



SUBJECT

Preliminary review of a proposed Tentative Parcel Map and Planned Development (PD) Rezone to subdivide a 6.2-acre parcel into two parcels and construct a 39,500-square-foot church building, 15,100-square-foot gymnasium/life center, and 61-unit senior affordable housing development at 29831 Clearbrook Circle (APN 083-0254-002-06). Application No. 201900410; Abdul Esmail (Applicant) on behalf of Pilgrim Baptist Church (Owner).

RECOMMENDATION

That the Planning Commission review and provide feedback to the applicant and staff on the proposed Tentative Parcel Map No. 10806 and PD Rezoning Application No. 201800410, including the analysis set forth in this report.

SUMMARY

This is a Work Session to provide the Planning Commission and members of the public an opportunity to review the project plans, hear from the applicant, and provide comments on the site layout, building architecture, and overall land use compatibility of the proposed planned development. As currently proposed, the project requires the following entitlements:

- *Tentative Parcel Map* to subdivide an existing 6.2-acre parcel into two parcels;
- *PD Rezone* to allow for an exception to the [Mission-Garin Area Special Design District](#), which prohibits development within areas where natural slopes are greater than 25 percent, to construct a 39,500-square-foot church building, 15,100-square-foot gymnasium/life center, and 61-unit senior affordable housing development;
- *Grading Permit* to allow hillside grading for slopes greater than 20%; and
- *Density Bonus* of 35 percent to increase the maximum density from 12 dwelling units per net acre (du/ac) to 16.2 du/ac for a designated senior citizen affordable housing development.

Specifically, staff requests that the Planning Commission provide feedback in the following areas related to the project:

- Consistency with applicable land use policies in the *Hayward 2040 General Plan*, the City's [Hillside Design and Urban/Wildlife Interface Guidelines](#) (HDG), and City's Design Guidelines related to the overall size and scale of development, site layout, land use compatibility, grading, and hillside preservation;
- Consistency with development standards in the Zoning Ordinance related to parking, landscaping, and open space;

- Proposed bicycle and pedestrian circulation;
- Proposed building architecture (colors, materials, and overall building form); and
- Proposed Planned Development amenities.

No formal action is being requested at this time and the Commission will have another opportunity to consider the project at a future date once the application and environmental analysis is complete. The Commission will be an advisory body and will be making a recommendation on the project to the City Council at that future date.

BACKGROUND

Preliminary Application Review Meeting. On April 5, 2017, staff held a Preliminary Application Review meeting with the applicant to provide high-level feedback regarding conceptual plans submitted to the City. While this was only a preliminary review of the project, staff expressed concerns regarding the project's inconsistency with the [Mission-Garin Area Special Design District](#) and the [Hillside Design and Urban/Wildlife Interface Guidelines](#) (HDG). Staff encouraged the applicant to redesign the project to better integrate with the natural terrain and minimize the amount of hillside grading. Staff also expressed concern with the overall size, scale and mass of the project and recommended the project be reduced and redesigned to be more compatible with the surrounding residential neighborhood. Additionally, staff encouraged the applicant to conduct extensive outreach to the surrounding neighborhood to obtain feedback on the project, especially given the potential aesthetic and visual impacts.

Following that meeting, the applicant revised the site layout by relocating the larger church buildings to the relatively flatter portion of the site and redesigned the affordable housing component to step architecturally with the topography to further reduce the amount of grading. The applicant also revised the building elevations to incorporate neutral colors and materials that are more consistent with the surrounding environment.

Public Outreach. On February 2, 2018, a Notice of Receipt of Application was sent to all property owners and interested stakeholders within a 300-foot radius of the project site. Staff has received many e-mails and phone calls from neighbors expressing concerns regarding the project and related to potential environmental impacts associated with slope stability, viewsheds, traffic, parking, hydrology, and overall land use compatibility, among other issues. While the application is still incomplete, the project will require a detailed environmental impact analysis prior to any action by the Planning Commission and City Council. On March 29, 2018, a Notice of Public Hearing for the Planning Commission Work Session was sent to all property owners and interested stakeholders within a 300-foot radius of the project site.

PROJECT DESCRIPTION

Existing Site Conditions. The 6.2-acre site consists of one parcel located along Garin Avenue and Clearbrook Circle in the Mission/Garin Neighborhood. The project site is currently undeveloped and contains several mature trees. There are no driveways providing access to the site and the site contains hillside slopes exceeding 25% and is subject to the HDG and

the Mission-Garin Area Special Design District. Additionally, the Hayward Fault runs through the western portion of the site and as such, the entire site lies within the Hayward Fault Zone.

