

**E. STRONG PARK CLEARWIRE WIRELESS ANTENNAS #09-047 – CONDITIONAL USE PERMIT; (Sarah Kirchgessner, Project Planner)**

The applicant is requesting a Conditional Use Permit to install three panel antennas and up to three parabolic antennas on a 12-foot extension to an existing PG&E transmission tower. The project also includes the associated radio cabinet within a 10' x 10' lease area at the base of the tower. The project also includes a height exception to exceed the Zoning Code height limit in the O zone (Open Space) by 79 feet. The site is located near E. Park Drive adjacent to Strong Park, APN 127-0150-062.

**Recommendation:** The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Strong Park Clearwire Wireless Antennas (EG-09-047) subject to the findings in the resolution.

**F. MEADOW SPRINGS SMUD SITE BIG HORN SUBSTATION CLEARWIRE WIRELESS MONOPOLE #10-006 – CONDITIONAL USE PERMIT; (Adam Petersen, Project Planner)**

A Conditional Use Permit to construct a 55-foot tall monopole and associated equipment cabinets. The monopole and cabinets are located within an approximately 165 square-foot leased area of the SMUD Big Horn substation. The applicant proposes the installation of three panel antennas and three BTS units at the top of the tower and three parabolic antennas near the top of the tower. The existing SMUD substation is enclosed by a Concrete Masonry Unit block wall and the monopole and cabinets would be inside the wall. The site is located south of Big Horn Blvd, west of Meadow Springs Drive, APN 119-1070-003.

**Recommendation:** The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Meadow Spring site Clearwire Wireless Monopole (EG-10-006) subject to the findings in the resolution.

**G. HAMPTON INN CLEARWIRE WIRELESS ANTENNAS #10-008 – CONDITIONAL USE PERMIT; (Adam Petersen, Project Planner)**

The applicant, Clearwire Wireless, proposes to install wireless broadband antennas and equipment on the roof of the Hampton Inn. The antennas will be located within the raydom sheaths in order to minimize the visual impacts. The antennas consist of three (3) panel antennas, three (3) BTS units and three (3) parabolic antennas. The panel antennas will be mounted within raydom cylinders, and the parabolic antennas will be mounted near the center of the roof. Clearwire Wireless will install a radio cabinet on a platform on the roof. The overall height of the facility shall not exceed the height of the existing parapet. The site is located 2305 Longport Ct, APN 119-1990-006

**Recommendation:** *The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Hampton Inn Clearwire Wireless Antennas (EG-10-008) subject to the findings in the resolution.*

**H. HOLIDAY INN EXPRESS CLEARWIRE WIRELESS ANTENNAS #10-010 – CONDITIONAL USE PERMIT; (Adam Petersen, Project Planner)**

The applicant, Clearwire Wireless, proposes to install wireless broadband antennas on the siding of the Holiday Inn Express. Additional equipment will be installed within the building. Antennas will be mounted to the building façade and painted to match the building color. Project components include four (4) panel antennas, four (4) BTS units and up to five (5) parabolic antennas on the existing parapets at the Holiday Inn Express Hotel. A service cabinet is proposed for inside the hotel. The installation of these facilities will increase the network coverage in Elk Grove. The Zoning is Travel Commercial (TC). The site is located at 2460 Maritime Drive, APN 119-1920-011.

**Recommendation:** *The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Holiday Inn Express Clearwire Wireless Antennas (EG-10-010) subject to the findings in the resolution.*

**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@elkrovecity.org](mailto:skyles@elkrovecity.org).