

Council Meeting of
April 26, 2011

PUBLIC HEARING

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

Members of the Council:

SUBJECT: Planning Commission and Community Development - Consider administrative appeal of Planning Commission recommendation to approve a Variance to allow a church use with less than the required lot size and approval of a Waiver of required setbacks on property located in the C1 Zone at 1108 Sartori Avenue.

VAR11-00001, WAV11-00002: Christ Our Savior Anglican Church (Sartori Capellino LLC)

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission that City Council deny the appeal and adopt **RESOLUTIONS** approving a Variance to allow a church use with less than the required lot size, in conjunction with a Waiver of the required setbacks on property located in the C1 Zone at 1108 Sartori Avenue.

Recommendation of the Community Development Director that City Council grant the appeal and adopt **RESOLUTIONS** denying without prejudice a Variance to allow a church use with less than the required lot size, in conjunction with a Waiver of the required setbacks on property located in the C1 Zone at 1108 Sartori Avenue.

FUNDING

No funding is required.

BACKGROUND

The subject church use is proposed on a portion of the second floor, of a nearly completed professional office condominium building at 1108 Sartori Avenue, which is on the southeast corner of Sartori and Engracia Avenues. The office condominiums were approved by the City Council on December 11, 2007 (referenced as CUP07-00024, TTM069717). Church uses are permitted outright in the C1 zone; therefore, no Conditional Use Permit or Modification is required.

However, church uses require a one acre site and 20 foot setbacks on all sides, per City code. Therefore, the applicant is requesting a Variance of the lot size and Waivers for the setbacks. The subject property is surrounded by commercial uses, parking lots, automotive service, restaurant, dental office, fraternal and veteran's organizations, and multiple family residential. The item was heard by the Planning Commission on March 2, 2011, when the Waiver was approved by a roll call vote of 4-3, including a motion recommending that the City Council approve the Variance, by the same vote. Variances may only be approved by the City Council and are automatically forwarded to this body for consideration. However, Staff administratively appealed the Waiver, in order to bring the entire project before the City Council.

Prior Hearings and Publications

A Planning Commission Public Hearing was scheduled for March 2, 2011. On February 18, 2011, 99 notices were mailed to property owners within a 500-foot radius, the site was posted, and a legal advertisement was published in the newspaper. A City Council Public Hearing was scheduled for April 26, 2011. On April 15, 2011, 127 notices were mailed to property owners within a 500-foot radius and to all Homeowner Associations in the City and a legal advertisement was published in the newspaper. On April 18, 2011, the site was posted.

Environmental Findings

The leasing of private structures involving negligible or no expansion of use and minor alterations in land use limitations including side yard and set back variances not resulting in the creation of any new parcel are Categorically Exempted by the Guidelines for Implementation of the 2011 California Environmental Quality Act, Article 19, Section 15301 and 15305, respectively.

ANALYSIS

The applicant is requesting approval of a Variance to allow a church use on a lot, which is less than one acre, and a Waiver of the front and side setback requirements. The plans show the proposed space as Suite 220, which consists of 1,310 square feet. The majority of the space is earmarked for the sanctuary. The space also contains a small office/storage room. The restrooms shown on the plans are outside of the leasehold and available to all tenants on the floor. The plans also show an area marked as common break/meeting room, which is not part of the leasehold, as the property owner plans to use this suite for his office; however, he intends on allowing the applicant use of this space on Sunday's, for church members to avail themselves of the coffee bar, and for one-on-one meetings or couples counseling, as needed. The detailed analysis of the project and correspondence received are provided in the previous Staff Report to the Planning Commission (Attachment #C).

The proposed site is located on a square shaped lot, which totals 16,859 square feet (0.39 acre), and provides a width of 130 feet by a length of 138 feet. The Torrance Municipal Code (TMC) requires that churches provide a minimum lot

area of one acre (43,560 square feet). Therefore, a Variance is required, because the applicants are proposing a church use on a substandard sized lot, providing an area deficit of 26,701 square feet.

Although the building's setbacks are not shown on the proposed plans, Staff ascertained that the previous entitlements for the office condominium project were approved with the following minimum dimensions: front setback at four feet one inch, north side setback at four feet one inch, south side setback at three feet one inch, and rear setback at 88 feet. The TMC requires that churches provide 20-foot setbacks on all sides. The applicant is requesting a Waiver of the front and side setback requirements, as the proposed project has a deficit of approximately 16 feet along the front and north side, and approximately 17 feet along the south side.

The parking lot in the rear of the property is striped with 36 parking stalls, which meets the parking requirement for the previously approved professional business office condominium project. However, church uses have different parking requirements, as follows: one parking space for each five fixed seats or one parking space for each 35 square feet of assembly areas not containing fixed seats, whichever is the greater. This is to apply only to the maximum area to be used at any one time. The applicant's initial floor plan under review at the previous Planning Commission hearing showed an assembly area of approximately 826 square feet, which contained 24 moveable seats. This scenario required 24 parking stalls. After the hearing, the property owner, working with Building & Safety Staff, agreed to provide fixed seats in the sanctuary, in order to assuage occupancy levels. As originally proposed, an assembly area with moveable seating triggered additional Building and Plumbing Code conditions for the nearly completed building, such as, additional bathroom facilities, fixtures and exiting requirements. With the revised plans showing 32 fixed seats in the sanctuary, the parking requirement (24 parking stalls) does not change, as the size of the assembly area remains the same. Using the fixed seat rule, seven stalls would be required. Although more seating is proposed, the Code requires that the greater of the two calculations shall be applied. By providing fixed seats; however, Planning Staff's concerns of large assemblages have been quelled. Should the City Council approve the project, Staff is recommending a Condition of Approval that fixed seating shall be installed and shown in the final building plans.

The proposed hours of congregation are weeknights and Sundays, when the typical office user would not be onsite. Should the church hold services during typical business hours, when the building is at full occupancy, a deficit of parking would exist. Therefore, should the City Council approve the project, Staff is recommending a Condition of Approval that the hours of operation are memorialized, under the joint use classification, so that a deficit of parking shall not occur.

The City Council may grant a Variance, if they find that there are practical difficulties or unnecessary hardships resulting from the strict enforcement of the Official Land Use Plan; *and* if the proposal will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; *and* if it will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan. The City Council may grant a Waiver, based also on the same criteria mentioned above for the Variance.

Prior to the formal submittal, the property owner met with Staff on several occasions to discuss the project's potential for approval. Staff advised the owner that should they decide to submit an application without addressing the TMC requirements and development standards, Staff would not be able to recommend approval of the project. While the recommendation to install fixed seating mitigates Staff's concerns regarding large assemblies and the potential to impact the residential neighborhood related to parking, there are several deficiencies, which are static components that cannot be changed, and the applicant would need to show unnecessary hardship to the City Council, in order to obtain approvals of the Variance and Waiver. While Staff agrees that there are practical difficulties in the strict enforcement of these standards, in Staff's judgment, there are not unnecessary hardships. As a Variance is required for the substandard lot size, Staff recommends that the City Council uphold the appeal and deny this project, without prejudice.

PLANNING COMMISSION RECOMMENDATION

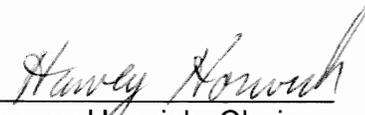
On March 2, 2011, the Planning Commission reviewed the Variance and Waiver requests. The applicant described the project, and the Commission entertained public comments. A total of six individuals spoke, which included two of the applicants and the property owner, two other members of the church who spoke in favor of the project, and one resident who inquired whether the City had considered installing stop signs on Sartori Avenue at either Cravens or Engracia Avenues, as his concern was for children attempting to cross the street, to attend the proposed church services against speeding traffic. Planning Staff offered to refer the request to Transportation Planning Staff, who, subsequent to the hearing, advised Planning Staff that they are aware of the situation identified by the resident, and are investigating; however, they have determined that there is no nexus between the request for stop signs and the proposed project.

One Commissioner stated that he would support the project, and one Commissioner stated that he would not support the project, due to the parking situation. One Commissioner stated that he was supportive of the church's outreach efforts, but was concerned about the adequacy of the existing parking, while another Commissioner questioned the maximum occupancy, especially related to weddings and baptisms. A motion to approve the Waiver and a recommendation that the City Council approve the Variance was passed by a roll call vote of 4-3. As Staff had recommended denial without prejudice of the project, a Waiver Resolution was not prepared in favor of the project that evening.

At the Planning Commission meeting of March 16, 2011, the Planning Commission adopted the Waiver Resolution by a roll call vote of 6-1. The recommendation for approval of the Variance required no further action by the Planning Commission.

Respectfully submitted,

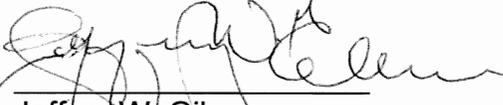
PLANNING COMMISSION

By 
Harvey Horwich, Chair

Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Attachments:

- A. Resolutions
- B. Location and Zoning Map
- C. March 2, 2011 and March 16, 2011 Planning Commission Agenda Items, Documents Submitted at Hearings, Minutes Excerpts and Resolution
- D. Recommended Conditions, If Approved
- E. Proofs of Publication and Notification
- F. Revised Floor Plans (Limited Distribution)
- G. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2011-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING AN ADMINISTRATIVE APPEAL AND DENYING WITHOUT PREJUDICE A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A CHURCH USE WITH LESS THAN THE REQUIRED FRONT AND SIDE SETBACKS ON PROPERTY LOCATED IN THE C1 ZONE AT 1108 SARTORI AVENUE.

**WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH/
(SARTORI CAPELLINO LLC)**

WHEREAS, the leasing of private structures involving negligible or no expansion of use and minor alterations in land use limitations including side yard and set back variances not resulting in the creation of any new parcel are Categorically Exempted by the Guidelines for Implementation of the 2011 California Environmental Quality Act, Article 19, Section 15301 and 15305; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 2, 2011, to consider an application for a Waiver filed by Christ Our Savior Anglican Church (Sartori Capellino LLC) to allow a church use with less than the required front and side setbacks, in conjunction with a Variance (referenced as VAR11-00001) to allow less than the required lot size on property located in the C1 Zone at 1108 Sartori 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 at its meeting of March 2, 2011, approved Waiver 11-00002 by a roll call vote of 4-3; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of March 2, 2011, recommended approval of Variance 11-00001 to allow less than the required lot size by a roll call vote of 4-3; and

WHEREAS, the City Council of the City of Torrance held a duly noticed public hearing on April 26, 2011 to consider an application for a Waiver filed by Christ Our Savior Anglican Church (Sartori Capellino LLC) to allow a church use with less than the required front and side setbacks, in conjunction with a Variance (referenced as VAR11-00001) to allow less than the required lot size on property located in the C1 Zone at 1108 Sartori Avenue; and

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

- A) That the property address is 1108 Sartori Avenue;
- B) That the property is described as Lot 1 of Condominium Tract No. 69717 as per map recorded in the Office of the Los Angeles County Recorder, State of California; and
- C) That the proposed project 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 front and side setbacks required to buffer it from sensitive land uses.

