



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

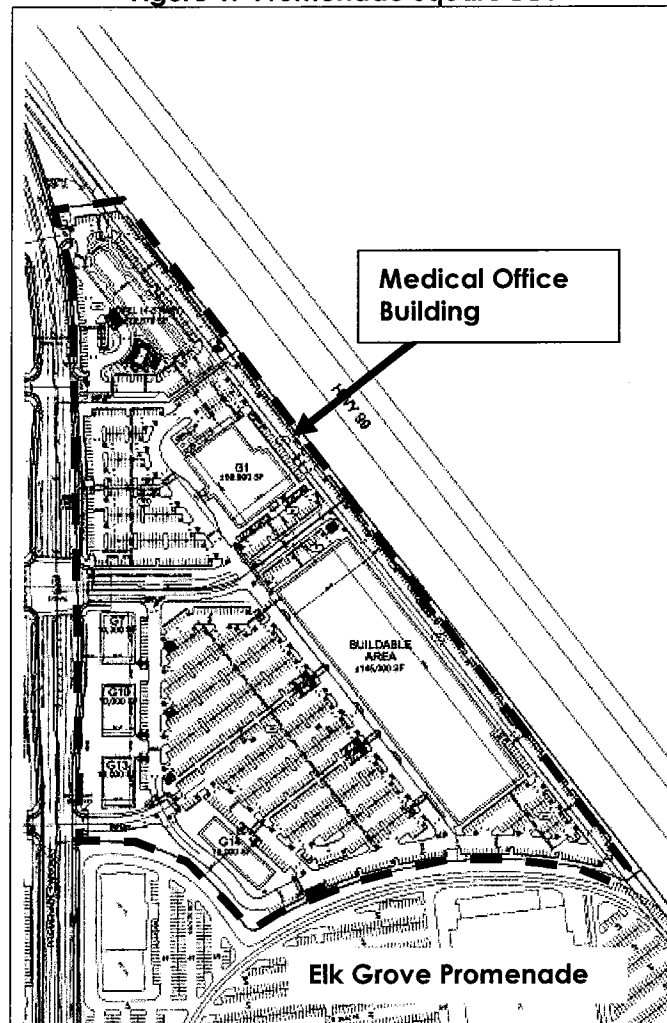
Promenade Square District Development Plan Consistency

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



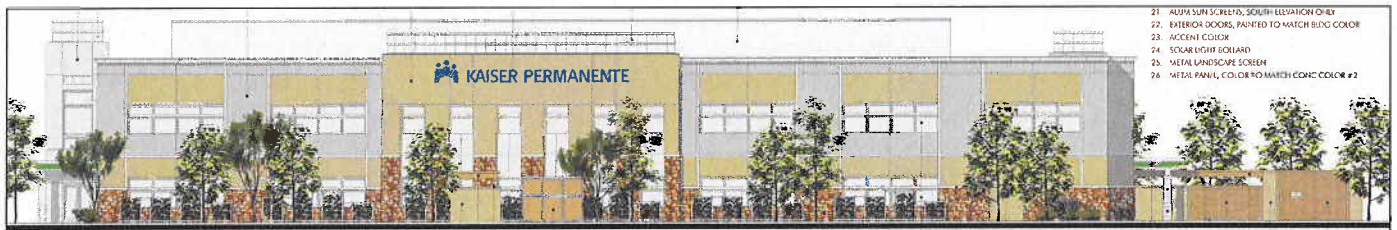
Design Review

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:

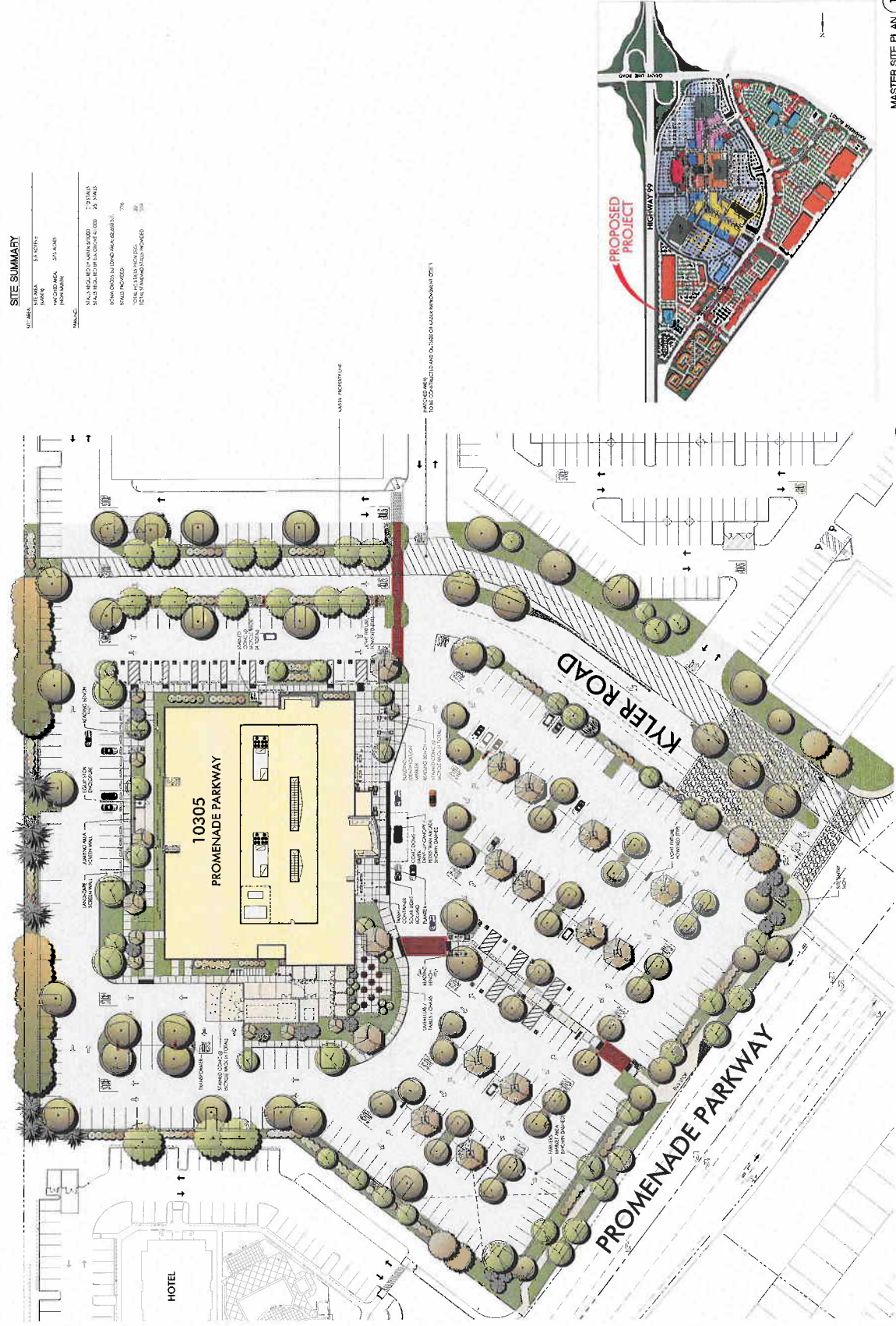
Laura Gray, PLANNING SECRETARY

Brian Villanueva, CHAIR of
the PLANNING COMMISSION

EXHIBIT A

SITE SUMMARY

ST. AREA	55,327 SQ FT
BLANK	
IMPOSED AREA	377,500 SQ FT
PLANNING	
M.A.S.C.	
MAX. ALLOWED FLOOR AREA	2,714,000 SQ FT
MIN. ALLOWED FLOOR AREA	24,150 SQ FT
FORMER OCCUPANCY	RETAIL
PLANNED OCCUPANCY	OFFICE
PLANNED USE	OFFICE
TOTAL FLOOR AREA	776,000 SQ FT
NET STAMENED AREA	776,000 SQ FT



MASTER SITE PLAN (1)

