

RESOLUTION NO. 2010-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A DESIGN REVIEW AMENDMENT FOR THE KAISER PERMANENTE ENTRY SIGN PROJECT NO. EG-10-036 ASSESSOR PARCEL NUMBER 134-0600-039

WHEREAS, the Planning Department of the City of Elk Grove received an application from Forrar Williams Architecture (hereinafter referred to as the Applicant) on May 14, 2010, for a Design Review Amendment for the Kaiser Permanente Entry Sign project (EG-10-036) (Project); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, the Project is located on real property in the incorporated portions of the City of Elk Grove, more particularly described as Assessor Parcel Number 134-0600-039; and

WHEREAS, the Planning Division considered the Project request pursuant to the Elk Grove General Plan, Divisions I, II, III, IV, and V of the City of Elk Grove Municipal Code Zoning Title 23, and all other applicable State and local regulations; and

WHEREAS, the proposed Project is consistent with the General Plan Land Use Policy Map and Title 23 requirements; and

WHEREAS, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15303 of the CEQA Guidelines; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on July 1, 2010 and recommended City Council approval of the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the Kaiser Permanente Entry Sign project (EG-10-036) (Project) based on the following findings:

California Environmental Quality Act (CEQA)

Finding: The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (New Construction or Conversion of Small Structures).

Evidence: The Class 3 exemption applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure. The Project consists of a Design Review Amendment for the installation of a monument sign in the previously approved location within the Elk Grove Square project. The intersection

at which this monument sign will be installed has been constructed and the area is not considered environmentally sensitive. Staff reviewed the proposed Project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15303.

Design Review Amendment

Finding: The site plans are consistent with the Lent Ranch Marketplace Special Planning Area (SPA).

Evidence: The proposed Kaiser Permanente entry sign will not alter the site configuration in any significant way, ensuring continued consistency with the Promenade Square project and the overall Lent Ranch Marketplace SPA.

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 monument sign will be more compatible with the future medical office building because it will use colors and materials closer to those being used to construct the future building. Landscaping and design of the site will be minimally impacted by the proposed monument sign. It will introduce a new style to the conceptual sign program, but that style is more attractive and will increase the aesthetic quality of the site.

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

Evidence: The proposed monument sign location within a landscaped area will not result in any conflicts with vehicular, bicycle, or pedestrian modes of transportation. Sidewalk connectivity and bicycle and vehicle visibility around the entry corner will be maintained.

BE IT FURTHER RESOLVED, that the City Council approves the Project subject to the Conditions of Approval attached as Exhibit A and incorporated herein by this reference and the Project plans attached as Exhibit B and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 28th day of July, 2010.



SOPHIA SCHERMAN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, INTERIM CITY CLERK

APPROVED AS TO FORM:

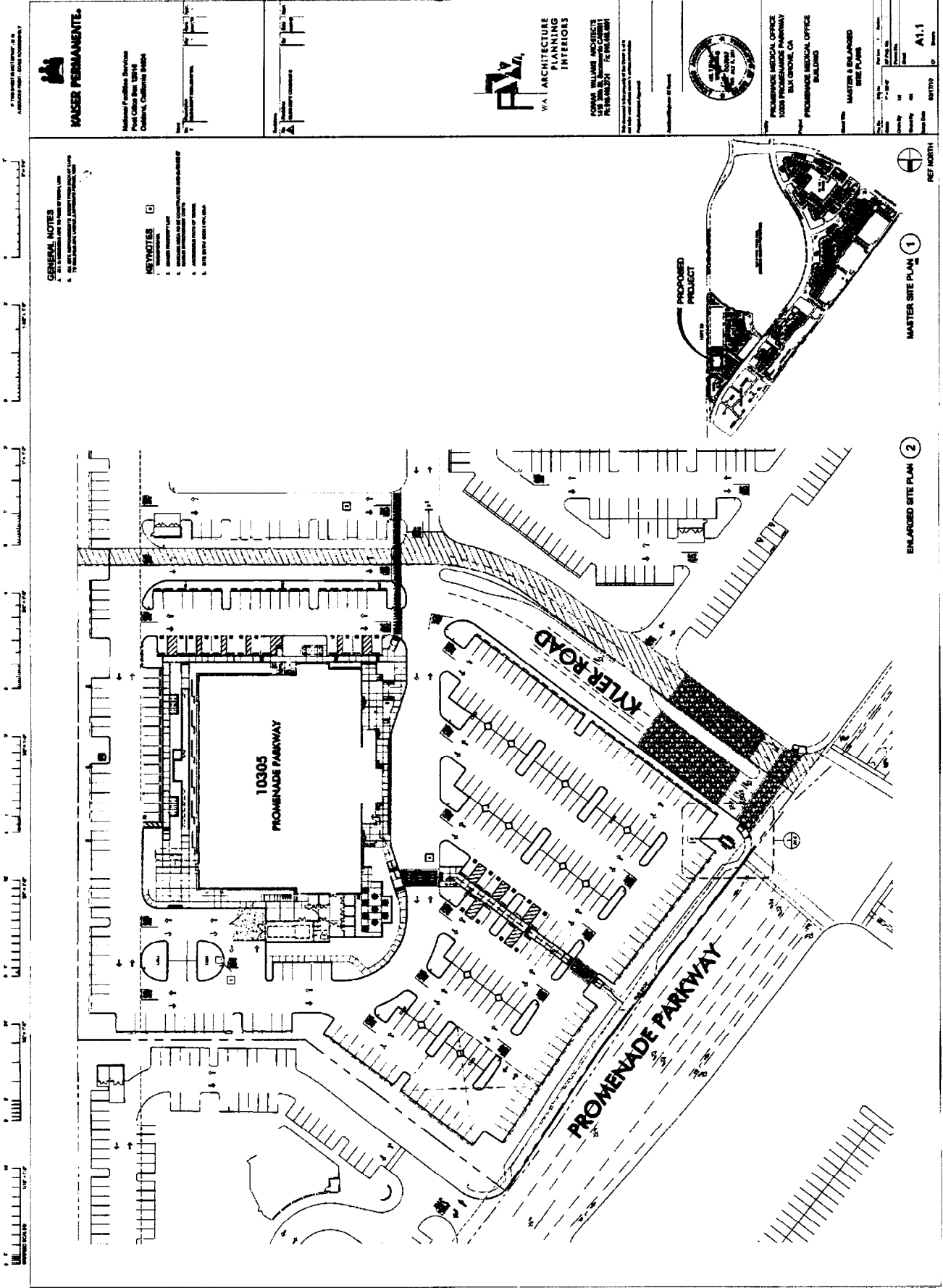


SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
On-Going			
<p>1. The development approved by this action is for a Design Review Amendment as depicted in the July 28, 2010 City Council staff report and illustrated in the following project plans:</p> <ul style="list-style-type: none"> • Project Plans dated May 14, 2010 <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 Design Review Amendment shall become effective after a ten (10) day appeal period, provided that there are no appeals. In the event of an appeal, this permit shall be withheld pending the outcome of the appeal.</p>	On-Going	Planning	
<p>3. 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. The Applicant further agrees to provide a defense for the City in any such action.</p>	On-Going	Planning	

EXHIBIT B



1" = 10'-0" (VERTICAL SCALE)
 1" = 10'-0" (HORIZONTAL SCALE)

KASPER PERMANENTE

National Facilities Division
 One Oracle Blvd., 12th Fl.
 Oakland, California 94612

RECEIVED
 MAY 14 2010
 CITY OF ELK GROVE
 PLANNING

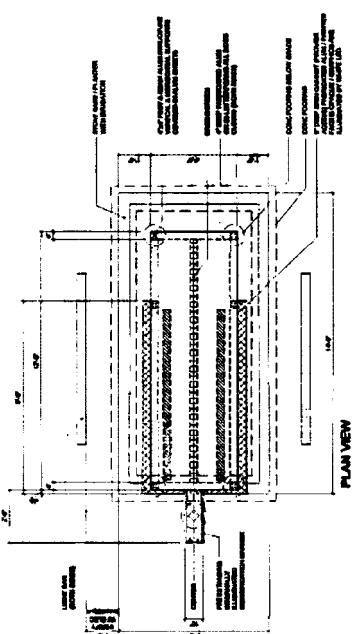
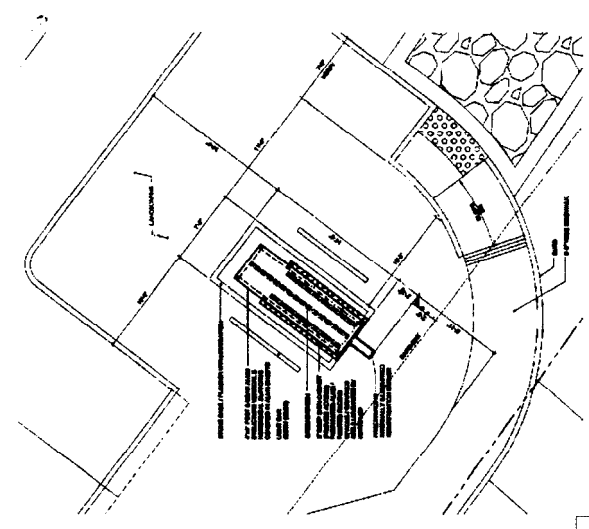
FPM
 ARCHITECTURE
 PLANNING
 INTERIORS

