

Infer-department Memorandum

To: Planning Board

From: Planning Staff

Date: January 28, 1975

Subject: Agenda for ~~January 24~~^{February 3}, 1975 meeting

PUBLIC HEARINGS:

1. Alameda Baptist Church, 3106 Central Ave.

At the Planning Board meeting of January 6, 1975 the Board agreed to reopen UP-74-17 which had been previously denied, as recommended by the City Council in their letter to the Board dated December 19, 1974. As a condition of the reopening, the Board expressed a sincere desire to not only judge the merits of this Use Permit proposal on neighborhood acceptance or rejection, but factual data compiled by various city departments in regards to the physical and monetary impacts which would be created if and when the proposed dwelling (3106 Central Ave.) was converted from the Reverend's home to a church class room and meeting place. The following is a summation of City Department response to the Board's inquiry.

1. Fire Department Requirements: (Capt. R. Alberti)
 - a. Provide a second exit from the upstairs.
 - b. Sheetrock the underside of the basement stairs.
 - c. Install a self-closer on the basement door.
 - d. Provide three class 2A10BC fire extinguisher.
2. Police Department Report: (Compiled by P. Judge)

There were 27 burglaries of all types within a 3 block area radiating from 3100 Central Ave. during the 1974 calendar year. This figure represents roughly a 36 square block area.
3. Tax Assessor's Report: (E. W. Ferrario, Deputy Assessor)

During the period of the 1974-75 Tax Roll, a 25% exemption for Sunday school purposes was granted for the residence at 3106 Central Ave. Presently the land and improvements are assessed as follows:

Land -	5,750
Bldg. -	<u>4,050</u>
	9,800 x 25% = 2,050 exemption

"The exemption status for 1975 will be determined on March 1st., with a new filing."

4. Chief Building Inspector's Requirements (Baird Heffron, Chief Building Inspector)
 - a. Install a second exit from the second floor.
 - b. Sheetrock the basement ceiling.
 - c. Relocate gas meter.
 - d. Restrict kindergarten and lower age classes to the first floor.
 - e. Obtain a building permit for the above.
5. Planning Department Parking Review

Presently there are two on-street parking spaces available in front of 3106 Central Ave. An additional two off-street parking spaces can be gained if one car parks in the garage and one immediately in front of the garage.

Combined with the church there is provided approximately 11 on-street parking spaces available for church or school goers. It is believed that if Sunday school uses are conducted concurrently with church services there will be approximately 30 - 50 cars generated from these uses, creating a net on-street parking demand of 19 -39 spaces within the neighborhood. (Figure based on average attendance of 90 - 150 people - with 3 persons per car.)

6. City Engineer's Requirement - (Mark J. Hanna, City Engineer)
A new occupancy permit will be required when a building changes use. Such is the case here when a residence is changed to a Sunday school.
7. Pastor's Investigation of Construction Costs to add-on a Sunday school facility to the existing Church.

No reply has been received from the Pastor to this date.

The following documentation has been compiled as per your request in order to provide a sound base for your decision-making procedure. The Staff believes that very little has changed since the first submittal by the Alameda Baptist Church. The burden of proof, showing where and how new information which may alter the Board's first decision, should be placed upon the applicant. Furthermore, the following use permit criteria pulled from the zoning ordinance, must be complied with by the proposed use. "That the location, size, design and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood,...to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development."

With this information Staff feels the Board will be able to make a sensible judgment in regards to this use permit request.

2. PD-74-3, Harbor Bay Isle, Village II

At the last Board Meeting, January 20, 1975, the following items were indicated as to needing further clarification or answers.

1. Lagoon Design & Safety - The City Engineer has directed a memo to the Planning Director concerning a recent field trip to Foster City pertaining to certain lagoon design criteria used in that project.
2. Recreation - A copy of the minutes of the Parks & Recreation Commission dated January 9, 1975 when Mr. Cowan appeared and discussed recreational facilities relating to Harbor Bay Isle is transmitted to you. Also a letter from the Parks and Recreation Director relating to this subject is transmitted to you.
3. City Line Road - Staff believes that this road will be necessary when industrial development occurs southerly of the existing residential development on Bay Farm Island. Perhaps only a two lane roadway will be required at that time. It appears that the approval of Village II should not be contingent upon the construction of City Line Road.
4. Police Substation - Transmitted to you is a letter from the Chief of Police expressing his department's opinion on this subject.