

PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 2024-017

RESOLUTION OF THE NOVATO PLANNING COMMISSION
RECOMMENDING THE NOVATO CITY COUNCIL ADOPT A
MASTER PLAN FOR THE NATIVITY OF CHRIST GREEK
ORTHODOX CHURCH LOCATED ON AN APPROXIMATELY
5-ACRE SITE AT 1110 HIGHLAND DRIVE, APNs 160-150-03
AND 160-920-24

WHEREAS, the City of Novato (hereafter “City”) received an application for a master plan from the Nativity of Christ Greek Orthodox Church (“Applicant”) for 1110 Highland Drive, APNs 160-150-03 and 160-920-24 (hereafter “Project Site”);

WHEREAS, the Project Site is zoned Planned District (PD), which requires the approval of a master plan, precise development plan, and design review to allow for the use and development of PD zoned parcels;

WHEREAS, the Applicant operates an existing religious facility under a conditional use permit granted prior to the application of the PD zoning classification to the Project Site;

WHEREAS, the Applicant’s existing religious facility hosts separately managed wireless telecommunications facilities operating under conditional use permits;

WHEREAS, the Applicant is proposing a 1,600 square-foot narthex addition to the existing church building, the addition of a new 500 square-foot dome feature that will increase the church building’s height to 58 feet, the construction of a new 1,412 square-foot pavilion, and 1,800 square-foot shade structure at the southern façade of the existing hall building, as well as additional site improvements that include landscaping and parking lot upgrades;

WHEREAS, a master plan is required to conform the existing religious facility and wireless telecommunications facilities to the requirements of the PD zoning district and allow for the expansion of the religious facility as indicated in the recital above (hereafter collectively “Project”);

WHEREAS, this Master Plan (hereafter “MP”) establishes land use regulations, including allowable uses, intensity of development (floor area ratio), and permit requirements for the Project Site;

WHEREAS, Novato Municipal Code Section 19.42.060 establishes the review procedures and findings necessary to approve a master plan;

WHEREAS, the City determined the Project is subject to the requirements of the California Environmental Quality Act (CEQA);

WHEREAS, by separate resolution adopted prior hereto, the Planning Commission recommended the City Council find that the Project requires no further environmental review pursuant to CEQA Guidelines Section 15183;

WHEREAS, on June 7, 2023, the Novato Design Review Commission conducted a publicly noticed workshop to review the site design, architecture and landscaping proposed for the Project;

WHEREAS, on September 6, 2023, the Design Review Commission adopted a motion recommending the Planning Commission and City Council approve the Project's site design, architecture, height increase for the proposed dome, and landscaping;

WHEREAS, public notices describing the Planning Commission's public hearing on the Project were sent to all affected property owners within 600 feet of the boundaries of the Project site, all public agencies potentially serving the Project or having some oversight of the Project's construction, all responsible and trustee agencies, and all persons requesting notice pursuant to Novato Municipal Code Section 19.58.020 and California Government Code Sections 65905 and 65091, on December 5, 2024, and published in the Marin Independent Journal, a newspaper of general circulation, on December 5, 2024; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 16, 2024, to consider and receive public testimony on the Project.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby finds and resolves as follows:

Section 1. Recitals

The foregoing recitals are true and correct and are incorporated into the findings herein.

Section 2. Record

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes, but is not limited to: (1) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Project, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Novato General Plan 2035 and its certified final environmental impact report ("FEIR") and the Novato Municipal Code, (4) all design ,plans, studies, data, and correspondence submitted to the City in connection with the Project, (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City, and (6) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state and federal laws, policies, rules, regulations, reports, records and projections related to the development within the City of Novato and its surrounding areas.

The location and custodian of the records is the Novato Community Development Department, 922 Machin Avenue, Novato, California, 94945.

Section 3. Findings

Master Plan

The Planning Commission hereby makes the following findings as required by Section 19.42.060.E.3. of the Novato Municipal Code with the respect to the Master Plan as detailed in Exhibit A attached hereto and incorporated herein by reference:

- A. The proposed Master Plan development is in conformance with the applicable goals and policies of the General Plan and any applicable specific plan.

