



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

NOTICE IS HEREBY GIVEN that on, **Thursday, January 16, 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:

DUNISCH GPA, REZONE, AND MAP (PLNG22-047) – GENERAL PLAN AMENDMENT (MAP AND TEXT), REZONE, TENTATIVE SUBDIVISION MAP, SUBDIVISION DESIGN REVIEW, TREE PERMIT, AND DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN FOR THE ABANDONMENT OF EXISTING RIGHT-OF-WAY:

The Project consists of a General Plan Amendment to change the land use designation from Regional Commercial (RC) to Medium Density Residential (MDR) and Parks and Open Space (P/OS), a Rezone from Shopping Center (SC) to RD-10 and Open Space (O), and a Tentative Subdivision Map and Subdivision Design Review to merge the existing parcels and re-subdivide the site into 111 single family residential lots. The Project includes a General Plan Text Amendment to modify footnote 'd' under Table 8-4, Noise Performance Standards for New Projects Affected by or Including Non-Transportation Noise Sources. The Project also includes a Tree Permit for the removal of three Trees of Local Importance and a Determination of Consistency with the General Plan for the Abandonment of existing right-of-way.

PROPERTY OWNER:		PROJECT APPLICANT:	
PF Portfolio 1 LP Thad Johnson (Representative) 2020 L Street, 5 th Floor Sacramento, CA 95811		Pappas Investments Thad Johnson (Representative) 2020 L Street, 5 th Floor Sacramento, CA 95811	
LOCATION/APN:	9130 and 9140 W. Stockton Blvd. and 8228 Dunisch Road; APN: 116-0050-010, -011, -013, -027, -030, -031, and -034		
ZONING:	Regional Commercial (RC)		
GENERAL PLAN:	Shopping Center (SC)		
ENVIRONMENTAL:	An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the Project (SCH#2024110566). It is available for review at the Community Development Department or online at www.elkgrovecity.org/environmental .		
PROJECT PLANNER:	Sarah Kirchgessner, Senior Planner 916.478.2245 or skirchgessner@elkgrovecity.org		

Dated / Published: December 27, 2024

<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 arrangements to ensure accessibility.</p>
