



Item 5.1: California Northstate University Medical Center (PLNG18-110)

Sarah Kirchgessner, Senior Planner

February 18, 2021

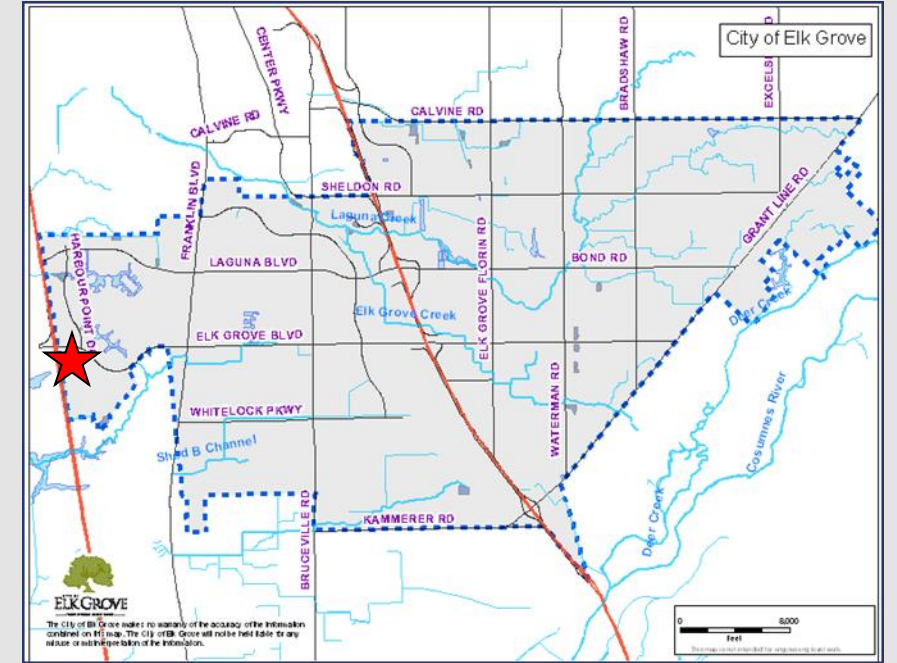
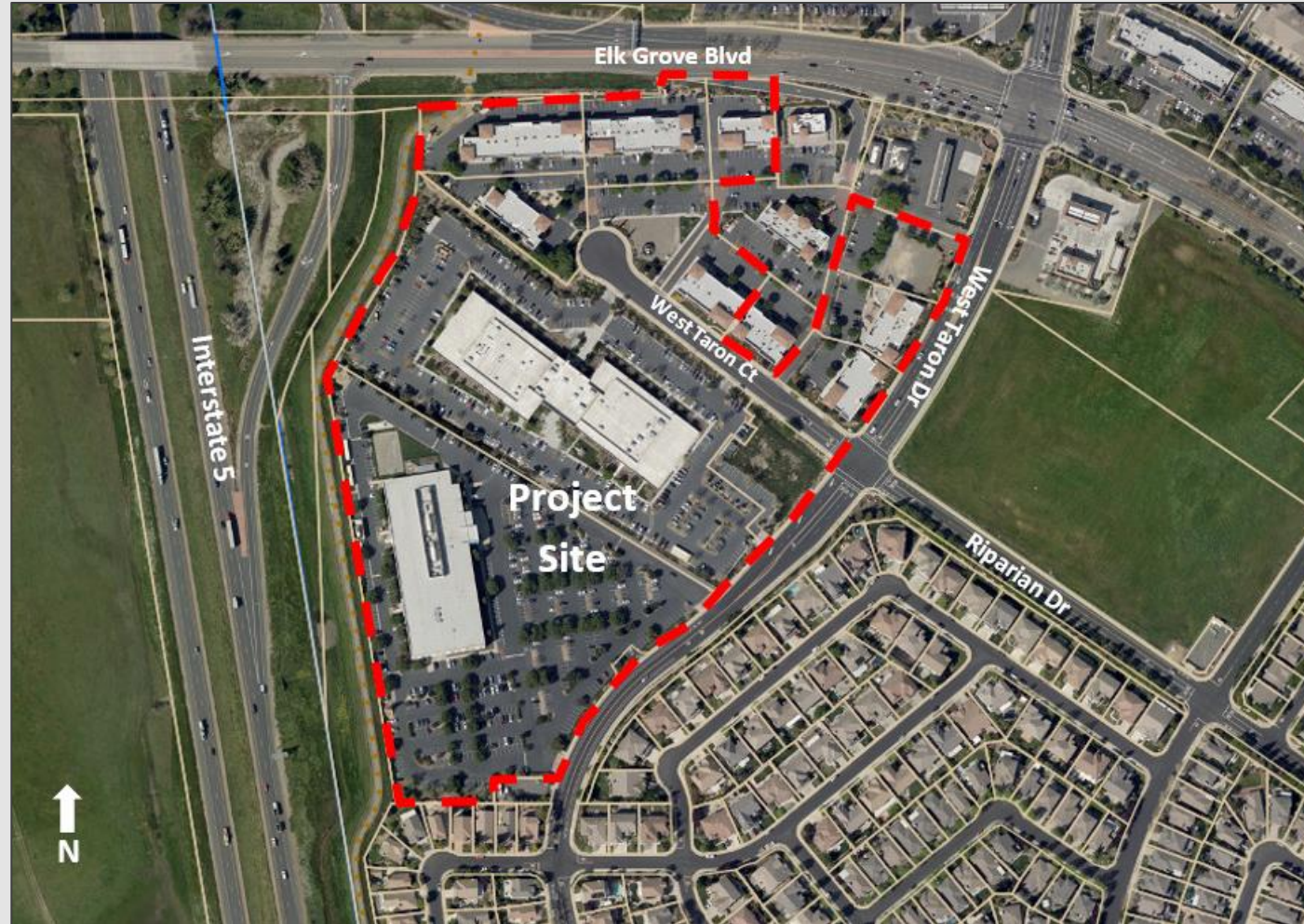
Project Description