Facts in Support: The proposed Master Plan, as detailed in Exhibit A, has been reviewed for consistency with Novato General Plan 2035 (“General Plan”) and found to be consistent with applicable policies of the General Plan as documented in Exhibit B, attached hereto and incorporated herein by reference. Exhibit B lists each applicable policy of the General Plan followed by facts supporting the Project’s consistency therewith. There is no specific plan applicable to the Project Site.

Based on the observations above, the Project is consistent with Finding A.

- B. The proposed Master Plan development can be adequately, conveniently, and reasonably served by public conveniences, facilities, services, and utilities.

Facts in Support: The Project was referred to the Novato Public Works Department, Novato Sanitary District, North Marin Water District, and the Novato Fire Protection District. These government entities are responsible for ensuring the provision of adequate infrastructure for water, sewer, emergency medical/fire, and stormwater control. Each agency provided draft conditions of approval intended to ensure the Project provides adequate infrastructure and improvements related to utilities and emergency access. These conditions of approval are to be adopted with the Precise Development Plan for the Project and implemented at the time construction detail drawings are submitted for grading, site improvement, and building permits.

Based on the observations above, the Project is consistent with Finding B.

- C. The proposed Master Plan development concepts are reasonably suited to the specific characteristics of the site and the surrounding neighborhood; and
- D. The location, access, density/building intensity, size and type of uses proposed in the Master Plan are compatible with the existing and future land uses in the surrounding neighborhood.

Facts in Support (*Findings C. and D.*): The Project Site is a 5.14-acre parcel that is currently developed with the Nativity of Christ Greek Orthodox Church and is accessed from Highland Drive towards the west. The Project Site is also development with wireless telecommunications facilities integrated into the existing church facilities. The Project Site is bordered to the north, west, east, and south by existing residential neighborhoods and open space areas.

The Project Site has an average slope of 24.64 percent and slopes downward south, east, and west. The existing church buildings and wireless telecommunications facilities are located on the flatter portion of the Project Site, which has slopes ranging from 0 to 10 percent. The Project includes development of areas of the Project Site that have slopes of 0 to 10 percent and some areas with slopes of 10 to 25 percent with a 1,600 square-foot narthex (entryway) to the northern face of the existing church building, the addition of a new dome feature that is approximately 500 square feet in area, the construction of a new 1,412 square-foot pavilion structure, and the construction of an approximately 1,800 square-foot shade structure at the southern facade of the existing hall building.

Based on these observations, the Project has been designed to avoid most site constraints by locating development on unconstrained portions of the Project Site with gentler slopes.

The Project Site has a general plan land use designation of R1, which allows for religious facilities and wireless telecommunications facilities. Furthermore, the R1 land use designation establishes a maximum allowable floor area ratio (FAR) of 40-percent for non-residential uses. In this instance, the maximum FAR is established through the requirements and standards set forth by Novato Municipal Code Division 19.27 (Hillside and Ridgeline Protection; “Hillside Ordinance”), which applies to parcels with an average slope of 10 percent or greater.

The Hillside Ordinance requires a 40 percent reduction of the development intensity on portions of a parcel with slope ranges of 10 percent to 25 percent, and a 100 percent reduction of development intensity on portions of a parcel with slopes that are 25 percent or greater; no reduction is taken for sloped areas under 10 percent. In this instance, the Applicant prepared a slope constraints analysis indicating the Project Site has the following slope ranges and respective land areas as listed in Table 1 below.

The Project involves the addition of a new narthex entryway, pavilion, and elevator/stair well contributing to the existing FAR, resulting in a combined total FAR of 34.6 percent based on a net site area 88,393.2 as shown in the table below.

