

RESOLUTION NO. 2017-020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING THE REVISIONS TO THE CIVIC CENTER SOUTH PROPERTY DISTRICT DEVELOPMENT PLAN AND APPROVAL OF THE COMMUNITY CENTER MAJOR DESIGN REVIEW EXEMPT FROM FURTHER CEQA REVIEW PURSUANT TO STATE CEQA GUIDELINES SECTION 15162; AND APPROVING THE MODIFICATIONS TO THE CIVIC CENTER SOUTH PROPERTY DISTRICT DEVELOPMENT PLAN; AND APPROVING A CAPITAL IMPROVEMENT PROGRAM DESIGN REVIEW FOR MAJOR DESIGN REVIEW FOR THE CIVIC CENTER SOUTH PROPERTY AND COMMUNITY CENTER PROJECT

**PROJECT NO. EG-13-003B
9711 BIG HORN BOULEVARD
132-1990-011, -012, -017, -018, -019, -020, & -021**

WHEREAS, in June 2004, the City Council adopted the Laguna Ridge Specific Plan, which included the designation of land for a future Civic Center; and

WHEREAS, in 2006, the City accepted the Civic Center property from Reynen & Bardis (Laguna Ridge); and

WHEREAS, the City conducted various analysis and studies identifying potential future uses for the Civic Center property based upon market demand and resident needs; and

WHEREAS, on January 13, 2016, the City Council directed staff to prepare a master plan for the Civic Center South Property and complete construction plans for Phase 1 improvements; and

WHEREAS, buildout of the Civic Center South Property was directed by the City Council to include a Veterans Hall, Aquatic Center, Senior Center/Community Center, Library, Transit Center, Children's Discovery Museum, and Nature Center; and

WHEREAS, Phase 1 improvements were directed by the City Council to include the Veterans Hall, Aquatic Center, Senior Center/Community Center, portions of the Transit Center, and other common area landscape, plaza, and parking components; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 132-1990-011, -012, -017, -018, -019, -020, & -021; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, on September 10, 2014, the City Council certified a Subsequent Environmental Impact Report (SEIR) for the Civic Center Aquatics Complex Project, which was proposed for the same site as this Project; and

WHEREAS, on July 13, 2016, the City Council approved a District Development Plan for the Civic Center South Property Project (EG-13-003A), which provided for an overall site plan, landscaping, pedestrian improvements, building architecture design parameters, and other features that are common across the site; and

WHEREAS, in approving the District Development Plan for the Civic Center South Property Project, the City Council approved an Addendum to the SEIR;

WHEREAS, the Community Center Building (the "Project") is the next phase of the Civic Center South Property; and

WHEREAS, the Development Services Department considered the Project request pursuant to the General Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code), Laguna Ridge Specific Plan, Civic Center Design Guidelines, Civic Center South Property District Development Plan, and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on January 10, 2017, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting and voted 3-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on January 25, 2017, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Section 15162 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15162.

Evidence: A Programmatic Environmental Impact Report (EIR) was prepared and certified for the Laguna Ridge Specific Plan in 2004 and a Subsequent EIR (SEIR) was prepared and certified for the Civic Center Aquatics Complex in 2014. An Addendum to the SEIR, pursuant to Section 15164 of the State CEQA Guidelines, was adopted by the City Council in July 2016. The Addendum specifically identified development of the Community Center Project (as well as the Veterans Hall) as part of the Civic Center South Property. As documented in the Addendum, the Project does not present any new or worse impacts than those previously analyzed in the 2014 SEIR.

Pursuant to State CEQA Guidelines Section 15162, no changes have occurred with respect to the circumstances under which the project was undertaken, and no new information of substantial importance has become known. Therefore, no subsequent environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council hereby adopts the proposed amendment to the Civic Center South Property District Development Plan, as described in Exhibits A and B, and adopt the proposed modifications to the conditions of approval, as provided in Exhibit C, (incorporated herein by this reference), based upon the following findings.

District Development Plan

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, special planning area provisions, Citywide and/or other applicable design guidelines, and improvement standards adopted by the City.

Evidence: The proposed amendments continue to be consistent with the Civic Center Design Guidelines. Specifically, modified design continues to utilize a circulation pattern that eliminates auto-pedestrian conflicts, minimizes the number of driveways from the public street, utilizes a landscaping scheme that is consistent with City standards for parking lot shading and screening requirements, incorporates landmark building features and forms, and utilizes appropriate building materials and colors.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The overall site design, architecture, and landscaping scheme for the Project continues to be integrated and consistent. The integration of the Veterans Hall function into the Community Center building will provide for a more efficient use of space and the replacement of the Veterans Hall building with the park area will create an additional, functional, outdoor space within the overall Civic Center and will be a benefit as an additional recreation space for the neighboring residents. The site, and specifically the Community Center building, will provide a gathering space for area residents within the surrounding neighborhood for community meetings, civic events, and similar activities that occur within community parks. The design of the Project will enhance the character of the surrounding community by implementing the concept and vision for the Civic Center as articulated in the Laguna Ridge Specific Plan and the Civic Center Design Guidelines.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: No changes are proposed to the pallet of architectural style, materials, and colors. The proposed architecture continues to incorporate materials specifically allowed in the Civic Center Design Guidelines. The Project pallet includes a variety of earth-toned colors that complement the surrounding building and natural environment. The materials envisioned include brick and masonry products, stucco, metal, and durable/high quality synthetic wood products.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: No changes to on-site circulation are proposed. The Project is designed to eliminate auto-pedestrian conflicts through clearly delineated spaces and designed pedestrian paths through the parking areas. Primary access to the site is provided from Big Horn Boulevard. The Civic Center Project will improve the “fourth leg” of the existing traffic signal at Big Horn Boulevard and Denali Circle. Vehicles would then be directed into the primary parking area. A pedestrian plaza is provided from Civic Center Drive south into the Project, fronting the primary entry areas into the facilities. The plaza would feature decorative hardscape, trees, and other landscaping. Bicycle access to the site is provided from both Big Horn Boulevard and Civic Center Drive and would connect with the trails network developed and planned for Laguna Ridge. Bicycle parking would be provided throughout the site.

AND, BE IT FURTHER RESOLVED, that the City Council hereby approves a Uniform Sign Program for the Civic Center South Property as provided in Exhibit D, (incorporated herein by this reference), based upon the following findings.

Uniform Sign Program

Finding: The proposed uniform sign program is consistent with the development standards for a uniform sign program as established in EGMC Title 23 (Zoning Code).

Evidence: The Zoning Code and the conditions of approval for the Civic Center South Property DDP require that a Uniform Sign Program (USP) be prepared for this Project. Pursuant to EGMC Section 23.61.060, the City may erect and display those signs necessary and in furtherance of its governmental functions. Therefore, the form, size, and placement are based on best practices for sign design and compatibility with the surrounding area and its intended functionality..

The proposed USP (Exhibit D) proposes freestanding monument signs at the entrances to the site, building attached signage at the various public building entrances, and on-site wayfinding (e.g., location map) signage at specified locations. The scale and character of the proposed signage is consistent with the scale of the buildings and the architectural pallet for the site. Freestanding signs are proposed to be illuminated with spot up-lighting; building attached signs would be illuminated either internally (as channel letters) or through a halo (as reverse channel letters) depending upon the application of the sign. Therefore, the proposed USP is appropriate for the Project as it is consistent with best practices for sign design and compatibility with the surrounding area and its intended functionality.

AND, BE IT FURTHER RESOLVED, that the City Council hereby approves a CIP Design Review for the Community Center, as described in Exhibit E and illustrated in Exhibit F, subject to the conditions of approval in Exhibit G (all incorporated herein by this reference), based upon the following findings.

CIP Design Review

Finding: The proposed Project is consistent with the Citywide Design Guidelines for non-residential development.

Evidence: The proposed Community Center implements the District Development Plan, including the color pallet and materials range identified as being consistent with the Design Guidelines.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed architecture for the Community Center Project implements the more modern design aesthetic provided in the District Development Plan with a variety of roof heights and “flat roof” design. This style integrates with the natural environment and proposed landscaping and helps to develop and define the plaza/Commons area of the site by framing The Commons vis-à-vis the approved Aquatics Center.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The architecture for the Community Center Project is one-story in nature and reflects the human scale (meaning the buildings are in scale to the human user). The design and quality of the architecture and accompanying materials, their color, and lighting fixtures implement the overall design aesthetic envisioned with the District Development Plan.

Finding: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The site for the Community Center was identified in the District Development Plan. The site plan eliminates auto-pedestrian conflicts through clearly-delineated spaces and designed pedestrian paths through the parking areas.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 25th day of January 2017.



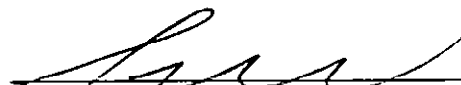
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Civic Center South Property District Development Plan (EG-13-003B)
District Development Plan – Modified Project Description

The Civic Center South Property District Development Plan Project Description is amended as follows (deletions presented in ~~strikeout~~, additions in double underline.)

PROJECT DESCRIPTION
DISTRICT DEVELOPMENT PLAN

The proposed Project, **Civic Center South Property District Development Plan**, involves construction of the following programmatic components as described below and illustrated in the plans and graphics provided as Exhibit B, incorporated herein by this reference. The Project may be constructed in phases as determined by the City.

District Development Plan

The proposed Project consists of approximately 56 acres of land located just south of the intersection of Elk Grove Boulevard and Big Horn Boulevard in the City of Elk Grove. The site is bounded by Big Horn Boulevard to the west, Civic Center Drive to the north, the Allen Ranch subdivision to the east, and Lotz Parkway to the south.

The Project would develop the site with the following specific uses.