- General Plan Amendment (text and map);
- Zoning Amendment (text and map);
- District Development Plan Design Review, including overall site plan approval and establishment of development elements, including, but not limited to, parking, landscaping, pedestrian improvements, general building size and location, and other features that are common across the site;
- Major Design Review for the architecture of the proposed Phase 1 buildings (Hospital and Central Plant Buildings);

Project Description (con't)

- Conditional Use Permit for a hospital, helistop, and expansion of the existing medical school;
- Amendment to City Bicycle, Pedestrian, and Trails Master Plan to modify the location of a proposed Class 1 multipurpose trail alignment;
- Uniform Sign Program;
- Finding of Consistency with the General Plan for the City Abandonment of West Taron Court; and
- City execution of the agreement for Elk Grove Police Department services.

Project Location



General Plan Amendment - Text

- Proposed amendment:

To the extent feasible, locate, and encourage other agencies to locate, new essential government service facilities and essential healthcare facilities outside of 100-year and 200-year flood hazard zones, ~~except in cases where such locations would compromise facility functioning~~ or ensure they are constructed so as to minimize damage to said facilities if located in such area. For purposes of this section, essential public facilities include, but are not limited to, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.

Rezone - Map



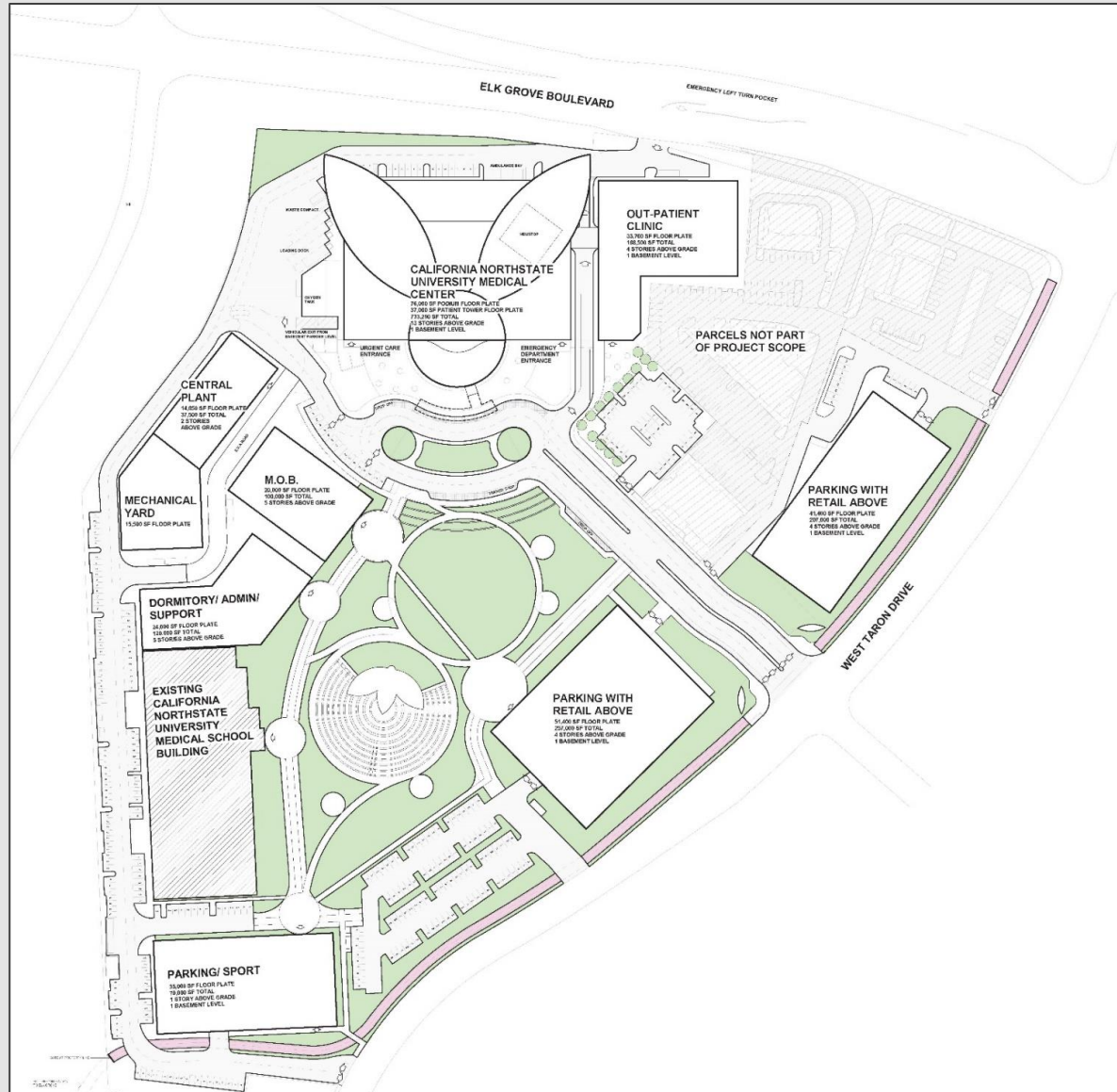
Zoning Designation	Existing	Proposed	Proposed Acreage Difference
MP – Industrial-Office Park	17.2 ac.	0 ac.	-17.2 ac.
GC – General Commercial	7.5 ac.	2.2 ac.	-5.3 ac.
BP – Business Professional	0 ac.	22.5 ac.	+22.5 ac.
Total	24.7 ac.	24.7 ac.	0

Zoning Amendment - Text

- Proposed amendment:

~~2. Health care facilities and government facilities shall be prohibited from being built in the F district. The City Council may approve exceptions to this if it determines that the operations of the proposed facility would be substantially compromised in an alternative location.~~
To the extent feasible, new essential public facilities should be located outside of the F100, F200, and F100/200 areas, or should be constructed so as to minimize damage to said facilities if located in such area. For purposes of this section, essential public facilities include, but are not limited to, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.

District Development Plan



- Overall site plan approval and establishment of development elements that are common across the site.
- Each phase would require a Design Review permit.

Project Summary - Phases

Facility	Phase	Floor Plate Area (Square Feet)	Total Building Area (Square Feet)	Number of Levels Above Ground	Number of Levels Below Ground	Total Number of Levels
CNU School of Medicine	Existing	54,900	109,800	2	0	2
Hospital	1 and 2	76,000	733,290	13	1	14
Central plant	1	14,650	37,500	3	0	3
Mechanical yard	1	15,500	15,500	0	0	0
Outpatient clinic	2	33,700	168,500	4	1	5
Medical office building	2	20,000	100,000	5	0	5
Parking garage 1/retail	2	51,400	257,000	4	1	5
Parking garage 2/retail	3	41,400	207,000	4	1	5
Dormitory/administrative support	3	24,000	120,000	5	0	5
Student parking/sport courts	3	35,000	70,000	1 ¹	1	2

