



## CITY OF ELK GROVE PLANNING COMMISSION

Kevin Spease, Vice Chair  
Frank Maita • George Murphey • Amy Tong • Mackenzie Weiser

Incorporated July 1, 2000

Web: [www.elkgrovecity.org](http://www.elkgrovecity.org)

### REGULAR MEETING

Thursday, February 16, 2017 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

- 1.1 ROLL CALL
- 1.2 PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

2A. SPECIAL ITEM:

- 2A.1 OATH OF OFFICE CEREMONY FOR NEW PLANNING COMMISSIONER MACKENZIE WIESER.

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 ITEM(S):

- [4.1](#) MINUTES OF DECEMBER 15, 2016 REGULAR MEETING
- [4.2](#) MINUTES OF JANUARY 5, 2017 REGULAR MEETING
- [4.3](#) MINUTES OF JANUARY 10, 2017 SPECIAL MEETING

5. CONSENT PUBLIC HEARING ITEMS:

*The Consent Public Hearing Items are those expected to be ordinary and non-controversial. They will be acted upon by the Planning Commission after providing an opportunity for public comment.*

[5.1](#) **SHELDON WATERMAN EXTENSION (EG-06-1146A) – TENTATIVE SUBDIVISION MAP EXTENSION:**

The Project in its final form will have a three-year time extension to the expiration date of the previously-approved Tentative Subdivision Map, which created 26 single-family residential lots. The site is located at 9350 Sheldon Road, APN; 127-0010-077. The Project is exempt from CEQA under Section 15162.

*Recommendation:* Adopt a Resolution finding the Project exempt from CEQA and approving the Project.

[5.2](#) **BACKER RANCH SQUARE EXTENSION (EG-09-056A) – TENTATIVE SUBDIVISION MAP EXTENSION:**

The Project in its final form will have a three-year time extension to the expiration date of the previously-approved Tentative Subdivision Map, which created 152 Condominium units. The site is located at the Southwest corner of Bruceville Road and Backer Ranch Road, APN; 132-0870-019. The Project is exempt from CEQA under Section 15162.

*Recommendation:* Adopt a Resolution finding the Project exempt from CEQA and approving the Project.

**6. PUBLIC HEARING ITEMS:**

**6.1 LAGUNA GATEWAY PHASES 3 & 4 (EG-15-044) – SPA AMENDMENT AND REZONE:**

The Project in its final form will remove parcels from the Laguna Gateway Special Planning Area and change the zoning to Shopping Center (SC). The site is located at 8228 Dunisch Rd. and 9130 & 9140 West Stockton Blvd., APNs; 116-0050-010- 011, 027, -030, 031 and -034. The Project is exempt from CEQA under Section 15061(b)(3).

***Recommendation:** Adopt a Resolution recommending the City Council find the Project exempt from CEQA and approve the Project.*

**6.2 ELK GROVE LANDING (EG-14-023) – TENTATIVE SUBDIVISION MAP & DESIGN REVIEW:**

The Project in its final form will create 85 single-family residential lots. The site is located on the west side of Elk Grove-Florin Road south of Sheldon Road, APNs; 116-0042-023, - 028, - and -042. This Project is exempt from CEQA under Section 15162.

***Recommendation:** Adopt a Resolution finding the Project exempt from CEQA and approving the Project.*

**7. REGULAR AGENDA ITEMS:**

**7.1 REORGANIZATION OF THE ELK GROVE PLANNING COMMISSION:**

Selection of the 2017 Planning Commission Chair and Vice Chair.

**8. PLANNING DIRECTOR’S REPORT:**

*Planning Director comments/report on items not on the agenda.*

**9. PLANNING COMMISSION MATTERS:**

*Planning Commission business/comments or opportunity to request information from staff.*

**10. 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.

**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.