



HAWTHORNE PLANNING COMMISSION STAFF REPORT AGENDA ITEM PC-2024-13

DATE: May 30, 2024

SUBJECT: Holy Resurrection Church – Addition and alteration.

FROM: Gregg McClain, Director of Planning and Com. Dev.

BY: Anais Bermudez, Planning Assistant

PROJECT INFORMATION

SUMMARY: **Design Review DR-2024-0004:** A request to approve the renovation and expansion of an existing church and school development within the R-3 (High Density Residential) zone. The remodeled building will include widened side aisles, new tower/elevator, offices, kitchen, various rooms for school operations, outdoor deck, partial new roof, and new roof dome.

LOCATION: 4951 W. 119th St.
APNs: 4141-011-019

APPLICANT: Icon & Ikon, Inc.

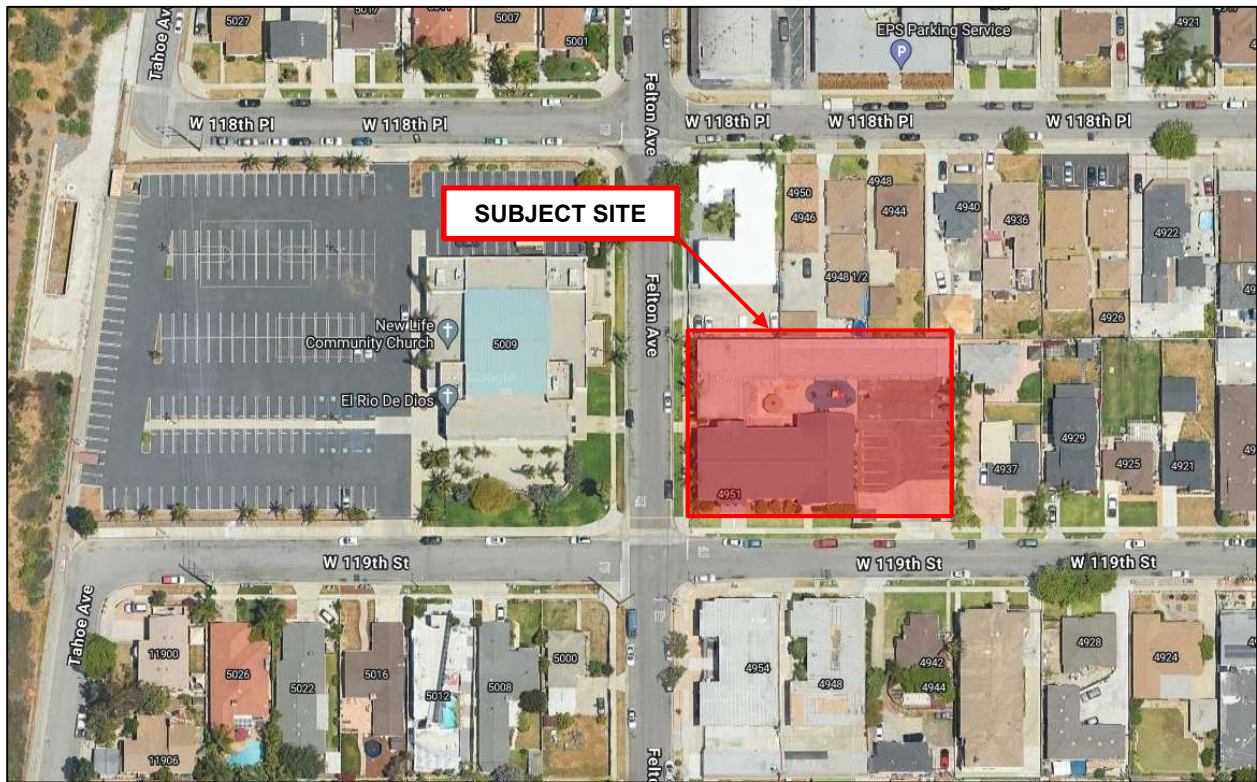
REPRESENTATIVE: Ugo Mbelu, Icon & Ikon

PROJECT DESCRIPTION

Design Review Application No. DR-2024-0004 is a request to approve the renovation and expansion of the existing church and school facilities. The church was previously occupied by the River of God International Ministry. The design proposes modifications to the interior, exterior, and landscaping. Notable design features include a new tower enclosing an elevator, roof dome, rooftop deck and outdoor deck.

