

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A SHARED PARKING CONDITIONAL USE PERMIT FOR A CHURCH LOCATED IN AN EXISTING BUSINESS PARK AT 20850 LEAPWOOD AVENUE.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, City of Truth Ministries, with respect to real property located at 20850 Leapwood Avenue, Suite #J, K, L, and described in Exhibit "A" attached hereto, requesting the approval of a shared parking Conditional Use Permit for a church located in an existing business park in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1. The application includes:

- Conditional Use Permit (CUP) for parking facilities that are shared by two or more uses and whose hours of demand do not substantially overlap (CMC Section 9162.24.F.).

A public hearing was duly held on December 11, 2007, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notices of time, place and purpose of the aforesaid meeting were duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearings.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property as Light Industrial which is compatible with the proposed use. The proposed use will be consistent with the surrounding commercial and industrial uses and is appropriate for the subject property as proposed, subject to the conditions of approval.
- b) The site is also adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are commercial and industrial uses and the proposed project is compatible with those uses. The site is 3.38 acres in size, and is flat.
- d) Subject to the signed affidavit indicating the hours of operation for the uses, the proposed shared parking conditional use permit meets all off-street parking requirements since the church operates on Sunday while all other uses operate during the weekdays. Furthermore, circulation on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided with the on-site private driveway.

- e) The total number of parking spaces available is 133 and peak parking requirement for any day of the week will not exceed the 133 parking spaces provided at the site. Therefore, adequate parking is available for all affected uses located at the business park.
- f) The proposed shared parking conditional use permit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9162.24(B), "Automobile Parking Spaces Required for Mixed Uses" and Section 9172.21(D), "Conditional Use Permit" are made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit No. 651-07 will not have a significant effect on the environment. The existing facility will not alter the predominantly character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the general rule of CEQA, Section 15321.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 651-07 with respect to the property described in Section 1 hereof, subject to the conditions and plans set forth in Exhibit "B" respectively attached hereto

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF DECEMBER, 2007

CHAIRMAN

ATTEST:

SECRETARY