Veterans Hall

~~The Veterans Hall will be a gathering space for the community's distinguished military veterans, representing all branches of the armed forces. The facility will be a maximum of 7,800 square feet and will include an approximately 2,500 square foot main hall capable of holding events for up to 200 people. It will also include a full commercial kitchen, a cantina/day room that can seat up to 40 people, office space, a conference room, and a library. Related on-site amenities also include a memorial area including multiple flag displays, a patio, and barbeque area.~~

~~The Veteran's Hall will generally be open 7 days a week from 9 am through 7 pm, but would be open later for special events (e.g., 11 pm).~~

Community Center, with Senior Center and Veterans Hall

The new Community Center will be a shared facility with the Elk Grove Senior Center and Veterans Memorial Hall. The total building size is approximately ~~28,000~~ 30,000 square feet.

A portion of the building (approximately ~~29,000~~ 12,000 square feet) will replace the existing Senior Center facility on the east side of the City. The new facility will include, but is not limited to, the following features:

- Multiple classroom/activity spaces;
- Office and meeting space; and
- A resource room.

The Senior Center will likely be open 7 days a week from 8 am through 5 pm, but could be open later for evening classes and events.

A second portion of the building will be a Veterans Memorial Hall, which will function as a gathering space for the community's distinguished military veterans, representing all branches of the armed forces. It will include a program room with space for approximately 150 people (assembly), administrative office for the various service groups, and storage space.

The balance of the facility will be a Community Center, operated by the City. The primary component of the Community Center is the assembly hall, which will have capacity for seating approximately 500 people (8,000 square foot event space). Events could occur during the day-time hours, but will primarily focus on evening events running as late as midnight.

Aquatics Complex

The planned Aquatics Complex is designed to serve competitive aquatics, instruction, water fitness, and family recreation aquatics. Three bodies of water, each design to specific needs of programs are included. Specifically, the facility includes the following:

- One 50-meter by 25-yard Competition Pool with, potentially, the following dive components:
 - Two 1-meter spring boards, and
 - Two 3-meter spring boards
- One 35-meter by 25-yard teaching and fitness pool.
- One 6,000 square foot Recreational Pool with waterslides, interactive plan, and toddler area.
- Shaded spectator seating around the Competition Pool with seating for 500-1,000 people.
- A 15,000 square foot bathhouse, containing restrooms/locker area, office space, admission management, and concessions.

The Competition Pool would operate year-round Monday through Saturday with anticipated hours of 5:00 a.m. to 9:00 p.m., as well as on Sundays during the months of May through July from 5:00 a.m. to 7:00 p.m. The competition venue would have a capacity of up to 3,000 competitors and spectators over the course of an entire day for a large special event, such as a regional swim meet. Typical operation would be substantially less, with practices that would have fewer than 100 people and smaller competitions with 300 to 1,000 competitors and spectators.

The Recreational Pool would be open May through September from 10 am to 6 pm. The Teaching Pool would operate year round with lessens as early as 9:00 am and as late as 8:00 pm.

Public Library

A new public library of approximately 65,000 square feet is included in the Project. The facility will provide library services for the growing Elk Grove community, augmenting services currently provided at the Elk Grove library on Elk Grove Boulevard and the

Franklin Library in East Franklin. At buildout of the City, the new library could accommodate annual customer levels of 25,000 to 35,000 people. The facility could include, but may not be limited to, the following amenities:

- Community Room
- Reading court/amphitheater
- Technology lab / creation lab
- Teen area/homework center
- Adult area with quiet corners
- Storytelling space for upwards of 50 children
- Outdoor meeting and reading areas
- Book shop
- Café space
- Gallery area for art and historical exhibits
- Performance space (black box theatre) with seating for up to 1,500 patrons.

The facility would be open throughout the week (most likely Tuesday through Saturday, though it could also be open Sunday and Monday), generally opening at 10 am and closing at 8 pm, similar to other facilities in the library system. The gallery area and performance spaces could be open later for special events and shows, as late as 11 pm.

Children's Museum

The Children's Museum, measuring at approximately 25,000 square feet, would provide an interactive learning environment for children of all ages. The facility could include, but may not be limited to, the following components:

- Exhibit space (10,000 to 15,000 square feet)
- Learning space/classrooms for school groups and summer camps
- Event/party space for children's birthdays and other "events for rent"
- Office and storage space
- Discovery theatre space for video and live presentations
- Outdoor demonstration area

Annual attendance is anticipated to be 100,000 visitors, with peak design day attendance of 475-500 per weekend day. The museum would likely operate from 9 am to 8 pm.

Civic Plaza

Located between the Library, Community Center, and Aquatics Center is the Civic Plaza. This space includes a collection of hard (concrete, pavers), and soft (landscaping) scape. This area provides for an outdoor community gathering space, opportunity for public events and exhibits, and completes the site by providing a pleasant outdoor pedestrian experience.

Community Park

The eastern areas of the Project site will be developed with a Community Park. The total size of this area is approximately 10-15 acres. The park could include, but may not be limited to, the following amenities:

- Open grass area
- Tot lot and play structure(s)
- Running track
- Dog park

Portions of the shared property line with the adjoining single-family residential development include open view fencing. This would be retained as part of the Project. Noise generating activities (e.g., tot lot and play structure(s)) would be located a sufficient distance away from the property line to minimize noise impacts on these uses.

Transit Center

Along the Big Horn Boulevard frontage near the intersection with Civic Center Drive, the Project includes the construction of a Transit Center. The Transit Center is envisioned as a transfer location between various City-operated public transit routes and as an origin-destination for the City's commuter bus service to Downtown Sacramento and Rancho Cordova. The Transit Center will include 100 parking stalls for use as a park & ride lot during week days. These parking stalls are included within the total parking provided on-site.

Nature Center

A portion of the Project site is a former wetland. The Project would add community amenities to this area, including a walking trail and interpretative centers. Additionally, an approximately 2,500 square foot building would be constructed, featuring exhibit space and a meeting room for monthly programs. The facility would be open to the public on a regular basis. Both exterior and interior areas of the facility could host special events. Maximum occupancy for a special event is anticipated to be 500 people.

Parking

While the Project includes permanent on-site parking totaling 700± spaces in two lots, additional parking is provided as follows:

- 100± spaces of on-street parking along Civic Center Drive
- 150± spaces at an overflow lot on-site and behind the water treatment plant
- Up to 1,000 spaces of parking in temporary lots at either City-owned property on the north side of Civic Center Drive or other property privately owned at the northeast corner of Civic Center and Big Timber.

Parking Reduction Permit

Pursuant to EGMC Section 23.58.050.1, the City may approve alternative parking requirements from those listed in the Municipal Code upon the submittal of a qualified parking study of substantially similar uses in similar operation and locational conditions.

Based upon the analysis presented in the Technical Memorandum “Civic Center Complex South Property – Parking Evaluation” as completed by Fehr & Peers, the proposed Project has an estimated need for 681 parking spaces. Therefore, the proposed Project includes a Parking Reduction Permit to document the requirement for 681 parking spaces at full buildout and how many are required for each phase of the Project.

Tentative Subdivision Map

The proposed Project also includes the a Tentative Subdivision Map, which would subdivide the existing property into a maximum of eight (8) lots as provided in Exhibit B.

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Exhibit B
Civic Center South Property District Development Plan (EG-13-003A)
District Development Plan – Modified Plans

The site plan for the Civic Center South Property District Development Plan is modified to reflect the attached graphics.

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ELK GROVE CIVIC CENTER MASTER PLAN