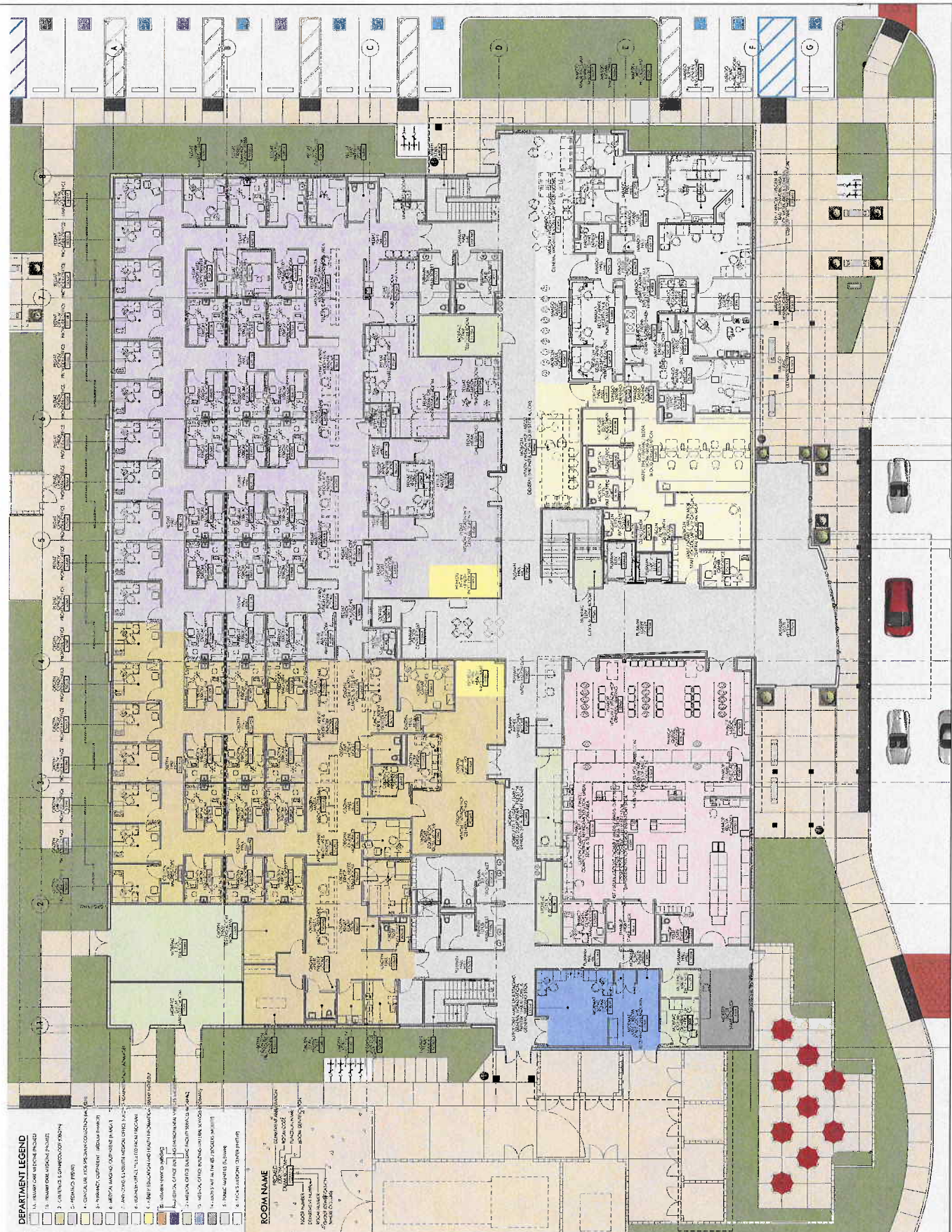
ENLARGED SITE PLAN (2)

**GROUND
FLOOR PLAN**

PROJECT
**KAISER
PROMENADE
MEDICAL OFFICE
BUILDING**
1000 EAST 17TH AVENUE
DENVER, CO 80202

REF. NORTH
SCALE 1/8" = 1'-0"
JOB NO. KEG BR0050

SHEET NO. **A2.1**



DEPARTMENT LEGEND

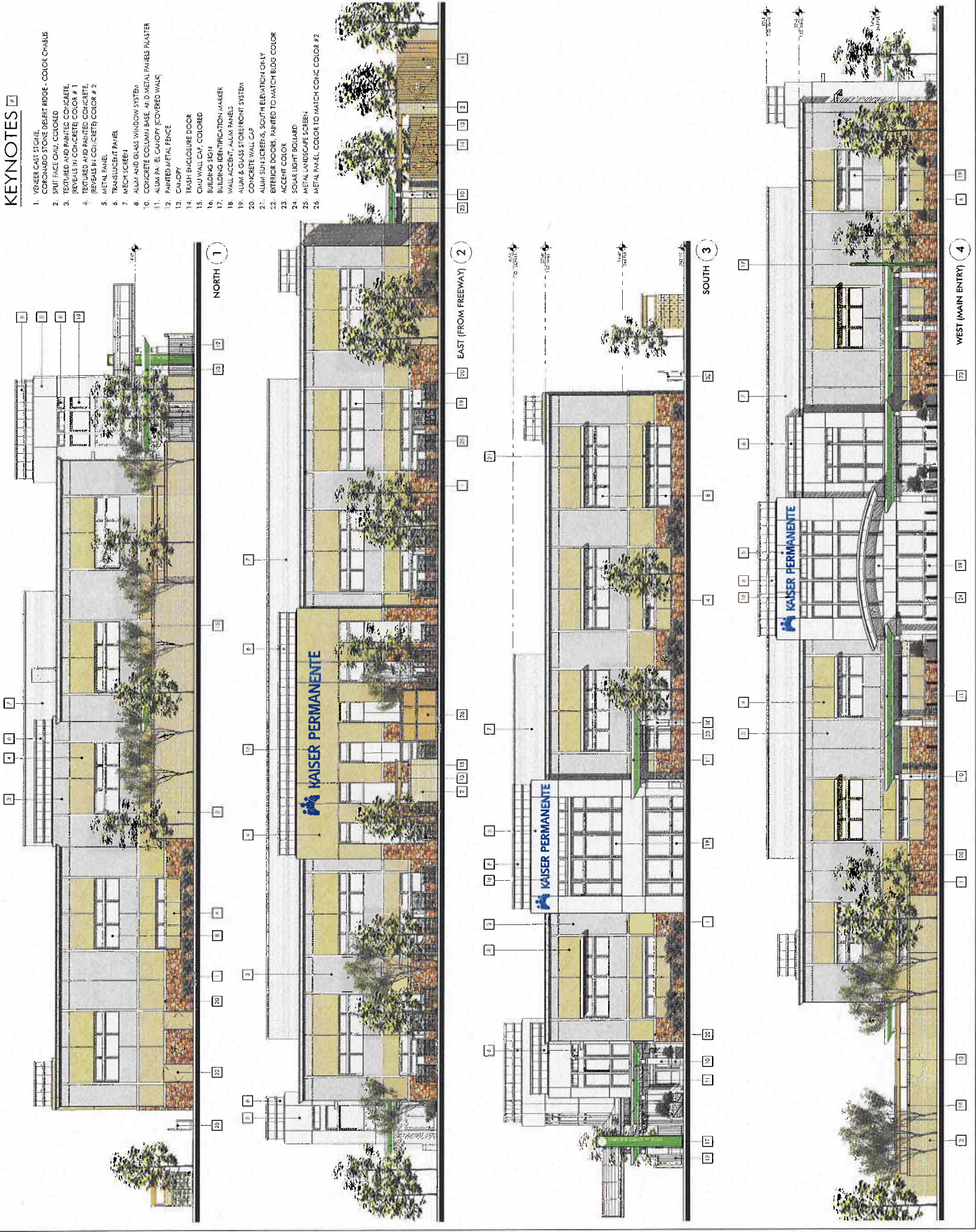
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KEYNOTES

