

City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Planning Department
916-851-8750

Planning Director
Paul Junker



City of Rancho Cordova Planning Director Notice of Public Hearing

Dated: May 31, 2012

NOTICE is hereby given that on **June 12, 2012, at 11:00 A.M.**, or as soon thereafter as the matter may be heard, the Planning Director of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall**, in the Community Board Room located at **2729 Prospect Park Drive, Rancho Cordova**, to consider the following application:

IM Auto and Vehicle Sales – PROJECT NO. DD7458 – LIMITED USE PERMIT:

OWNER:

Mr. Gregg Welch
PO Box 5058
El Dorado Hills, CA 95762

APPLICANT:

Mr. Ihar Bas
6625 Osprey Court
Rancho Cordova, CA 95842

REQUEST: The project includes a request for a Limited Use Permit to allow auto and vehicle sales in the M-2 zone. The proposed operation will occur within the currently vacant industrial building (Building #6) in the northwest corner of the site. The building is approximately 2,400 square feet consisting of a 600 square foot office area and 1,800 square foot warehouse area. All activity associated with the business will occur within the building. No cars will be displayed for sale outside of the building. There are no exterior building modifications being proposed.

LOCATION: 3174 Luyung Drive, #6

APN: 072-0450-032-0000

ZONING: Heavy Industrial (M-2)

ENVIRONMENTAL: Categorically Exempt under Section 15332 (Infill Development) of the California Environmental Quality Act Guidelines.

PROJECT PLANNER: Jessica Jordan, Senior Planner

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.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Diana Meyer, Planning Department Secretary at (916) 851-8759. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.