



Development Services - Planning  
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## City of Elk Grove Planning Commission Notice of Public Hearing

*Dated: May 23, 2014*

**NOTICE** is hereby given that on **June 5, 2014**, at **6:30pm**, or as soon thereafter as the matter may be heard, the **Planning Commission of the City of Elk Grove will hold a Public Hearing at the Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following application.

### 2014 ZONING CODE AMENDMENTS (UPDATE 3) – GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT, REZONE, AMENDMENT TO CITYWIDE DESIGN GUIDELINES

The proposed action is a series of City-initiated amendments to the General Plan, Titles 22 (Land Development) & 23 (Zoning) of the Municipal Code, and the Citywide Design Guidelines. Highlights of the proposed amendments include, but are not limited to, the following:

- Effect of Code amendments on pending applications
- Appeals process
- Changes to various permit and entitlement requirements, including Design Review and minor deviations
- Updates to various land use descriptions and permit requirements
- Restructuring Division III of the Zoning Code (Zoning Districts, Allowed Uses, and Development Standards) for improved usability
- Updates to the Rural Commercial Combining Zone (RUC) relative to maximum building size and design guideline consistency
- Updated Density Bonus provisions for consistency with State law
- Updated fence standards for consistency with City-adopted Building Code
- Updated parking standards for consistency with Division III of the Zoning Code
- Updated standards for noncommercial signs, including an allowance for increases in maximum area during the period before and just after a general or special election
- Clarification of allowed encroachments into required residential yard areas for consistency with accessory structure standards
- Updates to the service station, residential care facility, and drive-in and drive-through standards
- Clarifications to the home occupation provisions to clarify prohibited retail sales
- Repeal and prohibition of medical marijuana cultivation
- Amendments to the definition of a kitchen and addition of a definition for kitchenette
- Rezoning for 11 sites as identified below
- Delegation of approval of all Final Maps (for both Parcel and Subdivision Maps) to the City Engineer
- Updates to the parkland dedication procedures to reflect changes in Census data and provisions for providing private open space as part of a new development
- Amendment to General Plan policy LU-3 to remove the TC zone, reflect the change from M-1 and M-2 to LI and HI, respectively, and adding the Open Space zoning district to the allowed districts implementing the Institutional General Plan Land Use Designation
- General Plan Land Use Map amendments for 4 sites as identified below

LOCATION/APN: Municipal Code and Design Guideline amendments: Citywide Proposed Rezones affect the following sites (APNs): 119-1270-046; 119-0133-038; 119-0161-001, 014, & 015; 134-0050-047; 134-0100-060; 134-0010-019; 116-0090-021 & 027; 116-0090-007, 022, & 030; 116-0100-079; 125-0030-014; 127-0190-001

Proposed General Plan Land Use Map amendments affect the following sites:  
119-1270-046; 119-0133-038; 119-0161-001, 014, & 015; 134-0050-047; 134-0100-060

ENVIRONMENTAL: Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule).  
PROJECT PLANNER: Christopher Jordan, AICP, (916) 478-2222

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Director 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. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

For more information: Planning Commission Secretary (916) 478-3620 or [skyles@elkgrovecity.org](mailto:skyles@elkgrovecity.org)