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2. COPING/STONE ROBERT ROSE - COLOR CHARBIS
3. SPUI FACE CHAU COLORED
4. TEXTURED AND PAINTED CONCRETE
5. REVEALS IN CONCRETE COLOR # 1
6. REVEALS AND PAINTED CONCRETE
7. REVEALS IN CONCRETE COLOR # 2
8. METAL PANEL
9. ALUM. PANEL
10. ALUM. AND GLASS WINDOW SYSTEM
11. CONCRETE COLUMNS BASE AND METAL PANELS PLASTER
12. ALUM. PA. EL. CANOPY (COVERED WALK)
13. PAINTED METAL FENCE
14. CANOPY
15. TRASH ENCLOSURE DOOR
16. CHAU WALL CAP, COLORED
17. BUILDING IDENTIFICATION MARKER
18. WALL ACCENT, ALUM. PANELS
19. ALUM. & GLASS STOREFRONT SYSTEM
20. CONCRETE WALL GAP
21. ALUM. SUNSCREENS, SOUTH ELEVATION ONLY
22. EXTERIOR DOORS, PAINTED TO MATCH BDDG COLOR
23. ACCENT COLOR
24. OAK LEGS, BOULDER
25. METAL RISER SCREENS
26. METAL PANEL, COLOR TO MATCH CONIC COLOR #2



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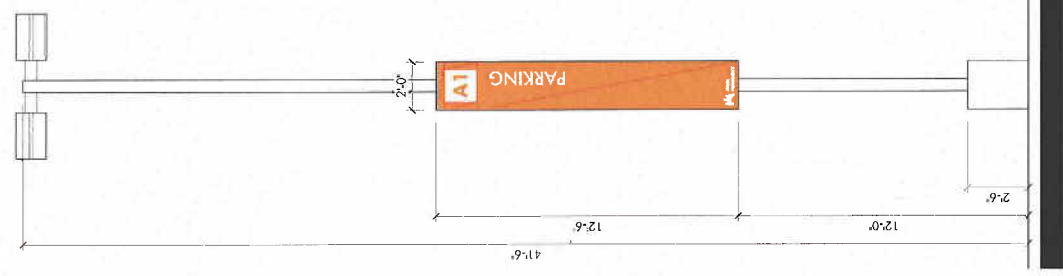
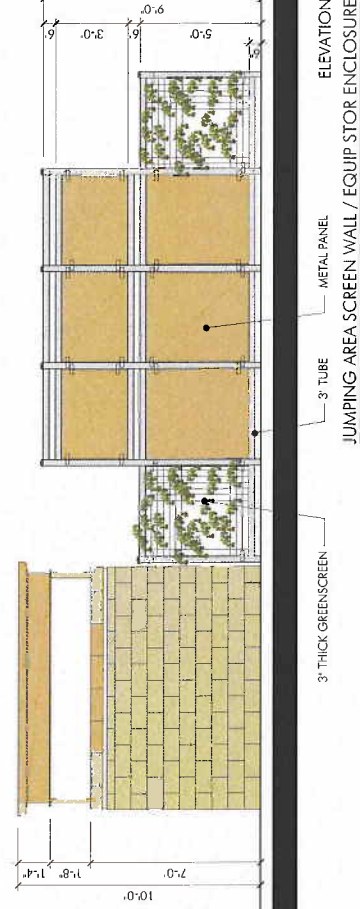
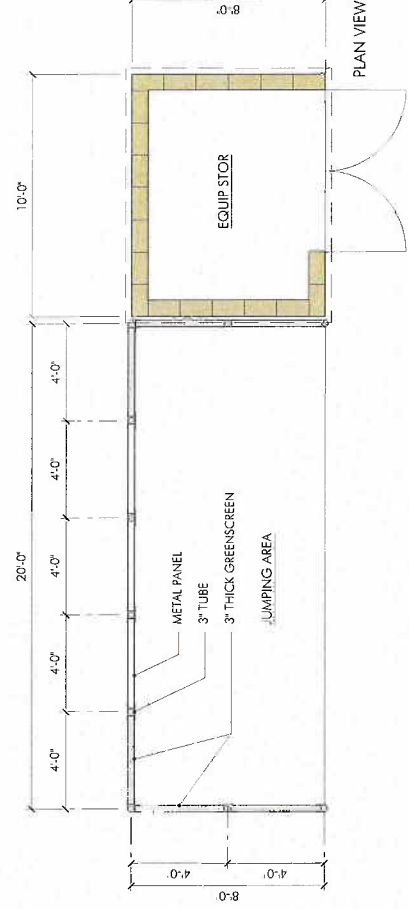
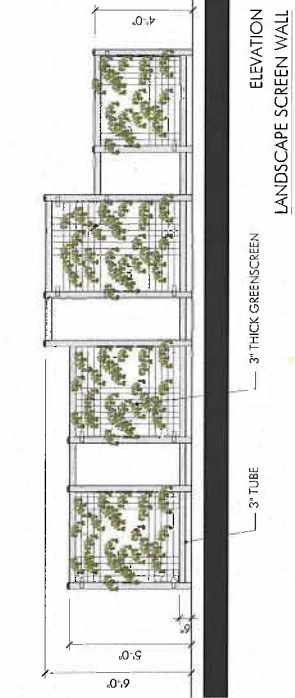
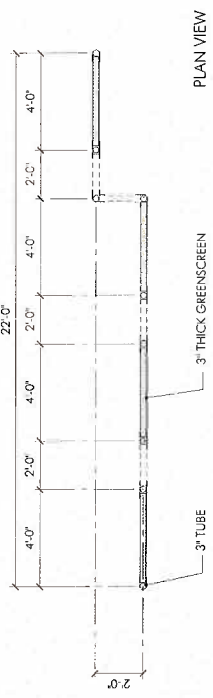
SHEET

EXTERIOR ELEVATIONS

PROJECT
KAISER: PROMENADE MEDICAL OFFICE BUILDING
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO

REF: NORTH
SCALE: 1/8" = 1'-0"
JOB NO.: KEG (88028)

SHEET NO. **A3.1**



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SHEET

**SOUTHWEST
PERSPECTIVE**

PROJECT:
KAISER
PROMENADE
MEDICAL OFFICE
BUILDING
1400 BISHOP BLVD, SACRAMENTO
CALIFORNIA, CA

REF. NORTH
SCALE
JOB NO. KEG (E8088)

SHEET NO. **A3.4**





LICENSE

DATE: 11/11/11
DRAWN BY: J. WILSON
CHECKED BY: J. WILSON
SCALE: AS SHOWN

REVISIONS
NO. DATE DESCRIPTION

REVISIONS
NO. DATE DESCRIPTION

SHEET

**NORTHWEST
PERSPECTIVE**

PROJECT

**KAISER:
PROMENADE
MEDICAL OFFICE
BUILDING**

1400 PROMENADE BLVD. - 2ND FLOOR
SACRAMENTO, CA 95811

DATE: 11/11/11

REF. NORTH

SCALE

JOB NO. (REG. PROJ.)

SHEET NO. **A3.6**



EXHIBIT B

Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-going			
<p>1. The action approved is for the Kaiser Promenade Medical Office Building Design Review for a proposed 62,000 square foot medical office building within the previously approved Promenade Square project and as described in the April 16, 2009 staff report and as illustrated on the following exhibits:</p> <ul style="list-style-type: none"> • Master Site Plan (received April 2, 2009) • Ground Floor Plan (received April 2, 2009) • Second Floor Plan (received April 2, 2009) • Exterior Elevations (received April 2, 2009) • Site Features (received April 2, 2009) • Southwest Perspective (received April 2, 2009) • Northeast Perspective (received April 2, 2009) • Northwest Perspective (received April 2, 2009) <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	
<p>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Planning	

Conditions of Approval

Conditions of Approval / Mitigation Measure	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>4. The Applicant is notified that this property is part of the Lent Ranch Special Planning Area (SPA) project (EG-00-038). This project is subject to all applicable mitigation measures and conditions of approval from the Lent Ranch SPA project.</p>	<p>On-Going</p>	<p>Planning</p>	
<p>5. The Applicant is notified that this property is part of the Promenade Square District Development Plan (DDP) project (EG-05-940). This project is subject to all applicable conditions of approval established in Resolution 2008-132, approving the Promenade Square project.</p>	<p>On-Going</p>	<p>Planning</p>	

Attachment B
April 17, 2008 Planning Commission Staff Report



Planning Commission Staff Report

April 17, 2008

Project: Promenade Square
Request: District Development Plan and Development Plan Review for a Hotel and Office Buildings in the Lent Ranch Special Planning Area.
File: **EG-05-940**
Location: West of Highway 99 and West Stockton Boulevard
APN: Portion of 134-0600-039
Planner: Jessica Shalamunec
App. Accepted: October 7, 2005

Applicant / Property Owner

M & H Realty Partners Fund III
Affiliated, L.P
Mr. Brad Geier
12555 High Bluff Drive, Suite 385
San Diego, CA 92130

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

Staff Recommendation

That the Planning Commission recommend the City Council approve the District Development Plan for the Promenade Square project and the Development Plan Review for the proposed hotel and medical office buildings within the Promenade Square project subject to the findings and conditions of approval for the project.

