

**PLANNING COMMISSION MEETING
THURSDAY, APRIL 12, 2018
PRESENTATIONS**

STAFF PRESENTATION

**ITEM #1 WORK SESSION
Ph#18-012**

29831 CLEARBROOK CIRCLE

PILGRIM BAPTIST CHURCH DEVELOPMENT PROJECT

PLANNING COMMISSION WORK SESSION
JAY LEE, ASSOCIATE PLANNER
APRIL 12, 2018



PRESENTATION OUTLINE

- 1. Introduction & Background**
- 2. Existing Conditions**
- 3. Proposed Project**
- 4. Staff Analysis & Discussion**

INTRODUCTION & BACKGROUND

Applicant/Owner: Pilgrim Baptist Church

Requested Entitlements

- 1. Tentative Parcel Map:** subdivide 6.2-acre parcel into two parcels
- 2. PD Rezone:** exception to Mission-Garin Area Special Design District (development on slopes greater than 25%)
- 3. Grading Permit:** grading on slopes greater than 20%
- 4. Density Bonus:** 35%

INTRODUCTION & BACKGROUND

Notable Revisions

- Relocated buildings
- Reduced grading



EXISTING CONDITIONS



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EXISTING CONDITIONS



PROPOSED PROJECT: OVERVIEW

Pilgrim Baptist Church

1. Church Building

- 39,500 SF; two stories (30 ft. tall)
- Sanctuary (800 seats), classrooms, offices, meeting rooms, coffee shop, & library

2. Gym/Life Center

- 15,100 SF; one story (30 ft. tall)
- Multipurpose basketball court, classrooms, offices, kitchen, & fitness center

