



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, August 5, 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 August 5, 2010 Agenda
- B. Approval of the Minutes of July 1, 2010
- C. Approval of the Minutes of July 15, 2010

Recommendation: Approve the Consent Calendar as presented.

4. PUBLIC HEARINGS:

A. LUTTIG PARK CLEARWIRE WIRELESS FACILITY EG-10-014 – CONDITIONAL USE PERMIT; (Mike Costa, Project Planner)

A Conditional Use Permit (CUP) to construct a 55-foot telecommunications monopine pole and associated equipment located within a 15 x 15 square foot lease area, adjacent to the base of the proposed monopine pole. Luttig Park is located at 9710 Toscano Drive.

Recommendation: The Planning Commission adopt a resolution finding the Luttig Park Clearwire Wireless Facility – Conditional Use Permit project (EG-10-014) exempt from CEQA and approve a Conditional Use Permit subject to the findings and conditions of approval contained in the resolution.

B. CATHOLIC HEALTHCARE WEST MEDICAL OFFICE BUILDING EG-10-036 – DESIGN REVIEW AND UNIFORM SIGN PROGRAM; (Jessica Shalamunec, Project Planner)

Design Review and Uniform Sign Program for development of a 65,000 square foot medical office building, including review of site plan, architecture, landscaping, and signage.

Recommendation: The Planning Commission adopt a resolution finding the Catholic Healthcare West Medical Office Building project exempt from CEQA and approving the Design Review and Uniform Sign Program (EG-10-036) subject to the findings and conditions of

approval in the Resolution.

C. LAGUNA RIDGE SPECIFIC PLAN AMENDMENTS; (Jessica Shalamunec, Project Planner)

Amendment to Section 8.1.4, Guiding Principles for Infrastructure and Public Facilities, and Table 8-1, Required On and Off-site Circulation Infrastructure, of the Laguna Ridge Specific Plan.

Recommendation: *The Planning Commission adopt a resolution recommending the City Council adopt a Resolution finding the project exempt from CEQA and approving the Laguna Ridge Specific Plan Amendment to Section 8.1.4 and Table 8-1 subject to the findings in the resolution.*

5. PRESENTATION: General Overview of the Zoning Code; (Jessica Shalamunec)

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.