



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: August 13, 2008

APPLICATION:

CONDITIONAL USE PERMIT AMENDMENT NO. UA08-0011:

APPLICATION
SUMMARY:

A request to allow a new building wall sign and to relocate an existing freestanding sign at 1000 South Park Victoria Drive. The freestanding sign is proposed to be relocated in the same general vicinity due to the new building construction on site.

LOCATION:

1000 S. Park Victoria Drive (APN: 088-37-076)

APPLICANT & OWNER:

Christ Community Church of Milpitas, 1000 South Park Victoria Drive, Milpitas CA 95035.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1. Close the public hearing; and**
- 2. Adopt Resolution No. 08-039 approving the project subject to conditions of approval.**

PROJECT DATA:

General Plan/

Zoning Designation:

Multi-Family High Density/ Multi-Family High Density (R3)

Overlay District:

Site and Architecture Overlay (R3-S)

Specific Plan:

None

CEQA Determination:

Exempt

PLANNER:

Cindy Maxwell, Principal Administrative Analyst

PJ:

3181

ATTACHMENTS:

A. Plans

LOCATION MAP



BACKGROUND

Christ Community Church first received a Use Permit (No. 110) to construct and operate a church in 1966. In 2005, the Planning Commission approved a Use Permit Amendment No. UA2004-10, "S" Zone Approval Amendment No. SA2004-100 and Environmental Assessment No. EA2005-2 to demolish four existing religious facility ancillary buildings (approximately 21,150 square feet) and construct two new ancillary buildings (approximately 49,500 square feet). The approval also included a parking reduction, removal of protected trees and new landscaping. The project was granted an 18-month time extension in June 2007.

The existing ten foot high freestanding sign was approved in 1994 under Use Permit No. 1223.

The current application was submitted in early July 2008 for an Amendment to the original Use Permit pursuant to the Sign Ordinance: XI-30-3.10 (3) for Church/Religious Assembly signs, XI-30-3.10 (h) for freestanding signs and XI-30-3.10 (w) for wall signs.

PROJECT DESCRIPTION

The project site is a 3.97-acre parcel on the northeast corner of South Park Victoria Drive and Clear Lake Avenue, east of I-680, in a Multi-Family High Density (R3) zoning district. Access to the site is on both S. Park Victoria Dr. and Clear Lake Ave.

The site is developed with a 25,200 square foot sanctuary building with administrative offices and a 9,300 square foot building with daycare and classroom uses. During the past year, construction began on an addition to the sanctuary building.

The existing freestanding sign is a 28 square foot two-sided electronic board with an internally illuminated 16 square foot panel with the church name. The freestanding sign is the only permanent sign currently on the site.

Adjacent land uses include Single Family (R1-6) residential to the north and east, and Multi-Family (R3-Park Avenue Condominiums) residential to the south of the project site. Office (CO) uses are located to the west and across the street from the project site. A vicinity map of the subject site location is included on the previous page.



Existing Freestanding Sign at Temporary On-Site Location

Development Standards

Table 1
Sign Development Standards For Churches¹

	<i>Zoning Ordinance Standard</i>	<i>Allowed For Site</i>	<i>Proposed Wall Sign</i>	<i>Proposed Freestanding Sign</i>
Total Sign Area for Site	100 sq. ft.	100 sq. ft.	Total: 80	
Maximum Area Per Sign	50 sq. ft.	50 sq. ft.	32	48 sq. ft.
Height of Freestanding Sign	1 ft. of height for each 25 ft. of lineal street frontage	25 ft.	Not applicable	9 ft.
Number of Freestanding Signs	1 for each street frontage	2 signs	Not applicable	1 sign

Design

Wall Sign: The proposed wall sign would have individually back-lit stainless steel letters 1.25 feet high. The sign would have four lines of text and be located on the second-floor of a west-facing wall of the new building addition.

Freestanding Sign: The applicant proposes no changes to the design or size of the existing freestanding sign. Because of the new building addition under construction, the sign is temporarily located on the west side of the existing sanctuary building as illustrated in the photo on the previous page. The sign is proposed to be moved 3.5 feet north and 4 feet west of its original location to accommodate the new building addition. The new location will be 1.5 feet from the public sidewalk. There is no conflict with view obstruction for vehicular traffic since the sign will move an additional 3.5 feet further away from the intersection of South Park Victoria and Clearlake.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

¹ Per Milpitas Municipal Code XI-30-3.10 (e) and (h).

