



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

Continued Public Hearing: March 10, 2009

SUBJECT: Conditional Use Permit No. 702-08 Modification No. 1

APPLICANT: Henry & Alicia Pigeo
Church of the Word Ministries, Inc.
17440 Bellflower Boulevard
Bellflower, CA 90706

REQUEST: Shared parking to facilitate church use on a site located in the ML (Manufacturing, Light Industrial) zone district

PROPERTY INVOLVED: 1135 E. Janis Street & 1161 E. Walnut Street

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. 10B

I. Introduction

Date Application Received-October 27, 2008

- Conditional Use Permit No. 702-08 Modification No. 1

Property Owner

- Roberts Business Park, 2886 Colorado Avenue, Santa Monica, CA and Karney Brothers Enterprises LTD, 17131 S. Kugan Avenue, Los Angeles, CA

Project Applicant

- Henry & Alicia Pigeo, (Church of the Word Ministries, Inc.) 17440 Bellflower Boulevard, Bellflower, CA 90706

Project Address

- 1135 E. Janis Street, Carson, CA and 1161 E. Walnut Street

Project Description

- Proposed shared parking for church/office use.
- The application includes the following:
 - Conditional Use Permit No. 702-08 for shared parking within a light industrial business park for a proposed church/office use.

II. Background/Analysis

On June 10, 2008, the Planning Commission approved CUP No. 702-08 for shared parking to facilitate church use with a 3,920 square foot sanctuary and 112 required parking spaces. As per CMC Section No. 9162.24, the applicant provided the necessary evidence that no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed would occur.

The conditions of approval for said CUP stated that any future expansions to the proposed main assembly/sanctuary area would require a modification request to the proposed Conditional Use Permit Application. The applicant has submitted a modification request to allow church use with a sanctuary expansion to 5,841 square feet, resulting in a 1,921 square foot expansion from the 3,920 square foot previously approved sanctuary.

The proposed modification request with a proposed 5,841 square foot sanctuary will require 167 parking spaces as per CMC Section No. 9162.21 B. 8. The applicant is proposing a shared parking agreement that would provide 62 additional parking spaces at 1161 E. Walnut Street, thereby providing a total of 174 parking spaces and exceeding the required parking by seven (7) spaces.

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The applicant has provided a signed property owner agreement that would facilitate joint use of off-street parking facilities as required by the CMC. Said agreement, provides evidence that no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed will occur.

Current Use of Property

- The property at 1135 E. Janis is developed with two light industrial buildings consisting of approximately 35,440 square feet. The light industrial buildings were built in 1972. The adjoining property at 1161 E. Walnut Street is developed with an industrial building with approximately 57,888 square feet built in 1972.

Previously Approved Discretionary Permits

- There is no record of previously approved discretionary permits on this property.

Public Safety Issues

- After consulting with the Public Safety Department it was determined that there is no zoning code enforcement cases associated with this property.

III. Analysis

- The applicant obtained written consent from the property owner at 1135 E. Janis Street that would allow the proposed church to share the property's existing 112 parking spaces. The agreement specifies that the church would use all parking spaces after 7:00 p.m. during the weekdays and through out the day on weekends. The agreement further states that the church would provide parking spaces on an as need basis to the existing tenants during the above stated time frame. Further, the proposed church would operate after the existing tenants' normal business hours of 7:00 a.m. through 6:00 p.m. Monday through Friday's. The agreement to share the existing 62 parking spaces at 1161 E. Walnut Street is consistent with the agreement for 1135 E. Janis Street.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned ML (Manufacturing Light) and surrounding properties share the same zoning.
- The subject property has a General Plan Land Use designation of Light Industrial.

Applicable Zoning Ordinance Regulations

The proposed shared parking CUP is subject to the approval of a development plan in accordance with the Conditional Use Permit (CUP) procedures as provided in Section 9172.21 and subject to CMC Sections 9162.21 B. 8. (Off-Street Parking Requirements) and CMC Section 9162.24 B. (Automobile Parking Spaces Required for Mixed Uses).



Required Findings: Conditional Use Permit

Pursuant to Section 9172.21.D., Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

Pursuant to Section 9162.24 B. Automobile Parking Spaces Required for Mixed Uses, the Planning Commission may approve a shared parking use subject to the following requirements:

1. The applicant shall show evidence that there is no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed.
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. Property owners involved in the joint use of off-street parking facilities shall submit an agreement for such use by a proper legal instrument approved by the Director as to form and content. Such instrument shall be submitted with the Conditional Use Permit Application. Such instrument, when approved as conforming to the provisions of this Section, shall be recorded in the office of the County Recorder with thirty (30) days of Commission approval, and copies of said recorded document filed with the Community Development Department.
4. The Commission shall make a finding that there is adequate parking available for all affected lots, parcels and uses located thereon.

All of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit Review, Commission Findings and Decision", and Section 9162.24 B. can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Adequate Parking Available: Pursuant to Section 9162. 24 (B), Automobile Parking Spaces Required for Mixed Uses: The applicant shall show evidence that there is no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed.

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- *Mitigation:* The applicant shall submit a legal instrument approved by the Director as to form and content that shows evidence that there is no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed.

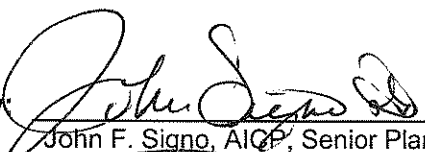
IV. Environmental Review

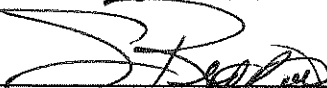
Pursuant to Section 15301(e) "Existing Facilities" of the California Environmental Quality Act (CEQA), the proposed shared parking to facilitate church use on an existing developed light industrial parcel does not have the potential for causing a significant effect on the environment and is found to be exempt.

V. Recommendation

Staff recommends continuing this matter indefinitely to allow the applicant to secure shared parking agreement from owner at 1161 East Walnut.

Prepared by:  _____
Zak Gonzalez II, Planner

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

Approved by:  _____
Sheri Repp, Planning Manager

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