



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 13, 2012
SUBJECT: Conditional Use Permit No. 903-12
APPLICANT: Thomas M. Alexander
20320 S. Kaiser Circle
Carson, CA 90746
REQUEST: A shared parking agreement between the Carson Christian Outreach Church and Central Plaza Shopping Center to permit operation of Carson Christian Outreach Church
PROPERTIES INVOLVED: Carson Christian Outreach Church: 17705 S. Central Avenue (APN 7319 017 031) and Central Plaza Shopping Center: 17531 S. Central Avenue (APN 7319 007 028)

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

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

Item No. 12A

I. Introduction

The applicant, Thomas M. Alexander, is requesting approval of Conditional Use Permit (CUP) No. 903-12 on behalf of the Carson Christian Outreach Church to permit sharing parking within the Central Plaza shopping center located at the northwest corner of Central Avenue and Radbard Street at 17531 S. Central Avenue (Exhibit No. 1).

Currently, the applicant operates Carson Christian School on the subject site. The proposed church is in addition to the school use and requires more parking spaces than what is currently available. The site has 16 parking spaces which is sufficient for the school (Exhibit No. 2). However, if the church operates as the primary use with the school being ancillary the required parking would be based on the church as the most intensive use. The church would be operating at different times than the school which helps reduce the parking demand. The church is required to have 55 parking spaces, which means the site is short 39 parking spaces. As such, the applicant is proposing to provide the additional 39 parking spaces at the adjacent Central Plaza shopping center, which has a total of 63 parking spaces.

II. Background

On March 10, 2009, the Planning Commission approved Relocation Review No. 3039-08 to relocate the existing church building located on 21521 South Avalon Boulevard to the subject site and operate it as a private school. The 6,000-square-foot building was proposed to accommodate elementary, junior high, and high school students. Currently, approximately 72 elementary, junior high, and high school students are enrolled at the Carson Christian School. Initially, the applicant was proposing to use the building as a church, however due to insufficient number of parking spaces the church use was suspended.

III. Analysis

Church uses are permitted by right in the CG-D (Commercial, General-Design Overlay) zone, however, parking requirements must be met. The total assembly area is 1,492 square feet including 600 square feet designated as fixed pew area.

The Carson Municipal Code (CMC) requires 1 parking space per 7½ linear feet of fixed pews plus 1 space for each 35 square feet of net floor area within the largest assembly room not occupied by fixed pews. The applicant is proposing 220 lineal feet of fixed pews with a remaining area of 892 square feet. Based on these numbers, the proposed church requires 28.3 spaces for fixed pews and 25.5 spaces for the remaining area for a total of 55 parking spaces (Exhibit No. 3).

The existing school operates during the day on weekdays with all activities ending by about 6:00 p.m. The church use is proposed for weekday evenings and Sundays. Conditions have been included to prohibit assembly use of 25 or more participants prior to 8:00 p.m. on weekdays and on Saturday. Therefore, there is no overlap of uses between the school and the church. Based on the parking calculations above,



the proposed church requires 55 parking spaces. There are 16 existing parking spaces on site with 39 parking spaces available at the shopping center. The shopping center has a total of 63 parking spaces which is enough to accommodate all current uses and the additional parking needed by the church.

Parking Analysis

All businesses in the Central Plaza shopping center, with the exception of the following two businesses, operate outside the operating hours of the proposed church:

Unit	Square Feet	Use (Bus. Name)	Hours of Operation	Required No. of Pkg. Sps.
H	770	Soul Food and Grill	10 AM-8 PM Monday-Sunday	8
J	770	Barber Shop	10 AM-8 PM Monday-Sunday	3
Total				11

In addition, the following three suites are vacant and are assumed to be open when the church is operating:

Unit	Square Feet	Projected Req. No. of Pkg. Sps.
B	800	3
C	800	3
E	1,300	4
Total		10

The above five (5) units have a combined parking demand of 21 spaces. Therefore, the shopping center has an excess of 42 parking spaces during the operating hours of the church. As discussed above, the church needs 39 parking spaces within the shopping center. Therefore, there is sufficient number of parking spaces for the church and the businesses at the Central Plaza property.

Shared Parking Requirements

CMC Section 9162.24(B) - Automobile Parking Spaces Required for Mixed Uses states, "when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirements may be reduced by the Planning Commission through the approval of a Conditional Use Permit".

Pursuant to CMC Section 9162.24(B), the Planning Commission may approve a shared parking use subject to the following requirements:

- 1.The applicant shall show evidence that there is no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed.**

The project meets this requirement. Refer to the Parking Analysis section for the discussion.

- 2. Any reduction in parking shall not decrease the total number of parking spaces below the level necessary to meet the collective peak parking demand for all participating uses.**

The project meets this requirement. Refer to the Parking Analysis section for the discussion.

- 3.Parking facilities may be located on a different lot from the lot on which the use to be served is located provided the distance from the lot on which the use is located and the lot used for the required parking is not greater than four hundred (400) feet. Said distance shall be measured along public walkways from the nearest lot line of the lot on which the uses are located to the nearest lot line of the lot on which the required parking is located. Property owners involved in the joint use of off-street parking facilities shall submit an agreement for such joint use by a proper legal instrument approved by the Director as to form and content. Such instrument shall be submitted with the Conditional Use Permit application. Such instrument, when approved as conforming to the provisions of this Section, shall be recorded in the office of the County Recorder within thirty (30) days of Commission approval, and copies of said recorded documents filed with the Community Development Department.**

Central Plaza shopping center is located within 400 feet of the subject site. The owner of the shopping center has submitted an agreement for a joint use of the parking spaces with the applicant (Exhibit No. 4). Church patrons will be required to cross Radbard Street which is a residential street. Condition No. 12 requires this agreement to be recorded within thirty (30) days of the Planning Commission approval.