Table 2
General Plan Consistency

Policy	Consistency Finding
<i>2.a-I-10 Foster community pride and growth through beautification of existing and future development.</i>	Consistent.

Zoning Ordinance

The proposed wall sign and the relocation of the existing electronic sign are consistent with the requirements of the Zoning and Sign Ordinances as illustrated in Table 1. Churches are limited to 100 square feet of signage for the site and the individual signs can be no larger than 50 square feet. Both of the signs in this application are less than 50 square feet. Since there are no other existing signs on the site, the total signage will be 80 square feet, less than the maximum allowed by ordinance.

ENVIRONMENTAL REVIEW

Staff determined that the project qualifies as categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 Existing Facilities project, for a minor addition and alteration of an existing private structure.²

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The proposed wall sign meets the requirements of the Sign Ordinance and its design is complementary to the existing building and the new addition under construction. The proposed freestanding sign relocation does not create any visibility problems and reduces the height of the sign by one foot.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Close the public hearing; and
2. Adopt Resolution No. 08-039 approving Use Permit Amendment No. UA08-0011 subject to conditions of approval.

Attachments:

- A. Resolution/Conditions of Approval
- B. Plans

² California CEQA Guidelines, §15301.

RESOLUTION NO. 08-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING USE PERMIT AMENDMENT NO. UA08-0011, FOR A NEW BUILDING WALL SIGN AND TO RELOCATE AN EXISTING FREESTANDING SIGN, AT 1000 SOUTH PARK VICTORIA DRIVE

WHEREAS, in July, 2008, an application was submitted by Christ Community Church, 1000 South Park Victoria Drive, to allow a new building wall sign and to relocate an existing freestanding sign at the same address. The property is located within the R3-S zoning district (APN 088-37-076); and

WHEREAS, the Planning Division recommends that the Planning Commission determine this project qualifies as categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 Existing Facilities project, for a minor addition and alteration of an existing private structure under §15301 of the California CEQA Guidelines.

WHEREAS, on August 13, 2008, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 Existing Facilities project, for a minor addition and alteration of an existing private structure as per §15301 of the State CEQA Guidelines.

Section 3: The proposed project is consistent with the Zoning Ordinance in that the proposed signs do not exceed the maximum size allowed for church signs and size and number of freestanding signs.

Section 4: The design of the proposed wall sign and the existing freestanding sign is consistent and complementary to the on-site building design and materials.

Section 5: The Planning Commission of the City of Milpitas hereby approves Use Permit Amendment No. UA08-0011, to allow a new building wall sign and to relocate an existing freestanding sign at 1000 South Park Victoria Drive, subject to the above Findings, and to the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on August 13, 2008.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on August 13, 2008, and carried by the following roll call vote:

COMMISSIONER AYES NOES OTHER

Cliff Williams			
Gunawan Ali-Santosa			
Lawrence Ciardella			
Alexander Galang			
Sudhir Mandal			
Gurdev Sandhu			
Noella Tabladillo			
Aslam Ali			

EXHIBIT 1

**CONDITIONS OF APPROVAL
USE PERMIT AMENDMENT NO. UA08-0011
New Wall Sign and Relocate Existing Freestanding Sign
1000 South Park Victoria Drive**

