

**ORDINANCE NO. 26-2005**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AMENDING THE CITY OF ELK GROVE ZONING MAP FROM MP TO LC, ON  
ASSESSOR PARCEL NUMBER 116-0012-052, PAPPAS GATEWAY, 04-774.**

The City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map from MP to LC, as shown on attached Exhibit A.

Section 2: Findings

CEQA

Finding: The proposal will not have a significant adverse impact on the environment and a Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study/Mitigated Negative Declaration was prepared for the proposed project and Mitigation Measures and Conditions of Approval have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

General Plan

Findings: The project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The General Plan identifies the site for Commercial Use. The proposed rezone to Limited Commercial and allowed uses in this zone are consistent with the Commercial General Plan land use designation. The project is consistent with the goals and policies of the General Plan for commercial development in the City of Elk Grove.

Rezone

Finding: The proposed rezone is in the public interest. (Section 65358(a) of the Government Code and the Plan Administration Element of the Elk Grove General Plan).

Evidence: The Planning Commission has reviewed the proposed rezone, staff report, and has received public testimony at a duly noticed public hearing regarding the matter. The applicant's proposal is consistent with the allowed density ranges and uses in the

Zoning Code, Elk Grove General Plan and General Plan Land Use Map. The proposed project is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local community area.

**Section 3: Action**

The City Council hereby amends the City of Elk Grove Zoning Map from MP to LC, for APN 116-0012-052 as shown on attached Exhibit A subject to the findings contained in this Ordinance.

**Section 4: No Mandatory Duty of Care.**

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

**Section 5: Severability.**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 6: Effective Date and Publication**

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 27<sup>th</sup> day of July 2005.

  
\_\_\_\_\_  
DANIEL BRIGGS, MAYOR of the  
CITY OF ELK GROVE

APPROVED AS TO FORM:

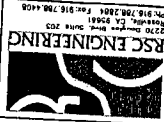
  
\_\_\_\_\_  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

ATTEST:

  
\_\_\_\_\_  
PEGGY E. JACKSON, CITY CLERK

Pappas Investments

NO.	DATE	DESCRIPTION



PROJECT NO. 005-000  
 DRAWN BY: RSC/EN  
 CHECKED BY: RSC/EN  
 DESIGNED BY: RSC/EN

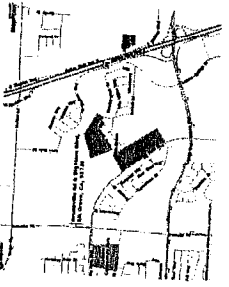
**REZONE EXHIBIT  
 COMMERCIAL CENTER**  
 BRUCEVILLE RD. & BIG HORN BLVD.  
 ELK GROVE, CA

SHEET TITLE  
**RZ**

SHEET NO.  
**1** OF 1

DATE: 11-20-04

**VICINITY MAP**



Owner/Applicant  
 Pappas Gateway LP  
 2020 L Street, 5th Floor  
 Sacramento, CA 95814  
 Contact: John Pappas  
 (916) 447-7100

