



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

Dated: July 4, 2014

NOTICE is hereby given that on **July 17, 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.

SHELDON COMMERCIAL ZONING AMENDMENTS:

The Planning Commission will consider making a recommendation to the City Council on potential amendments to the Rural Commercial Combining District that would:

- Update the purpose and intent of the combining district relative to the Sheldon community's rural character;
- Modify the existing prohibition of drive-throughs within 1000 feet of rural residential property to allow Conditional Use Permit consideration for certain non-food uses and limited food uses with specific site and operational conditions to address potential noise, light, air quality and traffic; and
- Allow modest expansion of existing businesses from 12,000 square feet to 15,000 square feet and neighborhood markets to a maximum of 25,000 square feet.

LOCATION/APN: Properties located within the Rural Commercial Combining District, are generally along Grant Line Road from Wilton Road to Sheldon Road

ZONING: Rural Commercial Combining District (RUC)

ENVIRONMENTAL: Exempt from CEQA pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)

PROJECT PLANNER: Pam Johns (916) 231-2237

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