Phase 1



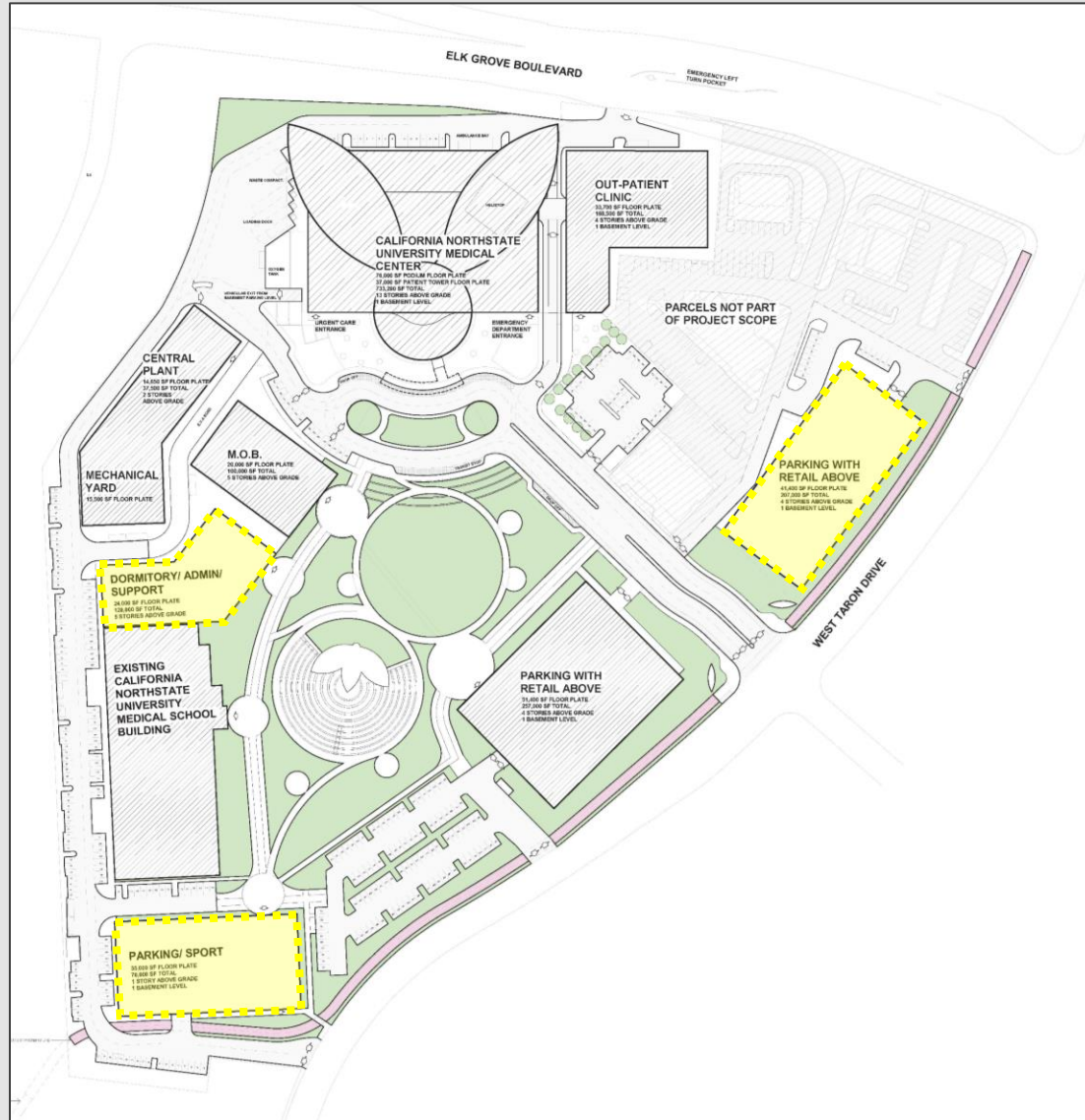
- 733,290 sq. ft. (596,790 sq. ft. will be occupied) approximately 250-patient-bed hospital; helistop; basement with underground parking
- Central Plant and Mechanical Yard
- Demolition of buildings
- 1,427 parking spaces

Phase 2



- Second patient bed wing (400 beds total)
- Outpatient clinic
- Medical Office Building
- Parking Structure 1
- Demolition of buildings
- 2,699 parking spaces

Phase 3



- Parking Structures 2 and 3
- Dormitory (150 units and administration support services)
- Demolition of existing buildings
- 3,404 parking spaces

Hospital Building Height

- As part of the design review process, the designated approving authority may allow the maximum height to be increased provided that the intensity of the development is consistent with the General Plan. Additionally, on-site improvements, including but not limited to architectural articulation, quality, and materials and landscaping, shall be provided to ensure compatibility with the surrounding context and character of the project site, as determined by the approving authority.
- Project's Floor Area Ratio (FAR) is 1.69, which is less than the maximum 2.0 FAR allowed in the Employment Center land use designation and BP zoning district.
- Architecture, materials, and landscaping are compatible with the character of the Project site and the adjacent development.

