

AGENDA ITEM: 3.

DATE: 09-20-10

STAFF REPORT

CONDITIONAL USE PERMIT NO. 09-02

DATE: September 20, 2010

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Apostolic New Life Ministry, Inc.

LOCATION: 0.92± gross acres at 43233 7th Street East (approximately 150 feet north of Avenue K-8)

REQUEST: Construction of a 4,881 square-foot addition to an existing church in the R-7,000 Zone

RECOMMENDATION: Adopt Resolution No. 10-40 approving Conditional Use Permit No. 09-02.

BACKGROUND:

- On April 19, 2010, the Planning Commission granted the applicant's request to continue the project.
- On June 8, 2010, the Planning Department received a set of revised site plans.
- On July 19, 2010, the Planning Commission approved Conditional Use Permit 10-14 for New Life Ministry to operate a church located at 43145 Business Center Parkway.

ENVIRONMENTAL REVIEW: The project is classified as a categorical exemption from the California Environmental Quality Act (CEQA) under Class 1(e), Section 15301 (Existing Facilities) of the State CEQA Guidelines. This section states that additions to existing structures less than 10,000 square feet are exempt from the provisions of CEQA, provided that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and that the area in which the project is located is not environmentally sensitive.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 500-foot radius of the project, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: Apostolic New Life Ministry, Inc., is requesting a conditional use permit for an expansion of the existing church facility. Currently, a church office totaling 2,195 square feet, eleven on-site parking spaces, and landscaping along 7th Street East exist on-site. The current building is being utilized as a church office; no on-site services are being conducted at this site. The applicant is proposing to construct a 4,881 square-foot sanctuary, landscaping along the north, east, south and portions of the western property lines, and 46 on-site parking spaces. The proposed sanctuary addition would connect to the existing building for an ultimate square-footage of 7,076 square feet. The church addition would be constructed and designed to match the existing building. The proposed natural color scheme with stone trim would integrate the church site into the surrounding neighborhood.

The proposed addition includes a 2,936 square-foot sanctuary, 499 square-foot foyer, 676 square-foot choir area, 34 square-foot sound room, and restroom facilities. The main entrance is located on the eastside of the building, which leads into a foyer. Due to financial difficulties it is unknown as to when construction of the new church addition would begin. Currently, Apostolic New Life Ministry is conducting church services at 43145 Business Center Parkway, located in the Lancaster Business Park, until funding is available for the new construction.

The applicant has indicated that the primary use of the church facility would occur from 9:00 a.m. until 9:00 p.m. on Sunday, and from 5:00 p.m. until 9:00 p.m. Monday through Wednesday. These activities may include, but not limited to, additional classes, smaller services, special events, and weddings; however, the hours would not extend beyond 9:00 p.m.

A 20-foot-wide landscaped area would be added along the eastern portion of the site (7th Street East). Additional landscaping would be installed on-site to include a 10-foot-wide xeriscape landscape planter to the south, and a 6-foot-wide xeriscape landscape to the north. Evergreen trees would be planted every 30 feet on center to create a buffer to the residences to the north and south of the site. A 6-foot high decorative masonry wall would be provided along the northern, southern, and western property lines. The applicant has been conditioned to post signs stating "No Loitering" and "No Loud Music" in the parking lot. This would help reduce impacts on the residential community surrounding the project site.

Ingress and egress would be provided from a 28-foot-wide driveway on 7th Street East. Parking for the proposed use is calculated at one space for every five fixed seats. The proposed worship area would have 246 fixed seats, and would be required to provide 50 ($246/5 = 50$) on-site parking spaces. Based on the size and configuration of the site, the applicant proposes to provide 46 on-site parking spaces. The applicant requested a 10% parking adjustment to reduce the required parking to 45 spaces. After careful review and several redesigns, and the fact that families drive together, staff approved the applicant's request. Therefore, based on the new calculation, 45 parking spaces would be provided to bring the site into conformance with the parking for the proposed use.

PC Staff Report
Conditional Use Permit No. 09-02
September 20, 2010
Page 3

Staff is recommending approval of the church facility based on the site having sufficient area to accommodate the proposed development, adequate access and services being available for the use, and the lack of adverse effects on nearby residential uses.

