



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, June 19, 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.

AGENDA

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 agendized item are encouraged to offer their public comment during consideration of that item.

4. CONSENT CALENDAR ITEMS:

NONE

5. PUBLIC HEARING ITEMS:

- 5.1 **ELK GROVE 76 / 7-ELEVEN (EG-14-005) – INCLUDES A MINOR DESIGN REVIEW AND VARIANCE:** The Project in final form will be a new Food Mart building and a service gas canopy with six gas dispenser. The project site is located at 8475 Elk Grove Blvd., APN 125-0010-005. This project is exempt from CEQA.

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

5.2 ELK GROVE BICYCLE, PEDESTRIAN, AND TRAILS MASTER PLAN (WTL008) – INCLUDES A GENERAL PLAN AMENDMENT, ZONING TEXT AMENDMENT, AND A MASTER PLAN: The Project updates and consolidates the City’s existing Bicycle and Pedestrian Master Plan and Trails Master Plan into a single document in order to ensure consistency with State and Federal law and to establish criteria for evaluating and prioritizing improvements as it relates to the City’s annual Capital Improvement Plan (CIP). The Project is exempt from CEQA.

Recommendation: *Recommend the City Council find the project exempt from CEQA and approve the Project.*

5.3 SOUTHEAST POLICY AREA STRATEGIC PLAN (SEPA) (PL0016) – INCLUDES A GENERAL PLAN AMENDMENT, COMMUNITY PLAN, AND SPECIAL PLANNING AREA/REZONE: The proposed SEPA Project includes a Community Plan and Special Planning Area for the 1,200-acre Southeast Policy Area consisting of a blend of employment, public space and residential land uses. The project area is located in the southern portion of the City west of SR 99, east of Big Horn Blvd and Bruceville Rd, south of Bilby Road and Poppy Ridge and north of Kammerer Road. Sites included are APNs 132-0290-014 through 21, 033, 040, 041, 043, & 044; 132-0300-006 through 009, 011 through 023, 046, & 047; 132-0320-001, 002, 006, 008, 009, & 010. An EIR has been prepared for this project.

Recommendation: *Recommend the City Council certify the EIR and approve the establishment of the Community Plan and Special Plan Area and Rezoning properties into the SEPA SPA.*

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.