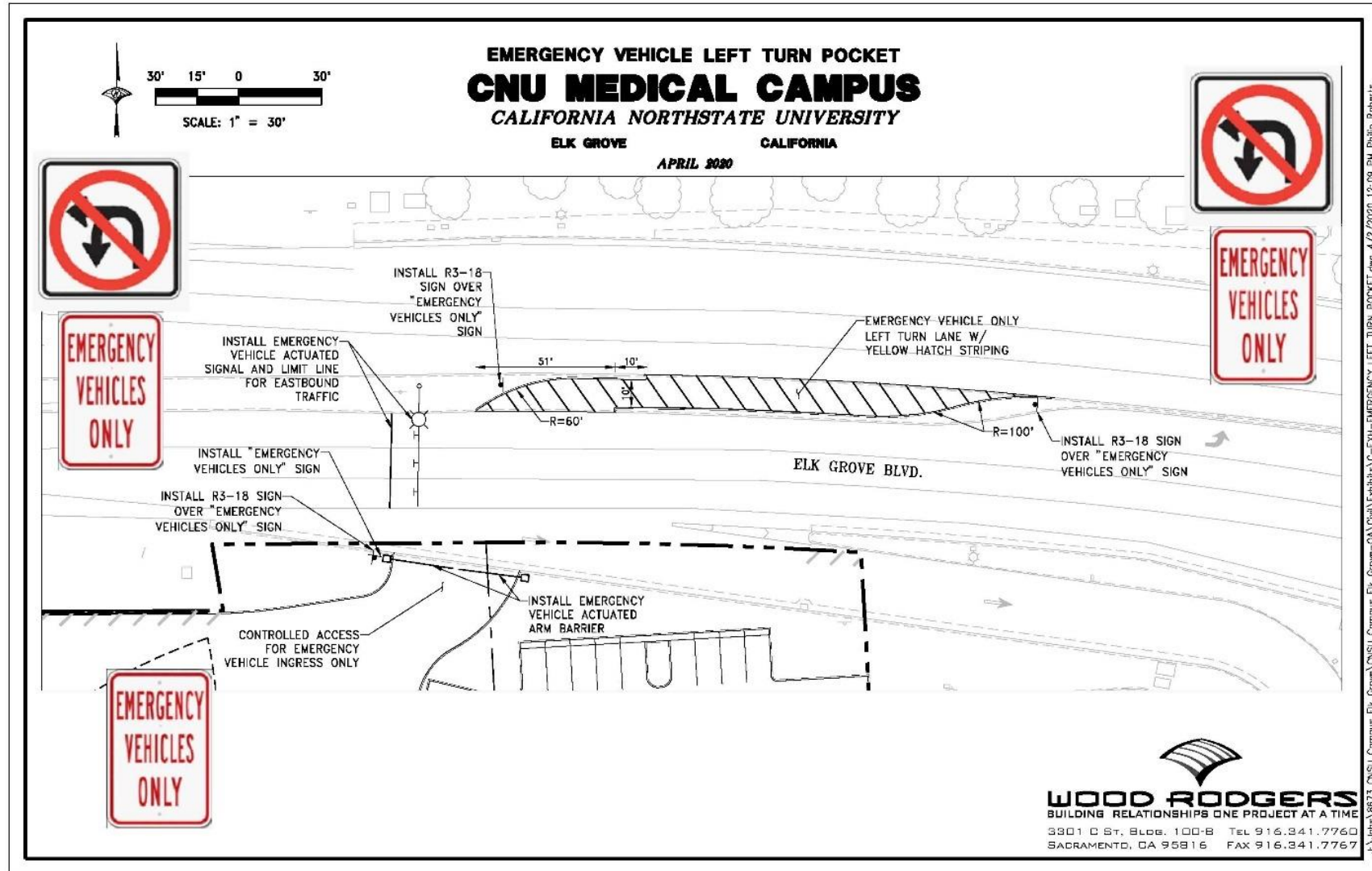
Transportation Improvements

- West Taron Drive/Riparian Drive intersection: signalize intersection and provide two eastbound left-turn lanes coming out of the main access of the Project. The signal will need to be installed at Phase 1 while the left-turn lanes will be required at buildout;
- Elk Grove Boulevard/I-5 northbound off-ramp intersection: signalize intersection at Project buildout;
- Elk Grove Boulevard/West Taron Drive/Harbour Point Drive intersection: modify p.m. peak hour traffic signal cycle length to 120 seconds at Project buildout;
- Elk Grove Boulevard/Franklin Boulevard intersection: provide three northbound left-turn lanes by converting inside southbound travel lane to develop the third northbound left-turn lane, which will require restriping the southbound travel lanes (north of Elk Grove Boulevard through the intersection). The General Plan Update (February 2019) included the reduction of the travel lanes on Franklin Boulevard from 6 to 4 lanes. This will require striping adjustments on the eastbound approach to accommodate the third northbound left-turn lane. These improvements will be required at Project buildout; and

Transportation Improvements (con't)

- West Taron Drive/Shell gas station driveway intersection: modify on-site design to provide a southbound right-turn pocket at Project buildout.
- Restripe West Taron Drive from Ruddy Duck Way to Riparian Drive to include a center, two-way left-turn lane. Improvements shall also include, but not be limited to, resurfacing the road using micro surfacing prior to restriping and replacing all non-standard curb ramps in accordance with the City's Standards and to the satisfaction of the City.

