

City of Marina

AT MONTEREY BAY

PROJECT DESCRIPTION

Name of Project Applicant: Covenant Orthodox Presbyterian Church

Mailing Address: 11084 Wood Street, Castoville, CA 95012 Phone: 831-633-3329

Name of the project: Church Office and Auditorium

Project location (address and/or Assessor's Parcel Number(s):
920 2nd Avenue, Suite B; Marina, California, 93933 (portion of Unit C Imjin Office Park)

Size of project site (acreage): approximately 6000 square feet

Existing General Plan Land Use Designation: Office Research

Existing Zoning Designation: Planned Commercial District

Describe the existing land use(s) of the site: Office, meeting and conference activities -
These include the Fort Ord Reuse Group and the Carpenters Union. Activities include use
of their units for staff offices and smaller meetings, and the use of the Center's auditorium for larger
meetings.

Describe the existing land use of properties surrounding the site: The surrounding area is part of the
old Fort Ord. To the north and west there are vacant buildings, and towards the east are the
offices of the Coalition of Homeless Services.

Describe the proposed land use(s)/Project: See Attached Sheet.

For residential uses, indicate the number, type, and size of the units, and the estimated range of the sale and rental prices: Not Applicable

For commercial uses, indicate the type (neighborhood, city, or regional orientation), the total square footage, the estimated number of employees, and the hours of operation: Not Applicable

For industrial uses, indicate the type, the total square footage, the estimated number of employees, and the hours of operation: Not Applicable

For other uses, indicate the major function, the total square footage, the estimated number of employees, and the hours of operation: See Attached Sheet

List and describe any other permits or public approvals required for this project, including those required by city, regional, state, and federal agencies: A Building Permit will be required for the interior Improvements.

Are there water, sewer, gas, electric, and telecommunication facilities available to the project site?
(x) Yes () No If no, are connections to these facilities proposed?

Please describe any odor, noise, smoke, or dust which will result from the proposed development or use:
No odor, noise, smoke or dust will result from this development.

Will there be any potentially hazardous materials, toxic substances, or flammable materials used, stored, manufactured, or disposed of at the project site? () yes (X) no If yes, please explain: _____

Please describe the proposed scheduling and phasing of the project's construction: See Attached Sheet

Please provide any additional relevant information that can assist in the processing of this application: See Attached Sheet.

Application for a Zoning Clearance for a Church Facility
Covenant Presbyterian
Proposed Land Uses

Describe the proposed land use(s)/ Project:

We are applying for a Zoning Clearance / Approval for a pre-existing vacant unit at the Imjin Office Park. Our proposed use of the facility is for a Church offices that will use the auditorium on Sunday mornings, and use the office facilities throughout the week.

Use of the Auditorium

Our use of the auditorium will be a regular pattern of meetings on Sunday mornings, with other scheduled uses during the year (always with ample notice given to all other lessees). The Sunday morning use will be one meeting of the congregation for worship and an adult type of Sunday School. With adequate notice the church can find other facilities to conduct our worship services so that the auditorium can be used for the entire weekend by other lessees of the Imjin Office Park. Our worship services will not require any permanent alteration to the auditorium, and we will take responsibility of ensuring that the facility is left in a clean and readily usable condition. If the facility is available, we may use the auditorium for other uses in the afternoon, including a pot-luck type of meal and for a second worship service. However, we don't consider either of these uses to be critical, and we remain flexible accommodating other users of the Imjin Office Park.

Use of the Office Facilities

The office facilities will be used throughout the week, as well as on weekends. Uses can be divided up into three categories: (1) offices for our pastoral staff, deacons, and administrative staff (all of which are volunteers), (2) meeting areas for various church groups, and (3) an area for parents to conduct child care for their children.

1. Office Use

- a. **Pastoral staff:** The pastors of the church (2) will use two or more rooms as their offices and in which to meet with individuals. Other area will be used by small groups for various church activities. Parts of the building will be used for secretarial offices, and developed to provide other areas for pastoral use.
- b. **Deacons:** The church's mercy ministries are directed by the Deacons of our congregation. They will use an office space to coordinate these ministries which will include cooperation with other organizations with similar goals such as (i) feeding the poor, (ii) providing medical education services, (iii) tutoring in developing English proficiency for non-native speakers, as well as many other similar activities. At times these offices will be used for other small group studies and meetings. No materials for any of these activities will be stored at the facility.