NOW, THEREFORE, BE IT RESOLVED that WAV11-00002 filed by Christ Our Savior Anglican Church (Sartori Capellino LLC) to allow a church use with less than the required front and side setbacks for a church use on property located in the C1 Zone at 1108 Sartori Avenue on file in the Community Development Department of the City of Torrance, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 26th day of April 2011.

MAYOR of the City of Torrance

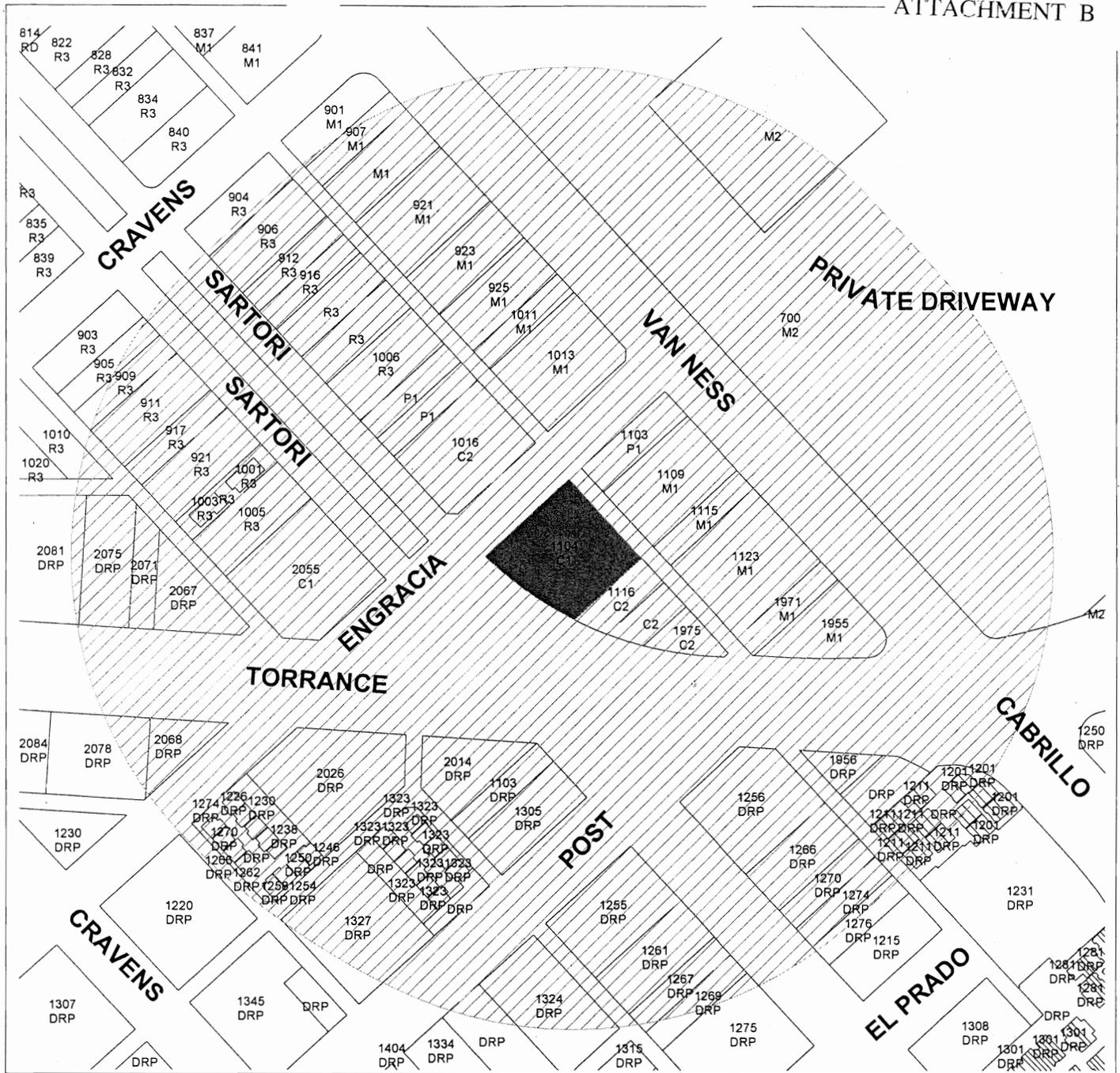
ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By _____



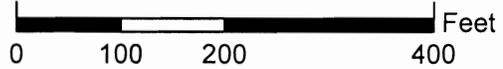
LOCATION AND ZONING MAP

1108 Sartori Avenue
VAR11-00001, WAV11-00002



LEGEND

-  Notification Area
-  1108 Sartori Ave



AGENDA ITEM NO. 11B

CASE TYPE AND NUMBER: Variance, VAR11-00001
Waiver, WAV11-00002

NAME: Christ Our Savior Anglican Church / Val W. Finnell, M.D. (Sartori Capellino LLC)

PURPOSE OF APPLICATION: Request for approval of a Variance to allow a church use with less than the required lot size, in conjunction with a Waiver of the required setbacks on property located in the C1 Zone at 1108 Sartori Avenue.

LOCATION: 1108 Sartori Avenue

ZONING: C1, Retail Commercial

ADJACENT ZONING AND LAND USE:

North: M1/ Industrial Redevelopment Project: Parking lot

South: DRP: Downtown Redevelopment Project: Retail/ Commercial

East: M1/ Industrial Redevelopment Project: Automotive Service, American Legion

P1/ Industrial Redevelopment Project: Parking Lot

C2: Multiple Family Residential, Restaurant and Parking Lot

West: C1: Dental Office Building

C2: Fraternal Organization

GENERAL PLAN DESIGNATION: Commercial Center

COMPLIANCE WITH GENERAL PLAN: This site has a General Plan Designation of Commercial Center, which has a maximum floor area ratio (FAR) of 1.0. The Commercial Center designation is characterized as areas with a concentration of diverse or intense commercial uses. The Commercial Center encompasses the Downtown Redevelopment Project Area and surrounding properties to the north and east of the Project Area along Sartori Avenue, Van Ness Avenue, Border Avenue, and Torrance Boulevard. This area is envisioned to be developed with a mixture of retail, office, service, and multiple-family residential uses. The existing C1 Retail Commercial District zoning for this property is consistent with the Commercial Center designation. A church use that satisfies the development standards for a church is compatible with the Commercial Center land use designation.

The proposed church use will be located in a multi-tenant office building. In the past, churches have been allowed within multi-tenant business and industrial parks over one acre in area, where adequate on-site parking and buffering can be provided. This location is less than half of an acre in size and borders a residential neighborhood to the northwest. Due to insufficient off-street parking for the existing non-conforming residential uses, street parking on Sartori Avenue is typically impacted during the evenings and weekends. The proposed church's service times and capacity will need to be restricted, to ensure that adequate off-street parking is provided and land use compatibility issues do not arise with existing and future tenants.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES: The subject property is currently developed with a three story professional office condominium building, nearing completion. A parking lot is located towards the rear.

ENVIRONMENTAL FINDINGS: The leasing of private structures involving negligible or no expansion of use and minor alterations in land use limitations including side yard and set back variances not resulting in the creation of any new parcel are Categorically Exempted by the Guidelines for Implementation of the 2011 California Environmental Quality Act, Article 19, Section 15301 and 15305.

BACKGROUND AND ANALYSIS: A three story 10,798 square foot professional office condominium building was approved by the City Council on December 11, 2007, via CUP07-00024 and TTM069717 at 1104 -1108 Sartori Avenue. The building is located on the southeast corner of Sartori and Engracia Avenues, and is in the end stages of construction, and should be ready for final inspection and occupancy soon. The project contains a breezeway in the center portion of the first floor, which provides access into the building and the rear parking lot area. A part of the condominium project included the merger of four underlying lots, and the abandonment of a portion of Sartori Avenue, with the dedication of a corner portion at Sartori and Engracia Avenues, providing a total lot size of 16,859 square feet (0.39 acre). The current applicants are requesting to locate a church use on the second floor of this building. Church uses are permitted outright in the C1 zone; and therefore, no Conditional Use Permit or Modification is required for the use. However, church uses require a one acre site per City Code and 20 foot setbacks on all sides. Therefore, the applicant is requesting a Variance of the lot size and Waivers for the setbacks.

A note for the record, the application was filed as "Christ Our Father Anglican Church"; however, the applicant has since provided Staff with correspondence (Attachment #8) requesting a name change to "Christ Our Savior Anglican Church".

The project is located at Suite 220, which consists of a 1,310 square foot space on the second floor. The floor plans show an open area of approximately 1,049 square feet for the church sanctuary, with a small storage room and alcove area totaling 261 square feet. The proposed suite is situated amongst three other suites. Suite 200 and 210 will be leased to another party, and Suite 230 will be used by the property owners, Sartori Capellino LLC, for their business office use. The property owners have informed Staff that they will allow the applicant use of their office space during their Sunday church activities, for private one-on-one meetings, couples counseling and use of the coffee bar, and have provided correspondence to that effect (Attachment #8). Additionally, the applicant has provided Staff with two documents, one detailing the general use and the other detailing the Sunday School aspect (Attachment #8). Based on their documentation, the applicant proposes to use the space for administrative purposes during weekdays, 8 am - 5 pm; additional administrative functions on the second Tuesday of each month, 7 - 10 pm; Bible Study on Wednesday nights, 7 - 9 pm; and Sunday church services, 8:30 am - 1 pm. The applicant further explains that although they plan on having Sunday school classes onsite, the classes are not traditional academic school activities, but rather include religious

instruction, catechism and Bible Study. The Sunday School classes will be held during the first hour of the Sunday service, where the sanctuary will be divided temporarily into two classrooms, one for the 9-12 year olds and the other for adults (including the 15-17 year olds). The applicant has not yet decided whether they will use temporary rolling partitions or room dividers, or whether they will merely move the chairs to opposite sides of the room. After Sunday School, everyone will come together and worship in the same space. Should the project be approved, Staff is recommending a Condition of Approval that no daycare or nursery services shall be provided.

The plans show two stairwells on the extreme opposite sides of the floor, accessible from a common hallway. A third "private" stairwell is located within Suite 230. The elevator is centered within the floor, and common restrooms are also located near the elevator.

The square shaped lot totals 16,859 square feet (0.39 acre), and provides a width of 130 feet by a length of 138 feet. The Torrance Municipal Code (TMC) requires that churches provide a minimum lot area of one acre (43,560 square feet), with a minimum dimension of 100 feet. Therefore, a Variance is required, because the applicants are proposing a church use on a substandard sized lot, with a deficit of 26,701 square feet of lot area.

