



CITY OF ELK GROVE PLANNING COMMISSION

Nancy Chaires Espinoza, Chair
George Murphey, Vice Chair
Fedolia "Sparky" Harris • Frank Maita • Kevin Spease

Incorporated July 1, 2000

Web: www.elkgrovecity.org

REGULAR MEETING

Thursday, May 15, 2014 at 6:30 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.

AMENDED AGENDA

Subsequent to the publication and posting of the Regular Meeting Agenda on Thursday, May 15, 2014, the square footage of the Residential Care Facility of Item 5.2 has been corrected.

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

- 1.1 ROLL CALL
- 1.2 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 ITEMS:**

5.1 **FIELDSTONE SOUTH REVISED MAP (EG-14-015) – TENTATIVE SUBDIVISION MAP:** The Project in final form will create 130 single family residential lots, an increase of 1 unit from the existing approval. This proposed update, or revised, map allows for the conveyance of a water well site off-site and a series of drainage improvements to Elk Grove Creek and Hudson Ranch Detention Basin. The project site is bounded on the north by Elk Grove Creek and undeveloped property on the west by Wyland Drive and the Sonoma Creek subdivision; on the south by undeveloped property and to the east by Grant Line Road and unincorporated land, APNs 134-0110-136, 137, & 138.

Recommendation: Recommend to the City Council that no further review from CEQA is required and approve the project.

5.2 **TRIANGLE POINT 75 (EG-13-057) – TENTATIVE PARCEL MAP, TENTATIVE SUBDIVISION MAP, AND DESIGN REVIEW:** The project includes a request to rescind the previously-approved Waterman Park 75 Tentative Parcel Map (File #EG-06-1158/EG-09-025) and associated conditions of approval. This prior project would be replaced with a new Project that will create ten (10) parcels. Parcel 8 of the new approval would be subdivided into 92 single-family lots. Lot 9 would then be developed with a 65,504 square foot footprint (175,000 square foot total) three story residential care facility. This project is located at Waterman Road, Mosher Road and Grant Line Road, APN 134-0182-001.

Recommendation: Find the project exempt from CEQA and approve the Project.

6. **REGULAR AGENDA ITEMS:**

NONE

7. **PLANNING DIRECTOR'S REPORT:**

Planning 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 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 Planning Commission Secretary 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.