



Incorporated July 1, 2000

8380 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

Telephone: (916) 683-7111
Fax: (916) 691-2001
www.elkgrovecity.org

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, February 25, 2009** 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:

Shops at Calvine – General Plan Amendment, Rezone, Tentative Parcel Map, Conditional Use Permit, Variance, Design Review, and Uniform Sign Program (EG-08-018)

The applicant is requesting a General Plan Amendment to change the land use designation for 4.68 gross acres from Estate Residential to Commercial; Rezone to change 4.68 gross acres from Agricultural-Residential-5 (AR-5) to General Commercial (GC); Tentative Parcel Map to subdivide a 10.26-acre parcel into 3 parcels; Conditional Use Permit to allow a drive-through facility within 1,000 feet from Rural Residential General Plan designated properties; Variance to allow a reduction of the interior setback (rear) for the westerly inline tenant building from 25 feet to 10 feet; Design Review for three buildings totaling 29,700 sq. ft.; and Uniform Sign Program to establish the sign criteria for the project.

PROPERTY OWNER

The Rock Church
c/o Bishop Nathaniel Wilson
P.O. Box 292100
Sacramento, CA 95829

APPLICANT

Armstrong Development Properties, Inc.
c/o William McDermott
1375 Exposition Boulevard, Suite 101
Sacramento, CA 95818

LOCATION/ APN: 8434 Bradshaw Road
APN: 121-0190-009

ZONING: Agricultural-Residential-5 acres minimum (AR-5)

ENVIRONMENTAL A Mitigated Negative Declaration has been prepared for this project in compliance with the California Environmental Quality Act (CEQA).

Information or questions regarding this item should be referred to Gerald Park at 916-478-3671 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/Published: February 13, 2009

SUSAN J. BLACKSTON, CITY CLERK, CITY OF ELK GROVE