



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: April 28, 2009

SUBJECT: Extension of Time for Design Overlay Review No. 991-07

APPLICANT/OWNER: Bethel Baptist Church (Rudy Abrot, Pastor)  
25100 Normandie Avenue  
Harbor City, CA 90710

REQUEST: A one-year time extension for Design Overlay Review No. 991-07 allowing the construction of an 8,623-square-foot, two-story church building with a parking lot and landscaping improvements on a currently vacant, 18,000-square-foot lot located in the CG-D (Commercial, General – Design Overlay) zone.

PROPERTY INVOLVED: 1361 E. Carson Street

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### COMMISSION ACTION

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

### COMMISSIONERS' VOTE

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

**Item No. 9B**

**I. Introduction**

The applicant, Bethel Baptist Church, is requesting a one-year extension for Design Overlay Review No. 991-07, pursuant to Condition No. 1 of Planning Commission Resolution No. 08-2189. The property is located at 1361 E. Carson Street and is zoned CG-D (Commercial, General – Design Overlay).

**II. Background**

On February 12, 2008, the Planning Commission approved Design Overlay Review No. 991-07, to permit the construction of a new, 8,623 square-foot, two-story church building with parking lot and landscaping improvements. The applicant submitted a request for an extension of time on January 29, 2009, prior to the DOR permit expiration date, set forth in Condition No. 1 of Planning Commission Resolution No. 08-2189.

**III. Analysis**

Grading activities have commenced to prepare the site for construction of the new church and the applicant is requesting that the Planning Commission extend the DOR permit for one-year until February 12, 2010 so that they may complete the development process.

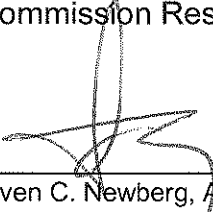
**IV. Recommendation**


That the Planning Commission:


- **APPROVE** the extension of time for Design Overlay Review No. 991-07 until February 12, 2010; and
- **ADOPT** a minute resolution extending the approval to February 12, 2010.

**V. Exhibits**

1. Planning Commission Resolution No. 08-2189 adopted on February 12, 2008

Prepared by:   
 Steven C. Newberg, AICP, Associate Planner

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

Approved by:   
 Sheri Repp-Loadsman, Planning Division Manager



CITY OF CARSON  
PLANNING COMMISSION

RESOLUTION NO. 08-2189

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 991-07 FOR THE CONSTRUCTION OF A TWO-STORY CHURCH BUILDING WITH RELATED PARKING LOT AND LANDSCAPING IMPROVEMENTS ON AN 18,000-SQUARE-FOOT LOT LOCATED AT 1361 E. CARSON STREET.**

**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, Bethel Baptist Church, with respect to real property located at 1361 E. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of a new 8,623-square-foot, two-story church building with a parking lot and landscaping improvements on a currently vacant, 18,000-square-foot lot located in the CG-D (Commercial, General – Design Overlay) zone and within Redevelopment Project Area No. 4.

A public hearing was duly held on February 12, 2008, 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.** The Planning Commission finds that:

- a) The subject property is zoned CG-D, which is consistent with the General Plan Land Use designation of General Commercial. The proposed use is permitted within the zone. Surrounding uses include single-family and high-density residential, as well as commercial and retail uses. As such, the proposed use is compatible with the General Plan and surrounding uses. There is no specific plan for the area.
- b) The subject property is adjacent to a single-story, commercially-zoned, multi-tenant center which is compatible with the proposed use. Landscaping is proposed for the setback areas and other areas in between the building and parking spaces, which covers a total of 2,840 square feet, or 15 percent of the total area of the subject site. Open space accounts for 53 percent of the total area of the site. The scale and appearance of the structure, as well as the large percentage of open space on the property contribute to a harmonious and attractive development of the area.
- c) The subject property is located on a corner lot at the intersection of a major and local street. Adequate ingress and egress is accommodated on the site by virtue of the sole, 26-foot wide, driveway which fronts Carson Street. Parking spaces are located along the south and west property lines and at the south and west areas of the building (also underneath the western overhang). Pedestrians accessing the church from the public right-of-way can either follow

the same path as those that come from the parking area along the west side of the property, or can follow the distinct concrete path of travel stemming from the west property line along Vera Street. Travel and convenience for pedestrians and vehicles coming to and from the proposed development has been deemed safe and effective by the City Traffic Engineer.

- d) The façade of the proposed building is decorative and aesthetically pleasing, with a neutral, earth-tone stucco and window treatments. The perimeter wall features a color and finish complimentary to the church building. The monument sign is colored and textured to match the style of the building's front elevation. The use of contemporary materials and limited numbers of colors contribute to an attractive, restrained, and effective graphic, color, and sign presentation. The proposed monument sign will not obstruct the visibility of oncoming cars along Carson Street, those turning right from Vera Street, or those which may be exiting from the subject property (or adjacent commercial property to the west).

**Section 4.** The Planning Commission further finds that the proposed development will not have a significant effect on the environment. The proposed use does not significantly alter the existing urbanized character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15332, In-fill Development.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 991-07, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

**Section 6.** The Secretary shall certify the adoption of this 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 12<sup>th</sup> DAY OF FEBRUARY, 2008.**

  
CHAIRMAN

ATTEST:

  
SECRETARY

