

Council Meeting of  
February 3, 2009

Honorable Mayor and Members  
of the City Council  
City Hall  
Torrance, California

**PUBLIC HEARING**

Members of the Council:

**SUBJECT:** Community Development - Consider an appeal of a Planning Commission adoption of a Negative Declaration and approval of a Conditional Use Permit to allow the conversion of an existing industrial building for the operation of a church with a shared parking agreement, a Waiver to allow less than required setbacks, and a recommendation of approval of a Variance to allow the church use on a substandard sized lot on property located in the M-2 Zone.

**EAS08-00004, CUP08-00023, VAR08-00003, & WAV08-00015**  
**Graceway Church**

**Expenditure: None**

**RECOMMENDATION**

Recommendation of the Planning Commission that the City Council deny the appeal and take the following action on property located at 431 Madrid Avenue:

1. Adopt a Negative Declaration
2. Adopt Resolutions approving:
  - A Conditional Use Permit;
  - A Variance; and
  - A Waiver

Recommendation of the Community Development Director that the City Council uphold the appeal and take the following action on property located at 431 Madrid Avenue:

1. Adopt a Negative Declaration
2. Adopt Resolutions denying:
  - A Conditional Use Permit;
  - A Variance; and
  - A Waiver

**Funding:** Not applicable

**BACKGROUND**

The project area is located on the northwest corner of Madrid Avenue and 208th Street and is currently developed with an existing two-story industrial building. The item was heard at the Planning Commission Meeting of November 5, 2008. At that meeting, the Planning Commission adopted the Negative Declaration unanimously, approved the Conditional Use Permit and Waiver unanimously, and recommended approval of the Variance by a vote of 5-2. On November 20, 2008, the Community Development

Director filed an appeal with the City Clerk to have all the cases heard with the Variance request at City Council.

### **Prior Hearings and Publications**

On October 6, 2008, 29 notices were mailed to property owners. A notice of public review period was published in the newspaper on October 7, 2008. A Planning Commission Hearing was scheduled for November 5, 2008. On October 23, 2008, 28 notices were mailed to property owners within a 500-foot radius and the site was posted; and a legal advertisement was published in the newspaper on October 24, 2008. A City Council Hearing was scheduled for February 3, 2009. On January 23, 2009, 28 notices were mailed to adjacent property owners, the site was posted, and a legal advertisement was published in the newspaper.

### **Environmental Findings**

The potential environmental impacts associated with the conversion of use have been assessed in an Initial Study, referenced as EAS08-00004. As the decision-making body relative to the proposed development, it is the City Council's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the City Council finds that there is no substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve the Negative Declaration, prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH#199001030318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

### **Analysis**

The lot is somewhat rectangular and veers inward on its northeast corner. The lot is 31,250 square feet in size (0.717 acre). The site is surrounded by other industrially zoned properties. The subject building is located in the middle of the property, with its western portion attached to the industrial building at 2335 208th Street.

The applicants are proposing to convert the existing industrial building into a church with a lobby, sanctuary, fellowship hall with kitchen, rooms for youth programs, offices, and restrooms on the first floor, and a lounge, chapels, offices, and restrooms on the second floor. No expansions, additions, or exterior modifications are proposed as part of this request.

The site has two parking lots that provide 53 parking spaces. The northern lot provides 22 standard stalls and 1 handicap stall. The southern parking lot provides 29 standard stalls and 1 handicap stall. The applicants have secured a 20-year shared parking agreement for 25 parking spaces with the property at 2335 208th Street. With the agreement, the project will provide 78 total spaces. The project requires 71 parking spaces.

The proposed hours of operation are: morning services Monday through Saturday, 6:00am until 6:30am; Friday evening services from 7:30pm until 9:30pm; and Sunday services from 8:00am until 4:00pm. The church will also operate youth programs on Sundays. These are traditionally off-peak times for the surrounding industrial uses; therefore the church will not conflict with the existing uses in the immediate area in terms of traffic and parking. In order to ensure cohesion with the area, staff is recommending a condition of approval that no primary school or day care operations be permitted on the site.

The conversion of use requires a Variance because the applicants are proposing a church on a substandard sized lot. Section 95.3.6.f of the Torrance Municipal Code requires a minimum lot area of one acre for a church. The subject site is 0.72 acre. The proposed church also requires a Waiver because Section 95.3.6.a of the Torrance Municipal Code requires a minimum 20 foot setback for front, side, and rear yards for a church facility. The applicants are proposing to maintain the existing nonconforming side setbacks. The western portion of the building extends to the property line and is attached to the industrial building on the adjacent property. Portions of the eastern setback taper to less than 20 feet—to a minimum of 12 feet—along the curve of the cul-de-sac. The applicants were required to provide facts to substantiate criteria by which the City Council may review this Variance (Attachment #5) and Waiver (Attachment #6).

In the judgment of staff, a Variance to allow a church on a substandard lot and a Waiver to allow less than required side setbacks do not satisfy the hardship criteria for approving a Variance or Waiver. The subject property does not exhibit any substantial physical hardships and would not create unreasonable difficulties. The lot is not irregularly shaped and there do not appear to be any significant topographical issues. Furthermore, the lot does not present exceptional circumstances as it is located within an area where the lots share similar characteristics typical of industrial areas. For these reasons, staff recommends denial of the Variance and Waiver requests.

Under the narrow purview of the Code, staff cannot justify recommending approval of the Variance, but is not necessarily opposed to the project's location, use, and design. As indicated in the Initial Study, the proposed church will not disrupt the surrounding industrial properties as conditioned. The proposed hours of operation will be compatible with the neighboring uses and may eliminate traffic and parking issues.

Should the project be approved, staff is including conditions of approval to ensure a quality project that is compatible with the surrounding area. Although generally in good repair, there are opportunities to enhance the appearance of the project. Storage sheds and miscellaneous materials encroached into the required drive aisle and took up a parking space in the northern parking lot. While landscaping in general was well maintained, many planter areas throughout the site were bare and could benefit from more plants, groundcover, and/or mulch. Staff has included recommended conditions of approval to address these issues. Staff is also including a condition that any proposed expansion or addition of square footage be subject to the satisfaction of the Community Development Director.

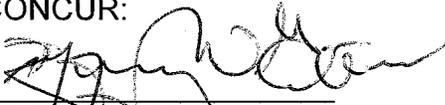
**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission heard the item on November 5th, 2008. At the hearing, the applicants presented information regarding other churches on substandard sized lots within the City. There was also discussion on parking requirements, notification, taxing, and a potential elevator. A Commissioner expressed concern with approving the Variance. Another Commissioner stated the church would be a good addition to the City and would positively contribute to the community. The Chairperson expressed concern with conversion of use. A motion to adopt the Negative Declaration was approved unanimously. A motion to approve the Conditional Use Permit and Waiver passed unanimously, and the Planning Commission recommended approval of the Variance by a vote of 5-2.

Respectfully submitted,

Jeffery W. Gibson  
Community Development Director

CONCUR:

  
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Jeffery W. Gibson  
Community Development Director

By   
\_\_\_\_\_  
Gregg D. Lodan, AICP  
Planning Manager

NOTED:

  
\_\_\_\_\_  
LeRoy J. Jackson  
City Manager

- Attachments:
- A. Resolutions
  - B. Recommended Resolutions, if Denied
  - C. Location and Zoning Map
  - D. Letter of Appeal
  - E. Planning Commission Hearing Minute Excerpts from 11/5/08
  - F. Previous Planning Commission Staff Report and Material
  - G. Negative Declaration Form
  - H. Proofs of Publication and Notification
  - I. Plot Plan and Elevations (Limited Distribution)
  - J. Mayor's Script (Limited Distribution)

**RESOLUTION NO. 2009**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A CHURCH WITH A SHARED PARKING AGREEMENT ON PROPERTY LOCATED IN THE M-2 ZONE AT 431 MADRID AVENUE.

**CUP08-00023: GRACEWAY CHURCH**

**WHEREAS**, the environmental impacts of the conversion of use were analyzed in an Initial Study (referenced as EAS08-00004); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 5, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 5, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 5, 2008, to consider an application for a Conditional Use Permit filed by Graceway Church to allow the conversion of an existing industrial building to a church with a shared parking agreement on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Conditional Use Permit request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on February 3, 2009, consider an application for a Conditional Use Permit filed by Graceway Church to allow the conversion of an existing industrial building to a church with a shared parking agreement on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property under consideration is located at 431 Madrid Avenue;
- b) That the property under consideration are described as Lot 18 of Tract 43335 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;

- d) That the proposed conversion to a church is conditionally permitted within the Heavy Manufacturing District (M-2 Zone);
- e) That the proposed conversion will not impair the integrity and character of the Heavy Manufacturing District (M-2 Zone) because the church will not impact the operation of the surrounding industrial uses;
- f) That the subject site is physically suitable for the proposed conversion as conditioned because the conversion involves interior tenant improvements and no additions are proposed;
- g) That the proposed conversion to a church will be compatible with existing and proposed future land uses within the Heavy Manufacturing District (M-2 Zone) and the general area because the proposed church will not interfere with existing industrial uses in the immediate area;
- h) That the proposed conversion will encourage and be consistent with the orderly development of the City as provided for in the General Plan because churches are conditionally permitted in this zone;
- i) That proposed conversion to a church will not discourage the appropriate existing or planned future use of surrounding property because the development furthers the goals of the General Plan and the proposed church will be compatible with the surrounding industrial uses;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed conversion to a church is not detrimental to public health and safety;
- k) That will be adequate provisions for public access to serve the proposed church because the existing pathways will remain in place in addition to the vehicular access;
- l) That the location, size, design, and operating characteristics of the proposed conversion as conditioned would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed project is limited to interior tenant improvements;
- m) That the proposed conversion to a church will not produce any or all of the following results:
  - Damage or nuisance from noise, smoke, odor, dust or vibration,
  - Hazard from explosion, contamination or fire,
  - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

**NOW, THEREFORE, BE IT RESOLVED** that CUP08-00023 filed by Graceway Church to allow the conversion of an existing industrial building to a church with a shared parking agreement on property located in the M-2 Zone at 431 Madrid Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a church shall be subject to all conditions imposed in Planning Commission case CUP08-00023; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the City Council relied in granting approval;
2. That if this Conditional Use Permit 08-00023 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.2;
3. That the applicants provide a parking plan indicating the location of the 25 shared parking stalls for the 2335 208th Street property as part of the shared parking agreement; (Redevelopment and General Plan)
4. That the applicants provide verification that this use will comply with the Torrance Noise Code; (Environmental)
5. That exterior signage for the use will require a separate approval and permit; (Environmental)
6. That the applicants indicate the location of the trash enclosure on site. If not, provide an enclosure that is bounded on three sides by a decorative wall and roll up doors. Also provide a decorative or trellis top with solid underlayment to prevent water from entering enclosure. The trash enclosure must also hold bins for the storage of recyclable materials. Provide verification that the waste hauler will collect the recyclables; (Environmental)
7. That equipment placed on the roof or elsewhere on the site must be screened from view with materials that are compatible with the building; (Environmental)
8. That evidence of public sidewalk easement shall be provided or easement shall be recorded for existing walkway behind property line at existing driveways on Madrid Avenue and 208th Street, existing wheelchair ramp at northwest corner of Madrid Avenue and 208th Street, and existing fire hydrant on 208th Street. Evidence of recorded easement shall be submitted to the Engineering Division of the Community Development Department prior to issuance of building permits; (Permits and Mapping)
9. That all existing survey monuments in the project area must be tied out and/or protected during construction. All destroyed monuments must be replaced prior to receiving occupancy; (Permits and Mapping)
10. That the applicants shall upgrade existing fire service to current public standards (above grade double check valve on private property); (Permits and Mapping)
11. That all proposed and/or existing water meters larger than two inches, double check detector assemblies and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and

- access shall be approved by the Community Development Director and incorporated into the on-site landscaping plan prior to building permit; (Permits and Mapping)
12. That should the applicants install fixed seating within the sanctuary, the more restrictive church parking rate shall be applied to the project; (Development Review)
  13. That should the resulting parking requirement for the project increase, the applicants shall renegotiate their current shared parking agreement to accommodate the required parking to the satisfaction of the Community Development Director; (Development Review)
  14. That the operation of a primary school or day care shall be prohibited at this location; (Development Review)
  15. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review); (Development Review)
  16. That any expansion or increase of square footage shall be subject to the review and approval of the Community Development Director; (Development Review)
  17. That within 30 days of the final public hearing, the applicants shall remove the City's "Public Notice" sign, provided there is no appeal, to the satisfaction of the Community Development Director; and (Development Review)
  18. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 3rd day of February, 2009.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2009**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN THE REQUIRED SIDE SETBACKS FOR A CHURCH ON PROPERTY LOCATED IN THE M-2 ZONE AT 431 MADRID AVENUE.

**WAV08-00015: GRACEWAY CHURCH**

**WHEREAS**, the environmental impacts of the conversion of use were analyzed in an Initial Study (referenced as EAS08-00003); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 5, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 5, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 5, 2008, to consider an application for a Waiver filed by Graceway Church to allow less than the required side setbacks for a church on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Waiver request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on February 3, 2009, to consider an application for a Waiver filed by Graceway Church to allow less than the required side setbacks for a church on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property address is 431 Madrid Avenue;
- b) That the property is described as Lot 18 of Tract 43335 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That the proposed conversion to a church is conditionally permitted within the Heavy Manufacturing District (M-2 Zone);

- e) That there are practical difficulties or unnecessary hardships resulting from the strict enforcement of the required side setbacks for a church because the applicants will retain the existing building and are not proposing any additions or exterior modifications;
- f) That the approval of the proposed conversion will not be materially detrimental to the public welfare or to the property of others located in the vicinity because it will not impact parking or traffic;
- g) That the approval of the proposed conversion will not interfere with the orderly development of the City because churches are conditionally permitted in this zone and the proposed church will not interfere with existing industrial uses in the immediate area.

