



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 27, 2021

SUBJECT: Modification No. 2 to Site Plan and Design Review (DOR) No. 991-07

APPLICANT: Rudy Abrot (Pastor)
1361 E. Carson Street
Carson, CA 90745

PROPERTY OWNER: Bethel Baptist Church
1361 E. Carson St.
Carson, CA 90745

REQUEST: Consider approval of a modification No. 2 to Site Plan and Design Review No.991-07 for a proposed 2,208 square foot addition to the second floor of Bethel Baptist Church.

PROPERTY INVOLVED: 1361 E. Carson Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Thomas			Monteclaro
		Vice-Chair Palmer			Thomas
		Diaz			Rashad
		Guerra			
		Huff			Alt. Alt. Alt.

Item No. 5A

I. Introduction

Applicant
Rudy Abrot (Pastor)
1361 E. Carson Street
Carson, CA 90745

Property Owner
Bethel Baptist Church
1361 E. Carson Street
Carson, CA 90745

II. Project Description

The applicant, Pastor Rudy Abrot, requests approval of modification No. 2 to DOR No. 991-07 to add 2,208 square-feet to the second floor to an existing two-story church in the CG-D (Commercial, General with Design Overlay) Zone.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) Subsection (H) (2) states that a public hearing on a proposed modification of the development plan and/or conditions need not be held unless required by subsection (B) (1). Subsection (B)(1)(b) states any expansion, addition, alteration or repair to an existing structure, or other construction if the estimated cost of the work is \$50,000 or more and the work involves changes in exterior architectural design, landscaping design or parking facilities shall be submitted to the Commission for determination of approval.

The existing two-story Bethel Baptist Church measures 8,200 square feet. The proposed 2,208 square-foot addition will be exclusive to the second floor. The design and material schedule of the new addition will match the existing church structure. The expansion will be utilized as a multi-purpose room and fellowship hall.

III. Project Site and Surrounding Land Uses

The subject property is located in the CG-D (Commercial, General; Design Overlay) Zone and is designated General Commercial under the Land Use Element of the General Plan. The subject property is located on the northwest corner of Carson and Vera Street.

Land uses surrounding the proposed project site are commercial and residential uses.

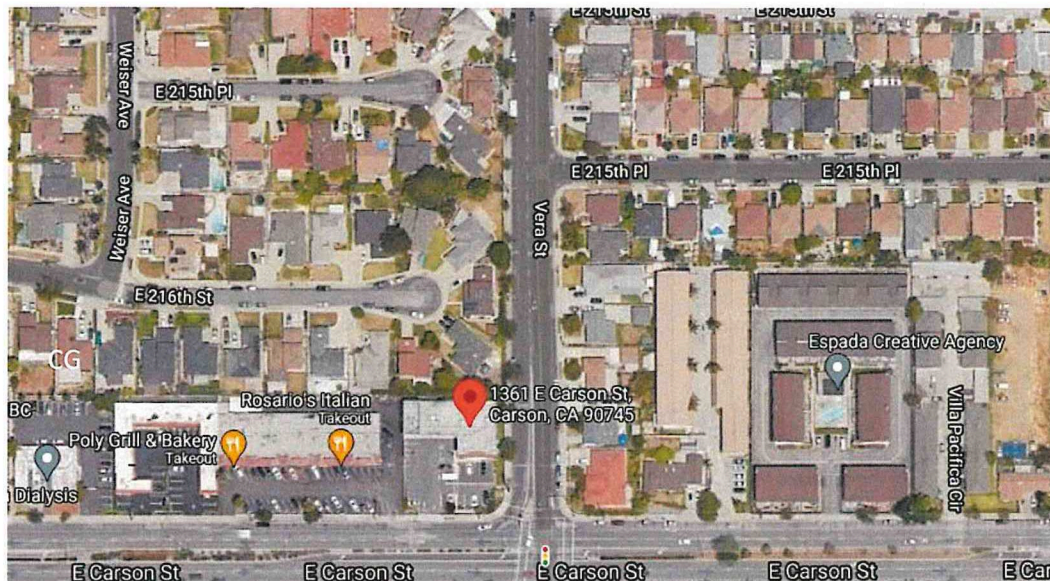


Figure (a) Project Site in context to surrounding zoning

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	General Commercial
Zone District	CG-D (Commercial, General - Design Overlay District)
Site Size	17990 square feet (0.4 acres)
Present Use and Development	Church
Surrounding Uses/ Zoning	North: Low Density, Zoned RS South: High Density, Zoned RM-25 East: High Density, Zoned RM-25 West: General Commercial, Zoned CG-D
Access	Ingress/Egress: E. Carson Street

