



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 10, 2009
SUBJECT: Relocation Review No. 3039-08
APPLICANT: Carson Christian School
21828 South Avalon Boulevard
Carson, CA 90745
REPRESENTATIVE: Thomas M. Alexander
20320 South Kaiser Circle
Carson, CA 90746
REQUEST: To relocate an existing church building located on
21521 South Avalon Boulevard to 17627 South
Central Avenue and operate as a private school.
PROPERTY INVOLVED: 17627 South Central Avenue

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Cannon
		Vice-Chair Saenz			Gordon
		Brimmer			Graber
		Brown			Verrett

Item No. 11B

I. Introduction

The applicant is requesting approval of Relocation Review No. 3039-08 to authorize the relocation of a 6,000-square-foot existing church building located at 21521 South Avalon Boulevard to a vacant lot located at 17627 South Central Avenue. The building is proposed to operate as a private school (Carson Christian School) for elementary, junior high, and high school students. There are approximately 40 elementary/junior high students and 40 high school students currently enrolled in the Carson Christian School located at 21828 South Avalon Boulevard. Once relocation of the building and site improvements are complete, the school will relocate to the new location.

II. Background

The existing building is currently owned by the Carson Redevelopment Agency. Prior to the Redevelopment Agency's purchase of the building and property, the existing building operated as the Carson Harbor Church. Instead of demolishing the existing building for redevelopment purposes, the applicant requested to buy the building from the agency and relocate it for their own purposes. The initial proposed use of the building was to operate as a church at the project site (17627 South Central Avenue), however due to site constraints (i.e. insufficient parking) a church use was not plausible.

III. Analysis

The structure will be re-located approximately four (4) miles northwest of the existing location. The city's Traffic Engineer has reviewed and approved the proposed relocation route. The building will be routed south on Avalon Blvd, west on Carson Street, north on Main Street, east on Del Amo Blvd, cross over the 405 freeway, north on Avalon Blvd, east on Albertoni Street, and then south on Central Avenue to its final destination. The building will be dismantled into three (3) separate portions and relocated within two (2) nights. During the relocation, street parking will be restricted along the proposed route. Proper notification will be provided.

Relocation Review

According to CMC 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 proposed relocation, proposed use as a private school and existing building is consistent with the General Plan of the city of Carson in that the subject property and the surrounding area are designated for commercial development



and educational uses. The subject property is zoned CG-D (Commercial General, Design Overlay Zone) and the General Plan designation is General Commercial.

- 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 proposed relocation of the building and existing architectural features are consistent with the surrounding commercial development and meet the City's design and development standards. The property will be entirely landscaped in areas other than the building, driveway, parking lot, walkway, and play area. Conditions of approval have been included to improve the aesthetic design of the building and site.

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

Adequate driveway widths, a circulation plan and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fences are outside the front yard setback and will not exceed the maximum Code requirement of 6 feet in height, which will allow visibility for motorists as they maneuver onto Central Avenue.

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

To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign.

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

The subject property is not located within any Redevelopment Project Area. The proposed project meets all applicable design standards and guidelines of the Municipal Code. The relocation will take two nights and no phasing is proposed. A condition has been included to require placement of the building onto the permanent foundation by July 31, 2009 and receipt of a certificate of occupancy by October 31, 2009.

- 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 proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and



Findings and Decision” and Section 9172.26 (d), “Commission Findings and Decision” can be made in the affirmative.

IV. Environmental Review

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 16 (Categorical Exemptions) the project is deemed categorically exempt under Section 15332 (In-fill Development Project) and will not result in any significant or adverse effects on the environment.

V. Recommendation

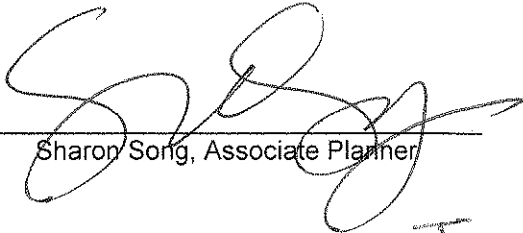
That the Planning Commission:

WAIVE further reading and ADOPT Resolution No. 09-___, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING RELOCATION REVIEW NO. 3039-08 FOR THE RELOCATION OF A 6,000-SQUARE-FOOT BUILDING LOCATED AT 21521 SOUTH AVALON BOULEVARD TO 17627 SOUTH CENTRAL AVENUE.”

