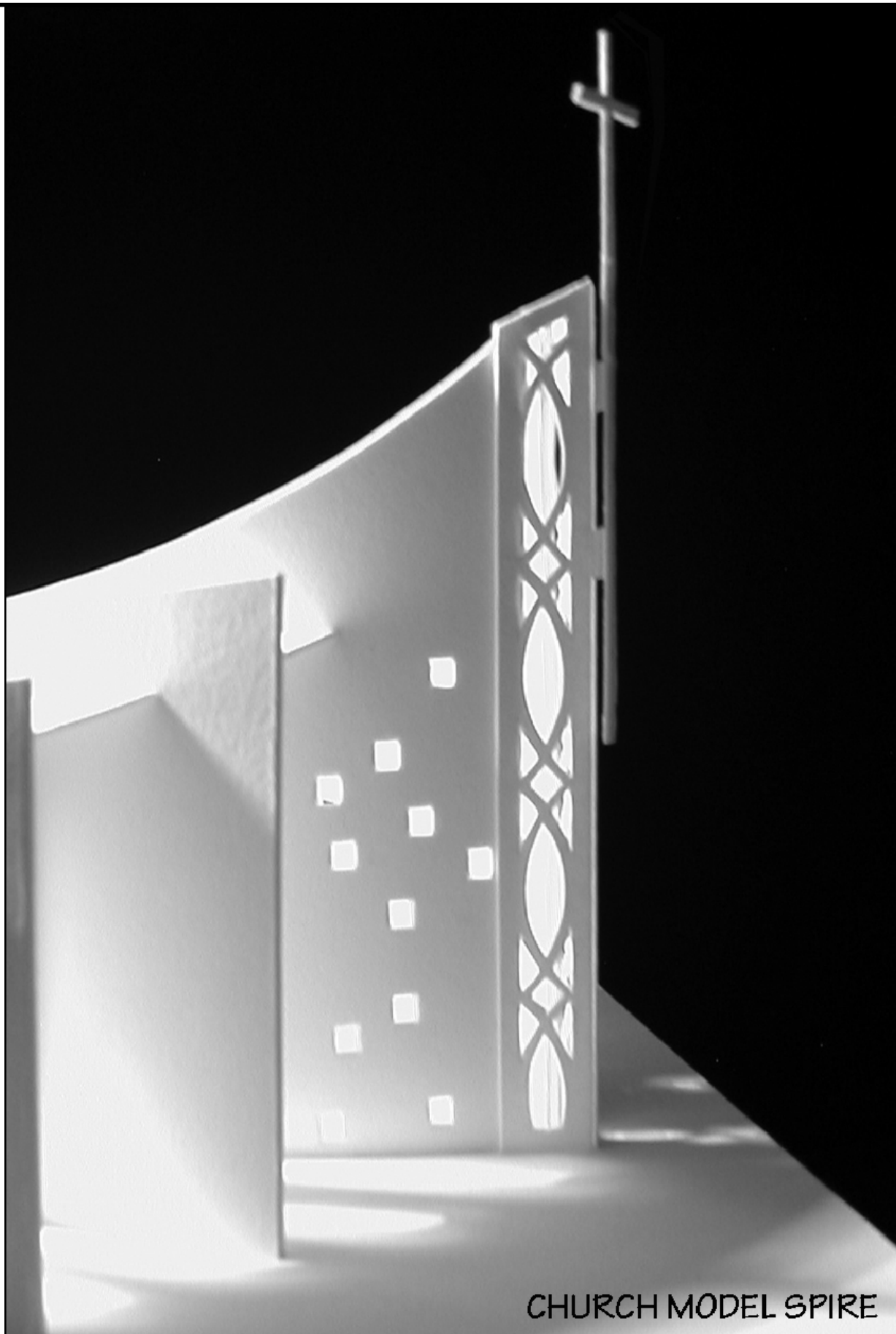