GROUP 4 • SWA • WOOD ROGERS • DECEMBER 2016



MASTER PLAN

0 100 200



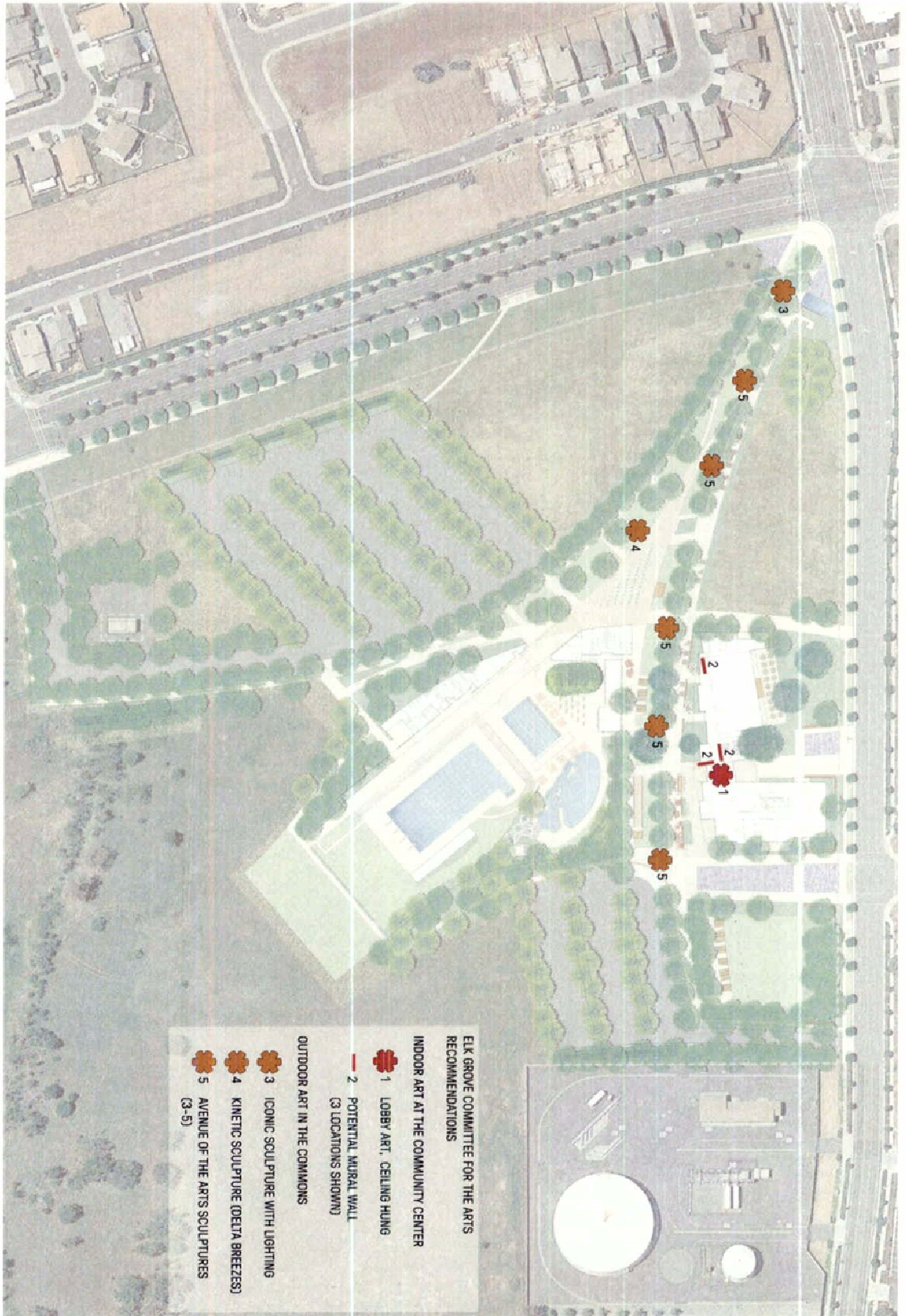
ELK GROVE CIVIC CENTER MASTER PLAN

GROUP 4 • SWA • WOOD RODGERS • DECEMBER 2016



PHASE 1 SITE PLAN

0 50 100



- ELK GROVE COMMITTEE FOR THE ARTS
RECOMMENDATIONS**
- INDOOR ART AT THE COMMUNITY CENTER**
- 1 LOBBY ART, CEILING HUNG
 - 2 POTENTIAL MURAL WALL
(3 LOCATIONS SHOWN)
- OUTDOOR ART IN THE COMMONS**
- 3 ICONIC SCULPTURE WITH LIGHTING
 - 4 KINETIC SCULPTURE (DELTA BREEZES)
 - 5 AVENUE OF THE ARTS SCULPTURES
(3-5)



**Exhibit C
Civic Center South Property District Development Plan (EG-13-003B)
District Development Plan - Modified Conditions of Approval**

Conditions of approval 16 and 28 to the Civic Center South Property District Development Plan are modified as follows (shown in track changes with deletions in strikeout and additions in double underline).

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>
16.	<p>Prior to the approval of the improvement plans, the Applicant shall coordinate with the City's Public Works Department and Transit Division to design and construct bus stops, concrete pads, and bus shelters on both the eastbound and westbound side of Big Horn Drive, as well as along Civic Center Drive <u>as determined necessary by the City</u>. All bus stops/concrete pads/shelters shall be designed to the specifications and satisfaction of the City's Public Works Department.</p> <p>All shelters shall be designed consistent with the overall design scheme for the site as determined by the Development Services Director.</p>	Improvement Plans	Transit Planning
28.	<p>Prior to the approval of site development plans as part of the Design Review entitlement process, the Applicant shall coordinate with the City's Public Works Department and Transit Division to design and construct bus stop, concrete pads, and bus shelters on both the eastbound and westbound side of Big Horn Boulevard between the Senior Center and Veteran Hall entrance on Big Horn Boulevard. The bus stop concrete pad and shelter shall be designed to the specifications and satisfaction of the City's Public Works Department.</p> <p><u>Deleted by Resolution 2017-XX</u></p>	Improvement Plans <u>Deleted</u>	Public Works <u>Deleted</u>

**Exhibit D
Civic Center South Property District Development Plan (EG-13-003B)
Uniform Sign Program**

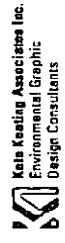
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ATTACHMENT 1



ELK GROVE CIVIC CENTER

Uniform Sign Program
January 19, 2017



ELK GROVE CIVIC CENTER UNIFORM SIGN PROGRAM

The Uniform Sign Program at the Elk Grove Civic Center will create a timeless and appropriate graphic identity for the city of Elk Grove's new 56 acre park. Adaptable to a wide range of applications, the hierarchical sign program will integrate with the architecture, common area, and surrounding park lands, and will assist the residents of Elk Grove, as well as visitors to the site, in cultivating a sense of place. The sign program shall provide information clearly, and only when necessary, to assist with identification and wayfinding throughout the site. The Uniform Sign Program includes sign location plans, sign type hierarchy, signage content, and design.

Sign Typologies:

- Site Identification
- Building Identification
- Campus Map

TYPEFACES

ABCDEFGHIJKLMN O PQRSTU VWXYZ &
abcdefghijklmnopqrstuvwxyz 0123456789

Avenir Next Condensed Medium

GRAPHIC STANDARDS
TYPEFACES, SYMBOLS, MATERIALS

Typefaces

The primary typeface is Avenir Next Condensed, a sans serif typeface designed to be highly legible, and will assist the City of Elk Grove's Community Center establish an identity and sense of place within the community.

Colors and Materials

The colors and materials found in the Uniform Sign Program are appropriate in natural park settings and are harmonious with the architectural palette(s) found in the Elk Grove Civic Center.

Symbols

City of Elk Grove Logo

COLOR AND MATERIAL SCHEDULE

M1 - Center (Aluminum, Steel) painted to match Alcahuel Interpon 200 Earth

WP - Wood panel to match Community Center wood panel

C1 - White paint to match Community Center White

C2 - Grey paint to match Community Center grey

C3 - White paint to match Aquatics Center white

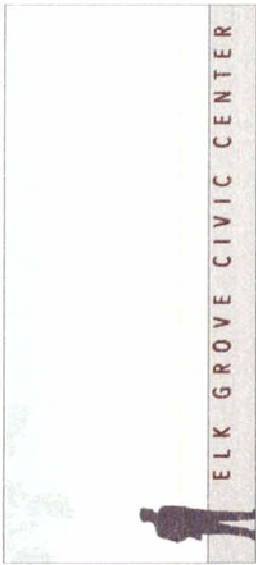
SYMBOLS



SITE TYPE OVERVIEW

SITE STORAGE

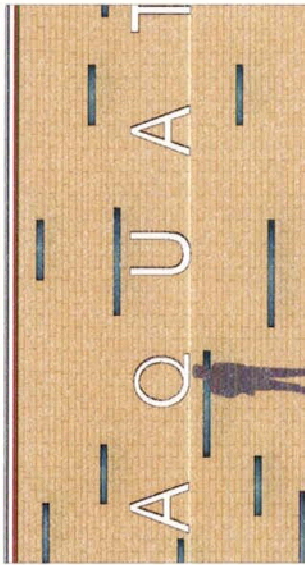
- A1. Primary Site Identification
- A2. Secondary Site Identification
- B1. Primary Building Identification
- B2. Secondary Building Identification
- B3. Building Address
- C. Campus Map



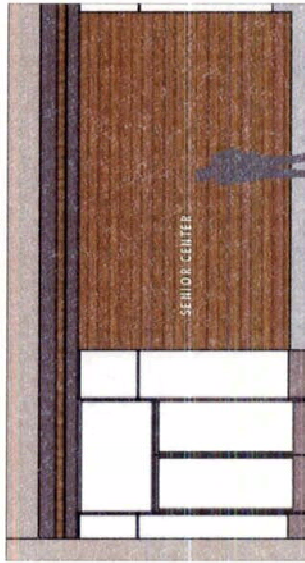
A1



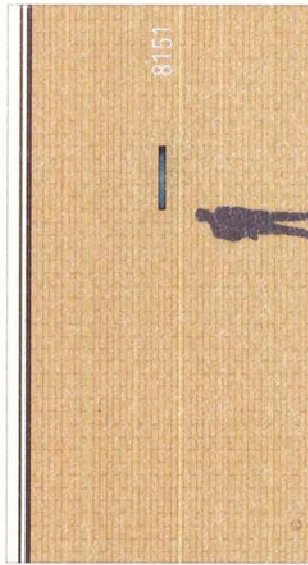
A2



B1



B2



B3



C

ELK GROVE CIVIC CENTER
SIGN LOCATION PLAN



- 001: Civic Center Drive Entry Identification
- 003: Civic Center Drive Entry Identification
- 005: Community Center Address
- 007: Senior Center and Veterans Memorial Hall Identification
- 009: Community Center Identification
- 011: Community Center Identification
- 013: Veterans Memorial Hall Identification
- 015: Cafe at the Commons Flag Identification
- 017: Cafe at the Commons Window Identification
- 019: Senior Center Identification
- 021: Aquatics Center Identification
- 023: Aquatics Center Address
- 025: Big Horn Boulevard Entry Identification
- 027: Big Horn Boulevard Entry Identification
- 028: Site Entry Identification
- 031: Campus Map
- 033: Campus Map

SITE ENTRY IDENTIFICATION
CIVIC CENTER DRIVE

Primary Site Identification

Sign located at major pedestrian and vehicular entrance at Civic Center Drive. The sign consists of 1/2" corten letters and logo mechanically attached to concrete landscape wall. External illumination in landscaping by others.

Typeface: Avenir Next Condensed Medium
Cap Height: 10"
Kerning: 520

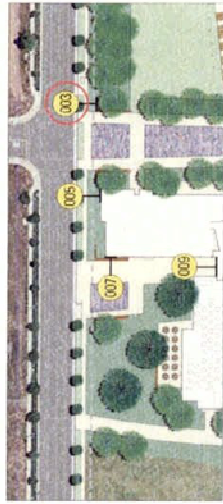
Mounting Detail

A. 1/2" cornten letters and logo, pin mounted to "C".

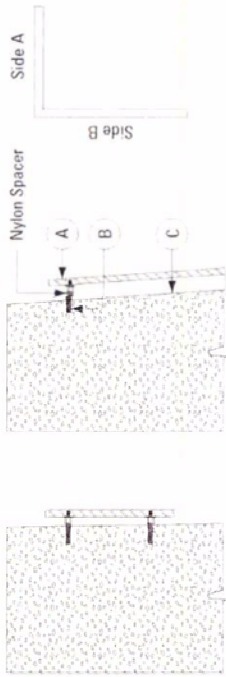
*Alternate Material: 1/2" steel letter and logo painted to match AkzoNobel Interpon 200 Earth. Final material to be determined.