The site is surrounded by vacant land to the north, a 148-unit apartment complex and single-family residences to the east, vacant land and single-family residences to the south, and single-family residences to the west. A majority of the subject property is zoned RMB3.5 (Medium Density Residential – 3,500-Square-Foot Minimum Lot Area) District; however, the northwestern portion of the site was previously zoned PD District as part of a previous Planned Development project that was never fully constructed. The site is designated for LMDR (Limited Medium Density Residential) land uses in the *Hayward 2040 General Plan*.

Project Overview. Pilgrim Baptist Church has partnered with Mid-Peninsula Housing to propose a joint development that includes a 39,500-square-foot church building, a 15,100-square-foot gymnasium/life center for Pilgrim Baptist Church, and a 61-unit senior affordable housing development, including various on and off-site improvements. The applicant proposes to subdivide the existing 6.2-acre parcel into two parcels to allow the church and gymnasium buildings to be located on a 2.4-acre parcel and the senior citizen affordable housing development to be located on a 3.8-acre parcel.

The proposed two-story church building includes an 800-seat sanctuary, classrooms, offices, meeting rooms, a coffee shop, and a library. The gymnasium/life center building contains a basketball court, which will serve as a multi-purpose room, several offices, classrooms, a kitchen, a fitness center, and area for minor storage. As currently proposed, Pilgrim Baptist Church will host weekly and monthly/seasonal events in both the sanctuary and gymnasium buildings. Events proposed to be held during the week include ministry-related meetings, bible study classes, and various community programs such as sports leagues, job training, counseling, educational programs, music programs, and senior-specific day activities. Monthly/seasonal events include health clinics, holiday outreach events, and weddings. On Sundays, Pilgrim Baptist Church will hold worship services in the morning and bible study classes in the afternoon.

The 61-unit senior housing development is proposed to be 100 percent affordable. The project is proposed to be split into four, multi-level buildings with a stepped architectural design that integrates into the existing topography. Each one-bedroom apartment unit is designed for “independent living” and offers its own kitchen and private open space through a private patio or balcony. Additionally, the development provides various community amenities including a lobby, laundry room, community room, office, and exercise room. A copy of the project plans for both uses are included as Attachment II.

Building Architecture. The proposed two-story church building is 30 feet tall with a parapet that reaches a maximum height of 35 feet and a steeple that reaches a maximum height of 40 feet. The gymnasium is 30 feet tall. Both buildings incorporate a mix of contemporary and traditional materials including cement plaster, wood, aluminum, and stone veneer. The roofs will be composed of clay tile. The proposed color scheme incorporates neutral shades of tan, brown, white, and gray. The front and side elevations of the church building are

articulated with windows, columns, and horizontal shade structures. Recesses and projections of the wall surfaces with contrasting accent colors further break up the massing. The rear elevation lacks any architectural articulation and the gymnasium is minimally articulated, with some windows and use of alternating colors and materials.

The senior affordable housing development incorporates a stepped architectural design to better integrate into the existing hillside grade. Each of the four buildings are broken up into small groups of dwellings to break up the massing into smaller components. The building height ranges from two to four stories and will be constructed of concrete panels with a mix of cement fiber panel and lap siding, which is intended to mimic wood siding. The buildings also include aluminum window trims, wood slat railings, and composition shingle roofs. The color scheme includes white and shades of gray. The development also incorporates windows throughout all elevations and private patios or balconies to provide usable open space and further articulation and visual interest. The project will also include the installation of solar-panels on the roof of the proposed senior-housing units.

Parking and Vehicular Circulation. Per [Chapter 10, Article 2](#) of the HMC (Off-Street Parking), the project requires one off-street parking space for each five seats in the main assembly area for churches and one space for each 200 square feet of floor area for gymnasiums. Additionally, the project requires 0.5 off-street parking spaces for each senior affordable housing unit. Therefore, a total of 267 spaces are required for the entire development (160 for the church building, 76 for the gymnasium, and 31 for the senior affordable housing development). As proposed, the project is only providing 253 spaces, which is 14 less than the total number of parking spaces required. Of the 253 spaces provided, 198 spaces are dedicated for Pilgrim Baptist Church, including 10 ADA spaces and 56 compact spaces; and 55 spaces are dedicated for the affordable housing development, including 2 ADA spaces and 12 compact spaces. As currently shown in the plans, a majority of the spaces for Pilgrim Baptist Church are proposed on the 3.8-acre parcel where the senior affordable housing development will be located. As such, an access easement on the 3.8-acre parcel will be required to allow the Church to utilize these spaces.

