



STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: Anjana Mepani, Assistant Planner

REVIEWED BY: Corey Simon, Senior Planner

GENERAL INFORMATION

OWNER: Concord Korean Baptist Church – Pastor David Gill

APPLICANT: Russ Meyer, Architect – Eichleay Engineers, Inc.

LOCATION: 5000 Hiller Lane (APN 161-080-026)

GENERAL PLAN: John Muir Parkway Specific Area Plan: Residential 0-6 units/
gross acre

ZONING: R-10 (Single Family Residential: 10,000 sq. ft. minimum lot area)

PROPOSAL: Public hearing to approve Conditional Use Permit (UP#07-13) and Design Review (DR#07-21) to construct a new two-story multi-purpose building and playground at the site of the Concord Korean Baptist Church. The proposed multi-purpose building would be approximately 16,826 sq. ft. and would have similar uses as the buildings that would be demolished on the property. Based on on-site parking and leased spaces, 210 parking spaces would be provided to meet the parking requirement. New landscaping, paving, and street front upgrades are proposed for Hiller Lane. A Conditional Use Permit to exceed the maximum height allowed (25 ft.) by approximately 10'-5" inches and to expand the religious/educational use in the R-10 zoning district is proposed. Design Review is required for non-residential projects.

ENVIRONMENTAL: The attached Initial Study evaluating this project's environmental impact was prepared and circulated as required by the California Environmental Quality Act (CEQA). The Initial Study found the project to have no potentially significant environmental impacts. A Notice of Intent to adopt a Negative Declaration was prepared pursuant to the findings of the Initial Study. The Negative Declaration and Initial Study were available for public review from Thursday, October 23, 2008 through Wednesday, November 12, 2008 at City Hall and no comments were received.

RECOMMENDATION

Adopt the proposed Negative Declaration and approve Use Permit #07-13 and Design Review #07-21 subject to the attached conditions of approval.

CONTEXT and SITE DESCRIPTION

The Concord Korean Baptist Church is located at 5000 Hiller Lane, a private road off Arnold Drive. The Concord Korean Baptist Church has a lot size of 2.69 acres (117,175.5 sq. ft.), which is larger than most of the surrounding lots. According to the Contra Costa County tax records the Church was built in 1970 and was most likely issued a conditional use permit from the County around that time. The lot currently contains four church related buildings (chapel/choir practice room, main sanctuary, classroom building, and fellowship building), playground, basketball court, and parking. Further, the church buildings are mainly used on Sundays.

To the north of the Concord Korean Baptist Church are single family residences and a large vacant lot. On the east and west are both multi-family residences and single family residences. The Church of Christ is located adjacent to and south of the Concord Korean Baptist Church. Currently, the Concord Korean Baptist Church has 122 parking spaces on-site and leases 29 spaces from the Church of Christ and 70 spaces from Skillcraft, Inc. for a total of 221 parking spaces. Copies of the parking lease agreements are attached.

In addition, a Pacific Gas and Electric Company easement traverses the property along the rear of the property with a tower located in the northern portion. The Contra Costa Water District has an easement and an area is dedicated to Contra Costa County along the west side of Hiller Lane. The Concord Korean Baptist Church is not located in a floodplain and has a slope of less than 10 percent at the proposed project site.

PROJECT DESCRIPTION

The applicant proposes to construct a new two-story multi-purpose building and playground at the site of the Concord Korean Baptist Church. An existing classroom building and fellowship building (approximately 4,008 sq. ft.), playground, tree, and parking would be demolished and/or removed at the proposed project site at the southern portion of the property. While the use of the proposed building would be similar to the existing uses at the buildings to be demolished, the expansion of the religious/education facilities in the R-10 district requires use permit approval.

The proposed multi-purpose building would be approximately 16,826 sq. ft. with 12,120 sq. ft. on the first floor and 4,706 sq. ft. on the second floor. The proposed multi-purpose building would have a lobby, vestibule, gymnasium, platform, kitchen, storage, control room, restrooms, janitor and equipment rooms, and Sunday school classrooms on the first floor. Further, the gymnasium would be used for indoor sports such as basketball and would have a platform to function as an auditorium for children's performances and presentations. On the second floor there would be additional Sunday school classrooms, children's chapel, restrooms, and storage, with most of the second floor open to below. The proposed multi-purpose building would be wheelchair accessible by an elevator.

New landscaping and paving are proposed for the site. Street front upgrades such as a sidewalk and curb are proposed for Hiller Lane. Also, a new playground would be located between the proposed multi-purpose building and the existing main sanctuary.

At the existing main sanctuary building the Concord Korean Baptist Church is proposing to construct gable roofs over existing flat roof areas, construct over hang canopies at the east and west entrances, and relocate AC units over a new covered walkway/canopy on the south side.

ZONING COMPLIANCE

In addition to the use permit required to expand the religious/educational use, this project seeks use permit approval for an exception to the maximum permitted height. The Conditional Use Permit to exceed the maximum height allowed (25 ft.) by 10 feet 5 inches, for a total height of 35 feet 5 inches is proposed. As it relates to parking, a total of 31 parking spaces would be removed from the proposed project site. Based on the existing parking provided on-site and including existing and proposed leased spaces a total of 210 parking spaces would be provided, which meets the parking requirement of 204 parking spaces.

The Concord Korean Baptist Church is located in the R-10 (Single Family Residential: 10,000 sq. ft. minimum lot area) zoning district and the John Muir Parkway Specific Area Plan with a Residential 0-6 units/gross acre general plan designation. The proposed project is in keeping with the land use policies of the General Plan, specific area plan, and zoning ordinance.

R-10 Residential District Requirements

CRITERIA	MINIMUM REQUIRED OR (MAXIMUM ALLOWED)	PROPOSED	CONFORMITY
Front Yard	25 feet	25 feet	Yes
Side Yard	5 feet/12 feet	25 feet/ 16 feet-8 inches	Yes
Rear Yard	25 feet	182 feet-11 inch	Yes
Site Coverage	30%	19.05%	Yes
Building Height	25 feet	35 feet-5 inches	No – Conditional Use Permit Required, which is supported by the DRC
Parking	1 space per 40 sq. ft (204)	210	Yes

ENVIRONMENTAL ANALYSIS

The attached Initial Study evaluating this project's environmental impact was prepared as required by the California Environmental Quality Act (CEQA). The Initial Study found that the project would not have a significant impact and a Notice of Intent to adopt a Negative Declaration was prepared pursuant to the findings of the Initial Study. Further, the Notice of Intent to adopt a Negative Declaration was posted at the County Clerk's office for a mandatory 20-day public review period. During this public review period, the Initial Study and proposed Negative Declaration were available for review at City Hall. No comments on the Initial Study and proposed Negative Declaration were

received during this review period. Accordingly, the Negative Declaration is before the Planning Commission for consideration and adoption.

DISCUSSION/ISSUES

In November 2005, the planning staff provided the Concord Korean Baptist Church with preliminary comments to consider for the multi-purpose building project. The comments for consideration included: 1) A traffic study to evaluate the impacts of such a large addition and change in use; 2) A conditional use permit to allow the proposed uses; 3) Design Review of the building; and 4) Street dedication and future improvements (e.g., sidewalks and other street improvements).

In September 2006, the Concord Korean Baptist Church asked the planning staff to informally review the multi-purpose building project again. The project was reviewed internally by the Community Development Department and comments to consider were provided once again. These comments included: 1) Scheduling a Study Session with the Planning Commission; 2) Consider a dedication of property to the City of Martinez for a Right-of-Way; 3) A parking study; and 4) A boundary/topography survey. After considering these comments, the Concord Korean Baptist Church submitted for a Study Session with the Planning Commission. On December 12, 2006, the project was heard by the Planning Commission as a study session item and was supportive of the project (see attached minutes). The applicant made a formal application submittal on August 8, 2007.

Issue 1: Use/Parking/Traffic – According to the zoning code, required parking spaces for churches is one space per each four seats and if no fixed seats, one space for each 40 square feet of assembly space (Section 22.36.070.A1). Since the Concord Korean Baptist Church is not adding a substantial net increase in assembly space the required parking spaces has not increased greatly. The existing classroom building and fellowship building to be demolished is approximately 4,008 sq. ft. and the assembly space for the proposed multi-purpose building is approximately 6,463 sq. ft., an increase of approximately 2,455 sq. ft. The use of the proposed building would be similar to the existing religious and educational uses at the buildings to be demolished. Although the total size of the proposed multi-purpose building is approximately 16,826 sq. ft., most of the space would be used by children and would not be simultaneously used with the main sanctuary by church members. On the Title Page (A001) of the plans provided, the required parking spaces per assembly space is broken down by church buildings. The Church has proposed to lease 20 additional parking spaces from Shelter, Inc. to meet the parking requirement (see attached parking lease agreement). According to the parking analysis by Eichleay Engineers, Inc., a total of 210 parking spaces are proposed, where 204 spaces are required. The zoning code allows the Planning Commission to allow a portion of the required parking spaces to be located off-site on an adjacent lot by granting approval through the design review process for unusual and extraordinary circumstances based on accessibility and reasonableness (Section 22.36.020E). A special condition of approval has been included which establishes that the Concord Korean Baptist Church shall be responsible for maintaining long-term parking leases in order to meet the parking requirements for the proposed use.

A Traffic/Parking Analysis was conducted as part of the CEQA review process for this project (see attached). Based on the analysis, the proposed project will not cause an increase in traffic in relation to the existing traffic load and capacity of the street system. Further, the proposed project would not exceed projected levels of service. It is anticipated that both Hiller Lane and Arnold Drive will continue to function at an acceptable level of service. The analysis also found that the proposed project would not result in an inadequate parking capacity or specific increase in church parking demand. Although 31 of the 122 on-site parking spaces would be removed by the proposed project, the Concord Korean Baptist Church has made parking provisions by entering into lease agreements with nearby parking lots to provide 119 off-site parking spaces. The lease agreements are with the Church of Christ for 29 parking spaces, Skillcraft, Inc. for 70 parking spaces, and Sheller, Inc. for 20 parking spaces. In total 210 off-street parking spaces would be provided. Further, the existing peak parking demand of 214 vehicles is essentially equal to the 210 parking spaces that would be available in the off-street lot parking. There is also some limited on-street parking (13 spaces) available on Hiller Lane, making a total of 223 spaces available. Overall, the proposed project will not have any negative impacts on parking.

Issue 2: Design/Height – The Design Review Committee (DRC) reviewed this project on July 22, 2008, September 30, 2008, and by e-mail on October 15, 2008 for building mass, architectural features, style, detailing, landscaping, and appropriateness of materials. On July 22, 2008, the DRC reviewed the project for the first time and asked to see the project again (see attached comment forms). The applicant submitted revised plans on August 29, 2008 and met with the DRC on September 30, 2008 to address the DRC's comments. The plans were revised to integrate the proposed multi-purpose building with the existing buildings on-site. In addition, building elements and rooflines were altered and the height of the proposed multi-purpose building was increased, as recommended by DRC in order to match the proposed gable roofs of the main sanctuary. The DRC requested to see the elevations by e-mail again and were in support of the use permit for increased height (see attached comment forms). The DRC reviewed the elevations and recommended approval of the project by e-mail correspondence (see attached e-mail comments).

Additionally, views of neighboring properties would be substantially preserved given the height of the proposed multi-purpose building. The proposed project will not affect privacy, access to light and air of the neighboring properties due to the property's topography, location, and the height of already existing buildings in the surrounding area. The applicant has done a reasonable job through the design review process in addressing the height issue given the context of the setting. Also, the height of the building will allow adequate integration into the site and surrounding area. Staff believes the project has merit and that the findings can be made for approval.

Issue 3: Street and Frontage Improvements – The Concord Korean Baptist Church has proposed street and frontage improvements for Hiller Lane. Specifically, a sidewalk will extend up Hiller Lane, along the west side, and tie into the sidewalk at the subdivision located to the north. It should be noted that the improvements will eliminate some of the parking spaces along the front of the property. However, parking spaces will remain in

front of the existing chapel/choir practice room at the northern portion of the property to allow for handicapped accessibility and parking. In addition, provisions have been made for new handicapped parking spaces in the on-site parking lot. Additionally, an offer of dedication of the street right-of-way will be made to the City of Martinez by the Concord Korean Baptist Church. It has been conditioned, that the Church shall maintain the offered right-of-way until the City of Martinez accepts the Offer of Dedication. Further, landscaping will be added along the Hiller Lane frontage and around the proposed multi-purpose building. Landscaping will include groundcover, accent plants, flowering trees, street trees, shrubs, and a vegetative swale. The proposed project has been conditioned to provide a native tree(s) replacement for the removal of the cottonwood tree.

CONCLUSION

Staff recommends adoption of the Negative Declaration and approval of the project, and the draft resolution attached contains the necessary findings for Planning Commission approval. The attached draft conditions of approval have been prepared, also for Planning Commission approval.

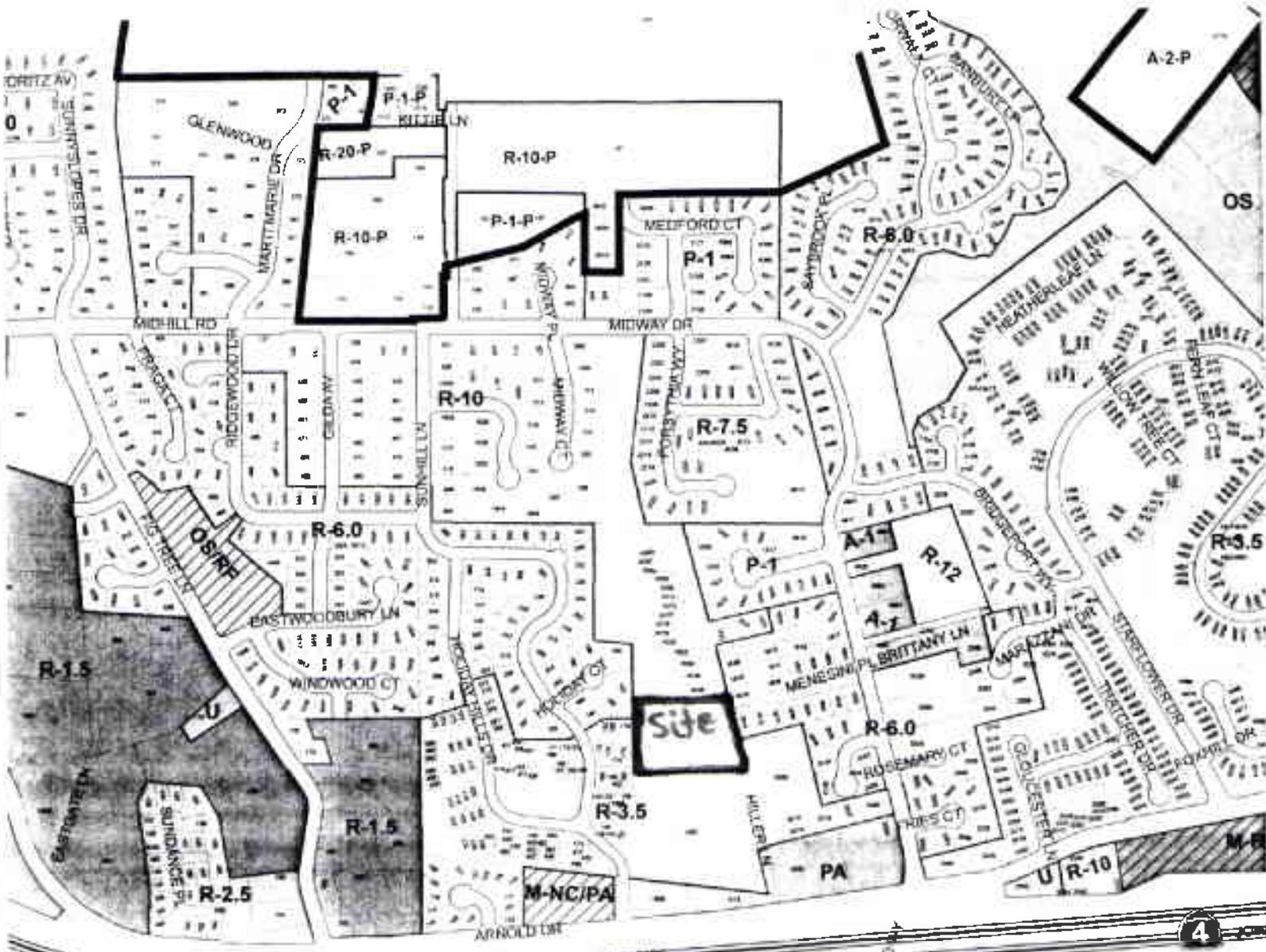
ATTACHMENTS

Site Context Map and Photos
Resolution PC 08-07 [DRAFT]
Conditions of Approval [DRAFT]
Planning Commission Minutes from 12/12/06 Study Session
Letter from Applicant
Design Review Committee Comment Forms and E-mails
Notice of Intent, Initial Study, and Negative Declaration
Traffic/Parking Analysis
Preliminary C.3 Stormwater Control Plan
Parking Lease Agreements
Offer of Dedication

EXHIBITS

Site Plan, Code Analysis, Demolition Plan, Floor Plans, Elevations, Sections, Storm Water Drainage Plans, and Roof Plan
Topographical Site Survey Plan
Conceptual Landscape Plan