**NOW, THEREFORE, BE IT RESOLVED** that WAV08-00015 filed by Graceway Church to allow less than the required side setbacks for a church on property located in the M-2 Zone at 431 Madrid Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject property for a Waiver 08-00015 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the City Council relied in granting approval;
2. That if this Waiver 08-00015 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director; and
3. That the applicants shall comply with all conditions of CUP08-00023.

Introduced, approved and adopted this 3rd day of February, 2009.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2009**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A VARIANCE AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A CHURCH USE ON A SUBSTANDARD SIZE LOT ON PROPERTY IN THE M-2 ZONE AT 431 MADRID AVENUE.

**VAR08-00003: GRACEWAY CHURCH**

**WHEREAS**, the environmental impacts of the conversion of use were analyzed in an Initial Study (referenced as EAS08-00003); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 5, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 5, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 5, 2008, to consider an application for a Variance filed by Graceway Church to allow the operation of a church on a substandard sized lot on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Waiver request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on February 3, 2009, to consider an application for a Variance filed by Graceway Church to allow the operation of a church on a substandard sized lot on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property address is 431 Madrid Avenue;
- b) That the property is described as Lot 18 of Tract 43335 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That the proposed conversion to a church is conditionally permitted within the Heavy Manufacturing District (M-2 Zone);

- e) That there are practical difficulties or unnecessary hardships resulting from the strict enforcement of requiring a one-acre lot for a church because the proposed conversion of use will not impact the operation of surrounding industrial uses;
- f) That the approval of the proposed conversion on a substandard sized lot will not be materially detrimental to the public welfare or to the property of others located in the vicinity because it will not impact parking or traffic;
- g) That the approval of the proposed conversion to a church use on a substandard sized lot will not interfere with the orderly development of the City because churches are conditionally permitted in this zone and the proposed church will not interfere with existing industrial uses in the immediate area.

**NOW, THEREFORE, BE IT RESOLVED** that Variance filed by Graceway Church to allow the operation of a church on a substandard sized lot on property located in the M-2 Zone at 431 Madrid Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the development and use of the subject property for a Variance 08-00003 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the City Council relied in granting approval;
2. That if this Variance 08-00003 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director; and
3. That the applicants shall comply with all conditions of CUP08-00023.

Introduced, approved and adopted this 3rd day of February, 2009.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2009**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A CHURCH WITH A SHARED PARKING AGREEMENT ON PROPERTY LOCATED IN THE M-2 ZONE AT 431 MADRID AVENUE.

**CUP08-00023: GRACEWAY CHURCH**

**WHEREAS**, the environmental impacts of the conversion of use were analyzed in an Initial Study (referenced as EAS08-00004); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 5, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 5, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 5, 2008, to consider an application for a Conditional Use Permit filed by Graceway Church to allow the conversion of an existing industrial building to a church with a shared parking agreement on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Conditional Use Permit request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on February 3, 2009, consider an application for a Conditional Use Permit filed by Graceway Church to allow the conversion of an existing industrial building to a church with a shared parking agreement on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property under consideration is located at 431 Madrid Avenue;
- b) That the property under consideration are described as Lot 18 of Tract 43335 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;

- d) The proposed conversion to a church is conditionally permitted within the Heavy Manufacturing District (M-2 Zone) but does not comply with all of the applicable provisions of this Division;
- e) That the proposed conversion of use may impair the integrity and character of the Heavy Manufacturing District (M-2 Zone) because the surrounding properties in the immediate area are all currently industrial uses;
- f) That the subject site is not physically suitable for the proposed conversion because the lot is substandard in size and does not meet the required setbacks;
- g) That the proposed conversion to a church may not be compatible with existing and proposed future land uses within the Heavy Manufacturing District (M-2 Zone) and the general area because the proposed church does not meet the required development standards;
- h) That the proposed conversion may not encourage and may not be consistent with the orderly development of the City as provided for in the General Plan because the church is being proposed on a substandard sized lot and does not meet the required setbacks;
- i) That the proposed conversion to a church may discourage the appropriate existing or planned future use of surrounding property because the development does not further the goals of the General Plan as the surrounding uses in the immediate area are industrials.

**NOW, THEREFORE, BE IT RESOLVED** that CUP08-00023 filed by Graceway Church to allow the conversion of an existing industrial building to a church with a shared parking agreement on property located in the M-2 Zone at 431 Madrid Avenue, on file in the Community Development Department of the City of Torrance, is hereby DENIED.

Introduced, approved and adopted this 3rd day of February, 2009.

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MAYOR, of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2009**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN THE REQUIRED SIDE SETBACKS FOR A CHURCH ON PROPERTY LOCATED IN THE M-2 ZONE AT 431 MADRID AVENUE.

**WAV08-00015: GRACEWAY CHURCH**

**WHEREAS**, the environmental impacts of the conversion of use were analyzed in an Initial Study (referenced as EAS08-00003); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 5, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 5, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 5, 2008, to consider an application for a Waiver filed by Graceway Church to allow less than the required side setbacks for a church on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Waiver request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on February 3, 2009, to consider an application for a Waiver filed by Graceway Church to allow less than the required side setbacks for a church on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property address is 431 Madrid Avenue;
- b) That the property is described as Lot 18 of Tract 43335 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That there are no practical difficulties or unnecessary hardships resulting from the strict enforcement of the setbacks for a church because the lot does not present

exceptional circumstances as it is located within an area where the lots share similar characteristics;

- e) That the approval of the proposed conversion may be materially detrimental to the public welfare or to the property of others located in the vicinity because it does not meet the required development standards;
- f) That the approval of the proposed conversion may interfere with the orderly development of the City because the surrounding properties in the immediate area are industrial.

**NOW, THEREFORE, BE IT RESOLVED** that WAV08-00015 filed by Graceway Church to allow less than the required side setbacks for a church on property located in the M-2 Zone at 431 Madrid Avenue, on file in the Community Development Department of the City of Torrance, is hereby DENIED.

Introduced, approved and adopted this 3rd day of February, 2009.

---

MAYOR, of the City of Torrance

ATTEST:

---

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2009**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A VARIANCE AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A CHURCH USE ON A SUBSTANDARD SIZE LOT ON PROPERTY IN THE M-2 ZONE AT 431 MADRID AVENUE.

**VAR08-00003: GRACEWAY CHURCH**

**WHEREAS**, the environmental impacts of the conversion of use were analyzed in an Initial Study (referenced as EAS08-00003); and

**WHEREAS**, the Planning Commission of the City of Torrance held a duly noticed public hearing on November 5, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission of the City of Torrance at its meeting of November 5, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 5, 2008, to consider an application for a Variance filed by Graceway Church to allow the operation of a church on a substandard sized lot on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, the Planning Commission of the City of Torrance approved the Waiver request; and

**WHEREAS**, the City Council of the City of Torrance conducted a public hearing on February 3, 2009, to consider an application for a Variance filed by Graceway Church to allow the operation of a church on a substandard sized lot on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That the property address is 431 Madrid Avenue;
- b) That the property is described as Lot 18 of Tract 43335 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That there is no evidence that the project will have any potential for adverse effect upon fish and wildlife resources and their habitats and therefore such environmental effect is de minimis;
- d) That there are no practical difficulties or unnecessary hardships resulting from the strict enforcement of requiring a one-acre lot for the operation of a church because

the lot does not present exceptional circumstances as it is located within an area where the lots share similar characteristics;

- e) That the approval of the proposed conversion on a substandard sized lot may be materially detrimental to the public welfare or to the property of others located in the vicinity because it does not meet the required development standards;
- f) That the approval of the proposed conversion to a church use on a substandard sized lot may interfere with the orderly development of the City because the surrounding properties in the immediate area are industrial.

**NOW, THEREFORE, BE IT RESOLVED** that Variance filed by Graceway Church to allow the operation of a church on a substandard sized lot on property located in the M-2 Zone at 431 Madrid Avenue, on file in the Community Development Department of the City of Torrance, is hereby DENIED.

Introduced, approved and adopted this 3rd day of February, 2009.

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MAYOR, of the City of Torrance

ATTEST:

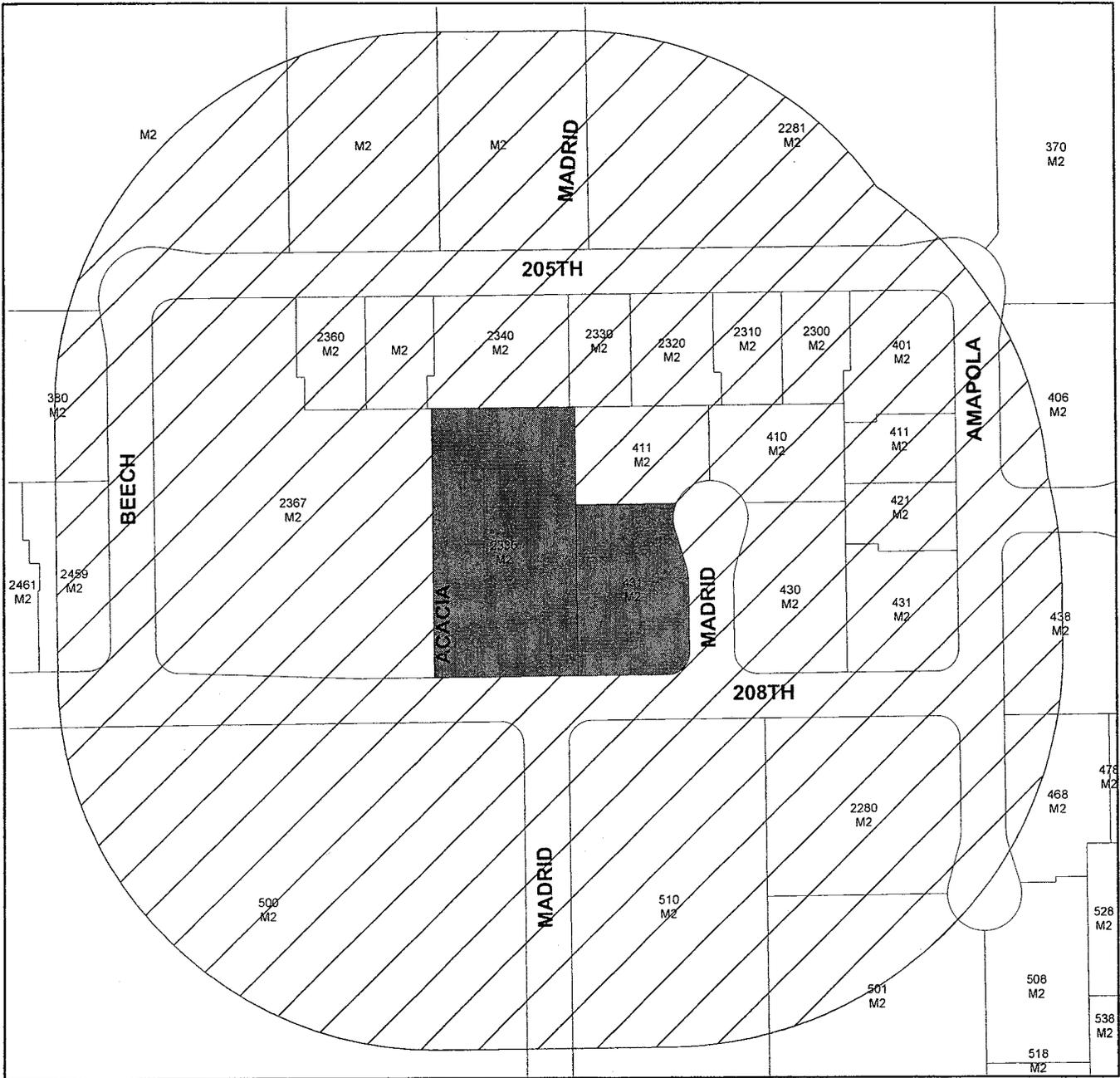
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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_



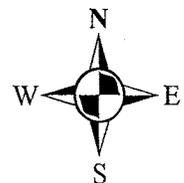
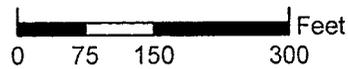
### LOCATION AND ZONING MAP

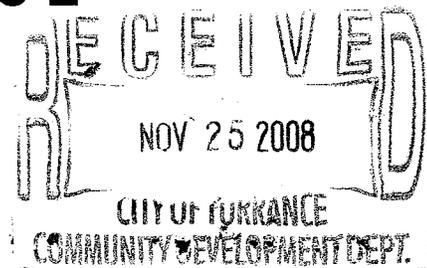
431 Madrid Avenue  
 CUP08-00023, EAS08-00004,  
 & VAR08-00004



### LEGEND

-  431 Madrid Ave & 2335 208th St
-  Notification Area



**CITY OF TORRANCE****INTEROFFICE COMMUNICATION****DATE: November 20, 2008****TO: Jeffrey Gibson, Community Development****FROM: City Clerk's Office****SUBJECT: Appeal 2008-16**

Attached is Appeal 2008-16 received in this office on November 20, 2008 from Jeff Gibson, Community Development Director, 3031 Torrance Boulevard, Torrance, CA 90503. This appeal is of the Planning Commission's approval made on November 5, 2008 regarding CUP08-00023, VAR08-00003, WAV08-00015, EAS08-00004: GRACEWAY CHURCH located at 431 Madrid Avenue, Torrance, CA 90505. The appeal is to have all cases heard with variance request at City Council.

There is no appeal fee.

**SECTION 11.5.3. PROCEDURE AFTER FILING.**

- a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.
- b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.

A handwritten signature in black ink, appearing to read "Sue Herbers", written over a horizontal line.

