



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, April 3, 2014 at 6:30 p.m. City Council Chambers, 8400 Laguna Palms Way, Elk Grove, CA 95758

AGENDA

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.

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:

5.1 **SHELDON CROSSROADS (EG-13-056) – INCLUDES A TENTATIVE SUBDIVISION MAP AND DESIGN**

REVIEW FOR SUBDIVISION LAYOUT: The Project in final form will create 68 Single-family lots, 2 landscape parkways, and 1 open space area. The project site is located at 8555 E Stockton Blvd in the Calvine/Highway 99 SPA, APN 115-0150-071. The Project is categorically exempt from CEQA.

Recommendation: Adopt a Resolution finding that no further review of CEQA necessary and approve the Tentative Map and Design.

5.2 SHELDON PARK ESTATES (EG-13-016) – INCLUDES A REZONE AND TENTATIVE SUBDIVISION MAP: The Project in final form will create 46 and 1 remainder lots and a zone change from AR-5 to AR-2. The project site is located at 9345 Sheldon Road and 8643 Waterman Road, APNs 121-0180-012 and 121-0180-017. A Mitigated Negative Declaration has been prepared for this Project.

Recommendation: *Adopt a Resolution recommending the City Council adopt the Mitigated Negative Declaration, an Ordinance approving the Rezone and approve the Tentative Map.*

6. REGULAR AGENDA ITEMS:

6.1 SOUTHEAST POLICY AREA (SEPA) STRATEGIC PLAN PROJECT – WORKSHOP: The proposed SEPA Project includes a Community Plan and Special Planning Area for the 1,200-acre Southeast Policy Area. This item will be structured as a workshop. There will be an introductory presentation by staff, followed by discussion by the Planning Commission, stakeholders and interested members of the public, and staff of the various draft project components.

Recommendation: *Receive Staff's presentation and provide direction as necessary.*

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.