Emergency Left-Turn Pocket



Other Infrastructure Improvements

- Drainage and Water Quality
- Wastewater Service
- Recycled Water Service
- Electrical Service
- Electric-Vehicle Charging Stations

Major Design Review



View from Main Entry Drive | California Northstate University Medical Center

Major Design Review



View from Service Access Road | California Northstate University Medical Center

Major Design Review

Aluminum Composite Panel | Alucobond Anodic Steel City Silver
Mica (Color Approximation)



Glazing | Viracon Green 2
(Color Approximation)



Materials | California Northstate University Medical Center

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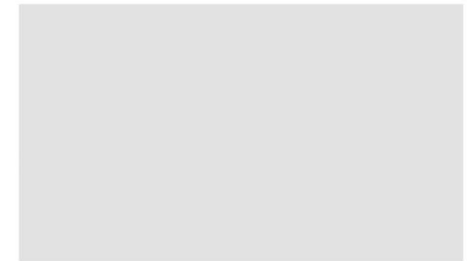
Glass Fiber Reinforced Concrete / Precast Concrete |
Clark Pacific 4-1
(Color Approximation)



Concrete Masonry Unit | Basalite 397
(Color Approximation / Split face finish)



Perforated Aluminum Panel | Neutral Tone Kynar Finish



Materials | California Northstate University Medical Center

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Conditional Use Permit

- Purpose: *allow for the individual review of uses that are authorized by the General Plan but might have project-specific site development features or operating characteristics that need to be evaluated to ensure compatibility with surrounding areas and uses.*
- Conditional Use Permit:
 - Allow a Hospital in the BP zone;
 - Establish a Helistop; and
 - Expansion of the Medical School.