Sue Herbers  
City Clerk

cc: City Council

	<h2 style="margin: 0;">CITY OF TORRANCE</h2> <h3 style="margin: 0;">APPEAL FORM</h3>
---	--

**AN APPEAL TO:**

- City Council
- Planning Commission
- \_\_\_\_\_

**RETURN TO:**

Office of the City Clerk  
 3031 Torrance Boulevard  
 Torrance CA 90509-2970  
 310/618-2870

**RE: CUP08-00023, VAR08-00003, WAV08-00015, EAS08-00004**  
 (Case Number and Name)

Address/Location of Subject Property 431 MADRID AVE  
 (If applicable)

**Decision of:**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Administrative Hearing Board</li> <li><input type="checkbox"/> Airport Commission</li> <li><input type="checkbox"/> Civil Service Commission</li> <li><input type="checkbox"/> Environmental Quality &amp; Energy Conservation Commission</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> License Review Board</li> <li><input checked="" type="checkbox"/> Planning Commission</li> <li><input type="checkbox"/> Community Development Director</li> <li><input type="checkbox"/> Special Development Permit</li> <li><input type="checkbox"/> Other _____</li> </ul> |
|--|--|

CITY OF TORRANCE  
CITY CLERKS OFFICE

2008 NOV 20 AM 8:33

RECEIVED  
 (cc) @cawter

**Date of decision:** 11/05/08      **Appealing:**    APPROVAL       DENIAL

**Reason for Appeal:** *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

To have all cases heard with Variance request at City Council.

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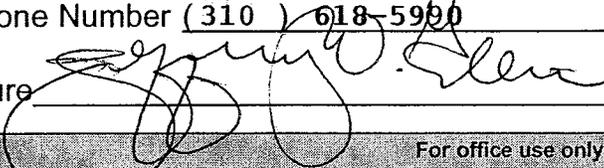


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Name of Appellant Jeff Gibson, Community Development Director

Address of Appellant 3031 Torrance Blvd., Torrance CA 90503

Telephone Number (310) 618-5990

Signature 

Appeal Fee paid \$ _____	For office use only: Date _____	Received by _____
<p><b>Notice to:</b> Community Development Department:   <input type="checkbox"/> Planning      <input type="checkbox"/> Building &amp; Safety</p> <p><input type="checkbox"/> City Council   <input type="checkbox"/> City Manager   <input type="checkbox"/> City Attorney   <input type="checkbox"/> Other Department(s) _____</p>		

**11B. CUP08-00023, VAR08-00003, WAV08-00015, EAS08-00004: GRACEWAY CHURCH**

Planning Commission consideration for the adoption of a Negative Declaration, in conjunction with a request for the approval of a Conditional Use Permit to allow the conversion of an existing industrial building for the operation of a church with a shared parking agreement, a Waiver to allow less than the required setbacks, and a Variance to allow the church use on a substandard sized lot on property located in the M-2 Zone at 431 Madrid Avenue.

**Recommendation**

Denial.

Planning Associate Martinez introduced the request.

Jess Mullen-Carey, representing the applicant, briefly described the proposed project, which would convert an existing industrial building for church use. He noted that staff has recommended denial because the Torrance Municipal Code requires a minimum lot area of one acre for a church and the subject site is only 0.72 acre, however, 17 out of 35 existing churches in Torrance do not meet this requirement. He submitted a list of the churches, with address, parcel number, year built, square footage, and lot size to illustrate. He reported that the church has obtained the first right of refusal to purchase a neighboring building (2335 208<sup>th</sup> Street), which would increase the size of the church's property to over two acres. With regard to the less than required setback, he explained that the areas that extend into the setback are designated as offices and library and would not impact adjacent industrial uses.

In response to Commissioner Busch's inquiry, Mr. Mullen-Carey reported that the church has approximately 200 members.

Referring to the list of churches submitted by Mr. Mullen-Carey, Planning Manager Lodan stated that the information appears to be accurate, but pointed out that most were built prior to current development standards for churches.

Commissioner Busch noted that the First Baptist Church of Torrance on Martina Avenue was built in 1988 and has a substandard sized lot.

Planning Manager Lodan advised that the Martina Avenue site is located in the Redevelopment Area, which has different standards.

In response to Commissioner Uchima's inquiry, Planning Manager Lodan explained that the parking requirement is based on the square footage of the building because there is no fixed seating and the project meets parking requirements with the shared parking agreement. He noted that if fixed seating is installed in the future, parking requirements would have to be recalculated.

Mr. Mullen-Carey noted that the parking agreement extends for 20 years and there is a surplus of five spaces over the required amount.

Responding to Commissioner Gibson's inquiry, Benjamin Lee, Pastor of Graceway Church, reported that services are currently being held in Carson and the subject building is being used for meetings only.

Commissioner Skoll questioned whether nearby industrial properties were notified of this hearing. Planning Manager Lodan reported that 30-40 surrounding property owners were notified and the only response was one letter of support.

In response to Commissioner Busch's inquiry, Deputy City Attorney Whitham advised that a church is a permitted use in the Manufacturing District with approval of a Conditional Use Permit therefore a Zone Change is not required for this project.

Commissioner Busch questioned whether church property is exempt from state and local property taxes. Deputy Attorney Whitham stated that she believed churches are exempt from property taxes, but could not say for certain because she had not researched this issue.

Commissioner Busch requested that staff provide an information item on this issue.

Commissioner Horwich reported that he is on the Board of Directors of a religious institution and churches do not pay property taxes.

Chairperson Browning questioned whether an elevator would be required due to the Americans with Disabilities Act (ADA).

Planning Manager Lodan doubted that this requirement would be triggered because the applicant was proposing only limited modifications to an existing building and the main sanctuary is on the first floor.

Plans Examiner Noh confirmed that an elevator would not be required.

Chairperson Browning noted that the fact that the applicant may purchase the adjacent property in the future was not relevant to this hearing because the only matter under consideration at this time was the subject property, which does not comply with size requirements in the TMC.

**MOTION:** Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote.

**MOTION:** Commissioner Horwich moved to adopt a Negative Declaration. The motion was seconded by Commissioner Weideman and discussion briefly continued.

Referring to "Environmental Issues" on the Environmental Checklist Form, Commissioner Weideman noted that it states that staff was recommending that no daycare or primary school be permitted on the site so the church's main operations would be limited to evenings and weekends, which are off-peak hours for surrounding industrial uses, and based on this condition the Transportation Planning Division concluded that the project would have less than significant impact on traffic circulation,

however, no such condition was included in the list of recommended conditions. He suggested that this matter be addressed if the project is approved.

Chairperson Browning called for a vote, and the motion to adopt a Negative Declaration passed by unanimous roll call vote.

Commissioner Weideman indicated that he did not object to the Waiver for the setbacks, but was concerned about the Variance for the under-sized lot and about the fact that the church purchased this property without investigating the Torrance Municipal Code.

Commissioner Busch stated that while some changes may be needed, he supports the project and believes it would be a good addition to the City.

Chairperson Browning noted that a manufacturing building of this size could employ up to 100 people; expressed concerns that Torrance was losing its balance of residential/commercial/industrial properties due to the continued conversion of industrial properties for other uses; and voiced his opinion that this church would fit in better at another location.

Commissioner Busch pointed out that there are several churches in converted industrial buildings along Crenshaw Boulevard between Sepulveda and Torrance Boulevard and related his belief that they contribute positively to the community and do not threaten the City's balance.

**MOTION:** Commissioner Busch moved for the approval of the CUP08-00023, with the conditions recommended by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**MOTION:** Commissioner Busch moved for the approval of WAV08-00015, with the conditions recommended by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**MOTION:** Commissioner Busch moved to recommend that the City Council approve VAR08-00003. The motion was seconded by Commissioner Uchima and passed by a 5-2 roll call vote, with Commissioner Weideman and Chairperson Browning dissenting.

Commissioner Busch recommended that the applicant be well prepared for the City Council hearing.

Commissioner Horwich stated that he was comfortable voting in favor of the Variance because the City Council will review the entire project when the Variance is brought forward, therefore, the Council, not the Commission, will make the final decision on the project.

Commissioner Weideman noted that he voted against the Variance for the same reason that Commissioner Horwich voted for it.

Planning Manager Lodan advised that resolutions reflecting the Commission's action will be brought back for approval at a later date.

**AGENDA ITEM NO. 11B**

**CASE TYPE AND NUMBER:** Initial Study, EAS08-00004 for  
Conditional Use Permit, CUP08-00023  
Variance, VAR08-00003  
Waiver, WAV08-00015

**NAME:** Graceway Church

**PURPOSE OF APPLICATION:** Request for approval of a Conditional Use Permit to allow the conversion of an industrial building for the operation of a church with a shared parking agreement, a Waiver to allow less than required setbacks, and a Variance to allow the church use on a substandard sized lot.

**LOCATION:** 431 Madrid Avenue

**ZONING:** M-2, Heavy Manufacturing District

**ADJACENT ZONING AND LAND USE:**

NORTH: M-2, Heavy Manufacturing District, Industrial Offices  
SOUTH: M-2, Heavy Manufacturing District, Warehouse/Distribution  
EAST: M-2, Heavy Manufacturing District, Engineering/Research  
WEST: M-2, Heavy Manufacturing District, Manufacturing/Distribution

**GENERAL PLAN DESIGNATION:** Industrial – Business Park

**COMPLIANCE WITH GENERAL PLAN:**

This property has a General Plan land use designation of Business Park, which allows a maximum floor area ratio of 0.6. The designation allows business park development with single or multiple tenants that incorporate industrial, office, and compatible commercial uses. Light industrial activities are limited to the interiors of structures. At this time, there are no Zoning designations that implement the Business Park designation.

Church/religious institutional uses have been allowed in the Business Park on a case by case basis. A church may be conditionally permitted in the M-2 Zone.

**EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:**

The subject lot is currently developed with a 10,870 square foot, two-story, concrete tilt-up industrial building originally built in 1989. The rest of the site is developed with parking and landscaping.

**ENVIRONMENTAL FINDINGS:**

The potential environmental impacts associated with the conversion from an industrial building to a church have been assessed in an Initial Study, referenced as

EAS08-00004. As the decision making body relative to the proposed development, it is the Planning Commission's role to review the information provided within the Initial Study and determine the extent of potential environmental impacts. If, on the basis of the Initial Study and related public testimony, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment, the appropriate action would be to approve the Negative Declaration prior to taking action on the project.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH#199001030318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long term development in the City. On the basis of the Initial Study, the Community Development Department recommends adoption of a Negative Declaration.

#### **BACKGROUND AND ANALYSIS:**

The applicants are proposing to convert the existing industrial building into a church. A Conditional Use Permit is required because churches are conditionally permitted in the M-2 Zone and the applicants are proposing a shared parking agreement. A Variance is required because the Torrance Municipal Code requires a minimum of a one-acre parcel for church uses. A Wavier is required because the Torrance Municipal Code requires 20 foot front, side, and rear yard setbacks for churches.

The subject property is located on the northwest corner of Madrid Avenue and 208th Street, just west of the Madrid Avenue cul-de-sac, in an industrial area between Crenshaw Boulevard and Amapola Avenue. The lot is somewhat rectangular in shape and veers inward on its northeast corner, along the curve of the cul-de-sac. The lot is 31,250 square feet in size (0.717 acre). The site is surrounded by other industrially zoned properties. The subject building is located in the middle of the property, between two parking lots. The western portion of building is attached to the industrial building on the property to the west at 2335 208th Street.

The applicants are proposing interior tenant improvements to convert the existing industrial building previously used as a warehouse/distribution center into a church. The renovations will result in a lobby, sanctuary, fellowship hall with kitchen, rooms for youth programs, offices, and restrooms on the first floor, and a lounge, chapels, offices, and restrooms on the second floor. No expansions, additions, or exterior modifications to the building or site are proposed as part of this request.

As mentioned, the site currently has two parking lots that provide a total of 53 parking spaces. The northern parking lot provides 22 standard stalls and 1 handicap stall, and is accessed through a driveway on the north end of the cul-de-sac. The southern parking lot provides 29 standard stalls and 1 handicap stall, and is accessed through a driveway onto Madrid Avenue and through the adjacent property to the west via an

existing open drive aisle. The applicants have secured a 20-year shared parking agreement for 25 parking spaces with the property directly adjacent to the west at 2335 208th Street (Attachment #4). With the shared parking agreement, the project will provide 78 total spaces. The Redevelopment and General Plan Division has added a condition that the applicants provide a parking plan indicating the location of the 25 shared parking stalls for the 2335 208th Street property as part of the shared parking agreement.

Parking for churches is calculated at one space per every 5 fixed seats, or one space per every 35 square feet of assembly area without fixed seats, applied to the maximum area to be used at any one time. As the plans do not indicate a number of fixed seats nor call out any fixed seating in the floor plans, the latter standard shall apply. The sanctuary typically serves as the main assembly area in churches, with churchgoers dispersing to other areas after services. As such, the proposed sanctuary is 2,475 square feet and therefore requires 71 parking spaces per Code. Should the applicants install fixed seating within the sanctuary, the more restrictive parking rate will be applied to the project. Furthermore, should the resulting parking requirement increase, the applicants would have to renegotiate their current contract to accommodate the required parking to the satisfaction of the Community Development Director.

The proposed hours of operation for the church are: morning prayer services from Monday through Saturday, 6:00am until 6:30am; Friday evening services from 7:30pm until 9:30pm; and Sunday services from 8:00am until 4:00pm. The church will operate their youth programs on Sundays as well. These are traditionally off-peak times for the surrounding industrial uses and therefore the church will not conflict or interfere with the existing industrial uses in the immediate area in terms of traffic and parking. In order to ensure cohesion with the surrounding area, staff is recommending a condition of approval that no primary school or day care operations be permitted on the site.

As mentioned, the conversion of use requires a Variance because the applicants are proposing a church on a substandard sized lot. Section 95.3.6.f of the Torrance Municipal Code requires a minimum lot area of one acre for a church. The subject site is 0.72 acre. Furthermore, the proposed church requires a Waiver because Section 95.3.6.a of the Torrance Municipal Code requires a minimum 20 foot setback for front, side, and rear yards for a church facility. The applicants are proposing to maintain the existing nonconforming side setbacks. The western portion of the building extends to the property line and is attached to the industrial building on the adjacent property. Portions of the eastern setback taper to less than 20 feet—to a minimum of 12 feet—along the curve of the cul-de-sac. The applicants were required to provide facts to substantiate criteria by which the Planning Commission may review this Variance (Attachment #5) and Waiver (Attachment #6).