The building's setbacks are not shown on the proposed plans, but Staff has ascertained that the entitlements for the office condominium project were approved with the following minimum dimensions: front setback at four feet one inch, north side setback at four feet one inch, south side setback at three feet one inch, and rear setback at 88 feet. The TMC requires that churches provide 20-foot setbacks at the front, side and rear. The applicant is requesting a Waiver of the front and side setback requirements, as the proposed project has a deficit of approximately 16 feet along the front and north side, and approximately 17 feet along the south side.

Vehicular access is proposed from a 25-foot wide driveway on Engracia Avenue, as well as, alley access in the rear of the property. The parking lot was approved with 36 parking stalls in the rear of the property. The TMC requires one parking space for each five fixed seats or one parking space for each 35 square feet of assembly areas not containing fixed seats, whichever is the greater. This is to apply only to the maximum area to be used at any one time. The proposed church's floor plan shows an assembly area of approximately 826 square feet, which contains 24 moveable seats. Using the fixed seat rule, the church would require five parking spaces. Using the rule for assembly areas not containing fixed seats, the project would require 24 parking spaces. The TMC requires that the calculation (fixed seats vs. non-fixed seats of assembly area) resulting in the highest number shall be implemented; therefore, 24 parking spaces would be required for the church use. Office space is required to provide one parking space per every 300 square feet of floor area. The total floor area for the building required 36 stalls and 36 are provided. Therefore, it would appear as if a deficit of parking would exist, when the building is at full occupancy, if the church were to hold services during typical business hours. However, the proposed hours of congregation are weeknights and Sundays, when the typical office user would not be onsite.

In Staff's judgment, the proposed use fits the description mentioned in the TMC for joint uses. Section 93.4.10, states "the Planning Commission may grant a reduction in the total number of spaces required onsite, when the joint use of a parking facility has divergent needs, in relation to user, on the basis of non-use by one user during a period of use by another user, during nighttime in relation to daytime hours, or weekdays in relation to Saturdays or Sundays". Specifically, there may be a reduction in the number of spaces required when the joint use of a parking facility shall include the use of parking for a church and a use considered to be primarily a daytime use.

Should the project be approved, Staff is memorializing the declared hours of operation, as a Condition of Approval, and that any changes to the hours of operation shall not be permitted without prior approval of the Community Development Director, in order to assure that the use will not adversely affect parking onsite or offsite in the surrounding neighborhood. Additionally, the number of parking stalls onsite would potentially limit the growth of the church at this location. The applicant is aware of this potential limitation and as indicated in their correspondence "a large church in our proposed location is not our goal".

The TMC states that the construction of a church in a residential area shall not be permitted unless parking facilities and ingress and egress of automobiles does not disturb the residential character of the neighborhood. The facilities could potentially disturb the character of the residential neighborhood without restrictions. Should the project be approved, Staff is recommending a Condition of Approval that based on the amount of parking spaces available onsite, the maximum size of the assembly area/sanctuary shall not exceed 1,260 square feet.

Additionally, the applicant provided further clarification regarding the medical/counseling aspect of their proposed use (Attachment #8 email dated February 24, 2011), wherein the applicant states that they will provide non-therapeutic drug and alcohol education and counseling, similar to a 12 Step Program, by appointment only, with no large or group meetings onsite. Staff agrees that this ancillary use is consistent with other church ancillary uses and as described, would not apply the higher medical office parking requirement. As previously mentioned, the property is designed with a parking lot that provides only sufficient parking for professional office uses for this suite, not a medical office use, which requires one parking space per every 200 square feet. Therefore, no treatment would be permitted, nor any clinics, examinations, etc.

Pedestrian access will remain as designed. Access to the site from the sidewalk on Sartori Avenue is achieved via a breezeway in the center of the building's first floor, which leads to the building's entryway. From the parking lot, there is a walkway, which leads to the breezeway entrance to the building.

No elevations were provided, as no exterior changes are proposed. The entitlement for the previously approved building contains a Condition of Approval that a comprehensive sign program for the multi-tenant building is required. The sign program will need to be reviewed and approved by Staff, prior to any individual requests for signage by this or any future lessee.

A summary of the statistical information is provided below:

Christ Our Savior Anglican Church • Project Data		
	<i>Proposed</i>	<i>Code Requirement</i>
Lot Area	16,859 sf (0.39 acre)	43,560 sf (one acre)
Church Facility Suite 220	1,310 sf	N/A
Shared Space Suite 230	352 sf	N/A
Total Area	1,662 sf	N/A
Assembly Area	826 sf	max 1,260 sf
Lot Width	130 ft	100 ft
Front Setback	4 ft	20 ft
Side Setback (North)	4 ft	20 ft
Side Setback (South)	3 ft	20 ft
Rear Setback	88 ft	20 ft
	<i>Provided</i>	<i>Code Requirement</i>
Parking	36 ps	24 ps

Prior to this formal submittal, the property owner met with Staff on several occasions to discuss the project's potential for approval onsite. Staff advised the owner that should they decide to submit a formal proposal without addressing the TMC requirements and development standards, Staff would not be able to recommend approval of the project. Albeit, as the deficiencies are static components and cannot be changed, the applicant would need to show unnecessary hardship to the Planning Commission and City Council, in order to obtain their approvals.

The applicant was required to provide facts to substantiate the criteria by which the City Council/Planning Commission may review the Variance (Attachment #4) and Waiver (Attachment #5). A Variance of the development standards is requested for the lot size. The City Council may grant a Variance, if they find that there are practical difficulties or unnecessary hardships resulting from the strict enforcement of this Division; *and* if the proposal will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof; *and* if it will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan. A Waiver of the development standards is requested for the front and side setbacks. The Planning Commission or the City Council may grant a Waiver, based also on the same criteria mentioned above for the Variance. While Staff agrees that there are practical difficulties in the strict enforcement of the TMC for this project, in Staff's judgment, there are not unnecessary hardships.

As of the completion of this report, Staff has not received any further correspondence from interest parties, other than the documentation received from the applicants.

The Building Regulations Division Staff has supplied a California Building Code requirement that children two years old or younger are not allowed to attend Sunday School classes above the first floor, although they may attend the church services when accompanied by an adult. The Fire Prevention Division Staff commented that the applicant must provide a separate submittal directly to the Fire Department, to further address this issue. The applicant has been advised of these requirements.

Should the Planning Commission approve the Waiver, and recommend approval of the Variance to the City Council, Staff has attached a list of recommended conditions to ensure a quality project, including a number of conditions related to the church's operation, to ensure compatibility with the surrounding uses. Given the church's proximity to residential properties and the limited parking available onsite. Staff is recommending that no primary school or day care operations shall be permitted onsite. Similarly, all church activities shall be conducted within the building, so that the amount of available parking shall not be reduced; that no parking lot events shall be permitted, and that the church operator shall notify their visitors not to park offsite in the commercial or residential neighborhoods, but that they shall utilize the onsite parking facilities, exclusively. Staff conducted a site visit of the proposed property, and notes that the building structure, parking, trash enclosure area and landscaping are nearing completion and the project appears to be a high quality addition to the neighborhood.

The applicant is advised that Code Requirements have been included as an attachment to the Staff Report, and are not subject to modification by the Planning Commission.

PROJECT RECOMMENDATION: DENIAL WITHOUT PREJUDICE

FINDINGS OF FACT IN SUPPORT OF DENIAL OF THE PROJECT:

The findings are set forth in the attached Planning Commission Resolution.

RECOMMENDED CONDITIONS, IF PROJECT IS APPROVED:

A list of the recommended conditions for this project is set forth in Attachment #6, should the Planning Commission consider approval of the subject request.

Prepared by,



Yolanda Gomez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Reduced Site Plan, Floor Plans, and Seating Plan
2. Planning Commission Resolution
3. Location and Zoning Map
4. Variance Criteria Substantiation Form
5. Waiver Criteria Substantiation Form
6. Recommended Conditions of Approval
7. Partial List of Code Requirements
8. Correspondence

PLANNING COMMISSION RESOLUTION NO. 11-016

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 FRONT AND SIDE SETBACKS FOR A CHURCH USE ON PROPERTY LOCATED IN THE C1 ZONE AT 1108 SARTORI AVENUE.

WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH / VAL W. FINNELL, M.D. (SARTORI CAPELLINO LLC)

WHEREAS, the leasing of private structures involving negligible or no expansion of use and minor alterations in land use limitations including side yard and set back variances not resulting in the creation of any new parcel are Categorically Exempted by the Guidelines for Implementation of the 2011 California Environmental Quality Act, Article 19, Section 15301 and 15305; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 2, 2011, to consider an application for a Waiver filed by Christ Our Savior Anglican Church / Val W. Finnell, M.D. (Sartori Capellino LLC) to allow less than the required front and side setbacks for a church use on property located in the C1 Zone at 1108 Sartori 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 1108 Sartori Avenue;
- B) That the property is described as Lot 1 of Condominium Tract No 69717 as per map recorded in the Office of the Los Angeles County Recorder, State of California; and
- C) That the proposed project 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 front and side setbacks required to buffer it from sensitive land uses.

WHEREAS, the Planning Commission by the following roll call vote DENIED WITHOUT PREJUDICE WAV11-00002, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV11-00002 filed by Christ Our Savior Anglican Church / Val W. Finnell, M.D. (Sartori Capellino LLC) to allow less than the required front and side setbacks for a church use on property located in the C1 Zone at 1108 Sartori Avenue, is hereby DENIED WITHOUT PREJUDICE.

