



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: December 6, 2013

NOTICE is hereby given that on **December 19, 2013**, 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.

MOORE SHELDON CENTER – GENERAL PLAN AMENDMENT, REZONE, TENTATIVE PARCEL MAP, DESIGN REVIEW, CONDITIONAL USE PERMIT, MINOR DEVIATION, AND MINOR UNIFORM SIGN PROGRAM (EG-11-033):

- REQUEST: The Applicant requests multiple entitlements, consisting of the following:
- A General Plan Amendment to change the land use designation from High Density Residential (HDR) to Commercial (C) on a portion of the Project.
 - A Rezone to change the zoning from Residential Medium Density (RD-20) and Limited Commercial (LC) to General Commercial (GC) on a portion of the Project.
 - A Tentative Parcel Map to subdivide the two parcels into five parcels.
 - A Conditional Use Permit to allow the operation of a drive through restaurant and service station within 300 feet of a residential use or zoning district.
 - A Design Review for the construction of:
 - An 1,800 square foot office building; eight fuel dispensers;
 - A 13,342± square foot building composed of a fast food restaurant with drive-through (3,800± sq ft), and other retail space totaling 9,540± square feet;
 - A 3,070 square foot car wash;
 - A 4,560 square foot restaurant; and
 - A 4,435 building with a drive through lane.
 - A Minor Deviation to the parking standards.
 - A Minor Uniform Sign Program.
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The Planning Commission will consider the Applicant's request and make a recommendation to the City Council for final action.

<u>PROPERTY OWNER/APPLICANT</u>	<u>AGENT/ENGINEER</u>	<u>ARCHITECT</u>
J. Gilbert Moore PO Box 529 Wilton, CA 95693	Wood Rodgers, Inc. Stan Mede (Representative) 3301 C Street, Bldg 100-B Sacramento CA 95816	Carissimi Rohrer McMullen (CRM) Architects and Planners, Inc. Bruce LaRose, (Representative) 5921 Folsom Boulevard Sacramento, CA 95819

Location/APNs: Northeast corner of E. Stockton Boulevard and Sheldon Road
APNs: 115-0150-064 and -067

ZONING: Residential Medium Density (RD-20) and Limited Commercial (LC)

ENVIRONMENTAL: An Environmental Impact Report has been prepared for this project pursuant to the California Environmental Quality Act.

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