



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 14, 2008
 SUBJECT: Design Overlay Review No. 1289-08
 Conditional Use Permit No. 708-08
 Variance No. 508-08

APPLICANT: Bob Oliver, Senior Pastor
 Harbor Community Church of God
 21521 South Avalon Boulevard
 Carson, CA 90745

REQUEST: To construct an 11,516-square-foot two-story church located in the RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay) zoning district

PROPERTY INVOLVED: 21739 and 21745 Dolores Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Verrett
		Cannon			

Item No. 11-A

I. Introduction

Date Application Received

- August 28, 2008: Design Overlay Review No. 1289-08; Conditional Use Permit No. 708-08; and Variance No. 508-08

Property Owner

- Brenda Albarran et al, 21739 Dolores Street, Carson, CA 90745
- Ronald & Sharon Martinkus, 21745 Dolores Street, Carson, CA 90745

Property Applicant

- Bob Oliver, Senior Pastor, 21521 South Avalon Boulevard, Carson, CA 90745

Project Address

- 21739 and 21745 Dolores Street, Carson, CA 90745

Project Description

- Proposed two-story church consisting of 11,516 square feet and an over-height cross of 51 feet exceeding the permitted 30-foot height requirement.
- The application includes the following:
 - Design Overlay Review No. 1289-08, for the approval to construct a new two-story 11,516-square-foot church
 - Conditional Use Permit No. 708-08, to permit a church in an RM zoning district.
 - Variance No. 508-08, for a 51-foot high cross structure, which exceeds the 30-foot height requirement.

II. Background

Current Use of Property

- The property is developed with existing residential dwellings which will be demolished and removed.

Previously Approved Discretionary Permits

- There is record of two previously approved discretionary permits on the subject properties. Design Overlay Review No. 195-82 was approved in 1982 for a two-



car garage and Design Overlay Review No. 484-89 was approved in 1989 for a 2,601-square-foot garage.

Public Safety Issues

- After consulting with the Public Safety Department it was determined that there is no zoning code enforcement cases associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 21739 and 21745 Dolores Street.
- The project site consists of two parcels containing approximately 39,558 square feet. The existing residential dwellings will be demolished and removed.
- Residential uses surround the subject property with exception to an existing church property to the west.
- The proposed church consists of a two-story building with approximately 11,516 square feet of floor area. The first floor will be 8,516 square feet and consists of a lobby, fellowship hall, offices, restrooms, food service storage area, kitchen, and a sanctuary. The second floor is approximately 3,000 square feet and consists of a library, media room, storage areas, and classrooms.
- The proposed project provides 71 parking spaces and meets CMC Section No. 9162.21 B. 8 (Church) requirements of 71 parking spaces. The CMC referenced section requires 1 space for each 5 fixed seats; the applicant is providing 149 fixed seats which require 30 parking spaces. The CMC section also requires the area within the largest assembly room not occupied by fixed seats, pews or bench, to provide 1 space for each 35 square feet of net floor area. The area not occupied by fixed seats is approximately 1,435 square feet, which requires 41 parking spaces. The proposed project provides 71 parking spaces which meets the parking requirements of the CMC.
- The proposed project meets all property development standards within the RM-12-D zoning district and meets the Los Angeles County Fire Department requirements of providing a "no-parking in fire lane" turn-around area. The project provides landscaping via evergreen pine trees on its south property line to minimize any potential evasion of privacy into the residences yard space located to the south of the proposed two story classroom window area.
- The applicant requests a variance from CMC Section 9126.12 in order to exceed the 30-foot height requirement and allow a 51-foot high cross structure in the RM-12-D zoning district. Pursuant to CMC Section 9172.22, a variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives the property of privileges enjoyed by other property in the vicinity and identical zoning classification.



- The proposed church has submitted a monument sign that complies with CMC signage requirements.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RM-12-D (Residential Multiple Dwelling, Design Overlay Review) and surrounding properties share the same zoning designation.
- The subject property has a General Plan Land Use designation of Medium Density.

Applicable Zoning Ordinance Regulations

The proposed church construction is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) and Conditional Use Permit (CUP) procedures as provided in Section 9172.23 and Section 9172.21, respectively. The request for an over-height structure exceeding the 30-foot height limit in the RM-12-D zoning district requires approval of a Variance request in accordance with Section 9172.22 of the CMC.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21.D, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.