In the judgment of staff, a Variance to allow a church on a substandard lot and a Waiver to allow less than required side setbacks do not satisfy the hardship criteria for approving a Variance or Waiver. The subject property does not exhibit any substantial physical hardships and would not create unreasonable difficulties for the applicants. The lot is not irregularly shaped and there does not appear to be any topographical issues that are significant in nature. Furthermore, the lot does not present exceptional circumstances as it is located within an area where the lots share similar characteristics typical of industrial areas. For these reasons, staff recommends denial of the Variance request.

Under the narrow purview of the Code, staff cannot justify recommending approval of the Variance, but is not necessarily opposed to the project's location, use, and design. As indicated in the Initial Study, the proposed church will not disrupt the surrounding industrial properties and will not impact the environment. The proposed hours of operation will be compatible with the neighboring uses and help eliminate traffic and parking issues.

Should the Planning Commission recommend for the City Council's consideration of the Variance, Conditional Use Permit, and Waiver, staff is including conditions of approval to ensure a quality project that will be compatible with the surrounding area. Staff conducted a site visit and although generally in good repair, there are opportunities to enhance the appearance of the project. The existing trash enclosure lacks a decorative trellis top. Storage sheds and miscellaneous materials encroached into the required drive aisle and took up a parking space in the northern parking lot. While landscaping in general was well maintained, many planter areas throughout the site were bare and could benefit from more plants, groundcover, and/or mulch. Staff has included recommended conditions of approval to address these issues. Staff is also including a condition that any proposed expansion or addition of square footage be subject to the satisfaction of the Community Development Director.

The applicant is advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification.

**PROJECT RECOMMENDATION:**

DENIAL OF CUP08-00024, VAR08-00003, AND WAV08-000015

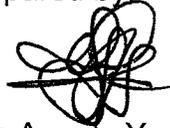
**FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE REQUEST:**

Findings of fact in support of denial of the Conditional Use Permit are set forth in the attached Resolutions.

**RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:**

Recommended conditions for CUP08-00023, VAR08-00003, and WAV08-00015, if approved, are found in Attachment #7.

Prepared by,



Soc Angelo Yumul  
Planning Assistant

Respectfully Submitted,



For: Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Resolutions
2. Location and Zoning Map
3. Code Requirements
4. Shared Parking Agreement
5. Variance Criteria Substantiation Sheet
6. Waiver Criteria Substantiation Sheet
7. Recommended Conditions, if approved
8. Initial Study
9. Site Plan and Floor Plans

**PLANNING COMMISSION RESOLUTION NO. 08-112**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A CHURCH WITH A SHARED PARKING AGREEMENT ON PROPERTY LOCATED IN THE M-2 ZONE AT 431 MADRID AVENUE.

**CUP08-00023: GRACEWAY CHURCH**

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**WHEREAS**, the environmental impacts of the construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00004); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 5th, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission at its meeting of November 5th, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 5, 2008, to consider an application for a Conditional Use Permit filed by Graceway Church to allow the conversion of an existing industrial building to a church with a shared parking agreement on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code; and

**WHEREAS**, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) The property under consideration is located at 431 Madrid Avenue;

- b) The property is described as Lot 18 of Tract 43335 as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) The proposed conversion to a church is conditionally permitted within the Heavy Manufacturing District (M-2 Zone) but does not comply with all of the applicable provisions of this Division;
- d) The proposed conversion of use may impair the integrity and character of the Heavy Manufacturing District (M-2 Zone) because the surrounding properties in the immediate area are all currently industrial uses;
- e) The subject site is not physically suitable for the proposed conversion because the lot is substandard in size and does not meet the required setbacks;
- f) The proposed conversion to a church may not be compatible with existing and proposed future land uses within the Heavy Manufacturing District (M-2 Zone) and the general area because the proposed church does not meet the required development standards;
- g) The proposed conversion may not encourage and may not be consistent with the orderly development of the City as provided for in the General Plan because the church is being proposed on a substandard sized lot and does not meet the required setbacks;
- h) The proposed conversion to a church may discourage the appropriate existing or planned future use of surrounding property because the development does not further the goals of the General Plan as the surrounding uses in the immediate area are industrial.

**WHEREAS**, the Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE CUP08-00023, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that CUP08-00023 filed by Graceway Church to allow the conversion of an existing industrial building to a church with a shared parking agreement on property located in the M-2 Zone at 431 Madrid Avenue on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 5th day of November 2008.

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Chairman, Torrance Planning Commission

ATTEST:

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Secretary, Torrance Planning Commission

STATE OF CALIFORNIA     )  
 COUNTY OF LOS ANGELES) ss  
 CITY OF TORRANCE        )

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 5th day of November 2008, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

Secretary, Torrance Planning Commission

**PLANNING COMMISSION RESOLUTION NO. 08-113**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA DENYING WITHOUT PREJUDICE A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN THE REQUIRED SIDE SETBACKS FOR A CHURCH ON PROPERTY LOCATED IN THE M-2 ZONE AT 431 MADRID AVENUE.

**WAV08-00015: GRACEWAY CHURCH**

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**WHEREAS**, the environmental impacts of the construction of a commercial center were analyzed in an Initial Study (referenced as EAS08-00004); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 5th, 2008 to consider the environmental issues related to the project and receive and consider public testimony; and

**WHEREAS**, the Planning Commission at its meeting of November 5th, 2008 adopted a Negative Declaration; and

**WHEREAS**, the Planning Commission finds that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Game Code; and

**WHEREAS**, the Planning Commission of the City of Torrance conducted a public hearing on November 5, 2008, to consider an application for a Waiver filed by Graceway Church to allow less than the required side setbacks for a church on property located in the M-2 Zone at 431 Madrid Avenue; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof, all in accordance with the provisions of Division 9, Chapter 4, Article 2 of the Torrance Municipal Code; and

**WHEREAS**, The Planning Commission of the City of Torrance does hereby find and determine as follows:

- A) That the property address is 431 Madrid Avenue;
- B) That the property is described as Lot 18 of Tract 43335 as per map recorded in the Office of the Los Angeles County Recorder, State of California;

- C) That there are no practical difficulties or unnecessary hardships resulting from the strict enforcement of the setbacks for a church because the lot does not present exceptional circumstances as it is located within an area where the lots share similar characteristics;
- D) That the approval of the proposed conversion may be materially detrimental to the public welfare or to the property of others located in the vicinity because it does not meet the required development standards;
- E) That the approval of the proposed conversion may interfere with the orderly development of the City because the surrounding properties in the immediate area are industrial.

**WHEREAS**, the Planning Commission by the following roll call vote DENIED WAV08-00015, subject to conditions:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

**NOW, THEREFORE, BE IT RESOLVED** that WAV08-00015 filed by Graceway Church to allow less than the required side setbacks for a church on property located in the M-2 Zone at 431 Madrid Avenue, is hereby DENIED.

Introduced, approved and adopted this 5th day of November 2008.

---

Chairman, Torrance Planning Commission

ATTEST:

---

Secretary, Torrance Planning Commission

STATE OF CALIFORNIA     )  
COUNTY OF LOS ANGELES) ss  
CITY OF TORRANCE         )

I, Gregg Lodan, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 5th day of November 2008, by the following roll call vote:

AYES: COMMISSIONERS:

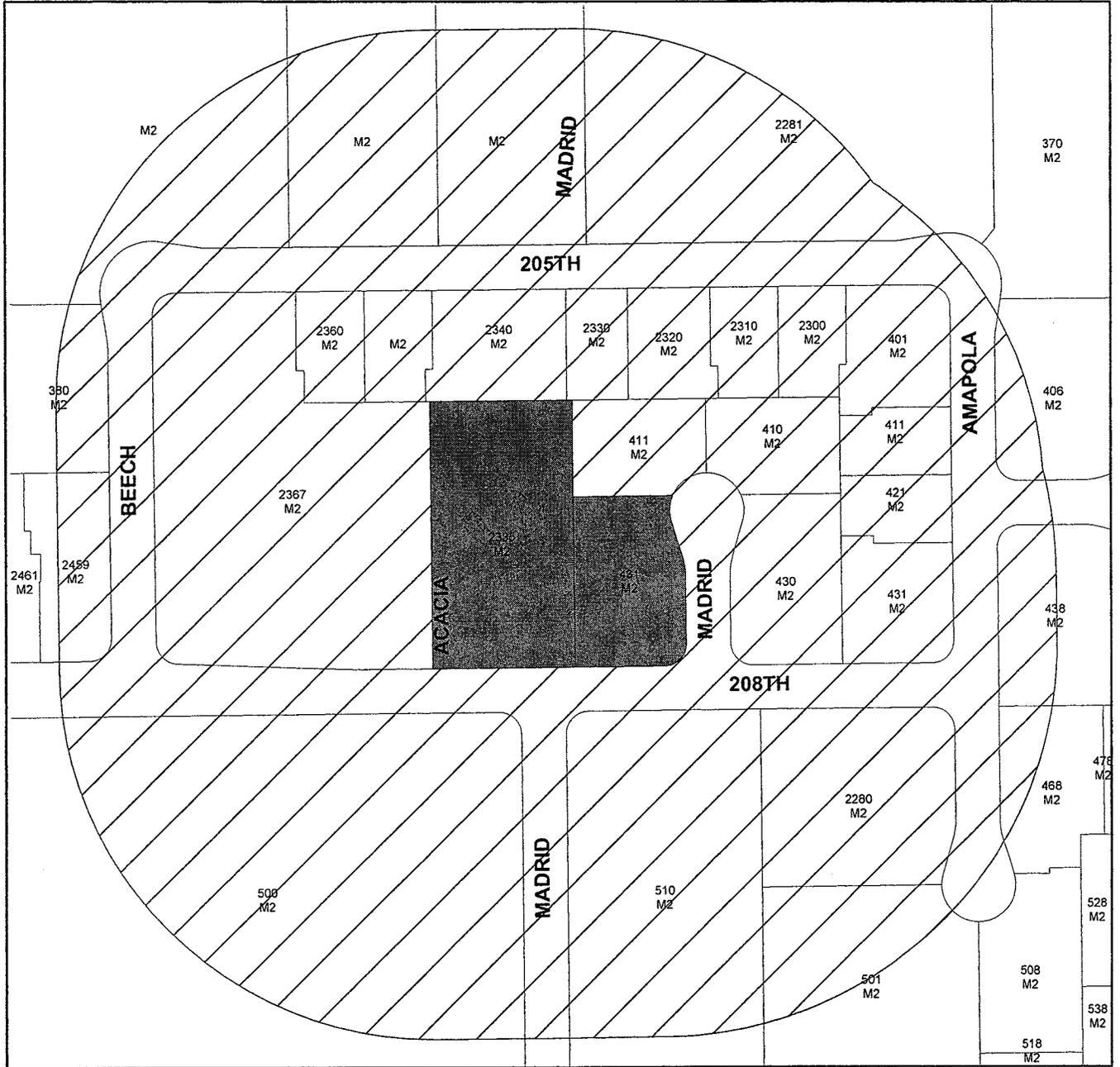
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

Secretary, Torrance Planning Commission



**LOCATION AND ZONING MAP**

431 Madrid Avenue  
 CUP08-00023, EAS08-00004,  
 & VAR08-00004

**LEGEND**

- 431 Madrid Ave & 2335 208th St
- Notification Area

Prepared using City of Torrance Community Development Geographic Information System  
 Jeffery W. Gibson, Community Development Director

## CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

### Building and Safety:

- Comply with the State energy requirements.
- Comply with the State handicap requirements.
- Pre-wire for cable television.
- Justify exiting system.

### Environmental:

- Provide a total of three handicap accessible parking spaces, including required loading areas and signage.
- The parking lot shall be clear and unobstructed to permit vehicular traffic to move into and out of the parking area.

### Permits and Mapping:

- A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Permits and Records Division, for any work in the public right-of-way.
- Provide evidence of reciprocal cross access easement for ingress, egress, sewer, drainage, and utilities with adjacent property.
- Replace section(s) of broken/cracked and grinded sidewalk per City of Torrance Standards along the property frontage on 208th Street.
- Install truncated domes on existing wheelchair ramp per City of Torrance standards at the northwest corner of Madrid Avenue and 208th Street. Existing wheelchair ramp shall be replaced if not current to City standards.
- Show correct lot dimensions on site plan prior to issuance of building permits.

### Fire Prevention:

- Fire sprinkler system required.
- Fire alarm system required.

RECORDING REQUESTED BY

HANSEN SETO, LLP  
1260 Union Bank Tower  
21515 Hawthorne Blvd.  
Torrance, CA 90503

AND WHEN RECORDED MAIL TO:

HANSEN SETO, LLP  
1260 Union Bank Tower  
21515 Hawthorne Blvd.  
Torrance, CA 90503

Space Above For Recorder's Use

Assessor's Parcel Numbers: 7352-018-038  
7352-018-059

NO DOCUMENTARY TRANSFER TAX DUE

## RECIPROCAL PARKING AGREEMENT

FOR VALUABLE CONSIDERATION, the adequacy and sufficiency of which are hereby acknowledged and agreed, GLENN S. STREETER and JODIE L. STREETER, Husband and Wife as Community Property, owners of the real property in the City of Torrance, County of Los Angeles, State of California, commonly known as as 2335 208<sup>th</sup> Street, Assessor's Parcel Number 7352-018-059, which has the following legal description:

PARCEL 2 OF PARCEL MAP 18204, IN THE CITY OF TORRANCE, AS PER MAP RECORDED IN BOOK 199, PAGES 26 AND 27 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

hereby covenant and agree with GRACEWAY CHURCH, a California non-profit corporation, the owner of the adjacent real property in the City in the City of Torrance, County of Los Angeles, State of California, commonly known as 431 Madrid Street, Assessor's Parcel Number 7352-018-038, which has the following legal description:

LOT 18, OF TRACT NO. 43335, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1048 PAGES 92 THROUGH 94 INCLUSIVE MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

to the following exchange of reciprocal parking and access rights to their respective properties (the "Agreement"):

1. The owners, tenants, occupants, employees, agents and invitees of 431 Madrid Street shall have the right to use 25 parking spaces situated on the property at 2335 208<sup>th</sup> Street on Fridays between the hours of 6:00 p.m. to 11:00 p.m. and on Sundays between the hours of 6:00 a.m. to 11:00 p.m, such parking spaces being among those fronting 208<sup>th</sup> Street.
2. The owners, tenants, occupants, employees, agents and invitees of 2335 208<sup>th</sup> Street shall have the right to use 25 parking spaces situated on the property at 431 Madrid Street on Mondays through Fridays between the hours of 6:00 a.m. to 5:30 p.m., such parking spaces being among those fronting 208<sup>th</sup> Street.
3. The reciprocal grant of parking rights between the parties shall include the right to access the described parking spaces across existing driveways on the respective properties and each party agrees not to restrict access across such driveways or to such parking spaces in any way that would impede the rights granted herein without the prior written consent of the other.

