

**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



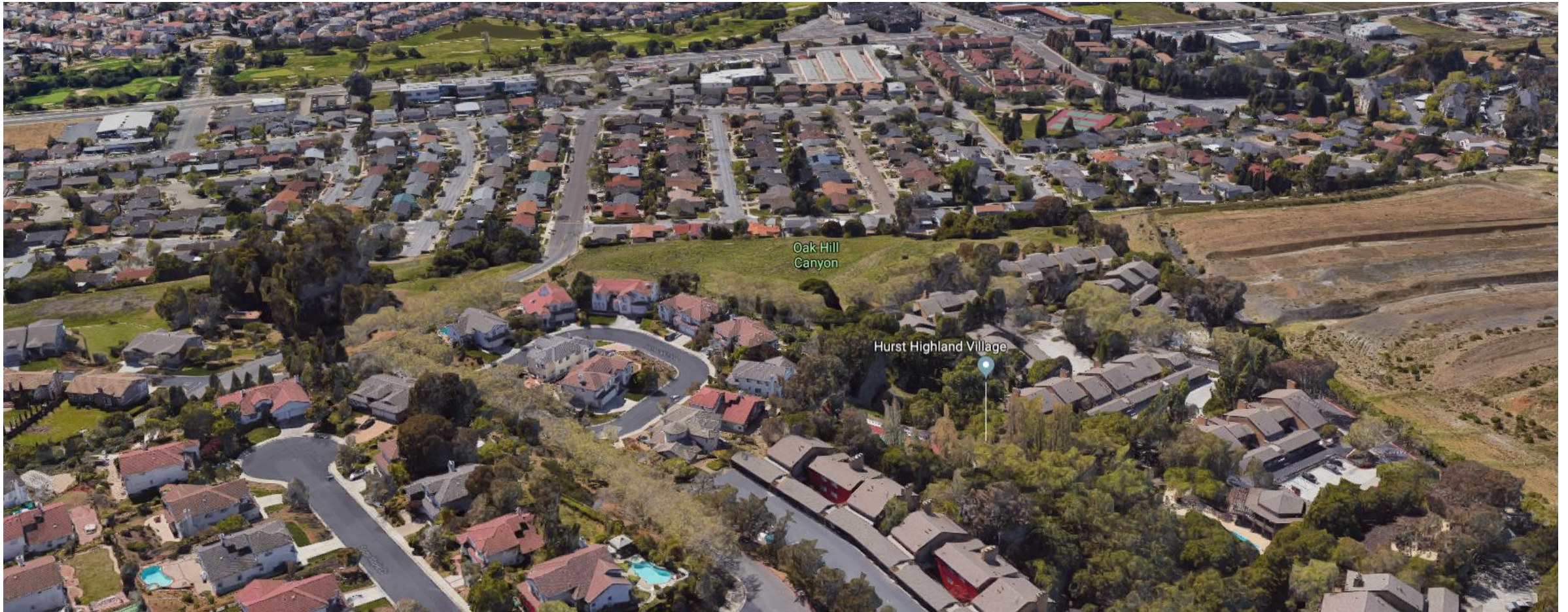


# EXISTING CONDITIONS





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# 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

