

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING RELOCATION REVIEW NO. 3035.57
LOCATED AT 19707 SOUTH CENTRAL AVENUE.**

**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, First Lutheran Church, with respect to real property located at 19707 South Central Avenue and described in Exhibit "A" attached hereto, requesting the approval of Relocation Review No. 3035.57 to install a 504 square-foot temporary modular classroom structure for an existing church in the RM-8-D (Residential, Multi-family – 8 units per acre; Site plan and design review) zone.

A public hearing was duly held on August 14, 2007, 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 General Plan of the City of Carson designates the property as Low Density Residential. The relocation of the modular trailer classroom is consistent with the low density residential designation of this property. The proposed use and development will be complementary to the surrounding residential uses and appropriate for the subject property.
- b) The proposed relocation of the modular trailer classroom is in conformance with the Relocation Review requirements per Section 9172.26(D) of the Carson Zoning Ordinance. The proposed project is in conformance with all other applicable requirements in the Zoning Ordinance. Due to the location of the proposed modular classroom structure, the proposed architecture and design will be compatible with the surrounding area. The site is flat and is of sufficient size to support the modular classroom.
- c) The proposed location of the modular classroom does not interfere with on-site circulation either for pedestrians or vehicles. Adequate parking is provided.
- d) On-site improvements, including landscaping, have been included as conditions of approval prior to occupancy of the structure. Improvements shall include a one-hundred (100) square-foot landscaping area along the westerly portion of the modular classroom that shall include shrubs and two (2) 24-inch box trees for screening of the modular structure.

Section 4. The Planning Commission further finds that the use permitted by the proposed Relocation Review will not have a significant effect on the environment. The proposed development will not alter the predominantly residential character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project for a temporary modular classroom trailer is an accessory

structure to an existing church and is found to be categorically exempt under CEQA, Section 15332.

Section 5. Based on the aforementioned findings, the Commission hereby [approves Relocation Review No. 3035.57](#) 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. The approval of Relocation Review No. 3035.57 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 14th DAY OF AUGUST, 2007.

CHAIRMAN

ATTEST:

SECRETARY