B. Metal threaded pins, drilled and tapped into back of "A". Epoxy to fix pin to concrete landscape wall with 1/2" nylon spacer.

C. Concrete landscape wall by others.

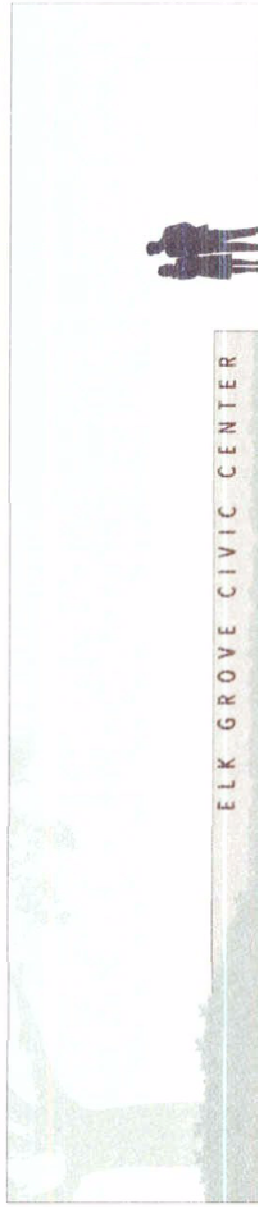


Plan View

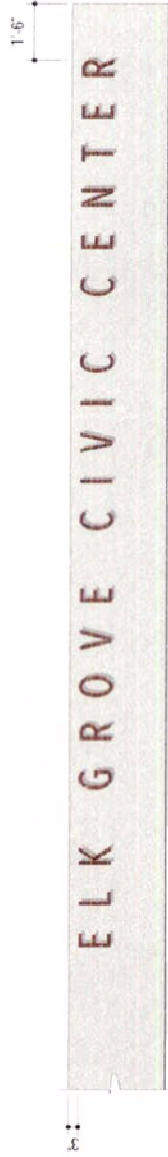


Letter Mounting Detail

Logo Mounting Detail



Scale: 3/16" = 1'-0"



Side A (parallel to Civic Center Drive)



Side B (perpendicular to Civic Center Drive)

Scale: 3/8" = 1'-0"

SITE ENTRY IDENTIFICATION
BIG HORN BOULEVARD ENTRANCE

Primary Site Identification

Sign located at major pedestrian and vehicular site entrance at Elk Horn Boulevard. The sign consists of 1/2" coren letters and logo mechanically attached to concrete landscape wall. External illumination in landscaping by others.

Typeface: Avenir Next Condensed Medium

Cap Height: 10"

Kerning: 520

Secondary Site Identification

In addition to the primary ID, the entrance at Big Horn Boulevard to receive identification for Community Center and Aquatics Center to assist with vehicular circulation. The sign consists of 1/2" coren letters mechanically attached to concrete landscape wall. External illumination in landscaping by others.

Typeface: Avenir Next Condensed Medium

Cap Height: 5"

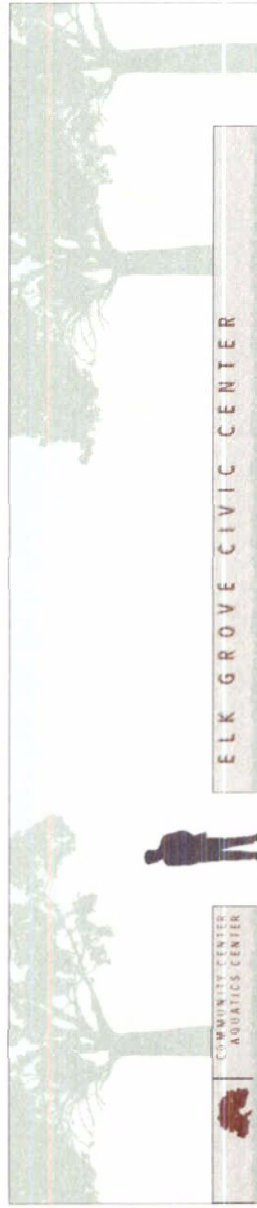
Kerning: 350

Mounting Detail

Refer to page 5



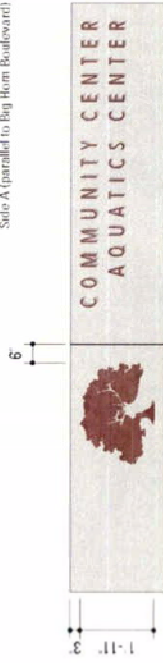
Plan View



Scale: 3/16" = 1'-0"



Side A (parallel to Big Horn Boulevard)



Side B (parallel to Big Horn Boulevard)

Scale: 3/8\"/>

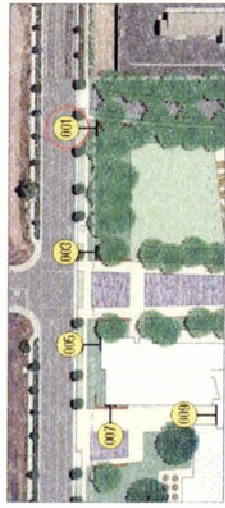
SITE ENTRY IDENTIFICATION
LAW, LPT, IES, CRMF

Secondary Site Identification and Logo

The entrance at Civic Center Drive to receive identification for Senior Center and Veterans Memorial Hall to assist with vehicular circulation. The sign consists of 1/2" corian letters and logo mechanically attached to concrete landscape wall. External illumination in landscaping by others.

Typeface: Avemir Next Condensed Medium
Cap Height: 5"
Kerning: .56)

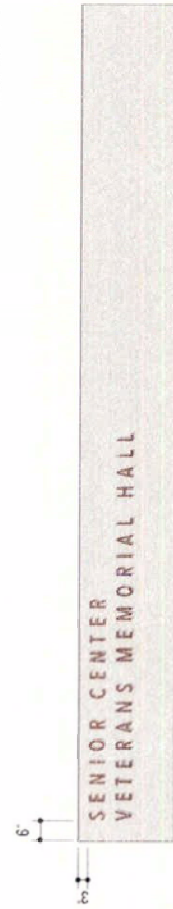
Mounting Detail
Refer to page 5



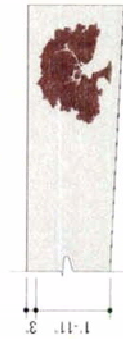
Plan View



Scale: 3/16" = 1'-0"



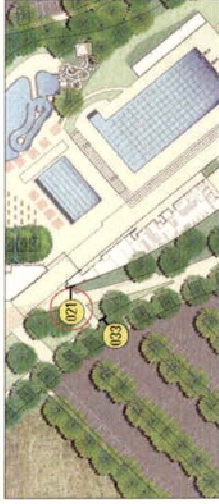
Side A (parallel to Civic Center Drive)



Side B (perpendicular to Civic Center Drive)

Scale: 3/8" = 1'-0"

**ELK GROVE CIVIC CENTER
AQUATICS CENTER IDENTIFICATION**

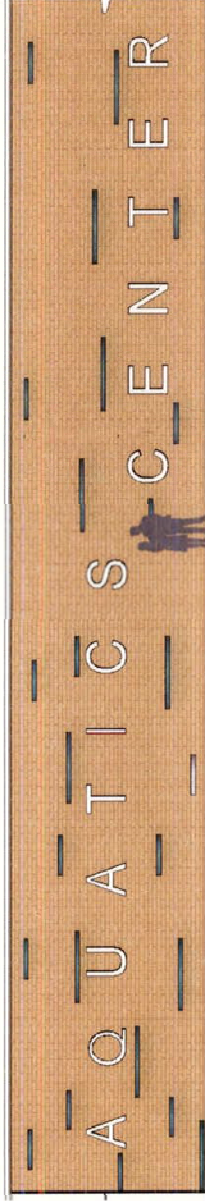


Primary Identification

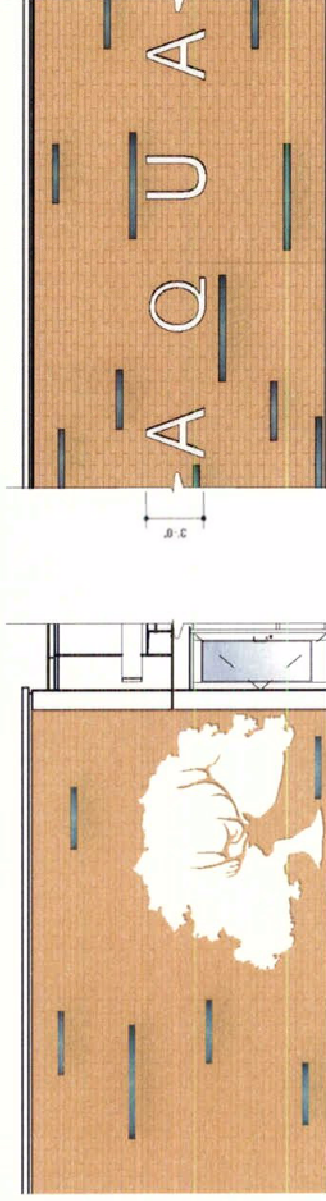
This sign faces the parking lot at Big Horn Boulevard and provides identification for the Aquatics Center at the vehicular and pedestrian level.

Sign to be fabricated channel letters with aluminum faces and returns painted to match Matthews color MFD3549 Turnberry White. The Elk Grove logo to be fabricated from laser-cut aluminum panels, painted to match Matthews color MFD3549 Turnberry White. Mechanically secured to CMU panels.