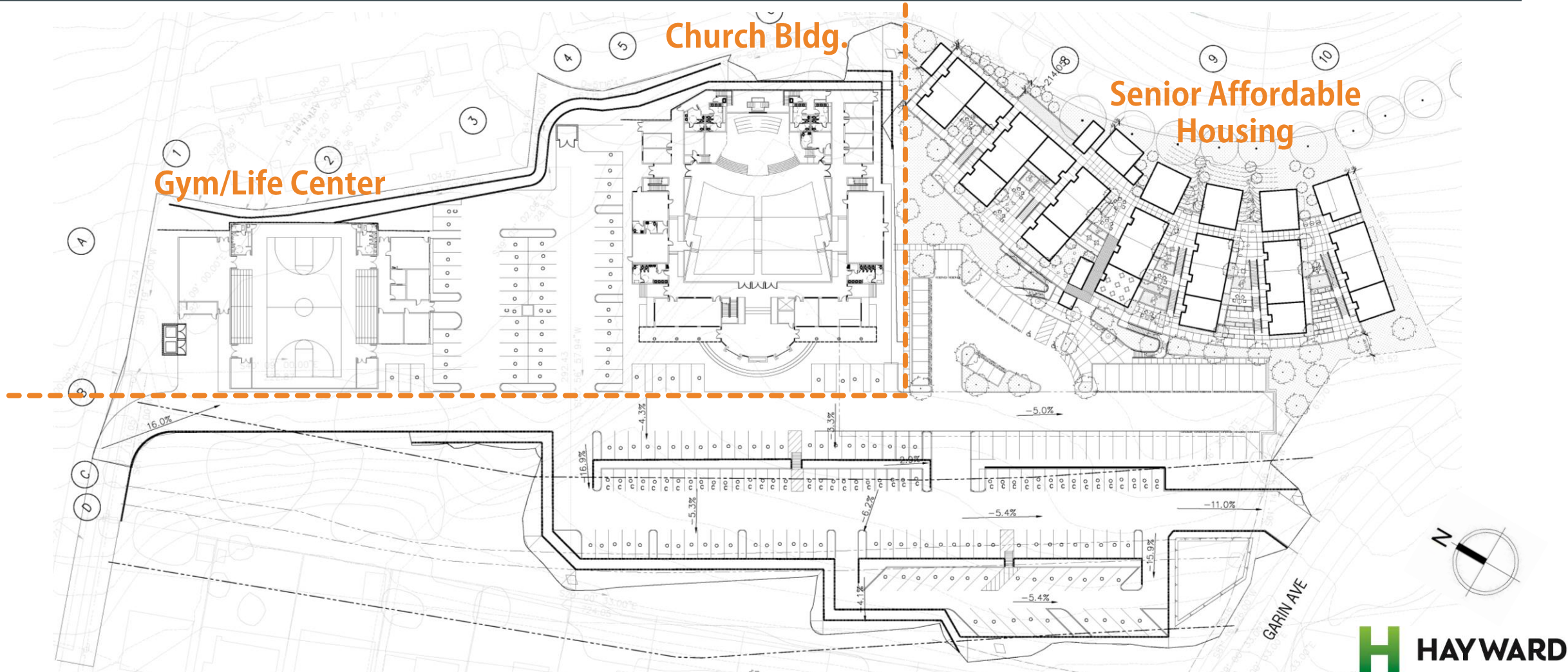
### 1. 61 one-bedroom units

### 2. 100% affordable (senior independent living)

### 3. 4 multilevel buildings

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