Application for a Zoning Clearance for a Church Facility
Covenant Presbyterian
Proposed Land Uses

- c. **Administrative staff / Volunteers:** The church is governed by a Session (composed of six elders), supervising the activities of the congregation and providing support where needed. The session office(s) will be used by other volunteers in the congregation for many different uses, including for small group studies, for children's activities, and for other meetings.
 - d. **Trustees:** The church corporation and relationship with the state are administered by a group of trustees. These trustees will meet and work at the facility.
2. **Meeting Areas:** A meeting room(s) for small group studies is needed to serve the work of the Church. These facilities will also allow individuals to engage in less formal times of study and worship by members of the Church. They will also be designed to allow for slightly large groups (20 people approximately). Examples of the uses include such things as a women's, men's and/or couples mid-week Bible studies, other educational activities (including cooperative studies of Greek and Hebrew), and deacons' meetings.
3. **Parent Child Care:** An area of the office will be used for parents to take care of their children.

Application for a Zoning Clearance for a Church Facility
Covenant Presbyterian
For Other Uses

For other uses, indicate the major function, total square footage, the estimated number of employees, and the hours of operation:

The facilities will be used as offices Monday through Saturday from 9:00 am to 5:00 pm. We plan to hold Bible Studies in the evenings several nights a week and other meetings will be held on Saturday mornings. The auditorium will be used on Sunday mornings and on a few other occasions, if available. Aside from the pastors' regular office hours and use by secretarial staff on a part-time basis, most of the impact will be outside of the typical office hours.

Please describe the proposed scheduling and phasing of the project's construction:

The interior remodeling will take approximately a month to six weeks and will involve only the interior of the building. There will be little disruption of the surrounding offices during this construction.

Please provide any additional relevant information that can assist in the processing of this application:

Our proposed use of a portion of the Imjin Office Park as a church facility is consistent with the zoning and the intent of the General Plan. Churches are an allowed use under the Planned Commercial Zoning. The proposed uses are compatible and complementary to the uses of the existing uses at the Imjin Office Park, and will bring additional traffic to the adjacent commercial activities in the nearby shopping centers. The Church will also bring new employees to the community and will provide a buffer between the heavier commercial uses and the nearby residential uses.

As far as the General Plan is concerned, a church facility is best located in areas of shared uses. Rather than proliferating a series of partially used auditorium-type facilities, by sharing a facility like the Imjin Office Park we can help the City of Marina become further developed in an efficient manner. In this specific situation, by the Church occupying this unused unit the owner can proceed to consider building out the remainder of the Office Park. A church may not be a business, but the City General Plan does accommodate religious uses and this location is particularly well-suited for such a use.

PROJECT NAME:
**IMJIN
 PARKWAY
 OFFICE
 PARTNERS**
 IMJIN AT 2ND
 MARINA, CALIFORNIA

**THE
 PAUL DAVIS
 PARTNERSHIP**
 ARCHITECTS & PLANNERS

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 pauldavis@pauldavis.com



12TH STREET

11 TH. STREET

2ND. AVE.

IMJIN PARKWAY

VETERAN'S CENTER

APPROVED/DENIED
 CITY OF MARINA
 Planning Commission
 Design Review Board
 City Council
 Subdivision Committee
 Other
 Date: 2/7/06

PROJECT NUMBER: 0547
 DRAWN BY: cw
 DATE: 12/20/05
 REVISIONS: # DATE NOTES:

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BUILDING	A CONFERENCE CENTER	9,724 SF.
	425 SEATS	
	B CARPENTERS LOCAL 605 OFFICES	4,486 SF.
	C FORA + LEASE OFFICES	12,000 SF.
	D BUILDERS EXCHANGE + LEASE OFFICES	12,272 SF.
	E AMBAG + LEASE OFFICES	8,500 SF.
BUILDING		46,981 SF. - 22.9% COV. FAR. SAME
PARKING	CONFERENCE CENTER	425 SEATS/4= 106 P.S.
	OFFICES BLDGS. B,C,D,E	37,267/300= 124 P.S.
		REQUIRED 230 P.S.
PARKING COVERAGE		73,030 - 35.7% COV.
WALKS / COURTYARDS		22,715 - 11.1% COV.
LANDSCAPING		62,006 - 30.9% COV.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