4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

Required Findings: Variance

Pursuant to Section 9172.22, Variance, the Planning Commission may approve a variance only when the following finding can be made in the affirmative:

1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The subject property has a special circumstance in that it is a church use in a multifamily zone. Although the 30-foot height limit is appropriate for residential uses, an increase in height is required for the church in order to distinguish it from adjacent residential uses.

The variance request for increased height is justified since other churches in the city have been granted similar variances. Approval of the variance request would allow the proposed church to achieve a similar height as compared with existing churches.

All of the required findings pursuant to Section 9172.23(D), "Site Plan and Design Review, Section 9172.21 (D) "Conditional Use Permit" and Section 9172.22 "Variance" Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Project Aesthetics/Privacy Intrusion: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the project must be harmonious and attractive to the area.
 - *Mitigation:* The applicant shall provide landscaping with trees and shrubs and an automatic drip irrigation system along each property boundary. To protect the privacy of adjoining property owners to the south the applicant shall plant evergreen pine trees along the southern boundary directly across the two story classroom windows.
- Issue – Safety of Circulation: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the project must provide safe circulation for pedestrians and vehicles.
 - *Mitigation:* The project shall be developed with a 28 foot wide "no parking fire lane" as approved by the Los Angeles County Fire Department and as depicted on proposed site plan.
 - *Mitigation:* As an added safety circulation protection, the applicant shall provide an emergency/traffic overflow opening on the west side of the property to be shared with the adjacent church property. This will

require the recordation of a "cross-access" vehicular ingress and egress easement. Further, any gate that is constructed for this opening shall have installed a Fire Department approved emergency gate opening device.

IV. Environmental Review

Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), the construction of the proposed church is an in-fill development, does not have the potential for causing a significant effect on the environment, and is found to be categorically exempt.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1289-08, CONDITIONAL USE PERMIT NO. 708-08, AND VARIANCE NO. 508-08 FOR THE PROPERTIES LOCATED AT 21739 AND 21745 DOLORES STREET."

VI. Exhibits

1. Resolution
2. Development Plans

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Manager

DOR No. 1289-08 & CUP No. 708-08 & VAR No. 508-08 4



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1289-08, CONDITIONAL USE PERMIT NO. 708-08, AND VARIANCE NO. 508-08 FOR THE PROPERTIES LOCATED AT 21739 AND 21745 DOLORES STREET

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, Bob Oliver, Senior Pastor, with respect to real property located at 21739 and 21745 Dolores Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review (DOR) No. 1289-08, Conditional Use Permit (CUP) No. 708-08, and Variance (VAR) No. 508-08 to construct an 11,516-square-foot two-story church in the RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay) zone.

A public hearing was duly held on October 14, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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 Medium Density which is compatible with the proposed use. The proposed church will be consistent with the surrounding residential uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily residential uses and the proposed project is compatible with those uses. The site is 39,558 square feet, relatively flat, and is located in a residential area.
- d) The proposed site plan provides 71 parking spaces and meets Section No. 9162.21(B), Church parking requirements, of the Carson Municipal Code (CMC) for 71 parking spaces. Therefore, circulation and street parking on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided.
- e) A monument sign has been prepared that complies with CMC signage requirements.



- f) The Los Angeles County Fire Department has reviewed the proposed project and the revised site plan incorporates Fire Department no parking in fire lane requirements.
- g) The applicant requests a variance from CMC Section 9126.12 in order to exceed the 30-foot height requirement and allow a 51-foot high cross structure in the RM-12-D zone district. Pursuant to CMC Section 9172.22, a variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives the property of privileges enjoyed by other property in the vicinity and identical zoning classification.
- h) The subject property has a special circumstance in that it is a church use in a residential multifamily zone. Although the 30-foot height limit is appropriate for residential uses, an increase in height is required for the church in order to distinguish it from adjacent residential uses.
- i) The variance request for increased height is justified since other churches in the city have been granted similar variances. Approval of the variance request would allow the proposed church to achieve similar height as compared with existing churches.
- j) The proposed DOR, CUP and VAR applications for the proposed church 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 9172.23 (D), "Design Overlay Review", Section 9172.21 (D) "Conditional Use Permit" and Section 9172.22 "Variance" Approval Authority and Findings and Decision can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed use will not alter the predominantly residential character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15332 "In-Fill Development Projects" of the CEQA (California Environmental Quality Act) Guidelines.

