



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 12, 2007

SUBJECT: Conditional Use Permit No. 656-07

APPLICANT: Roman C. Pel
358 E. 220th Street
Carson, CA 90745

REQUEST: To approve a Conditional Use Permit for an existing church facility to continue to operate within the RM-12-D (Residential, Multifamily – 12 units/acre – Design Overlay) zone and within Redevelopment Project area No. 4.

PROPERTY INVOLVED: 356 E. 220th Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cannon			Saenz
		Graber			Hudson
		Faletogo			Verrett

I. Introduction

Date Application Received

- February 20, 2007: Conditional Use Permit No. 656-07

Applicant

- Roman C. Pel
358 E. 220th Street, Carson, CA 90745

Property Owner(s)

- Carson Christian Church
358 E. 220th Street, Carson, CA 90745

Project Address

- 356 E. 220th Street, Carson, CA 90745

Project Description

- The proposal is to consider a Conditional Use Permit to allow the Carson Christian Church located at 356 E. 220th to continue its operation as a Church. The use is consistent with the General Plan and zoning for a Residential, Multifamily – 12 units/acre – Design Overlay, which may be approved for religious facilities with appropriate conditions of approval. An interior renovation project for the fellowship hall is pending based on approval of the Conditional Use Permit.
- The expected fellowship renovation project will not increase the range of activities or events at the church. The renovation project has an estimated project cost of well below \$35,000.

II. Background

Previous Uses of Property

- The subject property has been continuously used for church activities since the creation of the underlying Tract Map No. 2982 in 1954.
- Worship services for Carson Christian Church are on Sunday from 9 a.m. to 12 p.m. and on Wednesdays from 7 p.m. to 9:30 p.m. Office hours are from 9 a.m. to 5 p.m., Monday through Friday.
- Church related services are carried out on the easterly adjacent lot located at 358 E. 220th Street, which consist of two dwelling units zoned RM-12-D. Common parking and driveways exist between the two lots.

Previously Approved Discretionary Permits

- There are no previously approved discretionary permits for the project site.

Public Safety Issues

- There is no past or current zoning code enforcement case associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 356 E. 220th Street. Approximately 105 feet to the east is Neptune Avenue; to the west and south is Brandi Ct., a private road; and to the north across 220th Street are single family homes.
- The church operations are being carried out on the subject property and the adjacent lot to the east (358 E. 220th Street), which are under the same ownership, Carson Christian Church.
- Surrounding the subject property are properties zoned RM-12-D or RM-8-D, consisting of single-family homes.
- The subject property consists of a church (800 sq. ft.), fellowship hall (2,482 sq. ft.) and two residential units on the adjacent lot to the east. These residential units are approximately 989 sq. ft and 1,785 sq. ft. in size. The units are currently used for Sunday school “over-flow” activities.
- The subject property, including the adjacent lot the east, is 100 feet wide and 300 feet deep, comprising a total area of 30,000 square-feet.
- The subject property has twenty-six (26) existing parking spaces.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RM-12-D (Residential, Multi-family 12-Unit, Design Overly) with the adjacent properties to the north, south and west sharing same the zoning designation. The adjacent properties to the east are zoned RS (Residential, Single-Family).
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Medium Density Residential.
- The subject property is within Redevelopment Project Area No. 4

Required Findings: Conditional Use Permit No. 656-07

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses;
- b. Compatibility of 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 and open spaces and other features relative to a harmonious and attractive development of the area;
- c. Convenience and safety of circulation for pedestrians and vehicles;
- d. Attractiveness, effectiveness, restraint in signing, graphics and color; and
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

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, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

Issues of Concern / Proposed Condition/Change: Conditional Use Permit No. 656-07

- **ISSUE: ADA Requirements:** The subject parcel is non-conforming with respect to lot ADA requirements.
 - **MITIGATION:** Provide two additional parking/loading spaces; with ADA compliant maneuverability area for each handicapped space, and providing direct access to the church entrance. Further review of ADA requirements will be done by the Building and Safety Division during the plan check stage.

- **ISSUE: Parking Lot and Driveway Conditions:** The subject parcel's parking lot and driveways are in poor conditions and require maintenance.
 - **MITIGATION:** There are currently 26 parking spaces available, which satisfy the parking requirement. There is a need to provide re-slurring of the lot, parking lot re-stripping to provide for two handicapped space and improvements pertaining to the lastly mentioned. (Parking/loading spaces, ramps, signs). Further review of ADA requirements will be done by the Building and Safety Division during plan check.

- **ISSUE: Pedestrian Circulation:** Narrow driveways.
 - **MITIGATION:** An area in need of further attention is the pedestrian circulation related to safety and functionality concerns. A pedestrian crosswalk striping will be required leading from the back parking lot to the main church and from the two dwelling units on the adjacent lot to the fellowship hall.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301(a), Enforcement Actions by Regulatory Agencies, the City's approval of a Conditional Use Permit (CUP) for the continued operation of a church facility is "Categorically Exempt".

V. **Recommendation**

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 656-07 subject to the conditions of approval attached as Exhibit “B” to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, “A Resolution of the Planning Commission of the City of Carson Approving Conditional Use Permit No. 656-07 for an existing church facility to continue to operate within a multifamily zone district located at 356 E. 220th Street”.

VI. **Exhibits**

1. Resolution
2. Site Plan

Prepared by: _____
Zak Gonzalez II, Planner

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

Approved by: _____
Sheri Repp, Planning Manager

SN: srCUP656-07