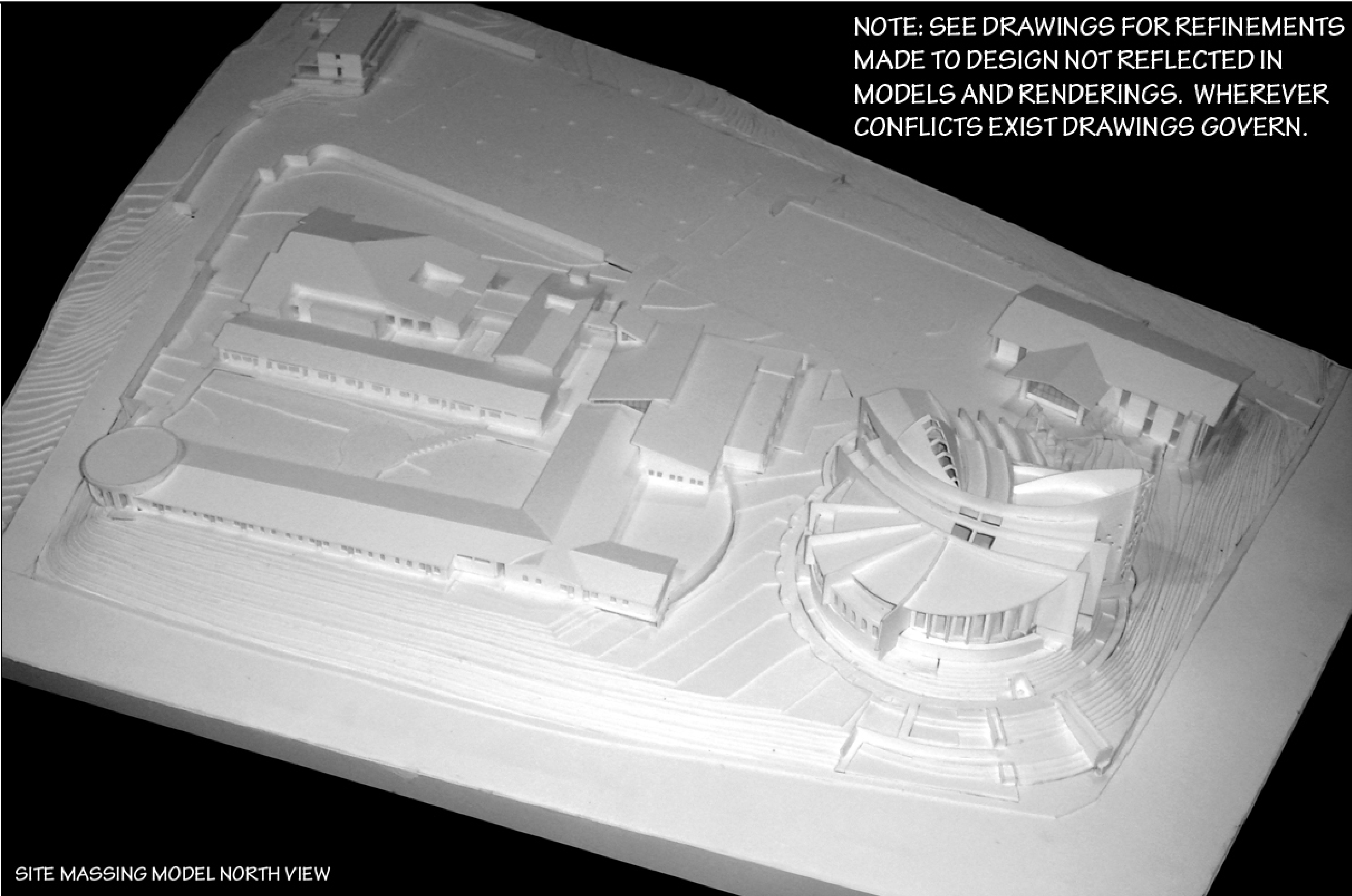