# PROPOSED PROJECT: OVERVIEW

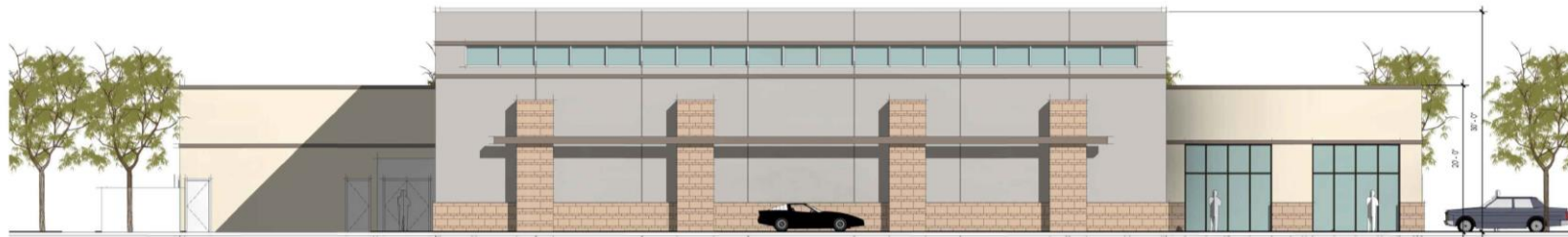




# PROPOSED PROJECT: ARCHITECTURE (CHURCH)



# 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"

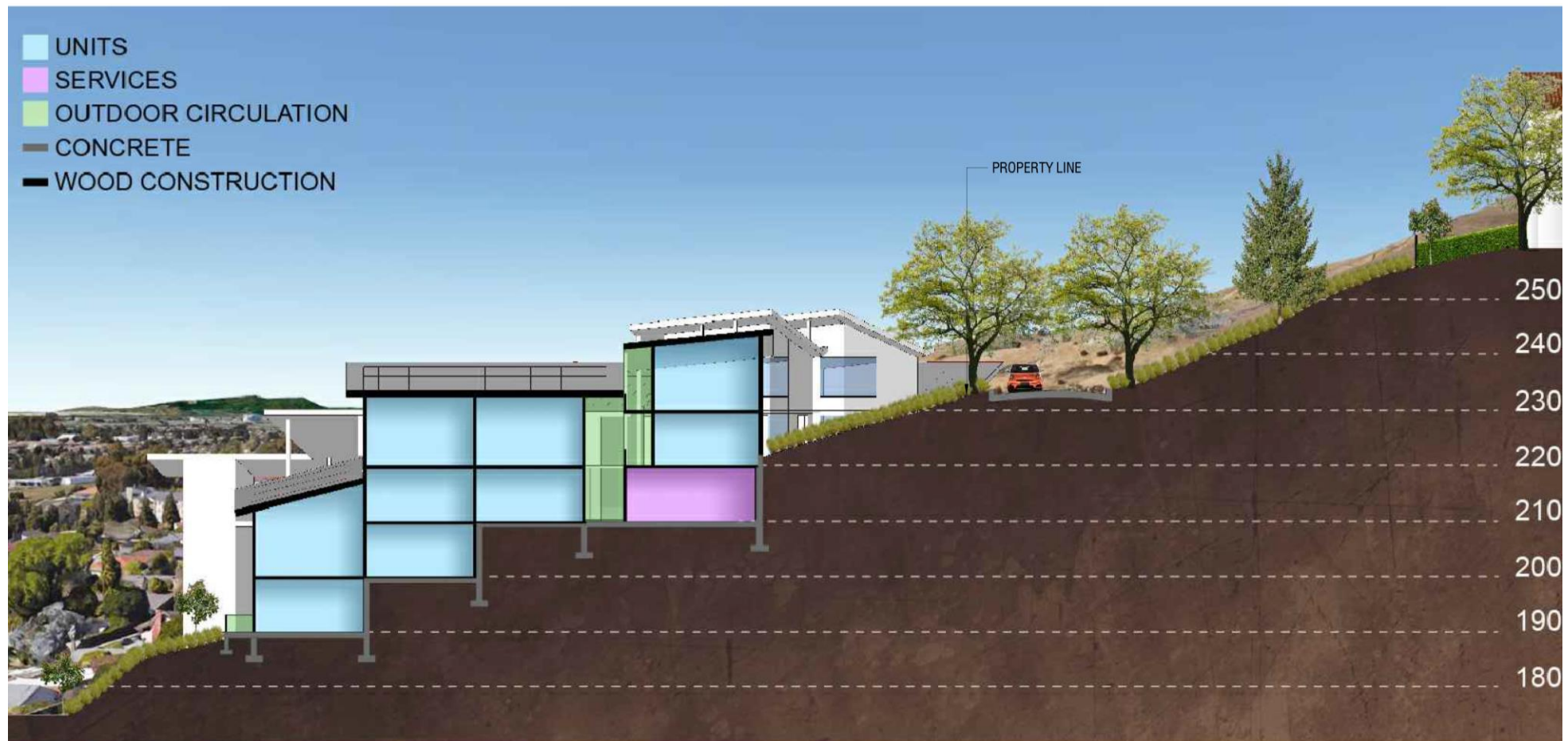