Introduced, approved and adopted this 2nd day of March 2011.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, Gregg D. 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 2nd day of March 2011, by the following roll call vote:

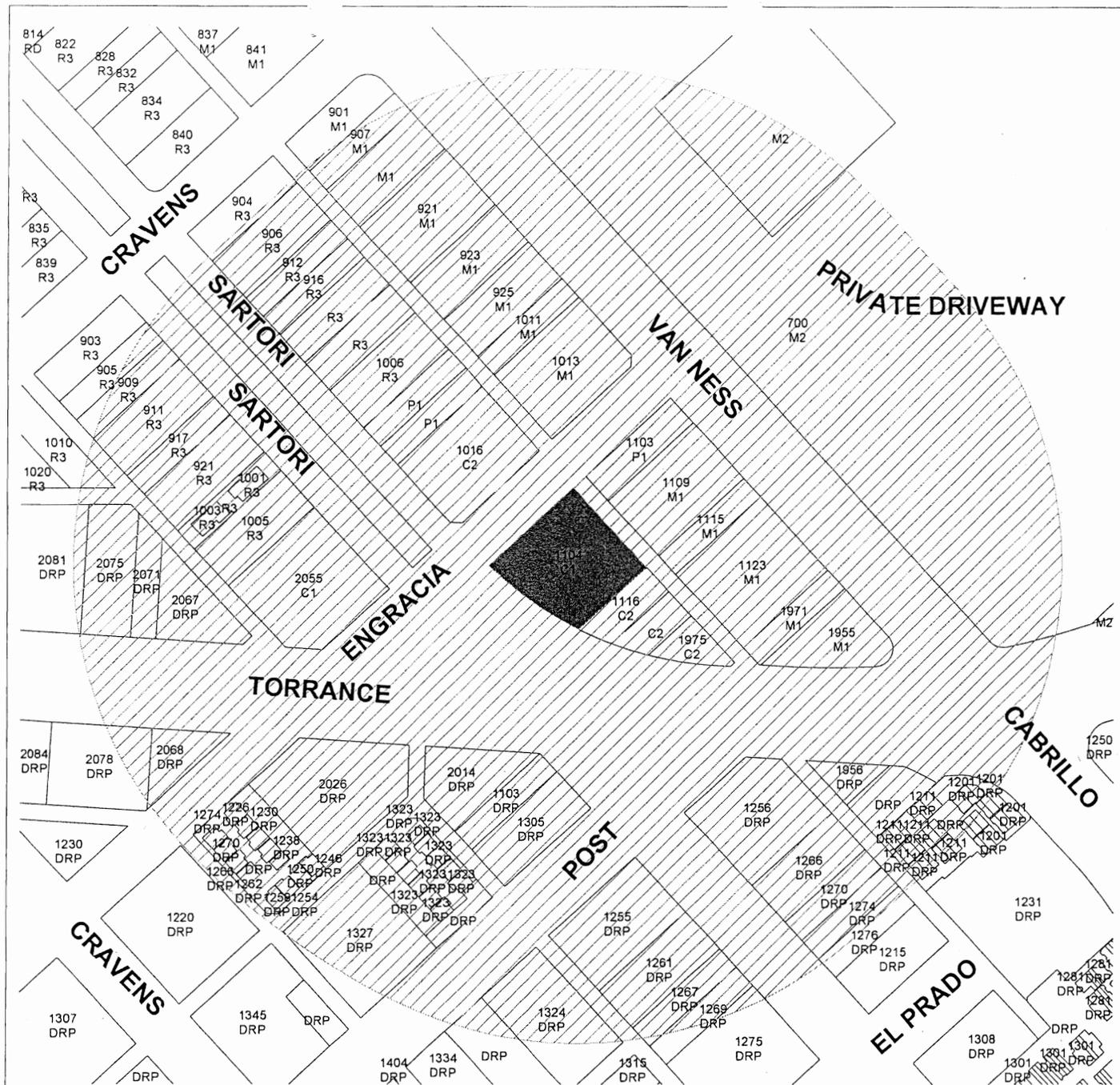
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

1108 Sartori Avenue
 VAR11-00001, WAV11-00002

LEGEND

- Notification Area
- 1108 Sartori Ave

0 100 200 400 Feet

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

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

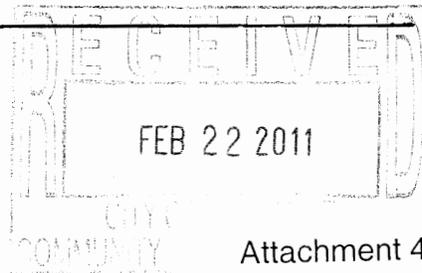
- 2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof:

 SEE ATTACHED

 _____: and

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

 SEE ATTACHED



Attachment to Applications by Christ Our Savior Anglican Church for 1108 Sartori Avenue

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

Our space needs are 1,600 square feet, and it is impossible to find such a location with 1,600 square feet on an acre of property in the city.

Further, we would not have a place to meet for worship because of the lack of availability of suitable existing church locations in the city. Many churches already have two congregations sharing the same space concurrently. The lack of space prevents us from offering our community-oriented programs designed for residents.

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

We will have a positive community impact by enhancing the public welfare through religious services open to all, through outreach ministries to military families living in Torrance and through a valuable outreach medical ministry to underserved populations useful in these times of economic uncertainty.

More than adequate parking for our needs is available on site with 36 stalls. Our occupancy will be compatible with the use of the building, and our peak demand hours will not conflict with the hours of operation of other occupants. We do not anticipate a need for on-street parking.

Overall, adjacent residents and other users will experience little to no effect due to our occupancy.

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

Our use will bring visitors and residents to downtown for dining, shopping and other needs during evenings and weekends. Our presence will generate revenue for local businesses.

Christ Our Savior's use of an existing office building will not interfere with orderly development of the City and its Official Land Use Plan.

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:

SEE ATTACHED

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

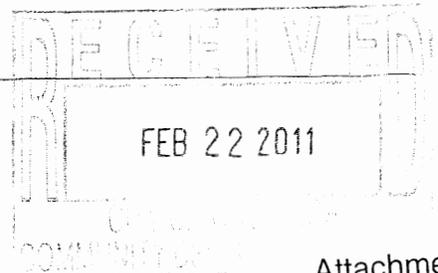
SEE ATTACHED

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

SEE ATTACHED

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

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



Attachment to Applications by Christ Our Savior Anglican Church for 1108 Sartori Avenue

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Our use will bring visitors and residents to downtown for dining, shopping and other needs during evenings and weekends. Our presence will generate revenue for local businesses.

Christ Our Savior's use of an existing office building will not interfere with orderly development of the City and its Official Land Use Plan.

RECOMMENDED CONDITIONS FOR VAR11-00001, IF APPROVED:

1. That the use of the subject property for a church shall be subject to all conditions imposed in Variance 11-00001 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 Planning Commission relied in granting approval;
2. That if this Variance 11-00001 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 for an additional period as provided for in Section 92.27.1;
3. That the applicant shall provide a noise report performed by a professional acoustical consultant, which verifies that when completed, this use will comply with the Torrance Noise Ordinance and will not disturb neighboring properties. Noise levels should be predicted for ten years after building permit application; (Environmental)
4. That exterior building signage requires a separate review and approval; (Environmental)
5. That any electrical or mechanical equipment placed on the site shall be screened from view with materials that are compatible with the building. Staff approval of screening materials is required; (Environmental)
6. That minimum 9 inch address numerals for this development shall be provided; (Environmental)
7. That all activities shall be conducted within the building and shall not reduce the amount of available parking; (Development Review)
8. That no outdoor/parking lot events shall be conducted; (Development Review)
9. That all rooftop equipment shall be screened as an integral part of the structure's architecture to the satisfaction of the Community Development Director; (Development Review)
10. That outside storage of supplies or equipment shall not be permitted; (Development Review)

11. 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; (Development Review)
12. That the final building plans shall reflect the area size for the leasehold spaces; (Development Review)
13. That the proposed site shall not be used for public food uses, such as, cafeterias, catering, or other similar uses, and that the proposed space shall not be leased or used by the general public, unless additional parking for any accessory uses has been provided to the satisfaction of the Community Development Director; (Development Review)
14. That if a full kitchen is provided, the applicant shall obtain the necessary Los Angeles County Health Department approvals; (Development Review)
15. That the hours of operation for church administrative purposes are weekdays, 8 am - 5 pm; additional administrative functions on the second Tuesday of each month, 7 - 10 pm; Bible Study Wednesday nights, 7 - 9 pm; and Sunday church services, 8:30 am - 1 pm.; and that any expansion of hours requires prior approval of the Community Development Director; (Development Review)
16. That the hours of operation for the Sunday School classroom shall be the same as the Sunday church services, and that a maximum of ten children, five to 17 years of age, shall be allowed; (Development Review)
17. That the operation of a primary school, nursery or day care shall be prohibited at this location; (Development Review)
18. That the maximum size of the assembly area/sanctuary shall not exceed 1,260 square feet; (Development Review)
19. That the applicant will make reasonable effort to notify their congregation, visitors and guests not to park offsite in the commercial or residential neighborhoods, but that they shall utilize the onsite parking facilities, exclusively; (Development Review)
20. That the applicants shall comply with all conditions of WAV11-00002, CUP07-00024 and TTM069717;
21. 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 WAV11-00002, IF APPROVED:

1. That the use of the subject property for a church shall be subject to all conditions imposed in Waiver 11-00002 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 11-00002 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 VAR11-00001, CUP07-00024 and TTM069717.

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 handicap and energy requirements.
- No children in Sunday School 2 yrs or younger above the first floor.

Fire:

- Provide separate submittal to Torrance Fire Department.

Public Works (Streetscape Division):

- One street tree is required every 50 feet, if easement allows.

Proposed Use of Property and Purpose of Application(s) Christ Our Savior Anglican Church

Average number in congregation: 20, comprising approximately 7 cars. Congregation is diverse with members from government, military, and aerospace industries represented.

Hours of Operation:

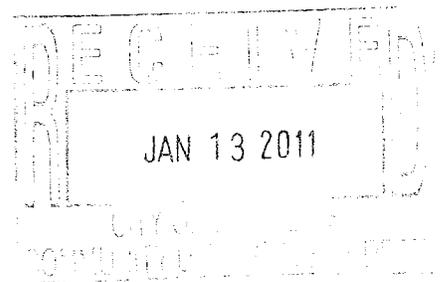
Day	Time	Anticipated Occ.	Anticipated Parking
Monday through Friday Administrative as Needed	8:00 AM – 5:00 PM	2	2
2 nd Tuesday each month	Administrative: 7:00-10:00 PM	6	6
Wednesday	Bible Study 7:00-9:00 PM	8	4
Sunday	8:30 AM – 1:00 PM	20	7

Number of staff/employees: One (Priest in Charge, Fr. Dale Smith)

Types of Programs/Services: In addition to weekly worship services, Sunday school, and Bible study, Christ Our Savior Anglican Church plans to serve the community of Torrance, CA in the following ways:

- Military outreach to Los Angeles Air Force Base, El Segundo, California.
 - Led by Air Force Lieutenant Colonel (Dr.) Val W. Finnell and retired Army Lieutenant Colonel, Thomas D. Winfrey.
 - Serves area active duty personnel and their families through prayer, fellowship, and pre- and post-deployment family assistance. Many live in Torrance.
 - Part of an international network of Christians and churches known as Officers Christian Fellowship.
- Community health ministry
 - Led by Fr. Dale Smith and Dr. Finnell
 - **Educational in nature with no treatment**
 - Sponsor free health fairs to citizens of Torrance and surrounding areas in conjunction with local hospitals (Torrance Memorial and Little Company of Mary)
 - Screening for high blood pressure and diabetes
 - Minimize impact of chronic disease burden in our community
 - Support groups for those with cancer and other chronic diseases

- Health fairs to be conducted at an off-site location, in conjunction with hospital/medical partners
- Addiction Recovery Education
 - Led by Joan Waddell, CADCI, a licensed drug and alcohol addiction counselor, office located at 1334 Post Ave, Torrance, CA 90501
 - Any drug and alcohol counseling by appointment only
- Church planting/evangelism
 - A large church in our proposed location is not our goal
 - Create off shoots of smaller churches in surrounding communities preferred



February 18, 2011

To: City of Torrance, Planning Commission

From: Val W. Finnell, MD, MPH (Junior Warden, Christ Our Savior Anglican Church)

RE: Explanation of Sunday School Activities

To Whom It May Concern:

As part of our program to educate children and adults in the fundamentals of the Christian faith, Christ Our Savior Anglican Church has developed a Sunday School program for all age groups.