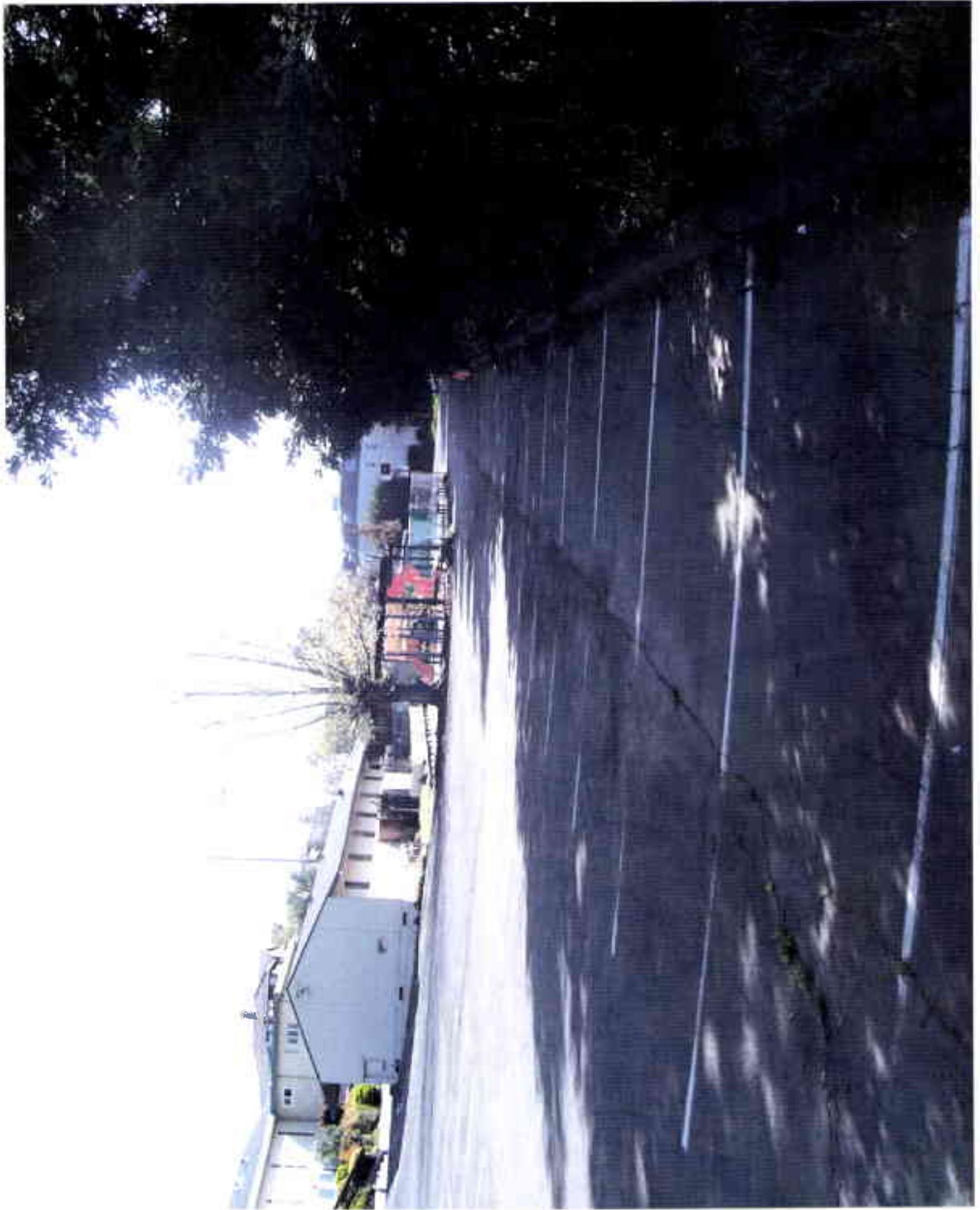
F:\Community Development\All Projects\Non-Residential-Commercial\Hiller Lane, 503C - Concord Korean Baptist Church\ConcordKoreanBaptistChurch- PC_StaffRpt.doc













7 21



RESOLUTION NO. PC 08-07

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MARTINEZ,
APPROVING USE PERMIT #07-13 AND DESIGN REVIEW #07-21 REQUESTS FROM
CONCORD KOREAN BAPTIST CHURCH TO ALLOW CONSTRUCTION OF A NEW MULTI-
PURPOSE BUILDING, WITH AN EXCEPTION TO THE MAXIMUM PERMITTED HEIGHT, IN
THE R-10 ZONING DISTRICT AT 5000 HILLER LANE
(APN: 161-080-026)**

WHEREAS, the City of Martinez has received a request for Use Permit and Design Review approvals to allow construction of a new multi-purpose building project with an exception to the maximum permitted height limit of 25 feet; and

WHEREAS, the proposal is consistent with the General Plan policies and the John Muir Parkway Specific Area Plan: Residential 0-6 units/gross acre; and

WHEREAS, the zoning applicable to the property is R-10 (Single Family Residential: 10,000 sq ft. minimum lot area) where religious and educational facilities are permitted with a conditional use permit; and

WHEREAS, the proposed construction is generally consistent with the applicable regulations of the R-10 zoning district and to the applicable requirements for the granting of exceptions to those regulations; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) the City has conducted an Initial Study, to address the project's potential impacts on the environment; and

WHEREAS, on the basis of said Initial Study a Negative Declaration has been prepared that states the project would not have a significant adverse effect on the environment; and

WHEREAS, the Planning Commission of the City of Martinez held a public hearing on November 18th, 2008, and listened to testimony from the public.

NOW, THEREFORE, the Planning Commission of the City of Martinez resolves as follows:

1. The above recitals are found to be true and constitute part of the findings upon which this resolution is based.
2. That the Negative Declaration for said project is found to be complete and in compliance with CEQA and applicable CEQA guidelines. The Planning Commission agrees with the findings of the Initial Study and hereby adopts the Negative Declaration for this project.
3. In order to approve the Use Permit application, the Planning Commission must make the following findings, which it hereby does:
 - a. The proposed location of the conditional use is in accord with the objectives of this title, and the purposes of the district in which the site is

located. The request to construct the multi-purpose building with the maximum permitted height is appropriate given how the proposed project, with the conditions of approval implemented, will be generally compatible with the uses in the surrounding area which include a neighboring church, residences, and commercial buildings. The proposed project will not affect privacy, access to light and air of the neighboring properties due to the property's topography, location, and the height of already existing buildings in the surrounding area. Also, the height of the building will allow adequate integration into the site and surrounding area. In addition, the multi-purpose building will continue to have uses that are similar to the current uses provided on the church site. The proposed use and design of the project are in accordance with the purposes of the R-10 zoning designation.

- b. The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.** The location of the multi-purpose building is located in an area with another church, residential units, and commercial buildings. The proposal as designed will fit in, rather than conflict, with the uses in the immediate area, with the conditions of approval implemented for hours of use, traffic/parking direction, and adjusted service schedule. The added height will not appear out of scale nor block views. The proposed multi-purpose building will continue similar uses provided on the church site and will be consistent with surrounding uses and will not be detrimental to public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.
 - c. The proposed conditional use will comply with each of the applicable provisions of this title.** With the exceptions sought as a part of the proposal, the proposal complies with all other applicable provisions of this title including but not limited to development standards for site coverage and minimum required yards for the R-10 zoning district.
4. In order to approve the Design Review application, the Planning Commission must make the following findings that the project:
- a. Complies with all other applicable provisions of the Martinez Municipal Code involving the physical development of buildings, structures and property, including use restrictions.** With the exception of height for which a use permit is sought, the project complies with all other applicable Martinez Municipal Code Requirements in the R-10 zoning district including site coverage, minimum required yards, and parking.
 - b. Provides desirable surroundings for occupants as well as for neighbors. Emphasis is placed upon exterior design with regard to height, bulk, and area openings; breaks in the facade facing on a public or private street; line and pitch of the roof; and arrangement of structures on the parcel.** The Design Review Committee and staff reviewed the project, and changes were made to the exterior design of the building in order to integrate the project into the church site and to provide desirable surroundings. The proposed design of multi-

purpose building the will improve the appearance of the site. The height, roof pitches, exterior facades, material selection, and landscaping were changed on the multi-purpose building to reduce impacts.

- c. **Has a harmonious relationship with existing and proposed neighboring developments avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.** The design elements, massing, and materials of the multi-purpose building are appropriate for the site and compatible with the other church buildings located on-site. The landscaping along Hiller Lane and around the multi-purpose building will provide a buffer between the proposed building and the residential uses across the street
- d. **Uses a limited palette of exterior colors; those colors must be harmonious and architecturally compatible with their surrounding environment.** The project will use similar colors to those of the existing church buildings within a limited natural palette that is harmonious and architecturally compatible with the surrounding environment.
- e. **Uses a limited number of materials on the exterior face of the building or structure. In addition, all interior surfaces normally visible from public property shall be finished.** The project uses an appropriately limited number of exterior materials, such as cement plaster, split faced block, scoring, and architectural accents.
- f. **Has exterior lighting appropriately designed with respect to convenience, safety, and effect on occupants as well as neighbors.** The applicant shall comply with all light regulations as stated in the conditions of approval.
- g. **Effectively conceals work areas, both inside and outside of buildings, in the case of non-residential facilities.** The applicant shall conceal all work areas. A parapet roof at the rear of the multi-purpose building is proposed to conceal mechanical units and a kitchen exhaust hood.
- h. **Undergrounds all utility boxes unless it can be shown that they can be effectively screened from the view of the general public.** All utility boxes shall be underground or located in areas as required by the Engineering Department.
- i. **Designs the type and location of planting with respect to the preservation of specimen and landmark trees, water conservation as set forth in Chapter 22.35, and maintenance of all planting.** A professional conceptual landscape plan has been prepared for the project. The proposed landscaping includes groundcover, accent plants, shrubs, flowering trees, street trees, and a vegetative swale. The proposed project has been conditioned to provide a native tree(s) replacement for the removal of the cottonwood tree. Tree protection measures are set forth in the conditions of approval and no landmark trees will be affected by the project.
- j. **Establishes a circulation pattern, parking layout and points of ingress and**

egress (both vehicular and pedestrian), designed to maximize pedestrian safety and convenience and to minimize traffic congestion resulting from the impediment of vehicular movement. When applicable, access for handicapped individuals should be considered. The Contra Costa Fire District and the Engineering Division have reviewed the circulation pattern, parking layout, and points of ingress and egress. Handicapped access will be provided through accessible parking spaces, sidewalks, and an elevator at the multi-purpose building.

k. Ensures that all signs be designed so that they are in scale with the subject development, and will not create a traffic hazard. Emphasis is placed upon the identification of the use or building rather than the advertising of same. The applicant shall comply with all sign regulations as stated in the conditions of approval.

l. Substantially preserves views from nearby properties where this can be done without severe or undue restrictions on the use of the site, balancing the property rights of the applicant and the affected property owner(s). Although the proposed project does not meet the height requirement, it will still be able to substantially preserve the views from nearby properties due to the site topography and with the highest point located at the center of the building. The redwood trees that line the southern and western portion of the property will continue to provide screening of the site.

NOW, BE IT FURTHER RESOLVED that the Planning Commission adopts the Negative Declaration and approves Design Review #07-21 and Use Permit #07-13, subject to conditions of approval, incorporated herein by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Commission of the City of Martinez at a regular meeting of said Commission held on the 18th day of November, 2008:

AYES:

NOES:

ABSENT:

BY: _____
Frank Kluber
Planning Commission Chair

Anjana Mepani
Assistant Planner

**DRAFT CONDITIONS OF APPROVAL
AS APPROVED BY PLANNING COMMISSION**

Project Name: Concord Korean Baptist Church - Multi-Purpose Building

Location: 5000 Hiller Lane (APN 161-080-026)

I. Description of Permit

These conditions apply to and constitute the approval of Use Permit #07-13 and Design Review #07-21 for the construction of a new two-story multi-purpose building and playground at the site of the Concord Korean Baptist Church.

II. Exhibits

The following exhibits are incorporated as conditions of approval, except where specifically modified by these conditions:

EXHIBIT	RECEIVED ON	PREPARED BY	PAGES
Site Plan, Code Analysis, Demolition Plan, Floor Plans, Elevations, Sections, Storm Water Drainage Plans, and Roof Plan	November 3, 2008	Eichleay Engineers, Inc.	11
Topographical Site Survey Plan	November 3, 2008	JLK Associates	1
Conceptual Landscape Plan	November 3, 2008	Borrecco/Kilian & Associates, Inc.	1
Preliminary C.3 Stormwater Control Plan	July 8, 2008	Eichleay Engineers, Inc.	12
Traffic/Parking Analysis	March 3, 2008	George W. Nickelson, P.E.	12

All construction plans shall conform to these exhibits, expected as modified by these conditions. Where a plan or further information is required by these conditions, it is subject to review and approval by the Planning Division, Engineering Division and/or Building Department, or as noted.

III. Special Conditions for Use Permit #07-13 and Design Review #07-21

A. Hiller Lane right of way: The owner shall make an irrevocable offer of right of way dedication along Hiller Lane to the City of Martinez for roadway purposes. The minimum width of the right of way shall be 46' and extends along the entire frontage of the property. The street shall remain privately maintained until said offer is accepted by the City of Martinez.

- B. The Multi-Purpose Building may only be used as an **auxiliary** use to the Church. Auxiliary uses include, but are not limited to, gymnasium (for indoor sports such as basketball), fellowship rooms, Sunday school classrooms, children's chapel, and children's performances and presentations. Church services may not be held in the Multi-Purpose Building.
- C. All events at the Multi-Purpose Building shall conclude by 10:00pm, and clean up activities shall be finished no later than 11:00pm.
- D. Parking requirements: The applicant shall be responsible for providing adequate parking spaces for the intended use of the site. The applicant shall secure and continue to maintain the long-term parking leases in order to meet the parking requirements for the proposed use as identified in the George Nickelson, P.E. Parking Analysis study dated March 3, 2008. A copy of these leases shall be submitted to the City prior to approval and issuing of permits. In the event that the applicant, or its successor, fails to maintain, provide, or secure future long-term parking lease(s), the applicant shall refrain from using the property for any activities that require parking spaces in excess of that are available until this issue is resolved to the satisfaction of the City Engineer. If the applicant could not secure future long-term parking lease(s) to provide adequate parking, the applicant shall immediately notify the City of such change. The proposed use and activities on the property may need to be modified or updated, to the satisfaction of the City. The applicant shall be responsible for any future study(ies), as required by the City, to demonstrate that the available parking spaces can accommodate the proposed use of the property.
- E. The applicant shall continue to have attendants and/or signs available to help direct parking on Sunday's and during special events. The applicant shall be responsible for directing traffic and/or posting signs when the Church parking lot is full in order to direct cars to available off-site leased parking spaces.
- F. As recommended by the Traffic/Parking Analysis, the applicant shall adjust the Sunday morning service schedule to reduce the overlap of parking demand for the first and second services.
- G. The applicant shall be responsible for all users and for assuring that all users, including but not limited to church members and guests, adhere to the above conditions.

III. Site Plan

- A. Provide site plan that shows all existing features and proposed structures.
- B. Fences, walls and retaining walls:

1. All fencing, retaining walls, barriers, etc., shall be shown on the site and landscape plan.
2. The maximum height for all walls, fences and/or fences on retaining walls shall be 6 feet. The retaining wall to be constructed for the driveway, and any walls to be built within or adjacent to the right-of-way, shall be masonry and have stucco veneer as indicated on the approved plans. Alternate materials will be subject to staff review and approval. Fences off-set from retaining walls 18 inches or greater shall be considered separate structures with a maximum height of 6 foot each.

C. Lighting

1. Building plans and landscaping plans shall show all exterior lighting: walkways, parking areas, recreational areas, streets, etc. Height and style shall be shown.
2. All exterior lighting shall be directed such that lights create as little off-site glare and nuisance as is feasible. All fixtures shall be glare-shielded.
3. Energy-saving fixtures shall be used.

D. Signs

1. Signs identifying the development and for directional purposes may be permitted subject to design review and approval in accordance with the provisions of Title 16.
2. Signs shall be consistent with the building design and materials. Interior lit signs shall have an opaque background, with only individual letters or logos illuminated.

IV. Archilectural

- A. In general, all exterior walls and all buildings within the project shall use compatible materials and colors, which shall be approved by the City.
- B. Where applicable, construction plans shall include:
 1. Consistent wood trim of all exterior doors and windows.
 2. Window frames and doors shall be color coordinated to match the building.

3. Composition shingles shall be architecturally laminated style; minimum weight of 280 lbs./square shall be used.
4. Final color schemes.
5. All trash enclosures (including gates) shall be compatible with the building design and materials.
6. Screening from view of all exterior and roof mounted utility and meter boxes, and mechanical equipment. Equipment and screening shall be shown on final construction plans.

V. Landscaping

A. Final landscape plans shall be prepared by a licensed landscape architect, on the grading plan as a base map and shall be submitted for review and approval by the City at the same time grading and improvement plans are submitted. Final plans must receive City approval prior to issuance of building or grading permits, whichever comes first. The landscape plan shall match the conceptual landscape plan date stamped November 3, 2008. The plan shall:

1. Be prepared in accordance with the City's adopted water conservation and landscaping ordinance (Martinez Municipal Code Chapter 22.35).
2. Decorative paving shall be installed as shown on the approved site plan and conceptual landscape plan.
3. Incorporate a variety of plant materials and other features (texture, size, seasonal color, etc.).
4. Use primarily drought-resistant plants.
5. Show all non-plant features: benches, lights, paths, etc.
6. Protect planting areas adjacent to streets, driveways or parking areas with minimum 6" high concrete curbs or equivalent.
7. Include an irrigation plan.
8. Address shading, windbreaks, etc., for energy conservation.

