



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

Dated: January 7, 2011

NOTICE is hereby given that on **January 20, 2011 at 6:30 p.m.**, 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 applications.

AMENDMENTS TO TITLE 23 (ZONING) – CITY-INITIATED ORDINANCE

REQUEST: The proposed City-initiated amendments to Title 23 (Zoning) of the Elk Grove Municipal Code include amendments to simplify the development review process, to comply with state and federal laws, and to implement the City's Housing Element that was certified in 2009. The proposed amendments include revisions to the City's signage regulations, the design review process, allowed use definitions, allowed use tables, big box retail architectural design standards, wireless facilities, and Planning Director authority, and proposes several new permits including a Reasonable Accommodations permit and a Parking Reduction permit. Additional items have been added since the December 16, 2010 Planning Commission meeting including, but not limited to, allowed use regulations for alcohol sales and other topics as the Planning Commission may identify at the meeting within Title 23.

LOCATION/APN: Citywide

ZONING: N/A

ENVIRONMENTAL: The proposed amendments are not a "project" as defined by the California Environmental Quality Act under the General Rule exemption (Section 15061 (b)(3) of Chapter 3, Title 14 of the California Code of Regulations)

PROJECT PLANNER: Sarah Kirchgessner 916.478.3649

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