Vehicular access to the site would be provided from a new two-way, 26-foot wide driveway from Garin Avenue that provides access to the open, unrestricted parking area. The project proposes a secondary two-way, 26-foot wide driveway from Woodland Avenue, which is intended to provide emergency vehicle access. Both driveways exceed the maximum slope allowed for emergency access per the 2016 California Fire Code and as such, the City's Fire Department has expressed concern that the project does not provide adequate access for fire apparatus, which could adversely impact life/safety responses. The applicant is aware of these concerns and is looking for alternative means of access to mitigate these issues.

Bicycle and Pedestrian Access. Currently, there is an existing sidewalk along Garin Avenue but not on Clearbrook Circle, which is a private street. The project proposes new sidewalks along the front and side elevations of both the church and gymnasium buildings and a new pedestrian pathway is proposed to connect both buildings. As shown, the pedestrian connection is interrupted by two parking lot drive aisles and there are no pedestrian pathways leading from the parking lots to the buildings. Additionally, there are multiple pedestrian pathways throughout the senior affordable housing development that provide

access to each residential building. Pedestrian pathways also provide access from the parking lot to the housing development. Currently, there are no designated bicycle connections to nearby public streets and the project is not proposing any bicycle parking facilities. However, CALGreen requires the church and gymnasium/life center provide short-term bicycle parking spaces (i.e. permanent bicycle racks) equal to five percent of new vehicle parking spaces being added and long-term bicycle parking spaces (i.e. bicycle lockers) equal to five percent of parking spaces designated for employees.

Landscaping and Tree Removals. The project is proposing new landscaped areas that include new trees and groundcover along the perimeter of the site, within the parking lot, and in the open space areas between the residential buildings. However, the proposed landscaping does not meet the required buffer or street tree requirements in [Section 10-1.445](#) of the HMC, which requires one 15-gallon tree for every 20 lineal feet of property line alongside the rear yards, and one 24-inch box street tree for every 20 to 40 lineal feet of street frontage. Additionally, the project does not meet the landscape requirements of parking areas in [Section 10-2.650](#) of the HMC, which requires one 15-gallon tree for every six parking stalls, a 5-foot minimum width of landscaped areas, 6-foot landscape endcaps at the end of each parking row, and landscaped buffering from public streets with 30-inch-high screening consisting of shrubs, walls, or earth berms. Additionally, there are no new trees proposed to screen the housing development from the church building, which is also required per the Code. The project also proposes six new bioretention treatment areas totaling 4,075 square feet in size to treat storm water run-off.

Although the applicant has not submitted an arborist report, it is likely that several trees proposed for removal are subject to the City's Tree Preservation Ordinance. As such, a Tree Removal Permit and mitigation will be required for any protected trees that are removed. Once submitted, the City's Landscape Architect will review the Arborist Report and provide any recommendations to ensure compliance with the Tree Preservation Ordinance.

Open Space Area. While the smaller parcel containing the church and gymnasium will include some usable open space areas around the project perimeter and adjacent to the residential uses, the private and group open space areas for the housing development will be provided through landscaped common areas located between buildings and on private patios or balconies for 50 of the 61 units. Per [Section 10-1.445](#) of the HMC, the housing development is required to provide a minimum of 350 square feet of open space per dwelling unit. Of the 350 square feet, at least 100 square feet must be available as group (common) open space. Therefore, 21,350 square feet of open space with 6,100 square feet of group open space is required for the project. While staff has not been able to verify whether the project meets these requirements due to lack of information on the project plans, staff believes the project should incorporate additional group open space throughout the site and beyond the minimum requirements of the HMC.

Community Benefits/Project Amenities. The PD Districts are intended to facilitate development of land in an innovative fashion to allow for flexibility in site design and encourage development that is sensitive to environmental and site-specific considerations. Any requested exceptions to development regulations or policies must be adequately offset or compensated for by providing amenities not otherwise required or exceeding required

development standards. PD amenities should result in higher quality site design and development such as sustainability features or affordable housing. The applicant is proposing rooftop solar panels as the primary amenity for the senior affordable housing development and is including an affordable housing component as part of the project but there are no project specific amenities proposed for the church building or gymnasium site.