4. The Commission shall make a finding that there is adequate parking available for all affected lots, parcels and uses located thereon.

As analyzed in this staff report, there is adequate parking available for both the operation of the school, the church, and Central Plaza shopping center.

Conditional Use Permit

The proposed shared parking CUP is subject to the approval of a development plan in accordance with the CUP procedures as provided in the Carson Municipal Code (CMC) Section 9172.21 and subject to CMC Sections 9162.24(B) – Automobile Parking Spaces Required for Mixed Uses.

According to CMC Section 9172.21 – Conditional Use Permit, the Planning Commission may approve the proposal 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 proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Commercial General (CG). Shared parking and church uses are permitted within the CG-D zoning district.

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

The site is adequate in size, shape, topography, location, and utilities to with the exception of space for the required number of parking spaces which are proposed to be shared with Central Plaza shopping center.

c. There will be adequate street access and traffic capacity.

Adequate driveway widths are provided on the site. Appropriate easements are available for circulation and to ensure safety for pedestrians and motorists.

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

Prior to the issuance of building permits and/or change of occupancy certificate, the Los Angeles County Fire Department will ensure adequate water supply for fire protection is provided.

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

Assembly/Church uses are permitted within the CG-D zoning district. Shared parking is compatible with the intended character of the area.

f. Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).

All of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision" and Section 9162.24 (B), "Automobile Parking Spaces Required for Mixed Uses", can be made in the affirmative, if conditions of approval are implemented.

IV. Environmental Review

Pursuant to Section 15301 – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA), the proposed shared parking to facilitate a church use on an existing developed site and sharing the parking facility on an existing developed shopping center site reasonably falls within this category and is exempt. The proposed shared parking does not have the potential to cause a significant effect on the environment.

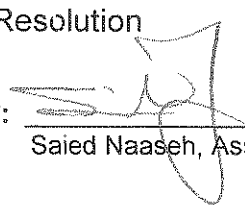
V. Recommendation

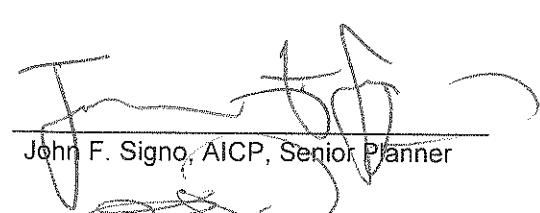
That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 903-12; and
- **WAIVE** further reading and **ADOPT** Resolution No. 12-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 903-12 FOR SHARED PARKING TO PERMIT OPERATION OF A CHURCH AT 17705 S. CENTRAL AVENUE (APN 7319-017-031) WITH SHARED PARKING LOCATED AT THE CENTRAL PLAZA SHOPPING CENTER AT 17531 CENTRAL AVENUE (APN 7319-007-028)."

VI. Exhibits

1. Central Plaza Shopping Center Site Plan
2. Carson Christian School Site Plan
3. Carson Christian Outreach Church Floor Plan
4. Owner Agreements
5. Site Map
6. Draft Resolution

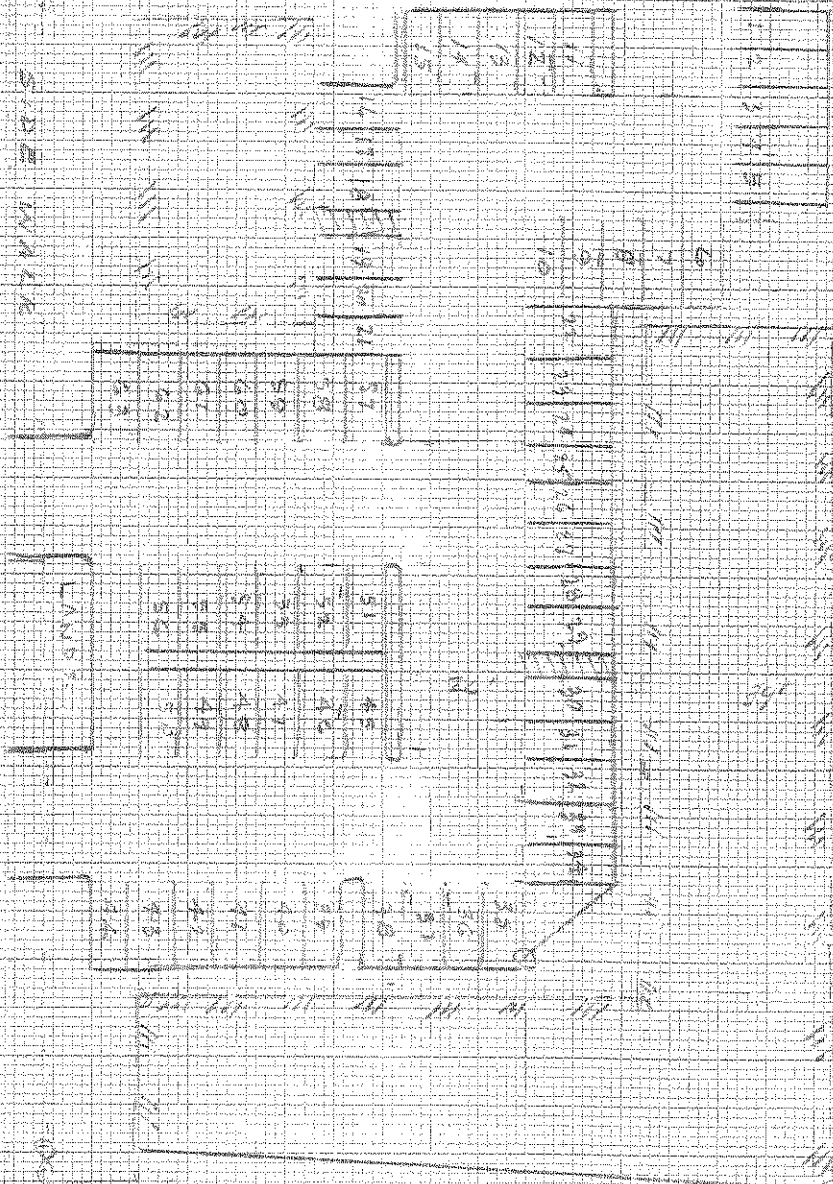
Prepared by: 
Saied Naaseh, Associate Planner

