



## CITY OF ELK GROVE PLANNING COMMISSION

Andrew Shuck, Chair  
George Murphey, Vice Chair  
Tony Lin • Sergio Robles • Mackenzie Wieser

Incorporated July 1, 2000

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

### ELK GROVE PLANNING COMMISSION REGULAR MEETING Thursday, February 18, 2021 6:00 P.M.

Consistent with Executive Order N-29-20 issued on March 17, 2020, and Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting will be conducted by teleconference only. The meeting location will be the City Council Chamber, but it will not be open to the public.

Members of the public who wish to participate in the meeting will need to join the Zoom meeting by registering at:

[https://zoom.us/webinar/register/WN\\_pE1R80JmSJWsiBYcb3x1oA](https://zoom.us/webinar/register/WN_pE1R80JmSJWsiBYcb3x1oA)

Each individual who wishes to participate in the meeting must register separately. During the meeting, members of the public may provide comments on a particular matter using the "raise hand" feature in Zoom on a computer or mobile device. The raised hand lets the meeting Secretary know you have a comment. As an alternative to the "raise hand" feature, registered individuals may provide comments using a landline telephone or mobile device by calling into the meeting at the phone number provided in the registration confirmation email.

The three-minute limit will be strictly observed for all oral comments during the meeting. Each commenter may provide one three-minute comment per item.

The live meeting can be viewed (also closed captioned) via the City's website at [http://www.elkgrovecity.org/city\\_hall/city\\_government/live\\_archived\\_broadcasts](http://www.elkgrovecity.org/city_hall/city_government/live_archived_broadcasts)

Members of the public who wish to provide public comment, either for matters not on the agenda or on a particular matter, are encouraged to submit those comments in writing prior to the meeting by emailing the Planning Commission Secretary at [pcsecretary@elkgrovecity.org](mailto:pcsecretary@elkgrovecity.org). Such written comments must be received by 4:00 p.m. the day of the Planning Commission meeting to ensure that the written comments are provided to the Planning Commission. Such written comments received by 4:00 p.m. on the day of the Commission meeting will be provided to the full Commission and staff, and posted on the City website.

Comments may also be submitted in mp3 format (audio) prior to the meeting by emailing such format to the Secretary at [pcsecretary@elkgrovecity.org](mailto:pcsecretary@elkgrovecity.org). Alternatively, comments may be provided by leaving a voicemail with the Secretary at 916-478-3620. Such audio comments must be received by 4:00 p.m. the day of the Planning Commission meeting to ensure that the comments are provided to the Planning Commission. Audio comments received by 4:00 p.m. on the day of the Planning Commission meeting will be provided to the Planning Commission. These audio comments will not be played back during the public comment period for a particular agenda item.

Members of the public are encouraged to submit their written and/or audio comments as far in advance of the meeting as reasonably practical.

# CITY OF ELK GROVE PLANNING COMMISSION REGULAR MEETING

## AGENDA

### 1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

### 2. APPROVAL OF AGENDA

### 3. PUBLIC COMMENT

*Members of the public may comment on matters that are not included on the agenda by using the "raise hand" feature or using a landline telephone or mobile device to call into the meeting at the phone number provided in the registration confirmation email. 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.*

### 4. CONSENT CALENDAR ITEM

NONE

### 5. PUBLIC HEARING ITEM

#### 5.1 **CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER (PLNG18-110) – GENERAL PLAN AMENDMENT; ZONING AMENDMENT; AMENDMENT TO THE BICYCLE, PEDESTRIAN, AND TRAILS MASTER PLAN; DISTRICT DEVELOPMENT PLAN; MAJOR DESIGN REVIEW; CONDITIONAL USE PERMIT; UNIFORM SIGN PROGRAM; FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR AN ABANDONMENT; AND POLICE SERVICES AGREEMENT:**

A public hearing to review and consider entitlements for a proposed University Medical Center consisting of: Certification of an Environmental Impact Report (EIR), making Findings of Fact and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; Amendment to the land use designation for six of the parcels from Community Commercial to Employment Center and for three of the parcels to be changed from Light Industrial to Employment Center and a text amendment to Policy ER-2-3, which would allow construction of an essential health care facility in the 200-year floodplain; a Rezone of nine parcels from Industrial-Office Park and General Commercial to Business Professional, and a text amendment to EGMC Title 23 (Zoning), Section 23.42.040.D which would allow construction of an essential health care facility in the 200-year floodplain; Amendment to City Bicycle, Pedestrian, and Trails Master Plan to modify the location of a proposed Class 1 multi-purpose trail alignment; a District Development Plan Design Review for overall site plan approval and establishment of development elements, such as parking, landscaping, pedestrian improvements, general building size and location, and other features that are common across the site, and the construction of proposed buildings (13-story hospital, central plant, medical office building, outpatient clinic, parking structures, and dormitory) and associated uses over three phases; Design Review for the proposed Phase 1 buildings (13-story hospital and central plant buildings); Conditional Use Permit for a hospital, helistop, and expansion of the existing medical school; Uniform Sign Program; Finding of Consistency with the General Plan for the City Abandonment of West Taron Court; and City execution of the agreement for Elk Grove Police Department services. The Project site is located on the southwest corner of the intersection of Elk Grove Boulevard and West Taron Drive; 132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011; 132-2160-001, -002; 132-0460-076. An Environmental Impact Report has been prepared for the Project.

*The Planning Commission's recommendations will be forwarded to the City Council for final action.*

**Recommendation:** Adopt a Resolution recommending the City Council certify the EIR; and approve the General Plan Amendment; Zoning Amendment; Amendment to the Bicycle, Pedestrian, and Trails Master Plan; District Development Plan; Major Design Review; Conditional Use Permit; Uniform Sign Program; the Finding of Consistency with the General Plan for An Abandonment; and Police Services Agreement.

6. **REGULAR AGENDA ITEM**  
**NONE**

7. **DIRECTOR'S REPORT**  
*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 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.

GOVERNMENT CODE SECTION 54957.5

Public records, including writings relating to an agenda item for open session of a regular meeting distributed less than 72 hours prior to the meeting, are available for public inspection at the Development Services Department, 8401 Laguna Palms Way, Elk Grove, CA

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.