



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, July 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 July 1, 2010 Agenda

B. Approval of the Minutes of June 17, 2010

Recommendation: Approve the Consent Calendar as presented.

4. PRESENTATION: Introduction of Redevelopment activities and status update (Seifel Consulting Inc.)

5. PUBLIC HEARINGS:

A. ZEHNDER PARK CLEARWIRE WIRELESS FACILITY EG-10-015 – CONDITIONAL USE PERMIT; (Adam Petersen, Project Planner)

Clearwire Wireless is requesting a Conditional Use Permit (CUP) to install a wireless broadband facility at Zehnder Park. Three (3) panel antennas (12.7" x 42" x 2.8") and one microwave dish (radius 1'-2 1/8") would be collocated on an existing 139'-9" tall Sacramento Municipal Utility District (SMUD) power pole at a height of 68 feet. Clearwire Wireless proposes to lease a 100-square foot (10' by 10') area in the park to use for a ground equipment pad. The equipment will be enclosed by a six-foot (6') high wood fence on top of a concrete slab. Pine trees encompass the ground equipment. The site is located at Zehnder Park 9212 Edisto Way.

Recommendation: The Planning Commission adopt a resolution finding the project exempt from CEQA and approving a Conditional Use Permit for the Zehnder Park Clearwire Wireless Facility (EG-10-015) subject to the findings and conditions of approval in the resolution.

B. KAISER PERMANENTE ENTRY SIGN DESIGN REVIEW AMENDMENT EG-10-031 – DESIGN REVIEW AMENDMENT; (Jessica Shalamunec, Project Planner)

The proposed Design Review Amendment proposes to incorporate one new monument sign type,

specifically for the future Kaiser Permanente medical office building in the Elk Grove Square project. The proposed monument sign increases both the height and size of the previously approved sign and introduces new materials to better reflect the Kaiser building architecture. The site is located at 10305 Promenade Parkway.

Recommendation: *The Planning Commission adopt a resolution recommending the City Council adopt a Resolution finding the project exempt from CEQA and approving the Kaiser Permanente Entry Sign Design Review Amendment (EG-10-031) subject to the findings and conditions of approval in the resolution.*

C. TREE PRESERVATION AND PROTECTION ORDINANCE UPDATE; (Christopher Jordan, Project Planner)

The draft Tree Preservation and Protection Ordinance focuses on updating the City's existing provisions found in Chapter 19.12 of the Municipal Code, as directed in the General Plan.

Recommendation: *The Planning Commission adopt a resolution recommending that the City Council adoption of the draft revisions to Chapter 19.12, Tree Preservation and Protection, of the City's Municipal Code as provided in Attachment B and Chapter 19.04, Regulations, of the City's Municipal Code as provided in Attachment C of the staff report of July 1, 2010.*

6. 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).

7. 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.

8. 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.