Reviewed by: 
John F. Signo, AICP, Senior Planner

Approved by: 
Sheri Repp, Planning Officer

Planning Commission Staff Report
CUP No. 903-12
November 13, 2012
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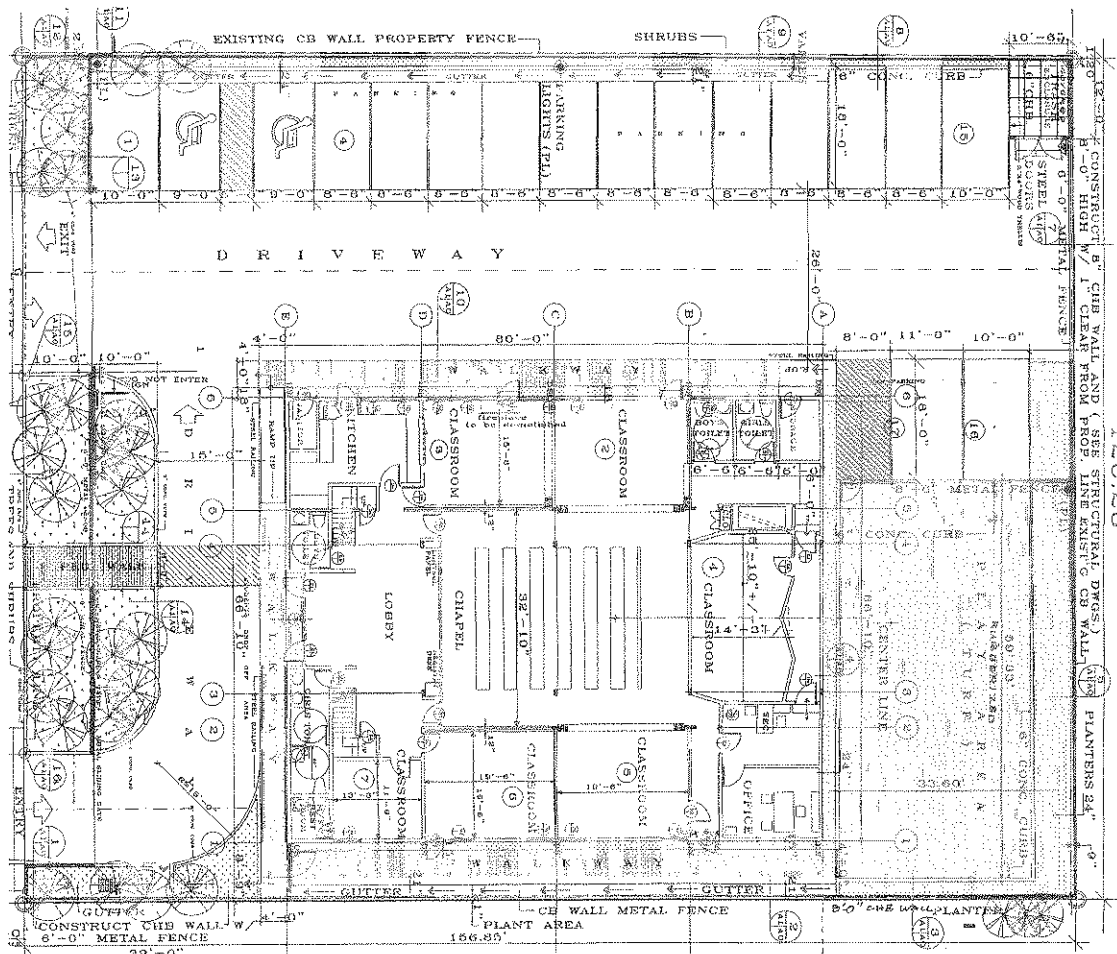
GENERAL PLENN, 17031 CENTRAL AVE, CHICAGO, ILL.

