



Development Services - Planning
 8401 Laguna Palms Way • Elk Grove, California 95758
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City of Elk Grove – Zoning Administrator NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Monday, October 21, 2024**, at **5:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Zoning Administrator will hold a Public Hearing at City Hall in the **Council Chambers, 8400 Laguna Palms Way**, Elk Grove, California to consider the matter:

D-BAT BASEBALL AND SOFTBALL ACADEMY (PLNG24-009) – MINOR CONDITIONAL USE PERMIT AND SPECIAL PARKING PERMIT:

The Project consists of a Minor Conditional Use Permit (MUP) to utilize an existing ±12,800 square-foot tenant space in the Light Industrial (LI) zoning district as a baseball and softball training facility. The facility would be used primarily by youth and high school baseball and softball teams for practice sessions focused on pitching, hitting, and fielding. Additionally, instruction sessions will be offered to individual players to enhance their baseball skills. The Project also proposes a Special Parking Permit for a reduction in required parking spaces.

PROPERTY OWNER:	PROJECT APPLICANT:
3132-3200 Dwight Road, LLC c/o Graceada Partners Fund I, LLC Patrick Dobson (Representative) 1300 K Street, 2 nd Floor Modesto, CA 95354	PK Active Sports LLC Peter Pontacq (Representative) 4840 Tusk Way Elk Grove, CA 95757
LOCATION/APN:	3132 Dwight Road, Suite 400; APN: 119-1540-030 & 119-1540-031
ZONING: GENERAL PLAN:	Light Industrial (LI) Light Industrial (LI)
ENVIRONMENTAL:	Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations.
PROJECT PLANNER:	Joseph Daguman, Associate Planner 916.478.2283 or JDaguman@elkgrovecity.org

Dated / Published: October 11, 2024

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Zoning Administrator 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 skyles@elkgrovecity.org or TTY (888) 435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.