



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

Dated: October 8, 2010

NOTICE is hereby given that on **October 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.

LAGUNA RIDGE APARTMENTS – SPECIFIC PLAN AMENDMENT, REZONE, AND DESIGN REVIEW (EG-10-053):

REQUEST: The project consists of a Specific Plan Amendment and Rezone from Multi-Family RD-30 to Multi-Family RD-20, and a Design Review for a 204-unit multi-family development. As currently proposed, the project includes 18 residential buildings, a 3,560 square foot community center clubhouse, and various on-site residential buildings.

OWNER:	APPLICANT:
FB Holdings, LLC	St. Anton Partners
Liz Van De Vanter	Rachel Green
16900 Golden West Street	1801 I Street, Suite 200
Huntington Beach, CA 92647	Sacramento, CA 95811

LOCATION/APN: The project site is located on the northwest corner of Civic Center Drive and Big Horn Boulevard in the Laguna Ridge Specific Plan area.

APN: 132-2110-001

ZONING: RD-30

ENVIRONMENTAL: The project would be exempt from the provisions of CEQA under CEQA Guidelines Section 15270 (Projects Which Are Disapproved) of Title 14 of the California Code of Regulations because upon initial screening of the project, staff determined the project cannot be approved due to inconsistency with the City's adopted design guidelines. Should the Planning Commission not concur with staff's recommendation, full compliance with CEQA shall be obtained prior to approval of the project.

PROJECT PLANNER: Sarah Kirchgessner 916.478.3649

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