MidPen Housing Development

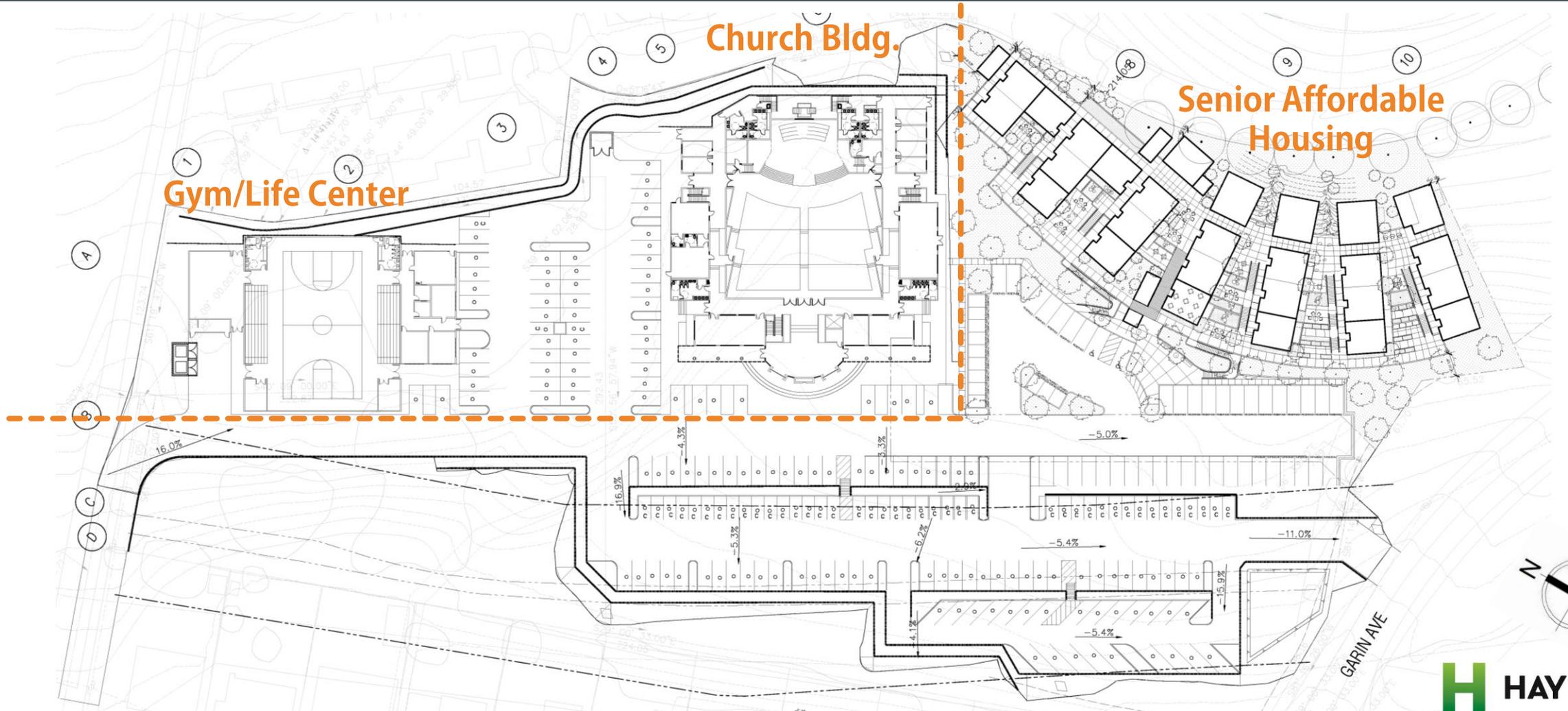
1. 61 one-bedroom units

2. 100% affordable (senior independent living)

3. 4 multilevel buildings

4. Common areas: lobby, laundry room, community room, office, & exercise room

PROPOSED PROJECT: OVERVIEW



PROPOSED PROJECT: ARCHITECTURE (CHURCH)

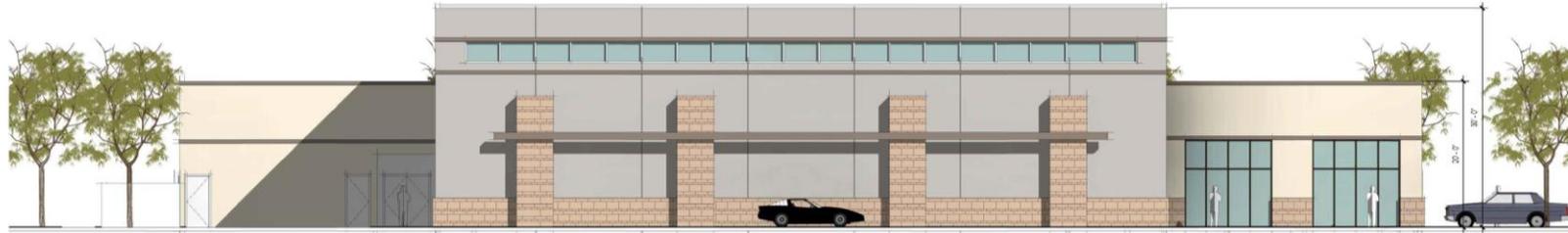


1 | CHURCH SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 | CHURCH NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED PROJECT: ARCHITECTURE (GYM)