Project Description

The District Development Plan for the Promenade Square includes conceptual development plans for an approximately 29 acre site within the Lent Ranch Special Planning Area (SPA) identified as Lot E on Figure 1 below. Per Table 5-1 of the Lent Ranch SPA, the District Development Plan for the Promenade Square includes review of the conceptual site plan, landscape plan, sign plan, typical amenities and public spaces, and provides architectural concepts which will be used for future Development Plan Review entitlements. Upon approval of the District Development Plan by the City Council, the applicant would be able to construct the site plan for the Promenade Square project as shown in Attachment B without further discretionary review.

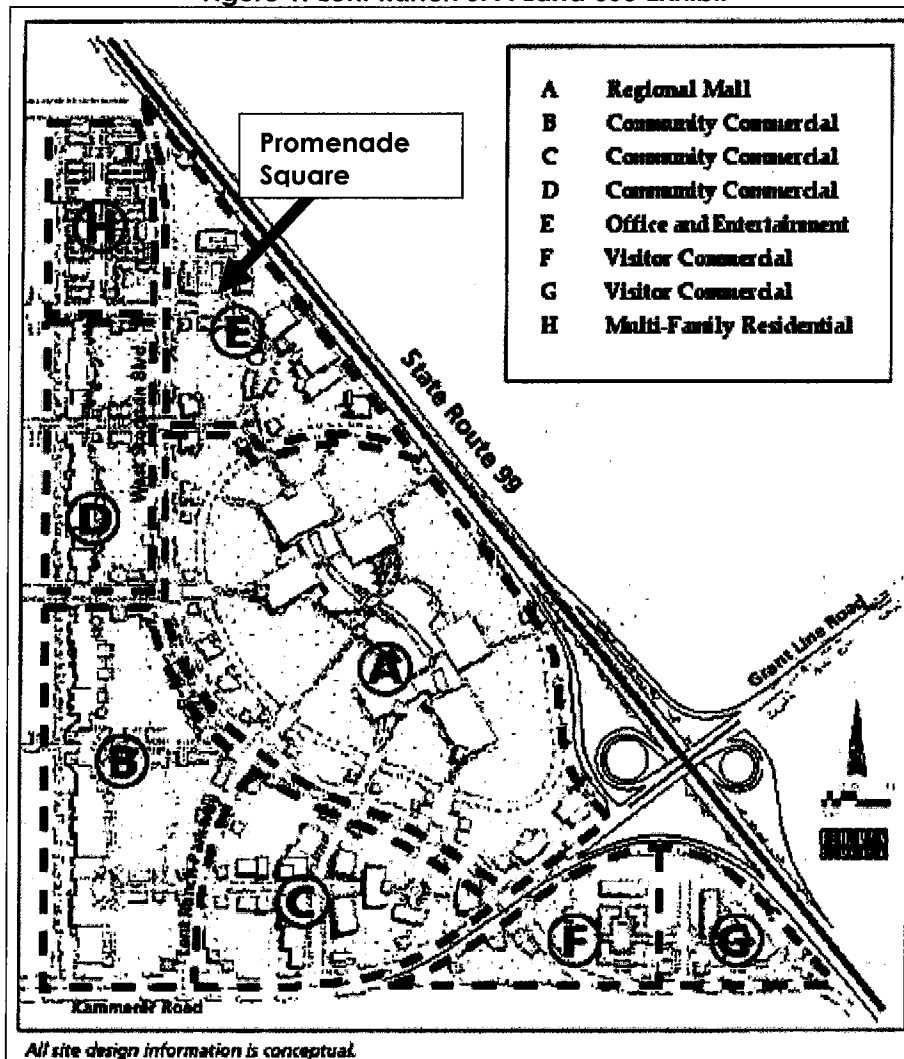
The Development Plan Review entitlement included in this request is for a proposed 74,000 square foot hotel building and a proposed 69,000 square foot medical office building within the Promenade Square project. Per Table 5-2 of the Lent Ranch SPA, the Development Plan Review includes review of architectural design, building materials, site plan, landscaping, and parking for these buildings. Other buildings indicated on the site plan (G7, G10, G13, and G14) are conceptual only and will be required to undergo further discretionary review in the future.

Background

The Lent Ranch Special Planning Area (SPA) was approved by the City Council in June 2001, establishing a 295 acre future commercial area in the southern part of the City, at Grant Line Road and State Route 99. The SPA utilizes five different land use types to divide the 295 acre Lent Ranch site into 8 commercial districts. The five land use types include Regional Mall, Community Commercial, Office and Entertainment, Visitor Commercial, and Multi-Family Residential. The SPA provides allowable use information and development standards for each

land use type. Additionally, the SPA provides specific processing procedures for projects within the Lent Ranch area. For example, buildings that are 25,001 square feet or greater will be reviewed by the Planning Commission for consistency between the district development plan and development plan review.

Figure 1: Lent Ranch SPA Land Use Exhibit



The Lent Ranch SPA Conditions of Approval provide a variety of conditions that must be complied with prior to development within this area (Attachment A). Several of the conditions work together to provide a construction timeframe for the commercial projects in the SPA. Condition G7 indicates that the first phase of development would consist of the regional mall, requiring rough grading of the mall site before grading of other commercial properties, and completion of at least one mall anchor foundation before release of building permits for other commercial properties. The Elk Grove Promenade mall is currently under construction and is anticipated to be completed in 2009. Reconstruction activities of the Grant Line/99 Interchange began in late 2006 and are expected to be completed mid-summer 2008. It is anticipated that

construction at the Promenade Square project will be able to proceed at the Applicant's discretion and will not be impacted by the timing restrictions.

In addition to approval of the Lent Ranch SPA, the City Council approved a Development Agreement in 2001 between the City and the owners of properties within the boundaries of the SPA. This Development Agreement (DA) provides additional guidance for development within the SPA including construction timing requirements, requirements for Development Plan Review approvals, and conditions under which the DA was acceptable to all parties.

Analysis

Since October 2005, staff has worked with the applicant to evaluate the Promenade Square District Development Plan and Development Plan Review for the proposed hotel and medical office buildings. As required by Tables 5-1 and 5-2 of the Lent Ranch SPA, the following exhibits have been provided by the applicant for review:

District Development Plan

- Site Plan
- Landscape Plan
- Conceptual Architecture
- Sign Program
- Site Amenities Plan
- Grading and Drainage Plan
- Conceptual Lighting Plan

Development Plan Review

- Architectural Renderings, Color, & Materials
- Hotel Site Landscape Plan

Many of the items within Tables 5-1 and 5-2 include overlapping requirements. Duplicative materials were determined to be unnecessary given the status of development of the plans for Promenade Square. All project exhibits work together to create a cohesive district plan as well as provide adequate detail to allow for Development Plan Review of both the proposed hotel building and the proposed medical office building.

General Plan Consistency

The proposed Promenade Square project has been reviewed for consistency with all applicable General Plan goals and policies. The General Plan encourages land use patterns that enhance community character, provide employment and shopping opportunities to serve residents and the region, and which provide for the use of transit. The proposed Promenade Square project is planned in a cohesive, high quality manner and is anticipated to provide both employment and shopping opportunities for local residents and the region as encouraged by the Land Use and Economic Elements of the General Plan. The General Plan identified the Lent Ranch SPA as a large future area of commercial development. As encouraged in the Circulation Element, the project site plan accommodates different modes of travel including vehicular, pedestrian, and bicycle travel as well as transit services. The project has been designed to provide small public plazas to provide community gathering spots such as is indicated in the Open Space Element. The project will not adversely affect resources that the General Plan indicates should be conserved.

