



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 14, 2007
SUBJECT: Relocation Review No. 3035.57
APPLICANT: First Lutheran Church
19707 S. Central Avenue
Carson, CA 90746
REQUEST: To install a 504 square-foot, temporary modular classroom trailer for a church in the RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay) zone.
PROPERTY INVOLVED: 19707 South Central Avenue

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

| AYE | NO | | AYE | NO | |
|-----|----|-----------------|-----|----|----------------|
| | | Cannon | | | Hudson |
| | | Faletogo | | | Saenz |
| | | Graber | | | Verrett |

I. Introduction

The applicant, First Lutheran Church, requests approval of Relocation Review No. 3035.57 to install a 504 square-foot, temporary modular classroom trailer (~~504 square feet~~) for a church in the RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay; ~~Site plan and design review~~) zone.

II. Background

Planning records show that a church ~~use~~ was approved for the property in 1974 under Special Use Permit No. 120-74. Design Overlay Review No. 190-82 was approved by the Planning Commission in 1982 for a new church building. An addition to the church was approved in 1988 under Design Overlay Review No. 445-88.

III. Analysis

The structure will be located approximately 14 feet to the west of the existing church building. The classroom use will be temporary and the applicant proposes to remove the structure within 4 to 5 years.

The subject property is within an existing ~~surrounding neighborhood includes one story residential,~~ single-family neighborhood with ~~homes and~~ Curtis Middle School to the west across Amantha Avenue. ~~The proposed project is to be located within an RM (Residential, Multi-Family) zone district.~~

The site consists of a church use with a fenced play area, landscaping and a parking lot. The site is accessed by two private driveways on Amantha Avenue.

According to the owner, ~~an addition to~~ the play area in the southern portion of the property was expanded ~~made~~ approximately 2 to 3 years ago. Staff has received ~~comments~~ concerns from adjoining neighbors regarding the proximity of the play area ~~addition~~ to their properties. The play area can be ~~Staff believes the addition can be~~ approved administratively ~~and would be~~ separate from the review of the proposed modular classroom, but the Planning Commission does have discretion to consider the church as a whole.

Relocation Review

According to Section 9172.26 – Relocation Review, the Planning Commission shall approve a relocation review 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, including any specific plans for the area and surrounding use.**

The modular classroom will be adjacent to the existing church building and is consistent with the General Plan Designation of Low Density Residential. The modular classroom is compatible with the surrounding residential neighborhood ~~existing development in the area as the surrounding properties in the area are predominantly residential developments~~. To the north, south and east are single-family homes while Curtis Middle School is located to the west.

- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, age, and scale of structures and open spaces and other features relating to a harmonious and attractive development of the area.**

The modular classroom has an exterior metal finish which will be colored light beige to match the existing church. Landscaping will be provided along the westerly side of the structure, which will include shrubs and two trees to screen the structure. The proposed modular classroom is compatible with the area, as its color scheme and single story height are in keeping with the neighborhood.

- c. Convenience and safety of circulation for pedestrians and vehicles**

For the modular classroom, parking is provided in the existing church parking lot. The current configuration of pedestrian sidewalk and driveway access are adequate for the church use. Vehicles can safely enter and exit to Amantha Avenue via ~~and the site will be accessed by~~ two existing driveways. There are currently ninety parking spaces on-site.

- d. Attractiveness, effectiveness, and restraint in signing, graphics and color.**

None proposed.

- e. Development scheduling (if phased development) which will satisfy the above criteria in each phase.**

No phasing is proposed.

- f. Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15. Such design standards and guidelines may be generally applicable or may specify different requirements for different areas.**

The applicant is not currently proposing any signs at the site. Phased development will not occur for the project.

IV. Environmental Review

The proposed vehicle storage use is an accessory structure to the existing church and is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303(e)~~32~~ ~~— In-fill Development Projects~~.

V. Recommendation

That the Planning Commission:

- **APPROVE** the categorical exemption;
- Relocation Review No. 3035.57 subject to the Conditions of Approval attached as Exhibit "B" to this report, and
- **WAIVE** further reading and ADOPT Resolution No. _____, entitled "A Resolution of the Planning Commission of the City of Carson Approving Relocation Review No. 3035.57 located at 19707 South Central Avenue."

VI. Exhibits

1. Aerial map
2. Draft Resolution

Prepared by: _____
Max Castillo, Assistant Planner

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

Approved by: _____
Sheri Repp-Loadsman, Planning Division Manager

Mc/ r303557p