



8401 Laguna Palms Way • Elk Grove, California 95758  
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## City of Elk Grove Planning Commission Notice of Public Hearing

**Dated: January 8, 2010**

**NOTICE** is hereby given that on **January 21, 2010**, at **6:30 p.m.**, 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 applications.

**SOCCER WORLD INC. - CONDITIONAL USE PERMIT (EG-09-053):**

REQUEST: The applicant requests a Conditional Use Permit to allow Soccer World Inc., an 18,088 square foot indoor soccer facility, to be located at 9750 Kent Street, Suite 16, Elk Grove, CA. The proposed use includes installation of one indoor soccer field which will operate league play, soccer practices, one-on-one and group training, and open field play. Additional improvements proposed within the Suite include installation of bleachers, a small snack bar area, a retail area for sales of soccer merchandise, a storage area, two offices, restrooms, and locker rooms. Exterior improvements include lighting, bicycle parking, and new parking lot striping. As proposed, Soccer World Inc., will operate:

Mon. – Thurs.	11:00 A.M. - 11:00 P.M.
Friday	11:00 A.M. - 1:00 A.M.
Saturday	9:00 A.M. - 1:00 A.M.
Sunday	9:00 A.M. - 11:00 P.M.

League games will be held on weekdays (Monday-Thursday, Friday) from 5:00 P.M. to closing and all day on weekends. The estimated number of occupants on site during each game is approximately 50 people, including athletes, fans, coaches, and staff.

APPLICANT:  
 Soccer World Inc.  
 Ray Mayorga and  
 Brian Montenegro  
 9285 Bay Head Court  
 Elk Grove, CA 95758

OWNER:  
 STS  
 Todd Sperber  
 50 Fullerton Court, Suite #101  
 Sacramento, CA 95825

LOCATION/APN: 9750 Kent Street, Suite 16 / 134-0100-022-0000  
 ZONING: Heavy Industrial (M-2)  
 ENVIRONMENTAL: The proposed project is categorically exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines §§15301 (Existing Facilities) and 15304 (Minor Alterations to Land) of Title 14 of the California Code of Regulations.

PROJECT PLANNER: Patrice Clemons (916)478-3684

The Planning Commission will not call new public hearing items after 10:00 p.m. Items remaining on the agenda after 10:00 p.m. will be continued to the next Planning Commission meeting unless otherwise motioned by the Planning Commission prior to 10:00 p.m.

**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.

**ADA COMPLIANCE STATEMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Commission Secretary Sandy Kyles at (916) 478-3620 or at [skyles@elkgrovecity.org](mailto:skyles@elkgrovecity.org). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**PLANNING COMMISSION CONTACT**

If you would like to contact the Planning Commission regarding these projects, or any other project, please contact Planning Commission Secretary Sandy Kyles at (916) 478-3620 or [skyles@elkgrovecity.org](mailto:skyles@elkgrovecity.org).