



Development Services - Planning
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City of Elk Grove Planning Commission **Notice of Public Hearing**

Dated: September 5, 2014

NOTICE is hereby given that on **September 18, 2014**, at **6:30pm**, 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.

THE OUTLET COLLECTION AT ELK GROVE (EG-14-012) – FINDING OF DEFAULT, SPECIAL PLANNING AREA AMENDMENT, DEVELOPMENT PLAN & REVIEW AMENDMENT, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, MALL AGREEMENT:

The proposed Project consists of a number of actions (described below) that authorize the construction of approximately 775,000 square feet of commercial uses (with up to 689,000 square feet of that being gross leasable area) consistent with the Lent Ranch Special Planning Area. This authorization would restructure the existing approvals for 1,300,000 square feet (with 1,100,000 square feet of that being gross leasable area) that were provided with the Elk Grove Promenade Project (EG-05-878), including the reuse of approximately 332,000 square feet of previously constructed buildings. Further, it includes the establishment of a new Development Agreement and a restating of a prior agreement between the City and the Applicant regarding development of the property as it relates to fees and infrastructure.

The specific actions being considered in this Project are:

- **2001 Development Agreement:** Finding the Applicant in default of the 2001 Development Agreement.
- **Special Planning Area Amendment:** An amendment to the Lent Ranch Special Planning Area relative to updating the infrastructure discussion; removing reference to County planning documents; adding wireless telecommunication facilities as a conditionally permitted use; changing references from "fashion department stores" to "fashion retailers" throughout; revising and clarifying the permitting procedures for development of the Regional Mall area of the SPA and how subsequent development within the entire SPA is processed; revising the findings for approval of subsequent district development plans and development plan reviews; and adding provisions regarding signage within the SPA.
- **Regional Mall District Development Plan & Review:** The Regional Mall District Development Plan & Review authorizes the initial construction of up to 775,000 square feet of commercial uses (reusing approximately 332,000 square feet of previously constructed buildings under the EG-05-878 approval), consisting of retail, dining, and entertainment uses. Additional development sites (Phase 1B) are contemplated along Promenade Parkway as illustrated in the Project exhibits. The Project reserves a large Phase 2 area at the north end of the site.



- **Conditional Use Permit:** The Project includes a conditional use permit authorizing the development of up to three wireless telecommunication facilities (cell towers), each with up to three providers.
- **Agreements:**
 - Adopting a new Development Agreement between the City and the Applicant; and
 - Adopting an Amendment and Restatement of the Applicant's Agreement with the City regarding the Regional Mall, Fees, and Infrastructure, including a license agreement that would allow City use of a portion of the parking area for a park and ride facility and use of the Phase 2 area for City events.

The Planning Commission will consider the Project and make a recommendation to the City Council for final action.

OWNER/APPLICANT:
Elk Grove Town Center, L.P.
Howard Hughes Corporation, General Partner
Mark Putney, Representative
13355 Noel Road, 22nd Floor
Dallas, Texas 75240

AGENT:
Gillum Consulting, Inc.
Jim Gillum, Representative
11358 Amalgam Way, No. 9
Gold River, CA 95670

LOCATION/APN: 10465 Promenade Parkway / APN 134-1010-001

ZONING: Lent Ranch Special Planning Area

ENVIRONMENTAL: The Project was previously analyzed under the Lent Ranch Marketplace Environmental Impact Report (EIR), State Clearinghouse No. 1997122002.

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