

At its meeting on May 19, 2005, the Planning Commission recommended approval to the City Council of the staff recommendation for the "Elk Grove Old Town Special Planning Area – Design Standards and Guidelines" dated May 2005 (Final Draft), subject to the revisions listed below.

1. *On page 3, delete the existing text under paragraph F and replace it with the following new text:*

Uses which become non-conforming on the date of adoption of the updated Special Planning Area shall be subject to the requirements listed below.

- a. *Such non-conforming uses shall be permitted to continue operating indefinitely by the current owner.*
 - b. *If such non-conforming businesses are sold, the new owner shall be required to obtain a Certificate of Non-Conforming use from the Planning Commission within 5 years of the change in ownership.*
 - c. *Non-conforming uses may not be expanded.*
 - d. *Non-conforming uses must cease operating if they are abandoned for more than 6 months.*
 - e. *If the structure containing a non-conforming use is damaged due to an Act of God, it may be rebuilt but may not exceed its original building footprint.*
 - f. *Existing residences with frontage on Elk Grove Boulevard which were functioning as single family homes on the date of adoption of this SPA are nonconforming but may continue operating as residences (by the current or future owners) indefinitely without restriction.*
2. *On page 8, add the citizen requested rezoning from residential to commercial at 9588 School Street.*

3. *On page 8, add the citizen requested rezoning from residential to commercial at 9585 Derr Street and 9130 Locust Street.*
4. *On page 16, add a new paragraph C.2.j which reads as follows: "All utility boxes shall be installed fully underground or incorporated into the building design through screening."*
5. *On page 19, amend the existing paragraph E.2.d as follows: "Commercial signs hand painted on windows may not exceed 25% of the glazed area."*
6. *On page 19, amend paragraph E.2.h as follows: "Back-lit awnings are prohibited if they illuminate signage that is mounted or attached on the awning."*
7. *On page 22, amend the monument sign size limit in Table 5 as follows: "Limited to \leq 16 sq. ft., excluding architectural supporting elements."*
8. *On page 32, amend the last sentence of paragraph B.3.d as follows: "The use of brick, wood, and iron is encouraged."*
9. *On page 45, amend paragraph I.2.a.3 as follows: "In West and East Old Town (see Figure 21), building architecture shall incorporate historic themes but avoid a simulated historic appearance that lacks historic architectural integrity."*