



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: June 6, 2014

NOTICE is hereby given that on **June 19, 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:

ELK GROVE 76 / 7-ELEVEN (EG-14-005) – MINOR DESIGN REVIEW AND VARIANCE:

The proposed Project consists of a Minor Design Review to construct a new 2,808 square foot food mart building and 3,182 square foot service gas canopy with six new gas dispensers. The existing building and canopy will be demolished. The project includes a Variance to deviate from the building setbacks, a required landscape planter area, and access/circulation requirements.

OWNER/APPLICANT:

NNH Enterprises
Nadeem Ijaz (Representative)
8655 Brahma Way
Elk Grove 95624

AGENT:

Sutton & Associates, Inc.
Steve Sutton (Representative)
1441 Las Salinas Way
Sacramento 95864

LOCATION/APN: 8475 Elk Grove Blvd. / APN 125-0010-005

ZONING: SC – Shopping Center

ENVIRONMENTAL: Exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Section 15332 (In-Fill Development Projects).

PROJECT PLANNER: Nathan Anderson (916) 478-2245

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