1 | LIFE CENTER - SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



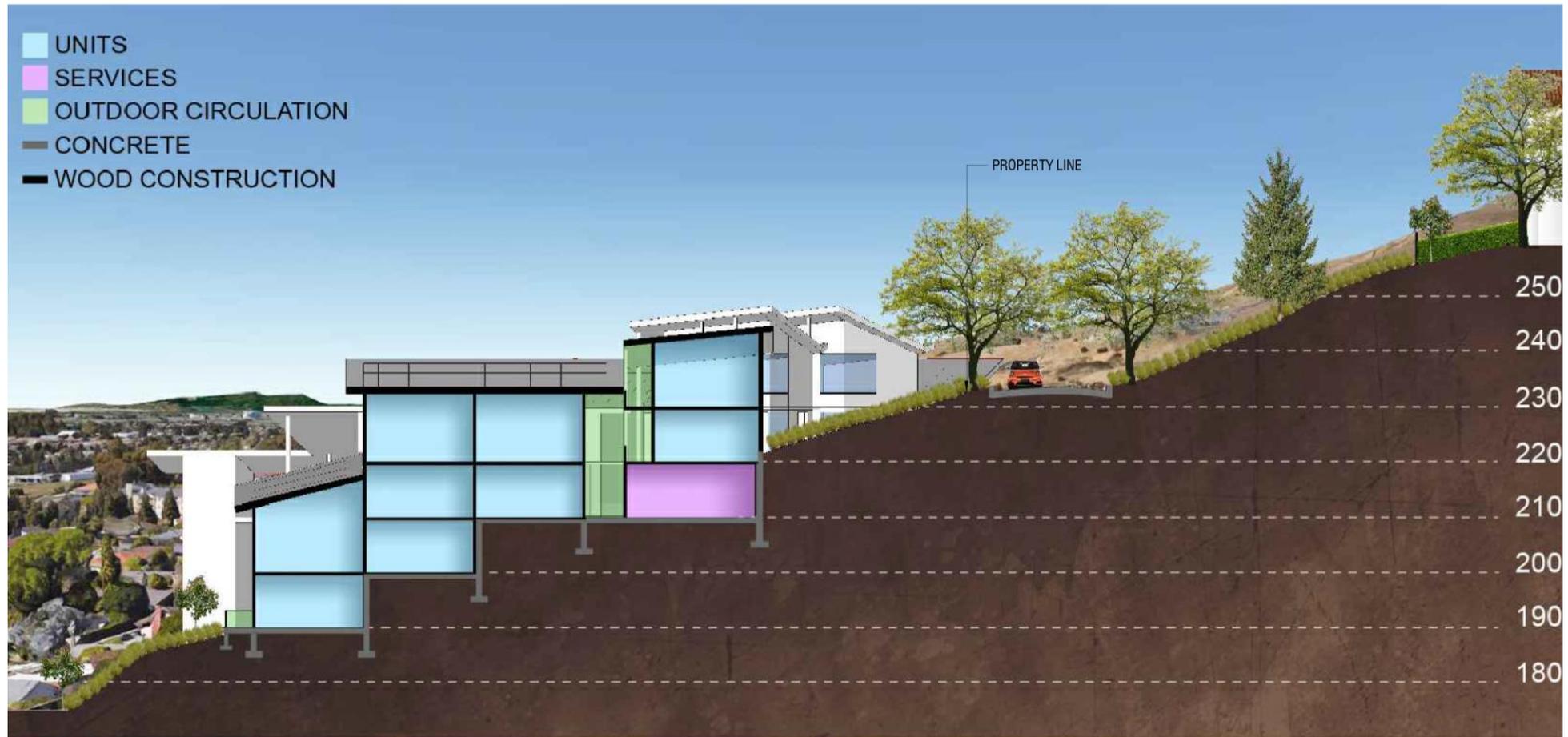
2 | LIFE CENTER - SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED PROJECT: ARCHITECTURE



2 | Perspective View - From Southeast 2
SCALE:

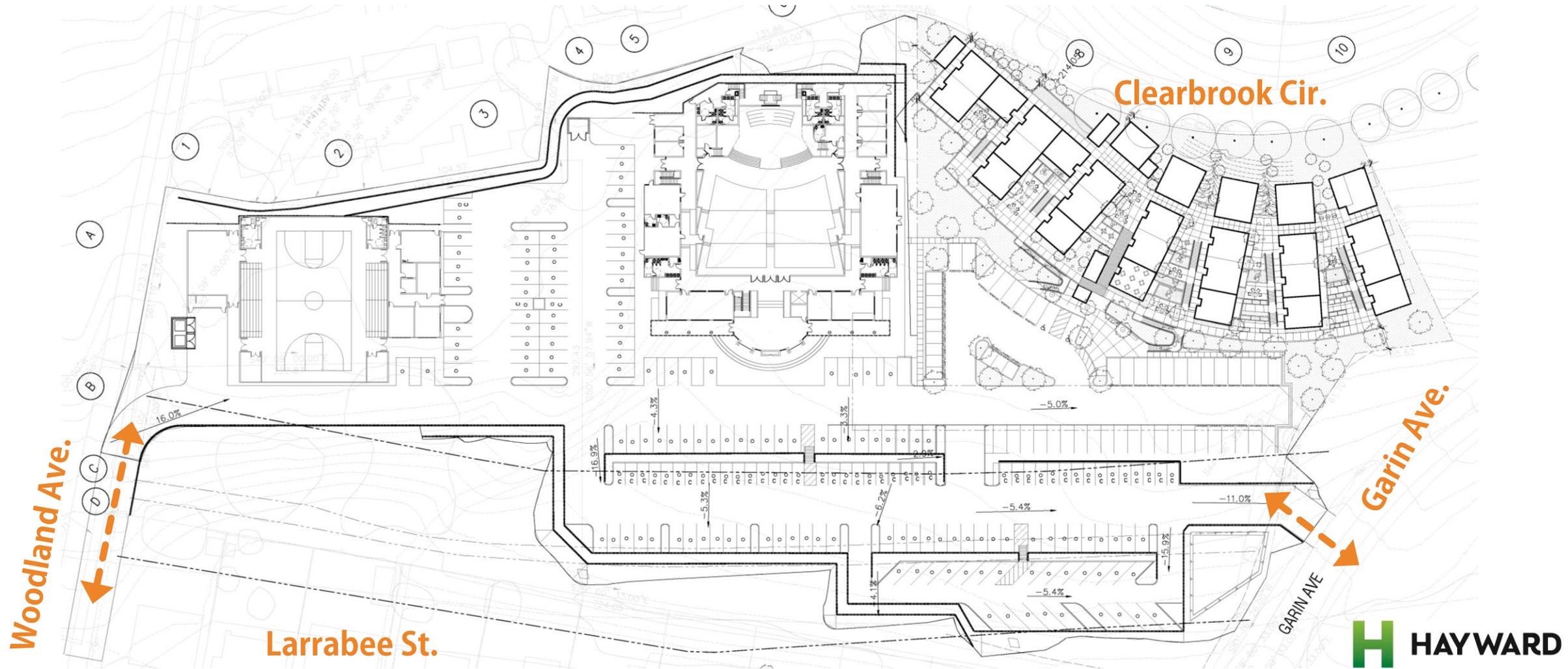
PROPOSED PROJECT: ARCHITECTURE (HOUSING)



