



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: October 26, 2010

SUBJECT: Modification No. 1 to Design Overlay Review No. 1329-09

APPLICANT: Dan Young, Architect  
for St. Philomena Parish (Attn: Nes Bantha)  
4056 Del Rey Avenue  
Marina Del Rey, CA 90292

REQUEST: To modify approved development plans in order to build a new church rectory/office building, rather than relocating an existing rectory/office building onto a residentially-zoned lot.

PROPERTIES INVOLVED: 21900 S. Main Street and 206 E. 219<sup>th</sup> Street

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#### COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

#### COMMISSIONERS' VOTE

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

## I. Introduction

The applicant is requesting approval of a modification No. 1 to Design Review No. 1329-09 to authorize an alternative to the development plans approved by the Planning Commission on April 27, 2010 (Exhibit Nos. 1, 2, and 3). The approved development plans depict a relocation of an existing 3,075-square-foot rectory/office building currently located on the west side of the church property onto an abutting property located at 206 E. 219th Street where an existing 1,100-square-foot single-family residence will be demolished.

The applicant wishes to continue with demolition plans of the single-family residence to provide room for a new rectory structure *to be built* on the residential property *rather than moving* the existing rectory structure from its current location. The new rectory is approximately 800 square feet larger than the original rectory, but similar in design and layout, and it will include an 800-square-foot attached garage. Upon construction of the new rectory structure, the existing rectory building will be demolished and new paving and striping for additional parking will be put in its place. Apart from the changes shown in **bold** below, the project as approved by Planning Commission Resolution No. 10-2031 will remain the same, which include the following requests:

- Relocation Review No. 3040-09: For the proposed relocation of the church rectory. The addition to the rectory would otherwise require a site plan and design review because it is located within a D (Design Overlay) designated area. However, the Relocation Review procedure shall be considered as simultaneously satisfying the Site Plan and Design Review requirement set forth in Section 9172.23 of the CMC. (Approved by Planning Commission April 27, 2010) **Because the structure will be demolished and not relocated, the relocation review permit is no longer necessary. The new plan requires a Site Plan and Design Review.**
- Design Overlay Review No. 1329-09: To re-authorize previously expired permits approving the final phase of the church development and to review minor exterior modifications to the existing 9,898-square-foot parish hall located on the west side of the property. (Approved by Planning Commission April 27, 2010) **The applicant requests Modification No. 1 to DOR No. 1329-09.**
- Conditional Use Permit No. 742-09: For the church use accessing Dolores Street, a collector street, via 219<sup>th</sup> Street, a local street. Access to 219<sup>th</sup> Street is for egress only during church service hours on Sunday and is considered a secondary means of egress. This aspect of the project was thoroughly analyzed, including a focused traffic study and initial study prepared for the original project. (Approved by Planning Commission April 27, 2010) **The modification will not intensify parking and/or traffic impacts as analyzed in Exhibit No. 1.**



## II. Analysis

### Modification No. 1 to Design Overlay Review No. 1329-09

Pursuant to Condition No. 5 contained in Exhibit "B" of Planning Commission Resolution No. 10-2031, substantial revisions [to the approved plans] will require review by the Planning Commission. The Planning Commission shall approve a DOR (and subsequent modifications) if it is able to make affirmative findings pursuant to Section 9172.23 of the Carson Municipal Code (CMC). The rectory's new location is zoned RM-12-D which requires a site plan and design review for new construction, pursuant to Section 9172.23 of the CMC.

The proposed modification to DOR No. 1329-09 will not change the findings contained in Planning Commission Resolution No. 10-2031. Therefore, the findings contained in Planning Commission Resolution No. 10-2031 are incorporated into the attached draft resolution (Exhibit No. 4).

## III. Environmental Review

Based upon earlier analysis of the environmental impact of the proposed project, a Negative Declaration was prepared pursuant to CEQA regulations. The Negative Declaration was adopted by the Planning Commission April 27, 2010 by way of Resolution No. 10-2031. The proposed modification will not result in any additional impacts or intensify potential impacts identified in the adopted negative declaration.

## IV. 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 A MODIFICATION TO DESIGN OVERLAY REVIEW NO. 1329-09 FOR THE CONSTRUCTION OF A NEW 4,800-SQUARE-FOOT RECTORY STRUCTURE LOCATED AT 206 E. 219<sup>th</sup> STREET."

## V. Exhibits

1. Planning Commission Staff Report dated April 27, 2010 (without exhibits).
2. Planning Commission Resolution No. 10-2031 dated April 27, 2010
3. Excerpt of Planning Commission Minutes dated April 27, 2010.
4. Draft Resolution
5. Development Plans

Prepared by: \_\_\_\_\_

Steven C. Newberg, AICP, Associate Planner

Reviewed by: \_\_\_\_\_

John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

Sheri Repp, Planning Officer

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## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 27, 2010

SUBJECT: Relocation Review No. 3040-09; Design Overlay Review No. 1329-09; Conditional Use Permit No. 742-09

APPLICANT: Dan Young, Architect  
for St. Philomena Parish (Attn: Nes Bantha)  
4056 Del Rey Avenue  
Marina Del Rey, CA 90292

REQUEST: To relocate and expand an existing church rectory/office building onto a residentially-zoned lot and provide parking and landscaping in the vacated area. Minor exterior improvements are also proposed for the existing parish hall on the seven-acre property.

PROPERTIES INVOLVED: 21900 S. Main Street and 206 E. 219<sup>th</sup> Street

#### COMMISSION ACTION

- ☐ Concurred with staff
- ☐ Did not concur with staff
- ☐ Other Chairman Faletogo moved, seconded by Vice-Chairman Saenz, to approve the applicant's request, deleting Condition Nos. 24, 55, 56 and renumbering accordingly; and moved to adopt Resolution No. 10-2301. Motion carried, with Commissioner Graber recusing himself from consideration.