CHURCH MODEL SPIRE



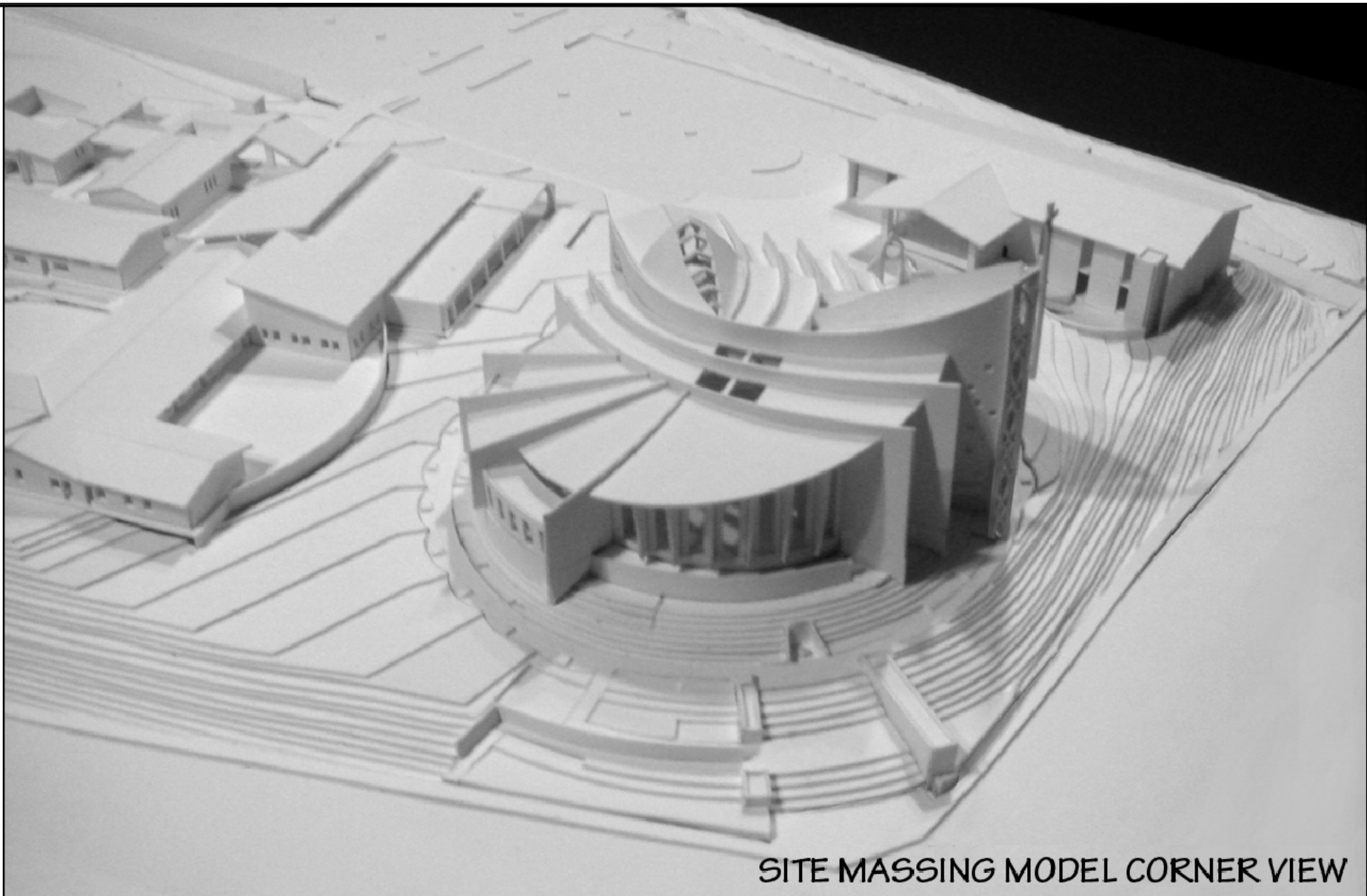
WAYFARER'S CHAPEL SPIRE



SITE MASSING MODEL NORTH VIEW



NEW CHURCH AS SEEN FROM CREST/CRENSHAW INTERSECTION



SITE MASSING MODEL CORNER VIEW



CHURCH MODEL CORNER VIEW



PALOS VERDES STONE

## SITE DESIGN CONCEPTS NARRATIVE

- The original 1961 site masterplan indicated a new 1200 seat church to be built at the Crest Crenshaw corner facing the community. The existing building currently serving as a sanctuary was never intended to be the permanent sanctuary and was planned to be converted to a Hall when the permanent church was built on the corner. The original parking lot was also planned over-size in anticipation of the new 1200 seat sanctuary. Over the years, a large portion of the northwest parking has been adapted to serve as play area for the K-8 parochial school students. The proposed masterplan is consistent with the original plan to place the new sanctuary on the corner. The 1961 site plan is included as sheet A2.13 in our submittal for reference.
- The existing property currently operates with 2 driveways, which will not change. These two driveways however are too steep to accommodate a pedestrian sidewalk accessing the property that is handicap accessible. An accessible walkway to the public way is a requirement for egress in the event of fire for assembly occupancies such as a church. A new 1:20 low slope walkway is proposed that gently transverses across the hillside on the Crest-Crenshaw corner and meets up with the existing public sidewalk. This sidewalk requires the hillside to be re-graded with a more subtle slope. The hillside will be planted with a semi-transparent lacey layer of Sycamore trees that provides for some screening to the new sanctuary while also providing a more welcoming inviting image to the community. The current mature heavy plant screening has long sent the message that visitors are not welcome at the parish, which is the opposite of the parish's mission. The existing mature landscape buffer will remain in all property boundaries other than the corner, which will be refined as indicated on the landscape plan.
- New lawn and hard-court play areas will be provided for the school that are contiguous with the existing school courtyard and wrap around the front of Barrett Hall so that the children will not have to cross vehicular traffic to access play areas.
- The existing campus entry has stairs that will be removed and the primary entries re-graded to accommodate low slope walkways that are handicap accessible.