B. The following specific requirements shall be incorporated into the landscape plan:

1. All trees on the site plan that are to be removed shall be indicated on the plans.

2. Street trees shall be required.
 3. Native tree(s) replacement shall be provided for the removal of the 22" cottonwood tree. The replacement shall be 1 to 1 if matching the cottonwoods DBH or 3 to 1 if using smaller sized trees.
 4. Provide a continuous ground cover with complete coverage within 3 years, specifying one gallon size plants with maximum 3' triangular spacing (or equivalent plant types and density as approved by Planning staff).
 5. Shrubs within the front yard shall be minimum 5 gal. size and drought tolerant.
 6. Landscaping is subject to final inspection upon completion of project.
 7. Three trees per 1,000 sq. ft. of landscaped area shall be required and shall be at least 15 gal. in size. A minimum of 30 percent of the trees shall be 24" box trees.
 8. Tree size for cut/fill slopes greater than five feet in height shall be 5 gal.
 9. Final landscape plans shall contain a table showing the amounts of landscape area, plus a count of trees and shrubs to be planted by size.
 10. Trees planted within or adjacent to open space areas shall be native and drought tolerant species. Trees shall be clustered or grouped to provide more of a natural setting.
 11. The children's playground shall have appropriate outdoor play equipment.
- C. Once final landscape and irrigation plans are approved, the applicant shall submit reproducible copies for signature. Once the landscaping is accepted by the City, as-built mylars shall be submitted.
- D. Installation of the landscaping and all related improvements shall be inspected by a registered landscape architect and certified in writing as being in compliance with the approved plan prior to release of deposits.
- E. Tree Preservation

All existing trees within the project boundaries shall be preserved, except where specifically designated for removal. Any other tree removal shall be

permitted only upon approval by the Planning Division. The following procedures shall be required:

1. All trees to be preserved shall be clearly indicated on the grading plan, site plan, composite plans and landscape plans.
2. All trees to be saved shall be fenced at the drip line with three-strand barbed wire or other approved fencing prior to grading and construction activities. Prior to grading or construction, the developer's contractor shall request City inspection of fencing.
3. No grading, compaction, stockpiling, trenching, paving or change in ground elevation shall be permitted within the drip line of any tree to be saved, until a report prepared by a certified arborist has been submitted to and approved by the City, providing specific guidelines for each case.
4. The arborist report shall address the condition of each tree to be saved, including size, species, dripline and condition.
5. The report shall include measures to protect the trees during construction activities. The report shall provide details identifying protective measures to be taken, prior to, during and after construction. The report shall be submitted and approved by the City prior to the issuance of grading permits, building permits or final map, whichever comes first.
6. The report shall include guidelines for future preservation and maintenance of the trees.
7. The arborist shall be retained during grading and construction. The arborist shall have the authority to require measures to protect the roots and stop construction if necessary to protect the trees. Upon completion of construction, the arborist shall prepare a report outlining the further methods for tree protection if any are required.
8. Dead wood shall be pruned from existing trees.

VI. Noise Control, Dust and Conditions for Construction Activity

- A. All construction activities shall be restricted to Monday - Friday and to the hours of 8:00 a.m. to 5:00 p.m. Work on weekends shall not be permitted. There is to be no construction activity on Sunday's or Federal, State, or Local Holidays. The permittee shall post a sign on the site notifying all workers of this restriction.

- B. No equipment shall be started or delineation take place on the streets before or after the specified operations hours.
- C. The site shall be fenced with locked gates at 5:00 p.m. The gates shall remain locked until 8:00 am. Contractors shall not arrive at the site prior to the opening of the gates.
- D. A site-specific, sound mitigation study shall be performed to reduce sound levels to meet the following criteria for year 2000 noise contours:
 - 1. Indoor noise levels not to exceed 45 d_{BA} CNEL.
 - 2. Private outdoor noise levels not to exceed 60 d_{BA} CNEL.
- E. Contractors shall be required to employ the quietest construction equipment available, and to muffle noise from construction equipment and to keep all mufflers in good working order in accordance with State law.
- F. Adequate dust control measures shall be employed throughout all grading and construction periods. The Contractor shall regularly water areas that are exposed for extended periods to reduce wind erosion.
- G. Contractor shall ensure that surrounding streets stay free and clear of silt, dirt, dust, tracked mud, etc. coming in from or in any way related to project construction. Paved areas and access roads shall be swept on a regular basis. All trucks to be covered.
- H. Speeds of construction equipment shall be limited to **10** miles per hour. This includes equipment traveling on local streets to and from the site.
- I. Access shall be maintained to all driveways at all times.
- J. There shall be no parking of construction equipment or construction worker's cars on residential streets at any time.
- K. Truck routes for the import or export of cut/fill material shall be identified and approved by the City Engineer prior to the issuance of any permits. Developer shall be responsible for the repair of any damage to city streets (private and public) caused by the import or export of soils materials necessary for the project.
- L. Prior to construction, contractor shall contact city inspector for a pre-construction meeting. Haul route shall be from.

VII. Agreements, Fees and Bonds

- A. Prior to approval of the plans and issuance of permits, applicant shall pay all applicable fees and deposits including plan check fees, inspection, drainage impact fees and Impact Mitigation Fees. Impact fees include but are not limited to: transportation facilities fees, park (in lieu of land dedication) fees, park and recreation facilities fees, cultural facilities fees, police facilities fees, as required by the Community Development Director. The final amount for the above fees shall be in accordance with the fee schedule in effect of time of payment.
- B. All fees and deposits required by other agencies having jurisdiction shall be paid prior to City issuance of the Building or Site Development Permit, whichever comes first.
- C. All improvement agreements required in connection with said plans shall be submitted to and approved by City and other agencies having jurisdiction prior to City approval and issuance of the Building, Encroachment, Grading or Site development permit, whichever comes first.

VIII. Grading

- A. All grading shall require a grading and drainage plan prepared by a registered Civil Engineer, a soils report prepared by a registered Geotechnical Engineer and a Grading Permit approved by the City Engineer. The grading plans and soils report shall require review by the City's geotechnical consultant with all costs to be borne by the applicant.
- B. All recommendations made in the Soil Engineers report, (unless amended through the City's review) and all recommendations made by the City's geotechnical consultant shall be incorporated into the design and construction of the project.
- C. The on-site finish grading shall require drainage to be directed away from all building foundations at a slope of 2 percent minimum to 20 percent maximum toward approved drainage facilities or swales. Non-paved drainage swales shall have a minimum slope of 1 percent. A minimum 4-ft. wide clear access shall be provided around each building.
- D. Contour grading techniques with spot elevations shall be employed throughout the project to achieve a more natural appearance, even where this will increase the amount of grading. Tops of cuts or toes of fills adjacent to existing public rights-of-way or easements shall be set back two feet minimum from said rights-of-way and easements.
- E. Erosion control measures shall be implemented per plans approved by the City Engineer for all grading work not completed before October 1. At the time of approval of the improvement and/or grading plans, an approved

Erosion Control Plan prepared by a registered Civil Engineer shall be filed with the City Engineer.

- F. All graded slopes in excess of 5 ft. in height shall be hydroseeded no later than September 15 and irrigated (if necessary) to ensure establishment prior to the onset of the rainy season.
- G. The applicant's engineer shall certify the actual pad elevation for the lot in accordance with City standards prior to issuance of Building Permit.
- H. All front yard landscaping or alternate erosion control measures shall be installed prior to release for occupancy to mitigate erosion problems on each lot.
- I. The finished grading shall be inspected and certified by the developer's engineer that it is in conformance with the approved Grading Plan and Soils Report pursuant to the provisions of Title 15 of the Martinez Municipal Code.
- J. All existing trees shall be clearly indicated on the grading plan. Refer to the Landscaping Section for tree preservation requirements.
- K. Any grading on adjacent properties will require written approval of those property owners affected.
- L. If cultural resources are discovered during subsurface excavations, the Contractor shall cease construction and a qualified archeologist shall be contacted to make recommendations for mitigation.
- M. The plans shall include the boundary treatment shown on cross sections, drawn to scale, for retaining walls, fencing and drainage.

IX. Drainage

- A. A hydrologic study shall be prepared and submitted to the City Engineer and Contra Costa County Flood Control District, when required, for review and approval to ensure discharge of storm runoff to facilities of adequate capacity. The developer shall make necessary upgrades to existing systems as required. Drainage area is defined as all that area draining into, and including, the area of the proposed development.
- B. All concentrated runoff shall be collected and conveyed to an approved storm drainage system. Existing slopes that have no additional discharge directed onto them or are not substantially regraded can remain as natural runoff.
- C. Applicant shall not increase storm water runoff to adjacent downhill lots unless either, (1) a Drainage Release is signed by the property owner(s) of

affected downhill lots and recorded in the office of the County Recorder; or (2) site drainage is collected and conveyed in approved drainage facilities within a private drainage easement through a downhill property. This condition may require collection of on-site runoff and construction of an off-site storm drainage system. All required releases and/or easements shall be obtained prior to issuance of the Building, Encroachment, Grading or Site Development Permit, whichever comes first.

- D. The storm drain system shall be designed per City and County Flood Control District Standards to carry at least a 10-year storm. Furthermore, the system shall be designed to ensure that local streets remain passable during a 100-year storm. Should the runoff due to the proposed development contribute incrementally to an existing flooding problem, then the developer may be required to contribute funds for his proportional share of future drainage system costs as required by the City Engineer.
 - E. Parking lots and on-site drainage shall be collected and conveyed to an approved storm drainage facility. When approved by the City Engineer, drainage may be conveyed under the sidewalk and discharged through the curb in accordance with City standards. Drainage shall be directed to a concrete curb and gutter whenever practical.
 - F. All public drainage facilities, which cross private lots and to be maintained by the City, shall require a 10-ft. minimum width storm drain easement. Said easements shall be delineated on the Final Map or recorded by separate document prior to City approval and issuance of Building Permit, whichever comes first.
 - G. Concentrated drainage flows shall not be permitted to cross sidewalks or driveways.
 - H. The developer shall comply with Contra Costa County Flood Control District Design requirements.
 - I. Fifteen (15) inch minimum RCP (reinforced concrete pipe) shall be used for all public storm drain lines and 12-inch minimum pipe shall be used for laterals and for private storm drain lines.
- X. NPDES Requirements
- A. Trash enclosures and dumpster areas shall be covered and protected from roof and surface drainage.
 - C. Efficient irrigation, appropriate landscape design and proper maintenance shall be implemented to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides.

- D. To the maximum extent practicable, as determined by the City Engineer, drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filters prior to discharge into the storm drain system.
- E. A parking lot sweeping program, as approved by the City Engineer, shall be implemented which at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
- F. All storm drain inlets (catch basins) shall be imprinted with the sign "No Dumping, Flows to Creek" as per City Standard #SD-1.
- G. For projects one (1) acre or larger (disturbed by improvement), developer shall comply with the State Water Resources Control Board requirements, NPDES permit, for the construction of the project. The Developer shall be responsible for preparing and implementing a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP and the Notice of Intent (N.O.I.) shall be submitted to the City. The SWPPP and the N.O.I. shall be kept at the job site during construction.
- H. Developer shall comply with the State Water Resources Control Board NPDES permit requirements for this project. The project's plans shall incorporate storm water treatment and flow-control facilities (as required). The storm water control plan shall be prepared (or updated) in accordance with the current edition of the Contra Costa Clean Water Program's **Stormwater C.3 Guidebook**. The applicant shall be responsible for constructing the storm water control facilities, and shall also be responsible for the operation and maintenance of the facilities as per the approved stormwater control plan. All required agreements shall be executed, and all documents shall be submitted and approved prior to issuing construction permits.
 - a. Prior to issuance of permit(s) for building or site improvements, the permit application shall be consistent with the applicant's approved Stormwater Control Plan and shall include drawings and specifications necessary to implement all measures in the approved Plan. In addition to the plans and specifications, the permit application shall include a completed "Construction Plan C.3 Checklist" as described in the Stormwater C.3 Guidebook, stormwater control plan and operation and maintenance plan.
 - b. As may be required by the City Engineer, drawings submitted with the permit application (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs permanent source control BMPs, and other features that control stormwater flow and

potential stormwater pollutants.

- c. The applicant shall submit the permit application for the City's review and approval and shall be responsible to implement and pay all costs associated with preparation of the permit application.
 - d. Prior to issuance of a building permit or the issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment and flow control facilities.
 - e. Prior to the issuance of a building permit or issuance of a Certificate of Occupancy, the applicant shall submit, for the review and approval of the City Engineer, a Stormwater BMP Operation and Maintenance Plan in accordance with the Contra Costa Clean Water Program's **Stormwater C.3 Guidebook**. Guidelines for preparing the Stormwater BMP Operation and Maintenance Plan are in Appendix F of the Stormwater C.3 Guidebook.
- I. Development shall include adequate accessible and convenient areas for collecting and loading recyclable materials, to the satisfaction of the City Engineer, in conformance with the California Integrated Waste Management Board Recycling Ordinance.

XI. Street Improvements

- A. Right of way dedication for Hiller Lane: Refer to Section III-A of these conditions of approval
- B. Frontage improvement on Hiller Lane: Pursuant to Chapter 12.30 of the Martinez Municipal Code sidewalks, curb, gutter, and street pavement shall be constructed and/or replaced along the entire property frontage to center line of the street. The applicant shall construct new curb, gutter and sidewalk per City standards at the west side of the street along the entire frontage of the property. The minimum width of the sidewalk shall be 5.5 feet as measured from the face of curb. The minimum width of the street pavement shall be 28 feet as measured from face of curb to face of curb.
- C. The applicant shall be responsible for repairing or replacing existing damaged improvements and pavement on Hiller Lane to center line of the street. The existing street structural section shall be removed and replaced if the existing structural section is cracked or damaged in any way, or if the street structural section is determined by the City Engineer to be inadequate for the intended traffic. All improvement shall be designed and constructed to the satisfaction of the City Engineer.

- D. Cut and fill slopes shall begin a minimum of 2 feet behind the right of way line at a 2:1 maximum slope.
- E. All new utility distribution services **on-site and off-site** shall be installed underground.
- F. Sidewalk pipe drains shall be installed on either side of the driveway and shall conform to City Standard No. S-13.
- G. A City Encroachment Permit is required for any work within the City Right-of-Way.
- H. Where required, all traffic control devices, including signs, legends and striping shall be installed in accordance with plans approved by the City Engineer.
- I. Street lights are required unless otherwise approved by the City Engineer. Street lights shall be installed at Developer's expense in accordance with plans approved by the City Engineer. Developer shall bear full costs of energizing and monthly utility charges until acceptance of improvements by the City Council.
- J. Where required, street trees shall be planted in accordance with City standards. The species of tree shall be approved by the Parks Superintendent.
- K. The developer shall keep the adjoining streets free and clean of project dirt, mud, materials and debris during the construction period as is found necessary by the City Engineer.

XII. Water System

- A. Water system facilities shall be designed to meet the requirements of the responsible Contra Costa Water District and the fire flow requirements of the Contra Costa County Consolidated Fire Protection District. All requirements of the responsible agency shall be guaranteed prior to approval of the improvement plans.
- B. Water system connection, including installation of the water meter, shall be made in accordance with appropriate Water District standards. Prior to obtaining water service, fees shall be paid in accordance with the water fee schedule in effect at time of payment.
- C. Backflow prevention, required as part of the water service installation, must be completed before occupancy of the building.

XIII. Sanitary Sewer System

- A. Sewer system connections and plans for Mt. View Sanitary District facilities shall be approved by the responsible Sanitary District. All requirements of that District shall be met before approval of the improvement plans.

XIV. Other Requirements

- A. Construction shall comply with all applicable City and State building codes and requirements including handicapped and energy conservation requirements, grading and erosion control ordinances.
- B. Design of all public improvements shall conform to the City of Martinez Design Guidelines, Standard Special Provisions, and Standard Drawings. Prior to preparation of improvement plans, the developer or his representative should contact the City's Engineering Development Review section of the Community Development Department.
- C. Complete grading, site and improvement plans, specifications and calculations shall be submitted to and approved by the City Engineer, Community Development Director, and/or other agencies having jurisdiction for all improvements within the proposed development prior to issuance of a Building, Site, Grading or Encroachment Permit whichever comes first. Approved plans shall become the property of the City of Martinez upon being signed by the City Engineer and Community Development Director.
- D. Prior to City approval, all fees, bonds, and deposits shall be paid and posted; all agreements shall be executed and all grading and improvement plans shall be approved by the City Engineer and Community Development Director. No construction shall take place until the issuance of the appropriate Encroachment, Site, Grading and/or Building Permits.
- E. Prior to issuance of the a building permit, the access to building sites shall be graded and improved to at least an all-weather surface condition, and operating fire hydrants shall be in place.
- F. All public improvements shall be completed and accepted by the City prior to issuance of certificate of occupancy.
- G. Prior to acceptance of improvements, offers of dedication, and release of bonds and deposits by the City, the City's record copies of the grading, site, and improvement plans shall be updated to show "As Built" conditions of the project. Said plans shall be prepared by the responsible Civil Engineer of work and shall reflect all changes made during the course of project construction. Grading and improvement plans shall be 24" x 36" in size. The as built plans and final map shall be provided in 4 mil photo mylars and in the form of electronic files compatible with AutoCAD.
- H. All on-site improvements not covered by the building permit including

sidewalks, driveways, paving, sewers, drainage, curbs and gutters must be constructed in accordance with approved plans and/or standards and a Site Development Permit approved by the City Engineer.

