



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** August 14, 2018

**SUBJECT:** Design Overlay Review No. 1702-18

**APPLICANT:** Langdon Wilson International Architecture, Planning  
Attention: Asad Khan  
1055 Wilshire Blvd. Suite 1500  
Los Angeles, CA 90017

**PROPERTY OWNER:** Munawer Fazalbhoj / International Institute of Tolerance  
17928 Gridley Road  
Artesia, CA 90701

**REQUEST:** To permit a proposed building and site remodel for new religious facility located in the ML-D (Manufacturing, Light - Design Review) zone

**PROPERTY INVOLVED:** 20932 South Main Street

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AYE	NO		AYE	NO	
		Chair Pimentel			Madrigal
		Vice-Chair Thomas			Mitoma
		Andrews			Nunley
		Cainglet			Rahman
		Fe'esago			Alt. Osuna Alt. Palmer Alt. Rashad

***Item No. 7B***

## I. Introduction

### Property Owner

Munawer Fazalbhoy / International Institute of Tolerance  
17928 Gridley Road  
Artesia, CA 90701

### Applicant

Langdon Wilson International Architecture, Planning  
Attention: Asad Khan  
1055 Wilshire Blvd. Suite 1500  
Los Angeles, CA 90017

## II. Project Description

The applicant requests approval of Design Overlay Review (DOR) No. 1702-18 to permit a proposed building and site remodel for new religious facility located in the ML-D (Manufacturing, Light - Design Review) zone.

Once complete, the modified industrial building will have a lobby, prayer area, covered veranda, reception area, office, and storage room. A new addition to the building will include men's and women's bathrooms. New architectural features will include a dome skylight, solar panels, rooftop minarets, and recessed and wall lights.

Site improvements will include paving, landscaping, a trash enclosure and a wrought iron entry gate and front yard fencing.

### *Current Improvements*

The project site contains an existing 3,240-square foot industrial building constructed in 1984. Previous tenants include welding and iron works uses.

### *Previously Approved Discretionary Permits*

On April 27, 1982, the Planning Commission approved a development plan for a new industrial building. The project included:

- Design Overlay Review (DOR) No. 181-82 for the project design; and
- Variance No. 154-82 to eliminate truck maneuvering area requirements

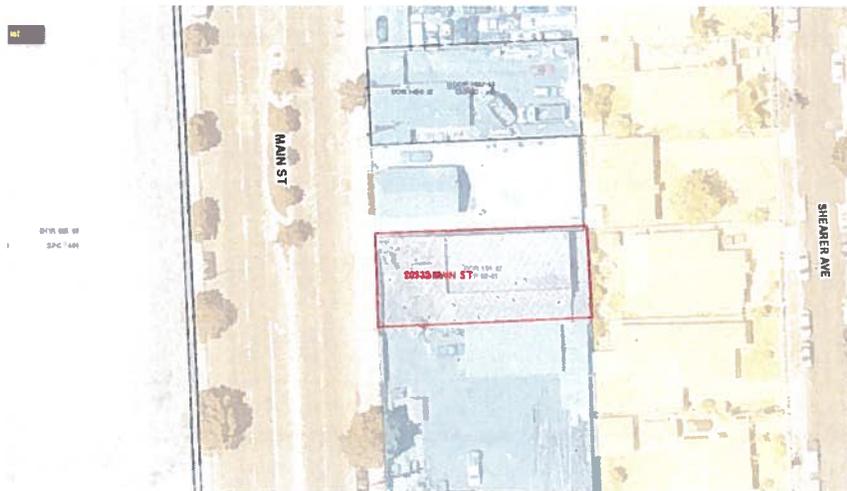
### *Public Safety Issues*

None.

**III. Project Site and Surrounding Land Uses**

The project site is located in the western part of the City near the intersection of Main Street and Torrance Boulevard. The following provides a summary of the site information:

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing, Light; Design Review)
Site Size	0.4 acre
Present Use and Development	3,240-square foot industrial building
Surrounding Uses/Zoning	North: Food Distribution / Warehouse; ML-D South: Stonework; ML-D East: Single-Family Dwellings; RS (Residential, Single-family) West: Carson Town Center (Commercial / Industrial); Specific Plan No. 3 (Light Industrial)
Access	Ingress/Egress: Main Street



**IV. Analysis**

Use

The subject property is zoned ML-D (Manufacturing, Light; Design Review) which permits the proposed religious facility use. Adjacent properties to the north and south share the same zoning designation. Adjacent properties to the east are zoned RS (Residential, Single-family) and properties to the west across Main Street are within the Carson Town Center Specific Plan. The proposed building

and site remodel for a new religious facility will be complementary to the surrounding residential and industrial uses and will be appropriate for the subject property. The proposed religious use was established in 2007 and currently operates in Carson at 305 W. Torrance Boulevard. The plan is to move services to the subject site upon completion of the project.

