



Development Services - Planning
 8401 Laguna Palms Way • Elk Grove, California 95758
 Tel: 916.478.2265 • Fax: 916.691.3175 • www.elkgrovecity.org

City of Elk Grove - Planning Commission NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on, **Thursday, February 20, 2025 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:

LENT RANCH LOT I TENTATIVE MAP CONDITIONS AMENDMENT (PLNG25-002) – TENTATIVE MAP AMENDMENT TO THE CONDITIONS OF APPROVAL

The Project consists of a request to amend the conditions of approval of the previously approved Lent Ranch Lot I Tentative Parcel Map (EG-16-008). The revision to the conditions of approval is a text change to Condition #15 to allow for the applicant to satisfy certain public improvement obligations by executing a Deferred Improvement Agreement if the Community Development Director determines that the character of the surrounding neighborhood and the present development thereof warrants delayed installation of such improvements.	
PROPERTY OWNER:	PROJECT APPLICANT:
Feletto Development, LLC 1020 45th St. Sacramento, CA 95819	Feletto Development, LLC 1020 45th St. Sacramento, CA 95819
LOCATION/APN:	Southwest Corner of Kammerer Road and Promenade Parkway; APN: 134-1010-014, -015, -016, and -017
ZONING: GENERAL PLAN:	Lent Ranch Special Planning Area (LRSPA) Regional Commercial (RC)
ENVIRONMENTAL:	No further environmental review is required from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) and Section 15162 (Subsequent EIRs and Negative Declarations).
PROJECT PLANNER:	Jason Hone, Assistant Community Development Director (916) 627-3283 or jhone@elkgrovecity.org

Dated / Published: February 7, 2025

<p>NOTICE REGARDING APPEALS</p> <p>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.</p> <p>NOTICE REGARDING CHALLENGES TO DECISIONS</p> <p>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.</p> <p>In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (916) 478-3620 or skyles@elkgrovecity.org or TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility.</p>
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