



Planning Commission Staff Report

April 16, 2009

Project: Kaiser Promenade Medical Office Building
Request: Design Review for a 62,000 square foot medical office building located within the previously approved Promenade Square project in the Lent Ranch Special Planning Area.
File: EG-09-020
Location: West of Highway 99 and West Stockton Boulevard
APN: 134-1010-007
Planner: Jessica Shalamunec
App. Accepted: April 2, 2009

Applicant

Kaiser Permanente
Mr. Robert O'Hare
Senior Project Manager
3240 Arden Way
Sacramento, CA 95825

Property Owner

Merlone Geier Management
Mr. Dave Geiser
12555 High Bluff Drive, Suite 385
San Diego, CA 92130

Staff Recommendation

Staff recommends that the Planning Commission approve the Kaiser Promenade Medical Office Building Design Review subject to the findings and conditions of approval for the included in this staff report.

Project Description

The Kaiser Promenade Medical Office Building Design Review is focused on the review of proposed building elevations and landscaping for a 62,000 square foot office building. The site configuration was previously approved within the Promenade Square District Development Plan.

Background

The Promenade Square District Development Plan (DDP) was approved by the City Council in June 2008. The original Planning Commission staff report dated April 17, 2008 has been included for reference (Attachment B). At that time, the DDP established a conceptual development framework for the 29 acre Promenade Square site, located immediately north of the Elk Grove Promenade. The DDP was consistent with all applicable provisions of the General Plan, Lent Ranch Special Planning Area, and Lent Ranch Development Agreement. Since that time, the Promenade Square applicant has been progressing through the Improvement Plan review process and satisfying conditions of approval in order to begin construction within the year.

Analysis

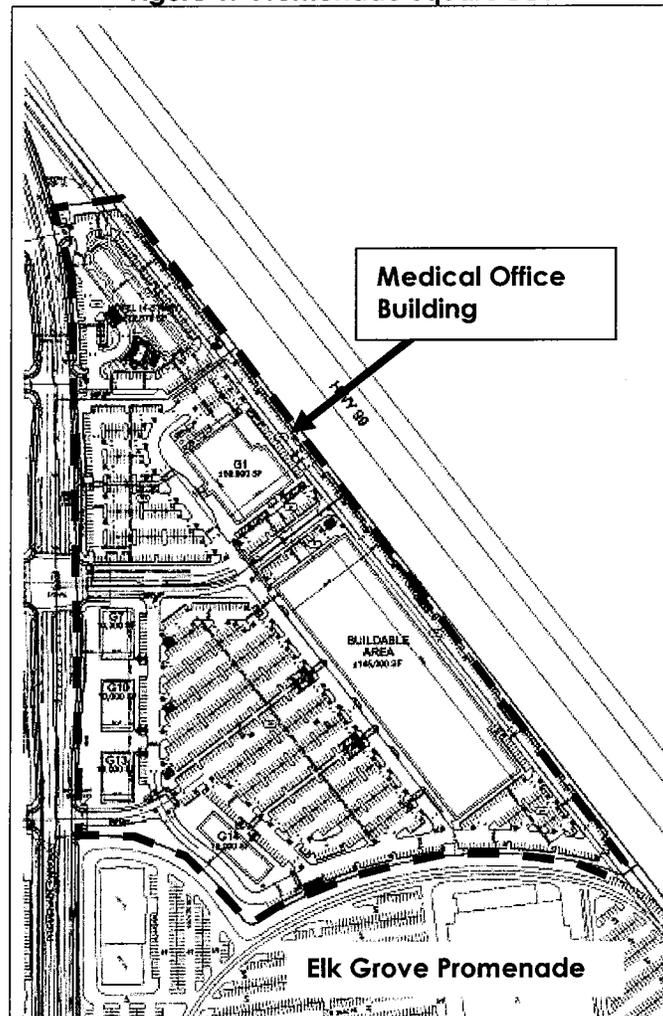
Promenade Square District Development Plan Consistency

Per Section 5 of the Lent Ranch Special Planning Area (SPA), each subsequent Design Review request is required to be consistent with the previously approved District Development Plan (DDP). The District Development Plan is intended to establish an overall concept plan for the

individual District including review of a conceptual site plan, conceptual architecture, landscaping, internal circulation and setbacks, signage, and other amenities to be developed as a cohesive project.

As indicated in the project description above, the Kaiser Promenade Medical Office Building was anticipated in the previous DDP approved for the Promenade Square site. Upon approval, the Promenade Square DDP established a 69,000 square foot medical office building footprint within the center of the site (Figure 1). While the currently proposed Kaiser Promenade medical office building is reduced to 62,000 square feet, only minor alterations to the site configuration will occur. Driveway access, parking configuration, pedestrian access, and building orientation will be the same as previously approved. The reduction in building square footage provides the site with additional parking, approximately 23 parking spaces above the Lent Ranch SPA requirement of 313 parking spaces. As such, the Kaiser Promenade Medical Office Building Design Review is consistent with the Promenade Square DDP.

