



CITY OF ELK GROVE PLANNING COMMISSION

Frank Maita, Chair
Mackenzie Wieser, Vice Chair
George Murphey • Andrew Shuck • Kevin Spease

Incorporated July 1, 2000

Web: www.elkgrovecity.org

REGULAR MEETING Thursday, February 7, 2019 at 6:00 p.m. City Council Chambers, 8400 Laguna Palms Way, Elk Grove, CA 95758

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 Speaker Card and give it to the Clerk prior to consideration of the agenda item.

AGENDA

1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. 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.

4. CONSENT CALENDAR ITEMS - NONE

5. PUBLIC HEARING ITEM

5.1 STERLING MEADOWS (PLNG19-003) - THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT

A public hearing to consider a request to modify the terms of the Development Agreement (DA) to: change the completion date of the First Park from December, 31 2018 to June, 30 2019; allow for reimbursement of the on-site park improvements consistent with an Community Facilities District Agreement; and a the conveyance of southern property acres to the City shall occur before May 1, 2019. Sterling Meadows is the area bounded by Kammerer Road to the south, the Lent Ranch Special Planning Area to the east, and the Southeast Policy Area Special Planning Area to the north and west. No further environmental review is required from CEQA pursuant to State CEQA Guidelines Section 15162.

Recommendation: Adopt a Resolution recommending the City Council find no further environmental review required and approve the Amendment.

5.2 SHELDON INN EVENTS VENUE (EG-17-041) – CONDITIONAL USE PERMIT

A public hearing to consider a Conditional Use Permit to establish an Outdoor Events Center with amplified music at the existing Sheldon Inn commercial establishment located at 8980 and 9000 Grant Line Road; APNs: 127-0100-002 and 127-0100-017. No further environmental review is required pursuant to State CEQA Guidelines Section 15303.

Recommendation: Adopt a Resolution finding no further environmental review required and approve the Conditional Use Permit.

5.3 A CONTINUED PUBLIC HEARING FROM THE JANUARY 3, 2019 REGULAR MEETING FOR CITY INITIATED AMENDMENTS TO TITLE 23 (ZONING CODE), PORTIONS OF THE ELK GROVE MUNICIPAL CODE (EGMC), AND VARIOUS AMENDMENTS TO SPECIFIC PLANS AND SPECIAL PLANNING AREAS (FILE # PLO022)

In Parallel with the City's General Plan Update, the City is preparing a series of amendments to its Zoning Code and other portions of the Elk Grove Municipal Code. This update includes the following updates and amendments:

a. GENERAL PLAN-ZONING CONSISTENCY PROGRAM – MUNICIPAL CODE AMENDMENT AND REZONING

This Zoning Consistency Program will provide consistency between the EGMC and the forthcoming General Plan Update includes various amendments to both text and map revisions, updates to the EGMC Roadway Network Design, revisions to the Flood Combining District, and updates to Title 6, Chapter 32 Noise.

b. EAST ELK GROVE SPECIFIC PLAN – REZONING

Rezoning the East Elk Grove area into the City's corresponding base zoning districts. After this action, all properties within the Specific Plan will be governed by the Zoning Code and the Citywide Elk Grove Design Guidelines. An overlay zoning district is being created (through a parallel effort) to retain the special setback standards. The area is bounded by Bond Road on the north, Bradshaw Road on the east, Grant Line Road on the south, and Waterman Road on the west.

c. EAST FRANKLIN SPECIFIC PLAN- REZONING

Rezoning the East Franklin area into the City's corresponding base zoning districts. After this action, all properties within the Specific Plan will be governed by the Zoning Code and the Citywide Elk Grove Design Guidelines. An overlay zoning district is being created (through a parallel effort) to retain the special setback standards. The area is generally bounded by Elk Grove Boulevard on the north, Bruceville Road on the east, Bilby Road on the south, and the Union Pacific Railroad tracks on the west.