There are a total of six children in the congregation. Three are between the ages of 15-17; and three are between the ages of 9-12. All of the children come to church with their parents. We do not have any vans or school buses to transport children, nor do we have any type of daycare or nursery services.

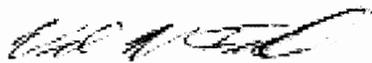
Both adult and children's Sunday School would be held in the large, 1600 square foot area in Suite 220 at 1108 Sartori. The room would be temporarily divided to accomplish this for two separate classes, one for the 9-12 year olds and another for the adults (which will include the 15-17 year-olds). After Sunday School, everyone will worship together in the same space.

The Sunday School curriculum teaches the fundamentals of the Christian faith and is not an academic school curriculum. Topics would include basic religious instruction, catechism, and Bible study.

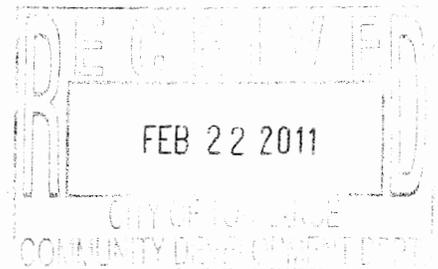
The Sunday School is not a traditional school in any sense, but rather a brief period of instruction to be held only once per week for 45 minutes to an hour immediately before the church service on Sunday.

If you have additional questions, please do not hesitate to contact me.

Sincerely,



Val W. Finnell, MD, MPH
Junior Warden
Christ Our Savior Anglican Church
Cell: 310-995-9598



Gomez, Yolanda

From: Val Finnell [val.finnell@gmail.com]
Sent: Wednesday, February 23, 2011 10:36 AM
To: Gomez, Yolanda
Subject: Planning Commission for Christ Our Savior

Ms. Gomez:

I left a message for you on your voicemail. Just wondering if we can give a brief PowerPoint presentation next week before the Planning Commission. If so, how can I get the file to you?

Also, would you be able to change the name of the church to Christ Our Savior Anglican Church rather than Christ Our Father Anglican Church? Thanks.

Dr. Finnell
310-995-9598

CAP BROTHERS CONSTRUCTION CO

CITY OF TORRANCE
PLANNING DEPARTMENT
ATTN: YOLANDA GOMEZ

FEBRUARY 23 2011

RE: 1108 SARTORI

YOLANDA,

CAPELLINO & ASSOCIATES / CAP BROTHERS CONSTRUCTION, WILL OCCUPY SUITES 130 & 230 OF THE REFERENCED PROPERTY. THE FOLLOWING OUTLINES THE INTENDED USE AND CONDITIONS OF EACH SUITE.

SUITE 130: SMALL RECEPTION AREA
2 PRIVATE OFFICES
HC RESTROOM

SUITE 230: ROOM 101. LEASING AND MARKETING OFFICE
ROOM 102. MEETING AREA / CONFERENCE ROOM / COFFEE BAR

NOTE: IT IS OUR INTENT TO ALLOW THE PROPOSED OCCUPANT OF SUITE 220 "CHRIST OUR SAVIOR CHURCH" TO ACCESS ROOM 102 DURING NON BUSINESS HOURS. (MONDAY-FRIDAY AFTER 6:00 PM AND ON SUNDAY MORNINGS.) THE CHURCH WILL BE ALLOWED TO UTILIZE THE ROOM DURING THESE HOURS FOR PRIVATE MEETINGS(2-3 PEOPLE MAXIMUM) AND TO ACCESS THE COFFEE BAR AREA. NO SERVICES, SUNDAY SCHOOL OR OTHER GROUP ACTIVITIES WILL BE ALLOWED IN THIS ROOM.

PLEASE LET ME KNOW IF YOU NEED ADDITIONAL INFORMATION, OR HAVE ANY QUESTIONS.
THANK YOU FOR YOUR TIME AND CONSIDERATION.

SINCERELY,

MARK CAPELLINO

2020 DEL AMO BLVD #105
TORRANCE CA, 90501
LICENSE #316527
MCAPELLINO@COX.NET

310-320-1234 OFFICE
310-320-8594 FAX
310-488-4868 CELL

Gomez, Yolanda

From: Val Finnell [val.finnell@gmail.com]
Sent: Thursday, February 24, 2011 8:33 AM
To: Gomez, Yolanda
Cc: Smith, Dale; Winfrey, Tom; Bartel, Kent; Fields, Norman; Joan Waddell
Subject: Re: RE: Planning Commission for Christ Our Savior

Dear Ms. Gomez:

Thank you for contacting us to ask for this additional information.

Regarding the Community Health Ministry, our intent is to host these activities **offsite** through a mobile, medical clinic. We will likely be partnering with Medical Mission Adventures to take these services out into the Torrance community to help people with no health insurance (<http://mmadventures.org/>)

The Addiction Recovery Education will not involve any treatment, but Christian education/counseling by appointment only for individuals who are struggling with drug or alcohol addiction. We would do this **onsite**, in a non-therapeutic fashion through a Christian outreach that resembles a 12 Step Program. Joan Waddell, Torrance resident and licensed drug and alcohol counselor, will lead this ministry. Again, this is not treatment but education and Christian counseling. There will be no large, group meetings.

If you have any further questions, please do not hesitate to email or call me.

Dr. Finnell

310-995-9598

SUPPLEMENTAL #1 TO AGENDA ITEM NO. 11B

TO: Members of the Planning Commission
FROM: Development Review Division
SUBJECT: VAR11-00001, WAV11-00002
LOCATION: 1108 Sartori Avenue

This is a request for approval of a Variance to allow a church use with less than the required lot size, in conjunction with a Waiver of the required setbacks.

Attached please find additional correspondence received from the applicant, after the Staff Report was completed. The correspondence clarifies the intended hours of operation for the church, citing anticipated holidays and other church service activities. Staff is recommending that Variance Recommended Condition #15 be amended as follows:

15. That the church activities which occur weekdays from 8 am to 5 pm, shall be limited to office/administrative duties, with the exception of occasional religious services/assembly during religious holidays, to ensure sufficient parking exists during typical business hours; and that any expansion of these hours of operation requires prior approval of the Community Development Director; (Development Review)

As this operation includes the request for both a Variance and a Waiver, in order to comply with the aforementioned development standards, Staff continues to recommend Denial without Prejudice.

Prepared by,



Yolanda Gomez
 Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
 Planning Manager

Attachment:

1. Correspondence

Gomez, Yolanda

From: Val W. Finnell, MD, MPH [val.finnell@gmail.com]
Sent: Tuesday, March 01, 2011 7:35 PM
To: Gomez, Yolanda
Subject: Activity Schedule
Importance: High
Attachments: Activity_Schedule(2).xls

Ms. Gomez:

Attached is a more realistic activity schedule for our church. As you will notice, we do not plan on hosting many activities during business hours. See you tomorrow night.

Dr. F

Christ Our Savior Activities Chart

When	What	Time	Notes (# people)
Weekly Sunday	Sunday School	Morning 9:30 to 9:45 AM	Adults and Children in divided sanctuary
Weekly Sunday	Church Services	Morning 10:30 to 11:45 am	All together
Weekly Sunday	Fellowship	Morning 11:45 to 1 pm	"Coffe Hour" - All together
Weekly Thursday	Bible Study	Evening 7 to 9 pm	Adult Bible Study (7-10)
Weekly Tues or Wed	Evening Prayer	Evening 7 to 9 pm	Small group (5-7)
Monthly 2nd Tues.	Vestry	Evening 7 to 10 pm	A small group of adults (5-7)
Monthly Possible	Women's group	Evening 7 to 10 pm	Small group of women (5-7)
Monthly Possible	Other Ministry (men, etc.)	Evening 7 to 10 pm	Other Small Group for Ministry (5-7)
Monthly Periodic	Meeting Clergy/Counseling	Flexible	Small group or less (2-3)
Yearly Nov. 1	All Saints Day	Evening 7 to 9 pm	Tradional All Saints Day Services
Yearly X-mas Eve	Church Services	Evening	Traditional Christmas services
Yearly X-mas Day	Church Services	Morning 11 am to Noon	Traditional Christmas services
Yearly Epiphany	Church Services	Evening 7 to 9 pm	Traditional Epiphany Services
Yearly Ash Wed.	Church Services	Various Noon & Evening	Ash Wednesay. Noon, 5-7 people
Yearly Lent	Lenten Program	Evening 7 to 9 pm	Weekly Lenten Program, approx. 20
Yearly Holy Week	Church Services	Evening 7 to 9 pm	Wednesday of Holy Week
Yearly Holy Week	Church Services	Evening 7 to 9 pm	Maundy Thursday
Yearly Holy Week	Good Friday	Day & Eve Noon & Evening	Good Friday, Noon (5-7)
Yearly Holy Week	Easter Saturday	Day or Eve	Baptisms and Easter vigil held near midnight.
Yearly Easter	Church Services	Sunday Morning	Same as Sunday services
Yearly Possible	Special Feasts	Evening 7 to 9 pm	Occasional services in honor of major feast days
Periodic Evenings	Intro to Christianity	Evening 6 to 9 pm	14 week course. (5-7)
Periodic Saturday	Baptism	Flexible	Baptisms are usually on Sundays, but if not then, normally on Saturday
Periodic Saturday	Wedding	Flexible	Weddings are normally on Friday night or Saturday during the day.
Periodic Retreat	various	evening/weekend	Small group retreat during non-business hours (5-7)



Report for
City of Torrance Planning Commission
2 March 2011

Outreach Activities

- Evangelism – reaching others with the truth of the gospel of Jesus Christ
- Church planting
 - No desire to become a “mega-church”
 - Plant smaller, more intimate congregations throughout the South Bay area
- Religious worship/instruction
 - Worship services
 - Religious education, catechism, and instruction
 - Prayer for our civic leaders

History

- Anglican Church founded in 1534 by King Henry VIII
- Present in the United States since the Colonial era
- Became known as The Episcopal Church
- Christ Our Savior Anglican Church part of Anglican Church in North America (ACNA)
 - Recently split from The Episcopal Church
 - Provincial headquarters in Pittsburgh, PA

Outreach Activities

- Officers Christian Fellowship
 - Internationally recognized ministry to military personnel
 - Focus on men and women in the Armed Forces including Los Angeles Air Force Base
 - Help and support for the families of deployed military members
 - Support and reintegration for veterans returning from combat

Our Congregation

- Founded by All Saints Anglican Church in Long Beach
- Planted in September of 2007
- Meeting at St. Matthew’s Lutheran Church in Harbor City since July of 2008
- Most members live near or in Torrance, CA
- Desires to help and support the residents of the City of Torrance and surrounding areas

Outreach Activities

- Community Health Ministry
 - Led by Val W. Finnell, MD, MPH
 - Assist those struggling with lack of health insurance through free mobile medical clinic (offsite)
 - Ministry partner: Medical Mission Adventures
 - Dental, medical, and optical services
 - Vaccines for children attending Torrance schools
 - Screening events and support groups in conjunction with local hospitals

Submitted to the
Planning Commission
at the 03/02/2011
Public Hearing
by APPLICANT.