IV. Analysis

Site History

In February 2008 the planning commission approved DOR 991-07 for the construction of an 8,623 square foot two-story church and construction was completed in 2010. In September 2012, staff administratively approved, Modification No. 1 to DOR 991-07 to allow the operation of a K-12 private Christian school for 30-50 students. The school is fully accredited by the Accrediting Commission for Schools, Western Association of Schools and Colleges. During the academic year, the school offers college-preparatory curriculum, as well as, extracurricular activities that include a music program, community outreach, bible quiz team, and athletics through the California Baptist Athletic League.



Site Plan

The subject property measures approximately 0.4 acres. The proposed addition to the existing 8,623 square foot building is for approximately 2,208 of new second floor area to be used for fellowship purposes. On special occasions (i.e. church anniversary, Easter, Christmas, etc.), the church holds fellowship events in the parking lot, which minimizes parking. To prevent this, the church is requesting the proposed addition for the purpose of having a dedicated space for such social gatherings.

Access

The project has existing pedestrian and vehicular access from Carson Street.

Fencing

No new fence/wall is being proposed.

Parking

Carson Municipal code section 9162.21 (Parking Spaces required) states for churches, 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 each 35 square feet of net floor area. The subject property's largest assembly room, where service is held, has a net area of 1,172 square feet. Therefore 34 parking spaces are required ($1172 \text{ sq.ft.} / 35 \text{ sq.f.t} = 33.4$). The site currently has 34 parking spaces. The new second floor extension is to be utilized as a multipurpose room/fellowship hall and will not be used for church service. Therefore the extension does not need to be parked.

Building and Architecture

The proposed addition will continue the existing architectural style and the entire structure will be re-painted to improve the design aesthetic. The proposed addition project is compatible with the surrounding area in that it is in keeping with the existing on-site use.

Signage

No new signage is being proposed.

V. CFD/DIF Discussion

Based on the adopted CFD, the project is exempt and the adopted IDIF is not applicable to this project.

VI. Zoning and General Plan Consistency

The proposed modification is consistent with the standards of the Commercial, General with Design Overlay (CG-D) zoning designation and General Commercial General Plan Land Use designation and will remain consistent with the surrounding uses.

VII. Environmental Review

Staff has conducted a preliminary environmental assessment and determined that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities.

Per CEQA Guidelines Section 15301 (e) (1), Class 1 includes "additions to existing structures provided the addition will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less". Here, the floor area of the existing church structure before the addition is 8,200 square feet, so an addition of 2,500 square feet or less would meet these criteria. The proposed addition is 2,208 square feet. Based on the foregoing, staff has determined that the project meets the criteria set forth in subparagraph (e) (1) of CEQA Guidelines Section 15301. Furthermore, staff has determined that none of the exceptions to

Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to the proposed project.

VIII. Public Notice

Notice of public hearing was posted to the project site on July 14, 2021. Notices were mailed to property owners and occupants within a 750' radius on July 14, 2021. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

ADOPT Resolution No. 21-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 2 TO SITE PLAN AND DESIGN OVERLAY REVIEW NO. 991-07 FOR A PROPOSED 2,208 SQUARE FOOT ADDITION TO THE SECOND FLOOR OF BETHEL BAPTIST CHURCH AT 1361 E. CARSON STREET."