Figure 1: Promenade Square DDP



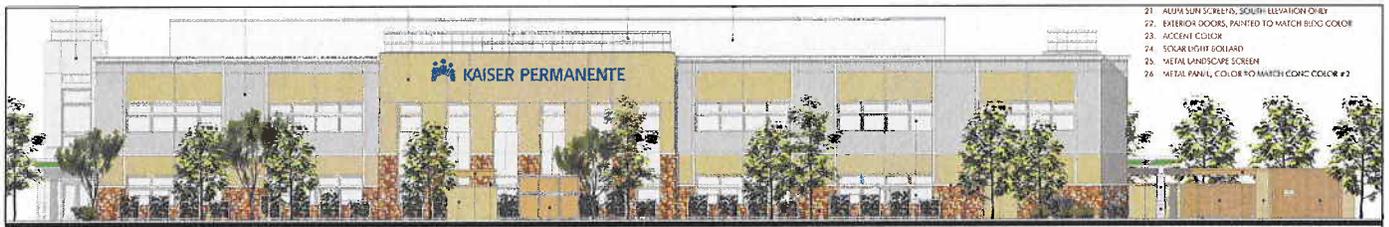
Design Review

Conceptual architecture for the medical office building was reviewed as part of the previous Promenade Square project review. At that time, a specific medical provider had not yet been secured therefore, the applicant provided typical medical office building architecture for consideration. The current applicant, Kaiser Permanente, has provided updated architecture, as seen in Figure 2 below, which incorporates the design components of the future adjacent retail buildings in a more meaningful way, appearing superior to the previously approved building. The building has been reduced in size from 69,000 square feet to the proposed 62,000 square feet. The proposed building is detailed with varying colors and building materials as well as a multiple windows and awnings on all elevations. Additionally, as proposed, landscaping has been incorporated within areas near the building to add to the aesthetic benefits of the updated architecture. Visitors to the site will enter through a large architectural entry statement located at the approximate center of the western building elevation. The entry is distinguished through the use of substantial building articulation and use of color unique to the entrance from the main portion of the building. Additional exhibits are included in Attachment A.

Figure 2: Kaiser Promenade Medical Office Building Elevations



Western Elevation



Eastern Elevation

Environmental Analysis

Staff has reviewed the project and determined that it is exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The proposed Kaiser Medical Office Building is consistent with the previously approved Promenade Square District Development Plan, the General Plan, and the Lent Ranch Special Planning Area (SPA). All potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA.

There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore no further review is required.

Summary

The Kaiser Promenade Medical Office Building is consistent with the Lent Ranch Special Planning Area and associated Development Agreement as well as the previously approved Promenade Square District Development Plan. The proposed architecture for the medical office building incorporates a variety of building materials and colors as well as building articulation to provide aesthetic variety and interest. The proposed use of landscaping near the building also adds aesthetic interest, resulting in a proposed building that will complement the Promenade Square project as well as the larger Lent Ranch SPA area. Staff recommends approval of the Kaiser Promenade Medical Office Building Design Review.

Recommended Motion

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission approve the Kaiser Promenade Medical Office Building Design Review project (EG-09-020) subject to the findings contained in the April 16, 2009 staff report".

Findings

CEQA

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: The proposed Kaiser Medical Office Building Design Review is consistent with the Promenade Square District Development Plan, the General Plan, and the Lent Ranch Special Planning Area (SPA). All potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore no further review is required.

Design Review

Finding: The site plans are consistent with the Lent Ranch Marketplace SPA.

Evidence: The previously approved Promenade Square site plan is consistent with the Lent Ranch SPA. The proposed Kaiser Medical Office building will not alter the site configuration in any significant way, ensuring continued consistency with the Promenade Square project and the overall Lent Ranch SPA.

Finding: That the nature, condition, and development of adjacent land uses, buildings, and structures have been considered, and the use will not adversely affect or be materially detrimental to these adjacent uses, buildings or structures.

Evidence: The nature, condition and development of the proposed medical office building is consistent with the Promenade Square project. The project will continue to provide connectivity between individual buildings and parking area through landscaped pedestrian pathways and sidewalks along the building elevations. The Kaiser medical office building has been designed to complement the future hotel and retail buildings within the Promenade Square project. The proposed project will not adversely affect or be materially detrimental to the adjacent uses, building, or structures.

Finding: That the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed.

Evidence: The proposed medical office building will be adequately accommodated within a 5.9 acre portion of the overall 29 acre Promenade Square project site. Applicable development standards such as building setbacks and parking space requirements have been met. Adequate vehicle and bicycle parking, landscaping, and other amenities will be provided onsite indicating the parcel size and shape are adequate for this type of development.

Finding: That the proposed use complies with all applicable Development Standards.