- I. Building permits for retaining walls shall be obtained as follows:
 1. For major walls to be constructed during the mass-grading phase, obtain permit prior to issuance of the Grading Permit.
 2. For all other walls, obtain permit prior to issuance of Permits for structures on the respective lot.
- J. Any existing water wells on the property shall be filled and sealed off or otherwise disposed of as directed by the City Engineer.
- K. Public facility with kitchen (restaurants, meeting and recreation rooms) shall be approved by the Contra Costa County Health Department.
- L. Approval by the applicant's Soils Engineer, the City's Soils Consultant, the Fire District, Sewage District, water agency of all improvements and buildings is required prior to City approval of construction plans.
- M. There shall be no parking of construction vehicles or equipment on the surrounding residential streets, including all workers vehicles.

XV. Validity of Permit and Approval

- A. Planning Commission approval is subject to appeal to the City Council within ten calendar days of the approval.
- B. The permit and approval shall expire in one year from the date on which they became effective (unless extended under C) unless a building permit is obtained and construction begun within the one year time period. The effective date of the permit and approval is **November 18, 2008**.
- C. The time extension of the expiration date, **November 18, 2009**, of a permit or approval can be considered if an application with required fee is filed at least 45 days before the original expiration date. (Otherwise a new application is required.) A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require or permit denial.
- D. Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Martinez, or other public agency having jurisdiction.

- E. The permittee, Concord Korean Baptist Church shall defend, indemnify and hold harmless the City and its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys or employees to attack, set aside, void, or annul the Planning Commission's decision to approve Use Permit #07-13 and Design Review #07-21, and any environmental document approved in connection therewith. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by Concord Korean Baptist Church, the City, and/or the parties initiating or bringing such action.
- F. Concord Korean Baptist Church shall defend, indemnify and hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation of, or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as the Negative Declaration), if made necessary by said legal action and if Concord Korean Baptist Church desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.
- G. In the event that a claim, action or proceeding described in Subsection E, above, is brought, the City shall promptly notify Concord Korean Baptist Church of the existence of the claim, action or proceeding, and the City will cooperate fully in the defense of such claim, action or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action or proceeding. In the event that Concord Korean Baptist Church is required to defend the City in connection with any said claim, action, or proceeding, the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with Concord Korean Baptist Church in the defense of said claim, action or proceeding. If the City chooses to have counsel of its own to defend any claim, action or proceeding where Concord Korean Baptist Church has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City, except that the fees and expenses of the City Attorney shall be paid by the applicant.
- H. Concord Korean Baptist Church shall indemnify the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- I. The Conditions of Project Approval set forth herein include certain fees,

dedication requirements, reservation requirement, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

F:\Community Development\All Projects\Non-Residential Commercial\Hiller Lane, 5000 - Concord Korean Baptist Church\ConcordKoreanBaptistChurch_PC_COA.doc

MINUTES

ABSENT: Allen (alt.), Burt, Kluber, Korbmacher

ABSTAIN: None

REGULAR ITEMS

2. Concord Korean Baptist Church

Study Session to discuss and receive public input on a proposed Conditional Use Permit to construct a new two-story multi-purpose building and playground at the site of the Conco4rd Korean Baptist Church. An existing classroom building and fellowship building (approximately 4,008 sq. ft.), and playground would be demolished at the proposed project site at the southern portion of the property. The proposed multi-purpose building would be approximately 16,952 sq. ft. and would contain Sunday school classrooms, children's chapel, kitchen, storage, restrooms, control room, and gymnasium for indoor sports with a stage to function as an auditorium for children's performances and presentations. New landscaping and street front upgrades are proposed for Hiller Lane in front of the proposed building. A Conditional Use Permit to exceed the maximum height allowed (25 ft.) by approximately 8 ft. in the R-10 zoning district is proposed. Also, a new playground would be located between the proposed multi-purpose building and the existing main sanctuary. In addition at the existing main sanctuary building the Concord Korean Baptist Church is proposing to construct gable roofs over existing flat roof areas, construct over hang canopies at the east and west entrances, and relocate AC units over a new covered walkway/canopy on the south side. This project is located at 5000 Hiller Lane.

Associate Planner Anjana Mepani presented the staff report, discussing existing site conditions, proposed demolition and plans for the new buildings, parking, street and sidewalk improvements, and the eventual need for design review of the architectural plans.

Chair Hughes asked about the potential need for environmental review. Deputy Community Development Director Albert Lopez said it would likely require either a negative declaration or be found to be categorically exempt; it is usually not decided at this level of the process.

Chair Hughes questioned the parking calculations, specifically whether a 16,000 s.f., building should actually need to have 400 spaces. Ms. Mepani explained the calculations were primarily based on assembly space, as the whole area will not be used at the same time.

Public hearing

Russ Meyer, architect, gave a PowerPoint presentation, reviewing the church's need for expansion, project details, and parking issues.

Chair Hughes asked about outreach to the neighbors. Mr. Meyer deferred to the applicant.

Vice Chair Glover asked about parking at the Skillcraft lot. The applicant said 100 spaces were available at the site, but the current lease is for 70 spaces.

MINUTES

Chair Hughes commented on neighborhood concerns regarding on street parking. Mr. Meyer acknowledged the need to educate church members regarding appropriate parking.

PATRICK CHANEY, Hiller Lane resident, reviewed his issues with parking and safety, detailed in a letter to the Planning Department. He also asked about noticing requirements, particularly whether all the residents of Hiller Lane could be added to the mailing list. Staff said yes.

ERNEST HILLMAN, Church of Christ elder, also expressed concern about the lack of notice to the church although its property abuts the Concord Korean Baptist Church property. He summarized the history of the area, property ownership, and use of the private road (Hiller Lane). He expressed concern about traffic and the potential liability to the Church of Christ with regard to the property easement accessing Hiller Lane.

JOHN HUIE, Church of Christ member, questioned whether the multi-purpose building might eventually be used for additional auditorium space. He also questioned whether the leasing of parking would be sufficient for long-term needs.

Commission comment

Commissioner Busby expressed concerns about parking and noticing issues. Mr. Lopez discussed the requirement for notices to go to property owners within a 300' radius of the subject property. Commissioner Busby said it is also important for the applicant to communicate with the neighbors personally about the building plans. She noted that other jurisdictions use a-frame signs to announce upcoming projects and public hearings. She agreed design review of the building would be good for the architecture.

Commissioner Busby asked about street maintenance for Hiller Lane. Mr. Chaney said the homeowners association maintains the upper portion. Mr. Lopez said it appears to be shared by three entities – the homeowners association, the Concord Korean Baptist Church, and the Church of Christ.

STEVE VAWTER, Church of Christ member, discussed more information about the subdivision at the top of the hill, particularly the original access plans for the subdivision from another street, with Hiller to be for emergency access only. Chair Hughes asked, and Mr. Vawter confirmed that the original easement from the Church of Christ only granted access to the Concord Korean Church.

Chair Hughes asked how the Church of Christ heard about the meeting, if not from a public notice. The minutes clerk said she attends there and passed the information on to the leadership.

Vice Chair Glover said it is a great project, although parking is a big issue and a traffic study is needed. He was supportive of the site plan and building proposal.

Commissioner Avila agreed it was a great project, although some logistics need to be resolved. She observed that church growth helps the community with youth and family activities. She was appreciative of the need for design review of the architecture, and she encouraged the applicant to work with the neighbors to resolve the issues.

MINUTES

Chair Hughes agreed with the other Commissioners that the concept of the plans is good, and outreach to the neighborhood is critical. He also indicated that careful consideration needs to be given to the parking lease agreements.

3. City of Martinez - Secondary Housing Unit

Public hearing to review proposed zoning text amendments to the Martinez Municipal Code Chapter 22.12.085; Secondary Housing Units as Permitted Uses in R-Residential Zoning Districts. Proposed changes include technical clarifications that the City's proposed limitations to Accessory Structures (e.g. a maximum single story height and 1,000 sq. ft. maximum size limit, as recommended by the Planning Commission in February 2006) will apply to Secondary Housing Units built as Accessory Structures; and that exceptions to both Secondary Housing Unit and Accessory Structure size limitations may be permitted on a case-by-case basis subject to Use Permit approval. The Planning Commission will make its recommendations to the City Council, which will consider the possible amendments at a future date to be announced.

Commissioner Avila said she needed to recuse herself due to her future projects. Senior Planner Corey Simon said the issues under consideration should not affect her plans. Commissioner Avila said she wanted to avoid even the appearance of a conflict.

Item continued to the next meeting, due to lack of a quorum.

COMMISSION ITEMS

Commissioner Avila commented on the need for the City to do outreach to the churches in an effort to get growth projections.

Chair Hughes wished all happy holidays. Staff responded with the same.

STAFF ITEMS

Mr. Lopez said the next meeting will be January 9, and he reviewed potential agenda items.

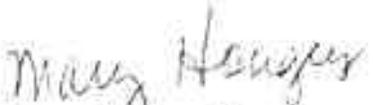
COMMUNICATIONS

None.

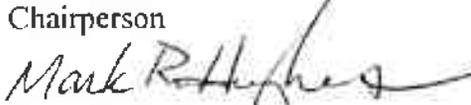
ADJOURNMENT

Chair Hughes adjourned the meeting at 8:10 P.M. to the next regular meeting scheduled for January 9, 2007.

Respectfully submitted,


Transcribed by, Mary Hougey

Approved by the Planning Commission

Chairperson

Mark R. Hughes



Project Explanation

Concord Korean Baptist Church intends to construct a new multi-purpose building on their site at 5000 Hiller Lane in Martinez. The use of the new building is basically the same as the uses currently existing on-site, which includes Sunday School classrooms, a kitchen for preparing meals and a general gathering room used for a variety of functions.

In the new building, a large multi-use room is intended to function as both a gymnasium for indoor sports, such as basketball and as an auditorium for children's performances and presentations. Sunday School classrooms and a children's chapel will be located on two levels beside the higher multi-use room. The remainder of the new building includes restrooms, storage rooms, a control booth for performances and a kitchen.

In order to accommodate the new building, two older buildings, inefficiently sized for the needs of the congregations, will be demolished. Minor grading and paving will be performed in order to create a suitable base for the new structure. The site work will also provide new landscaping, a street-front upgrade to Hiller Lane with a sidewalk and curb, and a new children's playground between the new building and the existing Sanctuary.



CITY OF MARTINEZ
DESIGN REVIEW COMMITTEE
COMMENT FORM

PROJECT:

CONCORD KOREAN

DATE: 9/30/08

REVIEW COMMENTS:

APPLICANT'S REVISIONS ADDRESSED MY

COMMENTS. I WOULD RECOMMEND THE FOLLOWING

REVISIONS TO PLANS:

• REVISE SOUTH ELEVATION (SIMPLIFY) TO MATCH EAST ELEVATION.

• PORTION OF HOP ROOF IN FRONT OF CLASSROOM MAY BE ELIMINATED.

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?

YES
 NO

• WILL ONLY NEED TO SEE ELEVATIONS.

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

1.

2.

3.

4.

5.

COMMITTEE MEMBER

LEONOR FACIAS



CITY OF MARTINEZ
 DESIGN REVIEW COMMITTEE
 COMMENT FORM

PROJECT: CONCORD KOREAN BAPTIST CHURCH DATE: 9/30/08

REVIEW COMMENTS:

REVISIONS APPEAR TO HAVE ADDRESSED OUR COMMENTS & CONCERNS. THE ONLY ASPECT OF THE BUILDING THAT MAY NEED FURTHER STUDY IS THE PLASTER & TRIM ELEMENTS @ SOUTH ELEVATION & HOW PLASTER'S TRANSITION AT THE CORNERS SO THAT ALL FACES OF THE BUILDING FEEL INTEGRATED. THANKS FOR THE IMPROVEMENTS/CHANGES!

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC? YES NO

WOULD LIKE TO SEE THE SOUTH ELEVATION & TRANSITION TO EAST ELEVATION

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1.
- 2.
- 3.
- 4.
- 5.

COMMITTEE MEMBER



CITY OF MARTINE
 DESIGN REVIEW COMMITTEE
 COMMENT FORM

PROJECT: CONCORD KOREAN BAPTIST CHURCH DATE: 9/30/08

REVIEW COMMENTS:

1. ALL PREVIOUS COMMENTS ADDRESSED WITH EXCEPTION TO SOUTH ELEVATION PILASTER / COLUMN DEPTH.
 - a. COLUMN DEPTH TO INCORPORATE ALL DETAILED FEATURES (I.E. HORIZ. WINDOW SILL, CORNICE, BASE)
 - b. TIE ELEVATION INTO CORNERS ^{DETAIL}
 - c. POSSIBLY PROVIDE COLUMN PLAN SECTION OR VERTICAL SECTION INDICATING RELATIVE DEPTH OF FACE OF FINISH.

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC? YES NO

ONLY SOUTH ELEVATION WILL REQUIRE ADDITIONAL REVIEW

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

1. FINAL REVIEW OF SOUTH ELEVATION AS NOTED ABOVE
- 2.
- 3.
- 4.
- 5.

COMMITTEE MEMBER




CITY OF MARTINEZ
 DESIGN REVIEW COMMITTEE
 COMMENT FORM

PROJECT:

DATE: 7/22/08

CONCORD KOREAN BAPTIST CHURCH

REVIEW COMMENTS:

APPLICANT'S SUBMITTAL IS VERY COMPLETE AND HAS RESOLVED MOST ^{SITE} ISSUES. I RECOMMEND

THE APPLICANT MAKE FOLLOWING REVISIONS:

- REVISE (N) BUILDING TO BE MORE INTEGRATED WITH (E) BUILDING.
- SIMPLIFY BUILDING ELEMENTS
- REVISE WINDOW SPACING PATTERNS (CENTER WINDOWS ON STUCCO SCOTCH MARKS)
- INCREASE OVERHANG OF (N) ROOF TO MATCH (E)

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC?

YES
 NO

• I SUPPORT ~~THE~~ VARIABLE FOR HIGHER ROOF AS LONG AS IT APPEARS (IN CHARACTER) (E) ROOF.

• SIMPLIFY ROOF SHAPES AND MAKE THEM CONSISTENT W/ (E) BUILDING.

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1.
- 2.
- 3.
- 4.
- 5.

COMMITTEE MEMBER



CITY OF MARTINEZ
 DESIGN REVIEW COMMITTEE
 COMMENT FORM

PROJECT: CONCORD KOREAN BAPTIST CHURCH DATE: 7/22/08

REVIEW COMMENTS:

1. SUGGEST EXTENDING EAVES TO REDUCE ROOF LINE
2. SUGGEST EXPRESSING VERTICAL ELEMENTS/PILASTERS TO BETTER SUGGEST DEPTH AND MASSING
3. PROVIDE BETTER FINISH TIE-INS TO ADJACENT CHURCH BUILDING SUCH AS CMU (STACKED BOND)
4. OFFSET ELEVATOR TOWER AT CORNER
5. RECOMMEND REVIEW OF KITCHEN UTILITIES LOCATED UNDER IN BETING ROOM/CHAPEL

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC? YES NO

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

1. SEE COMMENTS ABOVE, WOULD LIKE TO
2. SEE RECOMMENDATIONS INCORPORATED
- 3.
- 4.
- 5.

COMMITTEE MEMBER



CITY OF MARTINEZ
 DESIGN REVIEW COMMITTEE
 COMMENT FORM

PROJECT: KOREAN BAPTIST BLDG. DATE: 7/22/00

REVIEW COMMENTS:
 GENERALLY I LIKE THE BUILDING - BUT I CAN SEE THAT A FEW ADJUSTMENTS MAY HELP. I WOULD LIKE TO SEE BETTER INTEGRATION BETWEEN EXISTING & NEW BLDGS VIA MATERIALS, ROOF PITCH, ETC. IF THERE IS SOME WAY TO MATCH (E) BLDG ROOF PITCH & IF IT IMPROVES BLDG, I WOULD SUPPORT ADDITIONAL HEIGHT. I WOULD LIKE TO SEE MASSING WORKED THROUGH SO THAT "INS & OUTS" APPEAR MORE INTENTIONAL & INTEGRATED INTO

DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC? YES
 OVERALL DESIGN. OVERALL, THIS SHOULD NO

BE A GREAT BUILDING! THANKS FOR SUCH A COMPLETE APPLICATION.

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1.
- 2.
- 3.
- 4.
- 5.

COMMITTEE MEMBER
ERIC J. TUMLIN



CITY OF MARTINEZ
DESIGN REVIEW COMMITTEE
COMMENT FORM

PROJECT: Concord Korean Baptist Church 5000 Hiller - DATE: 7/22/08

REVIEW COMMENTS: The new construction reflects little consistency (color, texture, style) with existing structure.

I support height variance to allow more unified roof pitch between old & new.

Clean up roof forms. Maybe not mix hip & Gables. Eaves? Colors? Roof Material?

Reconsider Kitchen & Stove vent.
DO YOU WISH TO SEE THIS PROJECT AGAIN AT DRC? YES NO

Can't wait to see more details!

This project can be recommended for approval if the following conditions of approval are incorporated into the plans prior to Planning Commission hearing:

- 1.
- 2.
- 3.
- 4.
- 5.

COMMITTEE MEMBER
Bob Perry

Anjana Mepani

From: James T Passaglia [jpassaglia@sbcglobal.net]
Sent: Wednesday, October 15, 2008 2:34 PM
To: Eileen Tumlin; Isidro Farias; Anjana Mepani
Subject: Re: FW: Concord Korean Baptist Church - Revised Elevations

This looks fine to me. I take no objection to approving this project based on these revised documents.