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans

Prepared by: Kaneca Pompey, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 21-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING MODIFICATION
NO. 2 TO SITE PLAN AND DESIGN OVERLAY REVIEW
NO. 991-07 FOR A PROPOSED 2,208 SQUARE FOOT
ADDITION TO THE SECOND FLOOR OF BETHEL
BAPTIST CHURCH AT 1361 E. CARSON STREET**

WHEREAS, on April 12, 2021, the Department of Community Development received an application from Pastor Rudy Abrot of Bethel Baptist Church for real property located at 1361 E. Carson Street and legally described in Exhibit "A" attached hereto, requesting approval of Modification No. 2 to Design Overlay Review No. 991-07 to add a 2,208 square foot addition to the second floor of an existing 2-story church; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 27th day of July, 2021, conduct a duly noticed public hearing as required by law to consider said modification No. 2. to Design Overlay No. 991-07. Notice of the hearing was posted and mailed to property owners and properties within a 750-foot radius of the project site by July 14, 2021.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of General Commercial and the existing church and proposed addition are compatible with the surrounding uses.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed addition to the existing 8,200 square foot two-story building is for approximately 2,208 square feet of new second floor area, to be used for fellowship purposes. The project is compatible with the surrounding area in that it is in keeping with other commercial businesses in the vicinity using similar materials, massing, articulation and fenestration.
- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. Carson Municipal Code Section 9162.21 (Parking Spaces required) requires 1 parking space for every 35 square feet of net floor area for the largest assembly room not occupied by fix seats,

pews, or bench. The existing church and proposed second floor addition require 34 parking spaces for the largest assembly room (1,172 sf/35 = 33.5). The applicant proposes to maintain 34 parking spaces; 32 standard stalls, 2 ADA compliant parking stalls. The proposed project will adequately accommodate safe and convenient circulation for pedestrians and vehicles. The project site will have vehicular and pedestrian access from Carson Street.

- d) No signage is proposed for the project. Existing signage complies with applicable Carson Municipal Code provisions, and exhibits attractiveness, effectiveness and restraint in signing graphics and color.
- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review", can be and are made in the affirmative.

SECTION 3. The proposed project is categorically exempt under Class 1 (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use beyond that existing at the time of the lead agency's determination. A notice of exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 4. Modification No. 2 to Design Overlay Review No. 991-07 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, based on the findings noted above, does hereby approve Modification No. 2 to Design Overlay Review No. 991-07 for the proposed addition to an existing 2-story church at 1361 E. Carson St., subject to the Conditions of Approval contained in Exhibit "B," attached herein by reference.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 27th day of July, 2021.

CHAIRPERSON

ATTEST:

SECRETARY

ORDER NO. LA0661840

EXHIBIT "A"

PARCEL 1 OF PARCEL MAP NO. 3808, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 49 PAGE 65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF APPROVAL
MODIFICATION NO. 2. TO DESIGN OVERLAY REVIEW NO. 991-07**

A. GENERAL CONDITIONS

1. If building permits for Modification No. 2 to Site Plan and Design Review No. 991-07 are not issued within **two years** of the effective date of the City's approval of the entitlement, said permits 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 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.
4. Developer shall comply with all city, county, state and federal regulations applicable to this project.
5. Any substantial project 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.
6. 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 adopted Planning Commission Resolution.
7. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Carson Zoning Ordinance ("Zoning Ordinance").
8. If Developer violates any of these Conditions of Approval or any applicable law in connection with the project or the entitlement that is the subject of these Conditions of Approval, the entitlement may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
10. City Approvals. All approvals by City, unless otherwise specified, shall be by the head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost

for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.

11. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

B. AESTHETICS

12. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
13. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
14. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
15. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
16. The subject property shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

17.No outdoor storage of materials shall be permitted on the subject property at any time.

C. LIGHTING

29.Developer shall provide adequate lighting for the parking areas.

30.All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.

31.Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

D. PARKING/TRAFFIC

32.All driveways shall remain clear. No encroachment into driveways shall be permitted.

33.All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

E. TRASH

34.Trash collection from the project site shall comply with the requirements of the City's trash collection company.

F. UTILITIES

35.All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.

36.Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

G. BUILDING AND SAFETY DIVISION

37.Applicant shall submit development plans for plan check review and approval.

38.Developer shall obtain all appropriate building permits and an approved final inspection for the proposed project.

39.Prior to issuance of building permit, proof of worker's compensation and liability insurance for Developer must be on file with the Los Angeles County Building and Safety Division.

H. FIRE DEPARTMENT

40.The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

I. BUSINESS LICENSE

48.All parties involved in the subject project, including but not limited to contractors and subcontractors, shall obtain a City business license as required by Section 6310 of the Carson Municipal Code.