Evidence: The Kaiser Medical Office Building project complies with the applicable development standards within the Lent Ranch Special Planning Area and Zoning Code. Medical office uses are allowed by right.

Finding: That the proposed project conforms to the general design standards contained in the SPA.

Evidence: The proposed project conforms to the general design standards contained in the Lent Ranch SPA including setbacks, landscape palettes, floor area ratio, and parking requirements. The Kaiser Medical Office Building is designed cohesively with the previously approved Promenade Square project.

Attachments:

- A. Resolution
- B. April 17, 2008 Planning Commission Staff Report (w/o attachments)

Attachment A
Resolution

**RESOLUTION NO. 2009-
April 16, 2009**

**A RESOLUTION OF THE CITY OF ELK GROVE PLANNING COMMISSION
APPROVING A DESIGN REVIEW FOR THE
KAISER PROMENADE MEDICAL OFFICE BUILDING (EG-09-020)
APN: 134-1010-007**

WHEREAS, Kaiser Permanente (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for the Kaiser Promenade Medical Office Building Design Review; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines §15183 exemption applies to projects that are consistent with a Community Plan, General Plan, and Zoning Code; and

WHEREAS, the proposed Kaiser Promenade Medical Office Building includes development that is consistent with the General Plan, the Lent Ranch Special Planning Area, and all applicable Zoning Code requirements; and

WHEREAS, all required services and access to the proposed parcels are in compliance with the City's standards and are available; and

WHEREAS, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001; and

WHEREAS, there are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR; and

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the project proponent, and public testimony presented in writing and at the meeting:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Elk Grove approves the project based on the following findings:

Findings

CEQA

Finding: The project is exempt from the California Environmental Quality Act (CEQA)

pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: The proposed Kaiser Medical Office Building Design Review is consistent with the Promenade Square District Development Plan, the General Plan, and the Lent Ranch Special Planning Area (SPA). All potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore no further review is required.

Design Review

Finding: The site plans are consistent with the Lent Ranch Marketplace SPA.

Evidence: The previously approved Promenade Square site plan is consistent with the Lent Ranch SPA. The proposed Kaiser Medical Office building will not alter the site configuration in any significant way, ensuring continued consistency with the Promenade Square project and the overall Lent Ranch SPA.

Finding: That the nature, condition, and development of adjacent land uses, buildings, and structures have been considered, and the use will not adversely affect or be materially detrimental to these adjacent uses, buildings or structures.

Evidence: The nature, condition and development of the proposed medical office building is consistent with the Promenade Square project. The project will continue to provide connectivity between individual buildings and parking area through landscaped pedestrian pathways and sidewalks along the building elevations. The Kaiser medical office building has been designed to complement the future hotel and retail buildings within the Promenade Square project. The proposed project will not adversely affect or be materially detrimental to the adjacent uses, building, or structures.

Finding: That the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed.

Evidence: The proposed medical office building will be adequately accommodated within a 5.9 acre portion of the overall 29 acre Promenade Square project site. Applicable development standards such as building setbacks and parking space requirements have been met. Adequate vehicle and bicycle parking, landscaping, and other amenities will be provided onsite indicating the parcel size and shape are adequate for this type of development.

Finding: That the proposed use complies with all applicable Development Standards.

Evidence: The Kaiser Medical Office Building project complies with the applicable development standards within the Lent Ranch Special Planning Area and Zoning Code. Medical office uses are allowed by right.

Finding: That the proposed project conforms to the general design standards contained in the SPA.

Evidence: The proposed project conforms to the general design standards contained in the Lent Ranch SPA including setbacks, landscape palettes, floor area ratio, and parking requirements. The Kaiser Medical Office Building is designed cohesively with the previously approved Promenade Square project.

BE IT FURTHER RESOLVED, that the Planning Commission approves the Kaiser Promenade Medical Office Building Design Review as illustrated in Exhibit A and subject to the Conditions of Approval in Exhibit B;

The foregoing Resolution of the City of Elk Grove was passed and adopted by the Planning Commission on the 16th day of April 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Laura Gray, PLANNING SECRETARY

Brian Villanueva, CHAIR of
the PLANNING COMMISSION

EXHIBIT A

SITE SUMMARY

| | |
|---------------------------------|-----------------|
| ST. AREA | 53,827 SQ. FT. |
| BLANK | |
| IMPOSED AREA | 377,825 SQ. FT. |
| PERMITS | |
| PLANNING | |
| ENVIRONMENTAL | |
| TRAFFIC | |
| LANDSCAPE ARCHITECTURE | 277,741 SQ. FT. |
| LANDSCAPE ARCHITECTURE EXCLUDED | 24,741 SQ. FT. |
| PLANNING EXCLUDED | 776 SQ. FT. |
| ENVIRONMENTAL EXCLUDED | 776 SQ. FT. |
| TRAFFIC EXCLUDED | 776 SQ. FT. |



MASTER SITE PLAN (1)

ENLARGED SITE PLAN (2)

