

Council Meeting of  
**May 10, 2011**

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

Members of the Council:

**SUBJECT: Community Development - Adopt RESOLUTIONS reflecting April 26, 2011 City Council decision to approve a Variance and Waiver for property located in the C1 Zone at 1108 Sartori Avenue.**

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

**Expenditure: None**

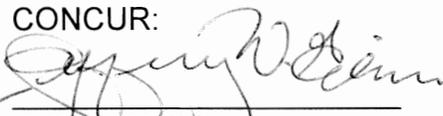
**RECOMMENDATION**

Recommendation of the Community Development Director that City Council adopt **RESOLUTIONS** reflecting City Council decision at the April 26, 2011 meeting to approve a Variance to allow a church use with less than the required lot size, in conjunction with a Waiver of required setbacks on property located in the C1 Zone at 1108 Sartori Avenue.

**BACKGROUND**

On April 26, 2011, the City Council considered an administrative appeal of a Planning Commission's approval of a Waiver to allow a church use with less than the required front and side setbacks, and a recommendation for approval of a Variance to allow less than the required lot size. The City Council voted 7-0 to approve the proposed project. As directed by the City Council, Resolutions of Approval have been provided for the City Council's consideration.

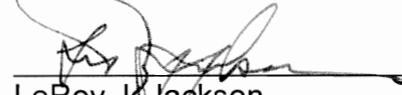
CONCUR:

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

Respectfully submitted,

Jeffery W. Gibson  
Community Development Director

NOTED:

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

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

Attachments:  
A. Resolutions



**RESOLUTION NO. 2011-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A VARIANCE AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A CHURCH USE 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 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 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 than the required front and side setbacks 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, 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 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 (referenced as WAV11-00002) 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, at its meeting of April 26, 2011, approved Variance 11-00001; 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 practical difficulties and unnecessary hardships will result from the strict enforcement of the lot size requirements, because the substandard sized lot for church uses is appropriate for professional office condominiums where the church facility is proposed to be located, has almost completed construction, the church facility will not be a standalone use, but will occupy only 1,310 square feet of the 10,800 square foot building structure;
- D) That the proposed project will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, because the scale of the project is compatible with the commercial uses onsite and the surrounding commercial, industrial and residential uses in the vicinity, and the proposed use's hours of operation qualify for joint use of the parking facilities onsite, and should not impact the surrounding parking offsite; and
- E) That the proposed project will not substantially interfere with the orderly development of the City as provided for in this Division, because the use is permitted in the zoning district, and is subject to all special conditions.

**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 APPROVED subject to conditions:

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.

Introduced, approved and adopted this 10<sup>th</sup> day of May 2011.

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MAYOR of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN FELLOWS III, City Attorney

By \_\_\_\_\_

**RESOLUTION NO. 2011-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN ADMINISTRATIVE APPEAL AND APPROVING 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, at its meeting of April 26, 2011, approved Waiver 11-00002; 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 unreasonable difficulties will result from the strict enforcement of the front and side setback requirements, because the professional office condominium building where the church facility is proposed to be located, has almost completed construction, the church facility will not be a standalone use, but will occupy only 1,310 square feet of the 10,800 square foot building structure, and the setbacks are adequate for an office building;
- D) That the proposed project will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, because the scale of the project is compatible with the commercial uses onsite and the surrounding commercial, industrial and residential uses in the vicinity, and the proposed use's hours of operation qualify for joint use of the parking facilities onsite, and should not impact the surrounding parking offsite; and
- E) That the proposed project will not substantially interfere with the orderly development of the City as provided for in this Division, because the use is permitted in the zoning district, and is subject to all special conditions.

**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 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 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.

Introduced, approved and adopted this 10<sup>th</sup> day of May 2011.

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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 \_\_\_\_\_