

Community Development Division

Contra Costa County

CONTINUED FROM NOVEMBER 1, 2011
CONTRA COSTA COUNTY PLANNING COMMISSION
TUESDAY, NOVEMBER 8, 2011

SUFISM REORIENTED RELIGIOUS SANCTUARY

I. INTRODUCTION

SUFISM REORIENTED (Owner and Applicant), County Files LP08-2034 and MS09-0008:
Applicant requests approval of a Land Use Permit AND Minor Subdivision as follows:

Land Use Permit # LP08-2034: This is a request for a Land Use Permit to allow construction of a new sanctuary on approximately 3.12 acres. The proposed project includes: (1) a 66,074 square foot sanctuary building that includes a prayer hall, administrative offices, a library, classroom, archives, art and music program space, and related ancillary uses. Approximately 46,074 square feet of the building would be located below ground, including the administrative offices, bookstore, art studio, art storage, chorus rehearsal, video and audio production, music mixing and scoring, reception area, multi-purpose room, film/video and photo library, a music, drama, and dance studio, a coat room, women's and men's restrooms, and a kitchen. The 46,074 square feet includes approximately 13,800 square feet as open areas referenced as a rotunda, plaza, and east and west galleries (hallway) and a grand staircase; (2) a request for parking reduction based on a Transportation Demand Management Program (TDM) which includes the promotion of carpool, shuttle service, pedestrian and secure bicycle parking; (3) the removal of approximately 58 trees and the planting of at least 165 new trees; (4) the excavation and removal of soil (approximately 40,000 cubic yards of soil) an estimated 3,300 truck load of soil to be exported; and (5) demolition of three existing single family residences.

Minor Subdivision # MS09-0008: The applicant requests approval of a minor subdivision for the merging of seven (7) lots into one (1) parcel to create approximately 3.12 acres. The project addresses are 11 White Horse Ct., 1354, 1360, 1364, 1366, and 1384 Boulevard Way within the unincorporated (Saranap) Walnut Creek area of Contra Costa County [Zoning: Single Family Residential, 10,000 square foot minimum parcels (R-10); (General Plan: Single Family Residential High Density (SH), (Census Tract: 3410.00) (Parcel Nos. 184-450-006, 007, 012, 031, 032, 033, 034) (Zoning Atlas page:N-13)]

II. PROJECT BACKGROUND

On October 25th and November 1st of 2011, the County Planning Commission received additional testimony from the public which consisted of comments from both those who were in support and opposed to the Project. At the conclusion of testimony, the applicant was provided the opportunity to rebut. Following the applicants rebuttal, the Commission closed the public hearing and continued to a scheduled meeting on November 8, 2011 for staff responses and the Commission's decision.