Density Bonus. The applicant is requesting a density bonus to increase the maximum number of affordable dwelling units allowed by the *Hayward 2040 General Plan* from 45 to 61. Per [Section 10-19.130](#) of the HMC, the proposed senior citizen affordable housing development is eligible for the maximum density bonus of 35 percent. Per the General Plan, the LMDR land use designation allows for a maximum density of 12 du/ac. If granted, the 35 percent density bonus would increase the maximum allowable density to 16.2 du/ac and allow the project to contain 61 units, which is consistent with the City's Density Bonus Ordinance. Future consideration of the density bonus request will be required by the Planning Commission and City Council at a future date.

Sustainability Features. The project proposes rooftop solar panels for the senior affordable housing development. The project is also required to meet CALGreen and 2016 California Energy Code standards for energy efficiency and will meet the City's requirements with respect to water efficient landscaping. Additionally, the project is required to comply with the City standards for recycling of waste during construction and operation. The project is also required to comply with the Municipal Regional Stormwater Permit requirements regarding storm water runoff prevention and treatment. Staff is continuing to work with the applicant to enhance and expand the project's sustainability component.

POLICY CONTEXT AND CODE COMPLIANCE

Zoning Ordinance. The project site contains two different zoning designations and one General Plan land use designation. The majority of the site is zoned RMB3.5 District (Single-Family Medium) and the northwestern portion of the site was previously zoned PD, Planned Development as part of a previous planned development rezoning that was never fully constructed. The Zoning Area map is included as Attachment III.

Per [Section 10-1.405](#) of the Hayward Municipal Code (HMC), the purpose of the RM, Medium Residential District is to promote and encourage a suitable environment for family life in areas where the compatible mingling of single-family and multiple-family dwellings is possible. The RM District also allows for various community service uses such as cultural, educational, and religious facilities. The B3.5 Combining District requires a minimum lot area per dwelling unit of 3,500 square feet for multiple-family developments.

As proposed, the project meets most of the development standards of the RMB3.5 District. However as previously identified, the project does not meet the minimum parking requirements of the HMC where a total of 267 spaces are required for the project but only 253 spaces are provided. Staff recommends that the applicant will need to either revise the project to reduce the parking requirement or provide 14 additional spaces to meet the parking requirement. If the applicant requests an exception to the required number of parking spaces as part of the PD Rezone, a parking analysis will be required to determine

whether a proposed reduction in the number of spaces is warranted. Additionally, the applicant may be able to reduce the parking demand through the incorporation of transportation demand management measures that support bicycle, walking and transit use.

Additionally, the project does not meet the City's landscaping or buffering requirements and staff cannot verify whether the project meets the open space requirements of the RM District due to lack of information on the project plans.

Mission-Garin Area Special Design District. The site is also located within the [Mission-Garin Area Special Design District](#). The purpose of this overlay zoning district is to locate and cluster development so as to avoid geologic hazards, minimize grading, and preserve significant natural site features. Although the PD Rezone would allow for development on this site, the project appears to conflict with the intent of the Mission-Garin Area Special Design District. Additionally, the proposed housing development is located on the steepest portion of the site and will require a significant amount of grading. Staff has provided a more detailed analysis of the inconsistencies related to the Mission-Garin Area Special Design District in the Staff Analysis section below.

Hayward 2040 General Plan. The site is designated for LMDR ([Limited Medium Density Residential](#)) land uses in the *Hayward 2040 General Plan*. The LMDR land use designation of the General Plan generally applies to suburban areas that contain a mix of housing types with supporting community uses. Typical building types include single-family homes, second units, duplexes, triplexes, fourplexes, townhomes, apartment and condominium buildings. The LMDR land use designation allows for a maximum density of 12 dwelling units per net acre (du/ac).

The project is consistent with the LMDR land use designation of the *Hayward 2040 General Plan* with the requested density bonus. However, there are several other policies of the *Hayward 2040 General Plan* that are not consistent related to development of environmentally sensitive projects to minimize grading and impacts to hillside areas. Specifically, Land Use Policy LU-7.2 discourages the placement of homes near ridgelines to maintain natural open space and preserve views and Land Use Policy LU-7.5 encourages the clustering of residential units on hillsides to preserve sensitive habitats and scenic resources as natural open space. As mentioned earlier, the senior affordable housing development is proposed on the steepest portion of the site and the project proposes to grade and develop a majority of the 6.2-acre hillside site, leaving a minimal amount of natural open space.

