



Incorporated July 1, 2000

City of Elk Grove
Planning Commission
Suman Singha, Chair
Juan Fernandez, Vice Chair
George Murphey
Oscar O'Con
Sandra Poole

elkgrovecity.org/planningcommission

Regular Meeting Thursday, April 4, 2024 06:00 PM

Elk Grove City Council Chambers
8400 Laguna Palms Way, Elk Grove, CA 95758

Land Acknowledgement: We honor, respect, and acknowledge Elk Grove's first inhabitants, the Plains Miwok, who lived as sovereign caretakers of this land and these waterways since time immemorial. We commemorate and advocate for their descendants, the Wilton Rancheria Tribe -- the only Federally recognized Tribe in Sacramento County -- who endure because of the bravery, resiliency, and determination of their ancestors, tribal members, and leaders.

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.

Pursuant to Government Code 54957.5, a writing that is a public record relating to an agenda item for open session of a regular meeting distributed to a majority of the Planning Commission less than 72 hours prior to the meeting will be **posted on the City's website with the agenda**, and physical copies of any such materials will be available for public inspection at the Development Services Counter, 8401 Laguna Palms Way, Elk Grove, CA during regular business hours.

AGENDA

1. CALL TO ORDER / ROLL CALL

1.1 ROLL CALL

1.2 PLEDGE OF ALLEGIANCE

1.3 MOMENT OF SILENCE

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 ITEM(S)

There are no consent calendar items on this agenda.

5. PUBLIC HEARING ITEM(S)

5.1 THE NEW ZOO AT ELK GROVE (SP0009):

A public hearing to consider a Special Planning Area and Rezoning, Amendment to the Bicycle, Pedestrian and Trails Master Plan, Conditional Use permit, Tentative Subdivision Map with Subdivision Design Review, District Development Plan, Level 1 Design Review, Art Plan and Consistency with the General Plan for Inclusion in the Capital Improvement Program for construction of a new zoological park and associated facilities and activities on a ±103-acre site and includes various facilities and buildings to be developed in 4 phases. The main facility would be on ±65 acres and designed to support an average annual attendance between 1.1 and 1.6 million visitors. The facility would be organized into four primary zones: Green Corridor, Africa, California, and Australasia. The Green Corridor would be the main pedestrian pathway through the New Zoo. The Project site is located at 8663, 8665, and 8675 Kammerer Road; APNs: 132-0320-001, -002, & -010, and 132-2390-006.

Staff: Christopher Jordan, Director of Strategic Planning & Innovation

Recommendation: Adopt a Resolution recommending that the City Council certify the Environmental Impact Report, make Findings Of Fact and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and adopt the Zoological Park Special Planning Area and rezone the Project site to the Zoological Park Special Planning Area; amend the Bicycle, Pedestrian, and Trails Master Plan; approve a Conditional Use Permit; approve a Tentative Subdivision Map with Subdivision Design Review; approve a District Development Plan and Level 1 Design Review; adopt the Art Plan; and recommend that inclusion of the Project in the City's Capital Improvement Program is consistent with the General Plan, for The New Zoo at Elk Grove, based on the findings and subject to the conditions of approval in the draft resolution.

[Item 5.1 Staff Report](#)

6. REGULAR AGENDA ITEM(S)

There are no regular items on this agenda.

7. DIRECTOR'S REPORT

Development Services 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

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.

For more information: Planning Commission Secretary, (916) 478-3620 or skyles@elkgrovecity.org.