Outreach Activities

- Addiction Recovery Education
 - Led by Joan M. Waddell, CADCI
 - Drug and alcohol counseling by appointment only
 - Celebrate Recovery ministry
 - Christian 12-step program
 - Based on the 8 Beatitudes of Jesus (Matthew 5:3-12)
 - “Freedom from hurts, hang-ups, and habits”

Conclusion

- Christ Our Savior Anglican Church wants to be a blessing to the City of Torrance through:
 - Religious worship/instruction
 - Outreach to our military personnel and their families
 - Minister to those who are:
 - Alone because a family member is deployed with the military
 - Poor and sick
 - Struggling with addictions

EXCERPT OF MINUTES

√ **Minutes Approved**
 ~~Minutes Subject to Approval~~

March 2, 2011

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, March 2, 2011 in City Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Gibson, Polcari, Rizzo, Skoll, Uchima, Weideman, and Chairperson Horwich.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Gomez, Plans Examiner Noh, Associate Civil Engineer Symons, Sr. Fire Prevention Specialist Kazandjian and Assistant City Attorney Sullivan.

11B. VAR11-00001, WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH

Planning Commission consideration for approval of a Variance to allow a church use with less than the required lot size in conjunction with a Waiver of the required setbacks on property located in the C-1 Zone at 1108 Sartori Avenue.

Recommendation: Denial without prejudice.

Planning Associate Gomez introduced the request.

Father Dale Smith, Christ Our Savior Anglican Church, provided background information about Christ Our Savior Anglican Church. He explained that the congregation consists of approximately 20 members who are active in various ministries, including outreach to military personnel, counseling for drug and alcohol addiction, and community health services. He stated that while it does not look like a traditional church, the office building at 1108 Sartori Avenue is well suited for their purposes. He reported that activities that cannot be accommodated within the facility will be held off-site, noting that prayer breakfasts are held at local restaurants.

Dr. Val Finnell, Junior Warden of Christ Our Savior Anglican Church and Air Force Lieutenant Colonel stationed at Los Angeles Air Force Base, submitted a packet of information to the Commission. He explained that the subject property meets the needs of the church because it would provide office space for administrative purposes and gathering space for the small congregation. He noted that it is not the church's goal to grow into a large church at this location, but rather to create smaller off-shoot churches in surrounding communities. He discussed the church's various outreach programs, including providing assistance to military personnel and their families and helping people who cannot afford healthcare.

Commissioner Weideman expressed concerns that the size of the facility would severely limit the growth of the church.

Dr. Finnell stated that if the church grew larger than 40 or 50 people, they would spin-off congregations to other locations, relating his belief that small groups are more conducive to an active ministry.

Commissioner Gibson requested information about the bus shown in a photograph submitted by Dr. Finnell.

Dr. Finnell explained that the bus is a mobile medical clinic used to provide medical services to those who do not have health insurance. He reported that he is in discussions with Torrance Memorial Hospital about partnering with the church so that there would be provisions in place in case someone visiting the clinic needs acute care.

Joan Waddell, member of Christ Our Savior Anglican Church and Torrance resident, provided background information about her qualifications as a licensed drug and alcohol addiction counselor, noting that she currently works at the National Council on Alcohol and Drug Dependence in downtown Torrance. She explained that her ministry focuses on people who are struggling with various addictions and includes a religiously-based program similar to a 12-step program. She noted that there is a great need for counseling for veterans with alcohol and drug issues, as well as Post Traumatic Stress Syndrome.

Donald Mitchell, W. 166th Street, urged the Commission to approve the project, noting that he is a member of the Christ Our Savior Anglican Church and has lived in Torrance for over 75 years.

Father Smith wanted to clarify that the mobile medical clinic is not owned by the church and is based in Thousand Oaks; that it moves from place to place providing low cost medical services; and that it is a resource that the church would like to bring to Torrance when they can find an appropriate place to park it.

Planning Manager Lodan advised that parking the mobile medical clinic in a parking lot would be considered a special event, which requires City approval, and encouraged the applicant to contact staff when they find a suitable location.

Rick Capellino, Cap Brothers Construction Co, reported that his company owns and developed the subject property and will be moving into one of the suites. He stated that the company has made a concerted effort to attract quality businesses to the downtown core of Torrance and they believe Christ Our Savior Anglican Church will be a compatible use for this building. He noted that having the building occupied in the evening and on weekends will cut down on vandalism and in addition, the church will bring people to the area thereby generating business for shops and restaurants.

Commissioner Weideman expressed concerns about the adequacy of the parking since the building was designed for office use and there is a shortage of parking in this area. He questioned whether the Mr. Capellino had explored leasing off-site parking.

Mr. Capellino reported that he has had discussions with the Switzer Center about potentially purchasing their parking lot.

Peter Lao, 1001 Sartori Avenue, reported that speeding traffic poses a danger to pedestrians trying to cross Sartori Avenue and requested that the City consider installing stop signs on Sartori at either Cravens or Engracia.

Planning Manager Lodan offered to relay the stop sign request to traffic engineering staff for review and to forward their findings to the City Council along with the project if the Commission decides to recommend approval of the Variance.

Chairperson Horwich questioned whether the applicant would like to continue this matter so that Mr. Capellino could complete negotiations with the Switzer Center regarding off-site parking since parking seems to be the major issue with this project.

Mr. Capellino clarified that the purchase of the Switzer Center parking lot would be in conjunction with future projects that he's exploring and related his belief that the proposed project would not impact street parking because adequate on-site parking is provided.

MOTION: Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

Commissioner Skoll stated that after carefully reviewing the staff report and listening to the testimony, he had decided to support the project as proposed. He further stated that he was very much in favor of the church's outreach to military personnel and believed this was a very worthy endeavor. He commended Mr. Capellino on the design of the building.

Commissioner Rizzo indicated that he was also supportive of the church's outreach efforts but was concerned about the adequacy of the parking, particularly when there are large-scale events such as a wedding or baptism. He recommended that clothing banks be prohibited along with food banks in the event the project is approved.

Commissioner Uchima related his understanding that the size of a gathering would be limited by the size of the sanctuary and Plans Examiner Noh reported that the maximum occupancy of the 1260 square-foot sanctuary would be 84 people.

Commissioner Uchima asked if the on-site parking could accommodate 84 people on a weekend when other businesses in the building would be closed, and Planning Manager Lodan advised that there would need to be more than one person per car since only 36 parking spaces are allocated for this use.

Commissioner Weideman explained that although he was impressed by Father Smith and Dr. Finnell and would like to support the project, he could not get past the parking situation because he believes it will be a problem and he had hoped that something would be done to mitigate it, such as the leasing of off-site parking.

MOTION: Commissioner Skoll moved for the approval of WAV11-00002 and to recommend that the City Council approve VAR11-00001. The motion was seconded by Commissioner Gibson and passed as reflected in the following roll call vote:

AYES: Commissioner Gibson, Polcari, Skoll and Uchima

NOES: Commissioners Rizzo and Weideman and Chairperson Horwich

Commenting on his vote, Commissioner Uchima noted that Father Smith mentioned that activities that cannot be accommodated at this location will be held off-site and large weddings and baptisms would fall in this category. He related his belief that the property owner would control the parking situation since his company will be located in the building and suggested that Mr. Capellino consider including a provision in the church's lease prohibiting large gatherings. He voiced his opinion that the church will be an asset to the community due to the services provided to veterans and others.

Commissioner Weideman wished the church good luck with the project and strongly encouraged the property owner to look for more parking.

Planning Manager Lodan noted that a resolution reflecting the Commission's action would be brought back for approval at a later date.

###

AGENDA ITEM NO. 12A

TO: Members of the Planning Commission
FROM: Development Review Division
DATE: March 16, 2011
SUBJECT: WAV11-00002: Christ Our Savior Anglican Church / Val W. Finnell M.D.
(Sartori Capellino LLC)
LOCATION: 1108 Sartori Avenue

A public hearing was conducted, at the Planning Commission Meeting of March 2, 2011, for the consideration of a proposed Variance (VAR11-00001) to allow a church use with less than the required lot size, in conjunction with a Waiver of the required setbacks. At that meeting, a motion for approval of WAV11-00002 passed by a roll call vote of 4-3, with Commissioners Rizzo, Weideman and Chairperson Horwich dissenting. A Resolution for Approval of this project was not prepared for the Planning Commission's consideration, as Staff had recommended Denial without Prejudice. A Resolution for Approval is herewith provided for the Planning Commission's consideration (Attachment No. 1). A motion recommending that the City Council approve the Variance also passed by the aforementioned roll call vote. No Planning Commission Resolution is required for this action.

Prepared by,



Yolanda Gomez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS:

1. Planning Commission Resolution for Approval
2. Excerpt of the Minutes Subject to Approval for the Planning Commission Hearing of March 2, 2011

PLANNING COMMISSION RESOLUTION NO. 11-016

A RESOLUTION OF THE PLANNING COMMISSION 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 FRONT AND SIDE SETBACKS FOR A CHURCH USE ON PROPERTY LOCATED IN THE C1 ZONE AT 1108 SARTORI AVENUE.

**WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH /
VAL W. FINNELL, M.D. (SARTORI CAPELLINO LLC)**

WHEREAS, the leasing of private structures involving negligible or no expansion of use and minor alterations in land use limitations including side yard and set back variances not resulting in the creation of any new parcel are Categorically Exempted by the Guidelines for Implementation of the 2011 California Environmental Quality Act, Article 19, Section 15301 and 15305; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 2, 2011, to consider an application for a Waiver filed by Christ Our Savior Anglican Church / Val W. Finnell, M.D. (Sartori Capellino LLC) to allow less than the required front and side setbacks for a church use on property located in the C1 Zone at 1108 Sartori 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 1108 Sartori Avenue;
- B) That the property is described as Lot 1 of Condominium Tract No 69717 as per map recorded in the Office of the Los Angeles County Recorder, State of California; and
- C) That unreasonable difficulties will result from the strict enforcement of this Division, as the subject site is constrained by the existing building's footprint;
- D) That the proposed project will not be materially detrimental to the public welfare or to the property of others located in the vicinity, because the hours of operation related to the assembly of persons shall be restricted as a Condition of Approval to ensure that they shall not conflict with typical professional office users onsite, and that all

users shall park onsite and not impact the limited street parking in the surrounding neighborhood; and

- E) That the proposed project will not substantially interfere with the orderly development of the City as provided for in this Division, as the size of the assembly area shall be restricted as a Condition of Approval.