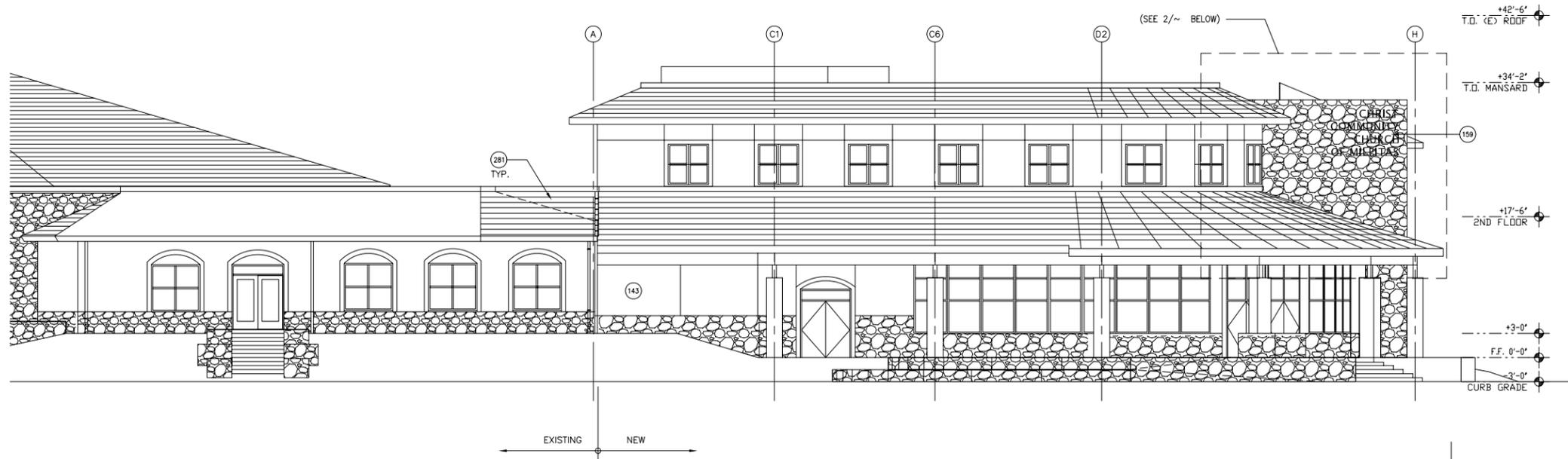
Planning Division

1. The owner or designee shall develop the approved project in conformance with the plans approved by the Planning Commission on August 13, 2008, and with these Conditions of Approval.

Any deviation from the approved plans shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance.

2. Use Permit Amendment No. UA08-0011 shall become null and void if the project is not commenced within 18 months from the date of approval.

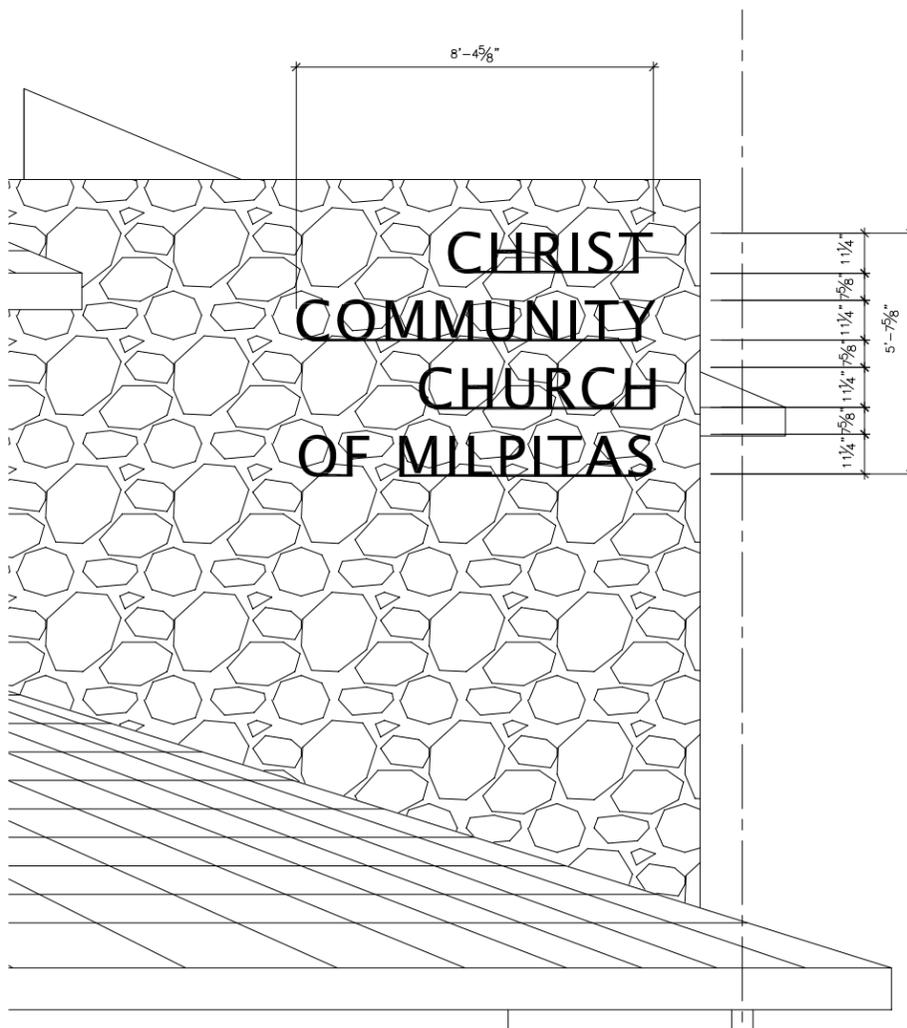
Pursuant to Section 64.04-1, the owner or designee shall have the right to request an eighteen month time extension if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein.



