



Development Services - Planning
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City of Elk Grove Planning Commission Notice of Public Hearing

Dated: December 13, 2013

NOTICE is hereby given that on **January 9, 2014**, 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.

2013-2021 HOUSING ELEMENT – GPA 14-02:

REQUEST: Consider and make a recommendation to the City Council regarding the adoption of the 2013-2021 Housing Element (the Project). The Project has several components, as described below:

The City of Elk Grove Housing Element, a mandatory element of the City's General Plan, identifies the policies and actions which the City will implement to ensure that housing in Elk Grove is affordable, safe, clean, and fit for human habitation. It addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multifamily housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock. Pursuant to State law, the City is required to update the Housing Element on a regular basis with the next review required to be submitted by early 2014. The draft 2013-2021 Housing Element addresses this requirement.

In addition to the adoption of the Housing Element's policies, the Project also includes General Plan Land Use Map amendments and Rezones on up to 42 sites, identified in the map below. More detail on these sites, along with the potential General Plan Land Use designation and Zoning designation for each site is available online at <http://egplanning.org/housing/housing-element.asp>. The location of each site is listed below for reference.

Finally, the Project includes a number of corollary actions, including the following:

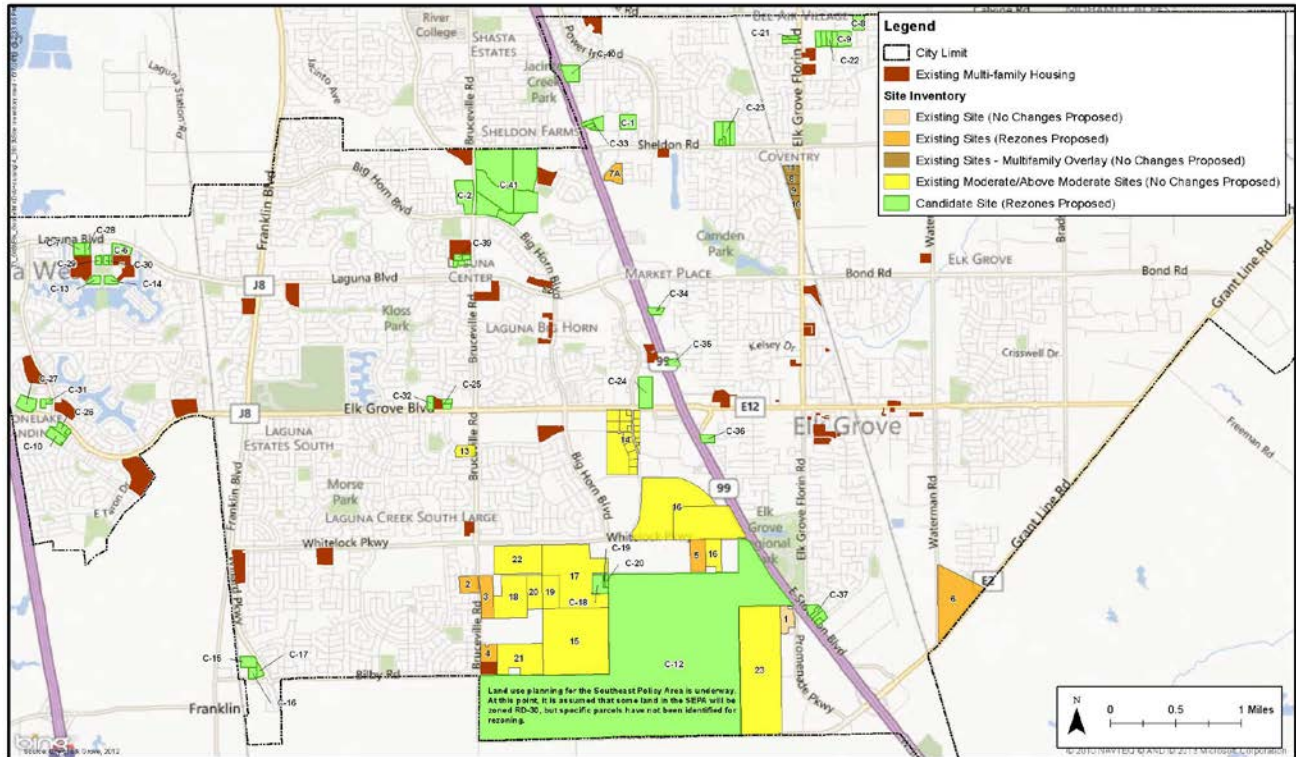
- An amendment to the Land Use Element of the General Plan relative to Policy LU-6 regarding guidelines for siting multi-family housing;
- An amendment to the Land Use Element of the General Plan relative to Policy LU-40 regarding criteria for high density residential development on property at the southeast corner of Sheldon Road and Bruceville Road (Site C-41);
- An amendment to Title 23 of the Elk Grove Municipal Code (Zoning) to modify the RD-25 zoning district to adjust the allowed density range from 20.1 to 25.0 dwelling units per acre to 20.1 to 30.0 dwelling units per acre; and
- An amendment to the Conditions of Approval for the Waterman 75 Project (EG-06-1158) for consistency with the 2013-2021 Housing Element (Resolution 2007-171, Conditions of Approval Nos. 1 and 16).