WHEREAS, the Planning Commission by the following roll call vote APPROVED WAV11-00002, subject to conditions:

AYES: COMMISSIONERS: Gibson, Polcari, Skoll, and Uchima

NOES: COMMISSIONERS: Rizzo, Weideman, and Chairperson Horwich

ABSENT: COMMISSIONERS: None

ABSTAIN: COMMISSIONERS: None

NOW, THEREFORE, BE IT RESOLVED that WAV11-00002 filed by Christ Our Savior Anglican Church / Val W. Finnell, M.D. (Sartori Capellino LLC) to allow less than the required front and side setbacks for a church use on property located in the C1 Zone at 1108 Sartori 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 Waiver 11-00002 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 11-00002 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 VAR11-00001, CUP07-00024 and TTM069717.
4. That the applicant shall provide a noise report performed by a professional acoustical consultant, which verifies that when completed, this use will comply with the Torrance Noise Ordinance and will not disturb neighboring properties. Noise

- levels should be predicted for ten years after building permit application;
(Environmental)
5. That exterior building signage requires a separate review and approval;
(Environmental)
 6. That any electrical or mechanical equipment placed on the site shall be screened from view with materials that are compatible with the building. Staff approval of screening materials is required; (Environmental)
 7. That minimum 9 inch address numerals for this development shall be provided;
(Environmental)
 8. That all activities shall be conducted within the building and shall not reduce the amount of available parking; (Development Review)
 9. That no outdoor/parking lot events shall be conducted; (Development Review)
 10. That all rooftop equipment shall be screened as an integral part of the structure's architecture to the satisfaction of the Community Development Director;
(Development Review)
 11. That outside storage of supplies or equipment shall not be permitted; (Development Review)
 12. 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; (Development Review)
 13. That the final building plans shall reflect the area size for the leasehold spaces;
(Development Review)
 14. That the proposed site shall not be used for public food uses, such as, cafeterias, catering, or other similar uses, and that the proposed space shall not be leased or used by the general public, unless additional parking for any accessory uses has been provided to the satisfaction of the Community Development Director;
(Development Review)
 15. That if a full kitchen is provided, the applicant shall obtain the necessary Los Angeles County Health Department approvals; (Development Review)
 16. That the church activities which occur weekdays from 8 am to 5 pm, shall be limited to office/administrative duties, with the exception of occasional religious services/assembly during religious holidays, to ensure sufficient parking exists during typical business hours; and that any expansion of these hours of operation

requires prior approval of the Community Development Director; (Development Review)

17. That the hours of operation for the Sunday School classroom shall be the same as the Sunday church services, and that a maximum of ten children, five to 17 years of age, shall be allowed; (Development Review)
18. That the operation of a primary school, nursery or day care shall be prohibited at this location; (Development Review)
19. That the maximum size of the assembly area/sanctuary shall not exceed 1,260 square feet; (Development Review)
20. That the applicant will make reasonable effort to notify their congregation, visitors and guests not to park offsite in the commercial or residential neighborhoods, but that they shall utilize the onsite parking facilities, exclusively; (Development Review)
21. 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 2nd day of March 2011.

Chairperson, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

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

I, Gregg D. 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 16th day of March 2011, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

EXCERPT OF MINUTES

Minutes Approved
 Minutes Subject to Approval

March 2, 2011

**MINUTES OF A REGULAR MEETING OF
 THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, March 2, 2011 in City Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Gibson, Polcari, Rizzo, Skoll, Uchima, Weideman, and Chairperson Horwich.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Gomez, Plans Examiner Noh, Associate Civil Engineer Symons, Sr. Fire Prevention Specialist Kazandjian and Assistant City Attorney Sullivan.

11B. VAR11-00001, WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH

Planning Commission consideration for approval of a Variance to allow a church use with less than the required lot size in conjunction with a Waiver of the required setbacks on property located in the C-1 Zone at 1108 Sartori Avenue.

Recommendation: Denial without prejudice.

Planning Associate Gomez introduced the request.

Father Dale Smith, Christ Our Savior Anglican Church, provided background information about Christ Our Savior Anglican Church. He explained that the congregation consists of approximately 20 members who are active in various ministries, including outreach to military personnel, counseling for drug and alcohol addiction, and community health services. He stated that while it does not look like a traditional church, the office building at 1108 Sartori Avenue is well suited for their purposes. He reported that activities that cannot be accommodated within the facility will be held off-site, noting that prayer breakfasts are held at local restaurants.

Dr. Val Finnell, Junior Warden of Christ Our Savior Anglican Church and Air Force Lieutenant Colonel stationed at Los Angeles Air Force Base, submitted a packet of information to the Commission. He explained that the subject property meets the needs of the church because it would provide office space for administrative purposes and gathering space for the small congregation. He noted that it is not the church's goal to grow into a large church at this location, but rather to create smaller off-shoot churches in surrounding communities. He discussed the church's various outreach programs, including providing assistance to military personnel and their families and helping people who cannot afford healthcare.

Commissioner Weideman expressed concerns that the size of the facility would severely limit the growth of the church.

Dr. Finnell stated that if the church grew larger than 40 or 50 people, they would spin-off congregations to other locations, relating his belief that small groups are more conducive to an active ministry.

Commissioner Gibson requested information about the bus shown in a photograph submitted by Dr. Finnell.

Dr. Finnell explained that the bus is a mobile medical clinic used to provide medical services to those who do not have health insurance. He reported that he is in discussions with Torrance Memorial Hospital about partnering with the church so that there would be provisions in place in case someone visiting the clinic needs acute care.

Joan Waddell, member of Christ Our Savior Anglican Church and Torrance resident, provided background information about her qualifications as a licensed drug and alcohol addiction counselor, noting that she currently works at the National Council on Alcohol and Drug Dependence in downtown Torrance. She explained that her ministry focuses on people who are struggling with various addictions and includes a religiously-based program similar to a 12-step program. She noted that there is a great need for counseling for veterans with alcohol and drug issues, as well as Post Traumatic Stress Syndrome.

Donald Mitchell, W. 166th Street, urged the Commission to approve the project, noting that he is a member of the Christ Our Savior Anglican Church and has lived in Torrance for over 75 years.

Father Smith wanted to clarify that the mobile medical clinic is not owned by the church and is based in Thousand Oaks; that it moves from place to place providing low cost medical services; and that it is a resource that the church would like to bring to Torrance when they can find an appropriate place to park it.

Planning Manager Lodan advised that parking the mobile medical clinic in a parking lot would be considered a special event, which requires City approval, and encouraged the applicant to contact staff when they find a suitable location.

Rick Capellino, Cap Brothers Construction Co, reported that his company owns and developed the subject property and will be moving into one of the suites. He stated that the company has made a concerted effort to attract quality businesses to the downtown core of Torrance and they believe Christ Our Savior Anglican Church will be a compatible use for this building. He noted that having the building occupied in the evening and on weekends will cut down on vandalism and in addition, the church will bring people to the area thereby generating business for shops and restaurants.

Commissioner Weideman expressed concerns about the adequacy of the parking since the building was designed for office use and there is a shortage of parking in this area. He questioned whether the Mr. Capellino had explored leasing off-site parking.

Mr. Capellino reported that he has had discussions with the Switzer Center about potentially purchasing their parking lot.

Peter Lao, 1001 Sartori Avenue, reported that speeding traffic poses a danger to pedestrians trying to cross Sartori Avenue and requested that the City consider installing stops signs on Sartori at either Cravens or Engracia.

Planning Manager Lodan offered to relay the stop sign request to traffic engineering staff for review and to forward their findings to the City Council along with the project if the Commission decides to recommend approval of the Variance.

Chairperson Horwich questioned whether the applicant would like to continue this matter so that Mr. Capellino could complete negotiations with the Switzer Center regarding off-site parking since parking seems to be the major issue with this project.

Mr. Capellino clarified that the purchase of the Switzer Center parking lot would be in conjunction with future projects that he's exploring and related his belief that the proposed project would not impact street parking because adequate on-site parking is provided.

MOTION: Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

Commissioner Skoll stated that after carefully reviewing the staff report and listening to the testimony, he had decided to support the project as proposed. He further stated that he was very much in favor of the church's outreach to military personnel and believed this was a very worthy endeavor. He commended Mr. Capellino on the design of the building.

Commissioner Rizzo indicated that he was also supportive of the church's outreach efforts but was concerned about the adequacy of the parking, particularly when there are large-scale events such as a wedding or baptism. He recommended that clothing banks be prohibited along with food banks in the event the project is approved.

Commissioner Uchima related his understanding that the size of a gathering would be limited by the size of the sanctuary and Plans Examiner Noh reported that the maximum occupancy of the 1260 square-foot sanctuary would be 84 people.

Commissioner Uchima asked if the on-site parking could accommodate 84 people on a weekend when other businesses in the building would be closed, and Planning Manager Lodan advised that there would need to be more than one person per car since only 36 parking spaces are allocated for this use.

Commissioner Weideman explained that although he was impressed by Father Smith and Dr. Finnell and would like to support the project, he could not get past the parking situation because he believes it will be a problem and he had hoped that something would be done to mitigate it, such as the leasing of off-site parking.

MOTION: Commissioner Skoll moved for the approval of WAV11-00002 and to recommend that the City Council approve VAR11-00001. The motion was seconded by Commissioner Gibson and passed as reflected in the following roll call vote:

AYES: Commissioner Gibson, Polcari, Skoll and Uchima

NOES: Commissioners Rizzo and Weideman and Chairperson Horwich

Commenting on his vote, Commissioner Uchima noted that Father Smith mentioned that activities that cannot be accommodated at this location will be held off-site and large weddings and baptisms would fall in this category. He related his belief that the property owner would control the parking situation since his company will be located in the building and suggested that Mr. Capellino consider including a provision in the church's lease prohibiting large gatherings. He voiced his opinion that the church will be an asset to the community due to the services provided to veterans and others.

Commissioner Weideman wished the church good luck with the project and strongly encouraged the property owner to look for more parking.

Planning Manager Lodan noted that a resolution reflecting the Commission's action would be brought back for approval at a later date.

###

SUBJECT TO APPROVAL

EXCERPT OF MINUTES

√ Minutes Approved
 Minutes Subject to Approval

March 16, 2011

**MINUTES OF A REGULAR MEETING OF
 THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, March 16, 2011 in City Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Gibson, Polcari, Rizzo, Uchima, Weideman, Skoll and Chairperson Horwich.

Absent: None.

Also Present: Planning Manager Lodan, Planning Assistant Graham, Planning Assistant Martos, Sr. Planning Associate Chun, Plans Examiner Noh, Associate Civil Engineer Symons, Sr. Fire Prevention Specialist Kazandjian and Assistant City Attorney Sullivan.