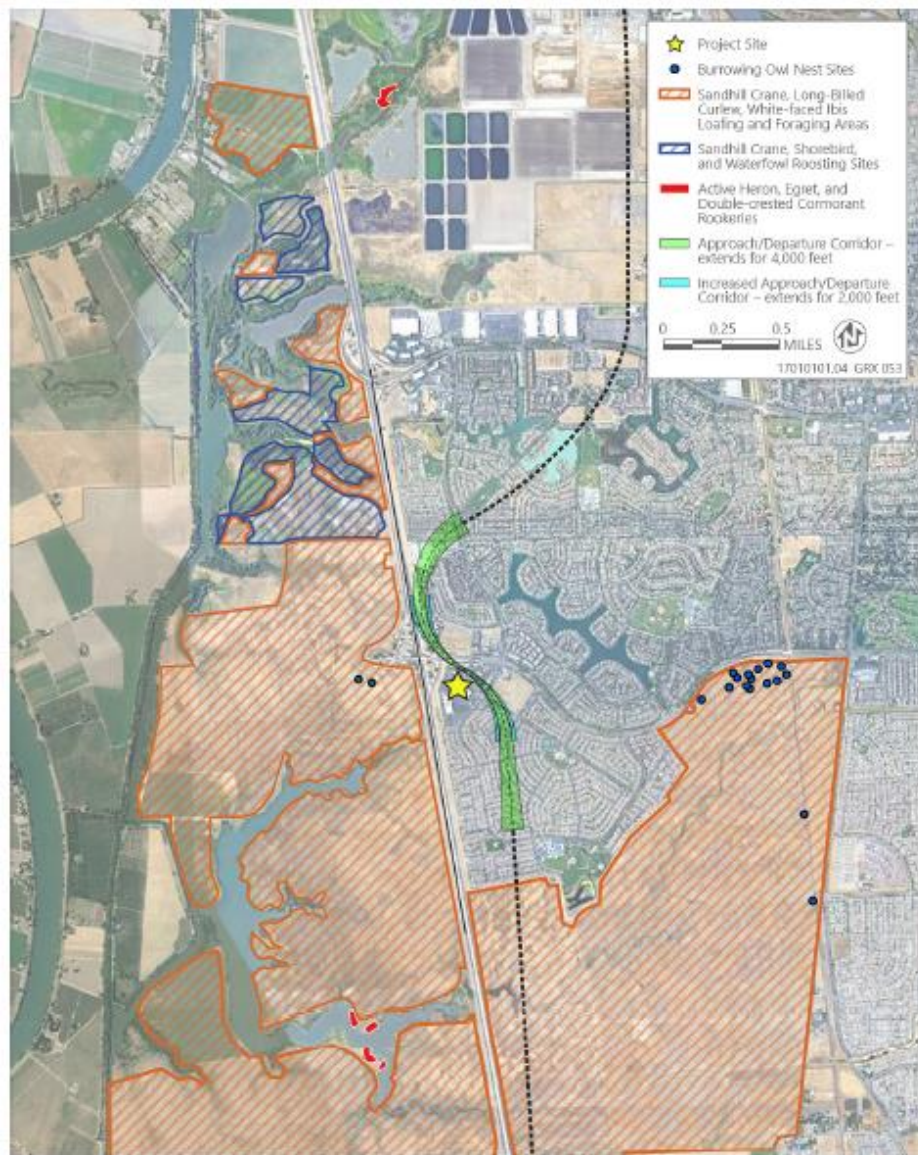
Conditional Use Permit - Hospital

- Located in the northern portion of the Project site, adjacent to Interstate 5 (I-5).
- Substantial setbacks from residential property in the vicinity of the Project site.
- Proposed medical office building, outpatient clinic, and parking structures, located south and east of the hospital, will provide additional buffers to the adjacent land uses.

Conditional Use Permit - Helistop

- Transfer patients and medical staff from one site to another; it would not serve as a permanent base for air ambulance vehicles, and no fueling, service, long-term parking, or storage of helicopters or related equipment would occur at the Project site.
- Approximately 1.5 helicopter trips per week and 78 helicopter trips per year.
- Regulated by the FAA.

Conditional Use Permit - Helistop