Building Type	Building Area (Sq. Ft.)
<i>Church Building (Existing)</i>	5,240
<i>Administrative Building (Existing)</i>	5,047
<i>Hall Building (Existing)</i>	17,250
Narthex (Proposed)	1,600
Pavilion (Proposed)	1,412
Lift & Stairs (Proposed)	335
Total Building Areas	30,884
<i>Net Project Site Area</i>	<i>88,393.2</i>
Proposed FAR (%)	34.6%
<i>Max. FAR for Non-Res. (R1)</i>	<i>40%</i>

The proposed rooftop dome addition does not contribute to the existing FAR because it will be open to the ground floor. The new shade structure likewise does not count towards FAR. As such, the total area of the proposed additions is within the maximum FAR of 40-percent established for the R1 land use designation based on the net site area resulting from application of the Hillside Ordinance.

The Project plans were referred to public agencies responsible for reviewing and providing services to the Project, including but not limited to the Novato Sanitary District, North Marin Water District, Novato Fire Protection District, Novato Building Division, and Novato Public Works Department. These agencies provided recommended conditions of approval as necessary to ensure post-entitlement construction plans incorporate all necessary provisions to meet public utility and safety requirements. These recommended conditions will be applied through the Precise Development Plan for the Project.

The Project was presented to the Novato Design Review Commission on June 7, 2023, and September 6, 2023, for formal recommendations to the Planning Commission and City Council regarding whether the Project would be compatible with the Project Site and surrounding area. The Design Review Commission recommended the Planning Commission and City Council approve the site design, architecture, building massing, height increase for the dome element, and landscaping for the Project, recognizing the Project's well resolved site plan, building massing, landscaping, and architectural design. Accordingly, the Project is compatible with the Project Site and the surrounding area.

Based on the observations above and the General Plan consistency findings included in Exhibit B, the Master Plan is consistent with Findings C. and D.

Section 4. Master Plan Recommendation

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Planning Commission hereby recommends the City Council adopt an ordinance approving the proposed Nativity of Christ Greek Orthodox Church Master Plan, as described in Exhibit A and depicted on the design plans prepared by CJK Studio, dated March 22, 2024, based on the findings set forth herein above and subject to the conditions of approval noted below.

Section 5. Conditions of Approval and Limitations

1. The Project shall comply with all requirements of this Master Plan as described in Exhibit A and depicted on the design plans prepared by CJK Studio, dated March 22, 2024, attached hereto and incorporated herein by reference.
2. Indemnity and Time Limitations:
 - a. The Applicant, property owner, and any successor in interest, whether in whole or in part, 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 recommendation to the City Council at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, property owner, and/or any successor in interest, the City, and/or parties initiating or bringing such action.

- b. The Applicant, property owner and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the developer 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.
- c. In the event that a claim, action, or proceeding described in no. a or b above is brought, the City shall promptly notify the Applicant, property owner, and any successor in interest 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; 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 the developer 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 the Applicant, property owner, and/or any successor in interest 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 Applicant, property owner, and/or any successor in interest.
- d. The Applicant, property owner, and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- e. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- f. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of 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.

Passed and adopted at a regular meeting of the Planning Commission of the City of Novato held on the 16th day of December 2024, by the following vote:

AYES: Commissioners Dawson, Derby, Engdahl, Havel, and Heath

NOES: NONE

ABSTAIN: NONE

ABSENT: Commissioners Crockett and Tiernan

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of the resolution, which was adopted by the Planning Commission, City of Novato, County of Marin, State of California, on the 16th day of December 2024.

Curtis Havel

Curtis Havel - Chair

Attachments

- Exhibit A – Nativity of Christ Greek Orthodox Church Master Plan Text
- Exhibit B – General Plan Consistency Findings

EXHIBIT A

NATIVITY AT CHRIST GREEK ORTHODOX CHURCH (1110 Highland Drive)

MASTER PLAN TEXT

I. Applicability:

The land use regulations and development requirements specified in this Master Plan shall apply to 1110 Highland Drive (APNs 160-150-03 and 160-920-24); (hereafter “Master Plan Area”).

