

DATE ISSUED: August 3, 2006

REPORT NO. PC-06-228

ATTENTION: **Planning Commission, Agenda of August 10, 2006**

SUBJECT: SAN CARLOS METHODIST CHURCH - PROJECT NO. 52253
PROCESS FOUR

OWNER San Carlos United Methodist Church (Attachment 10)

APPLICANT: David Pfeifer, Dominy & Associates Architects

SUMMARY

Issue(s): Should the Planning Commission approve a Planned Development Permit, Site Development Permit and Conditional Use Permit to amend CUP #C-4232 for the demolition of 7 existing buildings (totaling approx. 20,170 sq ft) and the construction of 5 buildings (totaling approx. 50,866 sq ft) on a 3.84 acre site at 6554 Cowles Mountain Boulevard in the RS-1-7 Zone within the Navajo Community Plan Area?

Staff Recommendations:

1. **Certify** Mitigated Negative Declaration No. 52253.
2. **Approve** Conditional Use Permit No. 150875, Planned Development Permit No. 361466, and Site Development Permit No. 361467.

Community Planning Group Recommendation: On April 17, 2005, the Navajo Community Planners Inc. voted 14-0 to recommend approval of this project with no conditions.

Environmental Review: A MITIGATED NEGATIVE DECLARATION, Project No. 52253, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce the potential impacts to Historical (Archaeological) Resources to a level below significance.

Fiscal Impact Statement: All costs associated with the processing of this project are

paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action. However, if residential units were to be built on this site, the RS-1-7 zone would allow 1 dwelling unit for each 5,000 square feet of lot area. With a lot size of 3.84 acres (167,398 square feet), this site could add approximately 33 single family residential units to comply with the currently existing 'Single Family Residential' Navajo Community Plan land use designation.

BACKGROUND

The proposed project is located at 6554 Cowles Mountain Boulevard in the RS-1-7z one within the Navajo Community Plan Area. The project is designated single family residential by the Navajo Community Plan. The church addition is consistent with the existing CUP No. C-4232, which allows a church and preschool operations Monday through Friday from 7:00am to 6:00pm. The site is approximately 3.84 acres and is currently developed with a one-story, 1,505 square foot Youth Building; a one-story 1,500 square foot Preschool Classroom Building; a one-story 2,600 square foot Fellowship Hall; a one-story 280 square foot kitchen (attached to the Fellowship Hall); a one-story 1,440 square foot Preschool Classroom Building; a one-story 2,160 square foot Preschool Classroom Building; a two-level 6,665 square foot Church Administration and Adult Education/Nursery Building; a one-story 925 square foot Library; a one-story 5,680 square foot Sanctuary; and surface parking. The site is bound by single and multi unit development to the north, multi unit development to the west and south, and single unit and commercial neighborhood development to the east.

DISCUSSION

Project Description:

The project proposes to process a Planned Development Permit, Site Development Permit and Conditional Use Permit to amend CUP #C-4232 for the demolition of 7 existing buildings (totaling approx. 20,170 square feet) and the construction of 5 new buildings (totaling approx. 50,866 square feet). The construction will occur in four phases.

- | | |
|-----------|--|
| Phase I | Demolish the existing youth building, fireside library, nursery, upper parking lot and a portion of the lower parking lot. |
| Phase II | Demolish the existing office and classroom buildings. Construct the new preschool/youth building and remodel the preschool assembly building. Modify new Phase I parking lot - adding 20 parking spaces, and demolish existing lower parking lot - subtracting 10 parking spaces (190 parking spaces total). |
| Phase III | Demolish the existing church administration/adult education building. Construct the new administration building. |
| Phase IV | Demolish the existing Sanctuary and construct the new Sanctuary. |

Approval Descriptions:

The project as proposed would require a Conditional Use Permit to amend the existing CUP No. C-4232 for church use and preschool operations; a Planned Development Permit (Process Four) for height (the 65' Sanctuary Tower and 35' Fellowship Hall exceed the 30' maximum building height limit allowable in the RS-1-7 zone) and setback (the proposed Chapel, Sanctuary Building, Fellowship Hall and Preschool/Youth Building all encroach at varying levels into the established 35' setback allowable according to City zoning map No. 232-1761) deviations to the regulations of the underlying zone; and a Site Development Permit (Process Three) for development within Historical (Archaeological) Resources.

Community Plan Analysis:

The proposed addition is located on a single family residential designated site. The church addition is consistent with the existing CUP that allows a church on the parcel. The proposed addition is consistent with the Navajo Community Plan.

Environmental Analysis:

An Initial Study was conducted by City staff which determined that the proposed project could have a significant environmental effect in the following area(s): Historical Resources (Archaeological). Subsequent revisions in the project proposal create the specific mitigation identified in Section V of the Mitigated Negative Declaration (Project No. 52253). The project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

Conclusion:

The proposed project is requesting a Planned Development Permit, Site Development Permit and Conditional Use Permit to amend CUP #C-4232 for the demolition of 7 existing buildings (totaling approx. 20,170 sq ft) and the construction of 5 buildings (totaling approx. 50,866 sq ft); The PDP is due to proposed deviations on height and setbacks. The SDP is due to Historical Resources (Archaeological) found on the site. The project is consistent with the Navajo Community Plan. The Navajo Community Planners Inc. voted 14-0 to recommend approval of this project as proposed. Staff believes the required findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

- 1. Certify** Mitigated Negative Declaration No. 52253; **Approve** Conditional Use Permit No. 150875, Planned Development Permit No. 361466, and Site Development Permit No. 361467, **with modifications.**
- 2. Do not Certify** Mitigated Negative Declaration No. 52253; **Deny** Conditional Use Permit No. 150875, Planned Development Permit No. 361466, and Site

Development Permit No. 361467, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

John Cruz
Project Manager
Development Services Department

MW/JC

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Copy of Prior Recorded Conditional Use Permit No. C-4232
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology