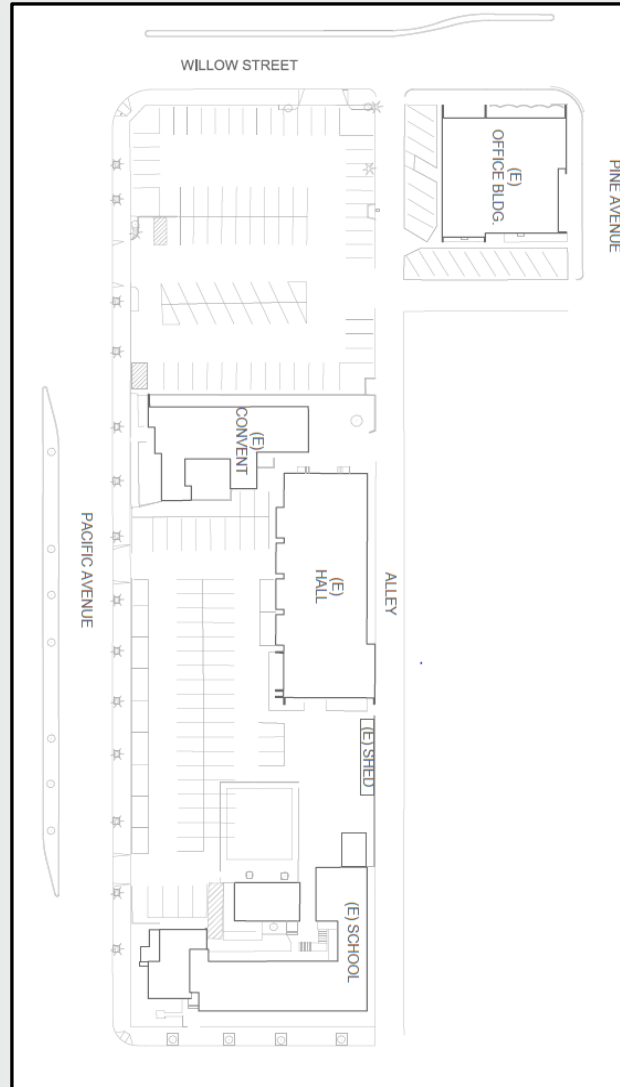




2500 Pacific Avenue (Holy Innocents Parish Expansion)

**Site Plan Review, Long Range Development Plan, Vesting Tentative Parcel Map,
General Plan Conformity, and Mitigated Negative Declaration**

Existing Conditions



- **The project site is currently developed with the following:**
- Commercial office building
- Surface parking lot
- Three one-story wood structures, a metal overhang, existing playground, parish hall building, 7-bedroom convent (housing up to 7 clergy people), school office building, and the elementary and middle school (TK – 8th grade)

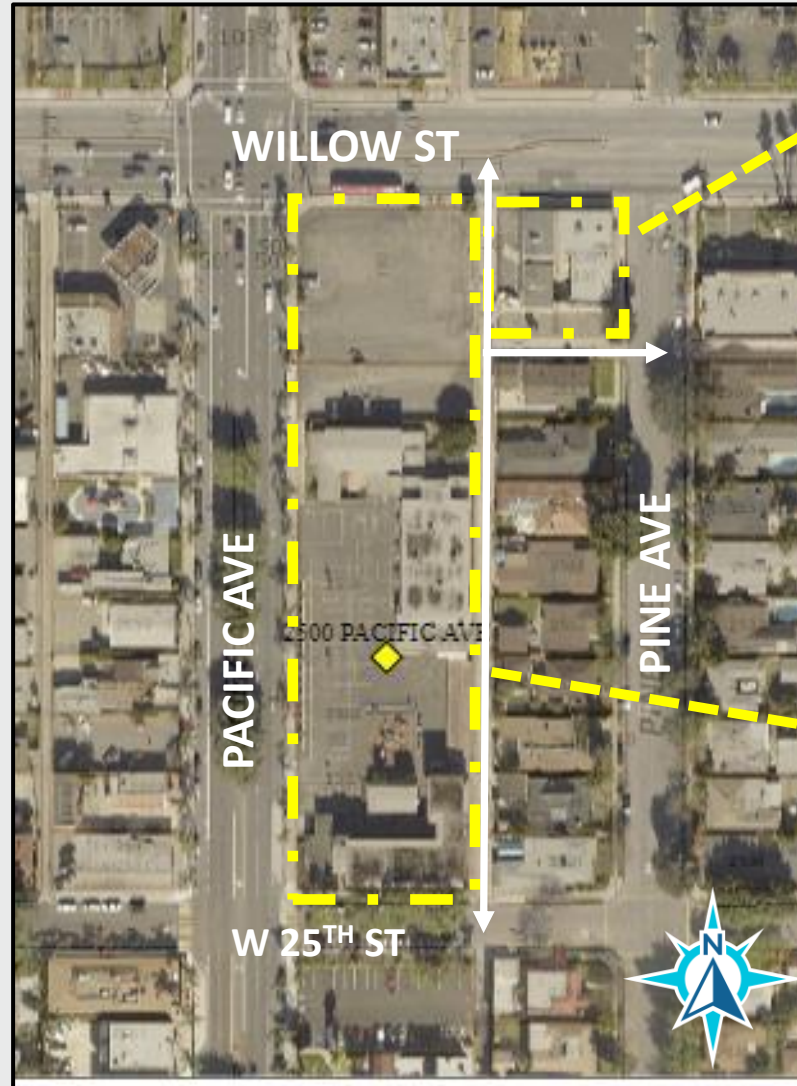
Project Location

Lot Size – 2.31 acres (100,623.6 SF)

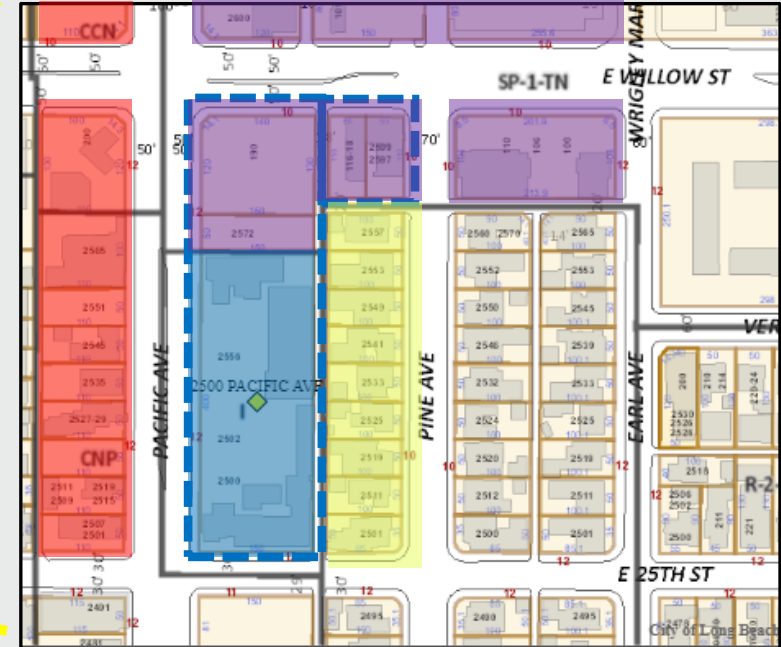
Zone - Institutional Zone (NSC-L) and SP-1-TN (Low) (TOD-L)

Alley: 18' north/south alley east of the subject site; project is subject to 1' PW dedication

- 20' alley parallel to Willow St



Commercial zone Institutional
SP-1-TN zone



Map showing zoning districts of the project site and of parcels in the vicinity of the project site

Proposed Project



- **Expansion of existing school and construction of:**
 - **New church**
 - Weekday masses at 8 am and 7 pm; confessions at 6 pm
 - Saturday masses at 8 am and 5 pm;
 - Sunday mass at 7 am, 9 am, 11 am, and 1 pm
 - **Rectory** (three clergy people)
 - **School building**
 - To include 9th to 12th grade instruction; 22-23 students in each grade
 - **School gymnasium**
 - **Parish office**; and
 - **Convent** (five clergy people)
- AB2097 property; not subject to parking requirements due to proximity to major transit stop
 - 93 parking spaces

Entitlements Requested

- Long Range Development Plan
- Site Plan Review
- Vesting Tentative Parcel Map
 - Consolidation of 14 lots into one parcel
 - Alley vacation as part of TPM for 18' x 110' portion of the alley along the east property line
- General Plan Conformity Certification by the City Council

Entitlements Requested – Site Plan Review and Long Range Development Plan

- On July 27, 2022, the Site Plan Review Committee (SPRC) reviewed the project and recommended approval to the Planning Commission
- SPRC granted a setback waiver to allow context-sensitive setbacks for the northern, eastern, and western setbacks that deviate from the required setbacks but are consistent with the intent of SP-1
 - The proposed deviations allow for congregating in front of church and gym building entrances; and decorative paving, articulated building frontages, high quality materials & windows, and landscaping help create a streetscape of interest and contribute to the public realm, consistent with Midtown
- The rest of the project complies with all applicable development and design standards, including green building standards

Renderings

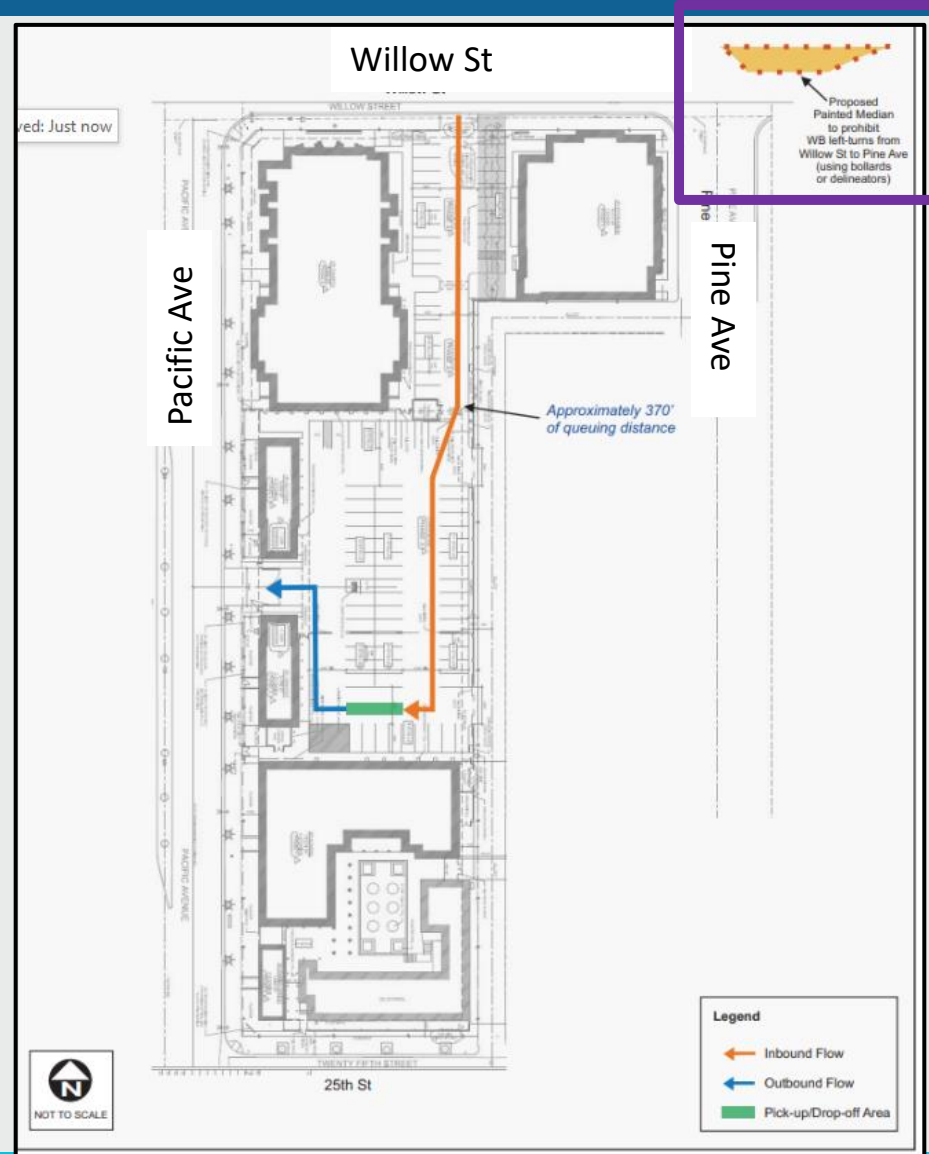


Pacific Ave Elevation - Church and Rectory Willow St Elevation – Gym and Church



Pacific Ave Elevation – Convent, School, and Parish Office Pacific Ave Elevation - Gym

Traffic and Circulation



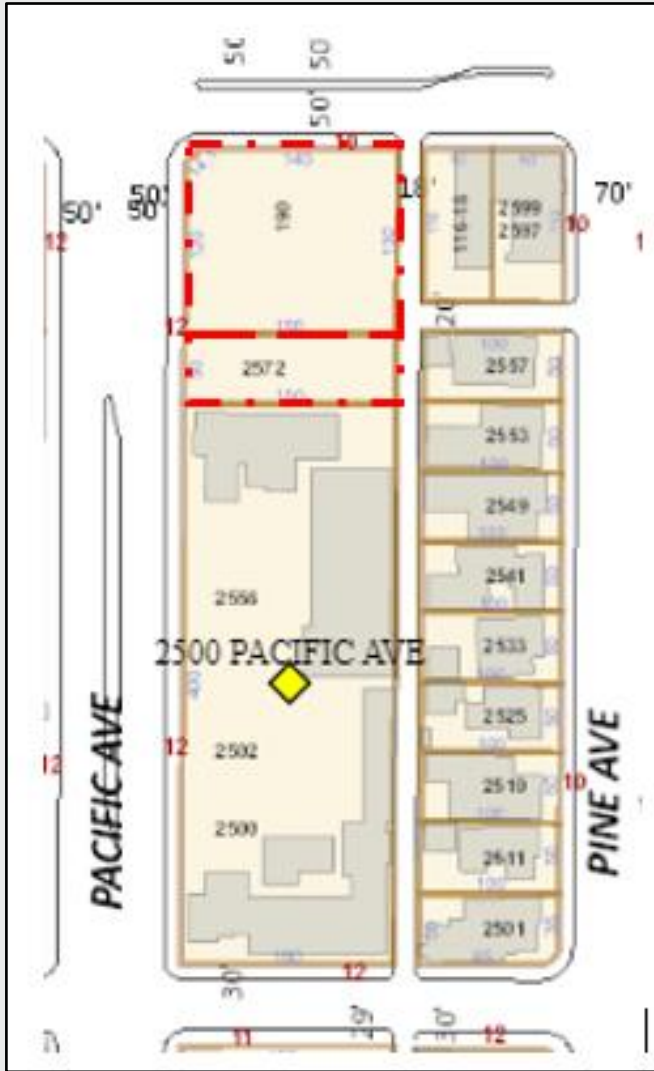
Entitlements Requested – Vesting Tentative Parcel Map & General Plan Conformity Certification

- For consolidation of 14 lots into a single 2.31-acre lot and the vacation of an 18' x 110' portion of a north-south alley along the east property line
- The portion of the alley beyond the requested vacation is subject to a 1' PW dedication to widen the 18' wide alley
- The overall project is consistent with the LUE PlaceTypes and therefore, approval of the alley vacation is consistent with the LUE
- PW has reviewed the alley vacation and has found it to be acceptable; the remaining portion provides adequate access to the site

Partial Site Plan



No-Net Loss – Housing Element Site Inventory Sites



- Two of the parcels part of the project site (SP-1-TN) are on the site inventory
 - Contemplated for a total of 63 potential low income units (VLI)
- No-Net Loss analysis to ensure the City can still meet RHNA even with the loss of the 63 VLI at the project site
 - ADU production: 1,015 net increase from initial HE estimate
 - Current entitlement projects: net increase of 88 affordable units when considering the loss of the 63 VLI
 - Appropriate zoned capacity through Zone In rezoning efforts which will result in a 3,613 RHNA buffer

Public Comment

- 1,197 public hearing notices mailed in accordance with local requirements
 - 1,000' radius
- No public comments as of preparing report and presentation
- Applicant hosted an open house community meeting on Feb. 28, 2023 at the site
 - Spanish translation provided
 - ~250 attendees
 - Overview of project provided by project team and questions answered

Environmental Review

- An Initial Study/Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA)
- The IS/MND finds that, by implementing identified mitigation measures, the project will not result in significant effects to the environment
 - Biological resources, Cultural resources, Geology and Soils, Hazards & Hazardous materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems
- The IS/MND was posted on the City's website and circulated for a 30-day public review period between January 5, 2023 and February 6, 2023
 - Three comments received

Next Steps & Recommendation

- Adopt IS/MND 08-22 and approve Site Plan Review, Long Range Development Plan, and Vesting Tentative Parcel Map to allow the three-phased expansion including the construction of a school gymnasium, church, rectory, convent, school building, and parish office
- Planning Commission find that the proposed alley vacation conforms with the maps and policies of the General Plan



Thank you

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Planner

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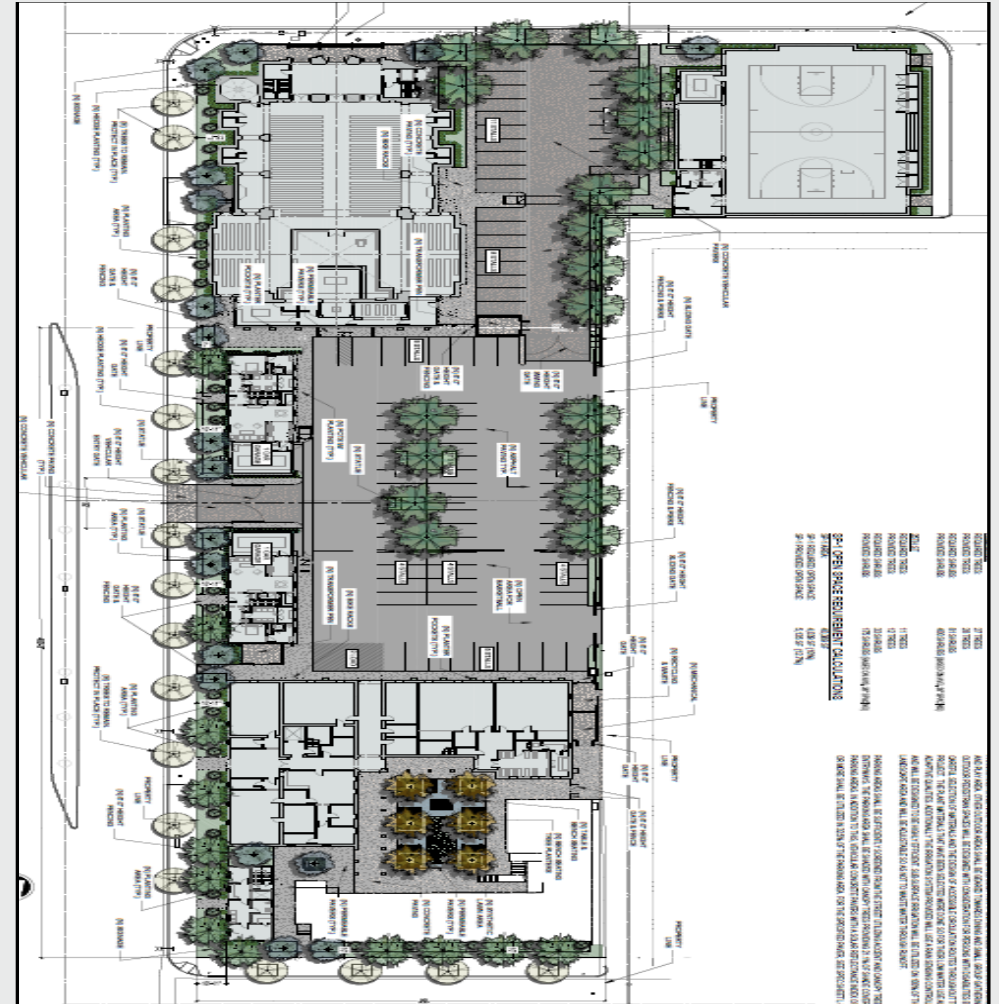
(562) 570-6559

SPR Waiver Requests - Setbacks

Zoning Standard	Allowed/Required - SP-1 (Midtown)	Proposed – SP-1	Allowed/Required - Institutional	Proposed - Institutional
Setbacks	North: 0' min, 5' max -up to 20% of the building frontage may be set back more than 5' East: 6' South: N/A West: 5' min	North: Setbacks for gym and church vary from 0', 3', to 15'-10" (40% setback more than 5') East: 9" and 5' South: N/A – in I zone West: Portion of building at 2.5' with rest at 6.5' and 12.5'	North: N/A East: 10' South: 10' West: 10'	North: N/A – in SP-1 East: 10' South: 10' West: 10'

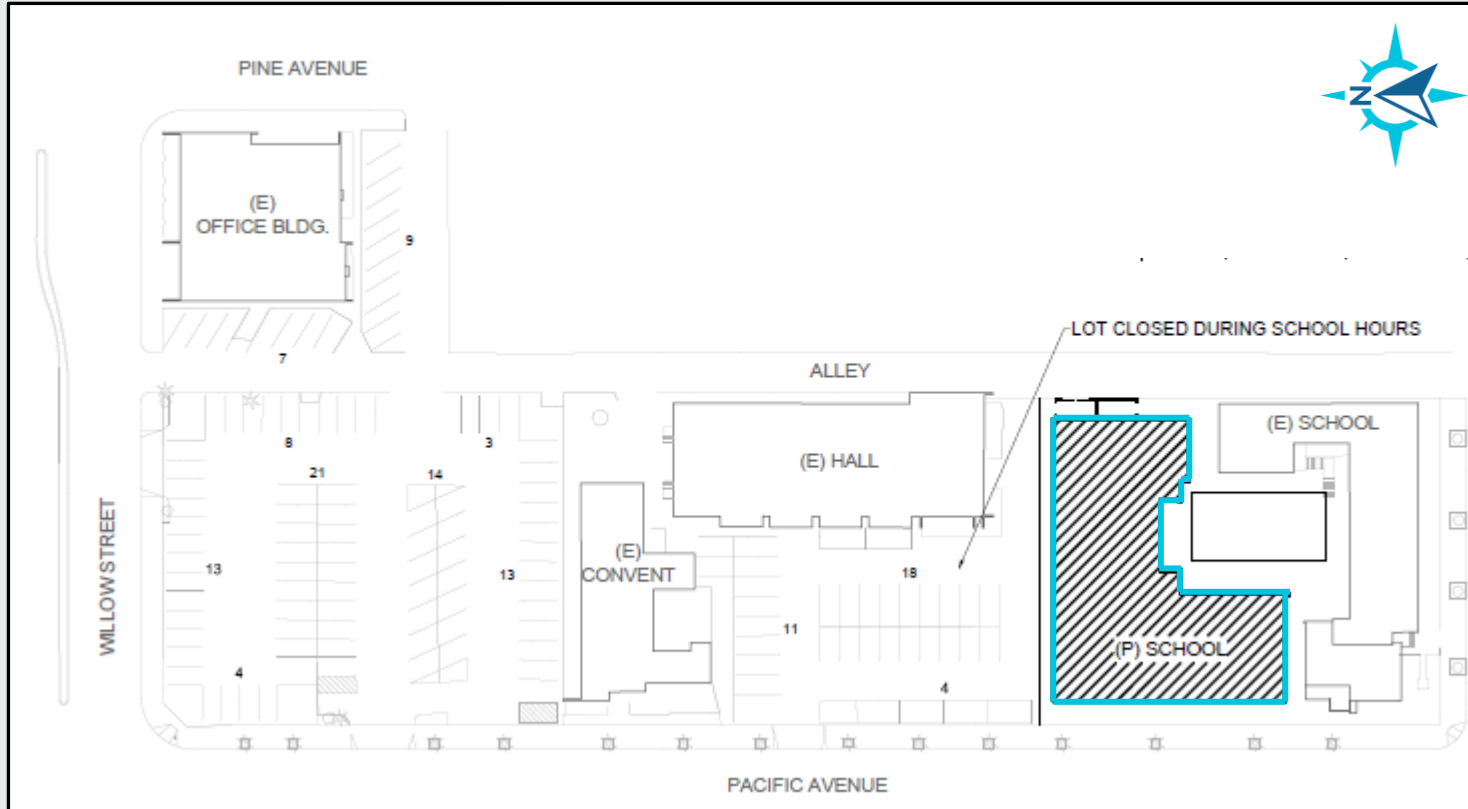
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Full Proposed Site Plan



Proposal – Long Range Development Plan, SPR, & VTPM

Three-phased expansion of existing site – Phase 1



Demolition of:

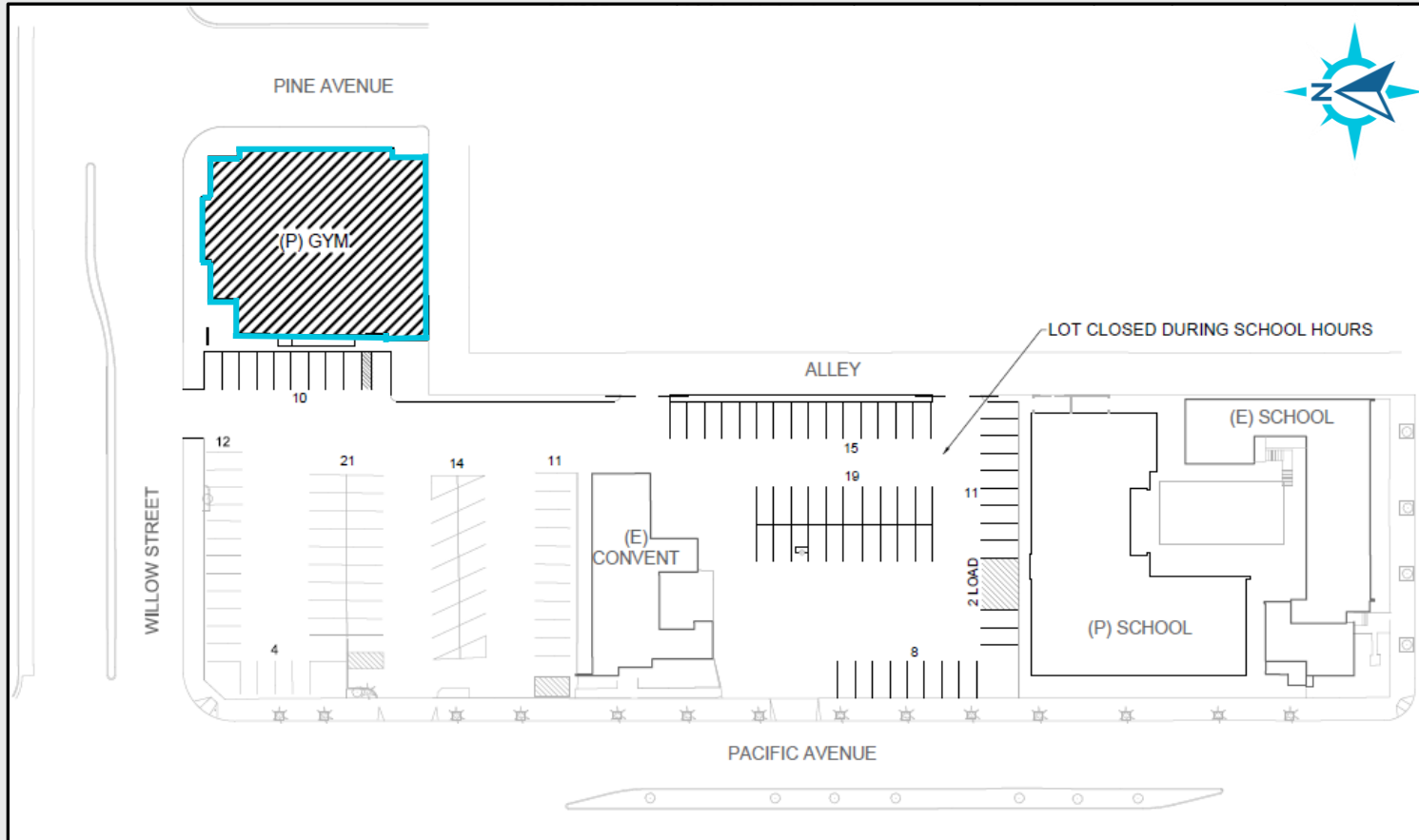
- three one-story wood structures totaling 1,674 square feet, a metal overhang, the existing playground, and 27 parking stalls.

Construction of:

- A 19,378-square-foot two-story school building consisting of seven classrooms, administration space, and a library.
- The existing parish hall and convent would remain during this phase.

