



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

Dated: February 16, 2011

NOTICE is hereby given that on **March 3, 2011**, 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.

OAK TREE COMMUNITY CHURCH – DESIGN REVIEW AMENDMENT, CONDITIONAL USE PERMIT AMENDMENT, MINOR DEVIATION FOR HEIGHT, AND MINOR DEVIATION FOR PARKING (EG-10-032):

REQUEST: The Applicant, Oak Tree Community Church, is requesting a Design Review Amendment, a Conditional Use Permit Amendment, a Minor Deviation for height, and a Minor Deviation for parking for the Oak Tree Community Church project. The project was originally approved by the Planning Commission on April 17, 2008 (EG-07-085).

The Design Review Amendment is for a 17,100 square foot outdoor commercial recreation facility and a two-story 15,750 square foot church/community center building on a ±4.66 acre property in the RD-1 zone in the East Franklin Specific Plan area. The proposed parking lot size and configuration will not change from the previously approved project.

Title 23 Zoning of the Elk Grove Municipal Code states that religious institutions, outdoor commercial recreation, and private schools require a Conditional Use Permit in the RD-1 zoning district. The proposed Conditional Use Permit Amendment would allow a variety of additional activities beyond those initially approved, including sports leagues, sports league practice, special sports camps and tournaments, and other related activities that are consistent with the character of the project.

PROPERTY OWNER/APPLICANT:

Oak Tree Community Church
PO Box 581105
Elk Grove, CA 95758

AGENT:

Aerie, Inc.
Rick Souza
139 S. Guild
Lodi, CA 95240

LOCATION/APN: Willard Parkway & Matina Drive; APN 132-0030-078

ZONING: RD-1

ENVIRONMENTAL: The proposed project is exempt per CEQA Section 15332 (In-fill Development Projects). No further environmental review is required.

PROJECT: Christopher Jordan, (916) 478-2222

PLANNER:

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