



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

*Dated: August 5, 2011*

**NOTICE** is hereby given pursuant to Section 54955 of the Government Code, that on August 4, 2011, the Planning Commission of the City of Elk Grove held a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove, to consider the following item. The following hearing was continued to the September 1, 2011** Regular Planning Commission Meeting.

### **LARGE FORMAT RETAIL ESTABLISHMENT ORDINANCE – CITY-INITIATED PROJECT**

**REQUEST:** The Planning Commission will consider making a recommendation to the City Council to adopt an Ordinance amendment Title 23 of the Municipal Code to modify the descriptions of certain land use categories, including "convenience store;" "neighborhood market;" "grocery store/supermarket;" "retail, discount store;" "retail, discount superstore;" "retail, general;" "retail, large format discount superstore;" and "retail, discount warehouse/club." The purpose of the modifications is to provide clear definitions and eliminate the possibility that any given retail establishment be classified under more than one category. The Ordinance would also create a new land use category called "retail, department store." As part of these changes, the Ordinance would modify the square footage ranges and percent of total floor area that is dedicated to non-taxable goods that define these various uses. In addition, the requirement for Conditional Use Permits will be clarified and updated, as needed.

**LOCATION/APN:** Citywide  
**ZONING:** Citywide  
**ENVIRONMENTAL:** The draft Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines).  
**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](mailto:skyles@elkgrovecity.org)