

Council Meeting of
August 18, 2009

SUPPLEMENTAL #1 TO ITEM 13B

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

Members of the Council:

SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13B
EAS09-00001, CUP09-00003, VAR09-00001, & WAV09-00007
Gospel Venture International Church

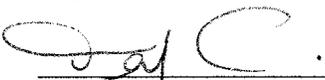
- Staff notes an error with the address of the Resolution for VAR09-00001. The address has been corrected and the revised Resolution is attached.

Respectfully submitted,

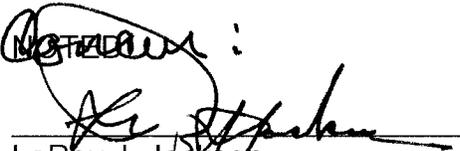
JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By  _____
Gregg D. Lodan, AICP
Planning Manager

CONCUR:



Jeffery W. Gibson
Community Development Director



LeRoy J. Jackson
City Manager

Attachments:

- A. Revised Resolution

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 SIZED LOT ON PROPERTY IN THE M-L ZONE AT 17811 WESTERN AVENUE.

VAR09-00001: GOSPEL VENTURE INTERNATIONAL CHURCH

WHEREAS, the environmental impacts of the conversion of use were analyzed in an Initial Study (referenced as EAS09-00001); and

WHEREAS, the Planning Commission of the City of Torrance held a duly noticed public hearing on May 20, 2009 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 May 20, 2009 adopted a Negative Declaration; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on May 20, 2009, to consider an application for a Variance filed by Gospel Venture International Church to allow the operation of a church on a substandard sized lot on property located in the M-L Zone at 17811 Western 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 August 18, 2009, to consider an application for a Variance filed by Gospel Venture International Church to allow the operation of a church on a substandard sized lot on property located in the M-L Zone at 17811 Western 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 17811 Western Avenue;
- b) That the property is described as Lot 72 of the McDonald Tract as per map recorded in the Office of the Los Angeles County Recorder, State of California;
- c) That the proposed conversion to a church is conditionally permitted within the Limited Manufacturing District (M-L Zone);
- d) 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 surrounding uses;

- e) 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 significantly impact parking or traffic;
- f) 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 uses in the immediate area.

NOW, THEREFORE, BE IT RESOLVED that Variance filed by Gospel Venture International Church to allow the operation of a church on a substandard sized lot on property located in the M-L Zone at 17811 Western 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 09-00001 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 09-00001 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 CUP09-00003.

Introduced, approved and adopted this 18th day of August, 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 _____