

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 6, 2007
FROM: CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR ALL SAINTS CHURCH

RECOMMENDATION:

This report is for information only.

BACKGROUND:

This project summary is being presented to the City Council per Predevelopment Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. All Saints Church is proposing an expansion and remodel of the religious facilities located at 132 North Euclid Avenue. The project site is located in the Central District Specific Plan.

PROJECT DESCRIPTION:

The proposed project consists of the following: demolition of a commercial building (1,455 square feet) and two buildings used for church/day care purposes (Scott Hall/Trailer, 7,700 square feet); interior renovation of the existing Regas House building; and construction of a new three-story, 54,700-square foot building with rooftop basketball court. The new building contains an alternate worship area, social hall with kitchen, and ministry (office) areas. Parking for 127 cars would be provided along the northerly portion of the site below the street level. The project complies with the height limit of 75 feet and maximum Floor Area Ratio of 2.50.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give applicants guidance and information for their projects. This report is not intended to present a staff recommendation. On May 22, 2007, city staff met with the applicant to identify the requirements of the various city departments, to give applicants direction regarding their project, and

to outline a schedule. The applicant intends to develop the northern portion of the site at a later date and is considering submitting a Master Development Plan instead of the following separate entitlements:

Minor Variance

The Central District Specific Plan requires buildings along Euclid Avenue and Walnut Street to be placed along the street frontage with a maximum setback of five feet. The building located at the southeast corner of Walnut Street and Euclid Avenue would be demolished and replaced with below-grade parking and landscaped area at the corner. Since the replacement buildings would be located along the interior of the site and approximately mid block along Euclid Avenue, the project would need approval of a Minor Variance.

Certificate of Exception

A lot line adjustment (Certificate of Exception) application to consolidate the three existing parcels into one may be submitted concurrently with an application for a Minor Variance. As an alternative, a lot tie may be used to join the parcels together prior to issuance of a building permit.

Historic Preservation and Design Review

The Design Commission will review the proposed construction for compatibility with the existing facilities and consider the proposed building as part of the Concept and Final Design Review prior to receiving a building permit.

Tree Removal

The proposed project is subject to the Tree Protection Ordinance. Several mature trees may be removed as a result of the project.

Demolition without a Building Permit for a Replacement Project

The municipal code prohibits demolition of existing buildings unless the City has already issued a building permit for a replacement project on the site. Although the property owner may apply for relief from the replacement building requirement, demolishing the building is not allowed to create a void in the area. The placement of the parking area along the north side abutting Walnut Street creates a design challenge to maintain an active street edge.

Environmental Review

An initial study will be required for the project. A Traffic Impact Analysis is required for completion of the Initial Environmental Study. An air quality analysis may also be required because of the amount of soil being excavated and transported away from the site for the underground parking garage. If an Environmental Impact Report is necessary and traffic impacts are identified, the Transportation Advisory Commission would review the project.

Timeline

The following timeline outlines the major steps in the process.


Date	Activity
March 29, 2007	Application submitted for Pre-Application Conference
August 6, 2007	PPR presentation to City Council
September 2007	Preparation of initial environmental study including traffic impact and air quality analysis.
October 2007*	Hearing Officer: Minor Variance w/ Tree Removal Permit Application
November 2007	Design Commission: Concept Design Review and Historic Preservation Review
To be determined by applicant filing	Design Commission: Final Design Review and Relief of Building Replacement

* If an Environmental Impact Report is required, the timeline will be expanded.

FISCAL IMPACT:

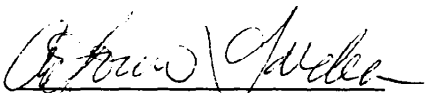
The applicant would pay fees for the discretionary actions. The project would also generate plan check and permit fees.

Respectfully submitted,



Cynthia J. Kurtz
City Manager

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Approved by:



Richard J. Bruckner, Director
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Attachments:

- A. Site plan for All Saints Church Expansion