Typeface: Avemir LT Com 55 Roman
Cap Height: 3'-0"



Scale: 1/8" = 1'-0"



Scale: 3/16" = 1'-0"

ELK GROVE CIVIC CENTER
AQUATICS CENTER ADDRESS

Address

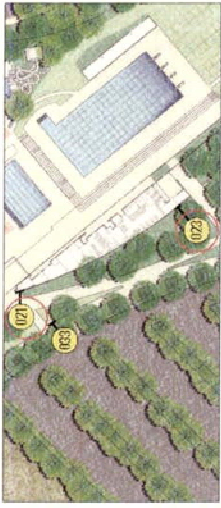
This sign faces the parking lot at Big Horn Boulevard and provides identification for the Aquatics Center at the vehicular and pedestrian level.

Sign to be 3" deep fabricated numbers with aluminum faces and returns painted to match Matthews color MFC0349 Turberrry White. Mechanically secured to CIVU panels.

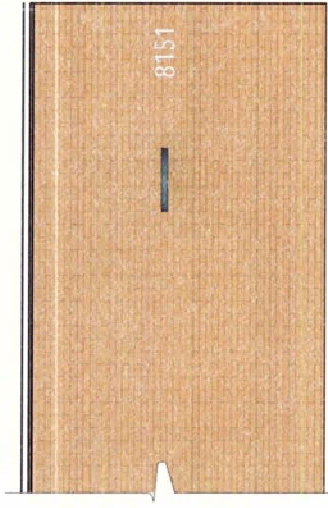
Typeface: Avenir Next Condensed Medium

Cap Height: 1'-3"

Kerning: 150

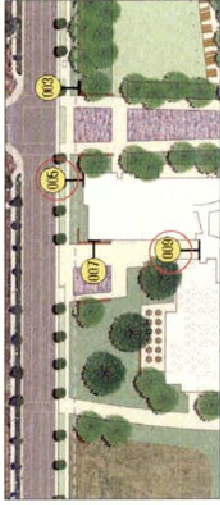


Scale: NTS



Scale: 3/16"=1'-0"

COMMUNITY CENTER AT CIVIC CENTER DRIVE
BUILDING IDENTIFICATION AND ADDRESS



Building Identification

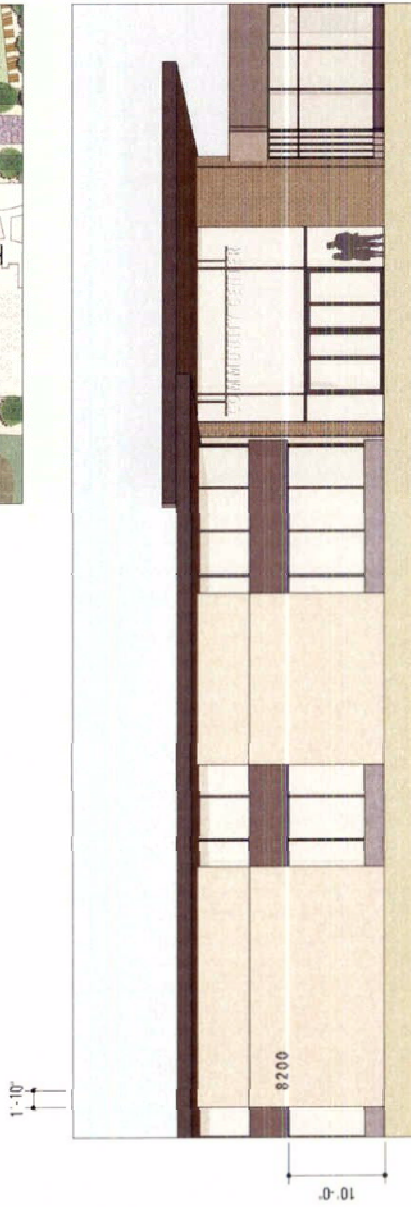
Sign located on the north side of the Community Center facing Civic Center Drive.
Fabricated 3" deep aluminum letterforms, painted to match C-1, with translucent white acrylic faces. Internally illuminated with LEDs. Mechanically attached to mounting bracket. Aluminum mounting bracket to be painted C-2. Permanently secure to entry canopy as required.

Typeface: Avenir Next Condensed Medium
Cap Height: 1'-3"
Kerning: 150

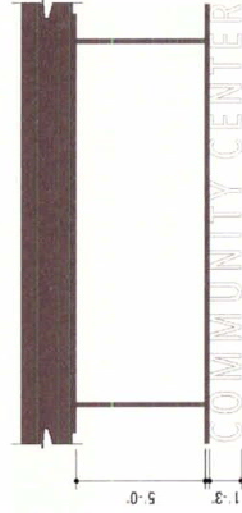
Address

Sign located on the north side of the Community Center facing Civic Center Drive.
Fabricated 2" deep aluminum letterforms. Paint all exposed surfaces to match C-2. Mechanically secure to exterior building panel as required.

Typeface: Avenir Next Condensed Medium
Cap Height: 1'-3"
Kerning: 150



Scale: 3/32" = 1'-0"



Scale: 1/4" = 1'-0"

8200

ELK GROVE CIVIC CENTER
SENIOR CENTER AND VETERANS MEMORIAL HALL ID

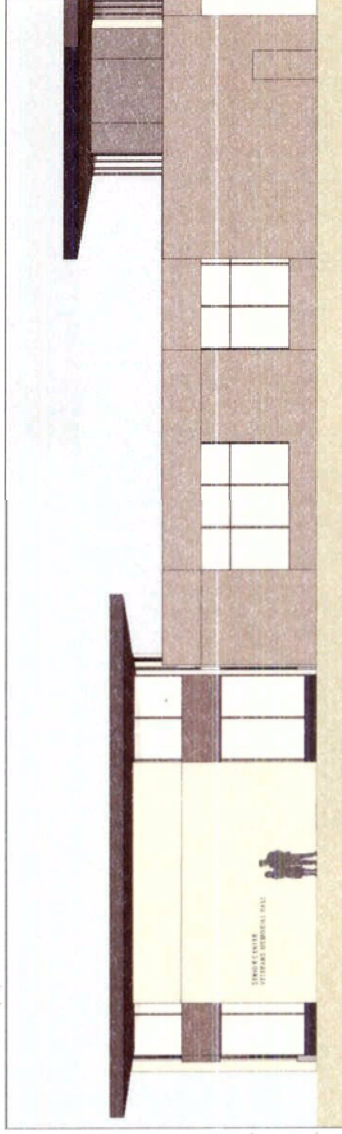
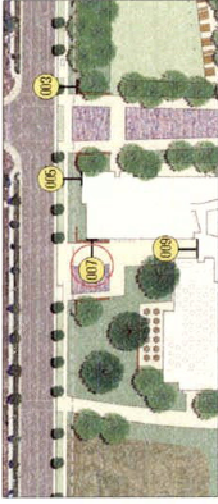
Senior Center and Veterans Memorial Hall Identification

Sign located at pedestrian entrances to the site of Civic Center Drive.
 1/2" waterjet cut aluminum letters, paint color to match C-2.
 Mechanically secure to exterior building panel as required.

Typeface: Avenir Next Condensed Medium

Cap Height: 6"

Kerning: 150

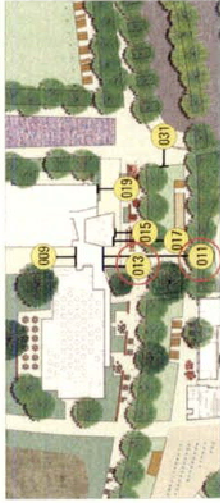


Scale: 3/32" = 1'-0"

SENIOR CENTER
VETERANS MEMORIAL HALL

Scale: 1/2" = 1'-0"

COMMUNITY CENTER AT COMMONS
BUILDING IDENTIFICATION AND VETERANS MEMORIAL HALL



Building Identification

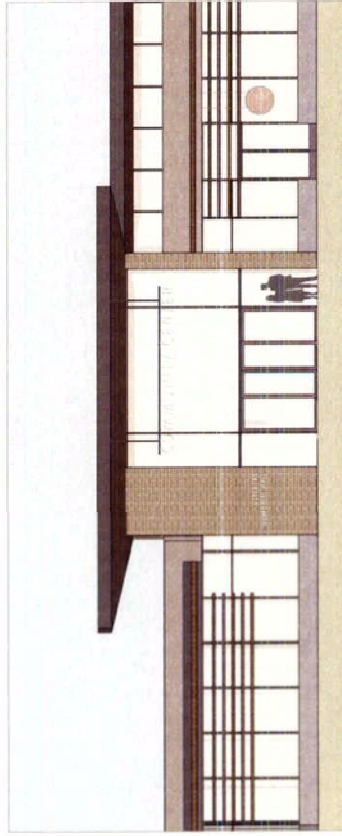
Sign located on the south side of the Community Center facing the commons.
 Fabricated 3" deep aluminum letterforms, painted to match C-1, with translucent white acrylic faces. Internally illuminated with LEDs. Mechanically attached to mounting bracket. Aluminum mounting bracket to be painted C-2. Permanently secure to entry canopy as required.

Typeface: Avenir Next Condensed Medium
Cap Height: 1'-3"
Kerning: 150

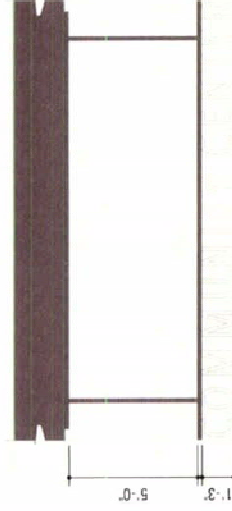
Veterans Memorial Hall

Sign located at south pedestrian entrance into the Community Center.
 1/2" waterjet cut aluminum letters, paint color to match C-1. Mechanically secure to exterior building panel as required.

Typeface: Avenir Next Condensed Medium
Cap Height: 6"
Kerning: 150



Scale: 3/32" = 1'-0"



Scale: 1/4" = 1'-0"

Scale: 1/2" = 1'-0"

BUILDING IDENTIFICATION
SENIOR CENTER AND CAFÉ IDENTIFICATION

Senior Center

Sign located on the south side of the Community Center facing the commons.
 1/2" waterjet cut aluminum letters, paint color to match C-1.
 Mechanically secure to exterior building panel as required.

Typeface: Avenir Next Condensed Medium

Cap Height: 6"

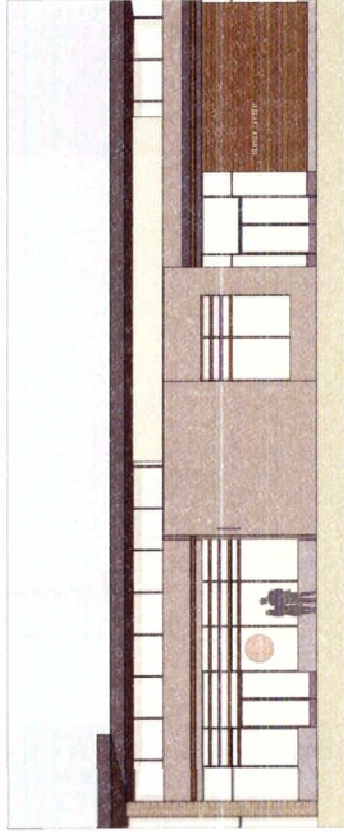
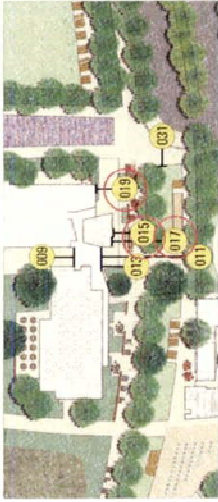
Kerning: 150

Café Flag Sign

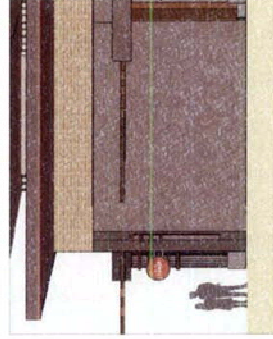
3" deep fabricated pan frame, paint to match C-2 with wood panel inset and tenant logo adhered to wood panel. Sign is double sided, with the same graphics on both sides.

Window Sign

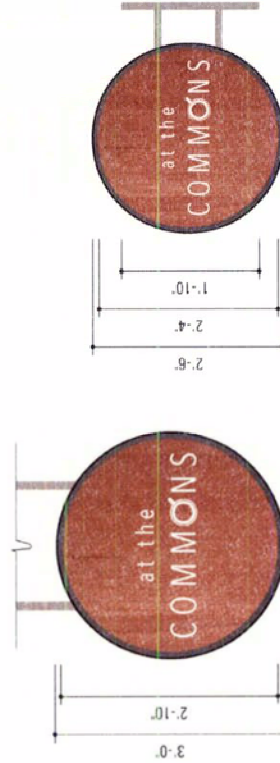
3" deep fabricated pan frame, paint to match C-2 with wood panel inset and tenant logo adhered to wood panel.



Scale: 3/32" = 1'-0"



Scale: 3/32" = 1'-0"



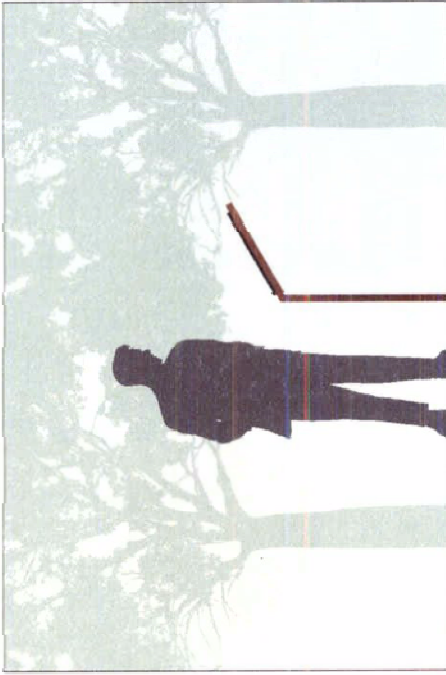
ELK GROVE CIVIC CENTER
CAMPUS MAP

The campus map will help to orient visitors and assist with way-finding between facilities within the site.

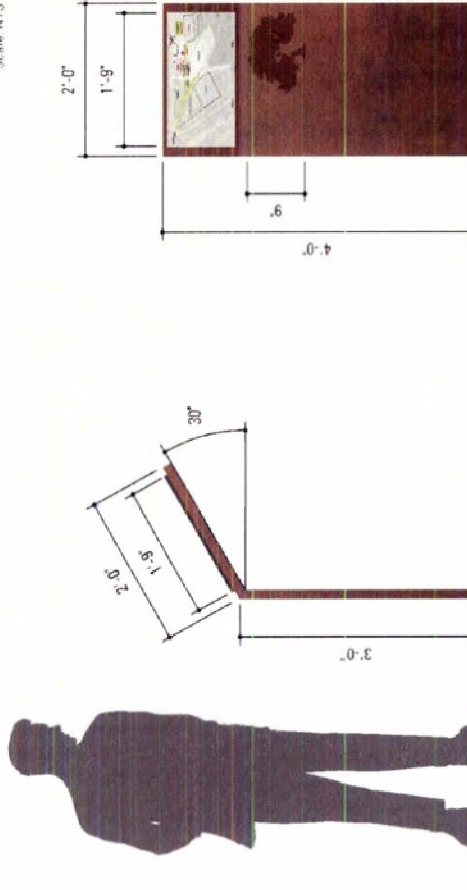
1/2" corten pedestal with Elk Grove logo etched and glazed 1/16" into material.

*Alternate Material: 1/2" steel pedestal painted to match Azo/Nobel Interpon 200 Earth. Final material to be determined.

1/4" embedded polycarbonate site map panel with CMYK digital graphics. Back side to receive threaded studs to secure panel to pedestal back side.



Scale: NTS



Scale: 3/4" = 1'-0"

Exhibit E
Community Center Design Review (EG-13-003B)
Project Description – Community Center

PROJECT DESCRIPTION
COMMUNITY CENTER DESIGN REVIEW

The proposed Project, **Civic Center Community Center**, involves the approval of a Major Design Review for the following components:

Community Center

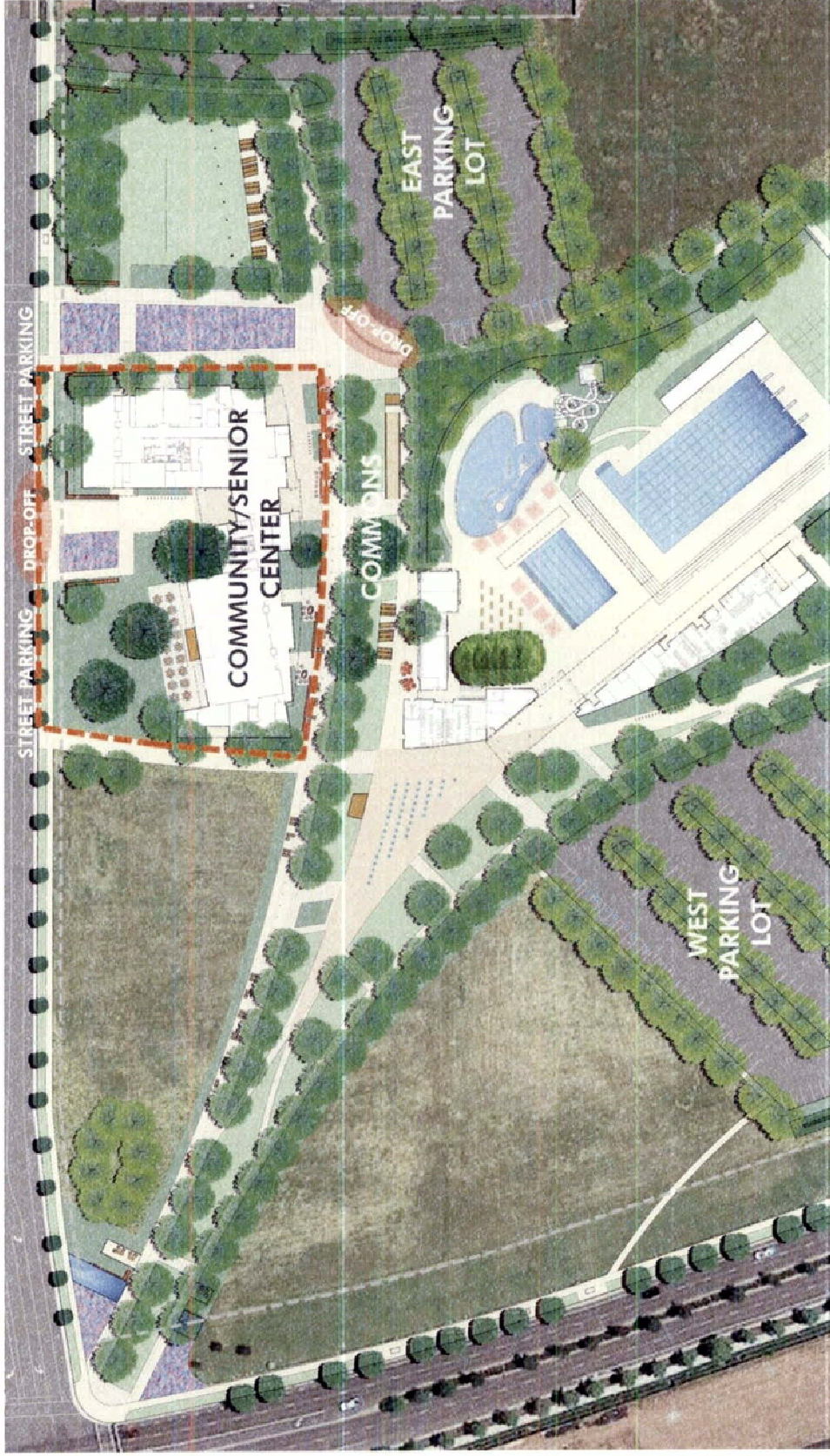
The Community Center is a 31,500± gross square foot building divided into the following three areas:

