



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

Dated: November 5, 2010

NOTICE is hereby given that on **November 18, 2010**, 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.

MAS COMMUNITY AND YOUTH CENTER – CONDITIONAL USE PERMIT (EG-10-035):

REQUEST: The Applicant is requesting a Conditional Use Permit (CUP) to operate at 9412 Big Horn Boulevard, Suite #2, which is currently zoned MP (Industrial-Office Park). Pursuant to Division III, Chapter 23.34, Table 23.34-1 of the Elk Grove Municipal Code, Title 23 Zoning (Zoning Code), "Religious Institutions" requires a CUP in the MP zoning district. The Conditional Use Permit would allow a variety of activities, including:

- Five daily prayer services (7 days a week, 5:30 a.m. – 6:30 a.m. (morning prayer), 1:30 p.m. – 2:30 p.m. (noon prayer), 4:30 p.m. to 5:30 p.m. (afternoon prayer), 6:00 p.m. to 8:30 p.m. (evening prayer), and 8:30 to 10:00 p.m. (night prayer),
- A congregational prayer assembly (Fridays, 12:30 p.m. – 2:30 p.m.),
- Educational tutoring services,
- Social programs ("Family Friday Nights" and a "Moms and Toddlers" program on the weekends), and
- General office functions.
- A weekly boy scout meeting, and
- An annual youth conference (estimated 60-80 youths in attendance)

The majority of these activities occur throughout the day between 10 a.m. to 10 p.m., with a large, congregational prayer assembly occurring on Friday between 12:30 p.m. through 2:30 p.m. every week. According to the Applicant, approximately 20 to 30 people would attend the daily prayer services, while the congregational prayer assembly on Friday may include up to 150 people. All activities are proposed to be conducted indoors.

PROPERTY OWNER:

Larry and Elaine Romero
6026 Shelter Bay Avenue
Mill Valley, CA 94941

APPLICANT:

MAS Sacramento Region
Contact: Jamal Kabbaj
3820 Auburn Boulevard, Suite #83
Sacramento, CA 95821

AGENT:

Nelson Properties, Inc.
Contact: Kathy Kushner
10933 Trade Center Drive
Rancho Cordova, CA 95670

LOCATION/APN: 9412 Big Horn Boulevard, Suite #2; APN 116-0340-029

ZONING: MP (Industrial-Office Park)

ENVIRONMENTAL: The project is exempt from the provisions of CEQA under §15301 (Existing Facilities) of Title 14 of the California Code of Regulations.

PROJECT PLANNER: Mike Costa (916) 478-2257

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