The *Lent Ranch SPA Consistency*

The table below provides a summary of the proposed Elk Grove Promenade Project and its consistency with the requirements of the Lent Ranch SPA. An analysis of the project in relation to the Lent Ranch Development Agreement follows.

**Promenade Square
 Consistency with the Lent Ranch SPA**

Section	Proposed Promenade Square	Consistent?	
Lent Ranch Special Planning Area			
1.3	Goals and Objectives (excerpt): <ul style="list-style-type: none"> • Commercial of adequate size and land use mix to maximize opportunities • Reduce overall miles traveled by residents • High quality commercial that creates a sense of place and social interaction • Safe and entertaining gathering space for residents • Visually pleasing urban project, enhanced aesthetic and visual quality • Orderly development • Expanded economic base • Provide employment opportunities for City residents. 	This proposed project within the office/entertainment district of the SPA is designed to provide a safe gathering space for workers at the site as well as other City residents. In addition to high quality retail buildings, the Promenade Square project will provide an additional medical office facility and a new hotel, providing the City with new economic and employment opportunity. The proposed project is expected to create a unique aesthetic experience through the use of high quality architecture, materials, and landscaping.	YES
3.2	Office/Entertainment Description <ul style="list-style-type: none"> • Intent – provide opportunities for offices, theaters, restaurants, entertainment-oriented retail uses such as bookstores, video stores, and health clubs. • Uses envisioned include entertainment uses, offices, research and development facilities, conference and convention centers, skating rinks, bowling lanes, sporting venues, restaurants, schools, public facilities, and financial institutions. 	As proposed, the Promenade Square project will provide approximately 330,000 square feet of retail, hotel, and medical office uses within the 29 acre SPA District. Potential future uses within the site are established within Section 4 of the Lent Ranch SPA and could include retail, restaurants, as well as other office buildings.	YES
3.3 – 3.9	These sections of the SPA discuss vehicle, pedestrian, bicycle, circulation, open public spaces, utilities, public services, financing,	Land owners of property within the SPA and signatories to the Lent Ranch Development Agreement are providing improvements to	YES

	Section	Proposed Promenade Square	Consistent?
	and project timing on a SPA wide level.	roadways and other infrastructure required as required by the Lent Ranch SPA. All infrastructure will be constructed to the satisfaction of all responsible agencies.	
4.3	This section of the SPA provides permitted use information specific to the Office/Entertainment	The applicant is aware of the permitted uses section. Specific tenants, other than those discussed within this report, are not being reviewed at this time. Tenants will be evaluated for compliance with this section with review of building permits for tenant improvements.	YES
5.1.2-5.1.3	This section of the SPA provides the process of review for the District Development Plans (DDP) and Development Plan Review	The process of review for this project is consistent with the SPA.	YES
8	This section of the SPA provides setbacks specific to projects within the SPA.	The proposed project is designed to meet the required setbacks established by the SPA.	YES
9	This section of the SPA establishes height restrictions for buildings within the Office/Entertainment District of the SPA.	As described in detail below, the proposed project meets the SPA established height restrictions	YES
10	This section of the SPA provides design standards for the roadways serving Lent Ranch.	The Lent Ranch major roads have been previously approved and are designed consistent with this section of the SPA to the satisfaction of Public Works.	YES
11.5	This section of the SPA establishes the general landscape concepts for the Lent Ranch area. Landscaping specific to the Office/Entertainment is included in Section 11.5	The project incorporates landscaping throughout the site including through the center, within pedestrian pathways through the parking fields. The landscape plans incorporate some of the plant species listed within this section of the SPA.	YES
11.7	This section of the SPA establishes landscaping standards specific to parking areas.	The preliminary landscape plans for the project indicate varied tree and plant species plantings throughout the parking areas. Evergreen species will be provided and planters include drought tolerant species. Landscape islands are provided for every 20 parking spaces onsite. Overall, 5% of the parking lot is landscaped.	YES

Section		Proposed Promenade Square	Consistent?
12.1	This section of the SPA establishes parking ratios for the commercial uses, medical office uses, and hotels.	As described in detail below, the proposed project meets the SPA established parking ratios.	YES
13	This section of the SPA establishes maximum floor area ratios for office and commercial uses. FAR for office buildings is a maximum of 0.6 of the total lot area. FAR for commercial is a maximum of 0.3 of the total lot area.	The proposed Promenade Square has an overall floor area ratio of 0.26, consistent with the SPA standards.	YES

Lent Ranch Development Agreement Consistency

In general, the Lent Ranch Development Agreement (DA) reiterates the City's expectation of development within the SPA and vests the developer's rights to develop commercial projects in an orderly manner consistent with the SPA.

Section 13 of the DA establishes timing restrictions for development, emphasizing the Regional Mall as the first project to develop in the SPA by requiring rough grading of the Regional Mall before grading of the other Districts. Completion of the foundation for one anchor store at the mall is also required prior to issuance of building permits for other buildings within other Districts of the SPA. As indicated above, the Elk Grove Promenade mall is currently under construction and as such, it is anticipated that the Promenade Square project will be able to proceed upon completion of the plan review process at the Applicant's discretion.

Section 14, Condition to this Agreement, establishes 10 conditions under which development within the Lent Ranch SPA can proceed. The table below includes these conditions and the status of compliance for the Promenade Square project.

**Lent Ranch Development Agreement
 Section 14. Conditions to this Agreement**

Condition		Status of Compliance
a.	The development of the Project shall be in accordance with and governed by the Project Approvals and this Agreement, as well as the Agreement for Indemnification Between the City of Elk Grove and M&H Realty Partners III L.P. and the Agreement for Advance of Funds Between the City of Elk Grove and M&H Realty Partners III L.P.	Yes.
b.	Development of the Project shall be subject to all of the Conditions of Approval attached hereto as Exhibit "D."	Yes, conditions of approval have been proposed for this project that incorporates all provisions appropriately timed to future stages of project processing.

	Condition	Status of Compliance
c.	<p>Within eighteen (18) months following commencement of construction of the Grant Line Road/SR 99 Interchange, Mall Developer shall make good faith efforts in a commercially reasonable manner to submit to the City for consideration and approval a complete application, as determined by the City, for a District Development Plan for the Regional Mall portion of the Project as required in Section 5.1.2 of the SPA and the City's general application submittal requirements in effect at the time of submittal.</p>	<p>Not applicable to this project approval.</p>
d.	<p>Prior to City approval of the first District Development Plan for the Project, Developers shall submit to the City for consideration and approval a Detailed Finance Implementation Plan as required by the Conditions of Approval attached to this Agreement as Exhibit "D." Determination of the completeness and adequacy of such submittal shall be made by the City in the City's sole discretion. Such a Detailed Finance Implementation Plan shall include provision for Developers to be reimbursed from fees paid by other property owners or entities for costs advanced by Developers in excess of Developers' fair share of the cost of public infrastructure to the Project. However, in no event and under no circumstances shall the City be responsible or obligated in any way to reimburse the Developers, any other property owners or other entities for the cost of such public infrastructure from any source other than from fees collected from other, benefiting property owners or entities or money or funds received from any state or federal entities for the public infrastructure. If requested to do so, City shall use best efforts to facilitate the formation of a Community Facilities District (Mello-Roos) or other financing or assessment district on all or a portion of the Property to assist in financing public infrastructure.</p>	<p>Complete. A Finance Agreement between the City and the Mall Developer was approved by the City Council in November 2007, which satisfies the requirement of this condition for all properties within the Lent Ranch SPA.</p>
e.	<p>Within twenty-four (24) months following approval by the City of the District Development Plan for the Regional Mall, Mall Developer shall make good faith efforts in a commercially reasonable manner to provide the City with (i) copies of grant deeds, (ii) copies of board of directors' resolutions announcing their companies' opening of at least three Anchor Stores, (iii) evidence of commencement of construction of at least three Anchor Stores, or (iv) any combination of the documents or evidence referenced in subsections (i), (ii) or (iii).</p>	<p>Not applicable to this project approval.</p>
f.	<p>The City will convey the existing West Stockton Boulevard and Kammerer Road rights-of-way within the Project Site boundary to Developers at no cost in exchange for Developers' grant of new rights-of-way for West Stockton Boulevard and Kammerer Road.</p>	<p>Not applicable to this project approval.</p>