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

Item No. 11A

EXHIBIT NO. 1 -



## I. Introduction

The applicant is requesting approval of Relocation Review No. 3040-09, Design Review No. 1329-09, and Conditional Use Permit No. 742-09 to authorize the relocation of an existing 3,075-square-foot rectory/office building currently located on the west side of the church property onto the property located at 206 E. 219th Street where an existing 1,100-square-foot single-family residence will be demolished. The properties will be merged to form one single lot and access from the church onto 219th Street will be established. Once relocated, a 795-square-foot garage will be added to the rectory/office. The current location of the rectory/office will be incorporated into the parking lot and will be paved, striped, and landscaped. Finally, interior and exterior improvements are proposed for the existing 9,898-square-foot parish hall located on the west side of the church property. The proposed project includes the following requests:

- Relocation Review No. 3040-09: For the proposed relocation of the church rectory. The addition to the rectory would otherwise require a site plan and design review because it is located within a D (Design Overlay) designated area. However, the Relocation Review procedure shall be considered as simultaneously satisfying the Site Plan and Design Review requirement set forth in Section 9172.23 of the CMC;
- Design Overlay Review No. 1329-09: To re-authorize previously expired permits approving the final phase of the church development and to review the minor exterior modifications to the existing 9,898-square-foot parish hall located on the west side of the property. Additional details are provided in the "Design Overlay Review No. 1329-09" section below;
- Conditional Use Permit No. 742-09: For the church use accessing Dolores Street, a collector street, via 219<sup>th</sup> Street, a local street. Staff is recommending consideration of the CUP request because the access to 219<sup>th</sup> Street is for egress only during church service hours on Sunday and is considered a secondary means of egress. For further analysis, see the *Issues of Concern* section below.

## II. Background

The subject properties ("subject property") are owned by the St. Philomena Parish (Attn: Nes Bantha), whose address is 21900 S. Main Street, Carson, CA 90745. The subject property is comprised of 2 parcels on seven (7) acres, which include the following addresses: 21832 and 21832½ S. Main Street, 21900 and 21922 S. Main Street, and 206-212 E. 219th Street, Carson, CA, 90745. The properties are zoned Residential, Multi-Family, 25 units per acre – Design Overlay (RM-25-D); Residential, Multi-Family, 12 units per acre – Design Overlay (RM-12-D); and Commercial, General – Design Overlay (CG-D).

The subject property is located south of Carson Street, north of 220th Street, west of Dolores Street, and along the east side of Main Street, in the west-central area of Carson, and within Redevelopment Project Area No. 4.

Adjacent to the east of the subject property are single-family homes. To the south is a two-story, multi-tenant office structure and parking area at the northeast corner of 220th Street and Main Street. To the north are commercial uses and single-family residential development. Across Main Street, toward the west are commercial uses and a senior housing complex.

#### *Existing Structures*

The following table depicts the existing structures with corresponding uses which currently exist on the subject property:

Structure Name	Building Size (s.f.)	Year Completed
Church	19,014	2002
Parish Hall (converted from original church constructed in 1958)	9,898	2002
School Building "A"	10,045	1970
School Building "B"	11,096	1957
Convent	4,147	1961
Rectory	3,075	1960
Meeting Hall ("Annex")	2,988	1970
Residence "A" (to be demolished)	1,400	1964
Residence "B"	1,336	1962

#### *Previous Approvals and Phased Development Plan*

- Modification No. 1 to Design Overlay Review No. 671-98: Conversion of former church building into parish hall assembly and offices. Approved by Planning Commission on July 14, 1998.
- Design Overlay Review No. 671-98 and Variance No. 408-98: Construction of a 19,070-square-foot church building with a steeple exceeding the maximum 30-foot height; remodeling of classrooms; and conversion of church building into parish hall, library, and the addition of office space. Approved by the Planning Commission on July 14, 1998 via Resolution No. 98-1730 (Exhibit No. 1). A one-year extension of time was approved by the Planning Commission on July 13, 1999.
- Design Overlay Review No. 622-96: Application for a church, rectory, school, and retreat submitted on April 8, 1996. Application withdrawn; no further action taken.

The proposed relocation of the rectory building is part of an on-going phased development plan that was first initiated in 1998 (Exhibit No. 2). Although approximately five years later than planned, this proposal is the final phase of the overall church renovation project which included construction of a new church building, conversion of the old church into a parish hall with associated



improvements, expansion of the existing elementary school, seismic retro-fitting and other structural improvements to many of the existing buildings, and the purchase of adjacent residential property in order to relocate the rectory/office. This final phase of the overall church renovation project requires a new DOR. A detailed explanation for this is provided for in the section below entitled "Design Overlay Review No. 1329-09".

### III. Analysis

#### Relocation Review No. 3040-09

The existing 3,075-square-foot rectory structure is currently located approximately 80 feet from Main Street on the west side of the church property. The applicant intends to relocate the entire rectory structure to a new location on the residentially-zoned lot owned by the church on 219th Street. The relocation will require the demolition of an existing 1,400-square-foot single-family residence. Once in place, an additional 795 square feet will be constructed for a garage and storage space. A second existing 1,336-square-foot single-family residence located on the 219<sup>th</sup> Street lot will remain for visiting clergy. A new driveway is proposed to connect the church property to 219<sup>th</sup> Street. This driveway will serve as egress only for vehicles exiting the church's eastern parking lot onto 219<sup>th</sup> Street (see *Issues of Concern* for additional details).

Carson Municipal Code (CMC) Section 9172.26, Relocation Review, states that a development plan must be approved by the Planning Commission when a structure is proposed to be relocated to a site within Carson. The rectory's new location is zoned RM-12-D which requires a site plan and design review for new construction, pursuant to Section 9172.23 of the CMC. However, Section 9172.26(B) of the CMC states that in cases where the site of a proposed relocation is located within a D (Design Overlay) designated area, the Relocation Review procedure shall be considered as simultaneously satisfying the Site Plan and Design Review requirement set forth in Section 9172.23 of the CMC. The Planning Commission shall approve a development plan if it is able to make affirmative findings base on the following criteria:

**a. The proposed use and development will be consistent with the General Plan.**

The rectory is ancillary to the church use and is a permitted use in the RM-12-D zone with an approved Conditional Use Permit because of access to a residential street. The zoning for the subject property is consistent with the General Plan Land Use designation of Medium Density. The proposed relocation will not significantly alter the residential nature of that portion of the project site and will be compatible with surrounding uses. Therefore, the proposed use and development will be consistent with the General Plan.

**b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, age, and scale of structures and open spaces and other features relating to a harmonious and attractive development of the area.**



The subject property is located in a commercial and residential area, approximately 7 acres in size, and served by existing utilities. The proposed rectory relocation and subsequent additional construction of a storage and garage area is consistent in design and layout with existing residential stock in the vicinity. The rectory will continue to be used for clergy housing and is consistent with the intended character of the area.

