



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, January 6, 2025**, 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:

FLATLAND BREWING AMENDMENT (PLNG24-007) – MINOR CONDITIONAL USE PERMIT AMENDMENT, OUTDOOR ACTIVITY DESIGN REVIEW, AND SPECIAL PARKING PERMIT:

The Project consists of a Minor Conditional Use Permit (MUP) Amendment to allow for the expansion of the tasting room and retail sales area in conjunction with the existing brewery and to allow for occasional outdoor amplified sound. The Project also proposes an Outdoor Activity Design Review to allow for permanent outdoor seating and a Special Parking Permit for a reduction in required parking spaces.	
PROPERTY OWNER:	PROJECT APPLICANT:
RTL Enterprises, LLC Ronald Lucas (Representative) P.O. Box 717 Rancho Murieta, CA 95683	Andrew & Michelle Mohsenzadegan 9183 Survey Road, Suite 104 Elk Grove, CA 95624
LOCATION/APN:	9183 Survey Road, Suites 102, 103, and 104; APN: 134-0510-036
ZONING:	Heavy Industrial (HI)
GENERAL PLAN:	Heavy Industrial (HI)
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: 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 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.</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 TTY (888) 435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.</p> <p>For more information: Secretary (916) 478-3620 or skyles@elkgrovecity.org</p>
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