



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 11, 2007

SUBJECT: Conditional Use Permit No. 651-07

APPLICANT: City of Truth Ministries
Attention: Kirk M Lewis
20850 Leapwood Avenue Suites J, K, L
Carson, CA 90746

REQUEST: To approve a shared parking Conditional Use Permit for a church located in an existing industrial business park in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 20850 Leapwood Avenue Suites J, K, L

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairman			Graber+
		Hudson – Vice-Chair			Saenz
		Cannon			Verrett

I. Introduction

The applicant, City of Truth Ministries, represented by Pastor Kirk M. Lewis, is requesting the approval of a shared parking conditional use permit for an existing business park. The Carson Municipal Code requires the cumulative number of required parking spaces to be provided unless shared parking is approved.

II. Background

The subject site is located at 20850 Leapwood Avenue, on the east side of Leapwood Avenue, north of Dominguez Street and south of Dovlen Avenue. The site is composed of one (1) parcel totaling approximately 3.4 acres. The site is zoned ML (Manufacturing, Light) with a corresponding General Plan designation of Light Industrial and is within the Redevelopment Project Area No. 1.

There are numerous tenants within the two buildings at the business park ranging from retail and offices to a church use (see table-2). These tenants each have different parking demands and generate certain needs for parking spaces based upon their floor areas and principal uses (see table-1).

The parking areas are located in the middle of the property and along the front and side property lines. The total building area is 35,554 square feet. A total of 133 parking spaces are provided on site. The following table summarizes the parking required pursuant to Section 9162.21 of the Carson Municipal Code:

Principal Use	Off-Street Parking Required
Church, mortuary	1 space for each 5 fixed seats (or 7 ½ linear feet of fixed pew or bench) in the largest assembly room. For the area within the largest assembly room not occupied by fixed seats, pew or bench, the off-street parking required shall be 1 space for 35 square feet of net floor area.
Offices, studios, retail sales and services and other general commercial activities not classified elsewhere.	1 space for each 300 square feet of gross floor area with a minimum of 5 parking spaces provided on each site for each use.
Vehicle Repair and Service Activities	One automobile parking space shall be provided for ach employee on the largest shift, plus one space for each company vehicle, plus 2 spaces for each service bay.

III. Analysis

The church use parking requirement is based on the square footage of the main assembly, or sanctuary area. City of Truth Ministries' sanctuary area is 4,554 square feet. The parking required is 1 space for every 5 fixed seats in the largest assembly room and 1 space for every 35 square feet of floor area in the largest assembly room not occupied by fixed seats, or 117 spaces. A summary of the required parking for all of the tenants is as follows:

BUILDING “1” AND BUILDING “2”

Tenant Name	Hours of Operation	Principal Use	Floor Space Occupied	Spaces Required
The Tint Factory (Bldg 1)	M-F 8A-5P Sat 8A-12P	Minor Repair	1,164	3
ADI (Bldg 1)	M-F 8A-5P	Office	6,000	20
The Print Press (Bldg 1)	M-F 9A-5P	Retail	3,600	12
Heisei Shokai (Bldg 1)	M-F 9A-5P	Office	3,600	12
Vacant (Bldg 1)		Office/Retail	1,200	4
S.P.O. (Bldg 1)	M-F 8A-5P	Office	1,200	4
Dominguez Florist (Bldg 1)	M-F 9A-5P Sat 8A-12P	Retail	1,200	4
T.S. Paralegal Service (Bldg 1)	M-F 9A-5P	Office	1,200	4
Hairobics Hair and Skin Care Salon (Bldg 2)	M-F 8A-5P Sat 8A-12P	Retail	6,881	23
EA Services	M-F 8A-5P	Office	3,504	12

(Bldg 2)				
Verde Manzana I (Bldg 2)	M-F 8A-5P	Office	1,752	6
Paul Smog Check (Bldg 2)	M-F 8A-5P Sat 8A-12P	Minor Repair	1,752	4
Dr. Arnold (Bldg 2)	M-F 8A-5P	Office	1,752	6
Genesis Group (Bldg 2)	M-F 8A-5P	Office	1,752	6
City of Truth Ministries (applicant) (Bldg2)	M-Th 10A-4P (office) Sun 10A-12P	Office Church	1,759 6,552	6 117
TOTAL SPACES REQUIRED (DAILY PEAK)			SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY	117 126 126 126 126 120 34
TOTAL SPACES PROVIDED				133

The total number of parking spaces required for all of the uses onsite is 243. The total number of parking spaces available, according to the site plan submitted, is 133.

Based upon staff review of the information submitted by the applicant, it has been determined that there is an insufficient amount of parking to serve all of the tenants *if operating during the same business hours*. However, Carson Municipal Code (CMC) section 9162.24(B), "Automobile Parking Spaces Required for Mixed Uses", when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit.

City of Truth Ministries operates during the weekdays as office only, which requires six parking spaces. Church services are conducted on Sundays while no other tenants are operating. The required parking for the church use is 117 parking spaces. Thus, uses at the business park operate at staggered hours throughout the week as noted in the table above, and peak parking requirement for any day of the week does not exceed the 133 parking spaces provided at the site.

Per Section 9162.24 of the Municipal Code, the Planning Commission may approve a conditional use permit application for shared parking when the following criteria are satisfied:

1. The applicant shall show evidence that there is no substantial conflict or overlap in the principal operating hours of the building or uses;
2. Any reduction in parking shall not decrease the total number of parking spaces below the level necessary to meet the collective peak parking demand for all participating uses;
3. A finding shall be made that there is adequate parking available for all affected lots and uses located thereon.

This application meets the above criteria as explained in the resolution.

In addition to the shared parking criteria, the zoning ordinance also states in Section 9172.21, "Conditional Use Permit" that the Planning Commission may approve a conditional use permit 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;
- b. The site is adequate in size, shape topography, location, utilities, and other factors to accommodate the proposed use and development;
- c. There will be adequate street access and traffic capacity;
- d. There will be adequate water supply for fire protection;
- e. The proposed use and development will be compatible with the intended character of the area;
- f. Such other criteria as are specified for the particular use of other Sections of this Chapter.

This application meets the above criteria as explained in the resolution.

IV. Environmental Review

The proposed project is deemed categorically exempt under Class 1 (Section 15301) of the California Environmental Quality Act (CEQA). The exemption pertains to the operation of existing facilities.

V. Recommendation

That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No._____, entitled "A Resolution of the Planning Commission of the City of Carson approving a shared parking Conditional Use Permit for a church located in an existing industrial business park at 20850 Leapwood Avenue."

VI. Exhibits

1. Land use map
2. Resolution
3. Site plan, elevations, floor plans (under separate cover)

Prepared by: _____
Max Castillo, Assistant Planner

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

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

Mc/c65107p

- **SHERI – COA TO PREVENT ADDITIONAL CHURCHES IN CENTER**