**c. Convenience and safety of circulation for pedestrians and vehicles.**

The site is accessed by five driveways from Main Street, the northernmost of which is limited to egress only, and one additional driveway used for egress only onto 219<sup>th</sup> Street. The 219<sup>th</sup> Street exit is equipped with a rolling wrought-iron gate. There are a total of 413 parking spaces, including 333 standard-sized stalls, 71 compact spaces, and 9 spaces for disabled parking. The main parking areas are located on the northwest and east sides of the church complex, with various smaller lots in between. The parking plan is deemed adequate to comply with applicable zoning codes and provides a sufficient number of vehicular parking spaces for the proposed uses. Pedestrians have safe access from the sidewalk, parking areas, and spaces between to the parish hall, school buildings, convent, church, and meeting hall. The proposed project will improve circulation on the church property by providing secondary egress from the main parking lot onto 219<sup>th</sup> Street. Thus, access to the subject site for the general public is provided in a safe and effective manner. In this way, the safety and circulation of pedestrians and vehicles is maintained.

**d. Attractiveness, effectiveness, and restraint in signing, graphics, and color.**

There is a monument sign in the front yard on the west side of the property facing Main Street. Other signs include basic directional and building identification signs. All new signs will comply with the requirements of the CMC. Any future signs are to be reviewed and approved by the Planning Division.

**e. Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.**

The proposed project meets all applicable design standards and guidelines of the CMC.

Design Overlay Review No. 1329-09

Pursuant to Condition No. 1 of Resolution Nos. 98-1730 and 05-2051, approving DOR No. 671-98 and its subsequent modification, the applicant had one year from the date of approval to obtain a building permit. The last approval was granted by the Planning Commission on September 27, 2005 (Modification No. 1; Resolution No. 05-2051). According to records on file the last building permit was issued in 2000 and the last electrical permit was issued in 2005. No other permits have been requested since.





Building permits that were issued and finalized prior to the expiration of Modification No. 1 to DOR No. 671-98 are considered vested. Therefore, this final phase of the overall church renovation project requires a new DOR as provided for in DOR No. 1329-09. The Planning Commission shall approve a DOR if it is able to make affirmative findings similar to those found in a Relocation Review. The findings for the Relocation Review discussed above are also adequate for the DOR. No new findings are necessary.

Conditional Use Permit No. 742-09

The existing church rectory is located on Main Street and within the CG-D zone. It is proposed to be relocated to a portion of the church property zoned RM-12-D and located on 219<sup>th</sup> Street which is a residential street accessed only by a collector street, Dolores Street. Pursuant to Section 9121.1 of the CMC, a church use located on a collector street requires approval of a conditional use permit (CUP). The Planning Commission shall approve a CUP if it is able to make affirmative findings based on the following criteria:

**a. The proposed use and development will be consistent with the General Plan.**

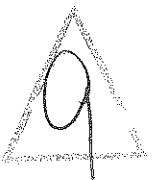
The rectory is a permitted use in the RM-12-D zone with an approved conditional use permit. The zoning for the subject property is consistent with the General Plan Land Use designation of Medium Density. The proposed relocation will not significantly alter the residential nature of that portion of the project site and will be compatible with surrounding uses. Therefore, the proposed use and development will be consistent with the General Plan.

**b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use.**

The project site is fairly flat (less than a 2 percent slope), rectangular-shaped, seven (7) acres in size, and developed with a church, school, rectory, convent, parish center, and meeting hall. The project site is located in an urbanized area and served by existing utilities with adequate capacity to provide for the proposed uses.

**c. There will be adequate street access and traffic capacity to accommodate the proposed use.**

The only vehicular access to the project site is from Main Street, a full-width arterial street that runs the entire north-south length of the city. The secondary means of egress intended mainly for those vehicles parked in the easternmost parking lot on the subject property is onto 219<sup>th</sup> Street headed east to Dolores Street, a residential collector street. A focused traffic study was conducted by the applicant and reviewed by the City Traffic Engineer who concluded that the level of service provided by 219<sup>th</sup> Street would not be adversely affected by the impact of the anticipated church traffic exiting onto 219<sup>th</sup> Street.



**d. There will be adequate water supply for fire protection.**

The subject property is served by an adequate supply of water, which is accessed via fire hydrants in various locations on the property and within the public right-of-way.

**e. The proposed use and development will be compatible with the intended character of the area.**

The property is located in a commercial and residential area, approximately seven (7) acres in size, and served by existing utilities. The proposed rectory relocation and subsequent additional construction of a storage and garage area is consistent in design and layout with existing residential stock in the vicinity. The rectory will continue to be used for clergy housing and is consistent with the intended character of the area.

**f. Such other criteria for the particular use in other Section of this Chapter.**

The proposed project meets all applicable design standards and guidelines of the CMC.

Issue of Concern: Traffic Impacts onto 219<sup>th</sup> Street: The applicant intends to utilize a proposed driveway for egress only from the east parking lot of the church property onto 219<sup>th</sup> Street, a local residential street which connects to Dolores Street, a collector Street. To investigate the matter, staff requested that the applicant provide a focused traffic study (Exhibit No. 3) and garner community input by way of a survey of potentially affected residents along 219<sup>th</sup> Street. Furthermore, staff conducted an initial study (Exhibit No 4) of the project's potential environmental impacts and posted a Negative Declaration at the Los Angeles County Clerk's office for the requisite 20-days pursuant to CEQA regulations.

*Traffic Report*

The before-and-after traffic volumes on 219th Street (west of Dolores Street) and on Dolores Street (north and south of 219th Street), which would be the most-directly affected street segments affected as a result of opening 219th Street to church traffic, are shown in the table below:

10

Impacts of Driveway on Residential Street Traffic Volumes			
Time Period/Scenario	219th Street West of Dolores	Dolores Street North of 219th St	Dolores Street South of 219th St
<b>Sunday AM Peak Hour</b>			
Existing Traffic Volume	11	326	338
Driveway-Generated Traffic	73	37	37
Traffic Volume with Driveway	84	363	375
Percent Increase	664%	11.3%	10.9%
<b>Sunday Daily Traffic</b>			
Existing Traffic Volume	160	4,410	4,210
Driveway-Generated Traffic	250	125	125
Traffic Volume with Driveway	410	4,535	4,335
Percent Increase	156%	2.8%	3.0%

The driveway is proposed to be an exit-only driveway and the gate would be open only on Sundays from 9:00 a.m. to 3:00 p.m. The gate would be closed to the public at all other times, but could be used for emergency vehicle access.

It is anticipated that approximately one-third of the vehicles that currently exit the church's main parking lot at the Main Street driveway would be diverted to the proposed 219th Street driveway during the times that the driveway would be open.

Based on existing traffic counts at the Main Street driveways, which were taken on Sundays in December, it is estimated that 73 vehicles would exit the new 219th Street driveway during the busiest one-hour period on Sunday morning, which is from 10:15 to 11:15 a.m. It is estimated that approximately 250 vehicles would exit



the new 219th Street driveway throughout the day during the six hours that the gate would be open on Sundays.

