



## CITY OF ELK GROVE PLANNING COMMISSION

George Murphey, Chair  
Fedolia "Sparky" Harris, Vice Chair  
Nancy Chaires • Frank Maita • Brian Villanueva

Incorporated July 1, 2000

Web: [www.elkgrovecity.org](http://www.elkgrovecity.org)

### REGULAR MEETING Thursday, May 5, 2011 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 requests that you limit your presentation to three (3) minutes per person. 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 Speaker Card** and give it to the Clerk prior to consideration of the agenda item.

#### 1. **CALL TO ORDER/ ROLL CALL**

##### 1.1 ROLL CALL

##### 1.2 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. Members of the audience wishing to address a specific agenda item are encouraged to offer their public comment during consideration of that item.*

#### 3. **CONSENT CALENDAR ITEMS:**

*All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.*

##### 3.1 APPROVAL OF THE MAY 5, 2011 AGENDA

##### 3.2 APPROVAL OF THE MINUTES OF APRIL 7, 2011

#### 4. **PUBLIC HEARINGS:**

**4.1 ELLIOS EUROPEAN MOTORS – DESIGN REVIEW (EG-11-014)** (Sarah Kirchgessner, Project Planner): A Design Review for a 32,413 square foot auto dealership along with associated site improvements. The proposed auto dealership would be accessed from a driveway off of West Stockton Boulevard. The proposed building contains offices, a showroom, a car wash/detail area, a shop, and warehouse area. The previous Design Review approved by the Planning Commission at this location (EG-07-122) expired on March 20, 2011. The current application proposes the same building design and site layout that was previously approved. The project site is located at 9700 W. Stockton Blvd.

**Recommendation:** *The Planning Commission adopt a resolution finding the Ellios European Motors Design Review project (EG-11-014) exempt from CEQA pursuant to State CEQA Guidelines Section 15332; and adopt a resolution approving a Design Review for the Ellios European Motors project (EG-11-014), subject to the findings and conditions of approval contained in the draft resolution.*

**4.2 ELK GROVE MAZDA – DESIGN REVIEW (EG-11-009);** (Sarah Kirchgessner, Project Planner). A Design Review for a new 15,980 square foot auto dealership along with associated site improvements. The project site is zoned AC – Auto Commercial and is currently developed with a Nissan dealership and Quik Lube (both to remain), as well as a temporary modular building (to be removed). The project site is located at 8590 Laguna Grove Drive.

**Recommendation:** The Planning Commission adopt a resolution finding the Elk Grove Mazda project (EG-11-009) exempt from CEQA pursuant to State CEQA Guidelines Section 15332; and adopt a resolution approving the Design Review for the Elk Grove Mazda project (EG-11-009), subject to the findings and conditions of approval contained in the draft resolution.

- 4.3 SOUTHMEADOWS LOT A – TENTATIVE SUBDIVISION MAP (EG-10-070);** (Sarah Kirchgessner, Project Planner). A Tentative Subdivision Map to subdivide a 10-acre parcel into 70 residential lots and 2 open space lots in the East Franklin Specific Plan area. The project site is zoned RD-5. The project site was previously reserved as a school site as part of the South Meadows subdivision (EG-02-358). The project site is located at 5401 Dorcey Drive.

**Recommendation:** The Planning Commission adopt a resolution finding the Southmeadows Lot A project (EG-10-070) exempt from CEQA pursuant to State CEQA Guidelines Sections 15182 and 15183; and adopt a resolution approving the Tentative Subdivision Map for the Southmeadows Lot A project (EG-10-070), subject to the findings and conditions of approval contained in the draft resolution.

**5. REGULAR AGENDA ITEM:**

- 5.1 SUSTAINABILITY ELEMENT AND CLIMATE ACTION PLAN;** (Christopher Jordan, Project Planner). The Sustainability Element establishes policies such as greenhouse gas reduction strategies or green building programs as well as other sustainability goals and policies that did not fit into other General Plan elements. The Climate Action identifies ways in which the City can reduce greenhouse gas emissions in the community and within City facilities. The Climate Action Plan would also include measures to adapt to climate change impacts and remain resilient. The Climate Action Plan would analyze reduction and adaptation measures based on effectiveness, cost, and feasibility to create a comprehensive implementation plan."

**Recommendation:** The Planning Commission review the draft Sustainability Element and Climate Action Plan and provide comments and feedback on the draft document prior to completion of the California Environmental Quality Act (CEQA) documentation.

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