4. Each party to this Agreement shall indemnify, defend, and hold harmless the other from and against any and all liabilities, obligations, injuries, claims, damages and expenses (including reasonable attorneys fees), of any kind whatsoever which may arise from or be related to (a) such party's use of the other party's property pursuant to the terms of this Agreement; (b) such party's breach of the scope of use permitted under the terms of this Agreement; or (c) such party's breach of the terms of this Agreement.

5. Each party shall, during the term of this Agreement, obtain and keep in force a policy of combined single limit bodily injury and property damage insurance to insure against any liability, damages, claims, or expenses arising out of such party's use of the other's property for purposes of parking and access. Such insurance shall be in an amount not less than \$1,000,000 per occurrence or \$2,000,000 in the aggregate. The limits of said insurance shall not, however, limit any party's liability hereunder.

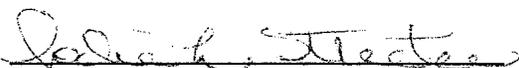
6. This Agreement shall remain in effect for a period of twenty (20) years from the date of its execution by the parties and shall terminate on the twentieth anniversary thereof without further action being taken by any party. Provided, however, that the Agreement may be terminated earlier in the event of a material breach of this Agreement at the option of the party injured by a breach which is not cured by the breaching party within fifteen (15) days of delivery of written notice of such breach.

7. The parties intend and agree that the rights, duties, obligations, benefits and burdens arising under this Agreement shall be covenants running with the land and shall therefore binding upon and inure to the benefit of their respective grantees, successors and assigns.

In Witness Whereof, the undersigned have executed this instrument in Torrance, California, on this \_\_\_\_ day of April, 2008.

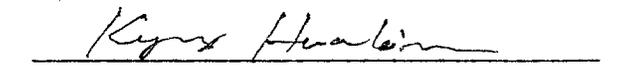
Owners of 2335 208<sup>th</sup> Street

Owner of 431 Madrid Street

  
\_\_\_\_\_  
Jodie L. Streeter

\_\_\_\_\_  
for Graceway Church  
a California Non-Profit Corporation

  
\_\_\_\_\_  
Glenn S. Streeter

  
\_\_\_\_\_  
By: Kyung Hwan Kim, Director

  
\_\_\_\_\_  
By: Benjamin Lee, Director

  
\_\_\_\_\_  
By: Song Man Kim, Director

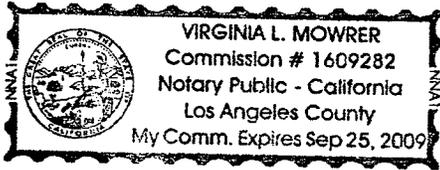
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Los Angeles

On April 30, 2008 before me, Virginia L. Mowrer, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Kyung Hwan Kim, Benjamin Lee and Song man Kim  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Virginia L. Mowrer  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Reciprocal Parking Agreement

Document Date: April 30, 2008 Number of Pages: 2

Signer(s) Other Than Named Above: Glenn S. Streeter and Jodie L. Streeter

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Kyung Hwan Kim

- Individual
- Corporate Officer — Title(s): Director
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: Benjamin Lee and Song Man Kim

- Individual
- Corporate Officer — Title(s): Director
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

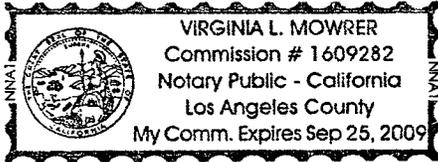
Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Los Angeles

On May 1, 2008 before me, Virginia L. Mowrer, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Glenn S. Streeter and Jodie L. Streeter  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Virginia L. Mowrer  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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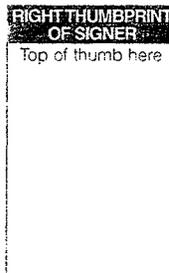
Signer(s) Other Than Named Above: Kyung Hwan Kim, Benjamin Lee and Song Man Kim

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Glenn S. Streeter

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



Signer's Name: Jodie L. Streeter

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



TO BE SUBMITTED WITH VARIANCE APPLICATION

V \_\_\_\_\_ - \_\_\_\_\_

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE CITY COUNCIL MAY GRANT THIS VARIANCE. IT IS MANDATORY THAT THESE CRITERIA BE MET BEFORE THE CITY MAY LEGALLY GRANT ANY VARIANCE, AND IT IS INCUMBANT UPON THE APPLICANT TO PROVE TO THE SATISFACTION OF THE CITY THAT THE CRITERIA ARE MET:

- 1. There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this ordinance:

SEE ATTACHED

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- 2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof:

SEE ATTACHED

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: and

- 3. It will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan.

SEE ATTACHED

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City of Torrance – Planning Department

1. The ordinance from the City of Torrance requires at least one acre of land in order for a purchase building to be claimed as a church. The difficulty with this matter is that Graceway Church has recently purchased a building in the City of Torrance, but it is not fully one acre. The size of the property is approximately 0.75 acres. Even though it may not be the required property size, Graceway Church requests that you allow us to continue to use this building as a church. In order to accommodate with the City of Torrance, Graceway Church also has the desire to purchase a second building, neighboring the one we've already bought. Both buildings are owned by the same person and Graceway Church has already taken the initiative to request a priority on buying the second building when the owner decides to sell it. He agreed by signing a contract with us, confirming we had priority. Therefore, when Graceway Church does purchase this building, our property size will be 2.5 acres, which exceeds the required size.

Within Graceway Church, we have many different programs that serve adults, seniors, and specially the youth. Church services are held for all ages and unite members together at one location. We especially hold a strong and passionate program for our youth ministry, which includes toddlers, elementary school kids, and even high school students. In order to continue our services and programs for the members of Graceway Church, we need a location where all the members can meet, fulfill our goals, and enlighten the youth and rest of the congregation.

We sincerely ask that you consider our proposal and allow us to stay at our current location until we are able to buy a second building to fulfill the requirements of having a building as a church.

2. Our request does not seem to detriment the public around our location. A concern the City of Torrance had was a parking issue. But Graceway Church, again, took the initiative to ask the owner of the property whether we were permitted to use the parking spaces available, to which the owner kindly and willingly agreed. There are no other issues we have faced that would disrupt or harm the area around us. In addition, Graceway Church's hours and days of operation are morning prayer services on Monday through Friday between 6 a.m. to 6:30 a.m., Friday evening services between 7:30 p.m. through 9:30 p.m. and Sunday morning and afternoon services between 8 a.m. through 4 p.m.
3. The property we purchased will not interfere with the development of the City of Torrance. The building we purchased was originally and has been for many years been a business facility. We did not alter any of that except naming the building as a church. We also have the impression that the property and the property around us will not modify through any development of the city and will stay as business properties.

To be submitted with Waiver application.

GIVE FACTS TO SUBSTANTIATE THE FOLLOWING CRITERIA BY WHICH THE PLANNING COMMISSION MAY GRANT THIS WAIVER:

- 1. There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division:

Yes. Enforcement of this Division require demolition of the north-east corner of the existing building as this is the only portion of the existing structure that projects into the 20' setback.

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- 2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof:

Correct. This will be of no detriment to the public welfare or adjacent property. The primary gathering spaces are not located in the portion of the building in question.

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- 3. It will not substantially interfere with the orderly development of the City as provided for in this Division:

Correct. The building already exists and therefore poses no interference with orderly development of the City.

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ADJACENT PROPERTY OWNERS: (To be completed by the Planning Department)

	<u>Name</u>	<u>Address</u>
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

**RECOMMENDED CONDITIONS FOR CUP08-00023, IF APPROVED:**

1. That the use of the subject property for a church shall be subject to all conditions imposed in Planning Commission case CUP08-00023; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Conditional Use Permit is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That the applicants provide a parking plan indicating the location of the 25 shared parking stalls for the 2335 208th Street property as part of the shared parking agreement; (Redevelopment and General Plan)
4. That the applicants provide verification that this use will comply with the Torrance Noise Code; (Environmental)
5. That exterior signage for the use will require a separate approval and permit; (Environmental)
6. That the applicants indicate the location of the trash enclosure on site. If not, provide an enclosure that is bounded on three sides by a decorative wall and roll up doors. Also provide a decorative or trellis top with solid underlayment to prevent water from entering enclosure. The trash enclosure must also hold bins for the storage of recyclable materials. Provide verification that the waste hauler will collect the recyclables; (Environmental)
7. That equipment placed on the roof or elsewhere on the site must be screened from view with materials that are compatible with the building; (Environmental)
8. That evidence of public sidewalk easement shall be provided or easement shall be recorded for existing walkway behind property line at existing driveways on Madrid Avenue and 208th Street, existing wheelchair ramp at northwest corner of Madrid Avenue and 208th Street, and existing fire hydrant on 208th Street. Evidence of recorded easement shall be submitted to the Engineering Division of the Community Development Department prior to issuance of building permits; (Permits and Mapping)

9. That all existing survey monuments in the project area must be tied out and/or protected during construction. All destroyed monuments must be replaced prior to receiving occupancy; (Permits and Mapping)
10. That the applicants shall upgrade existing fire service to current public standards (above grade double check valve on private property); (Permits and Mapping)
11. That all proposed and/or existing water meters larger than two inches, double check detector assemblies and reduce pressure backflow assemblies shall be located above ground on private property near the public right-of-way. Final location and access shall be approved by the Community Development Director and incorporated into the on-site landscaping plan prior to building permit; (Permits and Mapping)
12. That should the applicants install fixed seating within the sanctuary, the more restrictive church parking rate shall be applied to the project; (Development Review)
13. That should the resulting parking requirement for the project increase, the applicants shall renegotiate their current shared parking agreement to accommodate the required parking to the satisfaction of the Community Development Director; (Development Review)
14. That the operation of a primary school or day care shall be prohibited at this location; (Development Review)
15. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review); (Development Review)
16. That any expansion or increase of square footage shall be subject to the review and approval of the Community Development Director; (Development Review)
17. That within 30 days of the final public hearing, the applicants shall remove the City's "Public Notice" sign, provided there is no appeal, to the satisfaction of the Community Development Director; and (Development Review)
18. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

**RECOMMENDED CONDITIONS FOR VAR08-00003, IF APPROVED:**

1. That the use of the subject property for a church shall be subject to all conditions imposed in Variance 08-00004 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Variance 08-00004 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1; and
3. That the applicants shall comply with all conditions of CUP08-00023.

**RECOMMENDED CONDITIONS FOR WAV08-00015, IF APPROVED:**

1. That the use of the subject property for a church shall be subject to all conditions imposed in Waiver 08-00015 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Waiver 08-00015 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1; and
3. That the applicants shall comply with all conditions of CUP08-00023.



City of Torrance, Community Development Dept.  
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Jeffery W. Gibson, Director

## Environmental Checklist Form

1. **Project Title:** Graceway Church (EAS08-00004)  
CUP08-00023, VAR08-00003
  2. **Lead Agency Name and Address:** City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503
  3. **Contact Person and Phone Number:** Gregg D. Lodan, AICP  
Planning Manager  
(310) 618-5990
  4. **Project Location:** 431 Madrid Avenue (Northwest corner of Madrid Avenue  
and 208th Street)
  5. **Project Sponsor's Name & Address:** Graceway Church  
431 Madrid Avenue  
Torrance, CA 90501
  6. **General Plan Designation:** Business Park
  7. **Zoning:** M-2 – Heavy Manufacturing District
  8. **Description of the Project:** The project is a proposed conversion from an existing  
warehouse to a church on a site located on the northwest  
corner of Madrid Avenue and 208th Street. The project is  
proposing to convert the existing two-story warehouse  
building into a church and its related services including  
youth programs, offices, chapels, and a fellowship hall.  
Although the project does not propose to modify the  
building's exterior or add square footage, it does not meet  
the CEQA categorical exemption guidelines due to a  
Variance request of the minimum lot size required by the  
Torrance Municipal Code (TMC 95.3.6).
- Surrounding Land uses and Setting:** The site is currently developed with an approximately  
10,870 square foot concrete tilt-up industrial building  
originally built in 1989. The site is surrounded by other  
industrially zoned properties.
- Other public agencies whose approval  
is required:** None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

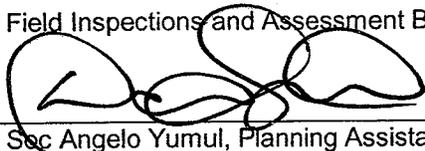
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality             |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils           |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/ Water Quality           | <input type="checkbox"/> Land Use/ Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/ Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/ Traffic |
| <input type="checkbox"/> Utilities/ Service Systems    | <input type="checkbox"/> Mandatory Findings of Significance |  |

**DETERMINATION: On the basis of this initial evaluation:**

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Field Inspections and Assessment By:

  
 fct Sec Angelo Yumul, Planning Assistant

10/3/08

Date

CONCUR:

  
 Gregg D. Lodan, AICP, Planning Manager  
 Secretary to the Planning Commission

10/3/08

Date

Less Than  
SignificantPotentially  
Significant  
With  
Mitigation  
IncorporationLess than  
Significant  
ImpactNo  
Impact

## ENVIRONMENTAL ISSUES:

Sources

Potentially  
Significant  
ImpactLess Than  
SignificantPotentially  
Significant  
With  
Mitigation  
IncorporationLess than  
Significant  
ImpactNo  
Impact

## 1. AESTHETICS: Would the project:

- |     |   |       |                          |                          |                          |                                     |
|-----|---|-------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Have a substantial adverse effect on a scenic vista?  | 1,2,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | 8     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Substantially degrade the existing visual character or quality of the site and its surroundings?  | 1,2   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | 11    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

*The proposed conversion of use would not introduce incompatible visual elements within a field of view containing a scenic vista or substantially block a scenic vista. The project site does not contain a scenic resource and is not located on or near a designated state or city scenic highway. No historic buildings are located on site. The proposed project would not introduce new sources of light or glare which would be incompatible with the surrounding areas or which would pose a safety hazard to motorists using adjacent streets. The area contains numerous sources of night time lighting, including parking lot and street lights, architectural and security lighting and automobile headlights. The proposed project's exterior lighting will be directed and shielded to minimize light spilling onto surrounding properties and vehicular traffic. Glare is a common phenomenon in Southern California area due mainly to the high number of days per year with direct sunlight and the highly urbanized nature of the region, which results in a concentration of potentially reflective surfaces. The use of nonreflective surfaces adjacent to public rights-of-ways, in combination with the provision for extensive landscaping, will reduce heat and glare impacts to less than significant levels.*

2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |     |   |     |                          |                          |                          |                                     |
|-----|---|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | 1,8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Conflict with existing zoning for agricultural use, or a Williamson Act Contract?   | 1,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | 1,4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

*The proposed project would not result in the conversion of either local or state-designated prime agricultural land from agricultural use to a non-agricultural use. The project is not located on a property with agricultural activities on the site. The current facility is used as a warehouse building. The project site is not agriculturally zoned and is surrounded by properties zoned for and developed with uses that are not agricultural. Therefore, the project will not affect agricultural resources.*

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

ENVIRONMENTAL ISSUES:		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	6,12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	6,12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?	6,12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Expose sensitive receptors to substantial pollutant concentrations?	6,12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Create objectionable odors affecting a substantial number of people?	6,12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*The long-term cumulative impacts of development in the City, pursuant to the Torrance General Plan, were assessed in the General Plan Update Final EIR, 1992. The impacts on air quality were significant and unable to be mitigated, as such a statement of over-riding consideration was adopted concerning air quality. As the use is consistent with the General Plan, as churches are allowable uses in the Business Park designation, and the development of this site was assumed in the analysis performed in the General Plan EIR, cumulative impacts related to this project are considered to be previously assessed.*

*As the proposed project does not involve additional square footage or major exterior modifications, expected construction will be related mostly to interior tenant improvements. Regardless, all construction activities must be in compliance with the City's Building Code regulations and common Best Management Practices (BMPs). Dust and dirt from construction activities and the exhaust emissions from construction equipment would be of short duration and, therefore, would not have a significant impact on the environment.*

*As defined by the 1993 CEQA Air Quality Handbook prepared by the South Coast Air Quality Management District, the proposed project does not meet or exceed the "Daily Thresholds of Potential Significance for Air Quality" related to both the construction and operation phases of the project. The insignificant increases in traffic volumes will not result in the creation of CO hotspots. The impacts on air quality are, therefore, not environmentally significant.*

#### 4. BIOLOGICAL RESOURCES. Would the project:

(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife	2, 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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Service?

- |     |   |      |                          |                          |                          |                                     |
|-----|---|------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (c) | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                   | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | 2, 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

*The Conservation Element of the Torrance General Plan and the General Plan EIR do not identify any threatened or endangered species in the City of Torrance. The project site had been developed with a warehouse building for many years. It is entirely surrounded by other urban development of various types with no significant stretches of open space and no areas of significant biological resource values. The project site is not located in an environmentally sensitive area. No riparian, wetland or other sensitive natural community identified in local plans, policies or regulations or by the California Department of Fish and Game or the United States Fish and Wildlife Service occur on the project site. The project does not conflict with any conservation or preservation plans. For these reasons, the project has no impact on biological resources.*

#### 5. CULTURAL RESOURCES: Would the project:

- |     |  |   |                          |                          |                          |                                     |
|-----|--|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Disturb any human remains, including those interred outside of formal cemeteries?                          | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

*There is no evidence as provided by the General Plan and the General Plan EIR, of any known historical, archeological, or paleontological resources on the site. There are no known human remains on the site currently used for a warehouse building. For these reasons, the project will not significantly affect Cultural Resources.*

ENVIRONMENTAL ISSUES	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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### 6. GEOLOGY AND SOILS. Would the project:

- |      |   |       |                          |                          |                                     |                                     |
|------|---|-------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a)  | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i)   | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | 5     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii)  | Strong seismic ground shaking?  | 5     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) | Seismic-related ground failure, including liquefaction?   | 5     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv)  | Landslides?   | 1,5   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b)  | Result in substantial soil erosion or the loss of topsoil?  | 5     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c)  | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | 5, 15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d)  | Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?  | 5     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e)  | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   | 5     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

*The City of Torrance is located in a seismically active area, however, the project site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone, nor are there any active or potentially active faults identified by the State as being on the site. The nearest fault considered active is the Newport-Inglewood Fault, which is located two miles north of the City boundary. The project would not expose people to the rupture of a known earthquake fault zone. The 2008 California Building Code (2008CBC) provides the only available mitigation, in that it sets procedures and limitations for design of structures based on seismic risk and the type of facility. All proposed tenant improvements will be subject to all applicable provisions of the 2008CBC.*

*Since the project site and area surrounded by the development are relatively flat, there is no risk of landslides occurring. The property will be subject to grading to conform to the requirements of the Torrance Municipal Code and the 2008 CBC with regards to soil compaction and drainage. Erosion will be controlled by standard erosion control measures imposed in conjunction with the issuance of a grading permit. The project does not create the potential for significant increases in erosion of the project site or surrounding areas.*

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- |     |   |        |                          |                          |                          |                                     |
|-----|---|--------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | 1      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | 2,13   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | 11     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | 13, 16 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | 4      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | 4      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | 5      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | 4,5,8  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially	Less Than	Less than	No
		Significant	Significant		
		Impact	With	Impact	Impact
			Mitigation		
			Incorporation		

The proposed conversion of use is not expected to increase the exposure of people to hazardous materials or other health hazards. The project is not within the vicinity of an airport or airstrip and will not interfere with any related airport operations or existing airport land use plan and would not result in a safety hazard for people residing or working in the project area. The proposed project would not substantially impede public access or travel upon public rights-of-way and would not interfere with any adopted emergency response plan or emergency evacuation plan. The project is located in an urbanized area that does not contain expanses of wildland area and therefore does not pose potential fire hazard involving wildland fires. For these reasons, the project is not expected to result in a significant impact.

Staff will be recommending to the Planning Commission that no primary schools or day cares be allowed to operate at this location.

### 8 HYDROLOGY AND WATER QUALITY. Would the project:

(a)	Violate any water quality standards or waste discharge requirements?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Otherwise substantially degrade water quality?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Inundation by seiche, tsunami, or mudflow?	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>Soil absorption rates will not be altered as a result of the proposed conversion of use and related interior tenant improvements. The site is currently developed with a warehouse building and related paved parking lots, and soil absorption rates will not be significantly altered as the amount of impervious surface area will remain the same, or improved pursuant to landscape conditions of approval. For these reasons, the project is not expected to result in a significant impact.</i></p>					

#### 9. LAND USE AND PLANNING. Would the project:

(a) Physically divide an established community?	1, 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1,3,4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1,8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>The proposed project would not divide an established community as the project involves converting the use of a currently developed 0.72-acre project area that is surrounded by other industrial uses. This property has a General Plan land use designation of Business Park. The designation allows business park development with single or multiple tenants that incorporate industrial, office, and compatible commercial uses. Light industrial activities are limited to the interiors of structures. Church/religious institutional uses have been allowed in the Business Park on a case by case basis. A church may also be permitted in the M-2 zone.</i></p> <p><i>The project requires a Variance because the Torrance Municipal Code requires a minimum of a one-acre parcel for church uses.</i></p>					

#### 10. MINERAL RESOURCES. Would the project:

(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>There are no known mineral resources in the vicinity, therefore, the proposed development will not negatively impact mineral resources.</i></p>					

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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**11. NOISE. Would the project result in:**

(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	3,4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	3,4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	3,4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	4, 15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	3,4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*The proposed project must comply with the Noise Ordinance of the Torrance Municipal Code. An increase in noise levels is expected during the construction of the project. The construction hours are regulated by the Torrance Municipal Code to minimize impacts to nearby properties. The impact will cease upon completion of the project and long term noise levels will be typical of the surrounding area, composed of industrially zoned properties. Upon completion, a noise attenuation study will be required to ensure that the project will comply with the Torrance Noise Ordinance.*

**12. POPULATION AND HOUSING. Would the project:**

(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	1,2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	1,2,4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	1,2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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The project represents the conversion of an existing warehouse building to a church. The project is consistent with the land use designation and most zoning requirements and will not displace any existing housing, thus the project will not have a negative impact on population and housing.

**13. PUBLIC SERVICES**

(a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i)	Fire protection?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii)	Police protection?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii)	Schools?	1,2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv)	Parks?	2,9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(v)	Other public facilities?	2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

There are adequate fire, police, park and public maintenance services provided by the City of Torrance available to service the proposed project, as the subject site and the immediate area are fully developed. Furthermore, since this is not a residential proposal, there will be no school age population generated. Therefore, the project will not have significant impact with regard to public services.

**14. RECREATION:**

(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The subject property was not previously used for recreation. As there are no residential units on site, the project is not expected to significantly increase demand for public recreational services.

**15. TRANSPORTATION/TRAFFIC. Would the project:**

ENVIRONMENTAL ISSUES	Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	7, 10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	7, 10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	3,11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Result in inadequate emergency access?	3,11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Result in inadequate parking capacity?	3,11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	1,3,4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*The proposed conversion of use from warehouse to church in a mostly industrial area will not result in substantial increases in traffic. The Transportation Planning Division has calculated that during services the proposed church operation will increase the number of trips to 99 total trip ends per day (tped). This would be an increase of 23 total tped from the existing industrial operation's 76 total tped. Staff is recommending a condition that no day care or primary school operations be permitted on the site, which will limit the primary operations of the church to evening hours and weekends. These are traditionally off-peak times for the surrounding industrial users. The Transportation Planning Division has also concluded that proposed hours of operation for the church, as conditioned, would also reduce the number of AM and PM peak trips and the use so as to not conflict or interfere with the existing industrial uses in the immediate area and will have less than significant or no impact to traffic circulation.*

*The project also includes a reciprocal parking agreement with an adjacent property in order to meet the required parking increase associated with the change from warehouse to church use.*

#### 16. UTILITIES AND SERVICE SYSTEMS - Would the project:

(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES		Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
(c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	2,8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	2,5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	2,5,7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	2,8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Comply with federal, state, and local statutes and regulations related to solid waste? <i>The proposed conversion of use will not require or result in new or expanded water service and drainage facilities. The project is not expected to significantly increase demand for water and sewer services.</i>	2,8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 17. MANDATORY FINDINGS OF SIGNIFICANCE:

- |     |   |   |                          |                          |                          |                                     |
|-----|---|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?<br><i>The project involves the conversion of use on a property zoned for industrial uses and currently developed with a warehouse building and related parking lot. The property is located in an urban area and there is no evidence that the project will result in any adverse impact on the fish and wildlife resources and their habitat or plant materials.</i> | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL ISSUES:	Sources	Potentially Significant Impact	Less Than Significant	Less than Significant	No
			With Mitigation Incorporation	Impact	Impact

*The long-term cumulative impacts of development in the City pursuant to the Torrance General Plan were assessed in the General Plan Update Final EIR, 1992. The analysis performed in the General Plan EIR assumed this site was developed as a Light Industrial use. The EIR identified certain cumulative impacts such as generation of air pollution, 100-year flood protection, traffic congestion, limited solid waste disposal facilities in Los Angeles County and limited water supply for Southern California. These cumulative impacts are considered to be previously assessed and the development does not have impacts that are individually limited, but cumulatively considerable.*

- (c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

*As the environmental impacts of this project are herein determined to be mitigated to less than significant overall, there is no evidence to indicate that adverse impacts will be caused to human beings, either directly or indirectly.*