Source: U.S. Fish & Wildlife Service, Stone Lakes National Wildlife Refuge, 2020. Adapted by Ascent Environmental in 2020.

- Flight path revised is FEIR.
- Avoids portion of SLNWR west of I-5.
- No residences would be exposed to interior SENEELs that exceed the threshold of 65 dB.
- Minimal impact on surrounding land uses.

Conditional Use Permit – Expansion of Medical School

- Dormitory would include 150 units (300 students) and office space for administration support services.
- Consistent with the proposed General Plan land use designation for the site of Employment Center.
- Draft Conditions of Approval as well as the Mitigation Measures identified in the EIR would reduce any potential noise impacts to a less than significant level.
- Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or the general welfare of the City.

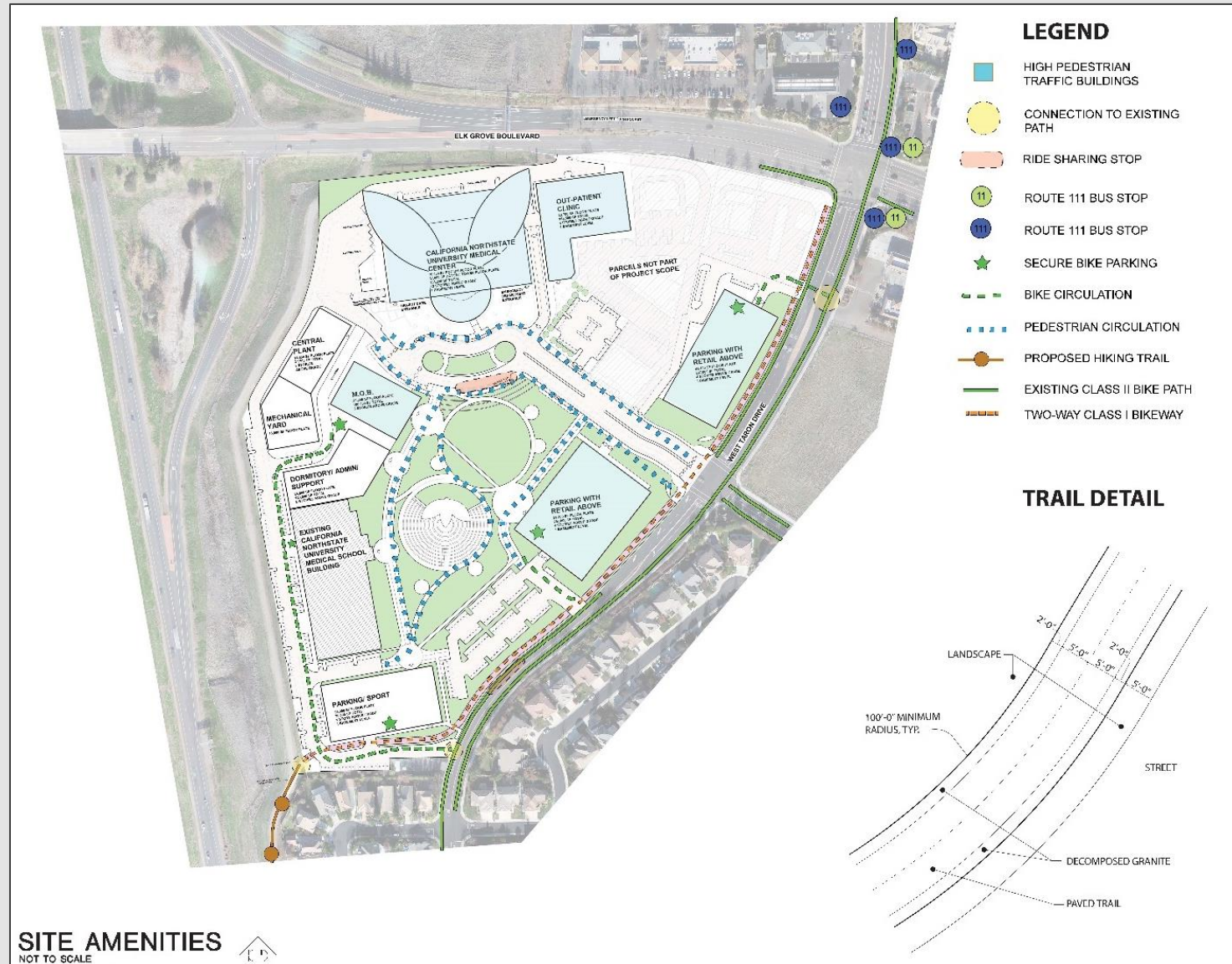
Amendment to Bicycle, Pedestrian, and Trails Master Plan