PART BIRTH, SHOWING, TAKING, SINCE

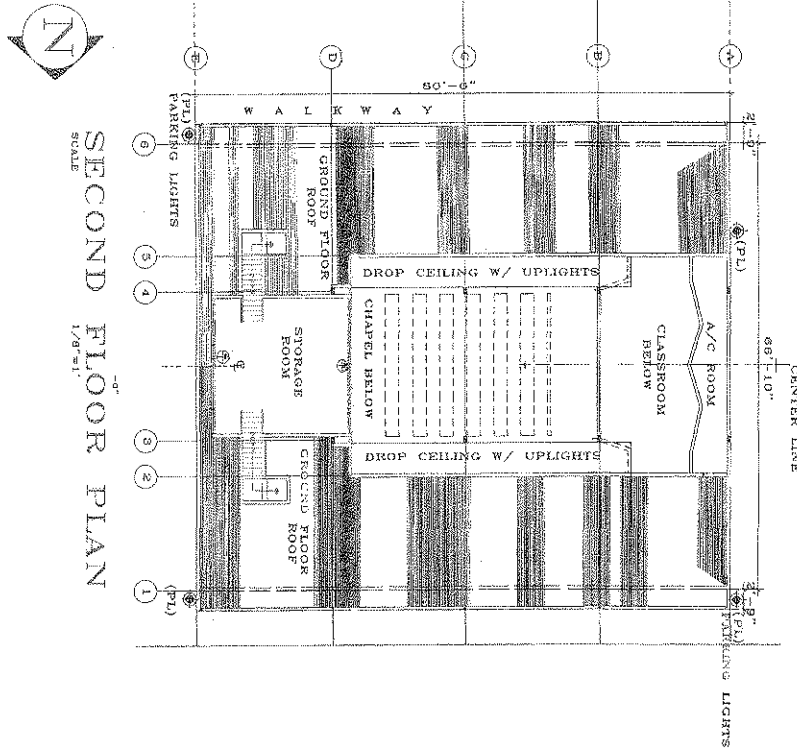
SPREAD 1 inch - 10-04

(SR 1 of 2)

120.20

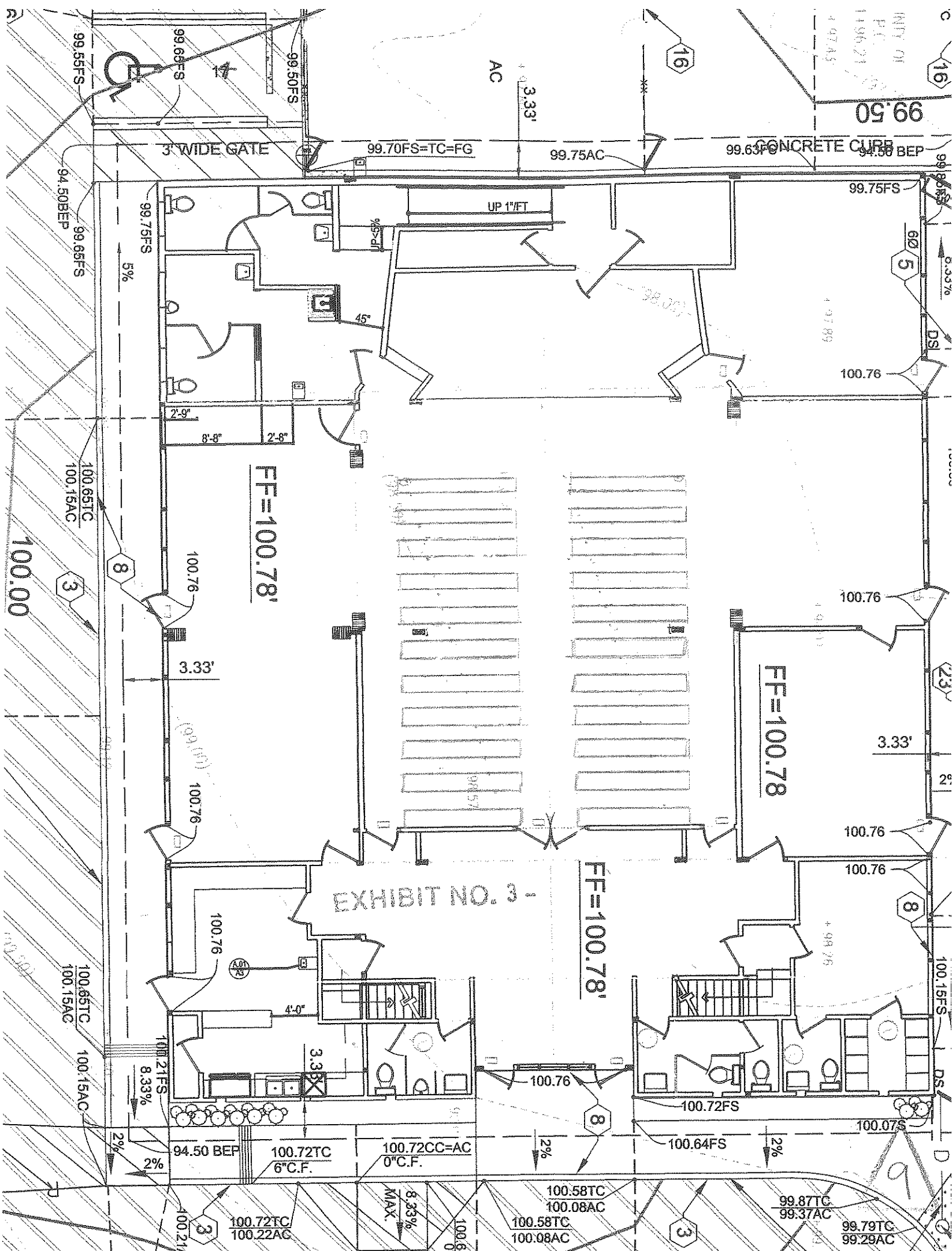


NOTES:
ALL BUILDINGS AND STRUCTURES MUST MEET 2008 LOS ANGELES COUNTY BUILDING CODE REQUIREMENTS.
ALL STREET LIGHTS TO BE PROVIDED ALONG CENTRAL AVENUE TO MEET LOS ANGELES COUNTY BUILDING CODE REQUIREMENTS.