Although the percentage increase in traffic volumes on 219th Street would be substantial on Sundays, the overall traffic impact would be less than significant from an environmental perspective because the traffic volumes would remain at relatively low levels and because the impact would only occur on Sundays. The percent increases are high because the existing baseline traffic volumes are low on this cul-de-sac street.

According to the City Traffic Engineer, the traffic increases on Dolores Street would be minor as the additional traffic generated by the new driveway would result in an 11 percent increase in peak hour traffic volumes and a three percent increase in daily traffic volumes on Sundays. This level of traffic increase would not be significant.

The table indicates that the traffic volumes on 219th Street west of Dolores Street would increase substantially during the time period that the gate would be open as compared to the existing traffic volumes. For example, the existing volume of 11 vehicles per hour (vph) between 10:15 and 11:15 a.m. on a Sunday morning would increase by 73 vehicles to 84 vph, which is a 664% increase. The daily traffic volume of 160 vehicles per day (vpd) on a Sunday would increase by 250 vehicles per day to 410 vpd, which is a 156% increase.

#### *Neighborhood Survey*

The applicant conducted a survey of the 18 households living along 219<sup>th</sup> Street east to Dolores Street. There were a total of three owners and fourteen tenants contacted (one property was vacant). The results showed that not one household was opposed to the traffic along 219<sup>th</sup> Street coming from the church. Most were satisfied by the fact that the driveway was for egress only and used only during church services.

Mitigation: Staff recommends that the Planning Commission impose the following conditions of approval:

- 1) Require that the driveway serving the church property onto 219<sup>th</sup> Street be used for driveway serving the rectory and church property onto 219<sup>th</sup> Street shall be provided with card-key, or other controlled access, except on Sundays only to provide for public access of vehicles exiting from the church property. The driveway shall not be used for public entrance to the church property;
- 2) A traffic monitor be placed at the exit during peak hours to facilitate the regular exit of automobiles from the church property. Such plan for monitoring shall be reviewed and approved by the Planning Division prior to the issuance of a building permit for the project; and
- 3) Require Planning Commission review of the facility in one year to monitor the effect of traffic impacts, if any, on 219<sup>th</sup> Place. By way of a duly noticed public hearing, the Planning Commission shall revisit the conditional use permit to evaluate the effectiveness of the conditions of approval and to consider



possible modifications to the development plans to mitigate any further negative impacts.

Issue of Concern: Lot Merger: The subject property is comprised of one large 6.87 acre lot and the 0.13 acre residential lot facing 219<sup>th</sup> Street. As a result of condition of approval no. 6 from Planning Commission Resolution No. 98-1730, the seven lots that use to make up the church property were merged into the single large lot that exists today. Staff recommends that the existing church lot be merged with the residentially-zoned property in the same manner.

Mitigation: Staff recommends that the Planning Commission impose the following conditions of approval:

- 1) Require that the two lots be merged prior to the issuance of a building permit.

#### IV. Environmental Review

Based upon analysis of the environmental impact of the proposed project, a Negative Declaration has been prepared, pursuant to CEQA regulations. The 20-day period for public review and comment on this Negative Declaration ended on April 25, 2010. To date, no comments regarding the Negative Declaration have been received by the Planning Division.

#### 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 RELOCATION REVIEW NO. 3040-09, DESIGN OVERLAY REVIEW NO. 1329-09, AND CONDITIONAL USE PERMIT NO. 742-09 FOR THE RELOCATION OF A 3,075-SQUARE-FOOT RECTORY STRUCTURE AND IMPROVEMENTS TO AN EXISTING 9,898-SQUARE-FOOT PARISH HALL LOCATED AT 21900 S. MAIN STREET AND 206 E. 219<sup>th</sup> STREET."

#### VI. Exhibits

1. Planning Commission Resolution No. 98-1730 dated July 14, 1998
2. Phased Development Plan dated February 13, 1998
3. Richard Garland, Traffic Engineer, Traffic Study Analysis dated March 25, 2010
4. Initial Study and Negative Declaration Dated April 5, 2010
5. Land Use Map
6. Draft Resolution
7. Development Plans (Under Separate Cover)

Prepared by: 

Steven C. Newberg, AICP, Associate Planner

Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp, Planning Officer

sn/rr304009\_d132909\_c74209

**CITY OF CARSON**  
**PLANNING COMMISSION**

**RESOLUTION NO. 10-2031**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING RELOCATION REVIEW NO. 3040-09, DESIGN OVERLAY REVIEW NO. 1329-09, AND CONDITIONAL USE PERMIT NO. 742-09 FOR THE RELOCATION OF A 3,075-SQUARE-FOOT RECTORY STRUCTURE AND IMPROVEMENTS TO AN EXISTING 9,898-SQUARE-FOOT PARISH HALL LOCATED AT 21900 S. MAIN STREET AND 206 E. 219<sup>th</sup> STREET**

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

**Section 1.** An application was duly filed by the applicant, Dan Young, on behalf of the Saint Philomena Parish, with respect to real property located at 21900 S. Main Street and 206 E. 219<sup>th</sup> Street, and described in Exhibit "A" attached hereto, requesting the approval of Relocation Review No. 3040-09, Design Review No. 1329-09, and Conditional Use Permit No. 742-09, to authorize the relocation and expansion of an existing church rectory/office building onto a residentially-zoned lot and provide parking and landscaping in the vacated area. The entire church facility is on seven acres in the RM-25-D (Residential, Multi-Family, 25 units per acre – Design Overlay), RM-12-D (Residential, Multi-Family, 12 units per acre – Design Overlay), and CG-D (Commercial, General – Design Overlay) zones, and within Redevelopment Project Area No. 4.

A public hearing was duly held on April 27, 2010, 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 rectory is ancillary to the church use and is a permitted use in the RM-12-D zone with an approved Conditional Use Permit because of access to a residential street leading to a collector street. The zoning for the subject property is consistent with the General Plan Land Use designation of Medium Density. The proposed relocation will not significantly alter the residential nature of that portion of the project site and will be compatible with surrounding uses.
- B) The subject property is located in a commercial and residential area, approximately 7 acres in size, and served by existing utilities. The proposed rectory relocation and subsequent additional construction of a storage and garage area is consistent in design and layout with existing residential stock in the vicinity. The rectory will continue to be used for clergy housing and is consistent with the intended character of the area.
- C) The site is accessed by five driveways from Main Street, the northernmost of which is limited to egress only, and one additional driveway used for egress only onto 219<sup>th</sup> Street. The 219<sup>th</sup> Street exit is equipped with a rolling wrought-iron gate. There are a total of 413 parking spaces, including 333 standard-sized stalls, 71 compact spaces, and 9 spaces for disabled parking. The main parking areas are located on the northwest and east sides of the church complex, with various smaller lots in between. The parking plan is deemed

adequate to comply with applicable zoning codes and provides a sufficient number of vehicular parking spaces for the proposed uses. Pedestrians have safe access from the sidewalk, parking areas, and spaces between to the parish hall, school buildings, convent, church, and meeting hall. The proposed project will improve circulation on the church property by providing secondary egress from the main parking lot onto 219<sup>th</sup> Street. Thus, access to the subject site for the general public is provided in a safe and effective manner.