Jim

--- On **Wed, 10/15/08**, **Anjana Mepani** <amepani@cityofmartinez.org> wrote:

From: Anjana Mepani <amepani@cityofmartinez.org>
Subject: FW: Concord Korean Baptist Church - Revised Elevations
To: "Eileen Tumlin" <etumlin@yahoo.com>, "Isidro Farias" <famarchitects@sbcglobal.net>, jpassaglia@sbcglobal.net
Date: Wednesday, October 15, 2008, 2:13 PM

Hello,

I received revised elevations from Concord Korean Baptist Church (UP 07-13, DR 07-21) yesterday. Attached are your comments as typed up by the applicant and the elevations. A401Rev K.pdf has the revised elevations and A401 RevJ.pdf has the old elevations for your review/comparison. I have reviewed the information attached and the information provided in the e-mail below and feel that the applicant has revised and simplified the elevations per your recommendations. Please review the information provided and provide your recommendations. Thanks!!

Sincerely,

Anjana Mepani,

Assistant Planner

City of Martinez

925-372-3563

From: Lee, Sung [mailto:slee@eichleay.com]
Sent: Tuesday, October 14, 2008 4:23 PM
To: Anjana Mepani
Cc: Meyer, Russ
Subject: Concord Korean Baptist Church

Anjana Mepani

From: Isidro Farias [famarchitects@sbcglobal.net]
Sent: Thursday, October 16, 2008 1:44 PM
To: Anjana Mepani
Cc: 'Eileen Tumlin'; jpassaglia@sbcglobal.net
Subject: RE: Concord Korean Baptist Church - Revised Elevations

Thanks Anjana. I recommend approval of this project. I like the revisions and think this was an improvement to the project.

Thanks

Isidro Farias
Farias & Marrugo Architects
Cell 925-639-8855
Office 925-229-8806
www.FAMArchitects.com

-----Original Message-----

From: Anjana Mepani [mailto:amepani@cityofmartinez.org]
Sent: Wednesday, October 15, 2008 2:14 PM
To: Eileen Tumlin; Isidro Farias; jpassaglia@sbcglobal.net
Subject: FW: Concord Korean Baptist Church - Revised Elevations

Hello,

I received revised elevations from Concord Korean Baptist Church (UP 07-13, DR 07-21) yesterday. Attached are your comments as typed up by the applicant and the elevations. A401Rev K.pdf has the revised elevations and A401 RevJ.pdf has the old elevations for your review/comparison. I have reviewed the information attached and the information provided in the e-mail below and feel that the applicant has revised and simplified the elevations per your recommendations. Please review the information provided and provide your recommendations. Thanks!!

Sincerely,
Anjana Mepani,
Assistant Planner
City of Martinez
925-372-3563

From: Lee, Sung [mailto:slee@eichleay.com]
Sent: Tuesday, October 14, 2008 4:23 PM
To: Anjana Mepani
Cc: Meyer, Russ
Subject: Concord Korean Baptist Church

Anjana

Attached are
A401 Rev J.pdf - previously submitted exterior elevation sheet for your information.
A401 Rev K.pdf - revised elevation based on discussions and comments we have received last Design Review meeting on 9/30/08

Anjana Mepani

From: Eileen Tumlin [etumlin@yahoo.com]
Sent: Thursday, October 16, 2008 3:02 PM
To: Anjana Mepani
Cc: eileen tumlin
Subject: Re: FW: Concord Korean Baptist Church - Revised Elevations

Hi Anjana:

Thanks! I don't know what the problem was. Perhaps I should give you my work email address in case it had something to do with the file size. I will cc my work email if you want to change over to that address.

I have reviewed the drawings and I agree that they appear to have satisfied our requests and I think the drawings look improved. I think we should approve the project.

Thanks,
Eileen Tumlin

--- On Thu, 10/16/08, Anjana Mepani <amepani@cityofmartinez.org> wrote:

From: Anjana Mepani <amepani@cityofmartinez.org>
Subject: FW: Concord Korean Baptist Church - Revised Elevations
To: etumlin@yahoo.com
Date: Thursday, October 16, 2008, 2:53 PM

Fourth try

Sincerely,

Anjana Mepani,

Assistant Planner

City of Martinez

From: Anjana Mepani
Sent: Wednesday, October 15, 2008 2:14 PM
To: Eileen Tumlin; Isidro Farias ; Jim Passaglia (jpassaglia@sbcglobal.net)
Subject: FW: Concord Korean Baptist Church - Revised Elevations

Hello,

11/5/2008

2av



CITY OF MARTINEZ

PUBLIC NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

PROJECT NAME: Concord Korean Baptist Church - Multi-Purpose Building and Playground

LEAD AGENCY: City of Martinez
525 Henrietta Street
Martinez, CA 94553

Contact Person: Anjana Mepani, Assistant Planner (925) 372-3515

PROJECT LOCATION: The project site is located at 5000 Hiller Lane, within the City of Martinez, in Contra Costa County (APN 161-080-026).

PROJECT APPLICANT: Russ Meyer, Architect - Eichleay Engineers, Inc.
Concord Korean Baptist Church - Pastor David Gill

PROJECT DESCRIPTION: The applicant proposes to construct a new two-story multi-purpose building and playground at the site of the Concord Korean Baptist Church. An existing classroom building and fellowship building (approximately 4,005 sq. ft.), playground, tree, and parking would be demolished and/or removed at the proposed project site at the southern portion of the property. The use of the proposed building would be similar to the existing uses at the buildings to be demolished.

The proposed multi-purpose building would be approximately 16,826 sq. ft. with 12,120 sq. ft. on the first floor and 4,706 sq. ft. on the second floor. The proposed multi-purpose building would have a lobby, vestibule, gymnasium, platform, kitchen, storage, control room, restrooms, janitor and equipment rooms, and Sunday school classrooms on the first floor. Further, the gymnasium would be used for indoor sports such as basketball and would have a platform to function as an auditorium for children's performances and presentations. On the second floor there would be additional Sunday school classrooms, children's chapel, restrooms, and storage, with most of the second floor

open to below. The proposed multi-purpose building would be wheelchair accessible by an elevator.

New landscaping and paving are proposed for the site. Street front upgrades such as a sidewalk and curb are proposed for Hiller Lane. Also, a new playground would be located between the proposed multi-purpose building and the existing main sanctuary. At the existing main sanctuary building the Concord Korean Baptist Church is proposing to construct gable roofs over existing flat roof areas, construct over hang canopies at the east and west entrances, and relocate AC units over a new covered walkway/canopy on the south side.

A total of 31 parking spaces would be removed from the proposed project site. Based on the existing parking provided on-site and including existing and proposed leased spaces, a total of 210 parking spaces would be provided.

INITIAL STUDY:

The Initial Study and proposed Negative Declaration can be reviewed at the City of Martinez's Community Development Department, Martinez City Hall, 525 Henrietta Street, Martinez, CA 94553, which is open from 8:00 am to 12 noon and 1:00 pm to 5:00 pm. This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, sections 15070, 15071, and 15072 of the California Administrative Code.

PUBLIC HEARING:

A 20-day public comment period on this Initial Study / Draft Mitigated Negative Declaration begins on Thursday, October 23, 2008 and ends on Wednesday, November 12, 2008. Written comments regarding this project addressing the findings of the proposed Negative Declaration and/or accuracy or completeness of the Initial Study, may be submitted to the City of Martinez Community Development Department (at the above address) during this comment period. A public hearing before the City of Martinez City Planning Commission, is scheduled for Tuesday, November 18, 2008 at 7:00pm. All hearings and meetings will be located in the Martinez City Hall Council Chambers, 525 Henrietta Street, Martinez, CA 94553.

City of Martinez
Anjana Mepani
Assistant Planner
(925) 372-3515

2ax

CITY OF MARTINEZ

Initial Study

1. **Project title:** Concord Korean Baptist Church: Multi-Purpose Building and Playground – 5000 Hiller Lane
2. **Lead agency name and address:** City of Martinez
3. **Contact person and phone number:** Anjana Mepani, Assistant Planner, (925) 372-3515
4. **Project location:** 5000 Hiller Lane (APN 161-080-026)
5. **Project sponsor's name and address:** Russ Meyer, Architect
Eichleay Engineers, Inc.
1390 Willow Pass Road, Ste. 600
Concord, CA 94520
6. **General Plan:** (JOHN MUIR PARKWAY SPECIFIC AREA PLAN)
 - Residential, 0 – 6 units/gross acre
7. **Zoning:**
 - "R-10" - Residential Single Family, 10,000 sq. ft. minimum lot area
8. **Description of project:** The applicant proposes to construct a new two-story multi-purpose building and playground at the site of the Concord Korean Baptist Church. An existing classroom building and fellowship building (approximately 4,008 sq. ft.), playground, tree, and parking would be demolished and/or removed at the proposed project site at the southern portion of the property. The use of the proposed building would be similar to the existing uses at the buildings to be demolished.

The proposed multi-purpose building would be approximately 16,826 sq. ft. with 12,120 sq. ft. on the first floor and 4,706 sq. ft. on the second floor. The proposed multi-purpose building would have a lobby, vestibule, gymnasium, platform, kitchen, storage, control room, restrooms, janitor and equipment rooms, and Sunday school classrooms on the first floor. Further, the gymnasium would be used for indoor sports such as basketball and would have a platform to function as an auditorium for children's performances and presentations. On the second floor there would be additional Sunday school classrooms, children's chapel, restrooms, and storage, with most of the second floor open to below. The proposed multi-purpose building would be wheelchair accessible by an elevator.

New landscaping and paving are proposed for the site. Street front upgrades such as a sidewalk and curb are proposed for Hiller Lane. Also, a new playground would be located between the proposed multi-purpose building and the existing main sanctuary. At the existing main sanctuary building the Concord Korean Baptist Church is proposing to construct gable roofs over existing flat roof areas, construct over hang canopies at the east and west entrances, and relocate AC units over a new covered walkway/canopy on the south side.

A total of 31 parking spaces would be removed from the proposed project site. Based on the existing parking provided on-site and including existing and proposed leased spaces, a total of 210 parking spaces would be provided.

The project requires the following entitlements:

- (a) Use Permit to exceed the maximum height allowed (25 ft.) by 10 feet 5 inches, for a total height of 35 feet 5 inches
- (b) Design Review for a non-residential project

9. **Surrounding land uses and setting** The Concord Korean Baptist Church is located at 5000 Hiller Lane, a private road off of Arnold Drive. The Concord Korean Baptist Church has a lot size of 2.69 acres (117,175.5 sq. ft.), which is larger than most of the surrounding lots. The lot currently contains four church related buildings (chapel/choir practice room, main sanctuary, classroom building, and fellowship building), playground, basketball court, and parking. Further, the church buildings are mainly used on Sundays.

To the north of the Concord Korean Baptist Church are single family residences and a large vacant lot. On the east and west are both multi-family residences and single family residences. The Church of Christ is located adjacent to and south of the Concord Korean Baptist Church. Currently, the Concord Korean Baptist Church has 122 parking spaces on-site and leases 29 spaces from the Church of Christ and 70 spaces from Skillcraft, Inc. for a total of 221 parking spaces.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).** No other public agency approval is required.
11. **Other project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulation including, but not limited to the City of Martinez Improvement Standards, the California Building Code, the Contra Costa County Water Agency Code, the Contra Costa County Flood Control Water Conservation District Design Criteria and Standards, the State Health and Safety Code, and the State Public Resources Code.

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a potentially significant impact or potentially significant unless mitigated impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Anjana Mepani

October 23, 2008

Anjana Mepani, Assistant Planner

Date

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning
Mineral Resources	Noise	Population / Housing
Public Services	Recreation	Transportation / Traffic
Utilities / Service Systems	Mandatory Findings of Significance	

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is provided in the Discussion section for all answers except "No Impact" answers that are adequately supported by the information sources cited in the question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". Mitigation measures are described and how they reduce the effect to a less than significant level. Measures from earlier analyses may be cross-referenced.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration.
6. Where ever possible references to information sources for potential impacts (e.g., general plans, zoning ordinances) are incorporated into the checklist. Where appropriate, a reference to the page or pages where the statement is substantiated is included. A source list is attached, and other sources used, or individuals contacted, are cited in the discussion.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Discussion:

a-d) The subject site is in an urban area with visibility from off-site being limited to the immediate neighborhood. The proposed site is not located within a scenic vista or adjacent to a scenic highway. The proposed project will not have any significant negative impacts on aesthetics of the existing property and will not create additional light or glare. However, the proposed multi-purpose building is relatively large in comparison to its mainly residential context of two-story single-family and multi-family homes. The scale of the multi-purpose building is compatible to that of an institutional use (e.g., elementary school) in a residential setting. Landscaping and architectural detail are proposed to reduce the apparent visual mass. The City's Design Review Committee has reviewed the project and made a recommendation for approval.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II AGRICULTURE RESOURCES				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				X
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Discussion

a-c) The project area is in an urbanized setting that is currently paved and developed with buildings. The project area is an urbanized setting where there are no agricultural resources. The property is not currently under a Williamson Act Contract and will not convert farmland or other agricultural uses into non-agricultural use.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Discussion

a-c) The project would not conflict with or obstruct implementation of an applicable air quality plan. The proposed project would not result in a cumulative net increase for any criteria pollutant for which the region is non-attainment under federal or state air quality standards. The project will not result in a specific increase in traffic or parking demand (see attached traffic/parking analysis).

It is expected that construction of the proposed project will generate dust and other pollutants from construction equipment for a short-term period, and these effects will be temporary and minor. Best management practices such as watering exposed area or using chemical stabilizers to control dust will be implemented to minimize impacts to air quality.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion

- a) The area is developed with multiple buildings and does not provide habitats for special or endangered species.
- b) The site and its immediate vicinity do not contain any riparian habitats or sensitive natural communities as identified by any local or state agencies and policies.
- c) There are no wetlands on or near the project site.
- d) There are no natural watercourses or wildlife habitats in the area.
- e) The project will not conflict with any local policies or ordinances protecting biological resources.
- f) There are no local, regional, or state habitat conservation plans applicable to the site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site of unique geologic feature?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion

- a c) There are no known cultural resources on the property. Should any previously unknown historic or prehistoric resources be discovered during grading, trenching, excavation, and earthwork (within 100 feet of the resource) shall be stopped until a professional archeologist certified by the Registry of Professional Archeologists has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) as determined necessary.
- d) There are no known human remains on the site, however, to protect against previously unknown conditions, the developer will be required to follow the appropriate procedures as outlined by the California Health and Safety Code Section 7050.5 in the event that any human remains are discovered. If human remains are encountered at any point during project construction, all work within 50 feet of the find shall be halted and the Contra Costa County Coroner shall be notified immediately. In addition, a qualified archaeologist shall be contacted to examine the situation. If the human remains are of Native American origin, the coroner shall notify the Native American Heritage Commission within 24 hours of the identification. Pursuant to section 5097.98 of the Public Resources Code, The Native American Heritage Commission shall identify a Native American most likely descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. The construction contractor shall abide by these recommendations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
• Rupture of a known earthquake fault, as delineated on the most recent Alquist-Puole Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42				X
• Strong seismic ground shaking?				X
• Seismic-related ground failure, including liquefaction?				X
• Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion

a-e) There are no known faults on the site or in its surrounding area. The site is not located within an Alquist-Prolo earthquake fault zone. The risk of surface fault rupture is considered low. Seismically induced ground shaking with minor structural damage may occur within the economic life of the development. Any development will be constructed to ensure safety of buildings and that all City of Martinez and State of California building codes and regulations are met. Sanitary sewer systems will be utilized at this site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?				X

203

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

Discussion

a-d) As a recreational/institutional use, the use of hazardous materials is not expected.

e-f) The project is not located within an airport land use plan or within the vicinity of a public or private airport or a airstrip.

g) The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) The project site is contained within an established residential neighborhood with no significant open spaces or wildland areas nearby. Therefore, the risk of exposure to wildland fires is non-existent.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII HYDROLOGY AND WATER QUALITY				
Would the project				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place a building within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion:

i-f) No water would be extracted from an underground aquifer. The subject property area has a water line system managed by the Contra Costa Water District and does not rely on wells. An existing 24" diameter storm sewer exists at Hiller Lane. The natural moderate to steep slope of the site dictates the existing surface flow patterns and limits and constrains any significant changes to surface flow patterns. There are no natural watercourses on the project site or its area. The site is within the Mt. View Sanitation District, who is responsible for wastewater treatment.

Runoff water quality is regulated by the Federal National Pollution Discharge Eliminating System (NPDES) Nonpoint Source Program (established through the Clean Water Act). The NPDES program objective is to control and reduce pollutants to water bodies from nonpoint discharges. The program is administered by the California Regional Water Quality Control Boards. The project site would be under the jurisdiction of the San Francisco Bay Regional Water Quality Control Board.

The City of Martinez is a participant in the Contra Costa Clean Water Program. The Clean Water Program maintains compliance with the NPDES Storm Water Discharge Permit and promotes storm water pollution prevention within that context. Compliance with the NPDES Permit is mandated by State and Federal statutes and regulations.

New development and significant redevelopment projects that are subject to Provisions C.3 of the NPDES Permit are grouped into two categories based on project size. The proposed project would be considered a Group 2 project, a development project that would create or replace more than 10,000 square feet of impervious surface (e.g. roof area, streets, sidewalks, parking lots). The applicant has prepared a Preliminary C.3 Stormwater Control Plan (see attached plan). The new structure and immediately surrounding affected areas will result in a small reduction of impervious area and will generally have the same output of storm water. Treatment facilities include flow through planters, filtration devices, and storm water separators. The proposed project has been designed at a conceptual level. Final grading, drainage, or landscape plans have not yet been developed for the site.