LOCATION/APN: The 2014 Housing Element will have Citywide application. The sites being considered for possible General Plan Amendment and Rezoning include the following:



Site #	General Location	APN
2	East Franklin at SW corner of Quail Run Lane/Poppy Ridge Road and Bruceville Road	132-0050-088
3	Laguna Ridge, SE corner of Poppy Ridge Road and Bruceville Road	132-0050-050
4	Laguna Ridge, Bruceville Road just north of Bilby Road, just north of Seasons	132-0050-034
5	Laguna Ridge, between Whiterock Parkway and Poppy Ridge, next to future community park site	132-0290-039
6	Waterman and Grant Line Road	134-0182-001
7A	East Stockton just south of Sheldon	116-0030-053
C-1	East Stockton Boulevard just north of Sheldon Road	115-0150-069
C-2	NW corner of Big Horn and Bruceville Road	116-0011-004
C-6	Laguna West Town Center	119-1110-022
C-7	Laguna West Town Center	119-1110-083
C-8	Calvine Road east of Elk Grove Florin Road	121-0140-007
C-9	Brown Road, south of Calvine Road near Elk Grove Florin Road	121-0140-020
C-10	Stonelake, West Taron at Riparian	132-0460-107
C-12	Southeast Policy Area	various
C-13	Laguna West Town Center	119-1110-089
C-14	Laguna West Town Center	119-1110-090
C-15	Willard Parkway at Bilby Road	132-0030-045
C-16		132-0030-008
C-17		132-1680-035
C-18		132-0050-091
C-19	Laguna Ridge, SW corner of Poppy Ridge and Big Horn	132-0050-052
C-20		132-0050-044
C-21	Elk Grove Florin Road just south of Calvine	115-0180-012, 115-0100-000
C-22	Brown Road, south of Calvine Road near Elk Grove Florin Road	121-0140-010, 121-0140-018, 121-0140-019, 121-0140-032
C-23	Sheldon Road at Vytina Drive	115-0170-031, 115-0170-032, 115-0170-033, 115-0170-092, 115-0170-094
C-24	Elk Grove Boulevard near Laguna Springs Drive (Capital Nursery site)	116-0070-014
C-25	Elk Grove Boulevard at Backer Ranch (next to Nugget)	116-1560-002, 116-1500-000
C-26	Stonelake, West Taron at Elk Grove Boulevard	132-0460-108, 132-0460-109
C-27	Maritime, just west of Harbor Point	119-1920-039
C-28	Laguna West Town Center	119-1110-088
C-29	Laguna West Town Center	119-1110-010
C-30	Laguna West Town Center	119-1110-013, 119-1110-014
C-31	Harbour Point at Maritime	119-1920-017, 119-1920-018
C-32	Elk Grove Boulevard, just west of Carlton Plaza	116-0061-042
C-33	East Stockton Boulevard at Bow Street	115-0162-011, 115-0162-019, 115-0162-023, 115-0162-033
C-34	East Stockton Boulevard south of Bond Road, just north of Premier West Bank	116-0090-041
C-35	East Stockton Boulevard at Banff Vista Drive	116-0420-019
C-36	East Stockton Boulevard just south of Elk Grove Boulevard	125-0030-034
C-37	East Stockton Boulevard at Hampton Oak Drive	134-0670-001, 134-0670-002, 134-0670-003, 134-0670-004

C-39	Laguna Boulevard and Bruceville Road	116-0011-020, 116-0011-021, 116-1380-008, 116-1380-009
C-40	East Stockton Boulevard south of Calvine Road	115-0150-071
C-41	Sheldon/Bruceville/ Big Horn/Lewis Stein	116-0012-048, 116-0012-049, 116-0012-051, 116-0012-059, 116-0012-064, 116-0012-065



Note: This map may be viewed at the Planning Department or online at <http://egplanning.org/housing/housing-element.asp>

ENVIRONMENTAL: An Environmental Impact Report has been prepared for this Project and may be viewed at the Planning Department or online at <http://egplanning.org/environmental/>.

PROJECT PLANNER: Sarah Bontrager sbontrager@elkgrovecity.org 916-478-2265
 For general information, including Frequently Asked Questions and previous Planning Commission and City Council communications, please visit <http://egplanning.org/housing/housing-element.asp>.

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