SOUTH PARK VICTORIA DRIVE (WEST) ELEVATION

1

SCALE 1/8" = 1'-0"



ENLARGED SIGNAGE ELEVATION

2

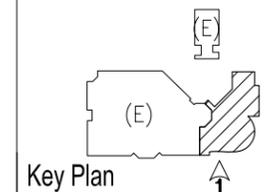
SCALE 1/2" = 1'-0"

SHEET NOTES

- (28) FUTURE BUILDING
- (101) CONCRETE ROOF TILE ON MANSARD ROOF, MATCH EXISTING BLDG.
- (143) CEMENT PLASTER FINISH, PAINTED
- (157) (E) BUILDING BEYOND
- (159) ILLUMINATED STAINLESS STEEL LETTERS SIGNAGE, SEE A9.4
- (281) MATCH EXISTING TILES (RE-USE EXISTING)

Bunton Clifford Associates, Inc.
 210 Hammond Ave.
 Fremont, California 94539
 [T] 510.445.1000
 [F] 510.445.1005
 www.BCAincOnline.com

REVISION HISTORY	REMARKS	DATE
△		
△		
△		
△		
△		
△		
△		
△		

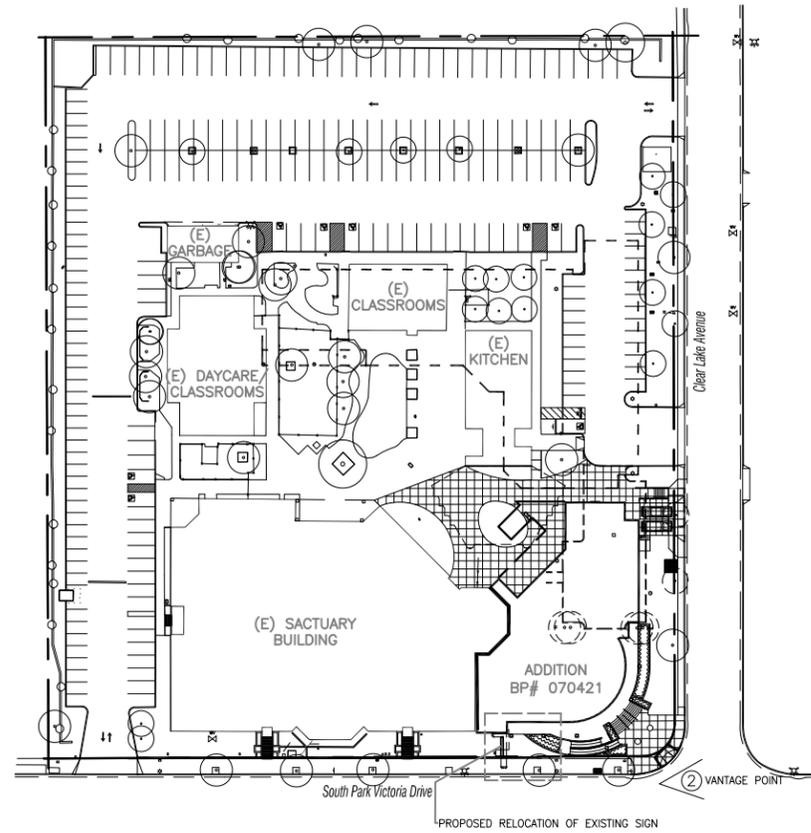


Building Additions to
CHRIST COMMUNITY CHURCH
 1000 South Park Victoria Dr.
 Milpitas, CA

