



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

Dated: October 7, 2011

NOTICE is hereby given that on **October 20, 2011 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 application.

LAGUNA SPRINGS CORPORATE CENTER PHASE 3 – DESIGN REVIEW, PARKING REDUCTION PERMIT, AND MINOR DEVIATION (EG-11-037):

REQUEST: The project consists of a Design Review for two (2) three-story office buildings, each approximately 108,080 square feet in size. The project also includes a Parking Reduction Permit to allow reduced parking requirements onsite and a Minor Deviation to allow a reduced building setback not to exceed ten percent (10%) of the development standard.

OWNER/APPLICANT
Pappas Gateway, LP
Thad Johnson
2020 L Street, 5th Floor
Sacramento, CA 95811

AGENT:
Steve Vannatta
2020 L Street, 5th Floor
Sacramento, CA 95811

OTHER:
LPAS Architecture + Design
Jennifer Krauter
2484 Natomas Park Drive, Ste. 100
Sacramento, CA 95833

LOCATION/APN: The project site is located along future Longleaf Drive, approximately 450 yards east of Big Horn Boulevard in the City of Elk Grove.

APNs: 116-1480-007, 008, 009, 010, and 011

ZONING: Laguna Gateway SPA – Industrial Office-Park (MP)

ENVIRONMENTAL: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Sections 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

PROJECT PLANNER: Christopher Jordan, 916.478.2222

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