Condition	Status of Compliance
<p>g. Prior to improvement plan approval or building permit issuance, whichever occurs first, Developers shall pay to City a fee in the amount of \$1,700 per acre or portion of an acre developed. This fee includes \$750 per acre for Swainson's Hawk mitigation and \$950 per acre for loss of agricultural land, open space, greenbelts and other habitat. Developers shall pay any subsequently-approved increase in this fee, or an adjustment based on the Engineering News Record Index, whichever is less. Subsequent increases or adjustments to fees shall not apply to fees previously paid by Developers for all or a portion of the Property.</p> <p>Funds so collected shall be expended to purchase conservation easements or similar instruments or for the acquisition of land (within the City of Elk Grove or its proposed sphere of influence, as requested in October 2000) as usable open space, greenbelts, valuable habitat and/or agricultural land preservation.</p> <p>This fee shall satisfy the obligation of the Project to contribute toward the preservation or acquisition of open space, greenbelts, habitat and/or agricultural land, and the Project shall not be subject to any future-adopted City-wide mitigation fee or other program for the preservation of open space, greenbelts, animal and plant species or habitat and/or agricultural land, or such fees or programs that serve a similar or related purpose or objective.</p>	<p>Yes, the Applicant satisfied the Swainson's Hawk mitigation component of this condition by paying fees in July 2005. A conservation easement was recorded in March 2006 to satisfy the agricultural mitigation component of this condition.</p>
<p>h. In addition to the requirement of Project Conditions of Approval PS1, Mall Developer's management and security shall meet with the Sheriff's Department and the Elk Grove Police Department prior to opening to the public to coordinate efforts in addressing anticipated law enforcement problems.</p>	<p>Not applicable to this project approval.</p>
<p>i. The City agrees that the Project shall develop at least 180, but no more than 280, units of multi-family housing. Some of this multi-family housing shall be affordable. The precise percentage of the multi-family housing that will be required to be affordable shall be specified in the District Development Plan for District H.</p>	<p>Not applicable to this project approval.</p>
<p>j. Developers (including for the purposes of this section, Mall Developer) shall endeavor in good faith to hire, or endeavor in good faith to cause to be hired, from the Standard Metropolitan Statistical Area in which the Project is located, qualified labor and companies in the construction of the Project. This requirement shall be monitored annually as a part of the annual review of this Agreement, pursuant to paragraph 18 herein and Government Code section 65865.1</p>	<p>Compliance will occur throughout the life of the project.</p>

District Development Plan

Per Section 5 of the Lent Ranch Special Planning Area (SPA), each district is required to obtain approval of a District Development Plan as the Stage 2 entitlement for projects within the SPA. 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. The Promenade Square project encompasses SPA Lot E, an Office and Entertainment District as shown in Figure 1 above. This district is intended to provide retail opportunities in addition to office and entertainment uses.

Site Plan

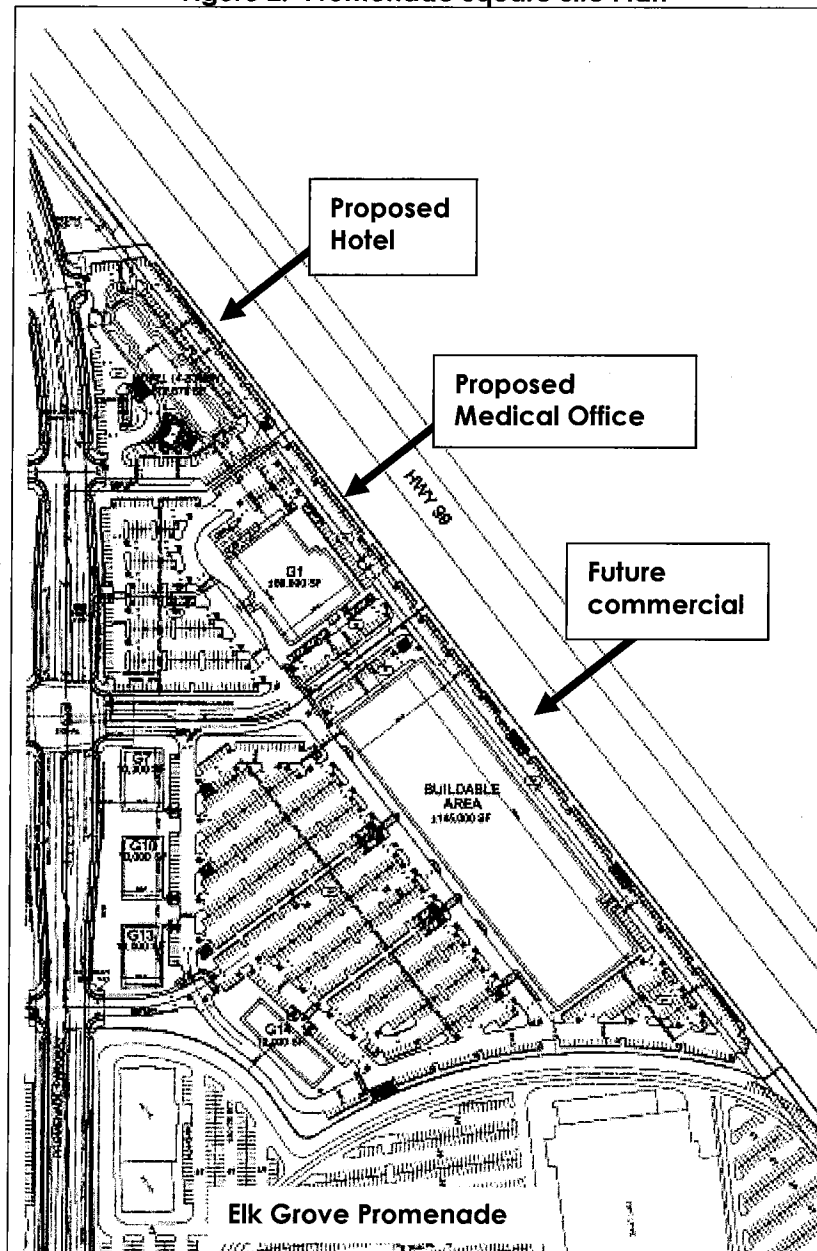
The project site is located immediately north of the Elk Grove Promenade mall, on the western side of State Route 99 and eastern side of future Promenade Parkway. As proposed in the site plan below, the main buildings within Promenade Square are oriented towards Promenade Parkway, either near the freeway or near the street frontage. The site plan incorporates approximately 187,000 square feet of commercial development, divided into five building envelopes immediately north of the mall. Specific buildings are not proposed for these areas at this time. Buildings identified north of the future commercial areas include a 69,000 square foot medical office building as well as a four-story, 118 room hotel. A landscaped parcel which will contain a freeway monument sign for the project is located immediately north of the proposed hotel. The project has been conditioned to ensure this parcel remains landscaped and maintained in perpetuity.

Development standards established by the SPA for the District include building setbacks, height limits, and parking ratios. Proposed buildings within the Promenade Square have been located consistent with the front and side street setback requirements. Building heights within this District are limited to 40 feet for hotel and office buildings, unless an additional foot of setback is provided for every foot over 40 feet in height. The proposed hotel, which is located closest to the right-of-way, is approximately 59 feet in height and is located 71 feet from Promenade Parkway. The proposed medical office building is consistent with this standard. Future buildings within the District will be analyzed for consistency with this provision of the SPA.

Per the Lent Ranch SPA, parking within this District is required to be provided at a ratio of 5 spaces per 1,000 square feet of commercial building and medical office building. Additionally, 1 space per guest room is required for the proposed hotel. As proposed, the site plan will accommodate 1,464 parking spaces, which exceeds the minimum required parking by 66 spaces.

The site plan provides two vehicular access points from Promenade Parkway into the commercial and medical office building portion of the District. Additionally, two access points into the hotel are provided. Vehicular cross access is not provided between these two areas. Pedestrian access is provided within the landscape corridors on Promenade Parkway, connecting through the parking fields to the building, via several landscaped pathways that are unimpeded by vehicular traffic. A landscaped pedestrian pathway is provided along the shared boundary with the mall.