PROPOSED PROJECT: ARCHITECTURE (HOUSING)



PROPOSED PROJECT: ACCESS/CIRCULATION



PROPOSED PROJECT: PARKING

Parking

Land Use	Required	Proposed	Shortage/Surplus
Church/Gym	236 (160/76)	198	-38
Affordable Housing	31	55	+24
Total	267	253	-14

PROPOSED PROJECT: LANDSCAPING & OPEN SPACE



STAFF ANALYSIS: LAND USE POLICY

- General Plan:** LMDR (Limited Medium Density Residential)
- Zoning:** RMB3.5 (Medium Density Residential - 3,500 ft. Min. Lot Area)
- PD (Planned Development)
- Overlay:** Mission-Garin Area Special Design District

STAFF ANALYSIS: LAND USE POLICY

Mission-Garin Special Design District

- Locate & cluster development to avoid geologic hazards, minimize grading, & preserve natural features

General Plan

- Maintain natural open space & preserve views
- Cluster development to preserve scenic resources & natural open space

STAFF ANALYSIS: LAND USE POLICY

Hillside Design Guidelines

- Varied elevations & quality architecture to enhance hillside
- Smaller wall planes & roof components to reduce bulk
- Architectural compatibility with respect to bulk
- Multi-family structures separated by interconnected natural open space corridors

City Design Guidelines

- Cluster development to avoid active fault zones
- Site activities to avoid noise/traffic conflicts
- Site buildings to transition gracefully to existing development
- Use design features to protect views
- Propose new buildings harmonious in scale with existing development

STAFF ANALYSIS: LAND USE

Analysis

1. Reduce scale
2. Relocate senior affordable housing development

Discussion

1. Overall scale of development
2. Location of buildings
3. Compatibility with existing development

STAFF ANALYSIS: BUILDING ARCHITECTURE

Analysis

1. Break up bulk and mass of church building and gym/life center
2. Senior affordable housing development up to four stories tall (located on steepest portion of site)

Discussion

1. Bulk and mass of church building and gym/life center
2. Height of senior affordable housing development
3. Overall architecture (e.g., colors, materials, etc.)

STAFF ANALYSIS: PROJECT/COMMUNITY BENEFITS

Analysis

- 1. Proposed amenities**
 - 100% senior affordable housing
 - Solar panels on housing development
- 2. Insufficient amenities, especially for church building and gym/life center**

Discussion

- 1. Additional amenities**
 - Larger natural open space areas
 - Stronger bicycle/pedestrian connections
 - Enhanced/sustainable building and site design
 - Public art
 - TDM measures

STAFF ANALYSIS: ENVIRONMENTAL ISSUES

Analysis

1. **General concerns**
 - Traffic
 - Noise
 - Lighting
 - Geotechnical (steep slopes and active fault line)
 - Views
2. **CEQA analysis required**

Discussion

1. **Preliminary feedback on potential environmental impacts**

STAFF ANALYSIS: DISCUSSION TOPICS

Land Use

1. Overall scale of development
2. Location of buildings
3. Compatibility with existing development

Building Architecture

1. Bulk and mass of church buildings
2. Height of housing development
3. Overall architecture

Project/Community Benefits

1. Additional amenities
 - Larger natural open space areas
 - Stronger bicycle/pedestrian connections
 - Enhanced/sustainable building and site design
 - Public art
 - TDM measures

Environmental Issues:

1. Potential impacts (traffic, noise, lighting, geotechnical, views, etc.)