



Development Services - Planning
8401 Laguna Palms Way • Elk Grove, California 95758
Tel: 916.478.2265 • Fax: 916.691.3175 • www.elkgrovecity.org

City of Elk Grove Planning Commission **Notice of Public Hearing**

NOTICE IS HEREBY GIVEN that on **Thursday, February 18, 2021 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Planning Commission will hold a Public Hearing to consider the matter described below. Consistent with Executive Order N-29-20 issued on March 17, 2020, by the Governor of the State of California, this meeting will be conducted by teleconference only. **Members of the public who wish to participate in the meeting or provide public comment are able to by joining the Zoom meeting and registering at:** https://zoom.us/webinar/register/WN_pE1R80JmSJWsiBYcb3x1oA.

The live meeting can be viewed via the City's website at http://www.elkgrovecity.org/city_hall/city_government/live_archived_broadcasts.

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER (PLNG18-110) – GENERAL PLAN AMENDMENT; ZONING AMENDMENT; AMENDMENT TO THE BICYCLE, PEDESTRIAN, AND TRAILS MASTER PLAN; DISTRICT DEVELOPMENT PLAN; MAJOR DESIGN REVIEW; CONDITIONAL USE PERMIT; UNIFORM SIGN PROGRAM; FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR AN ABANDONMENT; AND POLICE SERVICES AGREEMENT;

The Project consists of the following entitlements for a proposed University Medical Center:

- Certification of an Environmental Impact Report (EIR) for the Project, making Findings of Fact and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
- General Plan Amendment (text and map) to amend the land use designation for six parcels on the Project site from Community Commercial to Employment Center and for three parcels to be changed from Light Industrial to Employment Center and a text amendment to Policy ER-2-3, which would allow construction of an essential health care facility in the 200-year floodplain;
- Zoning Amendment (text and map) to Rezone nine parcels from MP (Industrial-Office Park) and GC (General Commercial) to BP (Business Professional) and a text amendment to EGMC Title 23 (Zoning), Section 23.42.040.D which would allow construction of an essential health care facility in the 200-year floodplain;
- Amendment to City Bicycle, Pedestrian, and Trails Master Plan to modify the location of a proposed Class 1 multi-purpose trail alignment;
- District Development Plan Design Review, including overall site plan approval and establishment of development elements, including, but not limited to, parking, landscaping, pedestrian improvements, general building size and location, and other features that are common across the site. The Project would involve the demolition of existing buildings and the construction of proposed buildings (13-story hospital, central plant, medical office building, outpatient clinic, parking structures, and dormitory) and associated uses over three phases;
- Major Design Review for the architecture of the proposed Phase 1 buildings (13-story hospital and central plant buildings);
- Conditional Use Permit for a hospital, helistop, and expansion of the existing medical school;
- Uniform Sign Program;
- Finding of Consistency with the General Plan for the City Abandonment of West Taron Court; and
- City execution of the agreement for Elk Grove Police Department services.

The Planning Commission's recommendations will be forwarded to the City Council for final action.

PROPERTY OWNER:	PROJECT APPLICANT:	PROJECT AGENT:
West Taron Holdings, LLC Alvin Cheung (Representative) 9700 West Taron Drive Elk Grove, CA 95757	Fong & Chan Architects, Inc. Paulo Diaz (Representative) 1361 Bush Street San Francisco, CA 94109	New Faze Development, Inc. Charlie Tiwana/Allan Warren (Representatives) 1825 Del Paso Blvd Sacramento, CA 95815
LOCATION/APN:	Southwest corner of the intersection of Elk Grove Boulevard and West Taron Drive; 132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011; 132-2160-001, -002; 132-0460-076	
ZONING:	Light Industrial (LI) and General Commercial (GC)	
ENVIRONMENTAL:	An Environmental Impact Report (EIR) has been prepared for the Project (SCH# 2019050019). It is available for review at the Development Services Department or online at www.egplanning.org/environmental .	
PROJECT PLANNER:	Sarah Kirchgessner, Senior Planner 916.478.2245 or skirchgessner@elkgrovecity.org	

Dated / Published: February 5, 2021

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission 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 or <mailto:skyles@elkgrovecity.org> or TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.