- The proposed masterplan results in a larger percentage of open space on the site than the current site plan. This is arrived at by improving the efficiency of the parking layout and replacing play areas in asphalt overflow parking areas with lawn and more pervious surfaces. The resulting 51% of open space exceeds all Rancho Palos Verdes Residential district open space percentage requirements other than RS-5 which requires 52%.

## Building Design Concepts Narrative

- The new church is designed to orient to the Crest Crenshaw Intersection diagonally with rooflines that sweep up dynamically and unfold upon approach to the intersection corner. The rooflines begin low at 15'-0" to relate to the existing residentially scaled community and the existing buildings on the St. John Fisher property. The building height culminates at the Tower, which houses a small chapel with the cross on top. The height limit that applies to residential communities in Rancho Palos Verdes would not be appropriate for a church sanctuary and would not look aesthetically proportionate on a broad larger building footprint such as this. The church site is at a high point compared to the surrounding property developments and therefore does not impair views from any adjacent property. In terms of mass and bulk, it is important to note that only approximately 33% of the building's roof areas are in excess of 33'-2" in height as a percentage of the building footprint or total roof areas of which the majority of this area is in the tower.
- The church architecture is designed to compliment and contrast the existing parish property architecture since the sanctuary is the most significant building on a church property and thus demands more focus. The administration building is designed with higher rooflines than the existing structures to provide a visual screen to the older buildings and unify the appearance of the campus entry. Building materials include neutral warm cream toned plaster with grayish green Vermont slate colored roof tile and some bronze penny tone weathered copper roofing. The finished are intended to blend with the coastal environment. The existing buildings will be painted to match the new color scheme.
- Community context for the project design is found in Wayfarer's Chapel at the tall tower element with the cross. The angled walls and crisp lines of the Wayfarer's Chapel tower are incorporated and softened with curves in the tower design at the church. Additionally, the Palos Verdes limestone or similar stone in appearance is proposed at the new corner sign wall and site walls as well as some building elements throughout.