- The Community Hall, which includes the following:
 - A divisible Community Hall with space for 500 people in a dining configuration and 940 in a lecture configuration. Adjoining the Community Hall is a commercial kitchen and catering pantry for supporting dining service in the Community Hall and other activities on-site.
 - A conference/meeting room with space for approximately 20 people.
 - Staff support space for City operations of the facility.
 - A public commercial café that can serve a variety of hot and cold, pre-made, menu items and a variety of drinks to site users

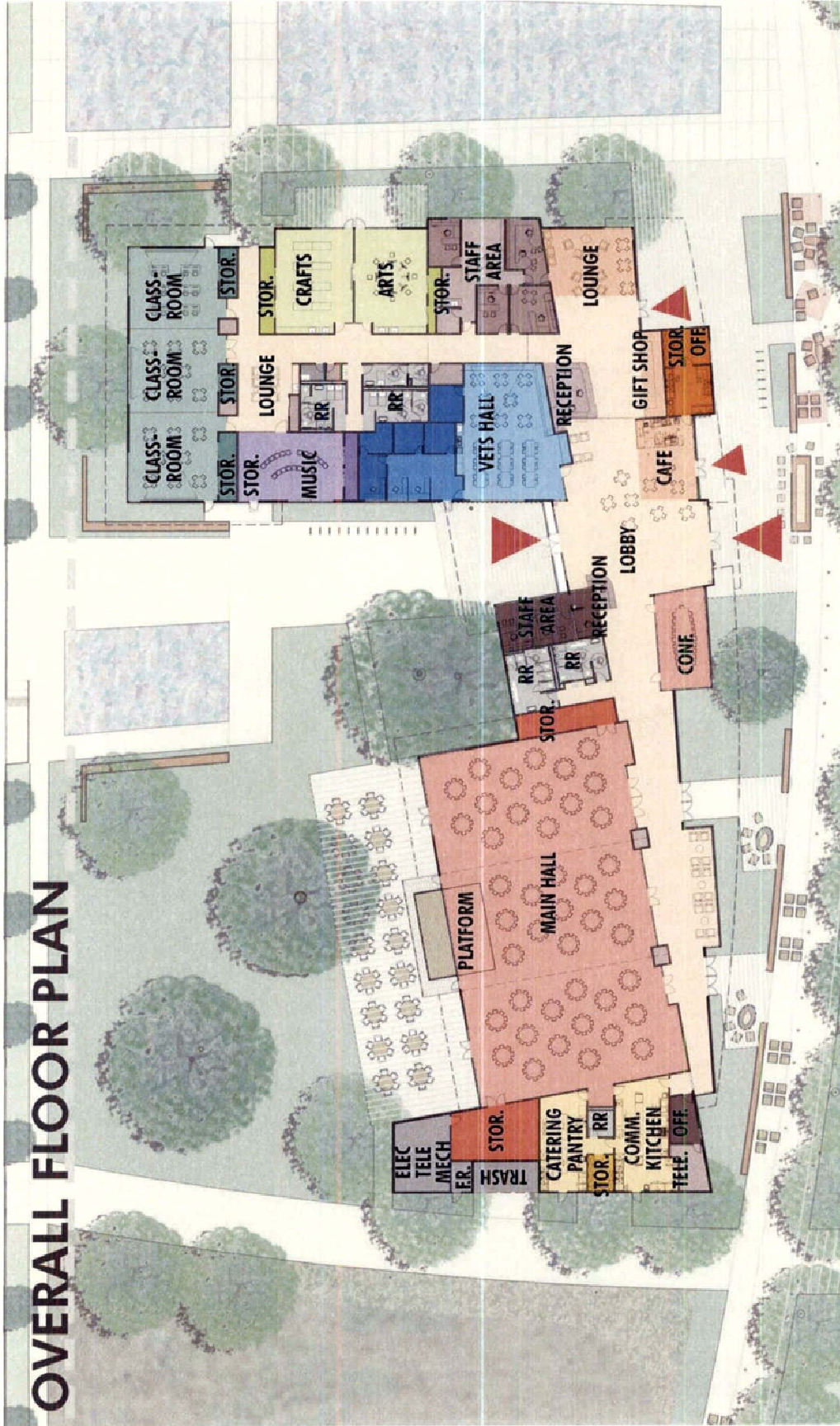
- The Senior Center, which serves as a new home for the Senior Center of Elk Grove. The space includes classrooms, creative, fine art, and performing art classrooms, a lounge, gift shop, and office/support space. Total space for the Senior Center is approximately 11,500 gross square feet.

- The Veteran's Memorial Hall, which includes a program room (space for approximately 150 people in assembly configuration), storage areas, and work/office space. The total area of the Veteran's Memorial Hall is approximately 2,300 gross square feet.

