



Development Services - Planning  
8401 Laguna Palms Way • Elk Grove, California 95758  
Tel: 916.478.2265 • Fax: 916.691.3175 • [www.elkgrovecity.org](http://www.elkgrovecity.org)

## **City of Elk Grove Planning Commission** **Notice of Public Hearing**

**Dated: February 6, 2015**

**NOTICE** is hereby given that on **February 19, 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 application.

### **GENERAL PLAN AMENDMENTS – CITY INITIATED PROJECT:**

The proposed Project involves the amendment of various portions of the Circulation, Land Use, and Public Facilities and Finance elements of the General Plan. Specifically:

- Policies CI-10, CI-12, CI-13, and Figure CI-2 would be modified to reflect the approved alignment for the Capital SouthEast Connector.
- Policies CI-26, LU-2, LU-3, and Figure LU-1 (Land Use Policy Map) would be modified to not specify a location for a future Amtrak/Commuter Rail service and rather identify a goal of siting such a facility along the rail line in the east area of the City. The currently identified site would be re-designated from Commercial/Office/Multifamily(Transit Oriented Development) to Medium Density Residential and Commercial/Office/Multifamily.
- Amend portions of the Housing Element to remove three sites from the list of Available Sites that satisfy the City's Regional Housing Needs Allocation (sites 4, 5, and 7; currently identified with the Transit Oriented Development overlay, APNs 116-0042-023, 024, & 028).
- Modify the General Plan land use designation for a site at the northwest corner of Bond Road and Waterman Road from Commercial/Office/Multifamily to Commercial/Office (APNs 127-1030-005, 008, 009, 010; & 127-0010-108); and
- Add a new Policy PF-27 that calls on the City to maintain, improve, and modernize existing facilities and services in order to meet the needs of Elk Grove residents and businesses.

In support of these changes, the Project also includes the rezoning of two sites as follows:

- A site on the west side of Elk Grove-Florin Road just north of the railroad tracks (the current Transit Oriented Development site, APNs 116-0042-023, 024, & 028) would be rezoned from Shopping Center-Multifamily Overlay (SC(MF)) to Residential, 10-unit per acre maximum (RD-10).
- A site at the northwest corner of Bond Road and Waterman Road from Shopping Center-Multifamily Overlay (SC(MF)) to Shopping Center (SC) (APNs 127-1030-005, 008, 009, 010; & 127-0010-108).

LOCATIONS: Citywide; Elk Grove-Florin at UPRR Tracks; Bond Road and Waterman Road  
APNS: Citywide; 116-0042-023, 024, & 028; 127-1030-005, 008, 009, 010; 127-0010-108  
ZONING: Various; TOD site: SC(MF) and AR-5(MF); Bond Road and Waterman Road: SC(MF)

ENVIRONMENTAL: Two actions are proposed for this Project pursuant to the California Environmental Quality Act:  
1. Changes relative to the Transit Oriented Development: Exempt from further review pursuant to State CEQA Guidelines Section 15162 as the Project was previously analyzed under the 2004 Multi-Family Rezones Project Mitigated Negative Declaration;  
2. All other changes: Exempt from further review pursuant to State CEQA Guidelines Section 15061(b)(3) under the General Rule.

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](mailto:skyles@elkgrovecity.org)