#### Access

Access to the project site is currently available via three (3) existing driveways on Main Street. To provide safe access to the proposed religious facility, staff recommends that two driveways to be closed and one existing driveway to remain (Condition No. 27). To prevent arriving vehicles from staging on and blocking Main Street, staff recommends that the entry gate at the access be opened at the beginning of events or services, remain open, and closed at the end of events or services (Condition No. 32).

#### Parking

The project site provides a total of 30 parking spaces. Based on the CMC requirements, 29 parking spaces are needed for the project site. Parking will include 10 compact spaces and 2 handicapped spaces.

#### Site Plan

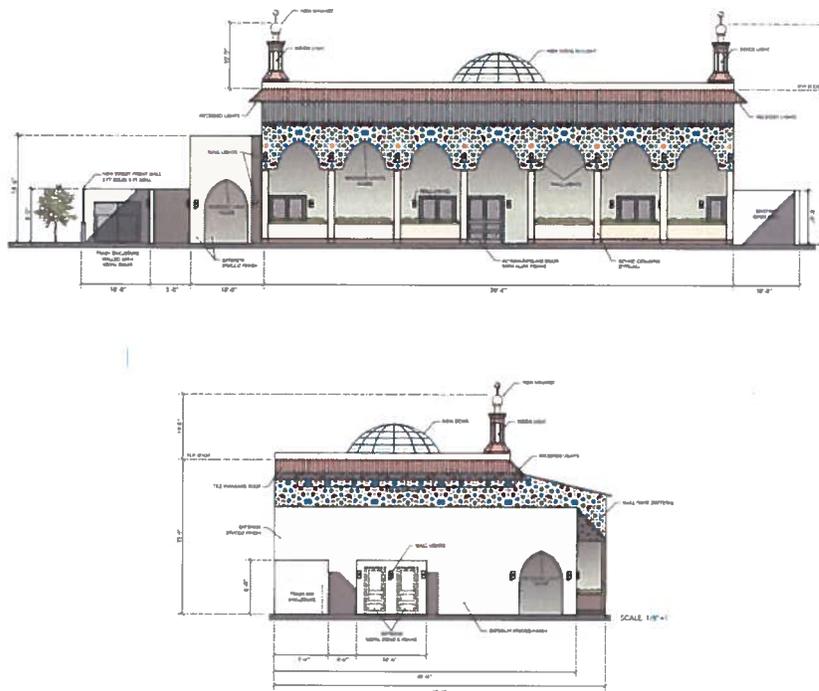
The existing building will increase from 2,430 square feet to 3,120 square feet in size. There will be a ten-foot setback from the rear property line, which is permitted by the zoning ordinance. The proposed building will be located behind a new 8-ft. tall concrete block and wrought iron fence. A trash enclosure is proposed at the front of the property. A site identification sign, to be approved in a separate permit, will be directly mounted on the entry gate facing Main Street.

The floor plan features an existing veranda over the entryways located on the south side of the building. Roofing materials will consist of replacing existing materials which will include roof tile and metal sheet. Decorative columns will support the veranda canopy. A landscaping planter will be provided along the front of the veranda.

#### Compatibility

The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The remodel will replace existing building materials and add new façade elements such as a dome skylight, solar panels, rooftop minarets, and recessed and wall lights. Site improvements will include paving, landscaping, a trash enclosure and a wrought iron entry gate and front yard fencing. To meet setback and vehicle maneuvering requirements, the landscaped parking setback along the eastern perimeter shall be increased to six (6) feet (Condition No. 16).

## Building Exterior Elevations



## Landscaping

A total of 1,910 square feet of new landscaping is proposed along the front, rear and side property lines and adjacent to the proposed parking spaces. Trees will be located along the front and at the rear property lines.

To meet landscaping and parking standards, which include 555 square feet of interior landscaping and a width of 10 feet for parking spaces whose length abuts a fence, staff recommends that the southwestern parking space shall be removed (Condition No. 28). A total of 754 square feet interior landscaping will then be provided, all parking stalls will meet the size requirement and the required amount of parking (29 spaces) will be met as a result.

## **V. Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15303, New Construction or Conversion of Small Structures, a modified industrial building in a developed industrial area will not have a significant impact on the environment and is categorically exempt.

## **VI. Public Notice**

Public notice was posted to the project site on July 25, 2018. Notices were mailed to property owners and occupants on July 30, 2018. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

**VII. Recommendation**

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1702-18; and  
**WAIVE FURTHER READING AND ADOPT RESOLUTION NO. -\_\_\_, ENTITLED "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1702-18 TO PERMIT A PROPOSED BUILDING AND SITE REMODEL FOR NEW RELIGIOUS FACILITY LOCATED AT 20932 SOUTH MAIN STREET."**

**VIII. Exhibits**

1. Zoning Map
2. Draft Resolution
3. Development Plans

Prepared by: Max Castillo, Assistant Planner

Land Use / Radius Map - 20932 S. Main St.