VI. Exhibits

1. Draft Resolution. (pgs. 5-14)
2. Development Plans (Under Separate Cover)

Prepared by:


Sharon Song, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Manager

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING RELOCATION REVIEW NO.
3039-08 FOR THE RELOCATION OF A 6,000-SQUARE-FOOT
BUILDING LOCATED AT 21521 SOUTH AVALON BOULEVARD
TO 17627 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, Mr. Thomas M. Alexander, on behalf of the property owner Carson Christian School, with respect to real property located at 17627 South Central Avenue and described in Exhibit "A" attached hereto, requesting the approval of Relocation Review No. 3039-08 to relocate an existing church building located at 21521 South Avalon Boulevard to 17627 South Central Avenue to operate as a private school.

A public hearing was duly held on March 10, 2009, 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 9172.23 of the Carson Municipal Code (CMC), Site Plan and Design Review and Section 9172.26, Relocation Review, the Planning Commission finds that:

- a) The proposed relocation, proposed use as a private school, and existing building is consistent with the General Plan of the city of Carson in that the subject property and the surrounding area are designated for commercial development and educational uses. The subject property is zoned CG-D (Commercial General, Design Overlay Zone) and the General Plan designation is General Commercial.
- b) The proposed relocation of the building and existing architectural features are consistent with the surrounding commercial development and meet the City's design and development standards. The property will be entirely landscaped in areas other than the building, driveway, parking lot, walkway, and play area. Conditions of approval have been included to improve the aesthetic design of the building and site.
- c) Adequate driveway widths, a circulation plan and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fences are outside the front yard setback and will not exceed the maximum Code requirement of 6 feet in height, which will allow visibility for motorists as they maneuver onto Central Avenue.
- d) To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign.

e) The subject property is not located within any Redevelopment Project Area. The proposed project meets all applicable design standards and guidelines of the Municipal Code. The relocation will take two nights and no phasing is proposed.

f) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" and Section 9172.26 (d), "Commission Findings and Decision" can be made in the affirmative.

Section 4. Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the proposed project is for a relocation of an existing building within a developed commercial area and is "Categorically Exempt." No significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Commission hereby grants Relocation Review No. 3039-08 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the Notice of Exemption identifying the project as "Categorically Exempt."

Section 6. The Secretary shall certify to the adoption of the 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 10th DAY OF MARCH, 2009.

CHAIRMAN

ATTEST:

SECRETARY



SCHEDULE C

The land referred to in this policy is described as follows:

Real property in the City of Carson, County of Los Angeles, State of California, described as follows:

That portion of Parcel 4, as shown on Map of the Record of Survey filed in Book 82 Pages 31 and 32 of Record of Surveys, in the office of the County Recorder of said County, described as follows:

Beginning at a point on the Easterly line of Lot 14 of Tract 24268, as per Map recorded in Book 747 Pages 51 to 57 inclusive of Maps, in the office of the County Recorder of said County, distant thereon South 0 degrees 22 minutes 20 seconds East 150.00 feet from the Northeasterly corner of said Lot 14; thence North 89 degrees 37 minutes 40 seconds East 156.85 feet, parallel with the Northerly line of said Lot 14, to the Westerly line of Central Avenue, 70 feet wide, as shown on Map of said Tract 24268; thence South 0 degrees 22 minutes 20 seconds East 127.31 feet along said Westerly line, to the Southerly line of said Parcel 4; thence South 89 degrees 59 minutes 37 seconds West 156.85 feet, along said Southerly line, to the Southeasterly corner of Lot 24 of said Tract 24268; thence North 0 degrees 22 minutes 20 seconds West 126.31 feet, along the Southerly prolongation of said Easterly line of Lot 14 and along said Easterly line, to the point of beginning.

Except from said land that portion thereof lying below a depth of 500 feet measured vertically downward from the present surface of said land.