As shown on the vicinity map below, the subject site is located on the north side of 119th St. to the east of Felton Ave. To the west of the site, across Felton Avenue, is another assembly use occupied by New Life Community Church. The adjacent uses to the north, south, and east, are residential.

Vicinity Map



Existing Building

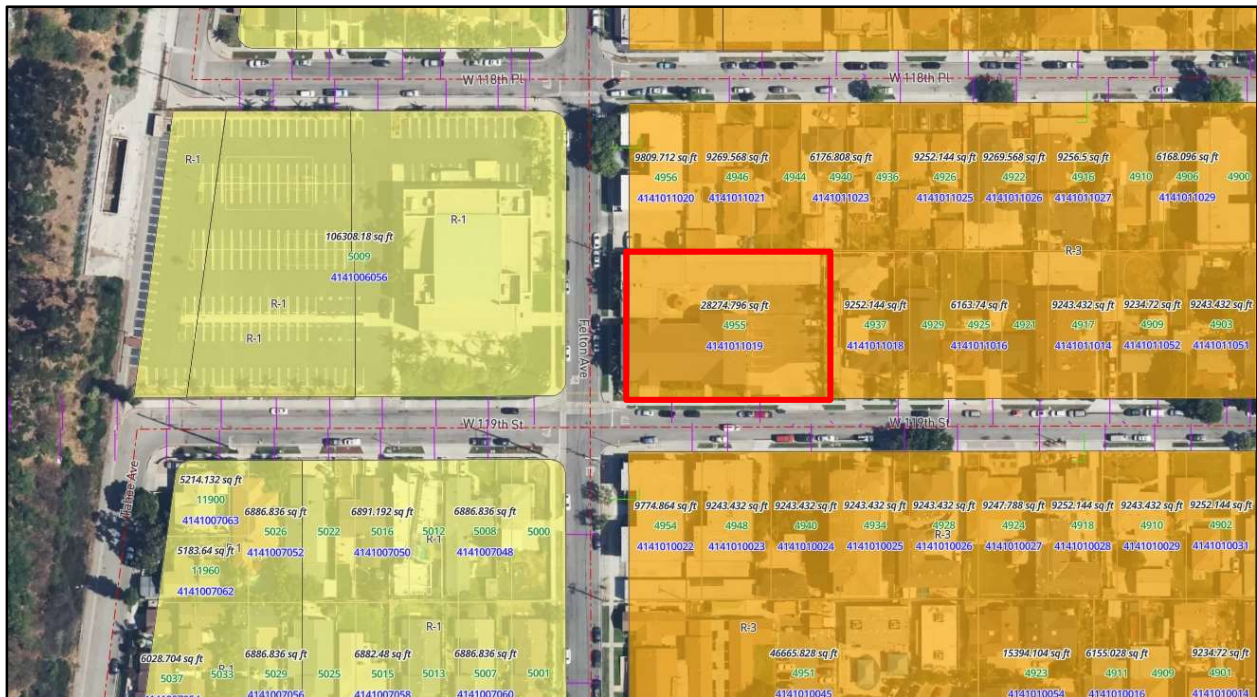
View looking north.



View looking east.



Current Conditions
Holy Resurrection Church and School



The project site is approximately 28,270 square feet with 8,935 square feet of floor area. The remodel and expansion will result in 10,260 square feet of floor area.