SECOND FLOOR PLAN
SCALE 1/8"=1'

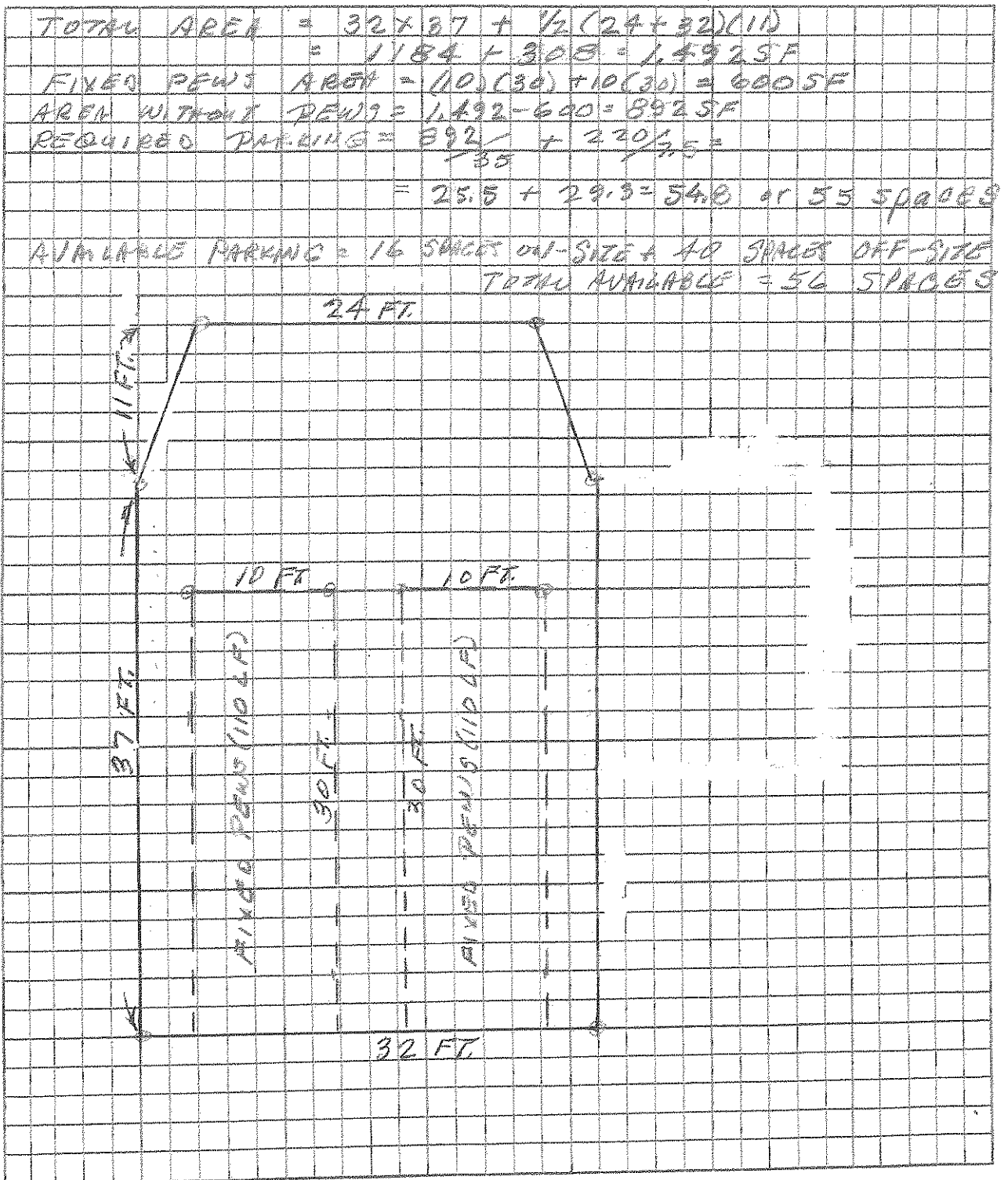
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City of Carson

PLOT PLAN

NAME CARSON CHRISTIAN OUTREACH ADDRESS: 17705 S. CENTRAL AVE.



One Square = 2 feet

(See other side for example)



sharedparkingownernotepade[1]

3/6/2012

City of Carson
Planning Division
701 E. Carson Blvd.
Carson CA 90745

RE: SHARED PARKING LICENSE AGREEMENT
17531 S. Central Avenue, Carson CA 90746

To Project Planner:

Hak Bum Chang, owner of Central Prime Group, (Central Plaza), hereby grants to Carson Christian Outreach Church, in perpetuity, permission, on a non-exclusive basis, to use forty, (40) parking spaces located at 17531 S. Central Avenue, Carson, CA 90746, APN No. 7319-007-028. Since most normal business hours are Monday through Saturday, from 6:00 A.M. until 6:00 P.M., and the church operates in the evenings after 7:00 P.M., and on Sundays, their hours will not conflict with our business.