**Exhibit F
Community Center Design Review (EG-13-003B)
Project Plans – Community Center**



OVERALL FLOOR PLAN



GROUP 4

12.02.16

ELK GROVE COMMUNITY/SENIOR CENTER

Pavilion Scheme – north view



Pavilion Scheme – south view



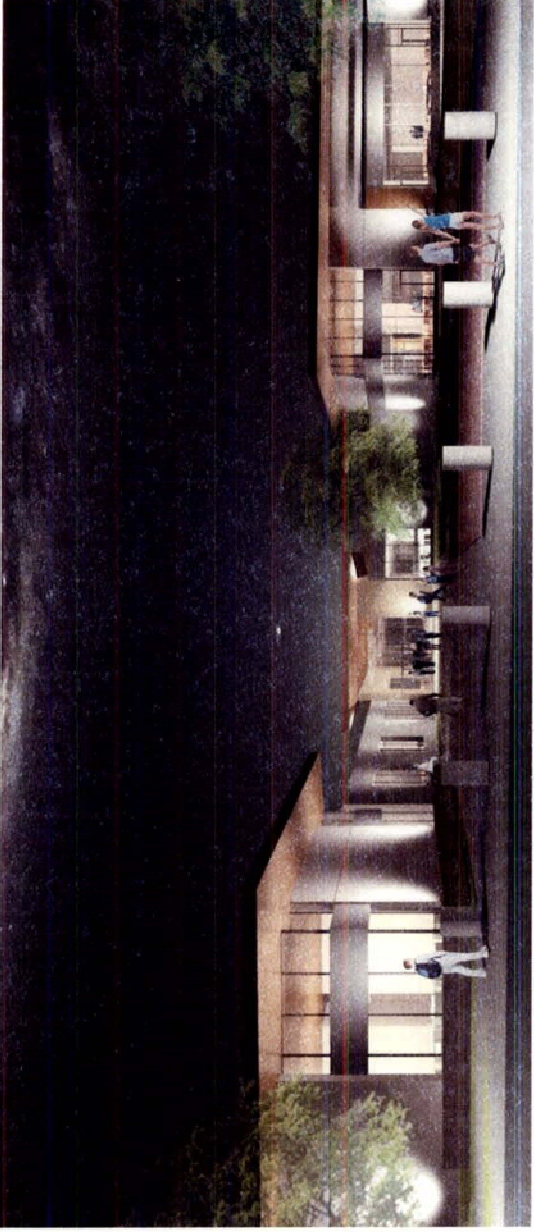
Pavilion Scheme – senior entrance



Pavilion Scheme – senior entrance



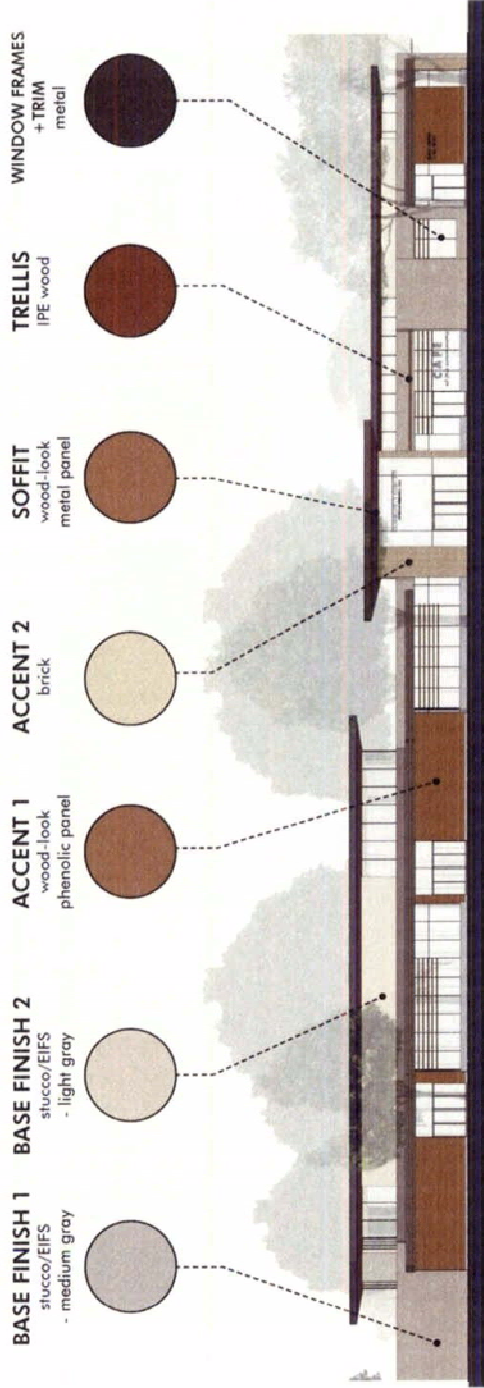
Pavilion Scheme – north view



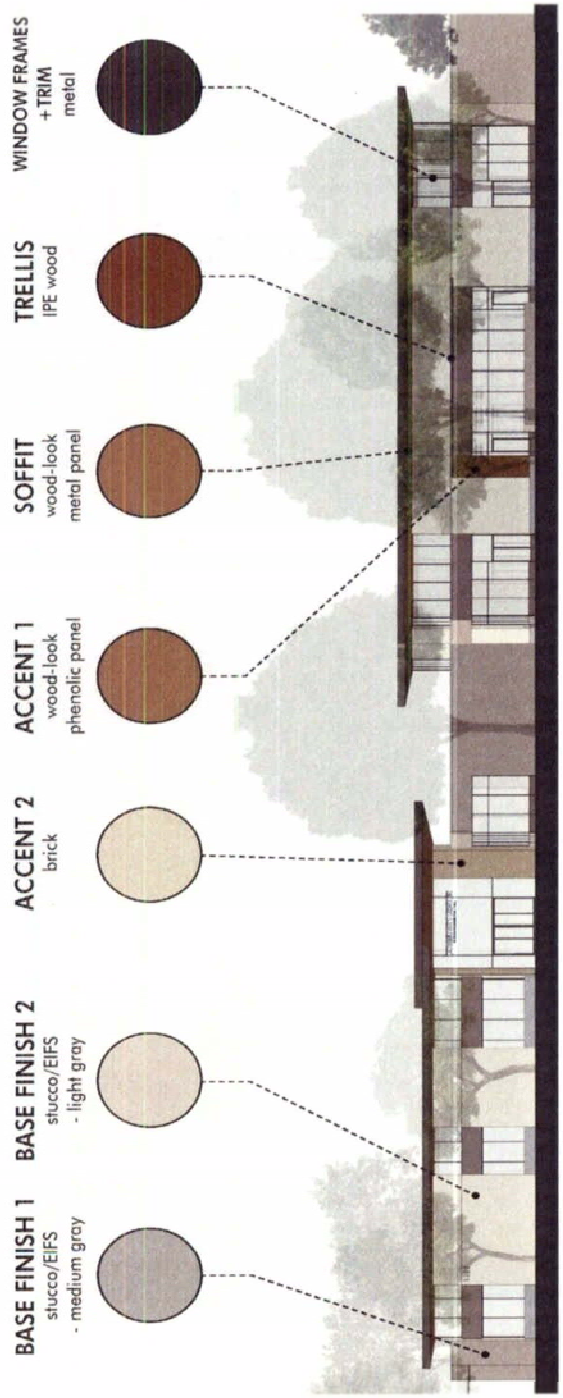
Pavilion Scheme – south view



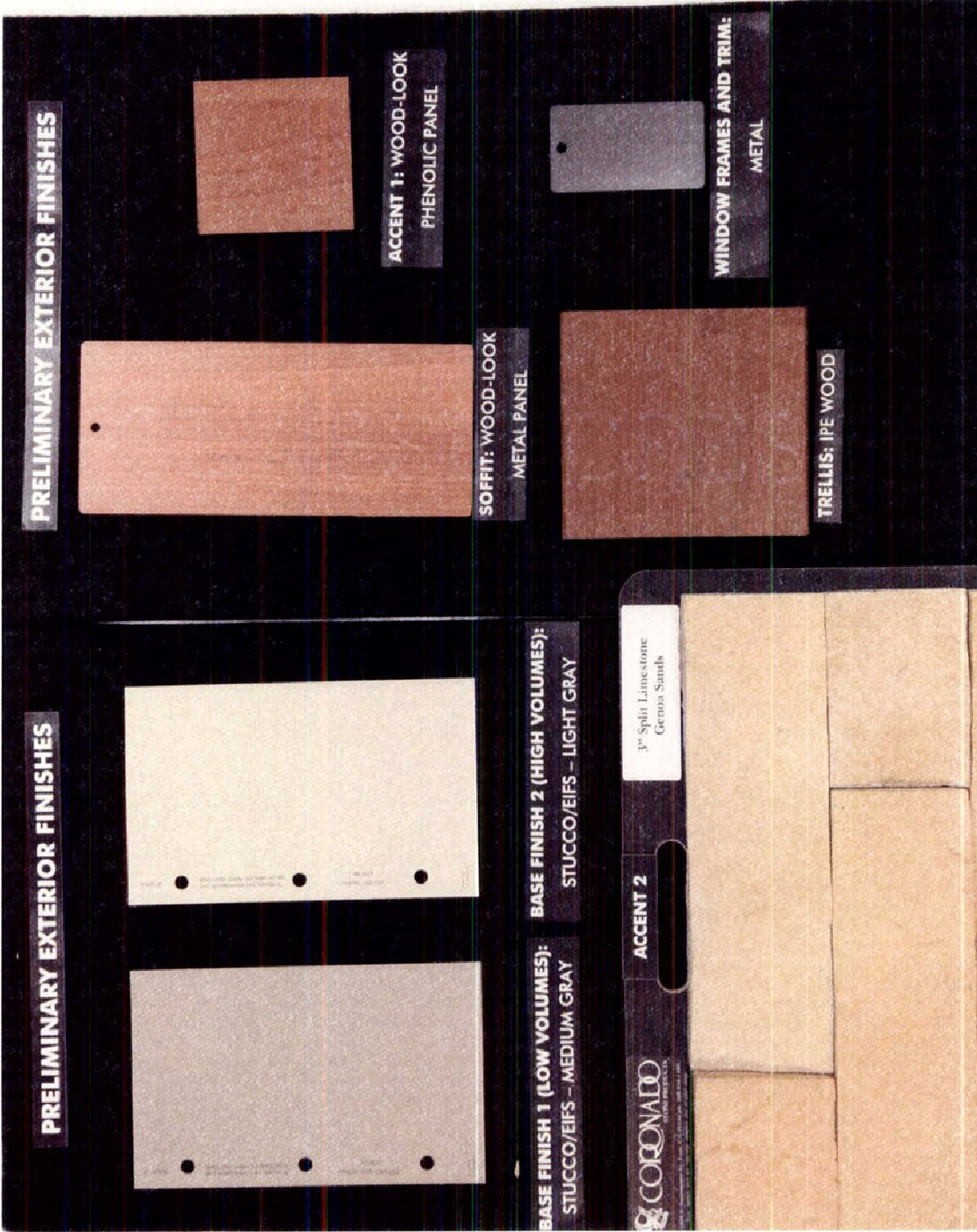
PAVILION SCHEME EXTERIOR FINISHES – South View



PAVILION SCHEME EXTERIOR FINISHES – North View



Materials and Finishes



Materials and Finish List:

Paint

- Dunn Edwards, Barnwood Gray (DET620, LRV31)
- Dunn Edwards, Heather (DEC773, LRV58)

Finishes

- Soffit: Hunter Douglas 150F, Summer Maple
- Trellis: FSC IPE
- Window Frames and Trim: Dark Bronze
- Accent 1: Trespa Meteon Exterior, Italian Walnut, NW08
- Accent 2: Coronado 3" Split Limestone Genoa Sands

Exhibit G
Community Center Design Review (EG-13-003B)
Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
On-Going			
1. Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits D and E, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On Going	Planning	
2. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On Going	Planning	
3. The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.	On-Going	Planning	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<p>4. Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • Laguna Ridge Specific Plan • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • Laguna Ridge Supplemental Design Guidelines for landscape improvements • Civic Center Design Guidelines • Civic Center South Property District Development Plan 	<p>On Going</p>	<p>Planning Engineering</p>	
<p>5. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. All street improvements shall include vertical curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	<p>On Going</p>	<p>Engineering Public Works SCWA SASD SMUD PG&E</p>	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
6. The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.	On-Going	Planning Engineering Building CCSD SCWA SASD	
7. Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable: <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit 	On-Going	Planning Engineering Building CCSD SCWA SASD	
Prior to or in Conjunction with Building Permit Submittal or Issuance/Approval			
8. The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Building Permits.	Building Permit	Planning	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<p>6. The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering Building CCSD SCWA SASD	
<p>7. Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire permit 	On-Going	Planning Engineering Building CCSD SCWA SASD	
Prior to or In Conjunction with Building Permit Submittal or Issuance/Approval			
<p>8. The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>A note stating the above shall be placed on the Building Permits.</p>	Building Permit	Planning	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<p>9. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Building Permits.</p>	Building Permit	Planning	
<p>10 Improvement Plans for the common area improvements necessary to serve each component of the Project shall be approved prior to issuance of the Building Permit(s) for the respective phases.</p>	Building Permit	Engineering	
<p>11 The Building Permits and plans for each component of the Project shall incorporate the building signage as required by the District Development Plan.</p>	Building Permit	Planning	
<p>12 All sprinklered buildings shall be provided with a fire control room.</p>	Building Permit	CCSD Fire	
<p>13 The exterior walls of all buildings shall be within 150' of a fire access lane.</p>	Building Permit	CCSD Fire	
<p>14 Fire flow requirements for sprinklered buildings may be reduced up to a maximum of 50%.</p>	Building Permit	CCSD Fire	

##

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-020**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

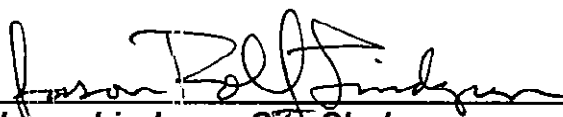
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on January 25, 2017 by the following vote:

AYES : **COUNCILMEMBERS:** *Ly, Detrick, Hume, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



**Jason Lindgren, City Clerk
City of Elk Grove, California**