II. Land Use Regulations¹:

1. **Allowable Land Uses.** The following land uses shall be allowed within the Master plan Area, subject to the permitting requirements specified below and procedures set forth by the Novato Municipal Code, as may be amended from time to time.

Principally Permitted Use:

Religious Facilities – Facilities operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc.; and accessory uses on the site, including living quarters for ministers and staff, child day care facilities and religious schools. May also include fund-raising sales, bazaars, dinners, parties, or other outdoor events on the site.

Conditionally Permitted Use (Use Permit Required):

Wireless Communication Facilities - As defined in Division 19.60 of the Novato Municipal Code. Proposals for new or altered wireless communications facilities shall be subject to the applicable permitting process(es) of the Novato Municipal Code generally and specifically those of Novato Municipal Code Division 19.38, as may be amended from time to time, or as otherwise directed by State and federal regulations applicable to such facilities.

2. **Unpermitted Land Uses.** Land use types that are not listed in the “Allowable Land Uses” subsection above shall not be permitted within the Master Plan Area.

III. Allowable Intensity of Development:

The maximum total floor area (FAR) for the allowable land uses listed above shall be 0.40, subject to the requirements set forth by Division 19.26 (Hillside and Ridgeline Protection) of the Novato Municipal Code, as may be amended from time to time, including any required reductions in FAR.

IV. Development Standards:

Development within the Master Plan Area shall conform to all applicable development standards set forth in the Nativity of Christ Greek Orthodox Church Precise Development Plan Text and the Novato Municipal Code, as may be amended from time to time.

V. CEQA Mitigation Measures

New development within the Master Plan Area shall comply with the mitigation measures of the Final EIR Certified for Novato General Plan 2035 as listed in City Council Resolution No. 2020-068, unless determined to be inapplicable to the specific development proposal.

VI. Amendments to the Master Plan:

Master Plan amendments shall be in accordance with the standards and procedures set forth by the Novato Municipal Code, as may be amended from time to time.

Notes:

¹ Unless defined herein, see the Novato Municipal Code for definitions, development standards, and/or performance standards associated with a particular land use and development standard.

EXHIBIT B

NATIVITY AT CHRIST GREEK ORTHODOX CHURCH (1110 Highland Drive)

NOVATO GENERAL PLAN 2035 CONSISTENCY FINDINGS

The Planning Commission hereby finds the Project to be consistent with Novato General Plan 2035, including, but not limited to, the following applicable general plan policies and programs:

Novato General Plan 2035:

LAND USE CHAPTER

Land Use (LU) Policies -

LU Policy 1: Implementation of Land Use Map. Implement the Land Use Map (Map GP-1) and Land Use Designations (Table GP-3) by approving development and conservation projects consistent with adopted land use designations, densities, and intensities. Ensure consistency between the General Plan, Zoning Ordinance and other land use regulations.

Facts in Support: The Project Site has a General Plan land use designation of R1, which allows for religious facilities and wireless telecommunications facilities. The R1 land use designation establishes a maximum allowable floor area ratio (FAR) of 40 percent for non-residential uses. In this instance, the Project involves the addition of a new narthex entryway and pavilion contributing to the existing FAR, resulting in a total FAR of 34.6 percent based on net lot area after reductions were taken pursuant to the Hillside Ordinance. The proposed rooftop dome addition does not contribute to the existing FAR because it will be open to the ground floor. The new shade structure likewise does not count towards FAR. As such, the total area of the proposed additions (narthex and pavilion) is within the maximum FAR established for the R1 land use designation.

Based on the facts set forth above, and the Record as a whole, the Planning Commission finds the Project to be consistent with Policies LU Policy 1.

Community Character (CC) Policies -

CC Policy 3: Hillsides. Protect Novato's hillsides and ridgelines from erosion, slope failure and visual impacts by limiting the extent and location of new development and ensuring that new development complies with the requirements of the Hillside and Ridgeline Protection ordinance in the Zoning Code.