As such, for valuable consideration of \$800.00 per month, Carson Christian Outreach Church, located at 17705 S. Central Avenue, is hereby granted a non-exclusive license to use the parking lot on our property described above after 7:00 P.M. on weekdays and throughout the day on Sundays. (20) Twenty spaces may be used prior to 7:00 P.M.

This non-exclusive license to park parishioner vehicles on our premises is expressly conditioned on the obligation of the church to notify the undersigned and the city of Carson planning division if the property described above is sold to a new owner or the business ceases to operate or terminates this license agreement to share parking, in which case the church shall then become responsible for securing parking with the new property owner and/or new business.

The church, Carson Christian Outreach Church, asserts that the shared parking license agreement at 17531 S. Central Avenue, Carson, CA, is within 400 feet of the church's sanctuary. The church agrees to notify the city of Carson planning division, in writing, within two (2) business days of any change(s) or cancellation of this shared parking license agreement.

The property owner of 17531 S. Central Avenue, Carson, CA 90746, and church representative of Carson Christian Outreach Church, are in agreement to the terms of this letter, which will be in effect for the period the church operates at said property.

HAK BUM CHANG
THOMAS M. ALEXANDER JR.
Print Name

Print Name
Hak Bum Chang
Carson Christian Outreach Church

Hak Bum Chang
THOMAS M. ALEXANDER JR.
Signature
Signature

Date

Date 3/23/12

Property Owner Shared Parking Agreement _011212



To: Carson Christian School Shared Parking to New Tenants
Marian R. Alexander
17705 S. Central Ave.
Carson, CA 90746

From: Central Plaza Prime Group, Inc.
17531 S. Central Ave.
Carson, CA 90746

Dear Marian,

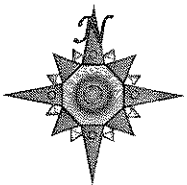
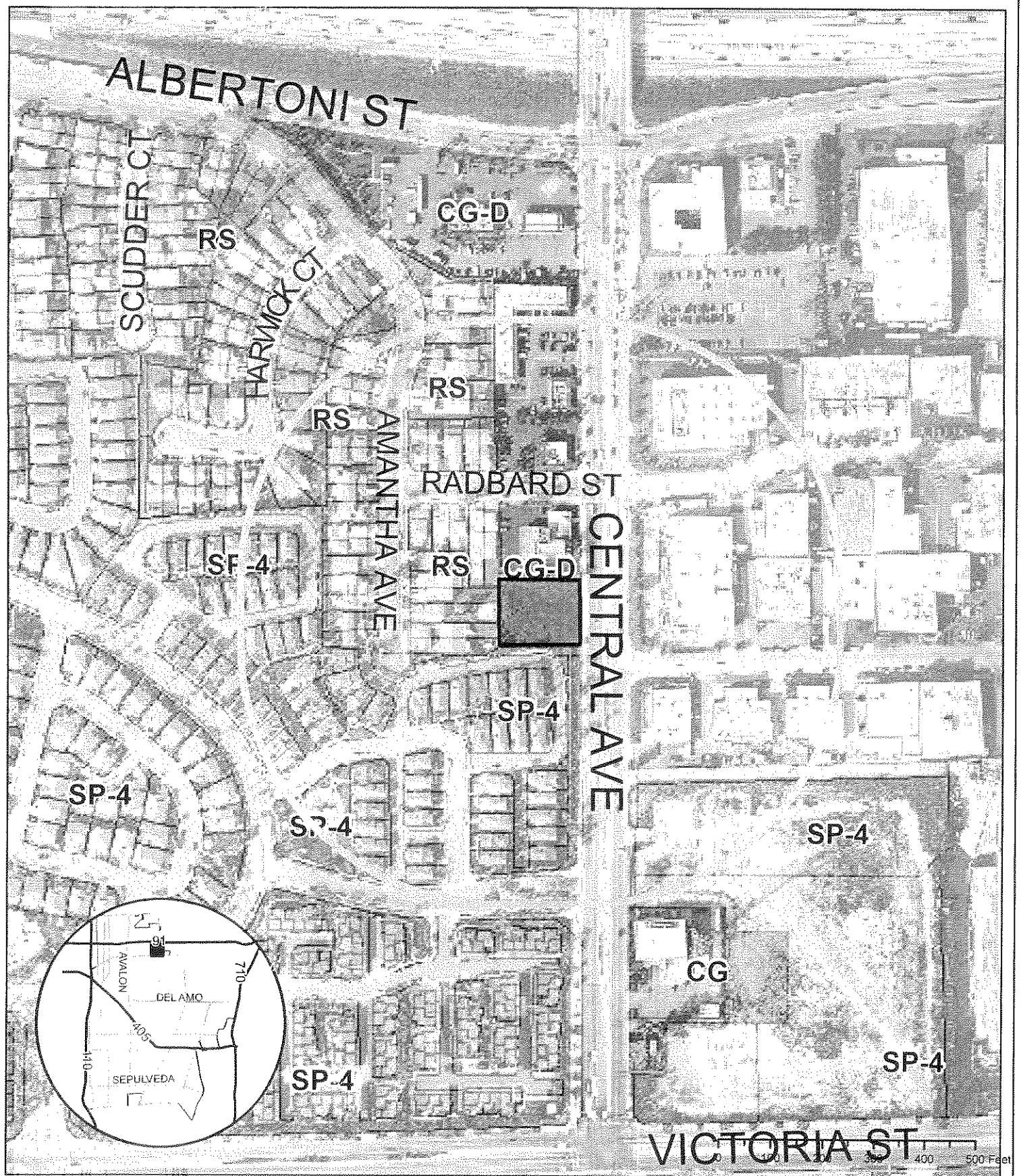
The management will provide documents for each and any new tenant that signs a lease agreement in one of our vacant units in the future. We will provide a document signed by the new tenant, along with the square footage information. Please feel free to call or e-mail our property manager Joseph Chang at any time. (323) 979-9136, JosephTJChang@gmail.com