APN: 7319-017-031



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
RELOCATION REVIEW NO. 3039-08

GENERAL CONDITIONS

1. If a building permit for Relocation Review No. 3039-08 is not issued by September 1, 2009, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. The chapel area of the building shall not be used for church services. The chapel area shall only be used for school children, school purposes, and/or for events directly related to school activities.
9. The applicant shall remove and relocate the building by April 30, 2009 and have a foundation plan approved by Building and Safety prior to the relocation of the building. An extension of time may be granted upon approval of the property owner and the Planning Division.
10. Placement of the building onto the permanent foundation shall occur by July 31, 2009 or said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
11. Requirements for the release of a Certificate of Occupancy shall be met by October 31, 2009 or said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
12. If at any time construction halts for more than a period of 6 months for any reason other than bad weather or natural forces, said permit shall be declared null and void and the project will be required to be demolished unless an extension of time is previously approved by the Planning Commission.
13. The school shall implement a recycling program for the operations of the school and administrative activities. The recycling program shall include but not be limited to providing designated bins for paper, plastic, and aluminum.
14. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Relocation Review No. 3039-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

LANDSCAPING/IRRIGATION

15. All landscaped areas shall be maintained in good condition at all times.



LIGHTING

16. All exterior lighting shall be provided in compliance with the standards as provided for in CMC Section 9137.1 (commercial zones) or Section 9147.1 (industrial zones) of the Zoning Ordinance.
17. Prior to issuance of a Building Permit, the applicant shall coordinate with Southern California Edison and meet all requirements.

SECURITY

18. Install and maintain a recorded video system with 24 hour monitoring of all common areas of the development.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

19. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
20. The Developer shall submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
21. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
22. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
23. A construction permit is required for any work to be done in the public right-of-way.

Prior to issuance of Building Permit, the proposed development is subject to the following:

24. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
25. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution



from construction activities and facility operations prior to issuance of Building Permit.

26. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
27. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
28. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
29. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (*if any*) along Central Avenue.
 - b. Sewer Main Improvements (*if any*) along Central Avenue as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (*if any*) along Central Avenue as determined by the aforementioned requirement.
30. All existing overhead utility lines less than 50 kilovolts, within the subject property, shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
31. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
32. Proof of Worker's Compensation and Liability Insurance.



Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:

33. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
34. Repair any broken or raised sidewalk, curb and gutter along Central Avenue within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
35. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
36. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Central Avenue.
37. The Developer shall make a cash payment to the City of Carson In-Lieu of constructing a raised landscaped median on Central Avenue along the frontage of the development. Cash In-lieu fee shall be calculated as follows: [Length of Development along Central Avenue x 7' (half width of typical median) x \$11/sqft]. As an interim, stripe a double yellow median to preclude left turns out of the property site. All striping shall be to the satisfaction of the City Engineer. (Striping of a median will limit the site to have a right-in ingress & right-out egress)
38. Provide a "no left turn symbol sign" along the driveway of the property site. All traffic signs shall be to the satisfaction of the Traffic Engineer.
39. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
40. Install streetlights on concrete poles with underground wiring along Central Avenue to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
41. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (*annexation procedure is approximately 12-month*)
42. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
43. Install striping and pavement legend per City of Carson standard.



44. Paint curbs red along Central Avenue within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
45. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
46. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
47. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb when medians are existing or as approved by the City Engineer. Slurry seal materials shall be rubberized emulsion aggregate slurry (REAS).
48. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
49. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

WATER QUALITY

Prior to the issuance of building permits, the following shall be incorporated into project plans:

50. Construct a vegetative swale where landscaping is indicated along the south side of the property and direct storm water through curb openings into the vegetative swale.
51. Use landscaped areas along the west side of the property as infiltration basins and use proposed filters for overflow drains.
52. Direct roof runoff to landscaped areas.
53. Coordinate storm water infiltration design with landscaped architect design.



FIRE DEPARTMENT - COUNTY OF LOS ANGELES

Prior to the issuance of occupancy, satisfy all requirements from the Los Angeles County Fire Department including but not limited to the following:

- 54. On the site plan, provide a minimum, unobstructed width of 26 feet clear to sky, vehicular access to within 150 feet of the exterior walls.
- 55. Show all existing fire hydrants within 300' feet of all property lines and callout hydrant size and dimension to property lines.
- 56. Provide the Los Angeles County Fire Department with water flow information prior to construction.
- 57. Provide evidence on Los Angeles County Fire Department fire flow Form 195, that the fire hydrant and available flow rate meets Los Angeles County Fire Department requirements. Complete Form 196 and information of Fire Flow Availability, to be completed by the Water Purveyor and submit completed forms to Area 1 Hawthorne Fire Prevention at 4475 W. El Segundo Blvd, Hawthorne, CA 90250 for review prior to the issuance of building permits.
- 58. Submit one (1) architectural set with one (1) extra site plan to the Los Angeles County Fire Department.
- 59. Vehicle access shall be provided and maintained serviceable throughout construction.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

- 60. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