- D) There is a monument sign in the front yard on the west side of the property facing Main Street. Other signs include basic directional and building identification signs. All new signs will comply with the requirements of the CMC. Any future signs are to be reviewed and approved by the Planning Division.
- E) The project site is fairly flat (less than a 2 percent slope), rectangular-shaped, seven (7) acres in size, and developed with a church, school, rectory, convent, parish center, and meeting hall. The project site is located in an urbanized area and served by existing utilities with adequate capacity to provide for the proposed uses.
- F) A focused traffic study was conducted by the applicant and reviewed by the City Traffic Engineer who concluded that the level of service provided by 219<sup>th</sup> Street would not be adversely affected by the impact of the anticipated church traffic exiting onto 219<sup>th</sup> Street.
- G) The subject property is served by an adequate supply of water, which is accessed via fire hydrants in various locations on the property and within the public right-of-way.

**Section 4.** Planning Commission further finds that the development project will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The 20-day period for review and comment on the Negative Declaration terminated on April 25, 2010 and there were no comments received. The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment. The Planning Commission hereby adopts the Negative Declaration.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Relocation Review No. 3040-09, Design Review No. 1329-09, and Conditional Use Permit No. 742-09 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 the adoption of this 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 27<sup>th</sup> DAY OF APRIL, 2010.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**





8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
9. **CONSENT CALENDAR**
- A) Minutes: April 13, 2010
- MOTION:** Commissioner Schaefer moved, seconded by Commissioner Diaz, to approve the April 13, 2010, Minutes as presented. Motion carried, 7-0 (Commissioners Brimmer and Verrett had not yet arrived).
10. **CONTINUED PUBLIC HEARING** None
11. **PUBLIC HEARING**
- A) **Relocation Review No. 3040-09 and Conditional Use Permit No. 742-09**

Applicant's Request:

The applicant, Dan Young (Architect), is requesting to relocate an existing rectory/office building onto where an existing single-family residence will be demolished to provide room for it. Once moved, an additional 795-square-foot addition will be constructed. Where the rectory/office was located, additional parking lot pavement, striping and landscaping will be added. The subject property is located at 21900 Main Street, 206 East 219<sup>th</sup> Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No.10-2301, entitled, "A Resolution of the Planning Commission of the city of Carson approving Relocation Review No. 3040-09, Design Overlay Review No. 1329-09, and Conditional Use Permit No. 742-09 for the relocation of a 3,075-square-foot rectory structure and improvements to an existing 9,898-square-foot parish hall located at 21900 South Main Street and 206 East 219<sup>th</sup> Street." He noted that the following conditions were not necessary and that they should be deleted from the Conditions of Approval: Nos. 24, 55, and 56.

Chairman Faletogo opened the public hearing.

Dan Young, project architect, noted his concurrence with the conditions of approval.

Nes Bantha, representing the applicant, stated that a church representative went door to door to speak with the residents on this street about this proposal, and noted that a list of their supportive comments had been distributed to the Commission.

Robin Abalos, 203 East 219<sup>th</sup> Street, stated that the church representative told her this exit onto her street would be for use by church personnel only, not the entire congregation; and she noted her concerns with the traffic and the safety of the children

EXHIBIT NO. 3 -  
EXHIBIT NO. 3 -



that play on the street in this cul-de-sac. She added that one of her neighbors was also in opposition to adding a large amount of traffic on their street from this exit way, noting that neighbor was sick and was not able to attend this evening's meeting.

Associate Planner Newberg highlighted the feedback sheet the applicant provided, noting that the residents on this list indicated support of the church's request. He stated that the limited hours on Sunday and the traffic monitor should help to minimize the 'exit-only' traffic impact to the residents living on 219<sup>th</sup> Street. He added that staff is recommending a one-year review of this approval to evaluate its impact and effectiveness and to consider any modifications that may become necessary.

Chairman Faletogo closed the public hearing.

Vice-Chairman Saenz stated that this exit way should help with traffic congestion leaving the church.

Commissioner Brimmer noted the need for adequate community outreach with all proposals.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Vice-Chairman Saenz, to approve the applicant's request, deleting Condition Nos. 24, 55, 56 and renumbering accordingly; and moved to adopt Resolution No. 10-2301. Motion carried, 8-0, with Commissioner Graber recusing himself from consideration.

**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 789-10, Conditional Use Permit No. 790-10, and Modification No. 1 to Design Overlay Review No. 718-00**

Applicant's Request:

The applicant, Lynn Van Aken for Clearwire Communications, is requesting to install an unmanned telecommunications facility stealthed as a flagpole located in the CA (Commercial, Automotive) zone and within the Merged and Amended Redevelopment Project Area. The subject property is located at 1601 East 223<sup>rd</sup> Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No.10-2302, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 789-10, Conditional Use Permit No. 790-10 and Modification No. 1 to Design Overlay Review No. 718-00 for an unmanned telecommunications facility on an existing 75-foot high telecommunications facility at 1601 East 223<sup>rd</sup> Street."

Lynn Van Aken, representing the applicant, stated that the new equipment is 9 to 10 times faster than cable.

There being no further input, Chairman Faletogo closed the public hearing.

18

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 10-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A MODIFICATION TO DESIGN OVERLAY REVIEW NO. 1329-09 FOR THE CONSTRUCTION OF A NEW 4,800-SQUARE-FOOT RECTORY STRUCTURE LOCATED AT 206 E. 219<sup>th</sup> STREET**

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

**Section 1.** An application was duly filed by the applicant, Dan Young, on behalf of the Saint Philomena Parish, with respect to real property located at 21900 S. Main Street and 206 E. 219<sup>th</sup> Street, and described in Exhibit "A" attached hereto, requesting the approval of Modification No. 1 to Design Review No. 1329-09 to modify approved development plans to construct a new church rectory/office building rather than move the existing rectory/office structure onto a residentially-zoned lot. The entire church facility is on seven acres in the RM-25-D (Residential, Multi-Family, 25 units per acre – Design Overlay), RM-12-D (Residential, Multi-Family, 12 units per acre – Design Overlay), and CG-D (Commercial, General – Design Overlay) zones, and within Redevelopment Project Area No. 4.