Section 5. Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 708-08, Variance No. 508-08, and Design Overlay Review No. 1289-08 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" 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 14TH DAY OF OCTOBER 2008

CHAIRMAN

ATTEST:

SECRETARY

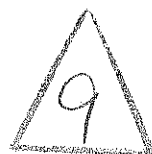


EXHIBIT "A"

21739 Dolores Street:

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

The Northerly 66 feet of the Southerly 330 feet of Lot(s) 46 of Tract No. 1 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35 Page(s) 31 of maps, in the Office of the County Recorder of said County.

21745 Dolores Street:

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

The Northerly 66 feet of Southerly 264 feet of Lot 46, Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35 Page 31 of maps, in the Office of the County Recorder of said County, by Certificate of Compliance, recorded September 4, 1979 as Instrument No. 79-986729, Official Records.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1289-08, CONDITIONAL USE PERMIT NO. 708-08
AND VARIANCE NO. 508-08

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1289-08, Conditional Use Permit No. 708-08, and Variance No. 508-08 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.



8. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1289-08, Conditional Use Permit No. 708-08, and Variance No. 508-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
9. The applicant shall submit for a lot merger as per CMC Section 9207.27
10. The applicant shall construct an 8 foot wall along the rail going up to the pulpit and altar area.

AESTHETICS-/ PRIVACY INTRUSION/SIGNAGE

11. The applicant shall provide landscaping with trees and shrubs and an automatic drip system along each property boundary to the satisfaction of the Planning Division. To protect the privacy of adjoining property owner to the south the applicant shall plant evergreen pine trees along the southern boundary directly across the two story classroom windows.
12. The applicant shall submit a landscape and irrigation plan to the Planning Division prior to issuance of a building permit. The applicant shall maintain all landscaping with an automatic irrigation system.
13. The applicant shall obtain a sign permit for the proposed monument sign.

CIRCULATION-FIRE DEPARTMENT SAFETY

14. The project shall be developed with a 28-foot wide "No Parking – Fire Lane" as approved by the Los Angeles County Fire Department and as depicted on the proposed site plan. As an added safety circulation protection the applicant shall provide an emergency/traffic over-flow opening on the west side of the property to be shared by the adjacent church property. This emergency opening will require the recordation of a "cross-access" vehicular ingress/egress easement. Further, all gates will require a Fire Department approved emergency opening device.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:



15. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
16. The Developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
17. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
18. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
19. A construction permit is required for any work to be done in the public right-of-way.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

20. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
21. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
22. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
23. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
24. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
25. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 5-ft of additional right-of-way abutting the development along Dolores Street. New Right-of-Way line shall be 30-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of



the City Engineer and Recordation with County Recorders Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.

26. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (*if any*) along Dolores Street
 - b. Sewer Main Improvements (*if any*) along Dolores Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (*if any*) along Dolores Street as determined by the aforementioned requirement.
27. All existing overhead utility lines less than 50 kilovolts, within the public right-of-way (**off-site**), along the frontage of the proposed development, shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
28. Construction bond is required for all work to be done within the public right of way and shall be submitted and approved by Engineering Services.
29. Proof of Worker's Compensation and Liability Insurance.

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

30. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
31. Repair any broken or raised sidewalk, curb and gutter along Dolores Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
32. Due to the Right-of-Way dedication requirement, the developer shall realign and construct new sidewalk, curb and gutter and street pavement along Dolores Street per City of Carson Standard, and provide a transition on adjacent existing improvements. (New alignment of improvements may require existing utilities to be relocated)
33. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.



34. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
35. Remove existing street light along the frontage of the proposed development and install street light(s) on concrete poles with underground wiring along Dolores Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
36. All existing overhead utility lines less than 50 kilovolts along Dolores Street **within (on-site)** the proposed development, shall be undergrounded to the satisfaction of the City Engineer.
37. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
38. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
39. Install striping and pavement legend per City of Carson standard.
40. Paint Curbs Red along Dolores Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
41. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
42. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
43. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
44. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
45. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.