- g-h) The site is not located within a 100-year floodplain hazard area (Flood Insurance Rate Map, Community Panels #0650440002 B, May 2, 2002).
- i) The project will not affect a levee or dam.
- j) The project is not in a coastal location, which could be subject to seiche or tsunami. There are no significant natural watercourses in the area that could cause mudflow.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

- a) The project will be replacing two existing buildings with one multi-purpose building on the Concord Korean Baptist Church property. The project would be integrated into the established residential community it is located in rather than divide it.
- b) The proposed project should have no impact or conflict with prescribed land use or planning policies. The proposed project will conform to zoning requirements and general plan designations.
- c) There are no habitat conservation plans applicable to the property and its vicinity.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X MINERAL RESOURCES --- Would the project				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion

a-b) The project site does not contain known mineral resources nor is the site delineated in the City's General Plan as a locally-important mineral resource recovery site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI NOISE --- Would the project				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
iii) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
iv) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

a-d) The project will result in the continuation of the site's current use. The multi-purpose building and playground will not substantially increase existing ambient noise levels. These levels of noise associated

with this project is not anticipated to exceed the City's exterior standard of 60 decibels. Construction noise will occur when the site is redeveloped. The City's Noise Ordinance mitigates the impact of noise through regulating construction work hours.

e-f) The project site is not located within an airport zone or near a public or private airstrip.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XII POPULATION AND HOUSING -- Would the project				
a) Induce substantial population growth in an area, either directly (for example by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

a-c) The proposed project should not have any impacts on the housing and displacement and number of existing houses within the area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
• Fire protection?				X
• Police protection?				X
• Schools?				X
• Parks?				X
• Other public facilities?				X

Discussion

a) The proposed site is within the Mt. View Sanitary District, Contra Costa Water District, and Contra Costa County Fire Protection District.

- The proposed project will not have an adverse impact on the fire district. Design details for any specific development project will require review by the district to ensure the plan meets district requirements.
- The proposed project will probably not result in an increase in the number of police calls.
- The proposed project is not expected to create an impact on schools, parks, and other public services.
- The applicant will be required to pay all applicable fees as mandated by State Law.
- The applicant will be required to pay all applicable city fees as mandated by the City.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV	RECREATION				
	a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
	b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

a-b) The proposed project should not have any impacts on recreation as the development will not result in the increase in population. The proposed project will not create a significant additional demand for parks or recreational facilities. The proposed project consists of a playground and multi-purpose building that can be used as a gymnasium for recreation by church members.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV	TRANSPORTATION/TRAFFIC				
	Would the project				
	a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
	b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
	c) Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion

- The change in land use will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (see attached traffic/parking analysis).
- The proposed project would not exceed projected levels of service either individually or cumulatively. It is anticipated that both Hiller Lane and Arnold Drive will continue to function at an acceptable level of service (see attached traffic/parking analysis).
- The proposed project will not affect air traffic patterns.
- The proposed multi-purpose building project will not increase hazards due to a design feature or incompatible uses. The use of the proposed building would be similar to the existing uses at the buildings to be demolished. Specific alignments and parking plans will be reviewed by the City to determine conformity with traffic safety standards.
- The proposed multi-purpose building project will have adequate emergency access from Hiller Lane. The proposed project plans will be reviewed by the Contra Costa County Fire Protection District.
- The proposed project would not result in an inadequate parking capacity or specific increase in church parking demand. Although 31 of the 122 on-site parking spaces would be removed by the proposed project, the Concord Korean Baptist Church has made parking provisions by entering into lease agreements with nearby parking lots to provide 119 off-site parking spaces. The lease agreements are with the Church of Christ for 29 parking spaces, Skillecraft, Inc. for 70 parking spaces, and Shelter, Inc. for 20 parking spaces. In total, 210 off-street parking spaces would be provided. Further, the existing peak parking demand of 214 vehicles is essentially equal to the 210 parking spaces that would be available in the off-street lot parking. There is also some limited on-street parking (13 spaces) available on Hiller Lane, making a total of 223 spaces available (see attached traffic/parking analysis). Overall, the proposed project will not have any significant negative impacts on parking.
- No conflicts with alternate transportation programs will result.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI UTILITIES AND SERVICE SYSTEMS				
Would the project				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion

WATER SERVICE: The Contra Costa Water District (CCWD) provides untreated water, or "raw" water, to the City of Martinez, with the City acting as its own water service provider. The CCWD takes its water from the Sacramento-San Joaquin Delta, which is the primary source of water for 430,000 residents in central and eastern Contra Costa County. The CCWD supplies treated water to all urbanized areas in central Contra Costa County that are not serviced by the East Bay Municipal Utility District.

SEWER SERVICE: The Mt. View Sanitation District provides wastewater collection and treatment services to portions of the City of Martinez.

ELECTRIC AND NATURAL GAS SERVICE: Pacific Gas and Electric Company provides electric service to the Hercules Pump Station and the residents and businesses in the City of Martinez.

CABLE SERVICE: Comcast Company provides cable service to residents and businesses in the City of Martinez.

TELEPHONE SERVICE: SBC/AT&T provides telephone service and access to local and long distance carriers to the City of Martinez.

GARBAGE AND RECYCLING SERVICE: Pleasant Hill Bayshore Disposal (aka Allied Waste) serves the City of Martinez.

- a-b) The proposed change in land use designation, and proposed development, will not cause an increase in wastewater treatment requirements that would exceed current carrying capacity, nor will the project result in the need to construct new water or wastewater treatment facilities.
- c) Future development will be required to provide on-site storm drainage that would be conveyed into the existing system.
- d-e) The proposed project is located within the service areas of the wastewater provider (Mt. View Sanitary District) and water supplier (Contra Costa Water District). As such, development of the site has been considered in the purveyors' projections to serve.
- f) The City of Martinez is currently served by Allied Waste, which handles solid waste and recycling services for the City. All refuse is first taken to the Allied Waste transfer station (unincorporated area of Martinez), and that which is not recycled is taken to the Keller Canyon Landfill in Pittsburg, which has sufficient capacity for the County's waste stream.
- g) There is no impact because this question does not pertain to the project.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII	MANDATORY FINDINGS OF SIGNIFICANCE				
	a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
	b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
	c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion

- a-c) The proposed project will not substantially degrade the environment, create cumulative impacts that cannot be mitigated or cause substantial adverse effects on human beings.

SUPPLEMENTAL INFORMATION

Attachments:

- 1 Site Plan, Floors Plans, Elevations, Sections, and Conceptual Landscape Plan
- 2 Traffic/Parking Analysis
- 3 Preliminary C-3 Stormwater Control Plan

Exhibit A

CITY OF MARTINEZ

DRAFT NEGATIVE DECLARATION

Project Name: Concord Korean Baptist Church - Multi-Purpose Building and Playground.

Project Location: The project site is located at 5000 Hiller Lane, within the City of Martinez, in Contra Costa County (APN 161-080-026)

Description of project: The applicant proposes to construct a new two-story multi-purpose building and playground at the site of the Concord Korean Baptist Church. An existing classroom building and fellowship building (approximately 4,008 sq. ft.), playground, tree, and parking would be demolished and/or removed at the proposed project site at the southern portion of the property. The use of the proposed building would be similar to the existing uses at the buildings to be demolished.

The proposed multi-purpose building would be approximately 16,826 sq. ft. with 12,120 sq. ft. on the first floor and 4,706 sq. ft. on the second floor. The proposed multi-purpose building would have a lobby, vestibule, gymnasium, platform, kitchen, storage, control room, restrooms, janitor and equipment rooms, and Sunday school classrooms on the first floor. Further, the gymnasium would be used for indoor sports such as basketball and would have a platform to function as an auditorium for children's performances and presentations. On the second floor there would be additional Sunday school classrooms, children's chapel, restrooms, and storage, with most of the second floor open to below. The proposed multi-purpose building would be wheelchair accessible by an elevator.

New landscaping and paving are proposed for the site. Street front upgrades such as a sidewalk and curb are proposed for Hiller Lane. Also, a new playground would be located between the proposed multi-purpose building and the existing main sanctuary. At the existing main sanctuary building the Concord Korean Baptist Church is proposing to construct gable roofs over existing flat roof areas, construct over hang canopies at the east and west entrances, and relocate AC units over a new covered walkway/canopy on the south side.

A total of 31 parking spaces would be removed from the proposed project site. Based on the existing parking provided on-site and including existing and proposed leased spaces, a total of 210 parking spaces would be provided.

The project will require the following entitlements:

- (a) Use Permit to exceed the maximum height allowed (25 ft.) by 10 feet 5 inches, for a total height of 35 feet 5 inches.
- (b) Design Review for a non-residential project.

Findings: It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment.

A. Mepani

Anjana Mepani, Assistant Planner

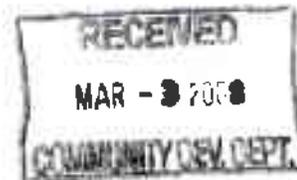
October 23, 2008

Date

George W. Nickelson, P.E.

Traffic Engineering • Transportation Planning

February 27, 2008



Mr. Tim Tucker, P.E.
City Engineer
City of Martinez
525 Henrietta Street
Martinez, CA 94553

Subject: *Updated Traffic/Parking Analysis for the Concord Korean Baptist Church
Multi-Purpose Building in the City of Martinez*

Dear Mr. Tucker:

I am pleased to provide the attached updated traffic/parking analysis for the proposed Concord Korean Baptist Church multi-purpose building. This analysis has been based on recent updated parking input received from Ms. Anjana Mepani, the planner for the project.

The analysis has found that the proposed multi-purpose building project would not result in a specific increase in church traffic or parking demand. Regardless of the proposed project, it is recognized that the church could experience some growth in the Saturday Korean Language School and Sunday morning church attendance. In particular, growth in church attendance would add to the peak Sunday morning traffic flows. However, as noted in the report, this growth would be restricted by the availability of parking.

I trust that this updated analysis responds to the needs of the City of Martinez. Please contact me if there are any questions or if further input is required.

Sincerely,

A handwritten signature in cursive script that reads "George W. Nickelson".

George W. Nickelson, P.E.

TRAFFIC/PARKING ANALYSIS FOR THE PROPOSED CONCORD KOREAN BAPTIST CHURCH PROJECT IN THE CITY OF MARTINEZ

1. INTRODUCTION / PROJECT DESCRIPTION

This analysis addresses the potential traffic, parking and circulation effects of the proposed multi-purpose building for the Concord Korean Baptist Church in the City of Martinez. The plans would reflect removal of the existing fellowship building and classroom building. These areas would be replaced with a new multi-purpose building to include classroom spaces and a new gym/auditorium space.

The project would also involve changes in the parking supply. The existing site parking would be modified to provide standard design spaces, resulting in 91 on site spaces. The church would continue to lease 29 spaces available at the Church of Christ lot south of the project and 70 spaces at the IBEW lot on the northeast corner of Arnold Drive/Hiller Lane. As a part of this project, an additional 20 spaces would be leased at the existing office development at the northwest corner of Arnold Drive/Hiller Lane.

The key element of the proposed plan revisions is a determination of how the revisions would translate into new traffic and parking demand. It is not anticipated that church staffing would change, and the church's weekday and Saturday activities would not be affected by the project. The existing church sanctuary would not change - maximum Sunday morning attendance would be limited by the sanctuary.

Although the plan would not change the church capacity, there would be the potential (due to typical church growth) to attract greater numbers of people to the Sunday morning services. The analysis has evaluated existing Sunday morning traffic flows at the church's Hiller Lane access points and parking conditions. The analysis then determined the potential added Sunday morning trip generation due to church growth. Internal traffic flow conditions and overall access were evaluated. Parking adequacy and design features were also analyzed. Where necessary, mitigation measures have been suggested to reduce potential traffic or parking impacts.

2. EXISTING TRAFFIC CONDITIONS

a. Street Network

Hiller Lane provides the sole access to/from the church site. There is one main church driveway on Hiller that serves the primary church parking lot. There are also two small parking areas in front of the church that are directly accessed from Hiller. Hiller Lane also accesses the existing Church of Christ immediately south of the project site (the Korean Baptist Church uses a portion of the parking at the Church of Christ).

Hiller Lane is a two lane local street with curb/gutter/sidewalk improvements on the east side of the street and curb and gutter only on the west side of the street. Due to the limited width of Hiller, curb parking is only available on the east side of the street.

Access to/from Hiller Lane is via Arnold Drive, a two lane frontage road on the north side of State Route 4. Hiller Lane is stop sign controlled at its intersection with Arnold. Arnold Drive also provides access to an off-site parking lot (on the northeast corner of Arnold/Hiller) that serves a portion of the Sunday parking demand by the Korean Baptist Church.

b. Existing Traffic Flows

Saturday Traffic Conditions

Because the church has a Saturday morning Korean language school, Saturday traffic counts were conducted at the church.⁽¹⁾ The school hours are 9:30 AM to 12:30 PM and the highest traffic flow occurred before 9:30 with a total of 76 vehicle trips (45 in and 31 out).

The Saturday peak traffic flows are relatively low, and minimal vehicle delays were observed at the church driveway. The driveway traffic does not significantly conflict with through traffic flows on Hiller Lane.

Sunday Traffic Conditions

With services at 9:00 AM and 10:45 AM, the highest combination of inbound and outbound traffic levels occur between the first and second services as some first service vehicles are leaving the site and second service vehicles are arriving.

For the purpose of this analysis, new Sunday (8:30 AM - 2:00 PM) traffic counts were conducted, the peak hour volumes were identified and the Sunday conditions were evaluated.⁽²⁾ The inbound and outbound vehicle trips during the highest 10:15-11:15 AM peak hour are as follows:

- 92 trips to/from the church site, including on-street parking (64 in/28 out);
 - 11 trips to/from Christ the King parking (11 in/0 out); and
 - 47 trips to/from the IBEW lot (47 in/0 out).
- 150 total peak hour trips (122 in/28 out)

As these counts indicate, there is a relatively low outbound traffic flow after the first service. Because meals are served after the first service (and after the second service), most people attending the first service remain on the church campus.

The church driveway operations were observed to be satisfactory with minimal delays. Because background volumes on Hiller Lane are relatively light on Sunday morning, the church driveway effects on through traffic flows are not significant.

These conditions reflected total worship attendance of 370 persons at the two Sunday morning services (180 in the first service and 190 in the second service).⁽³⁾ This attendance factor will be used in determining the traffic growth resulting from the anticipated increases in worship attendance due to typical church growth.

3. PROJECT TRAFFIC EFFECTS

a. Project Description

The church plan would reflect removal of the existing fellowship building and classroom building. These areas would be replaced with a new multi-purpose building to include classroom spaces and a new gym/auditorium space.

The new facilities would not provide a significant expansion in the church's capacity for activities. The new multi-purpose building is being designed to accommodate existing staff and Sunday school student enrollment. The current facilities are inadequate for these needs. The new building would also be able to better accommodate the church members who remain on campus for lunch after the two church services.

Project traffic would be to/from the on-site lot and existing leased spaces at two off-site lots. Trips would also be distributed to/from the proposed leased spaces at the existing office development at the northwest corner of Arnold Drive/Hiller Lane.

b. Saturday Trip Generation and Traffic Effects

The church anticipates that the Korean Language School attendance could grow, but no specific growth target has been identified. As described under the existing conditions, the Saturday peak hour traffic flow is 76 vehicle trips. Even if the attendance increased by 50%, the 38 additional peak hour trips would not significantly affect traffic flows on Hiller Lane or at the Arnold/Hiller intersection.

c. Sunday Morning Trip Generation and Traffic Effects

The capacity of the main sanctuary would remain at 370 persons. Within this capacity, the current attendance is about 180 persons in the first service and 190 persons in the second service. The maximum capacity of the sanctuary would only be needed during Christmas and Easter services.

It is anticipated that the church will experience some moderate growth on typical Sunday mornings. However, based on parking limitations (see following section of this report), attendance growth would probably be limited to less than 15% (assuming some increase in available parking).

Even with a 15% growth in morning worship attendance, the 230 persons would be well within the sanctuary's 370 person maximum seating capacity. Again, the added capacity (up to the 370 person maximum figure) would be available for the typically higher attendance experienced at the Christmas and Easter services.

To estimate site traffic increases, we have applied a 15% church attendance growth to the existing volumes. A 15% increase in Sunday morning church attendance would generate 20-

25 additional vehicle trips. An hourly increase of this magnitude would not be significant. As noted in the discussion of existing conditions, trips would be to/from the main lot and three off site lots, dispersing the impacts of the added trips.

4. PARKING CONDITIONS

a. Existing Parking Conditions

The existing peak parking conditions were surveyed on a Saturday and a Sunday.⁽⁴⁾ The surveys focused on the highest activity periods at the church (see Figure 1 for parking diagram).

Saturday Parking Conditions

Based on the church's schedule of typical activities, the peak non-Sunday period is Saturday morning with a Korean Language school on the site. The peak parking demands during the Saturday period are outlined in Table 1. As indicated, the Saturday demand peaks in the early afternoon when parents arrive to pick up students from the Korean Language School. The total demand is well within the capacity of the church parking lot. With the exception of a two observed vehicles parked on Hiller Lane, all of the Saturday church parking occurs in the church lot.