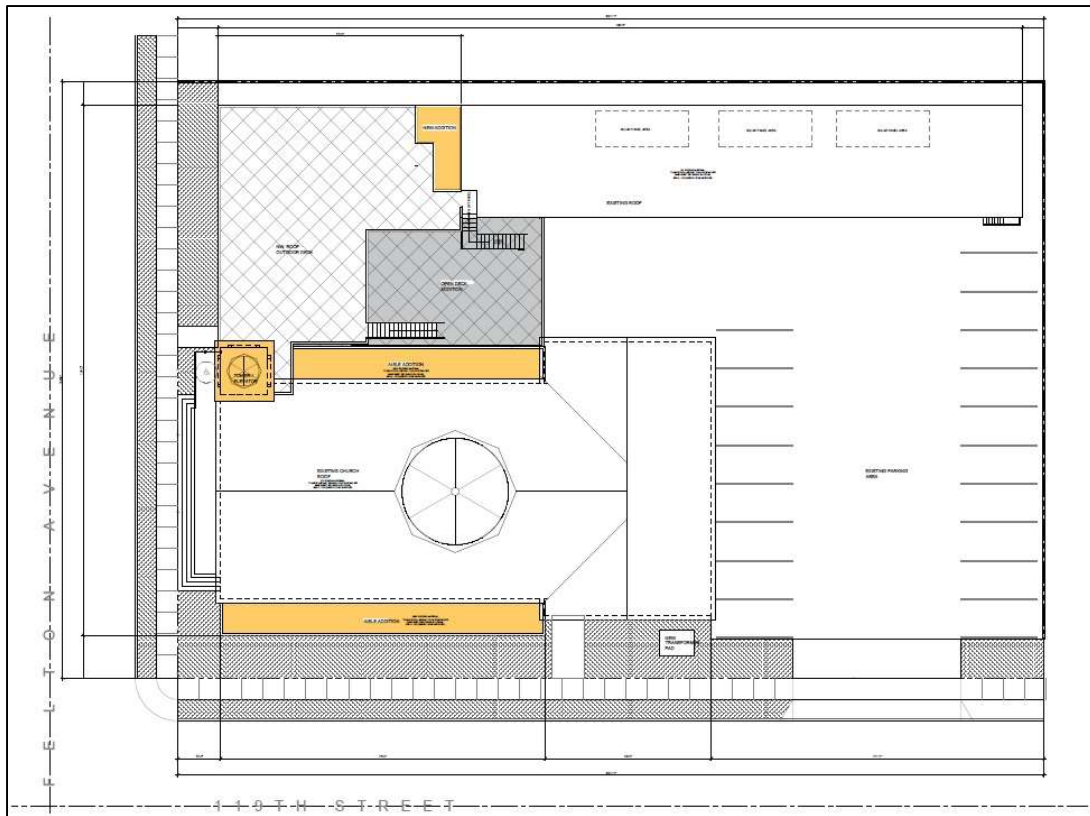
Project Design



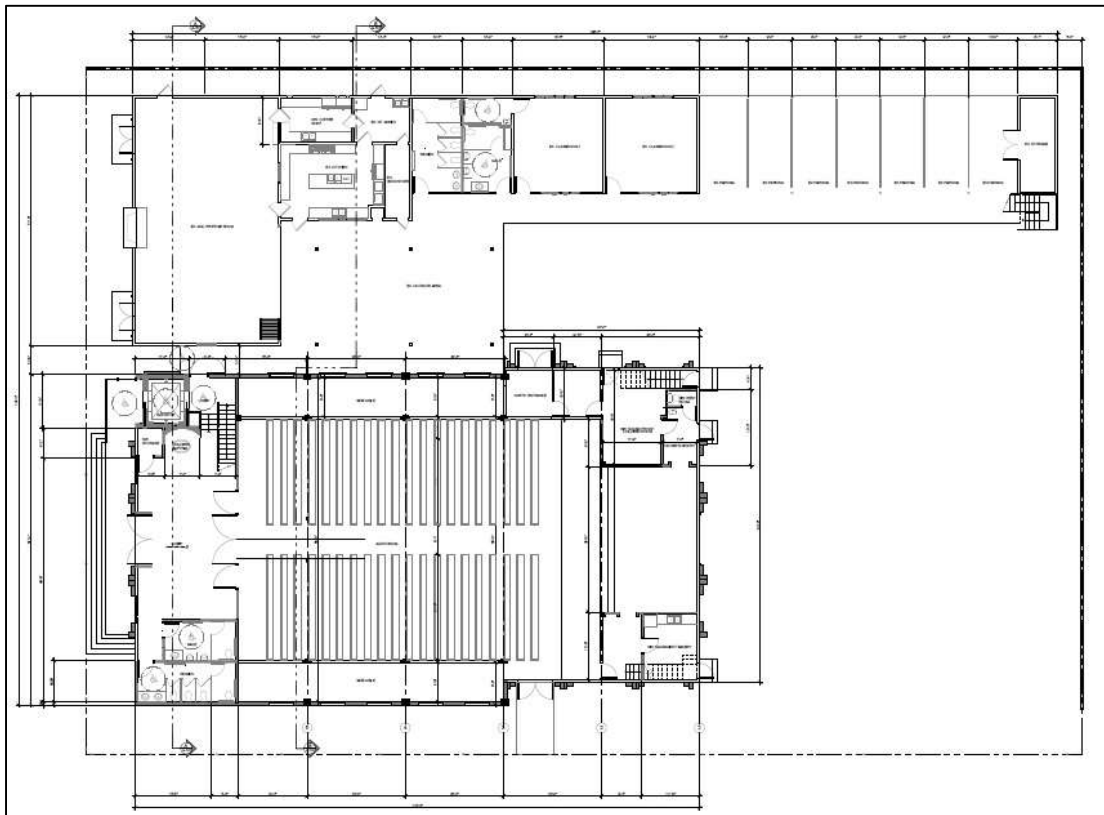
Holy Resurrection Church and School has proposed a partial demolition, addition, and renovation of the existing church and school. Proposed facade improvements will include relocating doors and windows and adding arches above these openings. Additionally, a new steeple and roof dome will be key design elements of the structure. Although these features are common at places of worship, their structural design will be evaluated by the City's Building and Safety Department during the permitting process.