Proposal – Long Range Development Plan, SPR, & VTPM

Three-phased expansion of existing site – Phase 2



Demolition of:

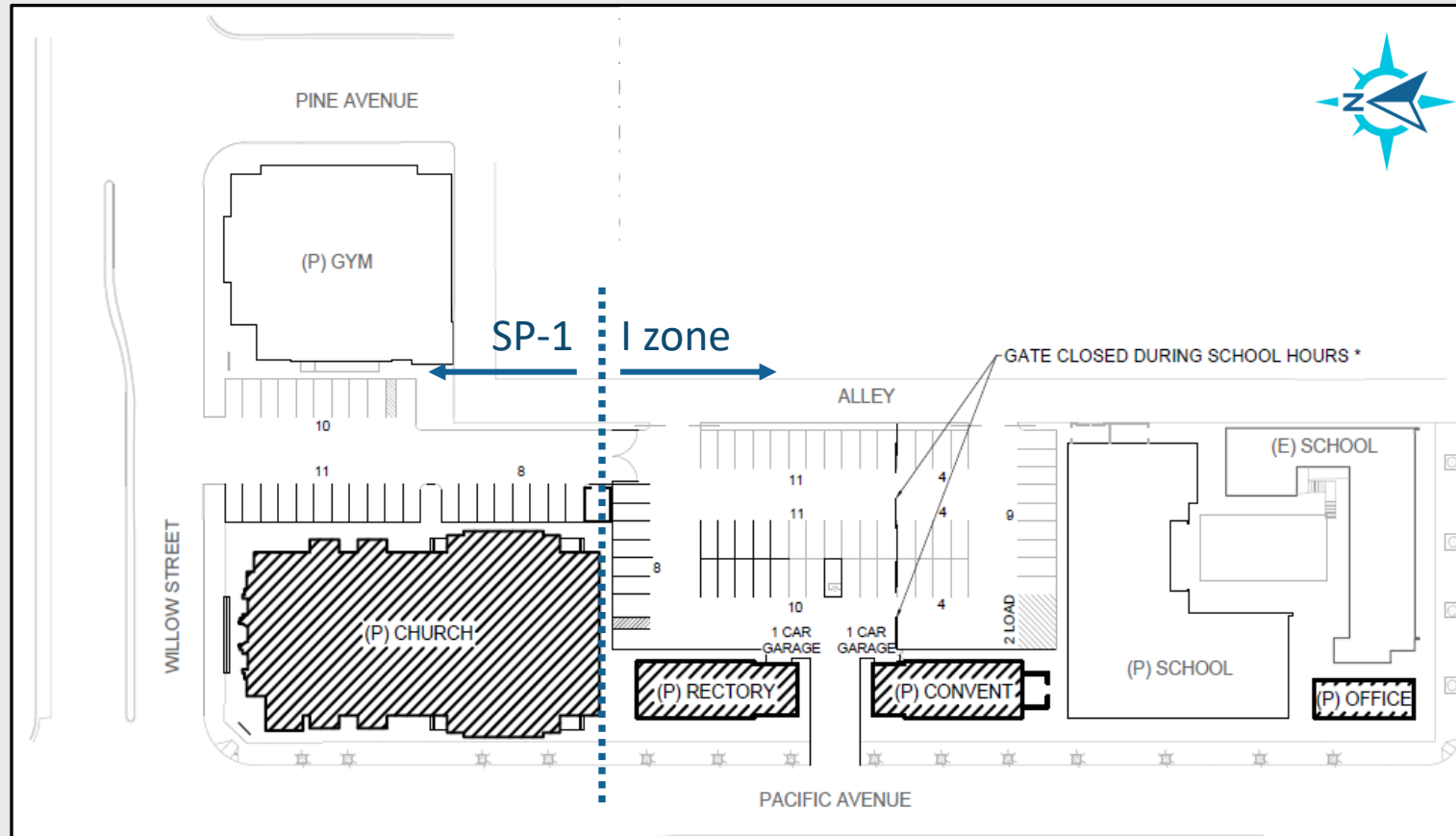
- 7,812-square-foot parish hall located near the east property line and the 5,439-square-foot corner commercial office building located to the east across the existing alley.

Construction of:

- A 9,414-square-foot single-story gymnasium in the northeast corner of the project site.
 - With small kitchen, stage, and restrooms.

Proposal – Long Range Development Plan, SPR, & VTPM

Three-phased expansion of existing site – Phase 3



Demolition of:

- 5,193-square-foot seven-bedroom convent and 1,100-square-foot single-story school office.

Construction of:

- A 19,532-square-foot church
- 3,433 square-foot two-story rectory
- 3,298-square-foot two-story convent
- 1,680-square-foot two-story parish office
- Total of 93 parking spaces (89 on surface lot and two within garages for rectory and convent) and 2 loading spaces

AB2097 Map

