



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, July 17, 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 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 **A CONTINUED PUBLIC HEARING - STATE ROUTE 99 LAGUNA/BOND NORTHBOUND BUSINESS CENTER SIGN (EG-13-073) – INCLUDES A MAJOR DESIGN REVIEW:** The project in final form will be a new 76'-6" tall highway multi-tenant illuminated sign structure along State Route 99 at the Bond/Laguna off-ramp. This project is located at 9286 E Stockton Blvd, APN 116-0090-022. This project is exempt from CEQA.
- 5.2 **A CONTINUED PUBLIC HEARING - 2014 ZONING CODE AMENDMENTS (UPDATE 3) – INCLUDES GENERAL PLAN AMENDMENTS, ZONING CODE AMENDMENTS, AND REZONE AMENDMENTS TO CITYWIDE DESIGN GUIDELINES:** The proposed action is series of City-initiated amendments to the General Plan, Titles 22 (Land Development) & 23 (Zoning) of the Municipal Code, and the Citywide Design Guidelines. This project is exempt from CEQA.

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

5.3 2014 TRIENNIAL REVIEW – INCLUDED AMENDMENTS TO THE OLD TOWN ELK GROVE SPECIAL PLANNING AREA DESIGN STANDARDS AND GUIDELINES: The proposed action is a series of City-initiated 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 application processing, land use, parking, and signs. This project is exempt from CEQA.

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

5.4 SHELDON COMMERCIAL ZONING AMENDMENTS: The Planning Commission will consider making amendments to the Rural Commercial Combining District that include modifications to the existing prohibition of drive-throughs to allow Conditional Use Permit consideration; and allow modest expansion of existing businesses from 12,000 square feet to 15,000 square feet and neighborhood markets to a maximum of 25,000 square feet.. This project is exempt from CEQA.

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

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.