



Development Services - Planning
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City of Elk Grove Planning Commission Notice of Public Hearing

Dated: July 4, 2014

NOTICE is hereby given that on **July 17, 2014 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 application.

2014 TRIENNIAL REVIEW AMENDMENTS –OLD TOWN ELK GROVE SPECIAL PLANNING AREA DESIGN STANDARDS AND GUIDELINES

The proposed action is a series of City-initiated amendments to the Elk Grove Old Town Special Planning Area Design Standards and Guidelines (SPA). The amendments include revisions, deletions, and additions to various sections of the SPA including application processing, land use, parking, and signs. Examples of substantive amendments include reducing the number of application types from four to two; added landscaping, change of copy or face of existing signs, and new signs to the list of Design Review exemptions; added three new commercial land use categories consisting of Automotive Accessory Uses, Indoor Recreation, and Public Parking Facilities; added exemption of parking requirements for outdoor seating related to restaurants, delis, coffee shops, and similar uses; added new parking requirements for commercial uses; increased the overall building sign area ratio from 1.5 sq. ft. to 2 sq. ft. per foot of building frontage; added maximum area and height standards to building wall signs and awning/canopy signs; and added color chip palettes to the Appendix to provide examples of acceptable colors. Non-substantive amendments include corrections to grammatical and typographical errors. The proposed amendments were established via feedback received from two (2) workshops held in Old Town. The draft SPA may be viewed at: <http://egplanning.org/projects/oldtown/index.asp#update>

LOCATION/APN: Old Town SPA; along Elk Grove Boulevard, bounded on the west by Elk Grove-Florin Road, and on the east by Waterman road, with Locust Street and Grove Street generally forming the boundary on the north and south, respectively.

ZONING: n/a

ENVIRONMENTAL: Exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Section 15061(b)(3) (General Rule).

PROJECT PLANNER: Gerald Park, 916.478.3671

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