



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

*Dated: June 24, 2011*

**NOTICE** is hereby given that on **July 7, 2011 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.

### SECOND DWELLING UNIT AND GARAGE BUILDING PERMIT – APPEAL (EG-11-024):

REQUEST: The Appellant is appealing the issuance of a Building Permit for a second dwelling unit and garage. The appeal is focused on the Zoning Clearance/Plan Check of the Building Permit application that determined consistency with the City's Zoning Code. If the appeal is upheld, the Building Permit will be invalidated.

PROPERTY OWNER/BUILDING PERMIT APPLICANT:

Joseph & Michelle Henderson  
10294 Wrangler Drive  
Elk Grove, CA 95624

APPELLANT:

Michael Hardy  
10314 Wrangler Drive  
Elk Grove, CA

LOCATION/APN: 10294 Wrangler Drive  
APN 134-0460-038

ZONING: AR-5

ENVIRONMENTAL: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines) Sections 15268 (Ministerial Projects) and 15301 (Existing Facilities).

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)