A public hearing was duly held on October 26, 2010, 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 rectory is ancillary to the church use and is a permitted use in the RM-12-D zone with an approved Conditional Use Permit (CUP) because of access to a residential street. CUP No. 742-09 was approved by Planning Commission Resolution No. 10-2031. The zoning for the subject property is consistent with the General Plan Land Use designation of Medium Density. The proposed construction of a new rectory structure will not significantly alter the residential nature of that portion of the project site and will be compatible with surrounding uses. Therefore, the proposed use and development will be consistent with the General Plan.
- B) The subject property is located in a commercial and residential area, approximately 7 acres in size, and served by existing utilities. The proposed rectory construction is consistent in design and layout with existing residential stock in the vicinity. The rectory will be used for clergy housing and is consistent with the intended character of the area.
- C) The site is accessed by five driveways from Main Street, the northernmost of which is limited to egress only, and one additional driveway used for egress only onto 219<sup>th</sup> Street. The 219<sup>th</sup> Street exit is equipped with a rolling wrought-iron gate. There are a total of 413 parking spaces, including 333 standard-sized stalls, 71 compact spaces, and 9 spaces for disabled parking. The main parking areas are located on the northwest and east sides of the church complex, with various smaller lots in between. The parking plan is deemed adequate to comply with applicable zoning codes and provides a sufficient number of vehicular parking spaces for the proposed uses. Pedestrians have

safe access from the sidewalk, parking areas, and spaces between to the parish hall, school buildings, convent, church, and meeting hall. The proposed project will improve circulation on the church property by providing secondary egress from the main parking lot onto 219<sup>th</sup> Street. Thus, access to the subject site for the general public is provided in a safe and effective manner. In this way, the safety and circulation of pedestrians and vehicles is maintained.

- D) There is a monument sign in the front yard on the west side of the property facing Main Street. Other signs include basic directional and building identification signs. All new signs will comply with the requirements of the CMC. Any future signs are to be reviewed and approved by the Planning Division.

**Section 4.** Planning Commission further finds that the development project will not have a significant effect on the environment based upon earlier analysis of the environmental impact of the proposed project, including a Negative Declaration that was prepared pursuant to CEQA regulations. The Negative Declaration was adopted by the Planning Commission April 27, 2010 by way of Resolution No. 10-2031. The proposed modification will not result in any additional impacts or intensify potential impacts identified in the adopted negative declaration.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves a Modification No. 1 to Design Review No. 1329-09 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 the adoption of this 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 26<sup>th</sup> DAY OF OCTOBER, 2010.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Modification No. 1 to Design Overlay Review No. 1329-09**

**PARCEL NO. 1 (CHURCH)**

**Property Address:** 21900 Main Street

That portion of Lots 29 and 42 of 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 County Recorder of said County.

**PARCEL NO. 2 (Residential – Rectory New Location)**

**Property Address:** 206-212 219<sup>th</sup> Street

The land referred to as parcel no. 7335-003-029 is situated in the County of Los Angeles, State of California and is described as follows:

That portion of Lots 41 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per Maps recorded in Book and Page of Maps, in the Office of County Recorder of said County



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**Modification No. 1 to Design Overlay Review No. 1329-09**

**GENERAL CONDITIONS**

1. If the Modification No. 1 to Design Overlay Review No. 1329-09 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. Conditions set forth under Planning Commission Resolution No. 98-1730 approved July 14, 1998, and Planning Commission Resolution No. 10-2031 approved April 27, 2010 are still in effect and shall apply to this proposed project unless specifically modified, added, or deleted herein.
3. The approved Resolution, including the Conditions of Approval contained herein and within Planning Commission Resolution No. 98-1730 and Planning Commission Resolution No. 10-2031 referred to in Condition No. 2, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet(s) 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.
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 by the Planning Commission.
5. 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.
6. 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.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the Planning Commission may revoke this permit provided the applicant has been given written notice and



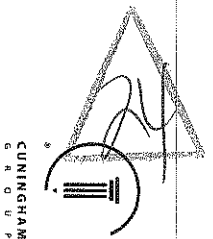
an opportunity to be heard regarding such violation and has failed to cease the violation for a period of thirty days after such written notice.

8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. The 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 Modification No. 1 to Design Overlay Review No. 1329-09. 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.

#### PLANNING DIVISION – CITY OF CARSON

10. Prior to final occupancy issuance for the new rectory structure, the applicant shall provide proof of an executed contract outlining a schedule for demolition of the entire existing church rectory, and a separate agreement between the applicant and the city shall be submitted indicating that the demolition permit issued for such work shall be finalized within 30 days of final occupancy issuance for the new rectory structure.





# EXHIBIT NO. 5 -

Submitted By:  
 Submitted Date:  
 Submitted To:  
 Submitted For:  
 Submitted At:  
 Submitted By:

Contractor

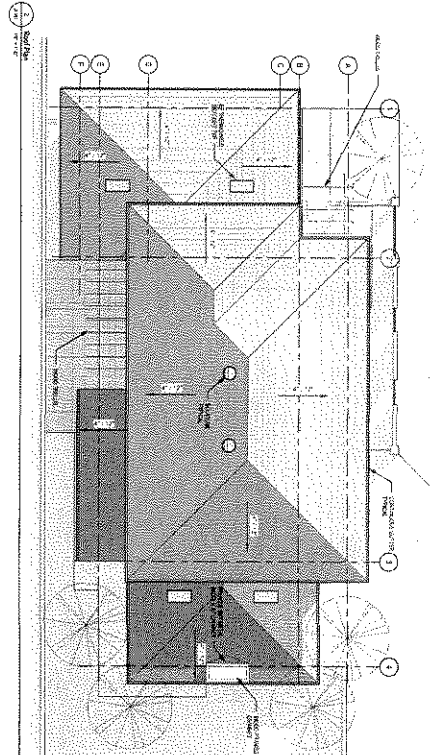
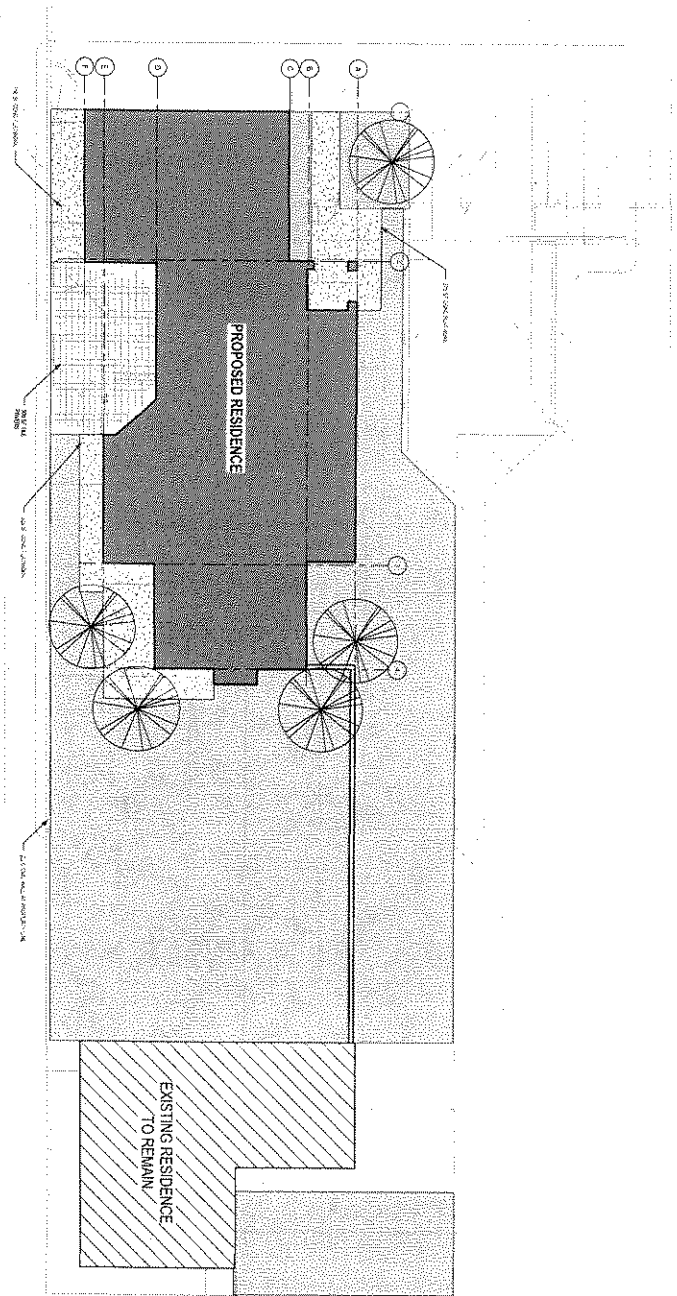
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 City:  
 State:  
 Zip:

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

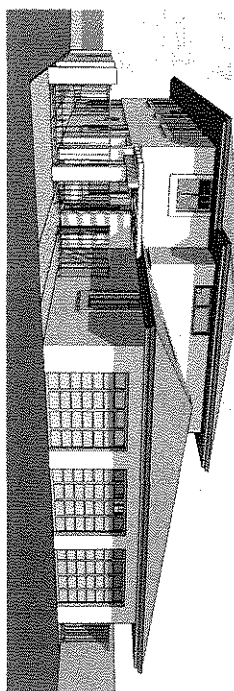
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 Drawn By:  
 Checked By:  
 Project No.:  
 St. Petersburg Parish  
 Recovery

Location:  
 Site Plan - Proposed

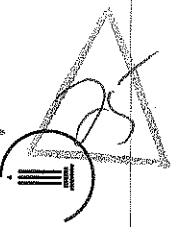
A101



NOTES:  
 1. THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING RESIDENCE TO REMAIN.  
 2. THE EXISTING RESIDENCE TO REMAIN IS TO BE DEMOLISHED AND THE SITE REDEVELOPED.  
 3. THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING RESIDENCE TO REMAIN.  
 4. THE EXISTING RESIDENCE TO REMAIN IS TO BE DEMOLISHED AND THE SITE REDEVELOPED.  
 5. THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING RESIDENCE TO REMAIN.  
 6. THE EXISTING RESIDENCE TO REMAIN IS TO BE DEMOLISHED AND THE SITE REDEVELOPED.  
 7. THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING RESIDENCE TO REMAIN.  
 8. THE EXISTING RESIDENCE TO REMAIN IS TO BE DEMOLISHED AND THE SITE REDEVELOPED.  
 9. THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING RESIDENCE TO REMAIN.  
 10. THE EXISTING RESIDENCE TO REMAIN IS TO BE DEMOLISHED AND THE SITE REDEVELOPED.







CUNNINGHAM GROUP

Architect  
300 North  
Broadway  
New York, NY  
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Comments