FRANK WILLIAMS ARCHITECT
 10000 WILSON AVENUE
 FORTY-FOURTH AVENUE
 FORTY-FOURTH AVENUE
 FORTY-FOURTH AVENUE

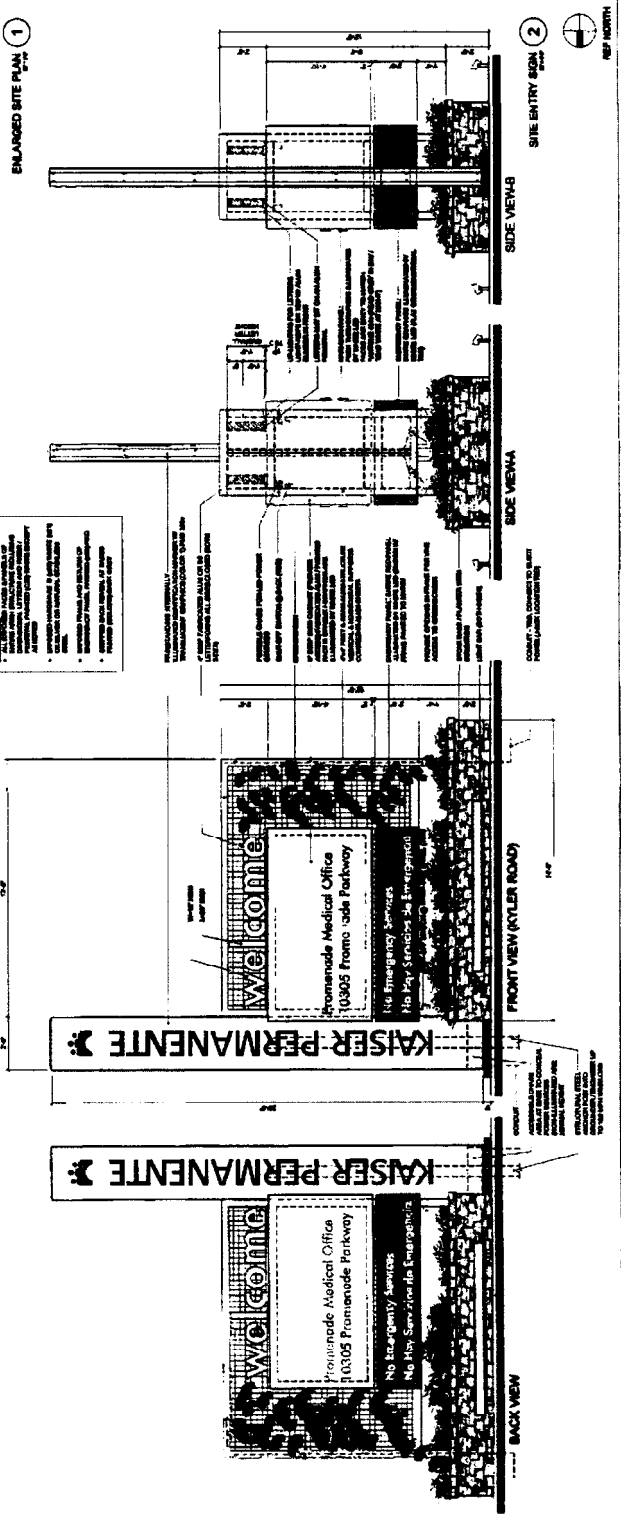
PROPOSED MEDICAL OFFICE
 10305 PROMENADE PARKWAY
 ELK GROVE, CA

PROPOSED MEDICAL OFFICE
 BUILDING

DATE: 10/15/09
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: AS SHOWN
 SHEET NO. A1.5
 OF 1.5



- NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL FINISHES ARE TO BE AS NOTED.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS NOTED.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2010-174**

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


I, Jason Lindgren, Interim 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 July 28, 2010 by the following vote:

AYES : COUNCILMEMBERS: *Scherman, Detrick, Cooper, Davis, Hume*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



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