



Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

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City of Elk Grove – City Council

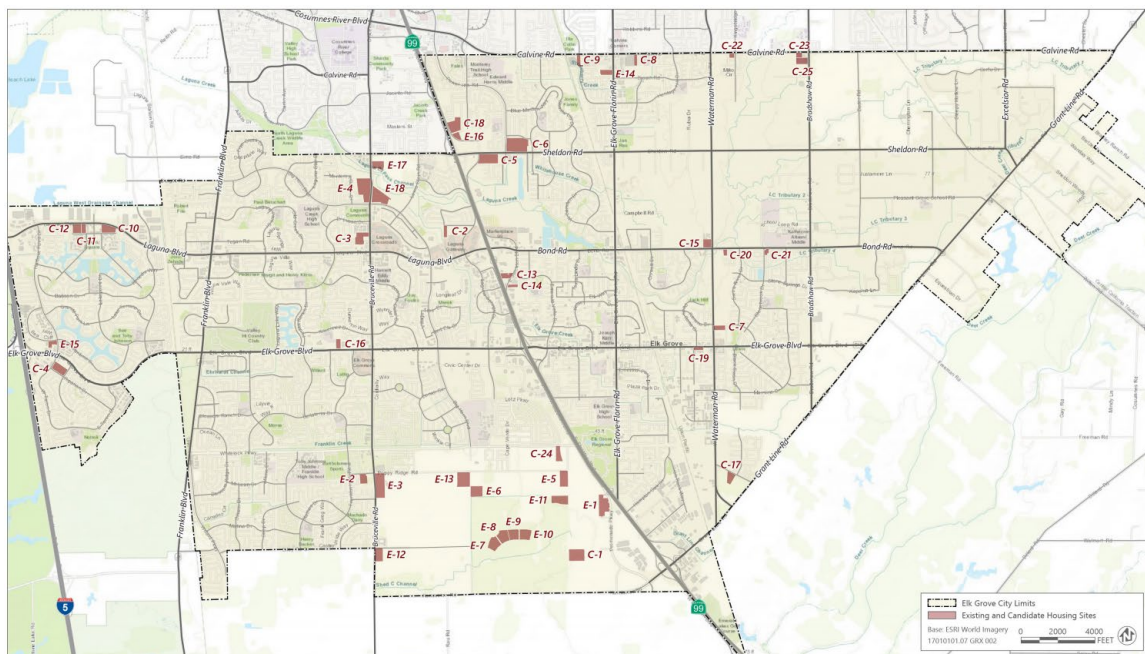
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 12, 2021** at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

2021 HOUSING ELEMENT UPDATE – GENERAL PLAN AMENDMENT; REZONE:

A public hearing to consider the 2021 Housing Element Update. The Project consists of adopting the 2021-2029 Housing Element, amending the General Plan Land Use Map, amending the General Plan Implementation Strategy, and adopting rezonings of parcels through the City in order to accommodate high-density residential development and implement the City's portion of the Regional Housing Needs Allocation (RHNA).

The City has identified 43 possible housing sites (18 existing sites and 25 new candidate sites) located within City limits that could accommodate housing to meet the RHNA very low and low income groups. The City Council will select sites from this list of existing and candidate sites to be designated as meeting the RHNA requirement for low and very-low income units. All of the 43 sites, or some combination of the 43 sites, would be approved to accommodate RHNA. Those sites chosen from the candidate list would be subject to a General Plan Amendment and/or rezoning, as necessary, to meet the density obligations to qualify for listing in the RHNA. Additionally, the City is considering rezonings to some existing sites to increase the minimum density required on the site in order to increase the potential yield of these sites and reduce the overall number of sites that are listed in the RHNA. The location of these sites is shown in the following map.



The Project also includes revisions to the land use plan and land use descriptions in the Southeast Policy Area Special Planning Area for consistency with the proposed Housing Element Update by clarifying the minimum density requirements.

The Planning Commission considered this item at its special meeting on April 22, 2021 and voted 5-0 (with recusal by Commissioner Poole on site C-4 and by Commissioner Fernandez on site C-7) to recommend approval to the City Council. As part of their recommendation, the Commission recommended that:

- All existing sites be included in the Housing Element, with sites E-3, E-4, E-5, E-6, E-13, E-14, E-15, E-16, E-17, and E-18 rezoned to allow residential development with a density between 25 and 30 dwelling units per acre.
- Candidate sites C-1, C-3, C-4, C-8, C-9, C-10, C-11, C-13, C-18, C-19, C-22, C-23, and C-24 be included.

LOCATION: Citywide

ZONING: Various

ENVIRONMENTAL: A Subsequent Environmental Impact Report has been prepared for the Housing Element Update and is available for review at City Hall, the Elk Grove Library, and at www.elkgrovecity.org/housingelement. The Planning Commission has recommended that the City Council certify the SEIR, adopting Findings of Fact and Statement of Overriding Considerations and adopting a Mitigation Monitoring and Reporting Program.

Information or questions regarding this item should be referred to Christopher Jordan, AICP, (916) 478-2222, Sarah Bontrager, (916) 627-3209, or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, CA, 95758.

Consistent with Executive Order N-29-20 issued on March 17, 2020, and Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting will be conducted by teleconference only. The meeting location will be the City Council Chamber, but it will not be open to the public. The live meeting can be viewed via the City’s website at http://www.elkgrovecity.org/city_hall/city_government/live_archived_broadcasts

All interested persons are invited to present their views and comments on this matter at the public hearing. Written statements may be filed with the City Clerk either in writing or by email at any time prior to the close of the hearing scheduled herein, and oral statements may be made following the procedures established to accommodate social distancing guidelines, available on the City’s website (see [Public Hearing Notices](#)), or by contacting the City Clerk by phone at (916) 478-2286 or email to jlindgren@elkgrovecity.org.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 of Title 23 of the Elk Grove Municipal Code.

Dated/Published: April 30, 2021

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.