

Council Meeting of  
April 26, 2011

**PUBLIC HEARING**

**SUPPLEMENTAL #1 TO ITEM 13A**

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

**Members of the Council:**

**SUBJECT: SUPPLEMENTAL #1 TO COUNCIL AGENDA ITEM 13A**  
**VAR11-00001, WAV11-00002: Christ Our Savior Anglican Church**  
**(Sartori Capellino LLC)**

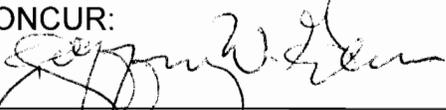
Attached for your consideration, please find the Variance **RESOLUTION**, which was omitted from Agenda Item 13A. Also attached is a copy of the Appeal Form. Lastly, the applicant provided correspondence for distribution to the Council, after the item was distributed.

Respectfully submitted,

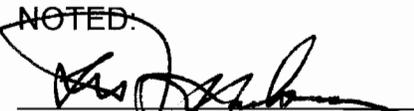
Jeffery W. Gibson  
Community Development Director

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

CONCUR:

  
\_\_\_\_\_  
Jeffery W. Gibson  
Community Development Director

NOTED:

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

**Attachments:**

- A. Variance Resolution
- B. Appeal Form
- C. Correspondence



**RESOLUTION NO. 2011-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 4, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A CHURCH USE WITH LESS THAN THE REQUIRED LOT SIZE ON PROPERTY LOCATED IN THE C1 ZONE AT 1108 SARTORI AVENUE.**

**VAR11-00001: 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 Categorical Exempted by the Guidelines for Implementation of the 2011 California Environmental Quality Act, Article 19, Section 15301 and 15305; 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 conducted a public hearing on March 2, 2011, to consider an application for a Variance filed by Christ Our Savior Anglican Church (Sartori Capellino LLC) to allow a church use with less than the required lot size in conjunction with a Waiver (referenced as WAV11-00002) to allow less the required front and side setbacks on property located in the C1 Zone at 1108 Sartori Avenue; 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 Planning Commission of the City of Torrance at its meeting of March 2, 2011, approved Waiver 11-00002 to allow less than the required front and side setbacks 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 Variance filed by Christ Our Savior Anglican Church (Sartori Capellino LLC) to allow a church use with less than the required lot size, in conjunction with a Waiver to allow less than the required front and side setbacks 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;
- C) That there are no unnecessary hardships resulting from the strict enforcement of the Official Land Use Plan; and
- D) That the project will substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan, because the proposed lot is substandard in area.

**NOW, THEREFORE, BE IT RESOLVED** that VAR11-00001 filed by Christ Our Savior Anglican Church (Sartori Capellino LLC) to allow a church use with less than the required lot size 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 26<sup>th</sup> day of April 2011.

\_\_\_\_\_  
MAYOR of the City of Torrance

ATTEST:

\_\_\_\_\_  
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

# CITY OF TORRANCE

## INTEROFFICE COMMUNICATION

DATE: March 16, 2011

**TO:** Jeffrey Gibson, Community Development

**FROM:** City Clerk's Office

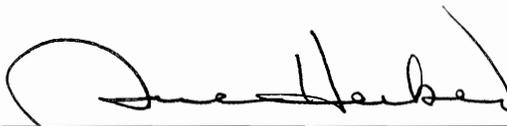
**SUBJECT:** Appeal 2011-03

Attached is Appeal 2011-03 received in this office on March 16, 2011 from LeRoy J. Jackson, City Manager, 3031 Torrance Boulevard, Torrance, CA 90503. This appeal is of the Planning Commission's approval on March 2, 2011 regarding VAR11-00001, WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH, Val W. Finnell, M.D. (Sartori Capellino, LLC) located at 1108 Sartori Avenue, Torrance, CA 90503. As the variance is automatically forwarded to the City Council, staff is administratively appealing the Waiver so that the entire case can be heard.

The appeal fee of \$250.00 is not applicable.

**SECTION 11.5.3. PROCEDURE AFTER FILING.**

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



Sue Herbers  
City Clerk

cc: Building & Safety  
City Council



# CITY OF TORRANCE

## APPEAL FORM

RECEIVED

2011 MAR 16 PM 4:15

**AN APPEAL TO:**

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

**RETURN TO:**

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

CITY OF TORRANCE  
CITY CLERK'S OFFICE

@center  
(le)

**RE:** VAR11-00001, WAV11-00002: CHRIST OUR SAVIOR ANGLICAN CHURCH  
 (Case Number and Name) VAL W. FINNELL, M.D. (SARTORI CAPELLINO LLC)

Address/Location of Subject Property 1108 SARTORI AVENUE  
 (If applicable)

**Decision of:**

- |   |   |
|---|---|
| <input type="checkbox"/> Administrative Hearing Board                           | <input type="checkbox"/> License Review Board           |
| <input type="checkbox"/> Airport Commission                                     | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission                               | <input type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit     |
|   | <input type="checkbox"/> Other _____                    |

**Date of decision:** 03/02/11      **Appealing:**    APPROVAL       DENIAL

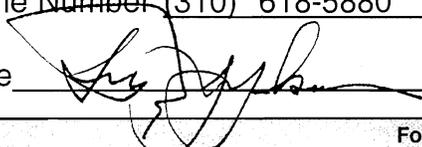
**Reason for Appeal:** *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

As the Variance is automatically forwarded to the City Council, staff is administratively appealing the Waiver, so that the entire case can be heard.

Name of Appellant LeRoy J. Jackson, City Manager

Address of Appellant 3031 Torrance Boulevard, Torrance, CA 90503

Telephone Number (310) 618-5880

Signature 

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



Report for  
Torrance City Council  
26 April 2011

## 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

## 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

- 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

## 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

## 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



## 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