



8401 Laguna Palms Way • Elk Grove, California 95758
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City of Elk Grove Planning Commission
Notice of Public Hearing

Dated: April 8, 2011

NOTICE is hereby given that on **April 21, 2011**, 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 ACUPUNCTURE – DESIGN REVIEW, VARIANCE, AND MINOR DEVIATION FOR PARKING (EG-10-062):

REQUEST: The Applicant, Vivian Huang, is requesting Design Review, Variance, and a Minor Deviation for parking for a new 2,029 square-foot professional office and medical clinic (acupuncture clinic) in the Business Professional (BP) Zone.

The Design Review request is required for all new non-residential construction in the City. The Variance request would allow for a deviation from the City's Zoning regulations for building setback and landscaping requirements. The Minor Deviation request would allow the project to provide eight parking spaces, rather than nine as required by the City's regulations. The Planning Commission has discretion to approve, conditionally approve, modify, or deny the Minor Deviation application.

PROPERTY OWNER/APPLICANT:

Vivian Huang
9712 Ruddy Duck Way
Elk Grove, CA 95757

AGENT:

M+Y Design, Sandy Liang
159 Maitland Drive
Alameda, CA 94502

LOCATION/APN: 8896 Southside Avenue; APN 125-0111-009

ZONING: BP – Business Professional

ENVIRONMENTAL: The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations. No further environmental review is required.

PROJECT PLANNER: Christopher Jordan, (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