Facts in Support: The existing church use was established at the Project Site in 1979 and pre-dates adoption of the Hillside Ordinance implementing CC Policy 3. The Project involves additions to the existing church buildings which intentionally emphasize Greek Orthodox church architecture.

The Project Site has an area of 5.14 acres. The proposed narthex entryway and pavilion additions and associated site improvements are located north and northwest of the existing church building and will be visible from Highland Drive. This is the flatter portion of the Project Site and the proposed additions have been designed to be architecturally compatible with the existing church building and minimize changes to existing topography. The Project Site dramatically slopes downward south, west and east, with the church buildings located in the areas of higher topographic relief. Accordingly, to minimize soil movement and disturbance to the existing topography, the Project's site design locates new development on less sloped areas.

As observed in the discussion regarding Policy CC 12 below, the proposed narthex and dome elements are symbolic features of traditional Greek orthodox church architecture that have been designed in a way that is intentionally respectful to the surrounding pattern of residential development while also enhancing the architectural character of the existing building.

NMC [Section 19.26.050.J.3](#) (Hillside Project Development Standards – Height Measurement) requires:

“The maximum allowable building height shall be measured in compliance with NMC Section 19.20.070 (Height Limits and Exceptions), with the exception that either the existing pre-developed grade, or the finished grade, whichever has the lower elevation, shall be utilized”.

Furthermore, NMC [Section 19.20.070](#) establishes that *“The maximum allowable height shall be measured as the vertical distance from finished grade at the base of the structure to an imaginary plane located the allowed number of feet above and parallel to the finished grade at any point.”*

Accordingly, a building's height must be based off a measurement from the lowest point of the structure to the highest building element and along any point at its base. The Hillside Ordinance allows for a height limit of 35-feet for non-residential buildings, with the opportunity to potentially increase this height by up to 20 percent (42-feet) if Design Review findings can be made to support allowing additional building height. However, a project proposed through the master plan and precise development plan does not need to be designed to comply with traditional site design and development standards of the Zoning Ordinance, including the Hillside Ordinance, because the Planned District (PD) process allows a review authority to consider allowing deviations from the design provisions of the Zoning Ordinance.

In this instance, the proposed rooftop dome element measures to 53-feet at the southern elevation and approximately 58-feet at the western elevation (facing Highland Drive), which exceeds the Hillside Ordinance's base height limit of 35-feet and the discretionary height limit of up to 42-feet. Accordingly, the Applicant has requested the City consider allowing the proposed height of the Project through the PD zoning process. Please refer to the discussion for CC Policies 12 and 13 regarding the rationale to support allowing the dome to exceed the noted height limits.

The Project's site design minimizes disturbance to the existing topography. As such, the Project design is sensitive to the sloped topography of the Project Site because the proposed improvements are located within the areas of the parcel with less topographic relief. The Project does not involve the removal of any existing trees. Access to the Project Site is taken from Highland Drive and

remains unchanged with the Project. The Project is located in the flatter portion of the subject parcel and will be visible from Highland Drive. The proposed additions are architectural enhancements to the existing church buildings and are sufficiently setback (approximately 185-feet) from the closest residential properties. The Project also includes planting new trees to help diffuse views of the retaining walls necessary to support the narthex and its accompanying plaza.

As previously discussed, the Project Site slopes downward south, west, and east, with the church buildings located in the areas of higher topographic relief. Accordingly, the site design has purposefully avoided development in areas of the property where new construction would be highly visible.

Based on the facts set forth above, and the Record as a whole, the Project to be consistent with Policy CC 3.

CC Policy 12: Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood, and consistent with adopted City policies and design guidelines. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

CC Policy 13: Architectural Character. The architecture of new development should be authentic to the style being expressed, with appropriate finish details (materials, colors, application techniques).

Facts in Support (CC Policies 12 & 13): The Project Site is a 5.14-acre parcel that is bordered by established single-family residential neighborhoods. The homes in these residential neighborhoods are predominantly two-story structures.