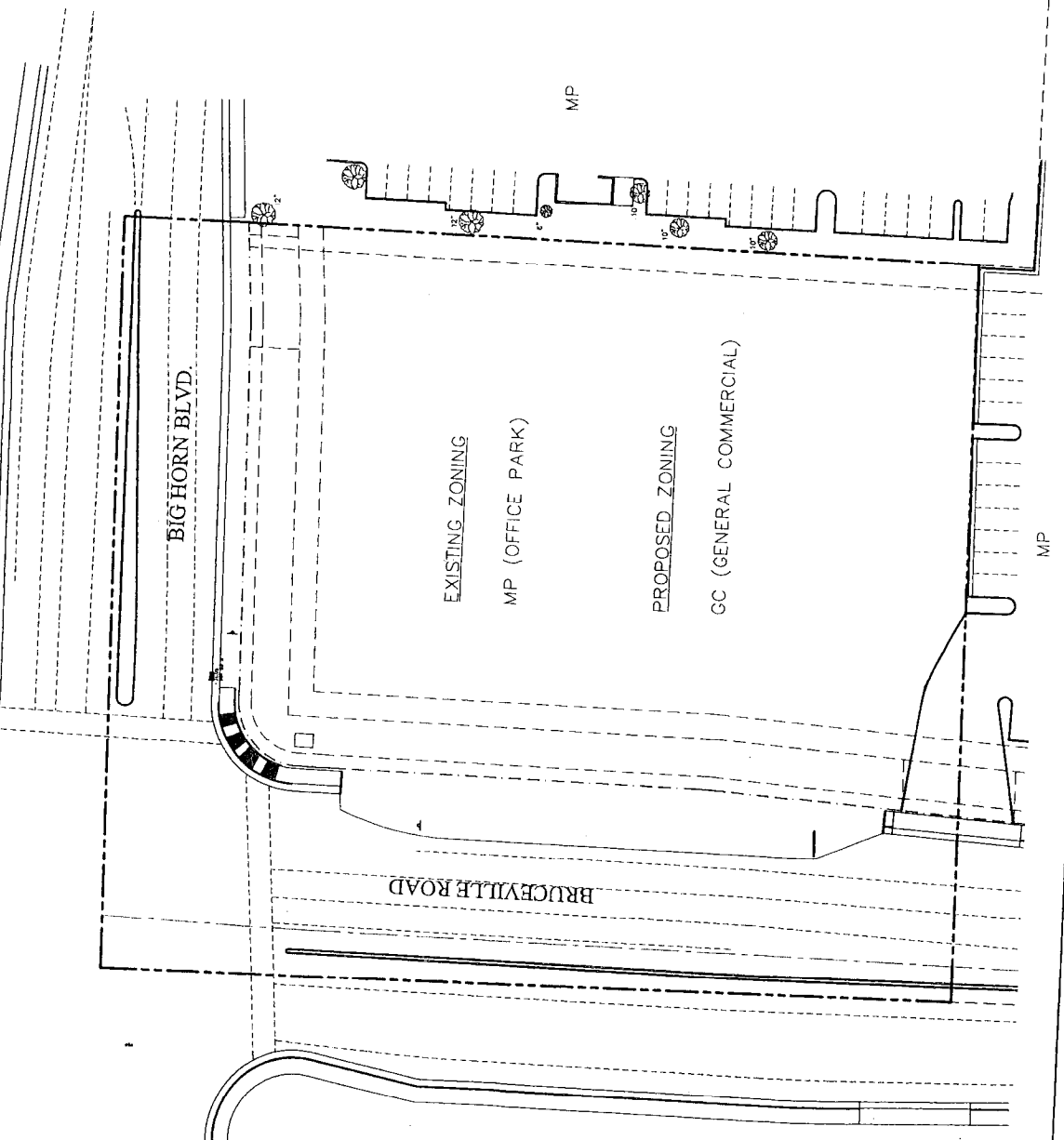
Engineer  
 RSC Engineering, Inc.  
 6270 Douglas Blvd, Suite 205  
 Elk Grove, CA 95757  
 Contact: Rick Alvarez  
 (916) 788-2884

Assessor's Parcel Number  
 115-0012-052

Existing Use: General, Plan, Zone, & Use, of Lots  
 Vacant  
 MP Commercial and Offices  
 1 Lot

Proposed Use and Zone  
 Commercial and CC (General Commercial)

Acres  
 1.45 ± Acres Net  
 2.24 ± Acres Gross



EXISTING ZONING

MP (OFFICE PARK)

PROPOSED ZONING

GC (GENERAL COMMERCIAL)

BIG HORN BLVD.

BRUCEVILLE ROAD

MP

MP

ORDINANCE NO. 26-2005

**EFFECTIVE DATE: AUGUST 27, 2005**

**AYES: SCHERMAN, SOARES, BRIGGS, COOPER**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: LEARY**