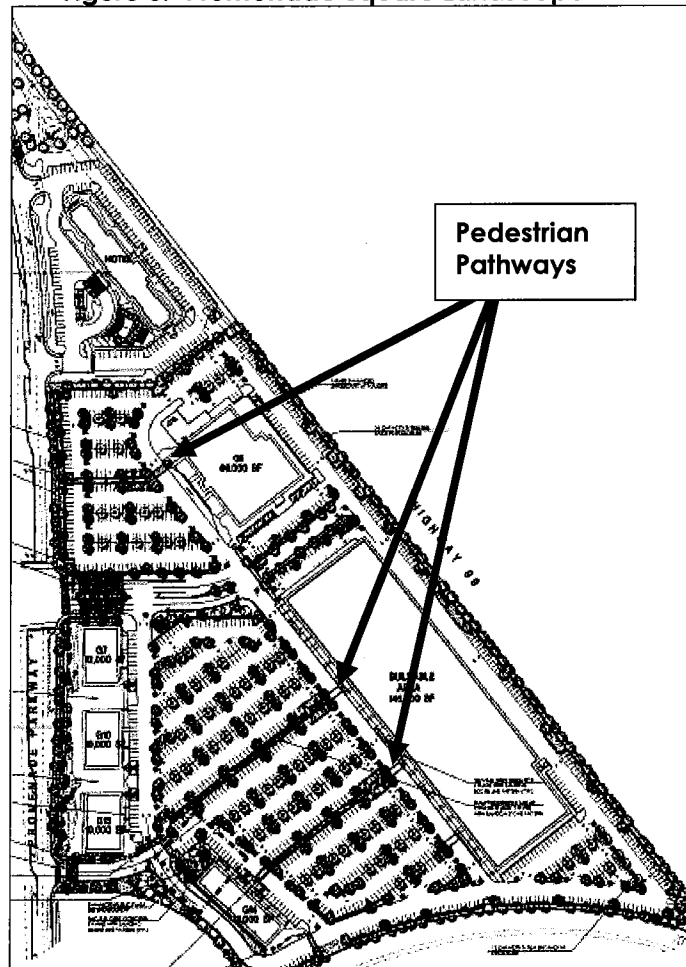
Figure 2: Promenade Square Site Plan



Landscape Plan

The conceptual landscape plans provide planting and hardscape details to be incorporated through the Promenade Square project. As described above, landscaped pedestrian pathways are provided through the parking fields in order to accommodate safe pedestrian passage through the project site. The project will incorporate three enhanced public plazas, located near the future retail buildings, to provide gathering spots for customers of the center. The landscape plan is consistent with the standards of the SPA including parking lot shading, landscaped islands for every 20 parking spaces and an overall landscaping of parking areas of 5 percent. Full landscape plans for the project are included in Attachment B. A portion of these plans is shown in the figure below.

Figure 3: Promenade Square Landscape Plan

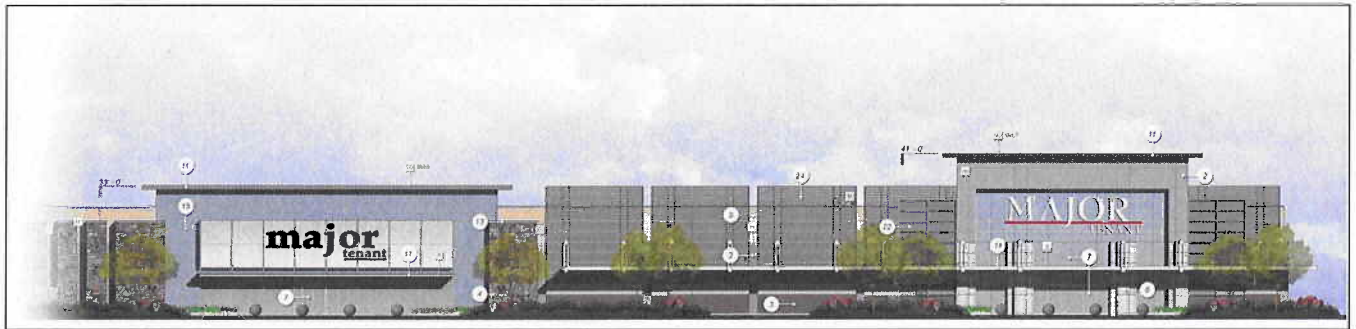


Conceptual Architecture

The architectural style for the overall Promenade Square District is generally contemporary in nature, relying on the use of a variety of materials and colors to maintain visual interest. The design scheme utilizes mainly linear design features such as columns and awnings as well as varying building planes to invoke the desired design style. Materials to be used for the buildings include concrete panels, stone veneer, utilized as both wainscot and pillar features between tenant entries, tile, and wood panel features. The materials and color palette are intended to compliment without mimicking the design style of the adjacent mall. Particularly the future retail buildings within Promenade Square will provide a transition from the contemporary design of the mall, north towards to proposed hotel, which is proposed to be designed in a more traditional manner with small contemporary design features. A series of linear awnings will be used to provide shaded entry statements and walkways for pedestrian between individual tenants within the future retail portion of the project.

The conceptual architecture seen in Figure 4 below provides a design basis for the proposed hotel and proposed medical office buildings. Future retail buildings will be reviewed through the Development Plan Review entitlement process for consistency with the conceptual architecture seen below.

Figure 4: Conceptual Architecture



Sign Program

The sign program included in Attachment B will be relied upon for other projects within the SPA to be developed by the Applicant in the future. Proposed signage specific to the Promenade Square project is clearly identified on Exhibit A of the sign program and includes monument signs visible from the freeway and from Promenade Parkway and directional signage for vehicles. Standards for building-mounted signage are also divided into four sign categories for the building attached signs; anchor, major, mid size, and multi-shop in line. As proposed, the Sign Program would allow for each tenant to have one sign per elevation. All signs cannot exceed 80% of the area on tenant frontages. The maximum area is 2 square feet of sign area per lineal feet of tenant building frontage.

The sign program allows for eight monument signs; one along the freeway north of the property, one at the each entrance off of Promenade Parkway and one freestanding sign for each single tenant on Promenade Parkway. The design of the monument sign is the same for all entrances. The monument signs are two-sided, all aluminum construction with stone veneer base to match the building design. There is a variety of sizes of the monument signs. For instance, multi-tenant monument signs are designed to accommodate approximately 160 square feet of the total sign area. A single tenant monument sign is designed to accommodate approximately 32 square feet of the sign area. The freeway monument sign will be located within the landscaped parcel north of the future hotel. As proposed, the sign will have a total height of 25 feet and will accommodate a project logo and tenant identification for a limited number of tenants. The monument sign is designed to be compatible with the proposed hotel given the proximity of the two structures. The sign program will serve to provide a cohesive approach to signage throughout the Promenade Square project, further enhancing the overall design of the center.

Site Amenities Plan

In addition to building materials data, the Site Amenities package in Attachment B provides site furniture, bicycle racks, planters, and other ornamental materials to be incorporated into the proposed project. As identified above, the project has been designed to provide multiple public plazas, in which, the site amenities will be incorporated. These items have also been to further enhance the overall design of the project.

Development Plan Review

Per Section 5 of the Lent Ranch SPA, following approval of the District Development Plan, buildings within each district are required to obtain approval of a Development Plan Review as the third stage of entitlements. The SPA establishes the Planning Commission as the reviewing authority of project reviews projects that are 25,001 square feet and greater within the district. For these entitlements only, consistent with the City's policy to process all entitlement requests to the highest authority required, the City Council will review the proposed hotel and medical office building identified within the Promenade Square project. Development Plan Review for future buildings will be reviewed by the authority established in the SPA based on square footage.