General Notes

Sheet Contents:

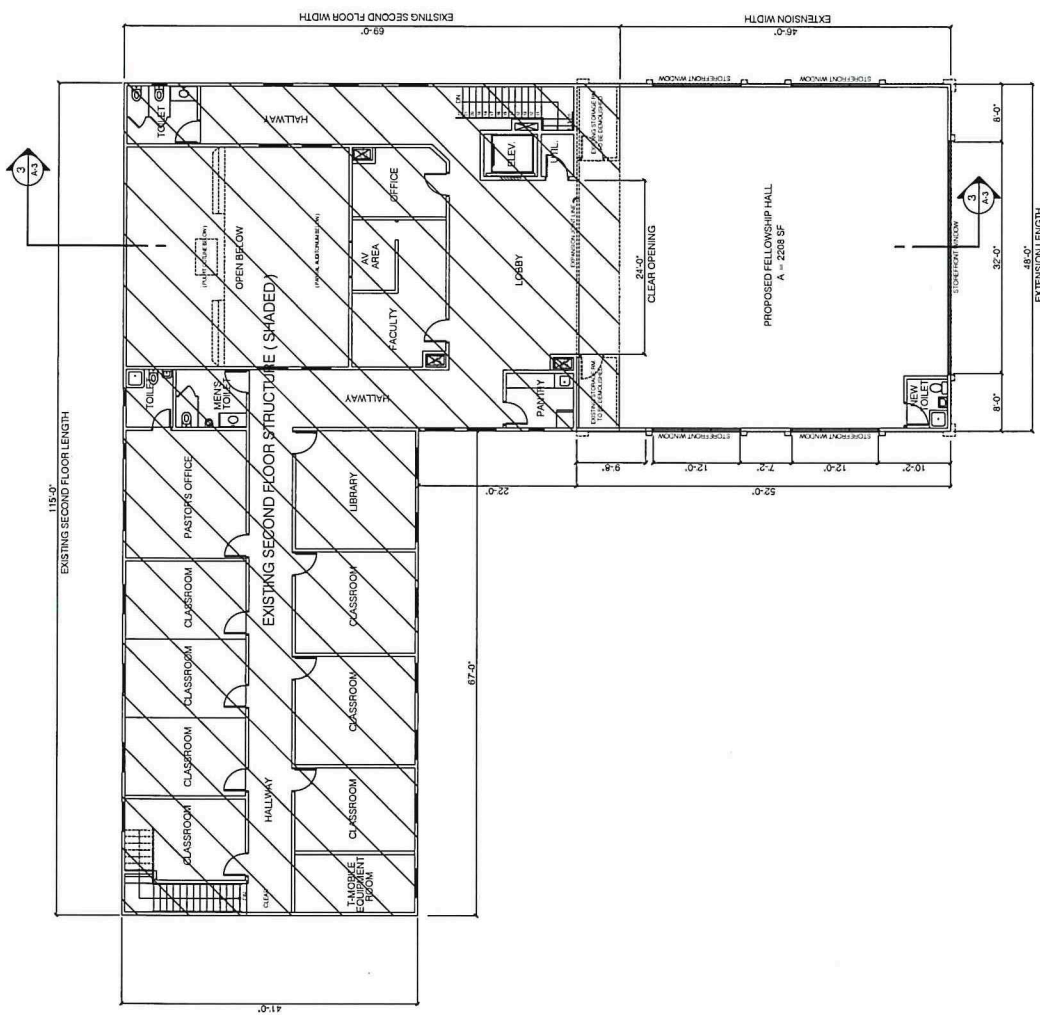
SECOND FLOOR PLAN

No.	Revision/Issue	Date

BETHEL BAPTIST CHURCH
 1381 E. CARSON ST., CARSON, CA, 90745

PROPOSED SECOND FLOOR EXTENSION
 AREA = 2208 SF
 1381 E. CARSON ST., CARSON, CA, 90745

A-2
 Project: BBC CARSON
 Date: 16 SEPT 2020
 Scale: 1/8" = 1'-0"



