



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: February 23, 2009

SUBJECT: Extension of Time for Design Overlay Review No. 1276-08

APPLICANT/OWNER: Samoan Congregational Community Church
Attn: Mel Malele
324 West Carson Street
Carson, CA 90745

REQUEST: A one-year time extension for Design Overlay Review No. 1276-08 authorizing the remodel of an existing church with a new sanctuary located in the MU-CS (Mixed-Use-Carson Street) zoning district.

PROPERTY INVOLVED: 324 West Carson Street

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Diaz			Verrett
		Gordon			

I. Introduction

The applicant is requesting a one-year time extension for Design Overlay Review No. 1276-08, pursuant to approved Planning Commission Resolution No. 08-2239. The property is located at 324 West Carson Street, zoned MU-CS (Mixed-Use-Carson Street)

II. Background

On November 24, 2008, the Planning Commission recommended approval of an amendment to the Carson Municipal Code (CMC) permitting existing churches, temples or other places of religious worship with an approved Design Overlay Review within the MU-CS zone and approved DOR No. 1276-08 for church remodel with a new sanctuary contingent upon City Council approval of said amendment to the CMC. On April 7, 2009, the City Council approved Ordinance Amendment No. 09-1420 certifying the Planning Commission approval of DOR No. 1276-08. The applicant submitted a request for an extension of time on February 3, 2010, prior to the permit expiring.

III. Analysis

The applicant has stated that due to unforeseen financial constraints, financing for the project has taken longer than expected. The applicant is requesting that the Planning Commission extend the DOR permit for one year until April 7, 2011 to complete the development process.

IV. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time for Design Overlay Review No. 1276-08 until April 7, 2011; and
- **ADOPT** a minute resolution extending the approval to April 7, 2011

V. Exhibits

1. Planning Commission Resolution No. 08-2239 adopted on November 24, 2008
2. Letter from Applicant Requesting Extension of Time, Dated February 3, 2010

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp-Loadman, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-2239

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF CARSON RECOMMENDING APPROVAL OF AN ORDINANCE
TO THE CITY COUNCIL AND APPROVING DESIGN OVERLAY
REVIEW NO. 1276-08

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

Section 1. The Planning Commission held a public hearing and recommended approval to the City Council of an Ordinance Amendment to the Carson Municipal Code regarding permitting existing churches, temples, and other places of worship with an approved Design Overlay Review Application within the MU-CS (Mixed-Use – Carson Street) zone, as described in Exhibit "A."

A public hearing was duly held on November 24, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California by the Planning Commission of the City of Carson. 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. At the November 24, 2008 Planning Commission meeting, the Commission discussed the adequacy of the current ordinance, considered appropriate alternatives, reviewed the effects of such proposal on adjacent properties, and reviewed the Design Overlay Review Application No.1276-08 within the MU-CS zone. The Commission then directed staff to prepare an ordinance amendment that permits existing churches, temples or other places of worship with an approved Design Overlay Review Application within the MU-CS zone.

Section 4. Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the proposed project is an "In-Fill Development Project" and does not have the potential for causing a significant effect on the environment and is found to be categorically exempt.

Section 5. The Planning Commission finds that:

- a) The proposed ordinance amendment is intended to allow existing churches, temples, or other places of religious worship to be permitted with an approved Design Overlay Review Application, in accordance to CMC Section 9172.23.

- b) The proposed ordinance amendment is consistent with the policies and goals of the General Plan, Zoning Ordinance and Redevelopment Project areas.
- c) The Planning Commission further finds that the proposed project is considered an "In-Fill Development" and does not have the potential for causing significant adverse effects on the environment and pursuant to Section 15332 of the California Environmental Quality Act (CEQA) the project is found to be categorically exempt. The ordinance amendment will therefore generate no significant environmental impacts.

Section 6. Based on the aforementioned findings, the Planning Commission hereby recommends approval to the City Council of an amendment to the Carson Municipal Code regarding permitting existing churches, temples or other places of religious worship with an approved Design Overlay Review Application within the MU-CS zone, and approves Design Overlay Review Application No. 1276-08 as described in Exhibit "A".

Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 8. 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 24th DAY OF NOVEMBER, 2008.



SECRETARY



CHAIRMAN



EXHIBIT "A"

LEGAL DESCRIPTON

TRACT=3612 E 60 FT OF W 448 FT OF S 132 FT OF N 157 FT OF LOT 38

324 West Carson Street, Carson, CA 90745

TRACT# 20318 LOT 12

Breaking it down:

PARCEL 1:

The easterly 63.5 feet of the west on-half of lot 38 of tract 3612, in the City of Carson, County of Los Angeles, State of California, as per map recorded in book 40, pages 5 & 6 of maps, in the office of the county recorder of Los Angeles.

PARCEL 2:

The westerly 388 feet of lot 38, tract# 3612, in the City of Carson, County of Los Angeles, State of California, as shown on map recorded in book 40, pages 5 & 6 of maps

PARCEL 3:

The east 60 feet of the west 448 feet of lot 38 of tract # 3612, in the County of Los Angeles, State of Ca, as per map recorded in book 40, pages 5 & 6 of maps in the office of the county recorder.

Except there from the north 157 feet parcel 4, the east 60 feet of the west 508 feet of lot 38 of tract# 3612 in the city of Torrance.



Samoan Congregational Community Church of Carson



February 3, 2010

Zak Gonzalez II
Associate Planner
City of Carson
701 E. Carson Street
Carson, CA 90745

RE: Request for One Year Extension for Project Completion
Applicant: Mel Malele, Samoan Congregational Community Church in Carson
Ordinance No. 09-1420
DOR No. 1276-08

On April 7, 2009, City Council approved Ordinance Amendment No. 09-1420 and approved DOR No. 1276-08, addition of a new sanctuary and remodel of existing church hall at said property 324 West Carson Street.

The purpose of this letter is to request a one-year extension from April 7, 2010 to April 7, 2011, in order to meet the city's condition to complete the sanctuary and hall improvement project within one year. The slight delay since the filing and approval of our application was due to unforeseen financial constraints, which at this juncture have been resolved and allowing our project to commence and to be completed within the extension period mentioned above.

Enclosed is a check in the amount of \$150 required by the City to file the Extension of Time for Discretionary Permits.

Should you require additional information or have any concerns, please contact Susie Alofaituli at (562) 259-9872 or Mel Malele me at (310) 808-3951.

Sincerely,


Susie O'Brien Alofaituli
Secretary


Mel Malele
Project Designer

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Pastor: *Fiatusu Tavai*
Moderator: *Moeiseu Alofaituli*
Secretary: *Susie O'Brien Alofaituli*

Treasurer: *Kapeneta Pulemagafa*
Auditor: *Joy O'Brien*
Bingo Manager: *Fa'aiuga Viliamu*

324 West Carson Street, Carson, CA 90745 * PH: 310-350-6685 or 562-259-9872