# PROPOSED PROJECT: ARCHITECTURE



2 | Perspective View - From Southeast 2  
SCALE

# PROPOSED PROJECT: ARCHITECTURE (HOUSING)

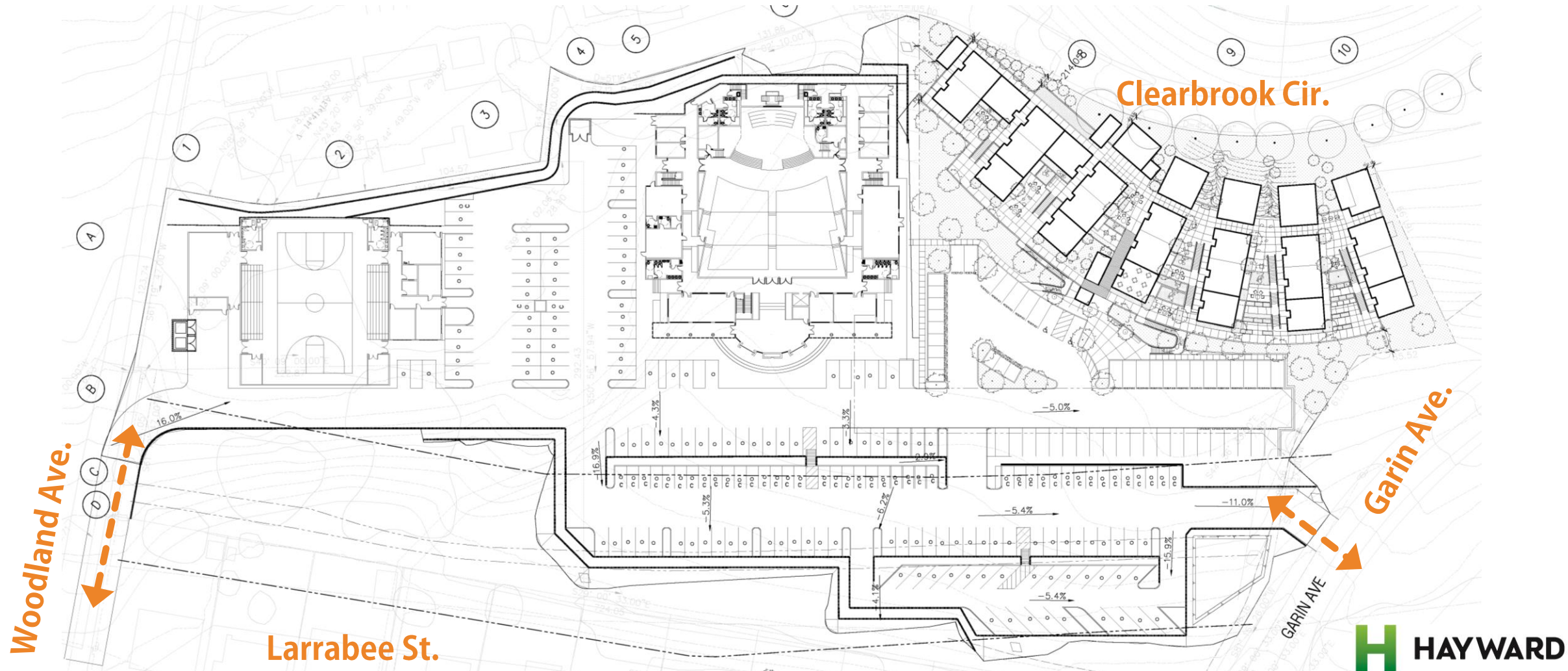




