



## CITY OF ELK GROVE PLANNING COMMISSION

Fedolia "Sparky" Harris, Chair  
Kevin Spease, Vice Chair  
Frank Maita • George Murphey • Amy Tong

Incorporated July 1, 2000

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

### REGULAR MEETING

Thursday, December 15, 2016 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**

3. **PUBLIC COMMENT:**

*Members of the public 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 ITEM(S):**

*All matters are approved under one motion unless requested to be removed for discussion by a Commissioner or any member of the public.*

**4.1 MINUTES OF NOVEMBER 17, 2016**

5. **CONSENT PUBLIC HEARING ITEM(S):**

*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 LAGUNA CREEK SHOPPING CENTER (EG-04-653A) – TENTATIVE PARCEL MAP EXTENSION:**

The project in its final form will have a three-year time extension to the previously-approved Tentative Parcel Map that created seven (7) commercial parcels. The site is located at the Northwest corner of Laguna Blvd. & Bruceville Rd., APN: 116-0011-020, -021, 116-1380-002, -006, -008, -009. No subsequent CEQA review necessary under Section 15162.

***Recommendation:*** Adopt a Resolution finding no subsequent CEQA review necessary and approving the project.

**5.2 MCGEARY RANCH (EG-10-059B) - TENTATIVE SUBDIVISION MAP EXTENSION:**

The project in its final form will have a three-year time extension to the previously approved Tentative Subdivision Map that created 227 single family lots, two (2) park lots, one (1) parkway lot and two landscape lots, and Design Review for subdivision layout. The site is located at 7710 Poppy Ridge Rd., APN: 132-0050-068. No subsequent CEQA review necessary under Section 15162.

*Recommendation: Adopt a Resolution finding no subsequent CEQA review necessary and approving the project.*

**5.3 ARBOR RANCH (EG-10-060A) – TENTATIVE SUBDIVISION MAP EXTENSION:**

The project in its final form will have a three-year time extension to the previously approved Tentative Subdivision Map (TSM) that created 810 single family lots, one (1) school lot, two (2) park lots, two (2) parkway lots, and ten (10) landscape lots and a Design Review for subdivision layout. The site is located at the Northwest corner of Bilby Rd. and Big Horn Blvd., APN: 132-0050-061 & 132-0050-062. No subsequent CEQA review necessary under Section 15162.

*Recommendation: Adopt a Resolution finding no subsequent CEQA review necessary and approving the project.*

**5.4 TREASURE HOMES (EG-03-486B) - TENTATIVE SUBDIVISION MAP EXTENSION:**

The project in its final form will have a two-year time extension to the previously approved Tentative Subdivision Map that created 179 single family lots, five (5) village lots, one (1) neighborhood park, one (1) local park, one (1) recreation lot (detention basin) and a Design Review for the subdivision layout. The site is located North of Bilby Rd. and east of Bruceville Rd., APN: 132-0050-031, -065 and -066. No subsequent CEQA review necessary under Section 15162.

*Recommendation: Adopt a Resolution finding no subsequent CEQA review necessary and approving the project.*

**6. PUBLIC HEARING ITEM(S):**

**6.1 LANDING SENIOR ASSISTED LIVING FACILITY (EG-16-028) – REZONE, MAJOR DESIGN REVIEW AND CONDITIONAL USE PERMIT:**

The project in its final form will be rezoned to General Commercial (GC) and have a new residential elderly care facility consisting of memory care (48 beds) with assisted living suites (107 units) and independent living cottages (50 units). The site is located on the southeast corner of East Stockton Blvd., and Cantwell Blvd., APN: 116-0030-053. The project is exempt from CEQA under Section 15183.

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

**6.2 RAILROAD PLAZA (OLD TOWN) – GENERAL PLAN AMENDMENT, SPECIAL PLANNING AREA AMENDMENT AND CAPITAL IMPROVEMENT PROGRAM DESIGN REVIEW:**

The project in its final form will be a public plaza with a large open air pavilion, two (2) restroom structures, a variety of outdoor seating and landscaping, lighting and parking site improvements. This site is located at 9615 Elk Grove Blvd., APN: 134-0010-068. An Initial Study/Mitigated Negative Declaration has been prepared for the project.

*Recommendation: Adopt a Resolution recommending the City Council adopt the final Mitigated Negative Declaration and approve the Project.*

**7. REGULAR AGENDA ITEM(S):**

**NONE**

8. **DIRECTOR'S REPORT:**

*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**

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.