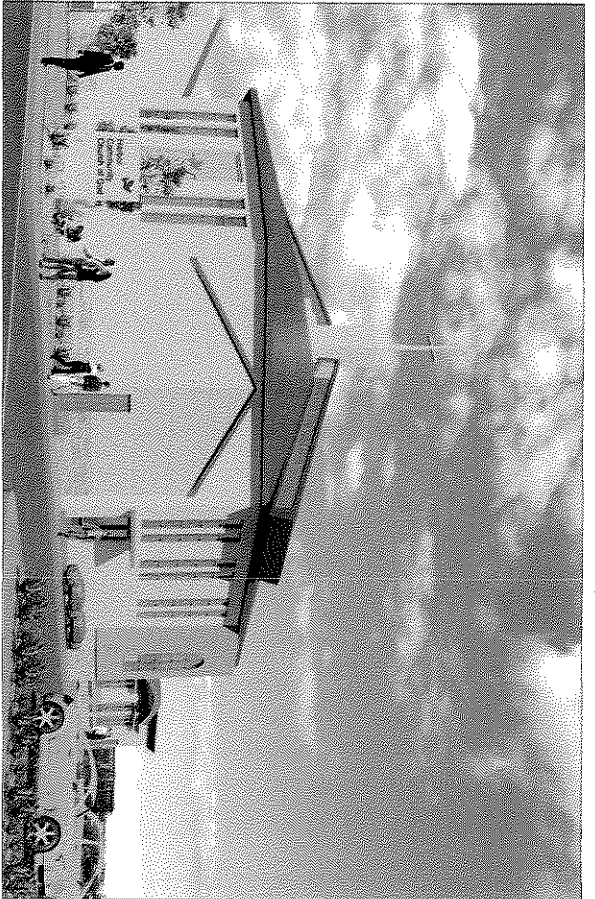


46. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
47. As necessary, the applicant shall remove and replace any broken driveway approach per City of Carson Standard.
48. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

49. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.





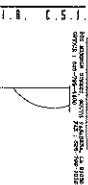
PROPOSED FRONT ELEVATION



PROPOSED LATERAL ELEVATION



ARCHITECTURE • ENGINEERING



PROJECT NAME & SITE ADDRESS
**HARBOR COMMUNITY
 CHURCH OF GOD**
 1700 S. 10TH ST.
 TAMPA, FL 33606

ARCHITECT
**PROSPECTIVE
 ARCHITECTURE**
 1700 S. 10TH ST.
 TAMPA, FL 33606

EX. 2

117

DATE: 08/11/11
 DRAWING NO.: 117
 SHEET NO.: 117

DATE: 08/11/11

PROJECT: HARBOR COMMUNITY CHURCH OF GOD
 ARCHITECT: PROSPECTIVE ARCHITECTURE
 DATE: 08/11/11
 SHEET NO.: 117

A-4

117

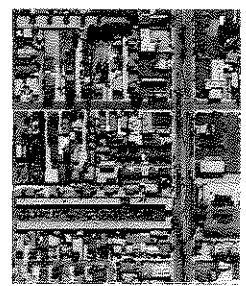
HARBOR COMMUNITY CHURCH OF GOD

21739-21745 DOLORES STREET CARSON, CA. 90745

ALL WORK AND MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CARSON. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION.

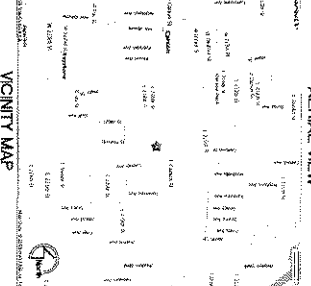
APPLICABLE CODE INFORMATION

4	Architect	ARC	Architect
5	Structural Engineer	SE	Structural Engineer
6	Professional Engineer	PE	Professional Engineer
7	Professional Engineer	PE	Professional Engineer
8	Professional Engineer	PE	Professional Engineer
9	Professional Engineer	PE	Professional Engineer
10	Professional Engineer	PE	Professional Engineer
11	Professional Engineer	PE	Professional Engineer
12	Professional Engineer	PE	Professional Engineer
13	Professional Engineer	PE	Professional Engineer
14	Professional Engineer	PE	Professional Engineer
15	Professional Engineer	PE	Professional Engineer
16	Professional Engineer	PE	Professional Engineer
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22	Professional Engineer	PE	Professional Engineer
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26	Professional Engineer	PE	Professional Engineer
27	Professional Engineer	PE	Professional Engineer
28	Professional Engineer	PE	Professional Engineer
29	Professional Engineer	PE	Professional Engineer
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31	Professional Engineer	PE	Professional Engineer
32	Professional Engineer	PE	Professional Engineer
33	Professional Engineer	PE	Professional Engineer
34	Professional Engineer	PE	Professional Engineer
35	Professional Engineer	PE	Professional Engineer
36	Professional Engineer	PE	Professional Engineer
37	Professional Engineer	PE	Professional Engineer
38	Professional Engineer	PE	Professional Engineer
39	Professional Engineer	PE	Professional Engineer
40	Professional Engineer	PE	Professional Engineer
41	Professional Engineer	PE	Professional Engineer
42	Professional Engineer	PE	Professional Engineer
43	Professional Engineer	PE	Professional Engineer
44	Professional Engineer	PE	Professional Engineer
45	Professional Engineer	PE	Professional Engineer
46	Professional Engineer	PE	Professional Engineer
47	Professional Engineer	PE	Professional Engineer
48	Professional Engineer	PE	Professional Engineer
49	Professional Engineer	PE	Professional Engineer
50	Professional Engineer	PE	Professional Engineer



