



*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, April 22, 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:

### **ELK GROVE 76 SERVICE STATION – REZONE, DESIGN REVIEW, & VARIANCE (EG-08-002):**

- REQUEST:
1. Rezone property from Limited Commercial (LC) to Shopping Center (SC) which permits service station uses by right. The rezone complies with the General Plan designation of Commercial.
  2. Design Review to reconstruct a new 2,484 square foot food mart building and 3,182 square foot gas island canopy with six new gas dispensers. The existing building and canopy will be demolished.
  3. Variance to deviate from the building setbacks, landscaping planter width, landscape corridor setback, and driveway access.

OWNER:  
Nadeem Ijaz  
8655 Brahma Way  
Elk Grove, CA 95624

APPLICANT:  
Sutton & Associates  
Steve Sutton  
65 Quinta Court  
Sacramento, CA 95823

LOCATION/APN: The project site is located at 8475 Elk Grove Boulevard, APN: 125-0010-005

ZONING: Limited Commercial (LC)

ENVIRONMENTAL REVIEW: The project is exempt from the provisions of CEQA under Section 15332 of Title 14 of the California Code of Regulations (In-fill Development Projects).

Information or questions regarding this item should be referred to Jessica Shalamunec at 916-478-2246 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: April 8, 2009

SUSAN J. BLACKSTON  
CITY CLERK, CITY OF ELK GROVE