



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

Dated: September 6, 2019

NOTICE IS HEREBY GIVEN that on **Thursday, September 19, 2019** 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:

U-HAUL STORAGE FACILITY (PLNG19-016) – CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW

The proposed Project consists of a Conditional Use Permit and Major Design Review for a new U-Haul personal storage and vehicle rental facility consisting of one three-story, 122,364 square-foot personal storage building, 12 associated 2,500 square-foot single-story storage buildings, with a new parking area, lighting, and landscaping site improvements. The Applicant will construct the new personal storage facility in accordance with the City's Climate Action Plan (CAP) for nonresidential construction. This includes compliance with BE-4 Encourage or Require Green Building Practices in New Construction, BE-7 Solar Photovoltaics in Residential and Commercial Development, TACM-8, Tier 4 Final Construction Equipment, TACM-9 Eclectic Vehicle (EV) Charging Requirements.

PROPERTY OWNERS:	PROJECT APPLICANT:	PROJECT AGENT:
The D. Bruce and Darlyne Fite Family Revocable Trust, The C.D. Fite Trust, and The Ph Trust 9857 Horn Road Sacramento, CA 95827	AMERCO Real Estate Company Chris Trudell/Holly Reading 1190 S. Main Street Manteca, CA 95337	Fite Development, Inc. Chuck Shaw (Representative) 9857 Horn Road Sacramento, CA 95827
LOCATION/APN:	10261 -10277 East Stockton Boulevard; APNs: 134-0670-001; -002; -003; -004.	
ZONING:	Shopping Center (SC)	
ENVIRONMENTAL:	No further environmental review is required from the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations.	
PROJECT PLANNER:	Antonio Ablog, AICP (916) 627-3335 or aablog@elkgrovecity.org	

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 TTY 888-435-6092. 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