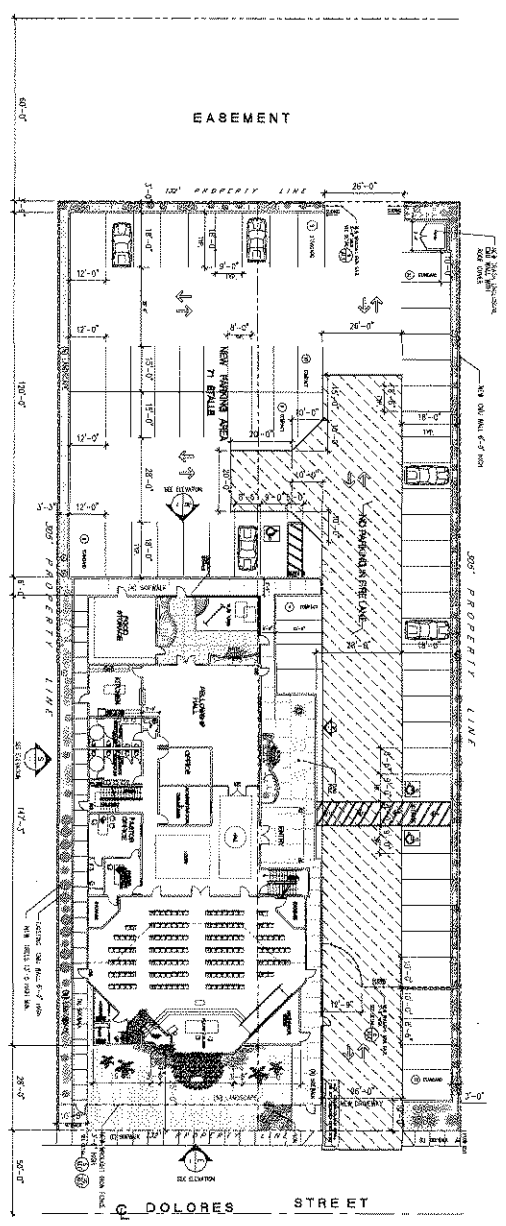
PROJECT DIRECTORY

OWNER:	HARBOR COMMUNITY CHURCH OF GOD
SITE ADDRESS:	21739-21745 DOLORES STREET, CARSON, CA 90745
APN:	7233000420 - 1233000422
LEGAL DESCRIPTION:	TRACT 1000000 2882 NEW BUILDING
DESCRIPTION OF WORK:	NEW BUILDING
TYPE OF CONSTRUCTION:	V - B
OCCUPANCY CODE:	A-3, E
# OF STORIES:	2
ZONING:	RM - 120
SITE AREA:	± 40,280 SF
MAXIMUM FOOTPRINT:	± 8,516 SF
LOT COVERAGE:	21%
LANDSCAPE TREATMENT:	± 4,332 SF (11%) W/ 6% SR
PERMITTED:	YES
CONTRACT NO.:	± 2,507 S.F.
COMMUNITY SERVICES:	± 5,009 S.F.
TOTAL:	± 8,516 S.F.
SECOND FLOOR:	
COMMUNITY SERVICES:	± 5,009 S.F.
TOTAL:	± 5,009 S.F.
COMMUNITY SERVICES:	± 5,009 S.F.
TOTAL:	± 5,009 S.F.
COMMUNITY SERVICES:	± 5,009 S.F.
TOTAL:	± 5,009 S.F.



DRAWING INDEX

A-1	TITLE SHEET, GENERAL NOTES
A-1.1	SITE PLAN, VICINITY MAP & PLAN VIEW
A-1.1.1	SITE DETAILS
A-2	PROPOSED FLOOR PLANS
A-3	PROPOSED ELEVATIONS
A-4	RENDERINGS



PROPOSED FLOOR PLANS

A-1

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