1 EXISTING / PROPOSED SECOND FLOOR PLAN
 A-2 SCALE 1/8" = 1'-0"



General Notes

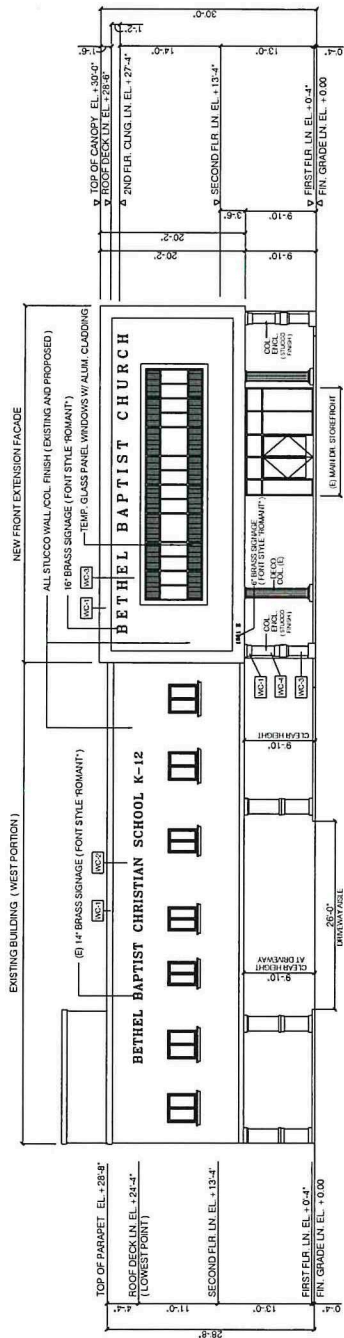
ELEVATIONS AND SECTION

No.	Revisions/Issues	Date

BETHEL BAPTIST CHURCH
1361 E. CARSON ST., CARSON, CA. 90715

PROPOSED SECOND FLOOR EXTENSION
AREA = 2208 SF
1361 E. CARSON ST., CARSON, CA. 90715

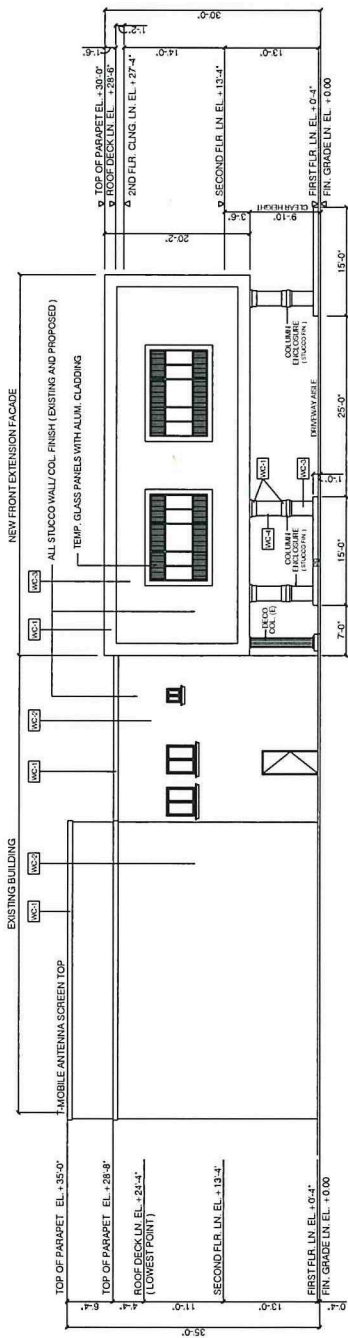
A-3
18" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

COLOR	CHART CODE	BASE COAT	REMARKS
VC-1	73 EGG SHELL (76)	BASE 00	NEW/EXISTING WALL FINISH
VC-2	34 SAN SIMON (61)	BASE 200	NEW/EXISTING WALL FINISH
VC-3	B589 BELLE GLADE (27)	BASE 00	NEW/EXISTING COL. BASE/WALL
VC-4	B1284 BUTTE (24)	BASE 00	NEW/EXISTING COL. FIN. SHIP

NOTE: (1) STUCCO COLOR COAT BY LA HABRA



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

General Notes

ELEVATIONS
AND SECTION

Sheet Contents:

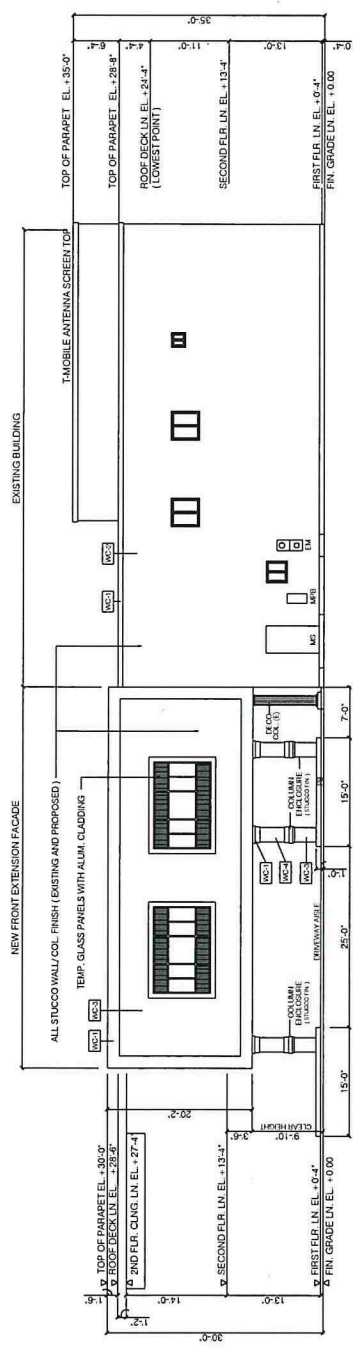
No.	Revision/Issue	Date

BETHEL BAPTIST CHURCH
1301 E. CARSON ST., CARSON, CA. 90745

PROPOSED
SECOND FLOOR
EXTENSION
AREA = 2208 SF

1301 E. CARSON ST., CARSON, CA. 90745
Project Name and Address
Client: BBC CARSON
Date: 16 SEPT 2020
Scale: 1/8" = 1'-0"

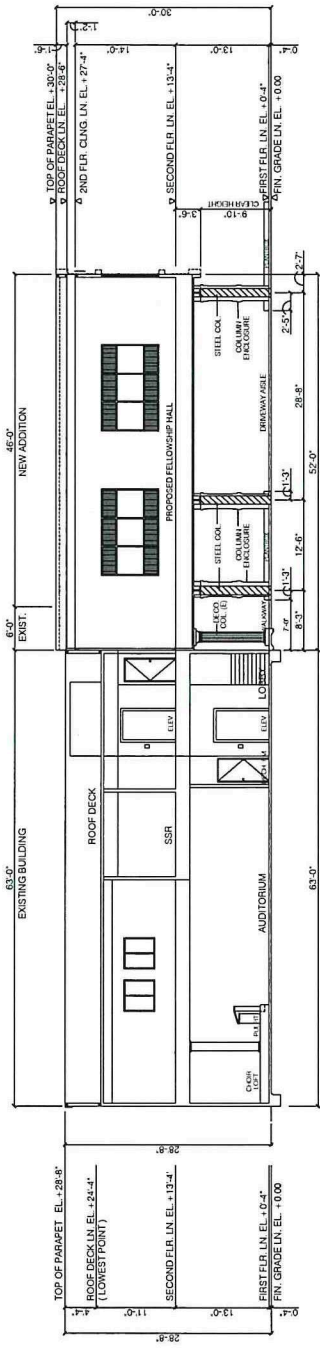
A-4



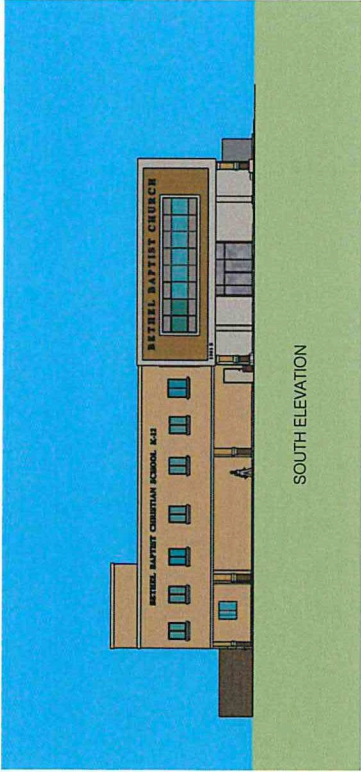
COLOR NO.	CHART CODE	BASE COAT	REMARKS
WC-1	73 EGG SHELL (79)	BASE 100	NEW/EXISTING WALL TRIM
WC-2	34 SAN SIMON (63)	BASE 200	NEW/EXISTING NEW/EXISTING COL. BASE
WC-3	81893 BELLE GLARE (27)	BASE 100	NEW/EXISTING COL. BASE
WC-4	81894 SUFFOLK (34)	BASE 100	NEW/EXISTING COL. SHUT