Best regards,

Central Plaza Prime Group

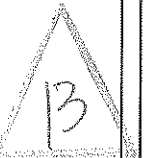
Chuk P. Chang 7/26/12

* Documents referred to are the shared parking documents. *YMA*



City of Carson
500 Foot Radius Map
17705 S. Central Avenue

EXHIBIT NO. 5 -



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 903-12 FOR SHARED PARKING TO PERMIT OPERATION OF A CHURCH AT 17705 S. CENTRAL AVENUE (APN 7319-017-031) WITH SHARED PARKING LOCATED AT THE CENTRAL PLAZA SHOPPING CENTER AT 17531 CENTRAL AVENUE (APN 7319-007-028)

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, Thomas M. Alexander on behalf of the Carson Christian Outreach Church, with respect to real property located at 17705 S. Central Avenue and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 903-12 for a shared parking agreement with Central Plaza shopping center located at 17531 S. Central Avenue to facilitate a church use in the CG-D (Commercial, General-Design Overlay) zoning district.

The Planning Commission duly held a public hearing on November 13, 2012 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. Pursuant to Carson Municipal Code (CMC) Section 9172.21, Conditional Use Permit, and Section 9162.24, Automobile Parking Spaces Required for Mixed Uses, the Planning Commission finds that:

- a) The General Plan Land Use designation for the subject property is General Commercial, with which the existing zoning of CG-D (Commercial, General – Design Overlay) is compatible.
- b) The Central Plaza shopping center site is adequate in size, shape, topography, location, and utilities to accommodate shared parking.
- c) Adequate driveway widths are provided on the site. Appropriate easements are available for circulation and to ensure safety for pedestrians and motorists.
- d) Adequate water supply for fire protection is provided on-site.
- e) The proposed shared parking is compatible with the intended character of the site.
- f) The parking requirement for the church is 55 spaces. Sixteen parking spaces are provided on site and 39 parking spaces are provided at the Central Plaza shopping center with a shared parking agreement. The Central Plaza shopping center has 63 available parking spaces. There are two units that have a conflict with the operating hours of the church. In addition, there are three units that are vacant. These five (5) units have a parking requirement of 21 spaces, therefore, leaving 42 spaces available for the church to use with a shared

EXHIBIT NO. 5



parking agreement. The church is only required to have access to 39 of these spaces.

- g) The existing school operates during the day on weekdays with all activities ending by about 6:00 p.m. The church use is proposed for weekday evenings and Sundays. Conditions have been included to prohibit assembly use of 25 or more participants prior to 8:00 p.m. on weekdays and on Saturday. Therefore, there is sufficient parking available to accommodate the school and church uses with the adherence to the operational standards.
- h) The applicant has provided a signed property owner agreement that would facilitate joint use of off-street parking facilities located at 17531 S. Central Avenue as required by the CMC. Said agreement, provides evidence that no substantial conflict or overlap in the principal operating hours of the uses between the church and Central Plaza shopping center for which the shared parking facilities are proposed will occur.
- i) The proposed CUP application for shared parking to facilitate the church use 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 CMC Section 9172.21 (D), "Conditional Use Permit, Approval Authority and Findings and Decision" and CMC Section 9162.24 (B), "Automobile Parking Spaces Required for Mixed Uses" can be made in the affirmative.

Section 4. Pursuant to Section 15301 of the California Environmental Quality Act (CEQA), Existing Facilities, the proposed shared parking permit is categorically exempt. No significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 903-12 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 13TH DAY OF NOVEMBER, 2012.

CHAIRMAN

ATTEST:

SECRETARY

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The land referred to in this policy is described as follows:

Real property in the City of Carson, County of Los Angeles, State of California, described as follows:

That portion of Parcel 4, as shown on Map of the Record of Survey filed in Book 82 Pages 31 and 32 of Record of Surveys, in the office of the County Recorder of said County, described as follows:

Beginning at a point on the Easterly line of Lot 14 of Tract 24268, as per Map recorded in Book 747 Pages 51 to 57 inclusive of Maps, in the office of the County Recorder of said County, distant thereon South 0 degrees 22 minutes 20 seconds East 150.00 feet from the Northeasterly corner of said Lot 14; thence North 89 degrees 37 minutes 40 seconds East 156.85 feet, parallel with the Northerly line of said Lot 14, to the Westerly line of Central Avenue, 70 feet wide, as shown on Map of said Tract 24268; thence South 0 degrees 22 minutes 20 seconds East 127.31 feet along said Westerly line, to the Southerly line of said Parcel 4; thence South 89 degrees 59 minutes 37 seconds West 156.85 feet along said Southerly line, to the Southeasterly corner of Lot 24 of said Tract 24268; thence North 0 degrees 22 minutes 20 seconds West 126.31 feet, along the Southerly prolongation of said Easterly line of Lot 14 and along said Easterly line, to the point of beginning.