#### 18. EARLIER ANALYSIS:

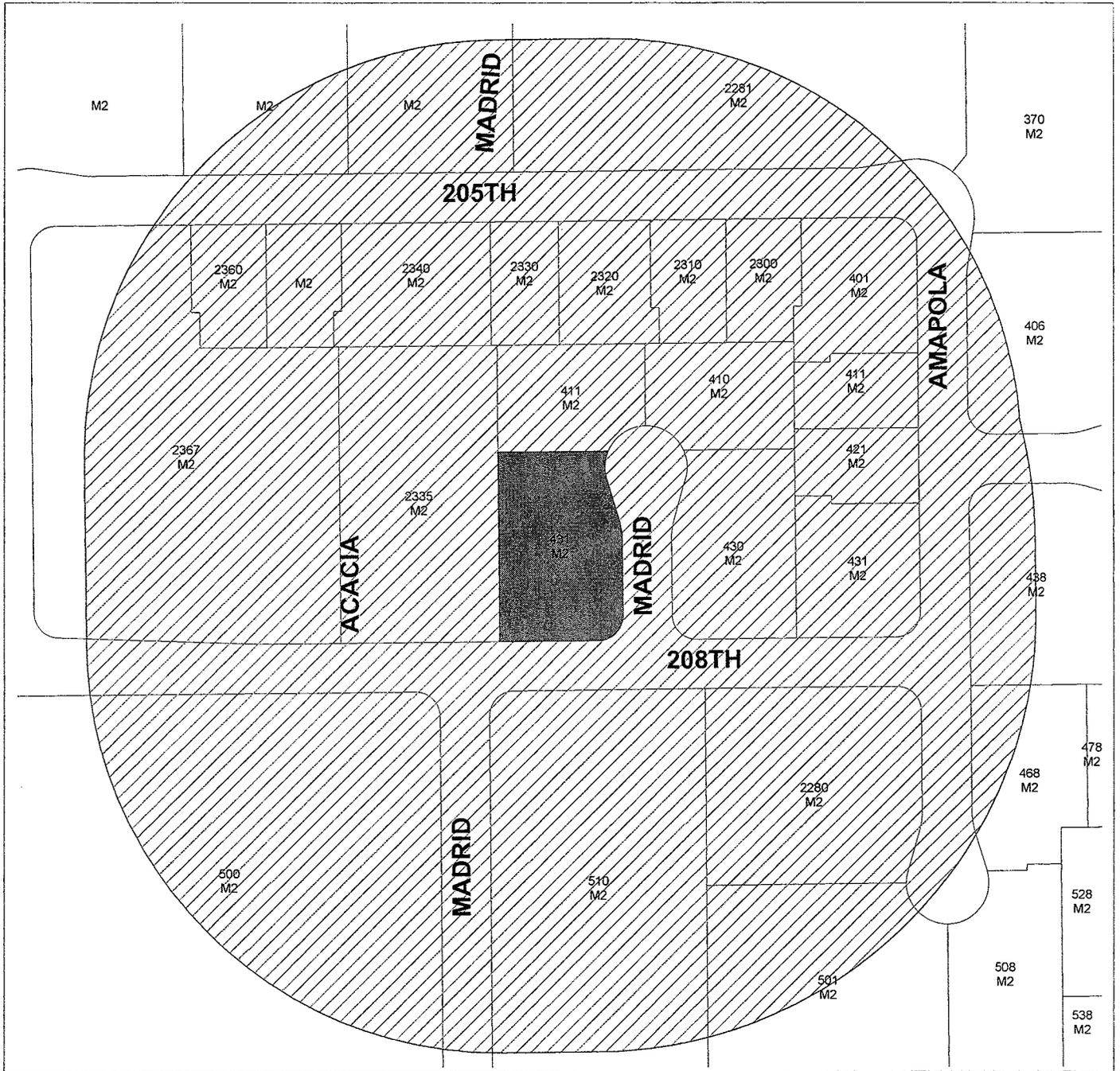
- a) The General Plan Update Final EIR, 1992, is a program EIR pursuant to Section 15168 of the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, a program EIR may (1) serve as the basis for determining whether the later activity may have any significant effects, and (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole. This Initial Study incorporates the analysis contained in the General Plan EIR.

#### 19. SOURCE REFERENCES:

1. City of Torrance General Plan - Land Use Element and Land Use Map, October 1992
2. General Plan Final Environmental Impact Report, SCH #90010318, October 1992
3. City of Torrance Municipal Code, Division 9: Planning & Land Use
4. City of Torrance Zoning Map
5. City of Torrance General Plan - Safety Element
6. Air Quality Handbook for Environmental Impact Reports - 1993, South Coast Air Quality Management District
7. City of Torrance General Plan - Circulation Element
8. City of Torrance General Plan - Conservation Element
9. City of Torrance General Plan - Parks and Recreation Element
10. San Diego Traffic Generators
11. Project Plot Plan, Floor Plan and Elevations
12. FEMA Flood Insurance Rate Maps, December 1979
13. City of Torrance General Plan - Noise Element
14. City of Torrance Municipal Code, Division 4: Public Health & Welfare

#### 20. ATTACHMENTS:

1. Location and Zoning Map
2. Transportation Planning Division Traffic Assessment



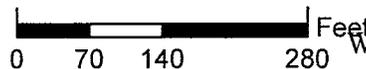
### LOCATION AND ZONING MAP

431 Madrid Avenue  
 CUP08-00023, EAS08-00004,  
 & VAR08-00003



### LEGEND

-  Notification Area
-  431 Madrid Ave



**PROJECT DESCRIPTION:****Date: 10/3/08**

Conversion of an existing 10,870 sqft. industrial building to a church

**Existing Average Daily Traffic (ADT)**

A. 43,328 Crenshaw Blvd. (s/o Del Amo)

**Existing Peak Hour Volumes**

A. 3,955 Crenshaw Blvd.

**TRIP GENERATION**

TEPD Rate: 6.97 Trips/1,000 sqft. of Gross Floor Area (GFA) for Light Industrial (110)  
 0.92 Trips/1,000 sqft. of GFA during morning (a.m.) peak-hour (110)  
 0.98 Trips/1,000 sqft. of GFA during afternoon (p.m.) peak-hour (110)  
 9.11 Trips/1,000 sqft. of Gross Floor Area (GFA) for Church (560)  
 0.72 Trips/1,000 sqft. of GFA during morning (a.m.) peak-hour (560)  
 0.66 Trips/1,000 sqft. of GFA during afternoon (p.m.) peak-hour (560)

Source: ITE Trip Generation (7th Edition)

A. Existing from sites 76 trip-ends per day (TEPD).B. From project 99 TEPD. (Office)

-2 TE during morning (a.m.) peak-hour  
-4 TE during afternoon (p.m.) peak-hour

C. Net increase = 23 TEPD.

**TRIP DISTRIBUTION****A. Arriving**

1.      TEPD northbound.
2.      TEPD southbound.

**Departing**

1.      TEPD northbound.
2.      TEPD southbound.

**Total****Total****TRAFFIC CHARACTERISTICS**

24-hour volume will increase by 0.046% on Crenshaw Boulevard. Peak hour V/C Ratios at critical intersections in the vicinity of the proposed site will not be increased. The existing levels of service at the intersections will have minimal impacts.

By: PS

**SUPPLEMENTAL #1 TO AGENDA ITEM 11B**

**TO:** Members of the Planning Commission

**FROM:** Development Review Division

**SUBJECT:** CUP08-00023, VAR08-00003, WAV08-00015 & EAS08-00004

**LOCATION:** 431 Madrid Avenue

The attached correspondence was received subsequent to the preparation of the agenda item.

Prepared by,



Oscar Martinez  
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP  
Planning Manager

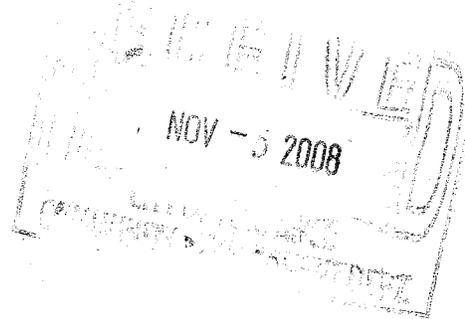
**ATTACHMENTS**

1. Correspondence



November 3, 2008

Gregg D. Lodan, Planning Mgr.  
Torrance Community Development Dept.  
3031 Torrance Blvd.  
Torrance, CA 90503



RE: Graceway Church

Dear Mr. Lodan,

We are located next door to Graceway Church. They are good neighbors and we see no reason why they should not be granted their conditional use permit.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Streeter".

Glenn S. Streeter  
CEO  
ROCK-OLA MFG CORP.

GSS/mp

Submitted to the  
Planning Commission  
at the  
Public Hearing.

NOV 05 2008

Parcel Number	First Owner Name	Site Address	Site Address	City/Use	Zone	Code	Year	Built	SQ FT	Stru	Lot	SQ FT
7524-006-001	First Owner Name	4527 Spencer St	Torrance Ca		7100	Tor3Y	1919	6,936	18,731			
7528-004-009	Anza Avenue Baptist Church	3915 W 226Th St	Torrance Ca		7100	Tor3*	1962	7,256	35,284			
7519-026-040	Church Development Fund Inc Trus	20730 Victor St	Torrance Ca		7100	Tor3-R1*	1961	7,338	68,999			
7349-032-033	Bethel Baptist Church	1501 W Carson St	Torrance Ca		7100	Lar1	1952	7,952	35,719			
7357-021-013	Church Of God	2230 Cabrillo Ave	Torrance Ca		7100	Tor3*	1954	8,390	11,038			
7524-015-061	St Mercurius	3645 Torrance Blvd	Torrance Ca		7100	Toc2*	1962	8,638	26,397			
4090-015-030	Crenshaw Baptist Church Inc	18749 Crenshaw Blvd	Torrance Ca		7100	Toc2Y	1951	8,953	12,767			
4085-032-008	Faith Christian Assembly	18015 Prairie Ave	Torrance Ca		7100	Topu*	1957	8,962	36,400			
7524-013-046	Church Of Christ Of Torrance	3520 Emerald St	Torrance Ca		7100	Tor3*	1961	10,032	131,913			
7370-002-002	So Cal Dist Council Of	2300 Sepulveda Blvd	Torrance Ca		7100	Toc3-P1*	1956	10,329	20,068			
4088-007-026	International Church Of The Four	18090 Prairie Ave	Torrance Ca		7100	Tor3Pp*	1972	10,408	28,750			
7355-008-002	Roman Catholic Archbishop Of L A	1447 Engracia Ave	Torrance Ca		7100	Tor3*	1939	10,936	20,386			
7547-003-015	Walteria United Community Method	3646 Newton St	Torrance Ca		7100	Tor3Y	1955	11,048	38,542			
7355-008-001	Archdiocese Of L A Education	1415 Engracia Ave	Torrance Ca		7100	Tor3*	1928	11,138	13,473			
7355-020-034	St Andrews Episcopal Church	1432 Engracia Ave	Torrance Ca		7100	Tor3*	1930	12,180	6,996			
7368-022-003	Seaside Community Evangelical Re	22902 Ocean Ave	Torrance Ca		7100	Tor3*	1955	12,505	75,838			
7524-007-035	Pacific View Baptist Church	4345 Emerald St	Torrance Ca		7100	Tom(M1P)	1980	12,554	189,050			
4096-009-067	Faith United Methodist Church Of	2115 W 182Nd St	Torrance Ca		7100	Toc3Pp-C	1969	12,558	98,010			
7357-022-021	West Presbyterian Church Of Amer	2006 Cabrillo Ave	Torrance Ca		7100	Tor3*	1954	12,660	15,181			
4092-033-010	Hope United Methodist	3405 Artesia Blvd	Torrance Ca		7100	Tor3Y	1959	12,859	56,192			
7370-010-009	Inl Ch Of Foursquare Gospel	2150 Sepulveda Blvd	Torrance Ca		7100	Toc3*	1959	14,265	40,136			
7359-001-058	First Baptist Church Of Torrance	1717 Matina Ave	Torrance Ca		7110	Tor2Y	1988	15,295	15,294			
7527-021-006	Evangelical Formosan Church	4565 Sharyne Ln	Torrance Ca		7100	Tor1*	1954	17,437	70,567			
4095-020-028	Christ King Lutheran Church	2706 W 182Nd St	Torrance Ca		7100	Tor1-R2*	1957	17,886	162,479			
7355-020-009	First United Methodist Church Of	1551 El Prado Ave	Torrance Ca		7100	Tor1*	1923	18,683	20,125			
7524-007-034	Salvation Army	4223 Emerald St	Torrance Ca		7100	Tom(M1P)	1979	23,653	100,188			
7362-014-011	First Christian Ch Of Torrance	2930 Eldorado St	Torrance Ca		7100	Tor1*	1954	23,780	73,329			
7519-025-049	Lutheran Church Of The Good Shep	21100 Victor St	Torrance Ca		7100	Tor3-C3*	1964	27,349	106,169			
7528-005-009	Corp Of Presiding Bishop Of	22605 Kent Ave	Torrance Ca		7100	Tor3Y	1964	27,355	139,392			
4087-034-020	South Bay Church Of God	17661 Yukon Ave	Torrance Ca		7100	Tor3*	1959	28,738	58,370			
7534-006-012	Calvary Church Of Torrance Calif	4000 Pacific Coast Hwy	Torrance Ca		7100	Toc2*	1964	32,395	119,790			
7352-010-001	Torrance Church Of The Nazarene	700 Maple Ave	Torrance Ca		7100	Tom2-P1*	1968	34,227	88,862			
7377-007-023	Ling Lang World Wide Evangelist	2780 Lomita Blvd	Torrance Ca		7100	M2*	1974	41,346	64,029			
7359-010-012	Torrance First Presbyterian Chur	1900 Crenshaw Blvd	Torrance Ca		7100	Tom2*	1957	45,616	149,411			
7359-023-038	First Evangelical Lutheran	2900 W Carson St	Torrance Ca		7100	Tor2*	1954	50,232	146,797			

17 out of 35

48.57%

## Negative Declaration

**Project Title:** Graceway Church  
Initial Study, EAS08-00004 for  
Conditional Use Permit, CUP08-00023,  
Variance, VAR08-0003  
Waiver, WAV08-00005

**Lead Agency Name and Address:** City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503

**Contact Person and Phone Number:** Gregg D. Lodan, AICP  
Planning Manager  
(310) 618-5990

**Project Location:** 431 Madrid Avenue (Northwest corner of Madrid Avenue and 208th Street)

**Project Applicant's Name and Address:** Graceway Church  
431 Madrid Avenue  
Torrance, CA 90501

**Project Description:** The project is a proposed conversion from an existing industrial building to a church on a site located on the northwest corner of Madrid Avenue and 208th Street. The project is proposing to convert the existing two-story industrial building to operate a church and its related services including youth programs, offices, chapels, and a fellowship hall. Although the project does not propose to modify the building's exterior or add square footage, it does not meet the CEQA categorical exemption guidelines due to a Variance request of the minimum lot size required by the Torrance Municipal Code (TMC 95.3.6).