NOTE: (STUCCO COLOR COAT BY LA MARRA)

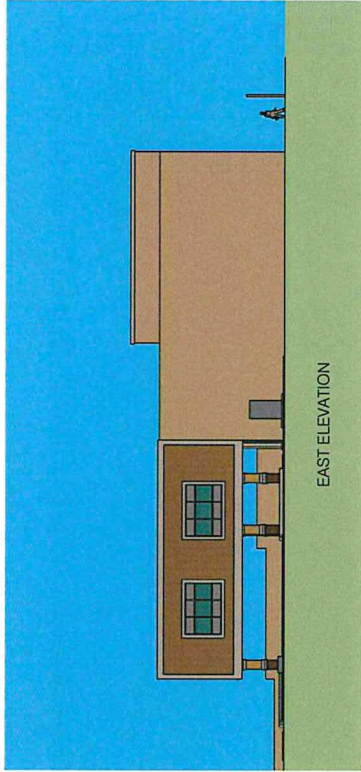
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



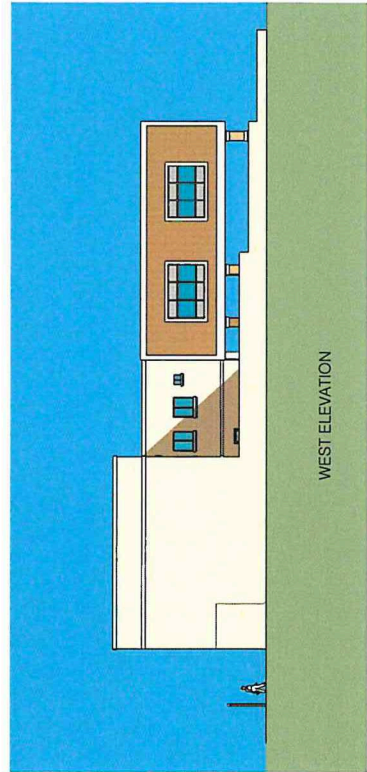
2 CROSS SECTION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

<p style="font-size: small; margin: 0;">General Notes</p>	<p style="font-size: x-small; margin: 0;">Sheet Contents:</p> <p style="margin: 0;">PERSPECTIVE AND COLOR ELEVATIONS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">No.</th> <th style="font-size: x-small;">Revision/Issue</th> <th style="font-size: x-small;">Date</th> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </table>	No.	Revision/Issue	Date				<p style="font-size: small; margin: 0;">BETHEL BAPTIST CHURCH</p> <p style="font-size: x-small; margin: 0;">1381 E. CARSON ST., CARSON, CA, 90745</p>	<p style="font-size: x-small; margin: 0;">Project Name and Address</p> <p style="font-size: small; margin: 0;">PROPOSED SECOND FLOOR EXTENSION</p> <p style="font-size: x-small; margin: 0;">AREA = 2208 SF</p> <p style="font-size: x-small; margin: 0;">1381 E. CARSON ST., CARSON, CA, 90745</p>	<p style="font-size: x-small; margin: 0;">Project</p> <p style="font-size: x-small; margin: 0;">BIC CARSON</p> <p style="font-size: x-small; margin: 0;">Date</p> <p style="font-size: x-small; margin: 0;">22 MAR 2021</p> <p style="font-size: x-small; margin: 0;">Scale</p> <p style="font-size: x-small; margin: 0;">1/8" = 1'-0"</p>
No.	Revision/Issue	Date									
<p style="font-size: large; font-weight: bold; margin: 0;">A-2a</p>											