Parcel APN(s): 7336017036



**CITY OF CARSON**

**PLANNING COMMISSION**

**RESOLUTION NO. 18-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1702-18 TO PERMIT A PROPOSED BUILDING AND SITE REMODEL FOR NEW RELIGIOUS FACILITY LOCATED AT 20932 SOUTH MAIN STREET.**

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

**Section 1.** An application was duly filed by the applicant, Asad Khan, on behalf of the property owner, Munawer Fazalbhoy for the International Institute of Tolerance, with respect to real property located at 20932 S. Main Street and described in Exhibit "A" attached hereto, requesting approval to permit a proposed building and site remodel for new religious facility located in the ML-D (Manufacturing, Light - Design Review) zone.

A Planning Commission meeting was duly held on August 14, 2018, 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.** With respect to the Design Overlay Review No. 1702-18, the Planning Commission finds that:

- a) The proposed use and development is consistent with the General Plan Land Use Designation of Light Industrial use. The surrounding area includes residential and industrial uses such as warehousing and manufacturing, and the proposed project will be complementary to the surrounding uses and will be appropriate for the subject property.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The remodel will replace existing building materials and add new façade elements such as a dome skylight, solar panels, rooftop minarets, and recessed and wall lights. Site improvements will include paving, landscaping, a trash enclosure and a wrought iron entry gate and front yard fencing. To meet setback and vehicle maneuvering requirements, the landscaped parking setback along the eastern perimeter shall be increased to six (6) feet. To meet landscaping and parking standards, which include 555 square feet of interior

**EXHIBIT NO. 02**



landscaping and a width of 10 feet for parking spaces whose length abuts a fence, the southwestern parking space shall be removed.

- c) The proposed site remodel includes paving of the site and 30 parking spaces, which meets the off-street parking requirements. Access to the project site will be provided by one driveway on Main Street. A condition of approval will be require that the entry gate at the access be opened at the beginning of events or services, remain open, and closed at the end of events or services.
- d) All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.
- e) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment. The proposed use will not alter the predominantly residential and industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15303 - New Construction or Conversion of Small Structures.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1702-18, 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 14<sup>TH</sup> DAY OF AUGUST, 2018**

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**CHAIRPERSON**

**ATTEST:**

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**SECRETARY**



**Exhibit "A"**

**Legal Description**

PARCEL 1: APN 7336-017-034

THE WEST 125 FEET OF LOT 29 OF TRACT NO. 5927, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 64 PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN 7336-017-036

THE WEST 125 FEET OF LOT 30 OF TRACT NO. 5927, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 64 PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: APN 7336-017-037

THE WEST 125 FEET OF LOT 31 AND THE NORTH 10 FEET OF THE WEST 125 FEET OF LOT 32 OF TRACT NO. 5927, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 64 PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.



**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1702-18**

**GENERAL CONDITIONS**

1. If building permits for Design Overlay Review No. 1702-18 are not issued within one year of their effective date, 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. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
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. 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.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.



9. 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.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to 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, or in any way related to any damage or harm to people or property, real and personal, that may result from Property Owner(s), operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City 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 Parties' 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. Parties shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.



## **AESTHETICS**

14. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
15. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

## **LANDSCAPE/IRRIGATION**

16. The landscaped parking setback along the eastern perimeter shall be increased to six (6) feet.
17. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
18. Pursuant to Section 9162.52, the required interior landscaping for the parking lot shall be five (5) percent of the total parking area. The interior landscaping calculation shall be shown on the landscaping plan.
19. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
20. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.

## **LIGHTING**

21. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
22. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

## **PARKING**

23. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
24. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
25. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
26. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or

- b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
27. **The two driveways / curbs along Main Street shall be closed and appropriate permits shall be secured and improvements such as sidewalk, curb, gutter, etc. shall be completed as required by the Engineering Division.**
28. **To meet landscaping and parking standards, the southwestern parking space shall be removed.**

### **TRASH**

29. Trash collection shall comply with the requirements of the City's trash collection company.

### **FENCES/WALLS**

30. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division. Perimeter walls abutting residential properties shall be of concrete masonry and decorative to the satisfaction of the Planning Division.

### **PLANNING**

31. The specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division prior to the issuance of any building permits.

### **TRAFFIC DIVISION – CITY OF CARSON**

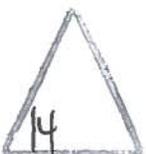
32. The proposed front gate shall remain open during operating hours to cars from staging and blocking lanes on Main Street.

### **BUILDING AND SAFETY DIVISION**

33. Submit development plans for plan check review and approval.
34. Obtain all appropriate building permits and an approved final inspection for the proposed project.

### **ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON**

35. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
36. A construction permit is required for any work to be done in the public right-of-way.
37. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
38. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.



## **FIRE DEPARTMENT**

39. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
40. Show all public hydrants within 300 feet of property line.
41. Submit one architectural set and 1 extra site plan for full life/safety plan review.
42. Provide fire flow information on Water flow form 196.

## **BUSINESS LICENSE DEPARTMENT – CITY OF CARSON**

43. All parties involved in the subject project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