# PROPOSED PROJECT: ARCHITECTURE (HOUSING)



# PROPOSED PROJECT: ACCESS/CIRCULATION



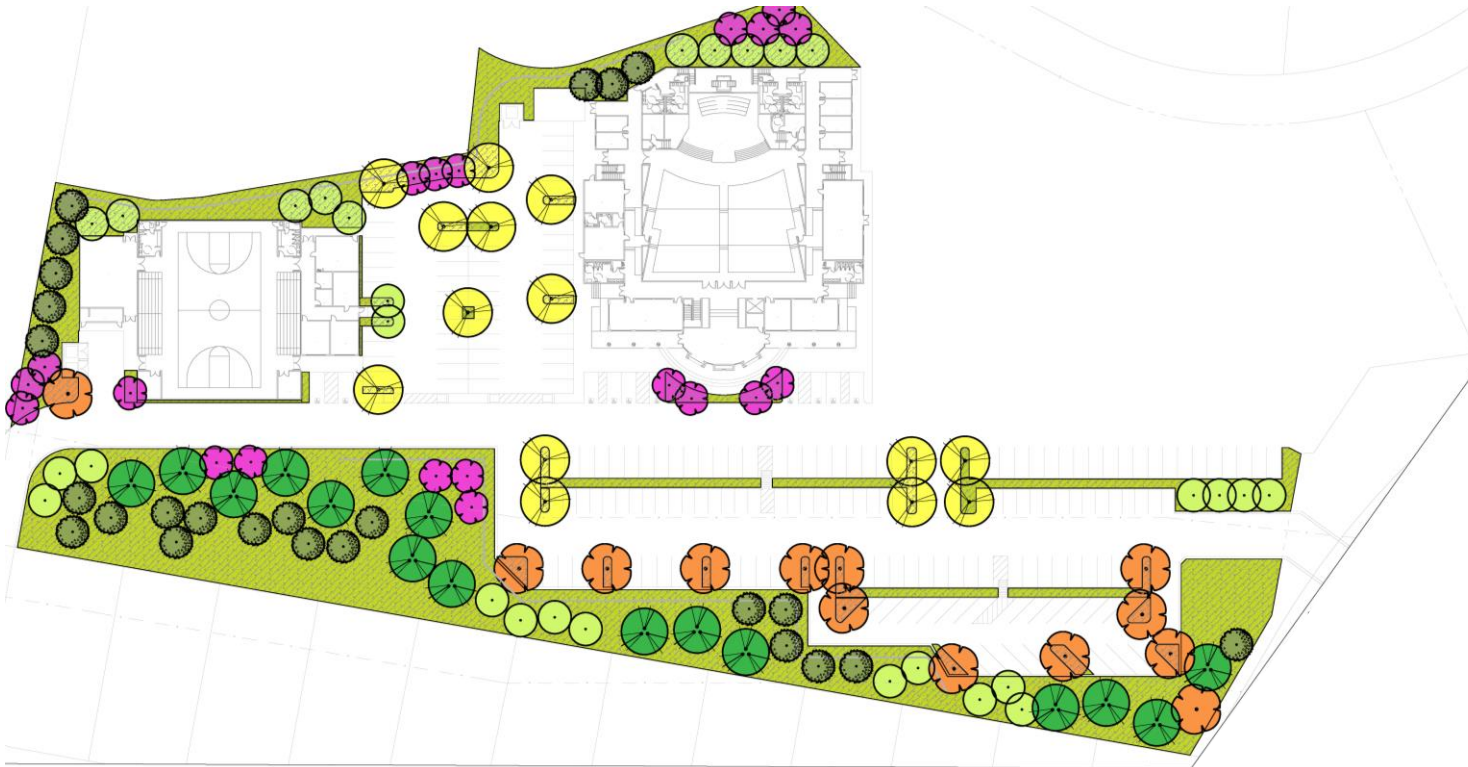
# PROPOSED PROJECT: PARKING

## 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.)