



Memorandum

TO: CHAIR KINCAID AND MEMBERS OF THE
DESIGN REVIEW BOARD

FROM: ANDREW TRIPPEL, CITY PLANNER *Andrew Trippe*

DATE: JANUARY 14, 2019

SUBJECT: REVISIONS TO COMMUNITY BAPTIST CHURCH - FAUX
STEEPLE AND BUILDING-MOUNTED MINOR
TELECOMMUNICATION FACILITY - DESIGN REVIEW MINOR –
1620 SONOMA AVE - FILE NO(S.) PRJ18-003
(CUP18-005/DR18-005)

On December 6, 2018, the Design Review Board considered the above-referenced application during a public hearing. The proposed project included a 54-foot tall faux steeple tower with a 12-foot square building footprint and a screened ground-mounted equipment area in close proximity to the steeple tower. The Design Review Board members voted to continue public hearing and encouraged the applicant to consider the following design recommendations:

1. Redesign the steeple with smaller footprint to be as close to original 8-foot by 8-foot size as possible;
2. Include materials authentic to the church at the lower level of the steeple, using real materials (not faux), and add detail/variation, and openness at various levels of the steeple; and
3. Include a variety of materials and details with some openings or changes of surface plane.

The applicant's response to Design Review Board recommendations is described in Attachments 2-3 of the Design Review Board public hearing packet. Provided for Design Review are a revised Project Plan Set dated January 14, 2019, and revised Photo-simulations dated January 14, 2019.

BACKGROUND

The applicant's original proposal included a 54-foot tall faux steeple tower with a 12-by-12-foot building footprint and a nearby 225 sq. ft. ground-mounted equipment area screened by a proposed six-foot tall wood composite fence. For the steeple tower design, the applicant proposed:

- solid walls comprised of radio frequency (RF) transparent screening materials mimicking brick and wood, to resemble the color, texture, and architectural features of the existing Church buildings
- a flush-mounted religious cross figure on the upper level the structure; and
- color-differentiation of the cross figure and other small portions of the structure's walls to create visual interest.

Design Review Board members generated the above-referenced comments in response to the design of the steeple tower; however, they accepted the proposed screening of the ground-mounted equipment area.

SUMMARY OF PROPOSED REVISIONS

The applicant has responded to Design Review Board recommendations with the design revisions described in Attachments 2-3. These revisions include:

1. Reduction of the structure footprint from 12-by-12 feet to 9-by-9 feet;
2. Addition of vertical openings on all surface planes of the steeple tower with separation between the top of the structure wall and roof; and
3. Diversification of materials to include metal grillwork covering openings.

STAFF RECOMMENDATION

Planning staff has reviewed the revisions and concludes that they generally reflect the recommendations of the Design Review Board. The revisions result in a superior design when compared to the original project application submittal and the revised project presented to Design Review Board on December 6, 2019. The design expressed in project revisions dated January 14, 2019, has reduced the overall size of the steeple tower, enhanced the visual interest of the steeple tower design, and strengthened the relationship between the steeple tower and the existing church structure, as well as naturally existing trees in the surrounding neighborhood. The result is a proposed design that reflects the elegant simplicity of the church building.

Planning staff recommends to Design Review Board approval of Minor Design Review for the COMMUNITY BAPTIST CHURCH – FAUX STEEPLE AND BUILDING-MOUNTED MINOR TELECOMMUNICATION FACILITY located at 1620 Sonoma Ave., File No(s) PRJ18-003 (CUP18-005/DR18-005).

ATTACHMENTS

Attachment 1 – Disclosure Form

Attachment 2 – Revised Plan Set dated received by the City on January 14, 2019

Community Baptist Church – Faux Steeple and Building-Mounted Minor
Telecommunications Facility
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Attachment 3 – Revised Photo-simulations dated received by the City on January 14,
2019
Draft Resolution