



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, June 17, 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 June 17, 2010 Agenda
- B. Approval of the Minutes of May 20, 2010

Recommendation: Approve the Consent Calendar as presented.

4. PUBLIC HEARINGS:

A. BAKKEY PARCEL MAP EG-10-026 – REZONE AND TENTATIVE PARCEL MAP; (Sarah Kirchgessner)

The project consists of two related applications: A Rezone from AR-5 (Agricultural/Residential – minimum 5 acre) to AR-2 (Agricultural/Residential – minimum 2 acre) and a Tentative Parcel Map to split a 10.46 acre (gross) parcel into four parcels (Parcel 1: 4.46 gross acres; Parcels 2, 3, and 4: 2.0 gross acres. The project site is located on the north side of Pleasant Grove School Road approximately 500 feet east of Bader Road in the Sheldon area.

Recommendation: The Planning Commission by resolution recommend the City Council find the project exempt from CEQA and approve the Rezone and Tentative Parcel Map for the Bakey Parcel Map (EG-10-026) subject to the findings in the resolution.

B. ZIMBELMAN PARK CLEARWIRE WIRELESS ANTENNAS EG-09-055 – CONDITIONAL USE PERMIT; (Sarah Kirchgessner)

The project consists of a Conditional Use Permit (CUP) to install a new telecommunications facility at the southeastern corner of Zimbelman Park on Bruceville Road. The design of the new facility is proposed to resemble a pine tree. The pole is 55 feet in height and includes attachments for three panel antennas, three base transceiver station (BTS) units, and three parabolic antennas. A 20 x 18 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.

Recommendation: The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Zimbelman Park Clearwire Wireless Antennas (EG-09-055) subject to the findings in the resolution.

C. FRANKLIN CROSSING AMENDMENTS EG-09-062 – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, LARGE AND SMALL LOT SUBDIVISION MAPS; (Mike Costa)

The project consists of amendments to the entitlements that were previously approved by the City Council under the Franklin Crossing Subdivision project (EG-04-727). According to the Applicant, these proposed amendments would ultimately allow for the development of a project that would better appeal to current residential housing market. Table 1, below, compares the project's currently approved entitlements with the Applicant's proposed amendments. The project site is bounded on the north by Bilby Road, on the west by the Western Pacific Railroad tracks; on the south by APN 132-0132-022, located within the boundaries of Sacramento County; and on the east by APNs 132-0132-006 and 132-0132-007, also located within Sacramento County.

Recommendation: The Planning Commission recommend that the City Council approve the Mitigated Negative Declaration for the Franklin Crossing Amendments project (EG-09-062), subject to the findings and mitigation measures contained in the project's resolution..

Recommendation: The Planning recommend that the City Council approve the General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map for the Franklin Crossing Amendments project (EG-09-062), subject to the findings and conditions of approval contained in the project's resolutions and ordinance.

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.