Sunday Parking Conditions

The Sunday morning parking conditions have unique characteristics. First, church volunteers direct church members to park in the off-site Church of Christ and IBEW lots. As a result, traffic flows are distributed to the various parking area, and the main church lot does not experience an oversaturated condition with vehicles circulating back onto Hiller Lane. A second key factor involves the number of persons who stay after each service. A majority of the first service attendees stay on site for other activities and food service, thus adding parking demand due to the overlap between the first and second service attendees.

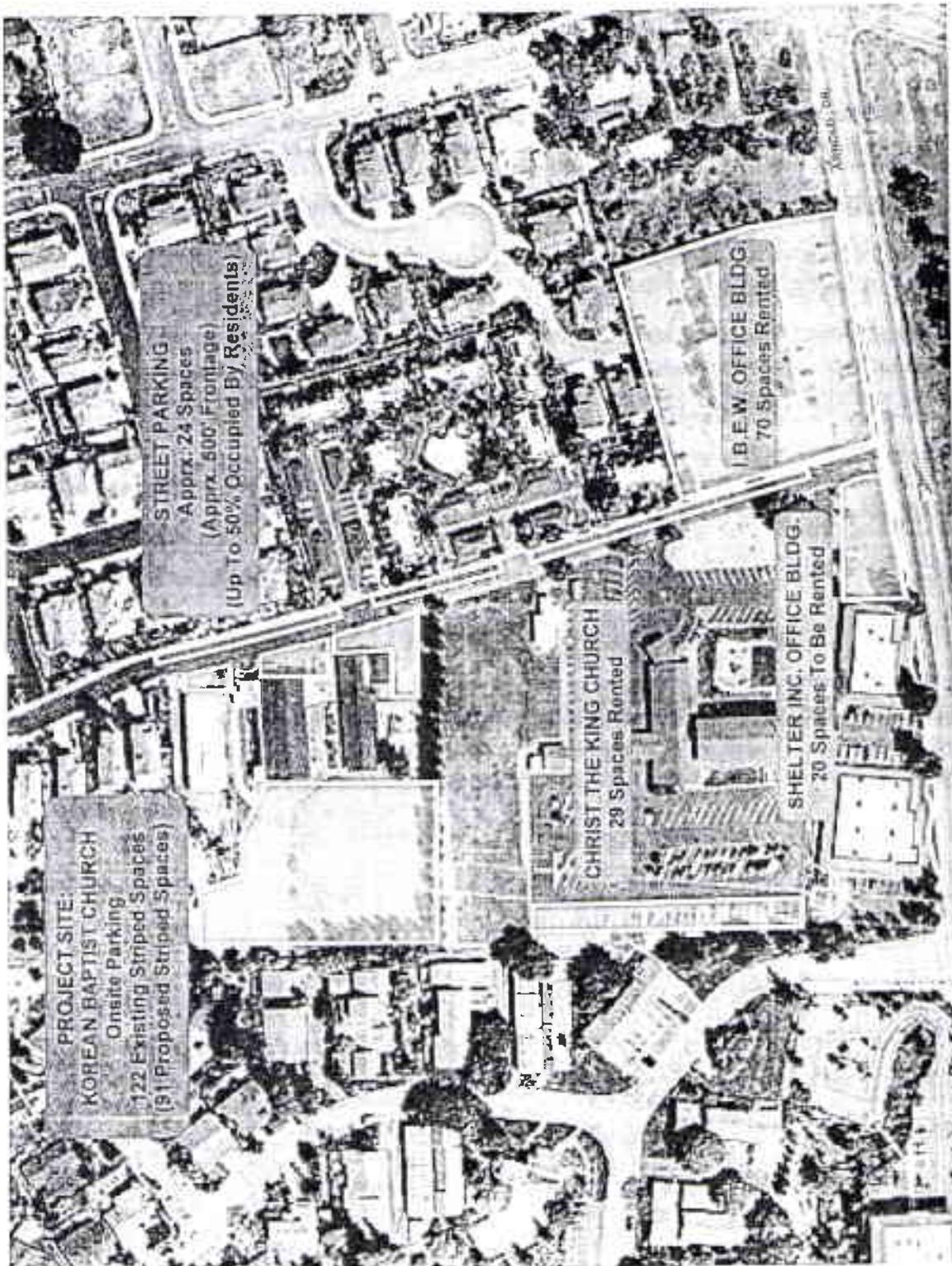
On a Sunday morning, the surveyed parking demand peaks during the second service with a total demand for 214 vehicles (see Table 1). Vehicle occupancies were also randomly surveyed, and during the entire Sunday morning, the average occupancy was about 2.4 persons per vehicle.

As outlined in Table 1, most of the Sunday morning parking demand is accommodated in the church parking lot and the two off-site parking lots. The church lot currently has 122 spaces, and the two off-site lots have a total of 99 spaces available for church use for a total of 221 off-street spaces. The peak Sunday demand essentially equals the available spaces in lots, and as a result there is some parking along Hiller Lane. At the peak time, there were a total of 13 church related vehicles observed parking along Hiller Lane. It is also noted that the 74 church vehicles observed in the IBEW lot slightly exceeds the 70 spaces authorized for church use.

Virtually all of the vehicles parking on street could have parked in the off-street lots, but the curb parking is relatively close to the church and is convenient for church members.

b. Parking Effects of the Proposed Plan

The proposed plan would include revisions in the on-site parking. The church parking lot would



Existing and Proposed Parking Supply
 Korean Baptist Church, Martinez

figure 1

George W. Nickelson, P.E.

remain, but the capacity would be reduced to 91 spaces due to the elimination of current substandard spaces. The off-site lots would continue to have 29 spaces available at the Church of Christ lot and 70 spaces at the IBEW lot. An additional 20 spaces would be leased at the existing office development at the northwest corner of Arnold Drive/Hiller Lane. The total available off-street parking supply would be 210 spaces (see Figure 1).

Saturday Parking Effects

As indicated in the discussion of existing conditions, the Saturday peak parking demand is well within the church's parking lot capacity. Modest growth is expected in the Korean language school attendance (not related to the proposed multi-purpose building project). The expected future Saturday parking demand would remain well within the main church parking lot's capacity.

Sunday Parking Effects

As noted in the discussion of existing parking conditions, the existing peak parking demand of 214 vehicles is essentially equal to the 210 spaces that would be available in off-street lots. With some limited (13 vehicles) on-street parking on Hiller Lane, a total of 223 spaces would be available. This parking supply would clearly allow for minimal growth in church attendance, given the current schedule of Sunday morning activities.

Again, the analysis has found that the proposed multi-purpose building project would not result in a specific increase in church parking demand. However, if Sunday church attendance were to grow more than about 4% over current levels, parking demand would exceed the available spaces and could shift demand to other on-street and potentially off-street locations. To the extent that this increased demand intrudes into other residential areas or private lots, a parking impact would occur.

To allow for some modest level of growth in Sunday morning church attendance (not related to the proposed multi-purpose building project), the following measures could be considered:

- Increase the utilization of the IBEW lot to a maximum of 90 spaces. The resulting total of 243 spaces (including all lots and existing on-street parking demand) would allow about a 14% increase in parking over the current 214 peak surveyed vehicles.
- Obtain parking rights in the vacant lot separating the church from the Church of Christ and provide an all-weather surface on the space to be utilized for parking.
- Obtain parking rights in another more remote parking lot (potentially one of the Contra Costa County lots off of Glacier Drive) and provide a shuttle service to transport Church members to/from the Church campus.

Beyond these measures, the Church could accommodate additional Sunday attendance by adjusting the Sunday morning service schedule. If there was a longer gap between the first and second services and first service attendees left prior to the second service, there would not be such a significant overlap of parking demand.

5. CONCLUSIONS AND RECOMMENDATIONS

The proposed multi-purpose building project would not result in a specific increase in church traffic or parking demand. The existing church programs and Sunday morning services would be unchanged, and the new building would not be designed to accommodate added church attendance.

Regardless of the proposed project, it is recognized that the church could experience some growth in the Saturday Korean Language School and Sunday morning church attendance. In particular, growth in church attendance would add to the peak Sunday morning traffic flows. However, as noted in the report, this growth would be restricted by the availability of parking.

The Saturday parking demand associated with the Korean Language School could be readily accommodated within the planned on site church parking supply. Even with some growth in school attendance, the on-site parking supply would be adequate.

To allow for some modest level of growth in Sunday morning church attendance (unrelated to the proposed multi-purpose building project), measures could be considered to increase the availability of nearby parking or secure parking at a more remote location (and provide shuttle service). Beyond these measures, the Church could accommodate additional Sunday attendance by adjusting the Sunday morning service schedule to reduce the overlap of parking demand for the first and second services.

REFERENCES:

- (1) George W. Nickelson, P.E., Saturday and Sunday traffic counts/parking surveys conducted on October 6-7, 2007.
- (2) George W. Nickelson, P.E., *ibid.*
- (3) Mr. Sung Lee, Eichleay Engineers, October 17, 2007.
- (4) George W. Nickelson, P E , *ibid.*

**TABLE 1
EXISTING PARKING DEMAND DURING PEAK PERIODS**

Parking Demand Period	Peak Parking Demand On-site, Street, Church of Christ Lot, IBEW Lot/ Total
Saturday afternoon 12:15 PM	34, 2, 0, 0/ 36 vehicles
Sunday morning 11:30 AM	109, 13, 18, 74/ 214 vehicles



Preliminary
C.3 Stormwater Control Plan

Multi-Purpose Building Project

Concord Korean Baptist Church
5000 Hiller Lane, Martinez California

July 8, 2008



Project 31058

Table of Contents

Table of Contents

Section 1	Project Setting
Section 2	Measures to Limit Imperviousness
Section 3	Selection and Preliminary Design of Treatment Facilities
Section 4	Source Control Measures
Section 5	Summary of Permitting and Code Compliance Issues
Section 6	Facility Maintenance Requirements
Section 7	Construction Plan C3 Checklist
Section 8	Certification

Appendix:

- A. Contra Costa IMP Calculator Summary Report
- B. Drainage System Catalog Cut Sheets

Attachments:

- 1. Letter by CKBC Accepting Responsibility for Operation and Maintenance

References:

- 1. Design Review / Use Permit Application drawing set, dated July 8, 2008.



Project 31058

Section 1 – Project Setting

Project Location

Concord Korean Baptist Church wishes to demolish two old, undersized multi-purpose buildings at their church at 5000 Hiller Lane in Martinez, California, and construct a larger 2-story multi-purpose building.

Existing Site Features and Conditions

The existing site is on a moderate to steeply sloped hillside, consisting mainly of buildings, a parking lot, sidewalks, planting areas, a basketball court and a playground. An open grassy area exists on the northern, steep portion of the site and on the west side of the existing parking lot. Several existing redwood trees line the south and southwest portion of the parking lot.

A large steel structure supporting PG&E power lines exists on the hill, north of the parking lot, and the power lines are routed over the parking lot.

Stormwater Control Opportunity and Constraints

The natural, moderate to steep slope of the site dictates the existing surface flow patterns and somewhat limits any significant drainage opportunities. The majority of the site drains via surface flow to an existing area drain at the south west corner of the property, in the corner of the existing parking lot. This area drain connects to an open culvert, also in the south west corner of the property, via an underground six-inch PVC drain pipe. The east side of the site, along Hiller Lane is drained via surface flow, catch basins and an existing underground 24-inch diameter storm sewer line.

The hydrologic soils group for the site is either Group C or D, which include moderate to high percentages of clay and lesser capability for the soil to absorb high amounts of rainfall. The groundwater level is unknown at this time as no soils report has been prepared, however it is expected to vary based on the steepness of the site.

Section 2 – Measures to Limit Imperviousness

Development Clustering and Protection of Natural Areas

Because the existing PG&E tower and related power lines are located on the western half of the site, the east side of the site, fronting Hiller Lane is the only location available for the new multi-purpose building. However, this site limitation also protects the existing natural grass areas on the north and west edges of the site, which will remain as naturally pervious areas for absorption of rainwater in that area.

Although the size of the new building will be slightly larger than the area occupied by the buildings that will be demolished, the design concept is to replace and slightly enlarge the existing built-environment.

Measures Used to Limit Directly Connected Impervious Area

This project has included the following design features aimed at reducing the amount of surface runoff:

- ✓ Replace existing paving with pervious pavers.
- ✓ Maintain existing and create new planting areas in the landscape zone between the new sidewalk and new and existing buildings.
- ✓ Create new planting areas on the south side of the new building.

Section 3 – Preliminary Design- Treatment Facilities

Existing Conditions and Proposed Stormwater System

The existing site is approximately 2.69 acres. The existing slopes of the site ranges from approximately 12% on the existing upper parking area to approximately 5% for the existing southern parking lot. Two existing structures are going to be removed and a new, slightly larger structure installed in its place. The new structure and immediately surrounding affected areas will result in a small reduction (approximately 1.4%) to the existing impervious area.

The existing site stormwater drainage is generally surface drainage from the northeast side of the site to an existing area drain basin on the southwest side of the site. This drain inlet connects to an existing open drainage swale along the west border of the property via an underground, six-inch PVC pipe.

The proposed site improvements for this project are generally on the southeast side of the property adjacent to Hiller Lane. The civil drainage concept for this project includes increasing the absorption of precipitation by replacing impervious paving with more pervious paving materials, providing naturally treated storm water features, and by directing drainage from the new construction in the same direction as the existing flows, which is to the southwest side of the parcel. This will limit any new drainage to Hiller Lane. There are a couple of existing areas on the parcel which currently drain to Hiller Lane, however these are relatively small and their drainage patterns have not been re-directed by this project.

The area drain at the south west corner of the site is central to most of the existing site drainage. This area drain will be replaced with a larger manhole structure to accept a new drainage pipe from the project site area. The cover of this manhole will remain as an area drain to continue to receive surface flow from the existing parking lot.

Sizing Calculations

Below is a summary of the pre-project site drainage and the post-project site drainage. Appendix A contains a basic spreadsheet showing the various Drainage Management Areas (DMAs) and Integrated Management Practices (IMPs) or filtering methods used in mitigating pollutants from flowing into the storm drain system downstream of the site. The total amount of treated or filtered site area is greater than the total site area disturbed by this project.

Criteria: Contra Costa County Flood Control District

Pre-Project Storm Water Drainage - ESTIMATED

Existing Site Areas: Total Site Area, A = 2.69 acres
Impervious Area, A1 = 2.08 acres
Pervious Area A2 = .61 acres

Design Storm: Area < 1 sq. mi. 10-Year Storm

Time of Concentration: 6 minutes

Calculation Method: Rational, $Q = C * i * A$

Mean Seasonal Rainfall: Pm = 17.5 inches, (B-166 Isohyets)

Rainfall Depth: 0.25 inch, (B-159 Duration Frequency Depth)

Rainfall Intensity: $i = \text{Depth/Duration} = (.25 / 6) * 60 = 2.5 \text{ inch/hr}$

Runoff Coefficient: Weighted Average, C (WA)
C1 Impervious = .95
C2 Pervious = .35
 $C1 * A1 = .95 * 2.08 = 1.98$
 $C2 * A2 = .50 * .61 = .31$
 $C (WA) = (1.98 + .31) / 2.69 = .85$

Existing Total Site Runoff: $Q = C * i * A = .85 * 2.5 * 2.69 = \underline{5.72 \text{ cfs}}$

Post-Project Stormwater Drainage

New Site Impervious: New Site Impervious Approximately 1.6% less than Existing Site Impervious, total site drainage post-project, 5.74 cfs. See drainage calculations in Appendix A.

Drainage Sizing

See drainage calculations in Appendix A.

Summary of Impervious Areas

	Existing	Proposed
Site Area (sq. ft.)	117,335	117,335
Impervious Area (sq. ft.)	90,385	88,938
Pervious Area (sq. ft.)	26,950	28,397

Treatment Facilities

The majority of runoff from the new Multi-Use Building and surrounding grounds, and a portion of the site that is undisturbed by this project will be routed through a new Vegetated Swale, which will be located between the new building and Hiller Lane. The running slope of this filter feature is 6% maximum and will be constructed as illustrated in attachment C-1-7 of

the Contra Costa Clean Water Program, C.3 Guidebook and in the C.3 Detail 2 on sheet C102.

Run-off from the south portion of the roof of the new Multi-Use Building will be routed through new Flow Through Planters, as illustrated in attachment C-1-4 of the Contra Costa Clean Water Program, C.3 Guidebook and in the C.3 Detail 3 on sheet C102.

A new separator manhole (SDMH3) will replace an existing catch basin in the southwest portion of the parking lot.

Section 4 - Source Control Measures

The primary activity on the site is religious worship. This includes assembly of the congregation, smaller Sunday school classes, and related social gatherings. Existing outdoor uses include automobile parking, a relocated children's playground and an existing basketball court.

Secondary site activities, resulting from the addition of the Multi-Purpose building in this project, includes children's games and presentations and fellowship gatherings with the preparation and enjoyment of food.

Regarding indoor activities, the main potential source of stormwater pollution is trash that is bagged and moved outside the building for trash collection.

Potential sources of storm water pollution by outdoor uses include oil residue from parked vehicles, leaves from existing trees, debris from rooftop areas and the tan bark which will be used as a play surface in the children's playground. Car washing activities will not be allowed on-site. Since the improved area is less than 1 acre, only treatment measures are required, and not flow controls.