Hillside/Urban Wildlife Interface Guidelines. The proposed project is located on a hillside parcel subject to the [Hillside/Urban Wildlife Interface Guidelines](#) (HDG). The purpose of these Guidelines is to promote architectural, landscape, site, and street design to enhance the character of the hillside setting and protect the natural features of the hillside area. Per [Section 10-8.23](#) of the HMC, any grading on these parcels with slopes greater than 20% will require the issuance of a Grading Permit by the City Council. Based on the initial review, staff has identified the following policies of the HDG which are not consistent with the project, as currently proposed:

- *“Buildings should exhibit varied elevations, floor plans, setbacks, and quality architecture to enhance the hillside setting.”*
- *“Large flat wall surfaces should be divided into smaller wall planes with horizontal offsets to reduce the bulky appearance of the structure. Roofs should also be broken into smaller components which accentuate the wall offsets.”*
- *“New structures, additions, and remodels should be architecturally compatible with surrounding development with respect to bulk, articulation, design, colors and materials.”*
- *“Preferred hillside development includes clusters of approximately 8 to 12 single-family dwellings or large clusters of multi-family structures separated by interconnected natural open space corridors.”*
- *“Dwellings should be clustered on gentle slopes where less grading will be required and dwellings can be easily reached by emergency vehicles.”*

City of Hayward Design Guidelines. The project is also subject to the [City of Hayward Design Guidelines](#), which contain the several policies that are applicable to the project. Specifically, the guidelines recommend the following:

- Clustering development to avoid hazardous areas such as active fault zones;
- Siting activities to avoid noise and traffic conflicts/nuisances;
- Siting buildings to transition gracefully to permanent development around them;
- Using design features to protect views; and
- Proposing new buildings that are harmonious in scale with nearby development.

Staff will highlight several of these policies as it relates to the proposed project in the Staff Analysis section below.

STAFF ANALYSIS

Land Use Policies. As discussed earlier, staff is concerned with the project’s consistency with the land use policies of the (1) Mission-Garin Area Special Design District, (2) *Hayward 2040 General Plan*, (3) [Hillside/Urban Wildlife Interface Guidelines](#) (HDG), and (4) [City of Hayward Design Guidelines](#).

As such, staff requests feedback from the Planning Commission regarding the following specific land use policy issues:

- *Mission-Garin Area Special Design District:* Staff requests feedback on the overall scale of development and location of the proposed buildings. Staff believes the overall scale of development could be reduced and the senior affordable housing development relocated to minimize grading and preserve existing views and natural open space, which are goals of the Mission-Garin Area Special Design District.
- *Hayward 2040 General Plan:* As discussed above, the proposed development is proposed to redevelop a large portion of the existing 6.2-acre site that may result in significant land use, aesthetic and environmental impacts. Staff requests Planning Commission feedback on whether the proposed buildings should be clustered to

avoid steeper slopes and maintain natural open space, as per Land Use Policies LU-7.2 and LU-7.5.

- *Hillside/Urban Wildlife Interface Guidelines:* As previously identified, the purpose of the HDG is to minimize impacts of new development on hillside areas. In this instance, staff is concerned with the compatibility of the church building and gymnasium with the surrounding neighborhood and due to the overall size, scale and placement of those buildings on environmentally sensitive areas. The overall bulk and massing of the buildings are magnified by the general lack of variety in the elevations and the presence of large flat wall surfaces without significant breaks in the wall planes. The Guidelines recommend that new buildings exhibit varied elevations with roofs and wall surfaces that are broken into smaller components to minimize bulk and massing, and architecturally integrate into the existing neighborhood. Staff requests feedback from the Planning Commission on the proposed size, scale, and design of the project as it relates to the surrounding single-family neighborhood and the inconsistencies with the amount of hillside grading and impacts to the natural environment.
- *City of Hayward Design Guidelines:* A project of this size and scale has the potential to generate significant noise and traffic from the proposed use and ancillary activities associated with the church and gymnasium use for an undeveloped site located in a sensitive residential neighborhood. Staff requests feedback from the Planning Commission on the overall land use compatibility of the project with the surrounding residential neighborhood as it relates to the size and scale of the proposed uses.

Parking & Vehicular Circulation: The project, as proposed, does not meet the City's minimum parking requirements and does not meet the proposed emergency access design standards. If the applicant desires a reduction in the required number of parking spaces through the PD Rezone, a parking analysis to demonstrate that a reduction is warranted and transportation demand management measures to reduce the parking demand will be required. Staff requests feedback on whether the Planning Commission would consider a reduction in the parking requirement as part of the PD Rezone. Furthermore, both proposed driveways exceed the maximum slope allowed for emergency access per the 2016 California Fire Code and the City's Fire Department has expressed concern that the project does not provide adequate access for fire apparatus.