Except from said land that portion thereof lying below a depth of 500 feet measured vertically downward from the present surface of said land.

APN: 7319-017-031

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CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 903-12

GENERAL CONDITIONS

1. If a business license permit and/or change of occupancy certificate for said use is not issued within one year of the date of approval of Conditional Use Permit No. 903-12, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permit shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. 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 any 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 comply with all city, county, state and federal regulations applicable to this project.
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.



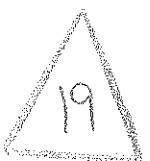
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. The property owner for Central Plaza shopping center shall provide evidence that existing and future tenant leases reflect acknowledgement/agreement to the shared parking agreement and operation of hours.
9. Any future expansions to assembly/sanctuary areas will require a modification request to the Conditional Use Permit subject to review and approval by the Planning Division. Substantial modifications shall require review and approval by the Planning Commission.
10. Prior to occupancy of new tenants within the Central Plaza shopping center, the shopping center owner shall obtain approval from the Planning Division for the use and compliance with the shared parking requirements. The applicant shall submit an updated table showing hours of operation to the Planning Division in the event a use is proposed which exceeds a parking ratio of one space per 300 square feet or the hours of operations for any of the tenants in the shopping center changes. The Planning Division shall review tenant changes and hours of operation to ensure the hours of operations between tenants and Carson Christian Outreach Church do not substantially overlap as to create additional parking impact not anticipated by this approval.
11. The subject church shall limit assembly use of 25 or more participants to Sundays only. Otherwise, special events involving assembly use of 25 or more participants (i.e. funerals, weddings, etc.) shall be authorized by the Planning Division at least five (5) days prior to the event and shall be subject to a determination that sufficient parking is available.
12. Within 30 days from the Planning Commission approval or prior to initiating the occupancy of the church, whichever occurs first, the applicant shall submit a legal instrument approved by the Director as to form and content that shows evidence that there is no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed prior to issuance of the Certificate of Occupancy.
13. A copy of the executed shared parking agreement shall be provided to the Planning Division prior to issuance of an occupancy permit. The shared parking agreement shall run in perpetuity so long as the church continues to operate. Thirty nine parking spaces located on the Central Plaza property shall be made available to the church on weekdays after 8 p.m., and on Sundays. Additional times may be made available during special events as agreed upon by the two parties and may be used for special events subject to Planning Division approval.
14. 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 Conditional Use Permit (CUP) No. 903-12. 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.

15. Church patrons shall be notified of the requirement to park at the shopping center if onsite parking is unavailable. Church patrons shall be discouraged from parking on nearby streets. If patrons cause a parking impact within the adjoining residential neighborhood, the Planning Division shall determine effective corrective actions, including but not limited to, requiring the church to designate a parking monitor. Failure to adequately control use of designated parking may result in the revocation of this permit or placement of limitations on the use and occupancy of the subject church and school building. The Planning Division shall refer this permit to the Planning Commission for review if there is a need to consider revocation or modification to these conditions of approval.
16. The hours of operation of any assembly use of 25 or more participants within the building shall be limited to weekdays after 8:00 p.m. and Sundays.
17. The hours of operation of the Cenrtal Plaza shopping center tenants shall comply with the following table. Modifications to the parking table below, including changes in use and/or hours of operation shall require review and approval by the Planning Division. Substantial modifications, as determined by the Planning Division shall require review and approval by the Planning Commission.

Unit	Square Feet	Business	Hours	Days	Conflict with Church hours	Parking Ratio	Required Parking
A	956	Check Cashing	10 AM-8 PM	MONDAY-FRIDAY	NO	0.0033	3
B	800	Vacant	N/A	N/A	N/A	0.0033	3
C	800	vacant	N/A	N/A	N/A	0.0033	3
D	900	Hair Salon	10 AM-6:30 PM	MONDAY-SATURDAY	NO	0.0033	3
E	1300	vacant	N/A	N/A	N/A	0.0033	4
F	1500	Learning Center	8 AM-8 PM	MONDAY-SATURDAY		0.0033	5



G	770	Louisiana Chicken	10 AM-8 PM	MONDAY-SATURDAY	NO	0.01	8
H	770	Soul Food and Grill	10 AM-8 PM	MONDAY-SUNDAY	YES	0.01	8
J	770	Barber Shop	10 AM-8 PM	MONDAY-SUNDAY	YES	0.0033	3
K	770	Alpha Staffing	10 AM-8 PM	MONDAY-SATURDAY	NO	0.0033	3
M	1540	Cleaners	10 AM-8 PM	MONDAY-SATURDAY	NO	0.0033	5
BB	2325	Flame Broiler	10 AM-8 PM	MONDAY-SATURDAY	NO	0.01	23
Total							70

BUILDING AND SAFETY

18. A building permit and/or a certificate of occupancy/change in occupancy must be issued by the Los Angeles County Building and Safety division prior issuance of building permit and/or to occupancy and issuance of Business License.

FIRE DEPARTMENT

19. Prior to commencement of church use, the applicant shall contact and obtain clearance from the fire deptment.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

20. 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.

