



CITY OF ELK GROVE PLANNING COMMISSION

Mackenzie Wieser, Chair
Andrew Shuck, Vice Chair

Frank Maita • George Murphey • Kevin Spease

Incorporated July 1, 2000

Web: www.elkgrovecity.org

REGULAR MEETING

Thursday, June 20, 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 ITEM

4.1 MINUTES OF THE APRIL 18, 2019 REGULAR MEETING

5. PUBLIC HEARING ITEMS

5.1 ARCO AM/PM CAR WASH EXPANSION (PLNG18-073) – CONDITIONAL USE PERMIT AMENDMENT, MINOR DESIGN REVIEW, AND TREE REMOVAL PERMIT

A public hearing to consider a Conditional Use Permit Amendment and Minor Design Review to allow a new automatic car wash with 2 covered vacuum areas; landscaping, lighting, and an enhanced sound wall along the southern property line. The Tree Removal Permit allows for removal of 25 existing trees. The site is located at 9215 Elk Grove-Florin Road, APN: 127-0160-056. The Project is Exempt from CEQA pursuant to State CEQA Guidelines Section 15332.

Recommendation: Adopt a Resolution finding the Project exempt from CEQA and approve the Conditional Use Permit Amendment, Minor Design Review and Tree Permit.

5.2 BARTHOLOMEW VINEYARD (PLNG19-008) – CONDITIONAL USE PERMIT

A public hearing to consider a Conditional Use Permit to allow wine production and storage within an existing warehouse building and five special events per year for activities associated with the wine production facility. The site is located at 9696 Elk Grove Blvd., APN: 134-0110-082. The Project is Exempt from CEQA pursuant to State CEQA Guidelines Section 15303.

Recommendation: Adopt a Resolution finding the Project exempt from CEQA and approve the Conditional Use Permit.

5.3 MADEIRA SOUTH LOT A (PLNG19-022) – TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR SUBDIVISION LAYOUT

A public hearing to consider a Tentative Subdivision Map to subdivide the ±10.5-acre parcel into 75 single-family residential lots and two landscape corridor lots, and a Design Review for subdivision layout. The site is located at the Northwest Intersection of Poppy Ridge Road and Big Horn Blvd., APN: 132-0050-158. The Project is Exempt from CEQA pursuant to State CEQA Guidelines Section 15182.

Recommendation: *Adopt a Resolution finding the Project exempt from CEQA and approve the Tentative Subdivision Map and Design Review for Subdivision Layout.*

5.4 ELK GROVE TRIANGLE SPECIAL PLANNING AREA UPDATE

A public hearing to consider amendments to the Triangle Special Planning Area (Triangle SPA). The amendment would, among other things, modify the density of future residential development south of Elk Grove Blvd. to allow 1/4-acre and 1/5-acre development. The update will also reflect the current service information for drainage and transportation infrastructure and the current planning for Grant Line Road. Allowed uses and development standards would be updated to reflect the proposed density modifications. The proposal would not modify the commercial overlay as provided in the Triangle SPA. The SPA is located between Bond Road, Bradshaw Road, and Grant Line Road. No further environmental review is required.

Recommendation: *Adopt a Resolution recommending the City Council find no further environmental review is required and approve the Triangle SPA Update.*

6. REGULAR AGENDA ITEMS - NONE

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.