LEGEND	
TRANSIT FACILITIES	BIKEWAYS
Transit Transfer Points	Proposed
Park & Ride	Class I (Multi-Use Trail)
DESTINATIONS	Class II (Bike Lane)
College	Class III (Bike Route)
Community Center	Grade-Separated Class I Bikeway Crossings
Entertainment	At-Grade Class I Bikeway Crossings
Food Bank	Existing
Library	Class I (Multi-Use Trail)
Major Commerce/Employment Center	Class II (Bike Lane)
Medical	Class III (Bike Route)
Post Office	Grade-Separated Class I Bikeway Crossings
OTHER FEATURES	At-Grade Class I Bikeway Crossings
Rails	
Creeks and Channels	
Water Bodies	
Parks	
Schools	



Amendment to Bicycle, Pedestrian, and Trails Master Plan



Abandonment of West Taron Court

- Finding of Consistency with the General Plan
- Government Code 65402(a)
- Policy ED-2-2: encourages the City to maximize the use of nonresidential land for employment-generating and revenue-generating uses
- Policy ED-1-5: to support existing and prospective businesses that contribute to meeting Elk Grove's strategic economic goals and facilitate their relocation and expansion as appropriate

Execution of Police Services Agreement

- Agreement for funding of dedicated City law enforcement services to include police presence and on-site patrol to augment CNU security staff.
- Two police officers to the Project site for a total of 80 hours per week.
- An additional two police officers may be added at the completion of Phase 2 of the Project based on an evaluation of call for services during Phase 1.

AB900 Certification

- Jobs and Economic Improvement Through Environmental Leadership Act.
- Governor certified Project on December 30, 2019.
- Project has made commitments to reduce the potential environmental effects of the proposed Project.
- Project's certification has expired; however, the City continues to comply with the requirements in case the leadership act is reenacted by the legislature.

Environmental Analysis

- EIR prepared for the Project (Draft and Final).
- Pat Angell, from Ascent Environmental, presentation

Recommendation

Staff recommends the Planning Commission adopt a resolution recommending the City Council:

- 1) Certify the Environmental Impact Report for the Project, making Findings of Fact and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
- 2) Approve a General Plan Amendment; Zoning Amendment; Amendment to the Bicycle, Pedestrian, and Trails Master Plan; District Development Plan; Major Design Review; Conditional Use Permit; Finding of Consistency with the General Plan for the Abandonment of West Taron Court, Uniform Sign Program, and Execution of an Agreement for Police Services for the California Northstate University Medical Center Project (PLNG18-110) subject to the findings and conditions of approval included in the proposed Resolution **as amended in Green Sheets.**



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