



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

Dated: December 23, 2016

NOTICE is hereby given that on **January 5, 2017**, at **6:00 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.

CIVIC CENTER SOUTH PROPERTY AND COMMUNITY CENTER (EG-13-003B) – AMENDMENT TO A DISTRICT DEVELOPMENT PLAN, CAPITAL IMPROVEMENT PROGRAM DESIGN REVIEW FOR MAJOR DESIGN REVIEW AND A UNIFORM SIGN PROGRAM:

The proposed Project consists of three components:

1. Amendment to the District Development Plan for the Civic Center South Property. The proposed change would eliminate the Veterans Hall building and replace it with a park, and integrate that function with the proposed Community Center building. Conditions of approval relative to transit (bus) stop locations are also proposed for modification.
2. A Capital Improvement Project Design Review for Major Design Review approval for the Community Center building. The building, at approximately 31,500 gross square feet, consists of the following components:
 - a. A divisible community hall with space for 500 people in a dining configuration and 940 in a lecture configuration, and a commercial kitchen.
 - b. A conference/meeting room with space for a minimum of 20 people.
 - c. A Senior Center wing that includes enrichment and personal development space, creative and fine arts studio classrooms, a performing arts classroom, and office and work space. Total floor area is approximately 11,500 gross square feet.
 - d. A Veteran's Memorial Hall that includes a program room (space for approximately 150 people in assembly configuration), storage areas, and work/office space. Total floor area is approximately 2,300 gross square feet.
 - e. City staff office space and other support spaces (e.g., restrooms).
3. Approval of a Uniform Sign Program, defining the character, style, and location of on-site freestanding and building attached signage on the Civic Center South Property site.

APPLICANT/OWNER:

City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA

LOCATION/APN:

9711 Big Horn Boulevard
(Southeast Corner of Big Horn Boulevard and Civic Center Drive)
APNs 132-1990-011, 012, 017, 018, 019, 020, & 021

ZONING:

Community Park, Open Space

ENVIRONMENTAL:

The Project was previously analyzed through an Addendum to the Subsequent Environmental Impact Report to the Laguna Ridge Specific Plan EIR.

PROJECT PLANNER:

Christopher Jordan, AICP (916) 478-2222

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