



Development Services - Planning  
 8401 Laguna Palms Way • Elk Grove, California 95758  
 Tel: 916.478.2265 • Fax: 916.691.3175 • [www.elkgrovecity.org](http://www.elkgrovecity.org)

## City of Elk Grove Planning Commission Notice of Public Hearing

**Dated: September 6, 2019**

**NOTICE IS HEREBY GIVEN** that on **Thursday, September 19, 2019, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Planning Commission will hold a Public Hearing at City Hall in the **Council Chambers, 8400 Laguna Palms Way**, Elk Grove, California to consider the following matter:

**FORTUNE CHARTER SCHOOL (PLNG18-093) – CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW WITH DEVIATION FOR LANDSCAPE PLANTER WIDTH:**

The proposed Project consists of a Conditional Use Permit, Major Design Review, and Deviation request for the Fortune Charter School on a vacant ±8.5-acre parcel at the southwest intersection of Bilby Road and McMillan Road (Future Big Horn Boulevard Extension) within the Southeast Policy Area (SEPA). The proposed 800-student middle/high school consists of three new buildings totaling ±94,381 square feet with associated onsite improvements, including parking, drainage, lighting, landscaping, outdoor track, and frontage improvements. The Deviation is to reduce the required rear landscape planter width from 10-feet to 5-feet; however, City staff does not support the Deviation request.

PROPERTY OWNERS:	PROJECT APPLICANTS:	PROJECT AGENTS:
Joe I. and Mary F. Mendes Family Trust & Joe and Mary Mendes Margaret Lunde (Representative) 10764 Rau Creek Road, Elk Grove, CA 95624	TA Sacramento BR LP Aarthi Sowrirajan 3000 Olympic Blvd. Ste 2120 Santa Monica, CA 90404; and  KRM Investors, LLC Katherine C. Bardis (Representative) 10630 Mather Blvd. Mather, CA 95655	Harrison, Temblador, Hungerford & Johnson LLP David Temblador (Representative) 2801 T Street Sacramento, CA 95816; and  Rex and Margaret Fortune School of Education Bonnie Bensen (Representative) 2890 Gateway Oaks Dr., Suite 100 Sacramento, CA 95833
LOCATION/APN:	Southwest intersection of Bilby Road and McMillan Road (Future Big Horn Boulevard Extension) within the Southeast Policy Area; APN: 132-0300-021.	
ZONING:	Southeast Policy Area-Office (SEPA-O)	
ENVIRONMENTAL:	No further environmental review is required pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations; EIR for Southeast Policy Area (SEPA) (SCH No. 2013042054).	
PROJECT PLANNER:	Antonio Ablog, AICP (916) 627-3335 or <a href="mailto:aablog@elkgrovecity.org">aablog@elkgrovecity.org</a>	

**NOTICE REGARDING APPEALS**

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission 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 or TTY 888-435-6092. 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](mailto:skyles@elkgrovecity.org)