Respectfully submitted,

Randie Davis, Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 10-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 09-02

WHEREAS, a Conditional Use Permit has been requested by Apostolic New Life Ministry, Inc., for the construction of a 4,881 square-foot addition to an existing church in the R-7,000 Zone on 0.92± gross acres of land, located at 43233 7th Street East (approximately 150 feet north of Avenue K-8), as shown on the attached site map; and

WHEREAS, notice of intention to consider the granting of a Conditional Use Permit has been given as required in Article V of Chapter 17.32 of the Lancaster Municipal Code, and in Section 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of this application, subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on September 20, 2010; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this conditional use permit subject to conditions; and

WHEREAS, the proposed project is categorically exempt under Section 15301 (Existing Facilities) of the State Guidelines for the implementation of the Class 1(e) California Environmental Quality Act, and a Notice of Exemption will be filed with the County Clerk of Los Angeles County; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this application:

1. The proposed church facility would be in conformance with the General Plan land use designation of UR (Urban Residential 2.1 – 6.5 dwelling units per acre) for the subject property, as follows and with Objective 1.4 and Specific Actions 18.1.5(b), 19.1.4(b), and 19.1.5(d) of the General Plan states as follows:

Objective

- 19.2 “Integrate new development with established land use patterns through quality infill to enhance overall community form and create a vibrant sense of place.”

Specific Actions

- 19.2.1(a) “Through the development review process, apply Community Design guidelines in a manner that would allow for the creation of visual identity and character in new growth areas and the preservation of such in existing neighborhoods.”

Specific Actions

- 19.2.2(a) “Through the development review process, apply Community Design guidelines, implementing sustainable design principles in neighborhoods and commercial districts. These principles will provide a mix of uses, inviting gathering spaces, attractive architecture, and walkable streets.”

The adequate landscaping and setbacks would be provided for the development to create a transition between the residential areas to the north, east, south, and west. Building setbacks would be provided that are consistent with the proposed size and scale of the building, and the building would utilize building materials, accent colors, and architectural elements to provide visual interest and diversity. The enhanced landscaping along 7th Street East would provide an comforting and inviting environment along the pedestrian pathway.

2. The requested use at the location proposed would not:
 - a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, because the proposed hours of operation are from 9:00 a.m. until 9:00 p.m. on Sunday, and from 5:00 p.m. until 9:00 p.m. Monday through Wednesday, which are compatible with nearby residential uses north, east, south and west. Sufficient on-site parking would be provided as part of the proposed project.
 - b. Be materially detrimental to the use, enjoyment, or valuation of property located in the vicinity of the site, because residential land use exists to the north, east, south, and west and is zoned R-7,000. The landscape areas would have a combination of trees, berms, hedges, and various other planting materials. In addition, a 20-foot-wide landscape planter with hedges would be provided along 7th Street East, as well as landscaping along the northern and southern property lines. The proposed 20-foot-wide landscaped setback would integrate the church site into the residential neighborhood. The proposed building is of a height compatible with the height limits of the residential zone areas, and is designed with adequate setbacks from the adjacent streets.
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare, because adequate parking for the church facilities would be provided.
3. The proposed .92± gross acre site is adequate in size and shape to accommodate the building, landscape setback, 46 parking spaces, and other development features prescribed in the Zoning Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
4. The proposed site is adequately served:

- a. By 7th Street East which is, or would be, of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By adequate sewer, water, gas, and other urban services which exist, or can be provided to the site in a phased manner, as development occurs.

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby approves Conditional Use Permit No. 09-02, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 20th day of September 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster

ATTACHMENT TO PC RESOLUTION NO. 10-40
CONDITIONAL USE PERMIT NO. 09-02
CONDITIONS LIST
September 20, 2010

GENERAL ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 10-23 for Conditional Use Permits shall apply except for Condition No. 47-49.
2. The applicant shall be limited to the following hours of operation, from 9:00 a.m. until 9:00 p.m. on Sunday, and from 5:00 p.m. until 9:00 p.m. Monday through Wednesday. The applicant shall be required to contact the Planning Department should they wish to modify their hours of operation.
3. Per the direction of the Planning Director, install evergreen trees planted every 30 feet on center along the northern and southern property lines.
4. Per the direction of the Planning Director, install landscaping along the eastern portion of the existing building as shown on the site plan and preliminary landscape plans.
5. Per the direction of the Planning Director, install a 3-foot high landscape hedge around the perimeter of the landscape area located on the east side of the site. Hedge shall be maintained in perpetuity.
6. Per the direction of the Planning Director, the applicant shall post signs stating "No Loitering", and "No Loud Music", in the parking lot.
7. Per the direction of the Planning Director, the applicant shall stucco the trash enclosure to match the new building.
8. The new building shall be designed to incorporate roof access from the building interior (eliminate external climbing ladder).
9. Switch/electronic gear location shall be incorporated into the design of the building, and not located on the exterior.