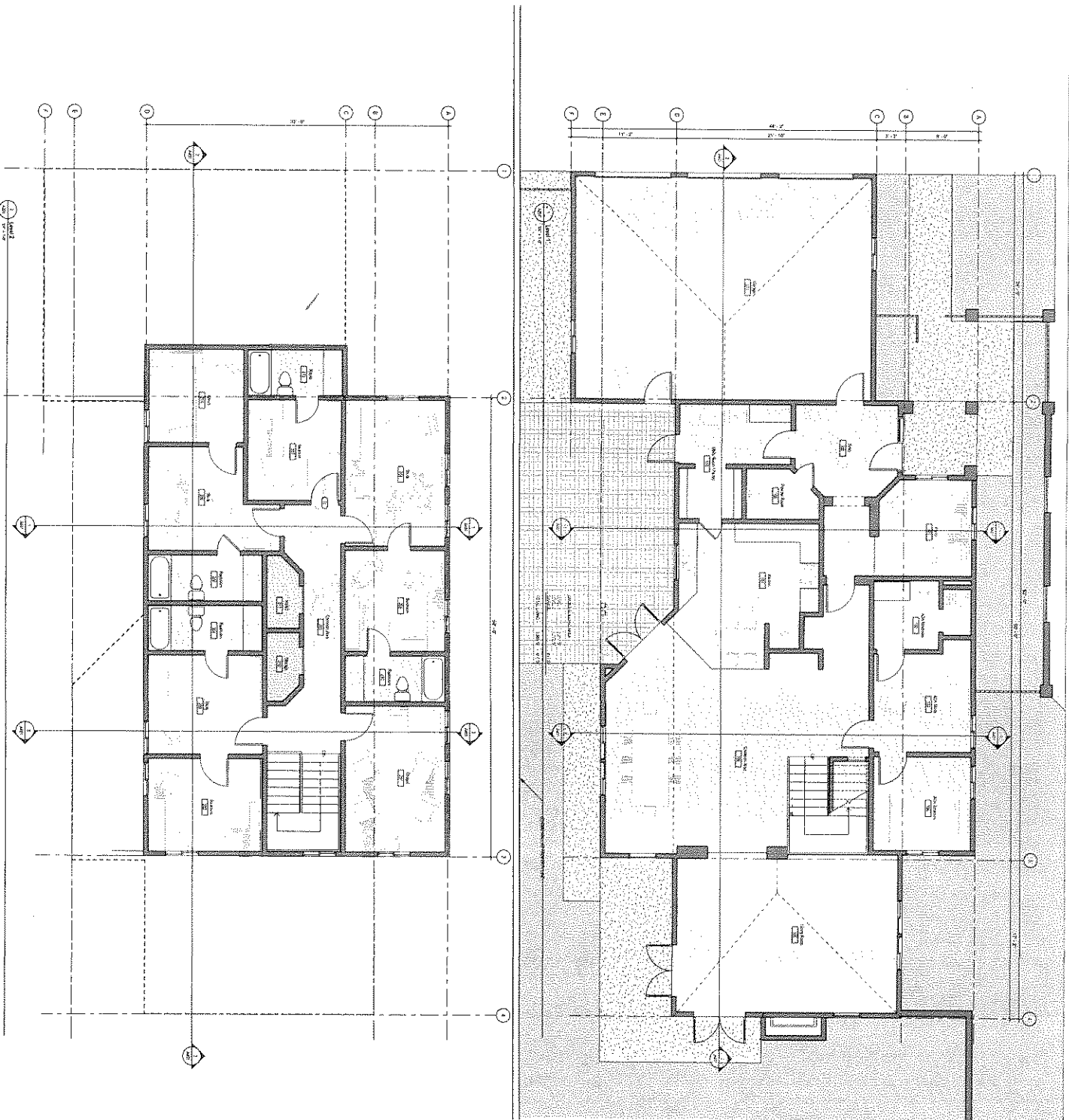
Revisions  
No. Date Description

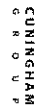
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NOT FOR  
CONSTRUCTION

Project Name  
St. Philomena Parish  
Rectory

Drawn By  
Floor Plan - Proposed

Sheet No.  
A201





www.elsevier.com/locate/jmb



Looking North  
10° 15' N



Looking South  
100° 0' 0" W

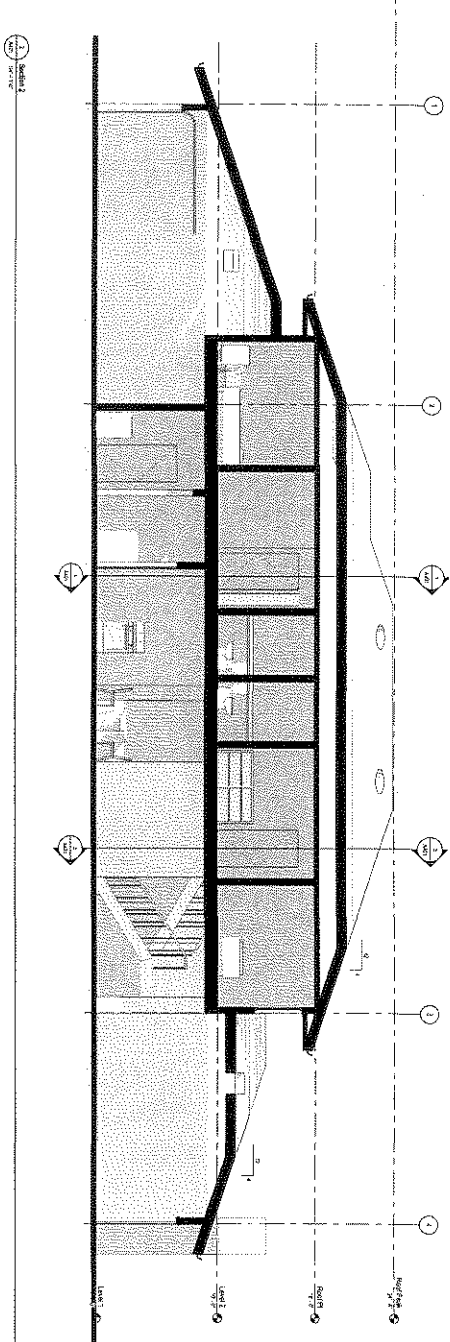
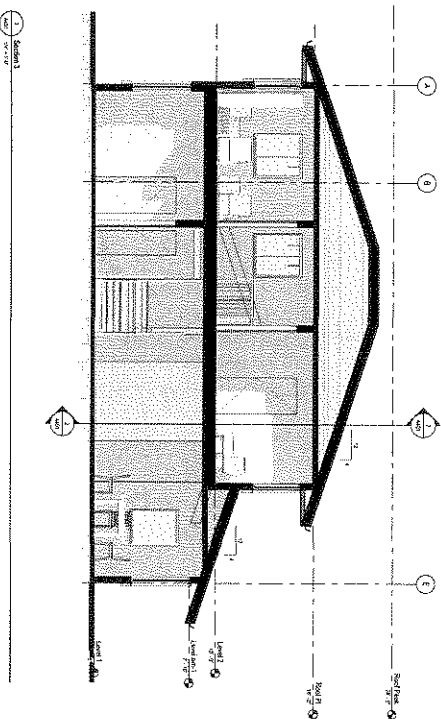
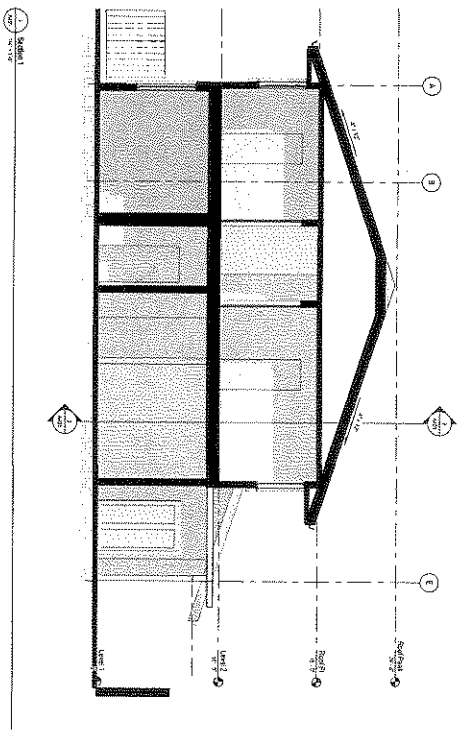


PRELIMINARY  
NOT FOR  
CONSTRUCTION

Imposed Fine  
St. Philomena's Parish  
Rectory

### Exterior Elevations

A301



6 R O U P



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Continued

Revision  
No. Date Description

PRELIMINARY  
NOT FOR  
CONSTRUCTION

St. Philomena Parish  
Rectory

Scale: 1/8" = 1'-0"

A401