



8401 Laguna Palms Way • Elk Grove, California 95758
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City of Elk Grove Planning Commission **Notice of Public Hearing**

Dated: December 21, 2009

NOTICE is hereby given that on **January 7, 2010**, at **6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Elk Grove will hold a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following applications.

WATERMAN PARK 75 - TENTATIVE PARCEL MAP AMENDMENT TO CONDITIONS OF APPROVAL EG-06-1158 (EG-09-025):

REQUEST: On July 25, 2007, the City Council approved Resolution No. 2007-171 for a Specific Plan Amendment and Tentative Parcel Map of Waterman Park 75, project EG-06-1158. Conditions #32, 33, 34, 36, and 68 were approved with the tentative parcel map. The applicant proposes to amend these conditions to include:

- Changes to improvements along Mosher Road, Waterman Road, and Waterman Court,
- Creation of a new lot and easements on the western corner of the intersection of Waterman Road and Waterman Court,
- Readdressing of existing businesses, and
- Creation of various easements along Waterman Road and Waterman Court

OWNER/APPLICANT:
CT Waterman Park, LLC
John Valentine
15150 Ponderosa Way
Mokelumne Hill, CA 95345

LOCATION/APN: 10240 Grant Line Road / 134-0182-001-0000
ZONING: GC, SC, M-1, RD-20, AND O
ENVIRONMENTAL: General Rule [Section 15061(b)](3)
PROJECT PLANNER: Patrice Clemons (916)478-3684

FRANKLIN HIGH SCHOOL/BARTHOLOMEW SPORTS COMPLEX WIRELESS COMMUNICATIONS FACILITY - CONDITIONAL USE PERMIT (EG-09-042):

REQUEST: The applicant is requesting a Conditional Use Permit to construct and operate a wireless communications facility in a public park. The antennas will be located on a 100-foot tall light stanchion with six (6) panel antennas. The installation will include a 12-foot x 30-foot radio equipment shelter that houses a 60KW diesel generator. The project also includes a height exception to exceed the Zoning Code height limit in the RD-5 zone.

OWNER:	APPLICANT:	REPRESENTATIVE
Cosumnes Community Services District	Verizon Wireless	On Air, LLC
Paul Mewton	Molly Kales	Alan Heine
8820 Elk Grove Boulevard	2785 Mitchell Drive, Ste 9	4305 Hensley Circle
Elk Grove, CA 95624	Walnut Creek, CA 94598	El Dorado Hills, CA 95762

LOCATION/APN: 6623 Quail Run Lane (Bartholomew Sports Complex)/APN: 132-0050-001
ZONING: RD-5
ENVIRONMENTAL: The project is exempt from the provisions of CEQA under Section 15303 of Title 14 of the California Code of Regulations (New Construction or Conversion of Small Structures).
PROJECT PLANNER: Sarah Kirchgessner 916.478.3649

TRIENNIAL REVIEW AMENDMENTS – ELK GROVE OLD TOWN SPECIAL PLANNING AREA DESIGN STANDARDS AND GUIDELINES

REQUEST: The proposed City-initiated Ordinance includes amendments to the Elk Grove Old Town Special Planning Area Design Standards and Guidelines (SPA). The amendments include revisions, deletions, and additions to various sections of the SPA including vision statements, application processing, land use (i.e. adding “Personal Service, Restricted” uses as defined in the Zoning Code as a conditionally permitted use), site design, and architectural design. Non-substantive amendments include corrections to grammatical and typographical errors. The proposed amendments were established via feedback received from ten (10) workshops held in Old Town as part of the triennial review update per Section 1(L) of the SPA. The draft SPA may be viewed at: <http://egplanning.org/projects/oldtown/default.htm>

LOCATION/APN: Old Town SPA; along Elk Grove Boulevard, bounded on the west by Elk Grove-Florin Road, and on the east by Waterman road, with Locust Street and Grove Street generally forming the boundary on the north and south, respectively.

ZONING: n/a

ENVIRONMENTAL: The proposed ordinance is exempt from the provisions of CEQA under Section 15061(b)(3) of Title 14 of the California Code of Regulations (General Rule Exemption).

PROJECT PLANNER: Gerald Park, (916) 478-3671

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 prior to 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.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Commission Secretary Sandy Kyles at (916) 478-3620 or at skyles@elkgrovecity.org. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PLANNING COMMISSION CONTACT

If you would like to contact the Planning Commission regarding these projects, or any other project, please contact Planning Commission Secretary Sandy Kyles at (916) 478-3620 or skyles@elkgrovecity.org.