



8401 Laguna Palms Way • Elk Grove, California 95758  
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## City of Elk Grove Planning Commission Notice of Public Hearing

*Dated: December 23, 2011*

**NOTICE** is hereby given that on **January 5, 2012 at 6:30 p.m.**, 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.

**9605 EAST STOCKTON BOULEVARD – MINOR DEVIATION AND VARIANCE (EG-11-048):**

REQUEST: The applicant is requesting a Minor Deviation from the parking standards and a Variance from the landscape requirements of the Elk Grove Zoning Code (Title 23 of the Municipal Code). The Code requires that landscape frontages be 25-feet and that parking be provided at 4.5 spaces per 1,000 spaces. The landscape planter varies in width along East Stockton Boulevard, measuring approximately five feet in width at some locations and twelve feet at other locations. Further, the shopping center has approximately 14 fewer parking spaces than what would be required under the Zoning Code, and the project would reduce this amount by two to five parking spaces.

**Owner**

Elk Park Associates, LLC  
Chris Wight  
985 Moraga Rd, Ste 214  
Lafayette, CA 94549

**Applicant**

City of Elk Grove  
Gary Grunwald  
8401 Laguna Palms Way  
Elk Grove, CA 95758

LOCATION/APN: 9605 East Stockton Boulevard  
APN 125-0030-032

ZONING: Limited Commercial

ENVIRONMENTAL: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15168 (c)(2) (Subsequent EIRs and Negative Declarations) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines).

PROJECT PLANNER: Kenneth Adam Petersen; 916.478.3684

**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)