Table 4.1 - Permanent Pollutant Source Controls:

<i>Potential Source of Pollution</i>	<i>Permanent Source Controls</i>	<i>Remarks</i>
Trash	Construct walled trash enclosure with shed roof for dumpster	Shed roof will drain directly onto existing vegetation area. Signs to be displayed, reading "No Dumping"
Leaves from Existing Trees, pesticides and rooftop	Install catch basins with built-in filters to help collect sediment, debris, leaves and other contaminants	Built-in filtration devices will require a regular cleaning program.
Tan Bark at	Construct concrete 6 to 8-inch	Depressed play surface will contain

Playground	high retaining wall at perimeter of tan bark filled play area.	tan bark debris.
Oil Residue	Install a manhole with separator to help collect sediment, debris, leaves and oily residue contaminants.	Built-in sump will require regular cleaning program. A sign reading "No Dumping – Drains to Bay" will be painted at this new area drain / manhole.

Operational Source control BMPs include

- ✓ Placement of trash bags in dumpster and keeping the gates on the trash enclosure closed.
- ✓ Sweep loose tan bark around playground back onto depressed play surface.
- ✓ Regular collection of leaves and debris from the site as part of the landscape maintenance plan.
- ✓ Regular maintenance of manhole / separator unit and filtration devices in catch basins.
- ✓ Posting signage prohibiting car washing activities on the premises.

Section 5 – Code Compliance Issues

The summary of permitting and code compliance issues relating to the site work affecting this C.3 plan include:

- ✓ Fire truck access to the rear portion of the site, as required by the Contra Costa County Fire Prevention District, affects the width of the vehicle access drive and the location of the trash enclosure.
- ✓ Fire truck turn-around, in the parking lot portion of the facility, as required by the Contra Costa County Fire Prevention District, caused some of the re-striping of parking stalls.
- ✓ The existing slopes in the parking lot affects the location of handicap parking stalls, as required by the Building Code and the ADA. Minor AC paving is needed to meet the 2% slope requirements for these stalls.
- ✓ Sidewalk, curb-cut, pavement patching and landscape zone along Hiller Lane, as required by the City of Martinez.

203

Section 6 - Facility Maintenance Requirements

Ownership and responsibility for maintenance in perpetuity:

All storm water treatment facilities in this project will be maintained by the property owner; the Concord Korean Baptist Church. If or when the property is sold, the responsibility will be transferred to the new owner via a recorded document.

Commitment to execute any necessary agreements:

A Maintenance Agreement for maintaining the C.3 facilities outlined in this report and included in the final design drawings will be required before the building permit is issued. This agreement will be recorded and will run with the land.

Statement of Acceptance of Responsibility for Operation and Maintenance of Facilities until Responsibility is Formally Transferred:

A letter from the owner is attached, stating that they have accepted the responsibility of maintaining the storm water flow control facilities as described in this report. The letter also states that they will maintain the facilities until the property is sold and responsibility for the maintenance is formally transferred to a new owner. A similar statement is included in the Planning Permit drawing set, indicating the responsibility for maintenance of storm water facilities by the owner.

In general, the maintenance requirements for the measures included in the civil design for this project include the following:

<i>Source of Pollution</i>	<i>Storm Water Control Facility</i>	<i>Required Maintenance</i>
Trash	Walled trash enclosure with shed roof for dumpster	Clean area on a regular basis to remove loose trash on the ground.
Leaves from Existing Trees, pesticides and rooftop debris	Catch basins or inlets with built-in sumps and filters	Remove acquired dust, leaves, debris and trash from sumps and filter membrane on a regular basis.
Tan Bark at Playground	Area drain with catch basin and built-in sump and filter.	Remove acquired dust, leaves, tan bark debris and trash from sumps and filter membrane on a regular basis.

Oil Residue at Parking Lot	Area drain with built-in sump	Remove acquired dust, leaves, debris and trash from sump on a regular basis.
Rainwater Runoff from Roof, Plaza Walking Surfaces and Planting Areas	Vegetated Swale	Maintain vegetation and irrigation systems and check outlet for clogs after storms.
Rainwater Runoff from Roof	Flow-Through Planters	Maintain vegetation and irrigation systems and check outlet for clogs after storms.

A detailed Operations & Maintenance Plan will be submitted to the Building Department with the building permit application drawings, prior to issuance of the Building Permit.

Section 7 – Construction Plan C.3 Checklist

Construction Plan C.3 Checklist

<i>Stormwater Control Plan Page Number:</i>	<i>BMP Description:</i>	<i>Drawing Number:</i>
2	Replace existing paving with pervious pavers	A102
2	Maintain existing and create new planting areas and vegetated swale in the landscape zone between the new sidewalk and new and existing buildings	A102
2	Create new through-flow planting areas on the south side of the new building	A102
4	Install new manhole with built-in storm water separator	C102, C103
4	Install catch basins with debris filters	C102, C103
4	Construct walled trash enclosure with shed roof and "no dumping" sign.	A102

5	Paint signs at area drains stating "No Dumping -- Drains to Bay"	A102
5	Posting signage prohibiting car washing activities on the premises	A102
5	Construct 6-inch deep depressed play area to contain tan bark impact-reduction type play surface.	A102
6	Statement of Acceptance of Responsibility for Operation and Maintenance of Facilities	A002

Section 8 - Certification

The selection, sizing and preliminary design of treatment BMPs and other control measures in this plan meet the requirements of the Regional Water Quality Board Order R2-2003-0022 and subsequent amendments.



Russ Meyer, AIA
Architect
C-26880



Ron Wise, PE
Civil Engineer
C-27389

Appendix 1 - Contra Costa IMP Calculator Summary Report

Project Name: Korean Baptist Church
Project Type: Water Quality
Location: 5000 Hiller Lane, Martinez, CA
APN: 161 080 026
Drainage Area: 25590 (sf)
Mean Annual Precipitation: 17.5 (in)

Drainage Management Areas Draining to IMPs

IMP								Tributary DMAs			
Name	Type	Soil Group	Width (ft)	Depth (ft)	Porosity	Min Size	Planned Size	Name	Area	String Factor	Min IMP Size
IMP1	Flow Through Basin				0.8	231	1190	IMP1	1190	1.0	231
IMP2	Retention Basin		14	92	0.8	49	1190	DM1	1190	1.0	231
								DM2	4000	1.0	12
								DM3	1190	1.0	72
								DM4	1190	1.0	5
								DM5	1190	1.0	5
								DM6	1190	1.0	5
								DM7	1190	1.0	5

Software Tool Warnings

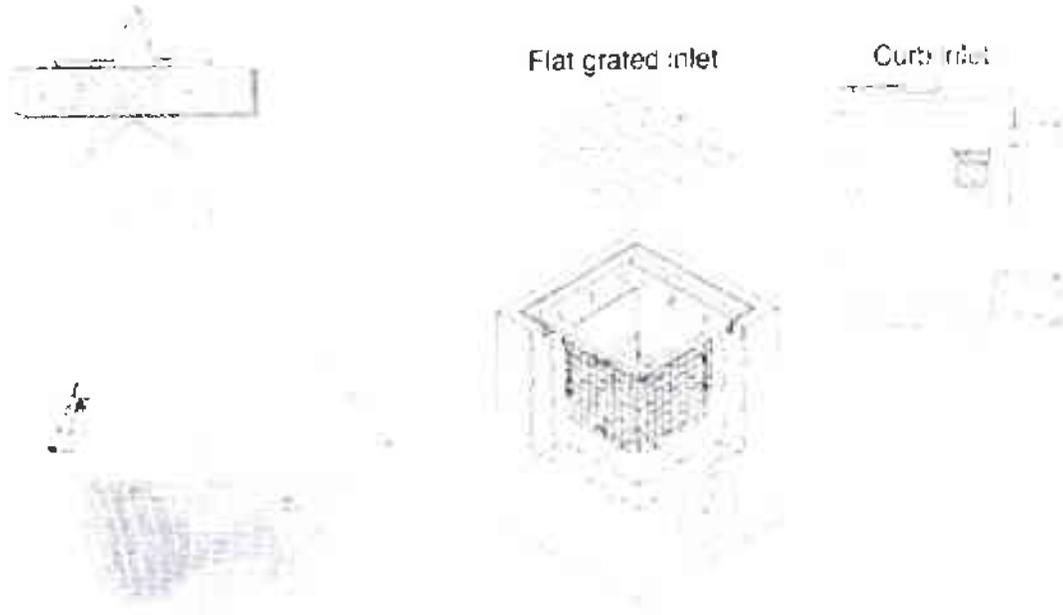
Warning Type	Source	Description	Suggestion
DMA	IMP1, IMP2	Total area of DMAs and BMPs is within 100% of the total project area.	If this is not within an acceptable tolerance, modify the report to be so that they are equal.

Report generated on 01/17/2012 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 0.9.0.0)

$$\text{MIN. SIZE} = 231 + (14 \times 49) = 917 \text{ SF}$$

$$\begin{aligned} \text{SIZE PROVIDED:} \\ 1190 + 14 \times 92 &= 1288 + 1190 \\ &= 2478 \text{ SF} \end{aligned}$$

Appendix 2 – Catalog Cut Sheets



FloGard+PLUS™ / Installation Guide

FloGard+PLUS™ Catch Basin Insert Filters are designed for installation in flat grated catch basins, combination (grated and curb opening) catch basins and curb opening catch basins.

They may be "Frame" mounted or "Wall" mounted depending on the type of catch basin.

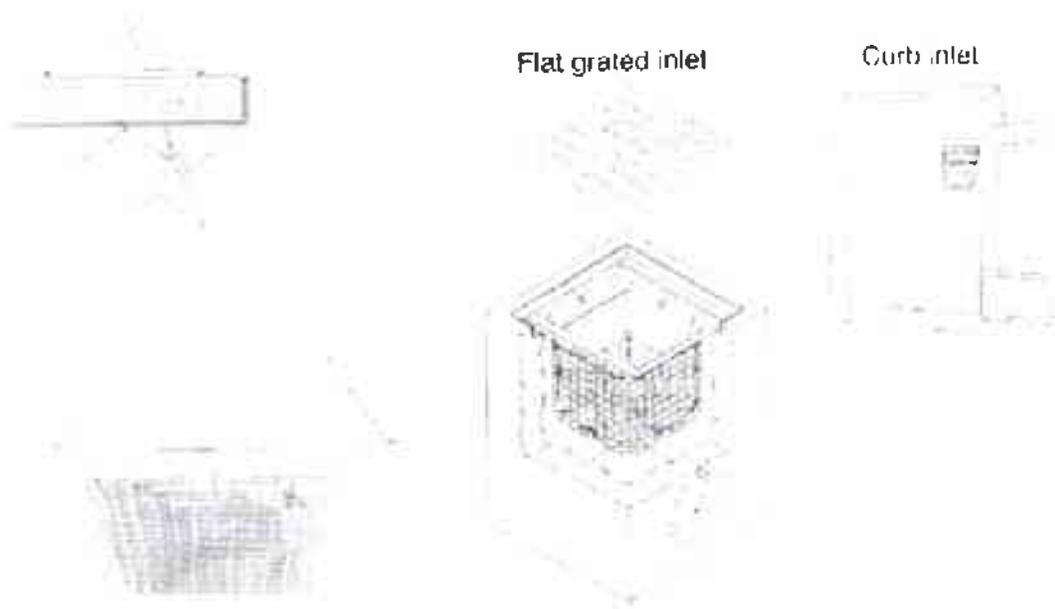
Key elements of installation of the various devices and mounting methods are:

Frame Mount: Insert Filter (for standard or irregular-dimensioned flat grated inlets):

- Remove the inlet grate and clean and remove any collected debris and trash from the catch basin.
- Clean off the grate bearing ledge and lower the filter assembly onto the ledge.
- Insure that the two floatable adsorbent pouches are tethered to the O-rings in the bottom corners of the assembly.
- Replace the inlet grate.

Questions? Contact KriStar at (800) 579 8819

4/07



FloGard+PLUS® / Product Specifications

The FloGard+PLUS® is a multipurpose catch basin insert designed to capture sediment, debris, trash & oils/grease from low (first flush) flows.

A (dual) high-flow bypass allows flows to bypass the device while retaining sediment and larger floatables (debris & trash) AND allows sustained maximum design flows under extreme weather conditions.

FloGard+PLUS® inserts are available in sizes to fit most industry-standard drainage inlets (flat grated, combination, curb and round inlets).

FloGard+PLUS® catch basin inserts are recommended for areas subject to silt and debris as well as low-to-moderate levels of petroleum hydrocarbon (oils and grease). Examples of such areas are vehicle parking lots, aircraft ramps, truck and bus storage yards, corporation yards, subdivision streets and public streets.

Questions? Contact Kristar at (800) 579-8819

4/07

2 cp

콩코드 한인 침례교회
Concord Korean Baptist Church

담임 목사 : 김 영 관

Rev. David Young Hoon Kim

5000 Hiller Lane, Martinez, CA 94553
Tel:(925)228-3747 FAX:(925)228-3718
www.ckbc.org

February 28, 2008

City of Martinez
Planning Department
525 Henrietta Street,
Martinez, CA 94553-2394

Attn: Anjana Mepari, Assistant Planner

Re. Use Permit #07-13 and Design Review #07-21 for the Concord Korean Baptist Church Multi-Purpose Building and Playground located at 5000 Hiller Lane

Subject: Statement of Acceptance of Responsibility for Operation and Maintenance of Facilities until Responsibility is Formally Transferred:

This letter confirms that Concord Korean Baptist Church accepts the responsibility of maintaining the storm water flow control facilities as described in C.3 Stormwater Control Plan Report prepared by Eichleay Engineers, dated February 28, 2008. Concord Korean Baptist Church will maintain the facilities until the property is sold and responsibility for the maintenance is formally transferred to a new owner.

Sincerely,



David Gill, Pastor
Concord Korean Baptist Church



RECEIVED
FEB 22 2008
COMMUNITY DEV. DEPT.

RECEIVED
FEB 22 2008
COMMUNITY DEV. DEPT.

February 14, 2008
Concord Korean Baptist Church
5000 Hiller Lane
Martinez, CA 94553

- President
KATHLEEN HAMM
- Vice President
LOUISE KERR
- Treasurer
CAROL CHAN
- Secretary
MARTHA FISCHER
- TINA BOLDEN**
- KEN DAMI**
- PETE DAVIS**
- DAVID GERSON**
- JON HAWKINS**
- BEVERLEY HILLMAN**
- DIANE JOHANSEN**
- JENNIFER KLOTZ**
- BILL ROWLAND**
- ANNA SANGERMANO**
- YICHEN SHEPARD**
- KIM STRAND**
- DAN TAGLIARENI**

SHELTER, Inc.(SI), located at 1815 Arnold Dr. in Martinez, agrees to rent to the Concord Korean Baptist Church (CKBC) twenty (20) parking spaces at \$1.25 each per week, to be paid monthly at the first of the each month. These spaces are located at the front of the building on the corner of Arnold Drive and Hiller Lane.

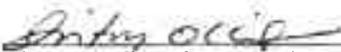
It is understood that these spaces are to be used exclusively on Sunday beginning in the fall of 2008. SI reserves the right to hold occasional events in the parking lot on Sundays which may or may not affect CKBC's access to the parking lot on those days. CKBC will be notified in advance about any access limitations as a result of these events. It is unlikely that these events will occur more than 2 or 3 Sundays per year.

SI shall not be liable for any damage or injury to CKBC members or guests, or to any property, occurring in, on or adjacent to the property, and CKBC agrees to hold SI harmless from any claim, costs, suits or damages, no matter how caused. Any damage caused by CKBC members or their guests to the parking lot, fencing, building, curbing, signage or landscaping shall be borne by CKBC.

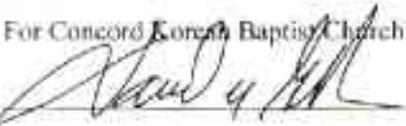
CKBC, at its expense, shall maintain liability insurance including bodily injury and property damage insuring CKBC and SI.

This agreement is intended to continue as long as is mutually agreeable by both parties and is terminable upon 30 days written notice by either party or if rent is more than 15 days late. In the event of termination, CKBC must immediately cease all use of the parking lot and bear any costs of notifying its members that the lot is no longer available for CKBC use.

The signatories below are legally authorized to bind the parties hereto:

For SHELTER, Inc.

Timothy O'Keefe, Executive Director

Date
2/14/08

For Concord Korean Baptist Church


Date
2/15/08

Church of Christ, 1865 Arnold Drive, Martinez, CA 94553

925-228-2440

September 21, 2005

RECEIVED
AUG - 8 2007
COMMUNITY DEV. DEPT.

Concord Korean Baptist Church
5000 Hiller Lane
Martinez, CA 94553

The Martinez Church of Christ, 1865 Arnold Drive, agrees to rent to the Concord Korean Baptist Church, twenty-nine (29) parking spaces at \$1.25 each per week, to be paid monthly at the first of each month. Your parking spaces will be on the west side of the church building adjacent to the fence area.

It is understood that these spaces are to be used exclusively on Sunday and at three or four times during the year on a Friday or Saturday for special events. The Martinez Church of Christ will need to be notified of the event two weeks in advance.

The church will not be liable for any damages, which may occur to the automobiles or their occupants while on church property. The Concord Korean Baptist Church must cover such possibilities with insurance.

This agreement is intended to continue as long as is needed and shall be reviewed by either church on an annual basis.

David Gill DAVID GILL Sept 28, 2005

Concord Korean Baptist Church
Signed by: (PLEASE PRINT NAME) Date

Ernest Hillman *Sept 21-2005*
Ernest Hillman, elder Date

Neal Royal *Sept 21-2005*
Neal Royal, elder Date

Extending our Hand to You