The proposed building additions maintain and enhance the architectural features of the existing church buildings. For example, the proposed narthex (entryway) and dome addition will use the same siding, trim, roofing material, and colors from the existing church building. The proposal incorporates a rough stucco Mediterranean finish for the siding material, clay Spanish roof tiles, bronze metal framed windows, and mosaic artwork, as well as custom wood doors for the narthex addition. By using similar colors and materials, the proposed additions will be compatible with and complement the architecture of the existing church buildings. The proposed narthex and dome elements are symbolic features of traditional Greek Orthodox church architecture that have been designed in a way that is intentionally respectful to the surrounding pattern of residential development while also enhancing the existing church's architectural character.

The dome proposed by the Church raises the height of the existing church above the City's maximum discretionary height limit (42-feet) that can be allowed through a Design Review action. A building or attached feature exceeding this height limit can be approved through the City's Planned District (PD) zoning process provided such an allowance is found to be consistent with the General Plan and applicable findings. As discussed at the DRC workshop for the Project, the

proposed dome is a traditional design element of Greek Orthodox churches and is compatible with the overall architectural theme of the Project. Further, the additional height of the dome is inconsequential from aesthetic perspective since the dome is a relatively small feature (500 square feet) given the overall size of the existing church and recognizing the significant distance (185-foot) between the church and the nearest residences on Highland Drive. Overall, views of the church are not anticipated to change in any appreciable or negative manner with the additional building height to accommodate the dome.

The Project includes a row of black poplar (*Populus nigra*) along the proposed “walk of faith” and a grove of olive trees in the open area between the church and Highland Drive. These plantings are proposed in response to the Design Review Commission’s request to consider landscape elements to improve the visual transition between the church and the residences on Highland Drive, as well as to help diffuse views of the retaining walls for the narthex and its plaza. The proposed trees are complimentary to the architecture of the Project, serve to screen views of the noted retaining walls, and create an acceptable visual transition between the church and the nearby homes on Highland Drive.

The plans for the Project provide a conceptual lighting design, including up-lighting of newly proposed trees. The installation of up-lighting is not recommended given concern about creating glare due to the elevated position of the church and its proximity to residences on Highland Drive. A more restrained approach to site lighting is warranted. Given this circumstance, the Precise Development Plan includes a condition of approval allowing Dark Sky compliant bollard lighting located along the driveway connecting to Highland Drive, at the plaza entry to the narthex, and along the walkway (“walk of faith”) along the west side of the church building and the plaza; up-lighting is not allowed. Compliance with this condition would ensure the Project’s lighting design is compatible with the surrounding neighborhood, consistent with CC Policy 12.

This Project, as conditioned by the Precise Development Plan, is consistent with surrounding residential development and complimentary to the existing church’s architecture. Based on the observations above, the Project is consistent with the pattern of development, topography, character, scale, and ambiance of the surrounding neighborhoods consistent with CC Policy 12. Similarly, the Project features details that are authentic to traditional Greek Orthodox church design, including the specific colors, materials and building elements proposed for the narthex, dome, pavilion, and shade structure.

Based on the facts set forth above, and the Record as a whole, the Project is consistent with Policies CC 12 and 13.

ENVIRONMENT CHAPTER

Environmental Stewardship (ES) Policies -

ES Policy 15: Scenic Resources. Protect visual values on hillsides, ridgelines, and other scenic resources. Development should be located and designed to protect views of important scenic resources identified on Figure ES-5.

ES Program 15a: Hillside and Ridgeline Protection. Ensure that new development complies with the requirements of the Scenic Resources Protection Ordinance and the Hillside and Ridgeline Protection Ordinance in the Zoning Code.

Facts in Support: The Project Site is not included as a ridgeline and scenic resource on Figure ES-6. The Project has been reviewed for consistency with the City's Hillside and Ridgeline Protection Ordinance. The development intensity contemplated by the Master Plan and Precise Development Plan were established based on the development intensity reduction factors of the Hillside Ordinance.

Based on the facts set forth above, and the Record as a whole, the Planning Commission finds the Project to be consistent with Policies ES 15 and 15a.