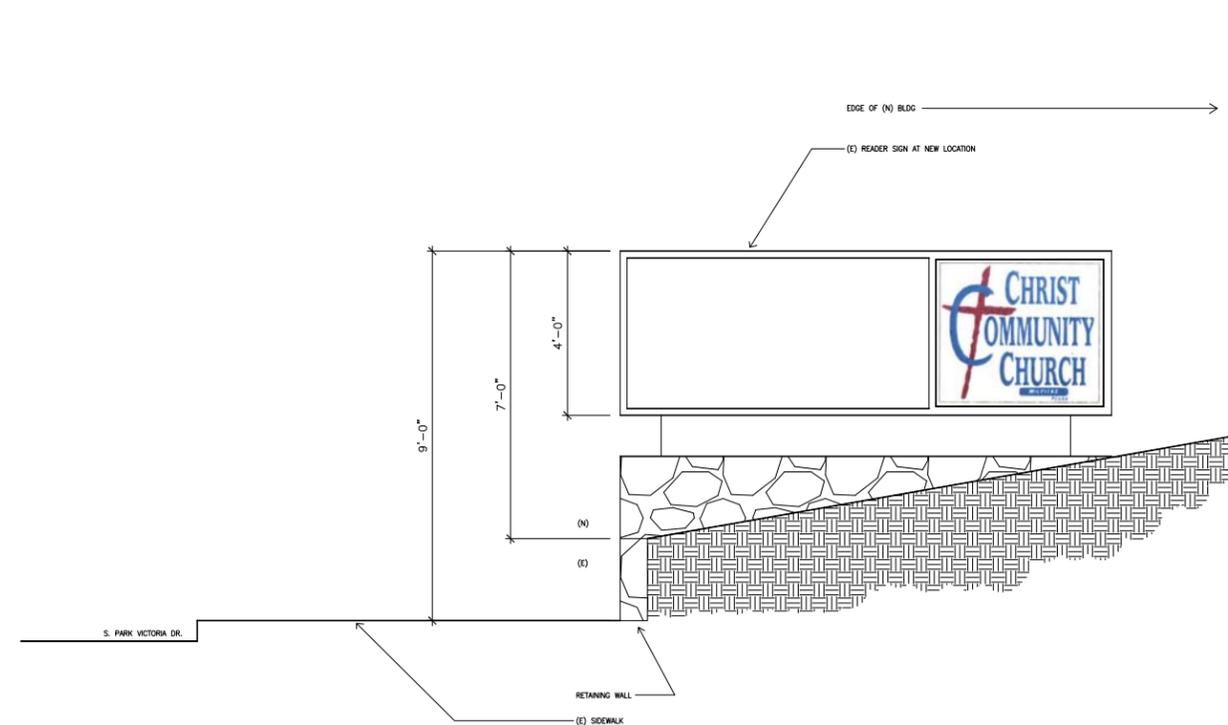
BUILDING SIGNAGE
 ELEVATIONS

Date: March 25, 2008
 Scale: AS NOTED
 Project Number: 04008

Drawing Number
A5.1



SITE PLAN 3



SIGN ELEVATION 1

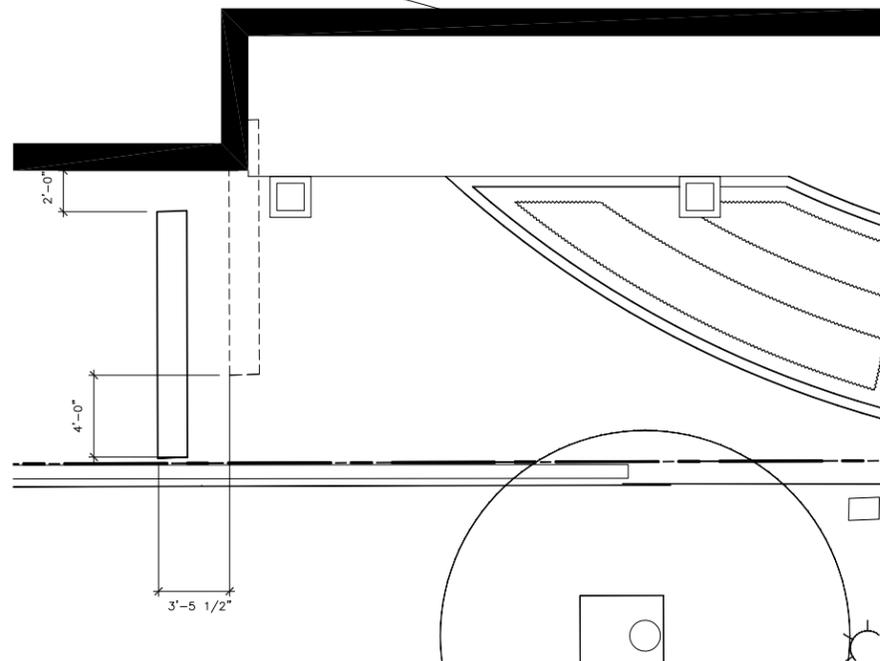
SHOWING PROPOSED RELOCATION OF EXISTING SIGN

SCALE 1/2" = 1'-0"



NTS

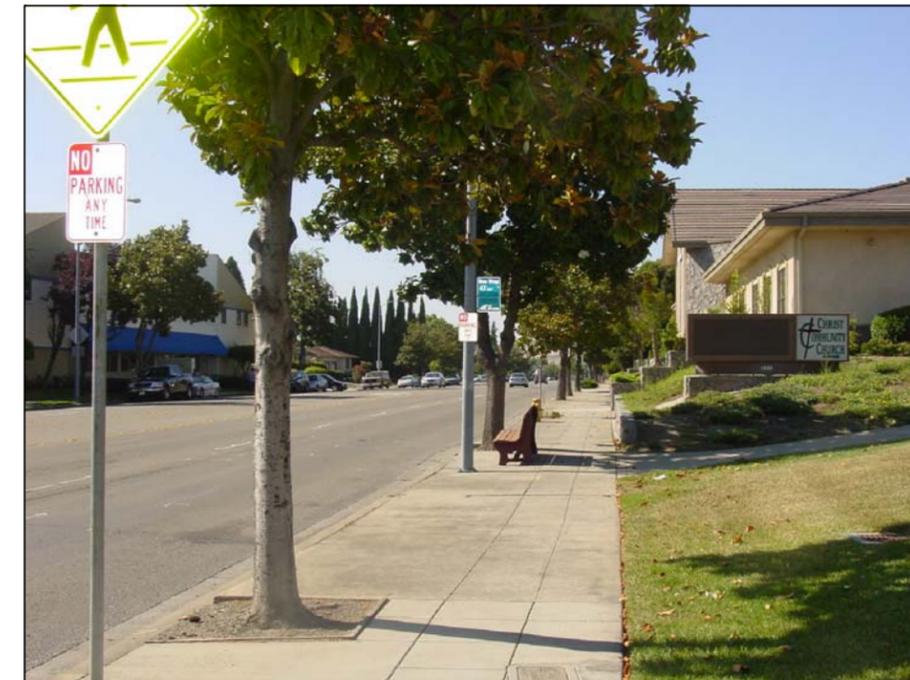
EDGE OF NEW BUILDING ADDITION BP# 07-0421



ENLARGED PLAN 4

SHOWING OLD AND NEW LOCATION OF EXISTING SIGN

SCALE 1/4" = 1'-0"



CLEAR LAKE AVENUE (SOUTH) ELEVATION 2

SHOWING LOCATION OF EXISTING SIGN

NTS

SIGN RELOCATION PROJECT
**CHRIST
COMMUNITY
CHURCH**
1000 South Park Victoria Dr.
Milpitas, CA

SITE PLAN, ELEVATIONS

Date
JUNE 25, 2008

Drawing Number

Scale
AS NOTED

A.1

Project Number
04008