d. CALVINE ROAD/HIGHWAY 99 SPECIAL PLANNING AREA - REZONING

A rezoning for the Calvine/99 Special Planning Area (SPA) into the City's corresponding base zoning districts. After this action, all properties within the SPA will be governed by the Zoning Code and the Citywide Elk Grove Design Guidelines. An overlay zoning district is being created (through a parallel effort) to retain the special setback standards. The area is generally bounded by State Route 99 on the west, Sheldon Road on the south, Geneva Point Drive (the City limits) on the north, and west of Summer Point Drive, Windsor Point Way, Zinia Way, and Mountain Bell Court.

e. ELK GROVE-FLORIN AND BOND ROADS SPECIAL PLANNING AREA - UPDATE

An update to the Elk Grove-Florin and Bond Roads Special Planning Area (EGFB-SPA). The update includes sub-areas within the Special Planning Area (SPA), allowed use listings to reflect the Citywide Zoning Code, certain development standards including setback and height, and reflects the current development status of the area. The area is bounded by Elk Grove-Florin Road and Bond Road, west of the Union Pacific Railroad Tracks and just north of Rancho Grande Court.

f. OLD TOWN SPECIAL PLANNING AREA AMENDMENT – REZONING AND SPECIAL PLANNING AREA AMENDMENT

An update to the Old Town Special Planning Area (OTSPA) to add five parcels totaling 3.56± acres to the Old Town SPA. These properties are designated in the draft General Plan Update as Village Center Mixed Use. Corresponding amendments to the OTSPA to incorporate the properties are proposed. Additionally, Table 3 (Old Town SPA Building Setbacks) would be modified to include "Mixed Use" development in the same column as "Non-Residential" and update an existing footnote relative to pedestrian connections between buildings and the public right-of-way.

Recommendations:

Item 5.3a: Adopt a Resolution making a recommendation to the City Council that no further environmental review is required and that the City Council adopt the proposed amendments to the Elk Grove Municipal Code (EGMC) (text and map amendments)

Item 5.3b: Adopt a Resolution making a recommendation to the City Council that no further environmental review is required and that the City Council adopt the proposed rezoning for the East Elk Grove Overlay Area and repeal the East Elk Grove Specific Plan

Item 5.3c: Adopt a Resolution making a recommendation to the City Council that no further environmental review is required and that the City Council adopt the proposed rezoning for the East Franklin Overlay Area and repeal the East Franklin Specific Plan

Item 5.3d: Adopt a Resolution making a recommendation to the City Council that no further environmental review is required and that the City Council adopt the proposed rezoning for the Calvine Road/Highway 99 Special Planning Area (Calvine/99 SPA)

Item 5.3e: Adopt a Resolution making a recommendation to the City Council that no further environmental review is required and that the City Council adopt the proposed amendments to the Elk Grove-Florin and Bond Roads Special Planning Area.

Item 5.3f: Adopt a Resolution making a recommendation to the City Council that no further environmental review is required and that the City Council adopt the proposed rezoning and amendments to the Old Town Elk Grove Special Planning Area

All of the proposed 5.3 a-f actions have been considered as part of the General Plan Update Environmental Impact Report (EIR).

6. REGULAR AGENDA ITEMS

6.1 REORGANIZATION OF THE ELK GROVE PLANNING COMMISSION:

Selection of the 2019 Planning Commission Chair and Vice Chair.

7. DIRECTOR'S REPORT

Director comments/report on items not on the agenda.

8. PLANNING COMMISSION MATTERS

Planning Commission business/comments or opportunity to request information from staff.

9. 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 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 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.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Secretary at (916) 478-3620 / TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

GOVERNMENT CODE SECTION 54957.5

Public records, including writings relating to an agenda item for open session of a regular meeting distributed less than 72 hours prior to the meeting, are available for public inspection at the Development Services Department, 8401 Laguna Palms Way, Elk Grove, CA

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 Planning Commission Secretary no less than 24 hours prior to the scheduled Planning Commission Meeting.