Bicycle and Pedestrian Access: Although pedestrian access is provided throughout much of the site, staff believes the pedestrian circulation should be improved to better connect each building to one another and the overall development to the surrounding neighborhood. The pedestrian connection between the church building and gymnasium is interrupted by drive aisles and there are no pedestrian pathways leading from the parking lot to both buildings. Staff recommends the project incorporate a connected network of pedestrian access between buildings and from the parking lots to the buildings and the adjacent public streets to promote walking to the site and within the site, for the proposed senior residents. Furthermore, staff recommends the project add bicycle facilities and provide bicycle parking spaces to comply with CALGreen and improve non-vehicular access to the

site, reduce the parking demand, and encourage bicycling and walking opportunities, consistent with Council's Complete Streets Strategic Initiative.

Landscaping and Open Space: The project, as proposed, does not meet the City's landscaping and buffering requirements and staff has been unable to verify whether or not the project meets the minimum open space requirement due to lack of information on the project plans. Although the project could be revised to meet these requirements, staff recommends that additional landscape screening within the parking lot medians and along the property lines be expanded to minimize any visual impacts associated from parking lot and vehicular lights to residences to the west. Based on the current design, vehicles in the parking lot will be highly visible to the residences to the west since the stepped parking lot is proposed on a higher grade. Furthermore, staff recommends the project exceed the group open space requirement as one of the amenities required for the PD Rezone. Although the senior affordable housing development does provide small outdoor open space areas between the buildings, staff believes the project could be enhanced to provide larger, more natural common open space areas that are accessible to both Pilgrim Baptist Church and the senior affordable housing development. These common areas could provide outdoor facilities that promote recreation, provide play/exercise facilities, and incorporate community gardens.

Building Architecture. Although the neutral colors and building materials of the church, gymnasium, and senior affordable housing development are largely compatible with the character of the surrounding neighborhood, staff has concerns with the overall bulk and mass of the church building and gymnasium related to the prominent hillside location and surrounding residential land use in the area. The proposed church and gymnasium are located on a challenging, hillside parcel and are not stepped or broken up into smaller components to minimize bulk and mass. Staff notes that although the senior housing development does incorporate a stepped design, some of the buildings reach a height of four stories and are located on the steepest portion of the site, which further exacerbates the visual and aesthetic impact to adjacent neighborhoods. As such, staff requests Planning Commission feedback on the proposed design and placement of the proposed buildings.

Environmental Issues. Beyond the land use policy and site design issues, staff has general concerns regarding the potential environmental impacts associated with the project, specifically related to traffic, noise and lighting, the amount of grading on a steeply sloped site, the development of a multi-family and high-occupancy land use (church and gymnasium) on a project site that is geotechnically challenging and contains an active fault line, and the potential visual and slope impacts related to the removal of several mature trees. Although the California Environmental Quality Act (CEQA) document, which has not started yet, will analyze any potential environmental impacts associated with the project, staff requests the Planning Commission provide preliminary feedback regarding the areas related to the potential environmental issues identified in this report.

Project/Community Benefits. The applicant is proposing rooftop solar panels for the residential use and is proposing the housing development be 100% affordable for seniors as the primary community benefit in exchange for the requested Planned Development

rezoning and numerous design exceptions. Upon review, staff recommends that additional public benefits be provided if the project is to move forward. The overall size and scope of the Pilgrim Baptist Church development is significant, and the location is challenging given the numerous site and environmental constraints that encumber the site. As such, staff recommends the project incorporate larger open space areas, stronger bicycle and pedestrian connections, enhanced, sustainable building and site designs, additional project screening, and overall reduced building footprint. The project could also incorporate public art, transportation demand measures, and other amenities that would benefit the surrounding community. As such, staff requests feedback from the Planning Commission regarding the proposed amenities.

ENVIRONMENTAL REVIEW

The project is subject to CEQA and as such, an Initial Study will be required once the project application is complete. Following the completion of that Initial Study, staff will determine the appropriate level of environmental impact analysis needed for the project.

NEXT STEPS

Following the work session and once the project application has been deemed completed, staff will complete an Initial Study and determine the level of environmental review required. Once completed, staff will return to the Planning Commission for consideration and recommendation to the City Council.

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