



Development Services - Planning

8401 Laguna Palms Way • Elk Grove, California 95758

Tel: 916.478.2265 • Fax: 916.691.3175 • www.elkgrovecity.org

**City of Elk Grove - Planning Commission
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Thursday, February 1, 2024**, at **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Planning Commission will hold a Public Hearing at City Hall in the **Council Chambers, 8400 Laguna Palms Way**, Elk Grove, California to consider the following matter:

TRIANGLE POINT NORTH COMMERCIAL CENTER (PLNG21-066) – DESIGN REVIEW, CONDITIONAL USE PERMIT AND TREE PERMIT:

The Project consists of a Design Review to develop Parcels 4 and 5 of Triangle Point 75 (Parcel Map No. 13-057) that includes a car wash, fueling station, market, one quick-serve restaurant (QSR) with a drive-through, one QSR without a drive-through, and a non-restaurant drive-through. The Project includes an alternative fuel hub with two hydrogen fueling dispensers and six electric vehicle (EV) charging spaces. A Major Design Review and a Conditional Use Permit to allow a fueling station with a car wash in the Shopping Center (SC) zone are required pursuant to Elk Grove Municipal Code Section 23.24.020. The Project also includes a Tree Permit for the removal of two trees of local importance.

PROPERTY OWNER:	PROJECT APPLICANT:
MP Elk Grove, LLC Gary Pinkston (Contact) 1801 Tiburon Boulevard, Suite 800 Tiburon, CA 94920	PM Design Group, Inc. Chris Brown (Contact) 2455 Bennet Valley Road, Suite A-102 Santa Rosa, CA 95404
LOCATION/APN:	Triangle Point: Waterman Road and Grant Line Road; APN: 134-0182-001
ZONING:	Shopping Center (SC)
ENVIRONMENTAL:	No further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)
PROJECT PLANNER:	Cindy Gnos, Planner 916.372-6100 or cgnos@elkgrovecity.org

Dated/Published: January 19, 2024

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission 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 or skyles@elkgrovecity.org or TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility.