



Incorporated July 1, 2000

8380 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

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City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, February 27, 2008 at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

Lawson Plaza Project EG-07-107, General Plan Amendment, Rezone, Tentative Parcel Map and Design Review:

The applicant requests a General Plan Amendment from Rural Residential to Commercial/Office/Multi-family and a Rezone from AR-5 (Agricultural Residential 5 acres minimum lot size) to LC (Limited Commercial) and RD-30 (High Density Residential – 30.0 maximum dwelling units per acre). The project also includes a Design Review for a 12,805 square foot retail center and a 72 unit senior housing facility, and a Tentative Parcel Map to subdivide a 5.01-acre parcel into two lots (2.2-acres and 2.8 acres).

APPLICANT

Phillips Enterprises, Inc.
Edward Phillips
1805 Tribute Rd., Ste B
Sacramento, CA 95815

PROPERTY OWNER

G. Lawson Investments, Inc.
Greg Lawson
4828 Roselin Way
Elk Grove, CA 95758

OTHER

Rhetta & Associates, Inc.
Henry Rhetta
250 Dos Rios St., Suite AA
Sacramento, CA 95814

**PROJECT LOCATION/
APN:**

9007 Elk Grove-Florin Road; The project site is located at the northeast corner of Elk Grove-Florin Road and Campbell Road.

APN: 127-0020-003

ZONING:

AR-5 (Agricultural Residential 5 Acre Minimum)

ENVIRONMENTAL:

The project would be exempt from the provisions of CEQA under section 15270, projects which are disapproved. Additional environmental review would be completed should the City Council desire to approve the project.

Information or questions regarding this item should be referred to Nina Stevens at 916-478-2218 or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8380 Laguna Palms Way, Suite 200 Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 of the City's Zoning Code.

Dated: February 15, 2008

PEGGY E. JACKSON
CITY CLERK, CITY OF ELK GROVE