



Development Services - Planning
8401 Laguna Palms Way • Elk Grove, California 95758
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City of Elk Grove Planning Commission Notice of Public Hearing

Dated: January 23, 2015

NOTICE is hereby given that on **February 5, 2015 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Elk Grove will hold a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following application.

99 CENTS ONLY STORE (EG-14-018) – GENERAL PLAN AMENDMENT, REZONE, AND DESIGN REVIEW

The Project consists of a *General Plan Amendment* to change the land use designation of Office to Commercial; *Rezone* to change the zone district of Business and Professional Office (BP) to Shopping Center (SC); and *Design Review* to allow the construction of a 20,100-square-foot retail building and associated site improvements including parking, lighting, and landscaping.

OWNER:

Mou H. Tang
9080 Brown Road
Elk Grove, CA 95624

APPLICANT:

PM Design Group, Inc.
Duncan Wallace (Representative)
19401 40th Avenue, W. Suite 300
Lynwood, WA 98036

LOCATION/APN: 8945 Brown Road/ APN: 121-0140-013

ZONING: BP

ENVIRONMENTAL: A Mitigated Negative Declaration has been prepared for this Project.

PROJECT PLANNER: Gerald Park, 916.478.3671

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Director 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.

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