12. RESOLUTIONS

12A. WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH

Planning Commission adoption of a resolution reflecting their decision to approve a Waiver of the required setbacks on property located in the C-1 Zone at 1108 Sartori Avenue.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 11-016. The motion was seconded by Commissioner Uchima and passed by a 6-1 roll call vote, with Commissioner Rizzo dissenting.

###

PLANNING COMMISSION RESOLUTION NO. 11-016

A RESOLUTION OF THE PLANNING COMMISSION 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 FRONT AND SIDE SETBACKS FOR A CHURCH USE ON PROPERTY LOCATED IN THE C1 ZONE AT 1108 SARTORI AVENUE.

**WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH /
VAL W. FINNELL, M.D. (SARTORI CAPELLINO LLC)**

WHEREAS, the leasing of private structures involving negligible or no expansion of use and minor alterations in land use limitations including side yard and set back variances not resulting in the creation of any new parcel are Categorically Exempted by the Guidelines for Implementation of the 2011 California Environmental Quality Act, Article 19, Section 15301 and 15305; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on March 2, 2011, to consider an application for a Waiver filed by Christ Our Savior Anglican Church / Val W. Finnell, M.D. (Sartori Capellino LLC) to allow less than the required front and side setbacks for a church use on property located in the C1 Zone at 1108 Sartori 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 1108 Sartori Avenue;
- B) That the property is described as Lot 1 of Condominium Tract No 69717 as per map recorded in the Office of the Los Angeles County Recorder, State of California; and
- C) That unreasonable difficulties will result from the strict enforcement of this Division, as the subject site is constrained by the existing building's footprint;
- D) That the proposed project will not be materially detrimental to the public welfare or to the property of others located in the vicinity, because the hours of operation related to the assembly of persons shall be restricted as a Condition of Approval to ensure that they shall not conflict with typical professional office users onsite, and that all

users shall park onsite and not impact the limited street parking in the surrounding neighborhood; and

- E) That the proposed project will not substantially interfere with the orderly development of the City as provided for in this Division, as the size of the assembly area shall be restricted as a Condition of Approval.

WHEREAS, the Planning Commission by the following roll call vote APPROVED WAV11-00002, subject to conditions:

AYES: COMMISSIONERS: Gibson, Polcari, Skoll, and Uchima

NOES: COMMISSIONERS: Rizzo, Weideman, and Chairperson Horwich

ABSENT: COMMISSIONERS: None

ABSTAIN: COMMISSIONERS: None

NOW, THEREFORE, BE IT RESOLVED that WAV11-00002 filed by Christ Our Savior Anglican Church / Val W. Finnell, M.D. (Sartori Capellino LLC) to allow less than the required front and side setbacks for a church use on property located in the C1 Zone at 1108 Sartori Avenue, on file in the Community Development Department of the City of Torrance, is hereby APPROVED, subject to the following conditions:

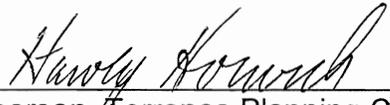
1. That the use of the subject property for a church shall be subject to all conditions imposed in Waiver 11-00002 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community 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 11-00002 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 VAR11-00001, CUP07-00024 and TTM069717.
4. That the applicant shall provide a noise report performed by a professional acoustical consultant, which verifies that when completed, this use will comply with the Torrance Noise Ordinance and will not disturb neighboring properties. Noise

- levels should be predicted for ten years after building permit application;
(Environmental)
5. That exterior building signage requires a separate review and approval;
(Environmental)
 6. That any electrical or mechanical equipment placed on the site shall be screened from view with materials that are compatible with the building. Staff approval of screening materials is required; (Environmental)
 7. That minimum 9 inch address numerals for this development shall be provided;
(Environmental)
 8. That all activities shall be conducted within the building and shall not reduce the amount of available parking; (Development Review)
 9. That no outdoor/parking lot events shall be conducted; (Development Review)
 10. That all rooftop equipment shall be screened as an integral part of the structure's architecture to the satisfaction of the Community Development Director;
(Development Review)
 11. That outside storage of supplies or equipment shall not be permitted; (Development Review)
 12. 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; (Development Review)
 13. That the final building plans shall reflect the area size for the leasehold spaces;
(Development Review)
 14. That the proposed site shall not be used for public food uses, such as, cafeterias, catering, or other similar uses, and that the proposed space shall not be leased or used by the general public, unless additional parking for any accessory uses has been provided to the satisfaction of the Community Development Director;
(Development Review)
 15. That if a full kitchen is provided, the applicant shall obtain the necessary Los Angeles County Health Department approvals; (Development Review)
 16. That the church activities which occur weekdays from 8 am to 5 pm, shall be limited to office/administrative duties, with the exception of occasional religious services/assembly during religious holidays, to ensure sufficient parking exists during typical business hours; and that any expansion of these hours of operation

requires prior approval of the Community Development Director; (Development Review)

17. That the hours of operation for the Sunday School classroom shall be the same as the Sunday church services, and that a maximum of ten children, five to 17 years of age, shall be allowed; (Development Review)
18. That the operation of a primary school, nursery or day care shall be prohibited at this location; (Development Review)
19. That the maximum size of the assembly area/sanctuary shall not exceed 1,260 square feet; (Development Review)
20. That the applicant will make reasonable effort to notify their congregation, visitors and guests not to park offsite in the commercial or residential neighborhoods, but that they shall utilize the onsite parking facilities, exclusively; (Development Review)
21. 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 2nd day of March 2011.



Chairperson, Torrance Planning Commission

ATTEST:



Secretary, Torrance Planning Commission

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

I, Gregg D. 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 16th day of March 2011, by the following roll call vote:

AYES:	COMMISSIONERS:	Gibson, Polcari, Skoll, Uchima, Weideman, Chairperson Horwich
NOES:	COMMISSIONERS:	Rizzo
ABSENT:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	None



Secretary, Torrance Planning Commission

RECOMMENDED CONDITIONS FOR VAR11-00001, IF APPROVED:

1. That the use of the subject property for a church shall be subject to all conditions imposed in Variance 11-00001 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 Planning Commission relied in granting approval;
2. That if this Variance 11-00001 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 for an additional period as provided for in Section 92.27.1;
3. That the applicant shall provide a noise report performed by a professional acoustical consultant, which verifies that when completed, this use will comply with the Torrance Noise Ordinance and will not disturb neighboring properties. Noise levels should be predicted for ten years after building permit application; (Environmental)
4. That exterior building signage requires a separate review and approval; (Environmental)
5. That any electrical or mechanical equipment placed on the site shall be screened from view with materials that are compatible with the building. Staff approval of screening materials is required; (Environmental)
6. That minimum 9 inch address numerals for this development shall be provided; (Environmental)
7. That all activities shall be conducted within the building and shall not reduce the amount of available parking; (Development Review)
8. That no outdoor/parking lot events shall be conducted; (Development Review)
9. That all rooftop equipment shall be screened as an integral part of the structure's architecture to the satisfaction of the Community Development Director; (Development Review)
10. That outside storage of supplies or equipment shall not be permitted; (Development Review)

11. 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; (Development Review)
12. That the final building plans shall reflect the area size for the leasehold spaces; (Development Review)
13. That the proposed site shall not be used for public food uses, such as, cafeterias, catering, or other similar uses, and that the proposed space shall not be leased or used by the general public, unless additional parking for any accessory uses has been provided to the satisfaction of the Community Development Director; (Development Review)
14. That if a full kitchen is provided, the applicant shall obtain the necessary Los Angeles County Health Department approvals; (Development Review)
15. That the hours of operation for church administrative purposes are weekdays, 8 am - 5 pm; additional administrative functions on the second Tuesday of each month, 7 - 10 pm; Bible Study Wednesday nights, 7 - 9 pm; and Sunday church services, 8:30 am - 1 pm.; and that any expansion of hours requires prior approval of the Community Development Director; (Development Review)
16. That the hours of operation for the Sunday School classroom shall be the same as the Sunday church services, and that a maximum of ten children, five to 17 years of age, shall be allowed; (Development Review)
17. That the operation of a primary school, nursery or day care shall be prohibited at this location; (Development Review)
18. That the maximum size of the assembly area/sanctuary shall not exceed 1,260 square feet; (Development Review)
19. That the applicant will make reasonable effort to notify their congregation, visitors and guests not to park offsite in the commercial or residential neighborhoods, but that they shall utilize the onsite parking facilities, exclusively; (Development Review)
20. That the applicants shall comply with all conditions of WAV11-00002, CUP07-00024 and TTM069717; (Development Review)
21. That fixed seating shall be installed in the sanctuary to a maximum of 32 seats and that this condition shall be reflected on the final building plans to the satisfaction of the Community Development Director; (Development Review)
22. 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 WAV11-00002, IF APPROVED:

1. That the use of the subject property for a church shall be subject to all conditions imposed in Waiver 11-00002 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 11-00002 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 VAR11-00001, CUP07-00024 and TTM069717.

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
Direct: (310) 543-6635 Fax: (310) 316-6827

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

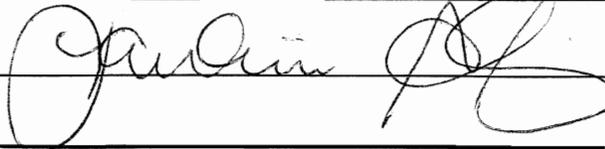
April 15,

all in the year 2011

the foregoing is true and correct.

Dated at Torrance

California, this 15 April 2011



*The Daily Breeze circulation includes the following cities:
Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

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2011 APR 18 AM 10:05

CITY CLERK'S OFFICE
TORRANCE, CALIFORNIA

Proof of Publication of

DB

DB 4-75
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., April 26, 2011 in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

VARI1-00001, WAV11-00002, CHRIST OUR SAVIOR ANGLICAN CHURCH (SARTORI CAPELLINO LLC): City Council consideration of an administrative appeal of a Planning Commission recommendation to approve a Variance to allow a church use with less than the required lot size and approval of a Waiver of required setbacks on property located in the C1 Zone at 1108 Sartori 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. 88-19, 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: April 15, 2011

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 April 15, 2011, I caused to be mailed 127 copies of the within notification for VAR11-00001, WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH (SARTORI CAPELLINO LLC) 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 April 15, 2011, at Torrance, California.



(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

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

Publish: April 15, 2011

SUE HERBERS
CITY CLERK



CITY OF TORRANCE
 POSTED BY
NSMP
 DATE: 04/18/11

CITY OF TORRANCE

NOTICE

Of Public Hearing

NOTICE IS HEREBY GIVEN that the CITY COUNCIL

will hear a request for **an administrative appeal of a Planning Commission's recommendation to approve a Variance to allow a church use with less than the required lot size and approval of a Waiver of the setback requirements on property located in the C1 Zone.**

Applicant: Christ Our Savior Anglican Church (Sartori Capellino LLC) Case Type & Case no.(s): VAR11-00001, WAV11-00002

Location: 1108 Sartori Avenue

Hearing date: April 26, 2011 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

www.TorranceCA.gov/Planning