



Development Services - Planning
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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 **6:30pm**, 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.

SOUTHEAST POLICY AREA, AMENDMENT 1 – GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, SPECIAL PLANNING AREA AMENDMENT, AND REZONE:

The proposed Project consists of changes to the Southeast Policy Area (SEPA) and accompanying changes to the Laguna Ridge Specific Plan (LRSP). Specifically, the changes involve the following:

1. SEPA/LRSP Boundary

- a. Remove 10± acres from LRSP and illustrate a revised alignment for Lotz Parkway. The area is currently designated roadway and Low Density Residential under the LRSP.
- b. Add 10± acres to SEPA. The area would be 7± acres Office Park and 3± acres of roadway. Clean-up the land use designations in the LRSP within the Madeira East subdivision to reflect the adopted Final Map and roadway conditions in this area (no changes in development potential).

2. Staff-Recommended Changes to the SEPA Special Planning Area (SPA) – Staff recommends that the following cleanups be made the SEPA SPA:

- a. Correct various typos throughout the document.
- b. Allow “Organizational Houses” (e.g., dormitories) in the Office, Commercial, and Light Industrial/Flex land use designations upon approval of a Conditional Use Permit (CUP), consistent with the allowed use regulations for schools.
- c. Allow the *Collector, Residential* street form in the MDR and HDR land use designations.
- d. Revise the requirements for walls and fences along the future transit corridor.

3. Land Owner Requests – Amend the SEPA Special Planning Area (SPA) at the request of the Souza Dairy project applicant as follows:

- a. Modify a 12± acre block at the southwest corner of Residential Collector 1/Kyler Road and Lotz Parkway from Low Density Residential to Estate Residential.
- b. Modify the side yard setback standards for the *Executive Lot, Single-Family Residential* building form from 7.5 feet (internal) and 15 feet (street side) to 5 feet and 12.5 feet, respectively.
- c. Modify the minimum lot depth for the *Small-Lot Detached Housing, Rear Loaded* building form from 70 feet to 60 feet



4. **Traffic Study** – Further traffic review of the proposed amendments to the SEPA were performed by consultant traffic engineers. The amendments were found to only result in an incremental change in volume-to-capacity ratio of less than .01 percent. This minor increase does not result in substantial change to the Project or require revision to the SEPA EIR. This has been documented in a memorandum from Fehr and Peers and is provided for review and consideration.

LOCATION/APN: Southeast Policy Area, Assessor's Parcel Numbers as follows:
132-0290-014 through 21, 033, 040, 041, 043, & 044; 132-0300-006 through 009, 011 through 023, 046, & 047; 132-0320-001, 002, 006, 008, 009, & 010
Affected properties in the Laguna Ridge Specific Plan are along Poppy Ridge Road just south of Whitelock Parkway, Assessor's Parcel Numbers 132-0290-009, 011, 012, 030, 031, 036, & 037.

ZONING: RD-5 (LRSP), SEPA SPA

ENVIRONMENTAL: The proposed changes are exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

PROJECT PLANNER: Christopher Jordan, AICP (916) 478-2222

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