**Environmental Determination:** Based on the Initial Study prepared for the project, there is no substantial evidence that the project may have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #9001030318). The 1992 General Plan EIR identified the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Negative Declaration.

# Daily Breeze

5215 TORRANCE BLVD \* TORRANCE CALIFORNIA 90503-4077  
(310) 543-6635 \* (310) 540-5511 Ext. 398

**PROOF OF PUBLICATION**  
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published

in the City of Torrance  
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number SWC7146

that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit

January 23,

all in the year 2009

the foregoing is true and correct.

Dated at Torrance

California, this 23, January 2009

*Rmolica*  
Signature

This space is for the County Clerk's Filing Stamp

JAN 27 2009

CITY OF TORRANCE  
COMMUNITY DEVELOPMENT DEPT

Proof of Publication of

DB

**DB 1-109  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., February 3, 2009 in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California on the following matter:

**EAS08-00004, CUP08-00023, VAR08-00003, & WAV08-00015 GRACEWAY CHURCH:** City Council consideration of an appeal of a Planning Commission adoption of a Negative Declaration and approval of a Conditional Use Permit to allow the conversion of an existing industrial building for the operation of a church with a shared parking agreement, a Waiver to allow less than required setbacks, and a recommendation of approval of a Variance to allow the church use on a substandard sized lot on property located in the M-2 Zone at 431 Madrid Avenue.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 98-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104; ADA Title II].

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

**SUE HERBERS  
CITY CLERK**

Pub: Jan 23, 2009

**PROOF OF SERVICE BY MAIL**

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

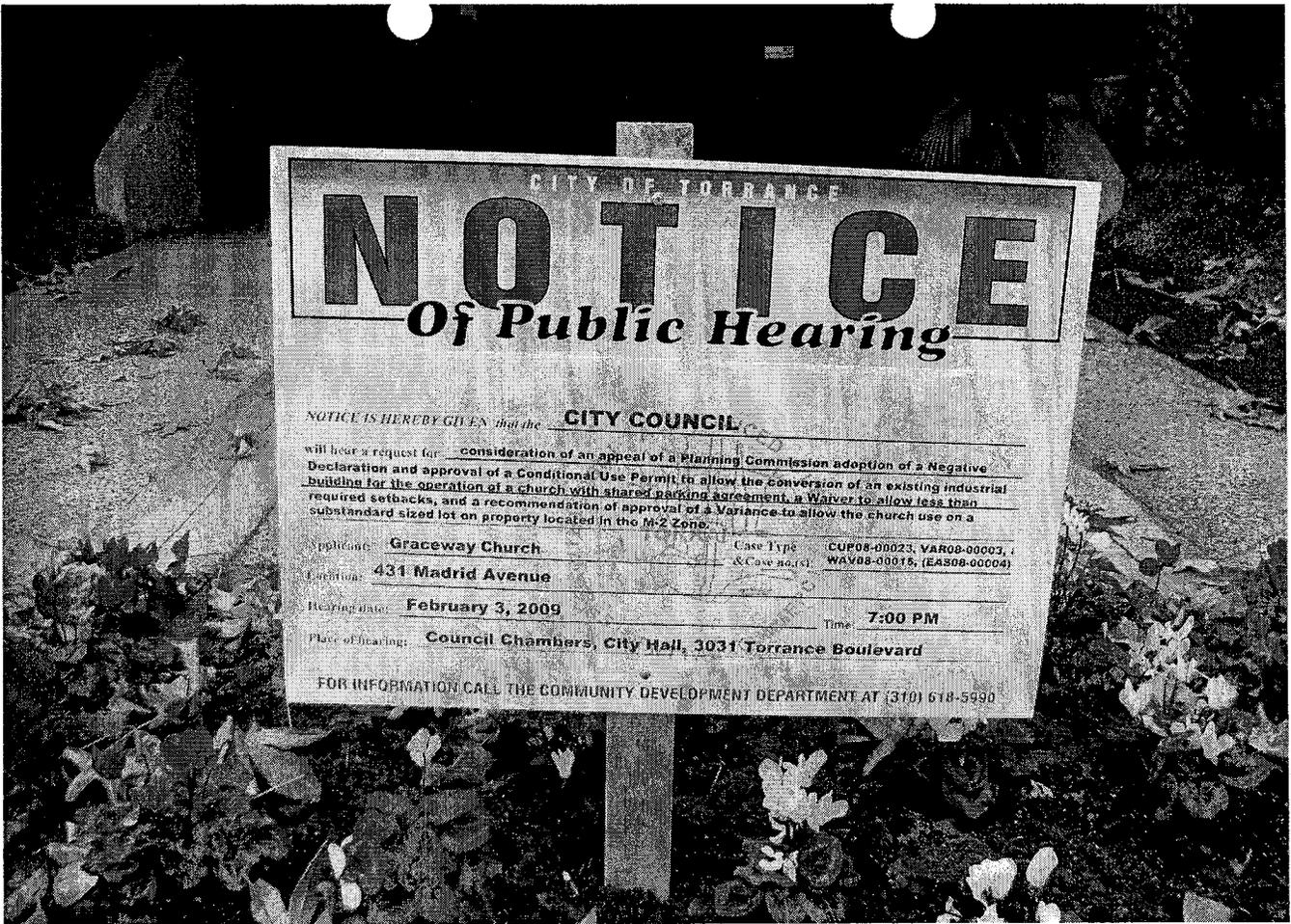
On January 23, 2009, I caused to be mailed 28 copies of the within notification for CUP08-00023, VAR08-00003, WAV08-00015, EAS08-00004: GRACEWAY CHURCH to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed January 23, 2009, at Torrance, California.

A handwritten signature in black ink, appearing to be 'C. A. ...', written over a horizontal line.

(signature)



**PROOF OF SERVICE BY MAIL**

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On October 23, 2008, I caused to be mailed 28 copies of the within notification for CUP08-00023, VAR08-00004, WAV08-00015, EAS08-00004: GRACEWAY CHURCH to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed October 23, 2008, at Torrance, California.



---

(signature)

# Daily Breeze

5215 TORRANCE BLVD \* TORRANCE CALIFORNIA 90503-4077  
(310) 543-6635 \* (310) 540-5511 Ext. 396

## PROOF OF PUBLICATION (201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published

in the City of Torrance  
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number SWC7146

that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

October 7,

all in the year 2008

the foregoing is true and correct.

Dated at Torrance

California, this 7 October 2008

[Signature]  
Signature

This space is for the County Clerk's Filing Stamp  
**RECEIVED**

2008 OCT -8 AM 11:11

CITY OF TORRANCE  
CITY CLERK'S OFFICE

Proof of Publication of

DB

DB 10-50



### Notice of Public Review Period of a Proposed Negative Declaration

NOTICE IS HEREBY GIVEN that pursuant to the California Quality Act, the City of Torrance proposes to adopt a Negative Declaration. A Negative Declaration that the project has been determined not to have a significant effect on the environment. Negative Declaration and Initial Study (reference number EAS08-00004) are available for public REVIEW on the following matter:

**GRACEWAY CHURCH**  
**EAS08-00004, CUP08-00023, VAR08-00003:**

The project is a proposed conversion from an existing warehouse to a church on a site located at the northwest corner of Madrid Avenue and 208th Street. The project is proposing to convert the existing one-story warehouse building into a church and its related services including youth programs, office space, and a fellowship hall. Although the project does not propose to modify the building's exterior footprint, it does not meet the CEQA categorical exemption guidelines due to a Variance from the minimum lot size required by the Torrance Municipal Code (TMC 95.3.6).

The site is currently developed with an approximately 10,870 square foot concrete tilt-up structure originally built in 1989. The site is surrounded by other industrially zoned properties.

Based on the Initial Study prepared for the project, there is no substantial evidence that the project will have a significant effect on the environment beyond the impacts previously identified and analyzed in the 1992 General Plan Environmental Impact Report (SCH #199001030318). The 1992 General Plan is a program EIR and identifies the potential unavoidable significant adverse impacts from development in the City. The City of Torrance proposes to adopt a Negative Declaration.

Public review of the Initial Study will commence on October 7, 2008 and will continue until November 5, 2008. Written comments on the Initial Study and on the proposed adoption of a Negative Declaration will be accepted during the public review period and may be directed to Greg Johnson, Planning Manager, Torrance Community Development Department, 3031 Torrance Boulevard, CA 90503. The Initial Study, Plans, and all documents referenced in the Initial Study are available for review at the public counter of the City of Torrance Community Development Department during business hours. The Community Development Department is located on the second floor of the City Hall complex at 3031 Torrance Boulevard.

The Torrance Planning Commission will consider the proposed adoption of the Negative Declaration in conjunction with the consideration of the proposed project at public hearings in the near future. The Community Development Department will be sending a Notice of Public Hearing 10 day meeting. The Planning Commission will consider all written comments received during the period in making their determination.

If you challenge the above matter in court, you may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence directed to the Community Development Department or the office of the City Clerk prior to the public hearing. Under the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to file such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

For further information, contact the DEVELOPMENT REVIEW DIVISION of the City of Torrance.

**PROOF OF SERVICE BY MAIL**

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On October 6, 2008, I caused to be mailed 29 copies of the within notification for **NOTICE OF PUBLIC REVIEW PERIOD OF A PROPOSED NEGATIVE DECLARATION: GRACEWAY CHURCH EAS08-00004, CUP08-00023, VAR08-00003** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed October 6, 2008, at Torrance, California.



(signature)

CITY OF TORRANCE

# NOTICE

## Of Public Hearing

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** will hear a request for **the adoption of a Negative Declaration, in conjunction with a request for the approval of a Conditional Use Permit to allow the conversion of an existing industrial building for the operation of a church with a shared parking agreement, a Waiver to allow less than required setbacks, and a Variance to allow the church use on a substandard sized lot on property located in the M-2 Zone.**

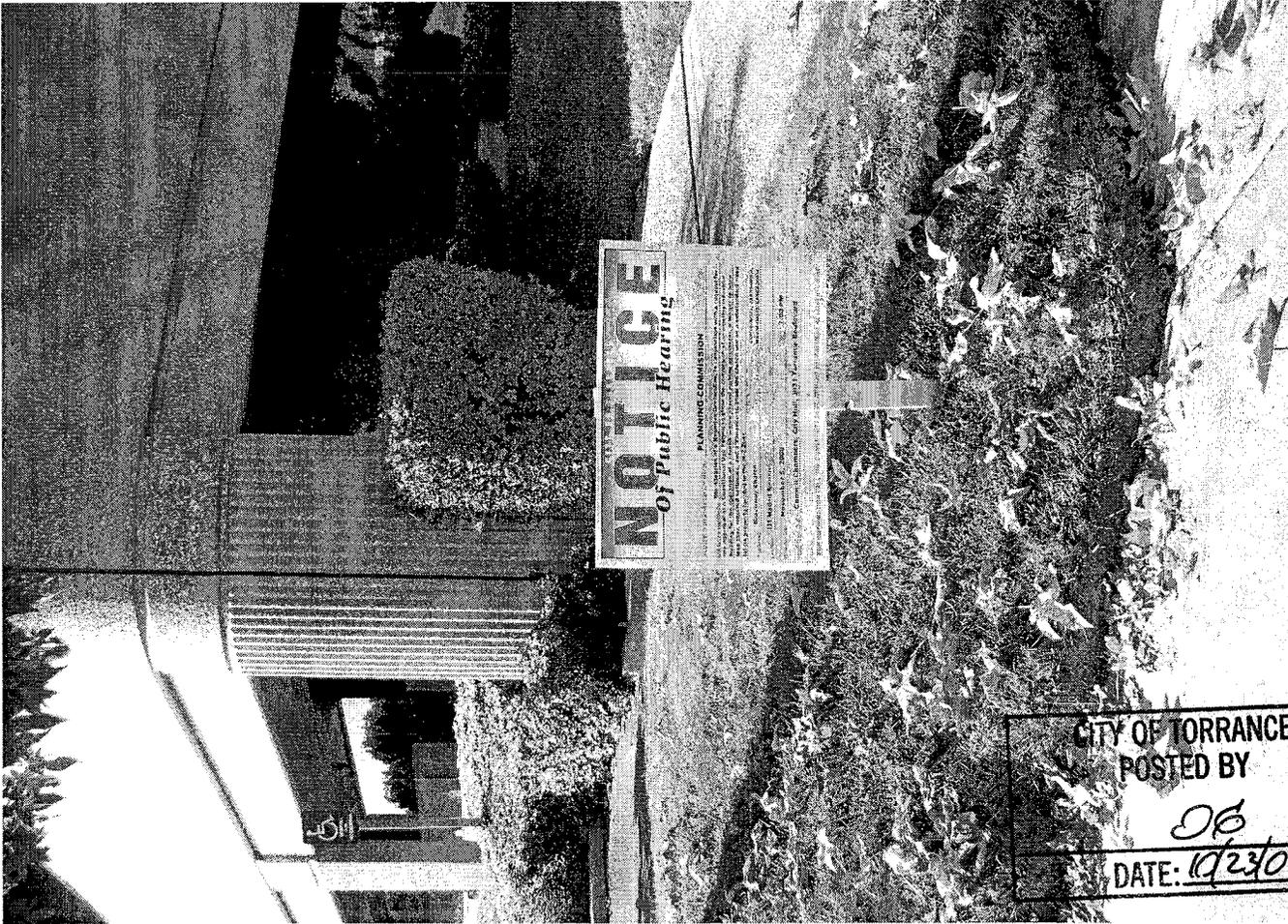
Applicant: **Graceway Church** Case Type: **CUP08-00023; VAR08-00004;**  
 & Case no.(s): **WAV08-00015; EAS08-00004**

Location: **431 Madrid Avenue**

Hearing date: **November 5, 2008** Time: **7:00 PM**

Place of hearing: **Council Chambers, City Hall, 3031 Torrance Boulevard**

FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990



CITY OF TORRANCE  
 POSTED BY  
 DB  
 DATE: 10/23/08