

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 06-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON  
APPROVING CONDITIONAL USE PERMIT NO. 596-05 AND VARIANCE NO. 453-04**

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

**Section 1.** An application was duly filed by Mr. Sai Momoli, on behalf of the Samoan Congregational Christian Church of South Los Angeles, with respect to real property located at 1249 East Carson Street and described in Exhibit "A" attached hereto, requesting and seeking the approval of Conditional Use Permit No. 596-05 and Variance No. 453-04 with respect to a 1.55-acre lot located at 1249 E. Carson Street. Said application seeks conditional approval for the construction of a 22,000 square foot church building and requests a variance from Section 9126.12 of the Carson Municipal Code seeking to exceed the 30-foot height limit.

A public hearing was duly held on July 26, 2005, and January 10, 2006, 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 Section 9172.21, Conditional Use Permit, and Section 9172.22, Variance, the Planning Commission finds that:

a) The General Plan designates the subject property as High Density Residential and the zoning is RM-25 (Residential, Multifamily – 25 units per acre) and within Redevelopment Project Area No. 4. The City's Zoning Code requires a Conditional Use Permit for a church use in the RM-25 zone that is on a collector street. Pursuant to General Plan Land Use Goal No. 6, the City promotes a sustainable balance of residential and non-residential development. The proposed church building would be compatible with nearby residential uses.

b) The proposed church building would be located on a flat parcel of land. The site is adequate in size, shape, and topography and has access to required utilities as it is located within an urbanized area. The proposed church use will conform to the requirements of the Carson Municipal Code, with exception to the variance request for excess height. The height of the building would be consistent with other churches in Carson.

c) The site is accessible from Carson Street, a major highway, and 216<sup>th</sup> Street, a collector street. The 405 Freeway is located approximately 1,000 feet to the west and is capable of providing regional traffic to and from the project site. Vehicular and pedestrian traffic will be available on Carson Street, and pedestrian-only traffic will be available on 216<sup>th</sup> Street.

d) The church is required to have 124 onsite parking spaces and proposes 126 spaces, thus adequate onsite parking is provided.

e) The Los Angeles County Fire Department has reviewed the proposed project. Adequate water supply exists to meet current and anticipated fire suppression needs and the project has been designed to provide Fire Department access.

f) The proposed church is compatible with the intended character of the area which includes residential and commercial uses. Adequate conditions addressing parking, noise, lighting, and general operating conditions have been included to promote a healthy environment and protect the health, safety and welfare of patrons and surrounding land uses.

g) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

h) The applicant requests a variance from Section 9126.12 of the Carson Municipal Code in order to exceed the 30-foot height limit up to a maximum height of 59 feet in the RM-25 zone. Pursuant to Section 9172.22, a variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The Planning Commission finds that the proposed height is appropriate for a church building, which is located on a residentially zoned property.

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

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

**Section 4.** A Mitigated Negative Declaration for this project has been prepared pursuant to Section 15074 of the California Environmental Quality Act (CEQA). Potentially significant impacts identified include aesthetics, air quality, geology/soils, noise, and transportation/traffic impacts. Mitigation measures to reduce the potentially significant impacts to less than significant have been included and are attached as Exhibit "C."

**Section 5.** Based on the aforementioned findings, the Commission hereby approves the Mitigated Negative Declaration for the proposed project, grants Conditional Use Permit No. 596-05 and Variance No. 453-04 for construction of a new church building with increased height 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 10<sup>th</sup> DAY OF January, 2006.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**