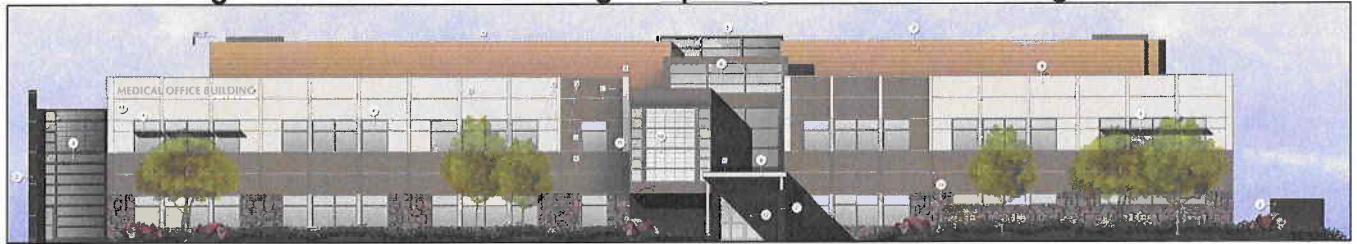
In addition to the exhibits provided above, architectural renderings for the proposed hotel and medical office buildings are provided in Figures 5 and 6 below. As seen below, the proposed buildings are designed in a similar contemporary manner as the conceptual architecture of the Promenade Square District. The hotel building incorporates differing design features by utilizing some curved features and landscaped features specific to the hotel development. The medical office building is intended to provide the design connection between the more linear features of the retail building and the more traditional features of the proposed hotel. Both buildings have been designed to incorporate similar materials such as the stone veneer as well as a similar color palette.

As proposed, the hotel building is a four-story, 58 foot tall building that will provide 118 guest rooms, onsite pool and spa, landscaping, and parking. The medical office building is a two-story building, encompassing approximately 69,000 square feet. Both buildings have been designed to provide visual interest on all four sides, including those elevations visible to the freeway.

Figure 5: Architectural Rendering – Proposed Hotel



Figure 6: Architectural Rendering – Proposed Medical Office Building



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 Promenade Square District Development Plan and Development Plan Review for a proposed hotel and medical office building within the District is consistent with both the General Plan and 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.

Letters from Commenting Agencies

This project was routed to the following City, County, and State agencies:

Elk Grove Building - <i>attached</i>	Drainage - <i>attached</i>
City Attorney - <i>no comment</i>	CCSD Fire Department - <i>attached</i>
Comm. Enhancement - <i>attached</i>	CRWQCB - <i>attached</i>
Finance - <i>no comment</i>	CalTrans - <i>attached</i>
Police Department - <i>no comment</i>	PG&E - <i>no response</i>
E-Tran - <i>no response</i>	SBC - <i>no response</i>
Sanitation District - <i>attached</i>	Frontier - <i>no response</i>
Water Supply - <i>no response</i>	SMAQMD - <i>attached</i>
Landscape - <i>attached</i>	SMUD - <i>no response</i>
Public Works - <i>attached</i>	Trails Committee - <i>attached</i>

Upon submission, the Promenade Square project was routed to several responsible agencies including all appropriate City departments, County service providers, and state agencies as applicable. Comments from these agencies are included in Attachment C. Most responding agencies provided comments on the project that have been incorporated into the project's Conditions of Approval in Attachment A. Additionally, the project is required to comply with the Lent Ranch SPA conditions and the Lent Ranch Mitigation Monitoring and Reporting Program, to ensure that the project is consistent with all City policies and development standards.

Similar to their comments on the Elk Grove Promenade project, the Trails Committee provided comments to the applicant requesting off street access to the mall property through continuous trail passages that are unimpeded by vehicular traffic. Additionally, a request for grade

separated crossings (i.e. tunnel under Promenade Parkway) was included in the Committee's request.

As indicated above, the Lent Ranch Development Agreement clarifies the City's intent regarding projects within the SPA area as well as provides assurance to future applicants regarding the standards of development against which their projects would be analyzed. In this case, the Lent Ranch SPA development standards were those in place in 2001 when the SPA and Development Agreement were adopted. While the project is not required to be consistent with the City's existing Trails Master Plan, following receipt of the Trails Committee's comments, the applicant revised the site plan to include three delineated pedestrian pathways through the parking areas to address some of the Committee's concerns. The City's adopted Bicycle and Pedestrian Master Plan identifies an existing bike lane in the project area, which has been accommodated in the design of Promenade Parkway as well as the other roadways in the Lent Ranch SPA. Construction of these roadways is underway, prohibiting grade separated connections from being accommodated without construction delays. While no specific development has been approved within the area west of the site and south of Laguna Ridge, it is intended for the Southeast Area Specific Plan and the Southpointe Policy Area to provide a trail system that would connect to the pedestrian corridors and on-street bike lanes that will be provided within the Lent Ranch SPA area. The City's adopted master plans indicate that a transition to an on-street system would occur as trails reach the Lent Ranch SPA area.

The Trails Committee also requested strategically located bicycle parking areas that are well lighted and visible to security personnel. A condition of approval is included in Attachment A requiring adequate bicycle parking to be located in well illuminated, highly visible locations throughout the project. Exact locations of bike lockers will be reviewed for consistency with this condition of approval during the improvement Plan process.

Both Planning Commission and City Council direction on these requests was provided previously with the Elk Grove Promenade entitlements, resulting in the on-street bike lanes and pedestrian corridors under construction today. Altering the overall SPA direction at this time would result in additional costs and delays to construction. However, the Planning Commission should consider the Trails Committee's comments specific to the Promenade Square site plan and provide direction regarding any additional bicycle and/or pedestrian features to be incorporated into the project as deemed appropriate.

Summary

The Promenade Square project is allowed by right and is consistent with the Lent Ranch Special Planning Area and associated Development Agreement. The District Development Plan included in this request establishes a site plan, landscape plan, sign program, and other standards for development within this Office/Entertainment District of the SPA. The project also includes Development Plan Review for a proposed hotel and medical office building within the District. These proposed buildings are consistent with the overall site plan and design standards of the Promenade Square.

The Promenade Square District will also accommodate approximately 187,000 square feet of future commercial buildings, creating a complimentary transition between this project and the Elk Grove Promenade mall. Future buildings will be subject to Development Plan Review for consistency with the conceptual architecture included within this project.

Recommended Motion

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

"I move that the Planning Commission recommend the City Council approve the District Development Plan and Development Plan Review for the Promenade Square (EG-05-940) subject to the findings contained in the April 17, 2008 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 Promenade Square District Development Plan and Development Plan Review for a proposed hotel and medical office building within the District is consistent with both the General Plan and 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.

District Development Plan

Finding: The Promenade Square District Development Plan is consistent with the Lent Ranch Marketplace SPA and establishes the design and development standards for the Office/Entertainment land use district.

Evidence: The District Development Plan for Promenade Square includes a conceptual site plan, conceptual architecture, landscaping, sign program, conceptual amenities and pedestrian connectivity for the project. These guidelines and standards will provide the framework for future development plan review entitlement requests for buildings within the Promenade Square district.

Development Plan Review

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

Evidence: The site plan is consistent with the Lent Ranch special planning area and the Promenade Square District Development Plan. The layout of the buildings accommodates pedestrian connectivity between the parking areas and the buildings and provides architectural interest on all four sides of the proposed buildings.

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 buildings are consistent with the Promenade Square project. Connectivity between individual buildings and parking area is achieved through landscaped pedestrian pathways and sidewalks along the front building elevations. The Promenade Square project has been designed to complement the adjacent Elk Grove Promenade mall and other future commercial and multi-family developments within the SPA. 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 site is located north of the Elk Grove Promenade along State Route 99. Buildings are proposed to be located throughout the site, both adjacent to Promenade Parkway and State Route 99. Development standards such as building setbacks and parking space requirements have been met within the proposed site plan. The proposed hotel and medical office buildings in addition to future retail buildings are appropriately sized to the Promenade Square project site. 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 Promenade Square project complies with the applicable development standards within the Lent Ranch Special Planning Area and Zoning Code. Allowable uses for the district are identified within the Lent Ranch SPA for the Office and Entertainment District. The uses proposed at this time, hotel and medical office building, are allowed by right within the District.

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 Promenade Square District establishes the design standards for the proposed hotel and medical office building. The project is cohesively designed internally as well as in relation to the Elk Grove Promenade mall.

Attachments:

- A. Promenade Square District Development Plan and Development Plan Review Conditions of Approval, Lent Ranch Special Planning Area Conditions of Approval
- B. Project Exhibits
- C. Letters from Commenting Agencies