In addition to exterior updates, interior modifications have been proposed as well. Most of the walls on the first floor will be demolished to redesign the auditorium and alter. Entrances on the sides of the auditorium have been enclosed and the new entrance will be at the rear of the auditorium. The aisles flanking the main auditorium will each be widened to 8 feet. Further, existing space has been reconfigured to create a new bakery for internal use. On the same floor, a children's room has been added as well as an elevator and storage.

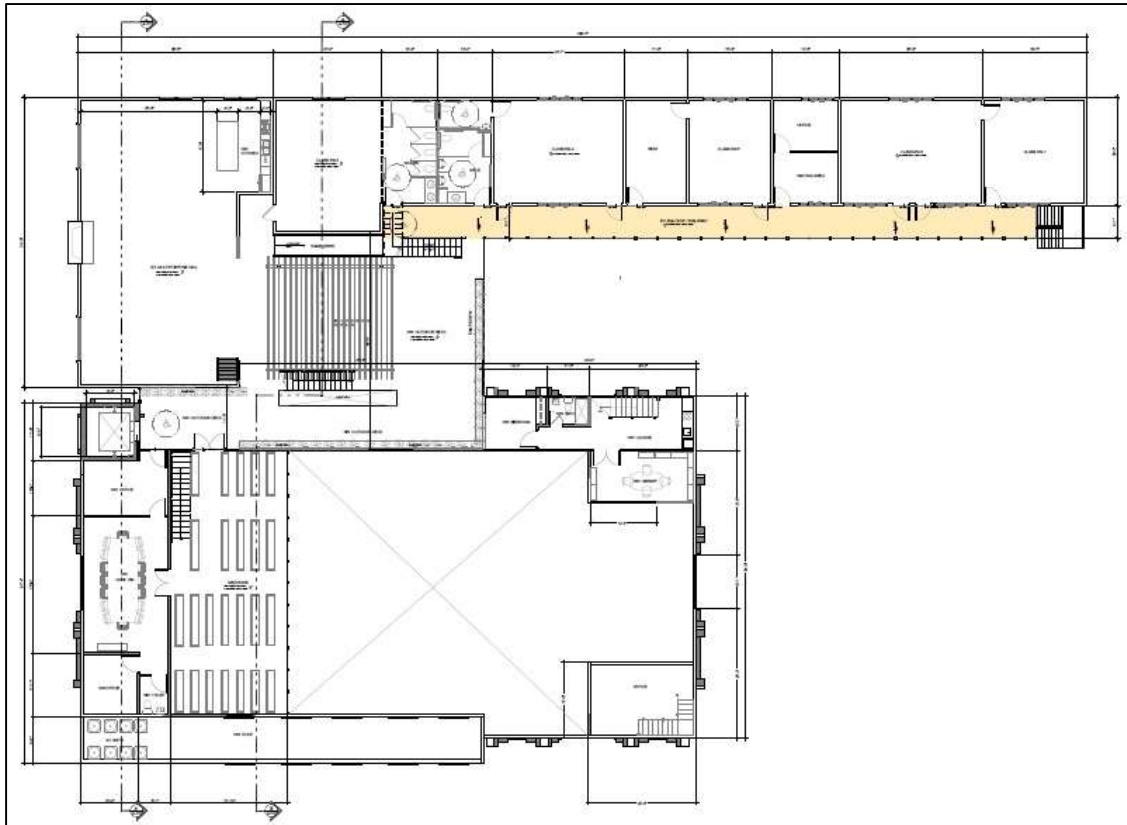
Currently, the second floor has a mezzanine, three offices and miscellaneous school rooms. The mezzanine will remain and be served by new staircases. The plan proposes the addition of two offices, conference room, library, and lounge. What was previously two detached buildings will now be connected by an outdoor deck on the second floor. This area will be accessible by stairs and elevator. Existing spaces on the second floor include a multipurpose room, classrooms, offices, and restrooms.



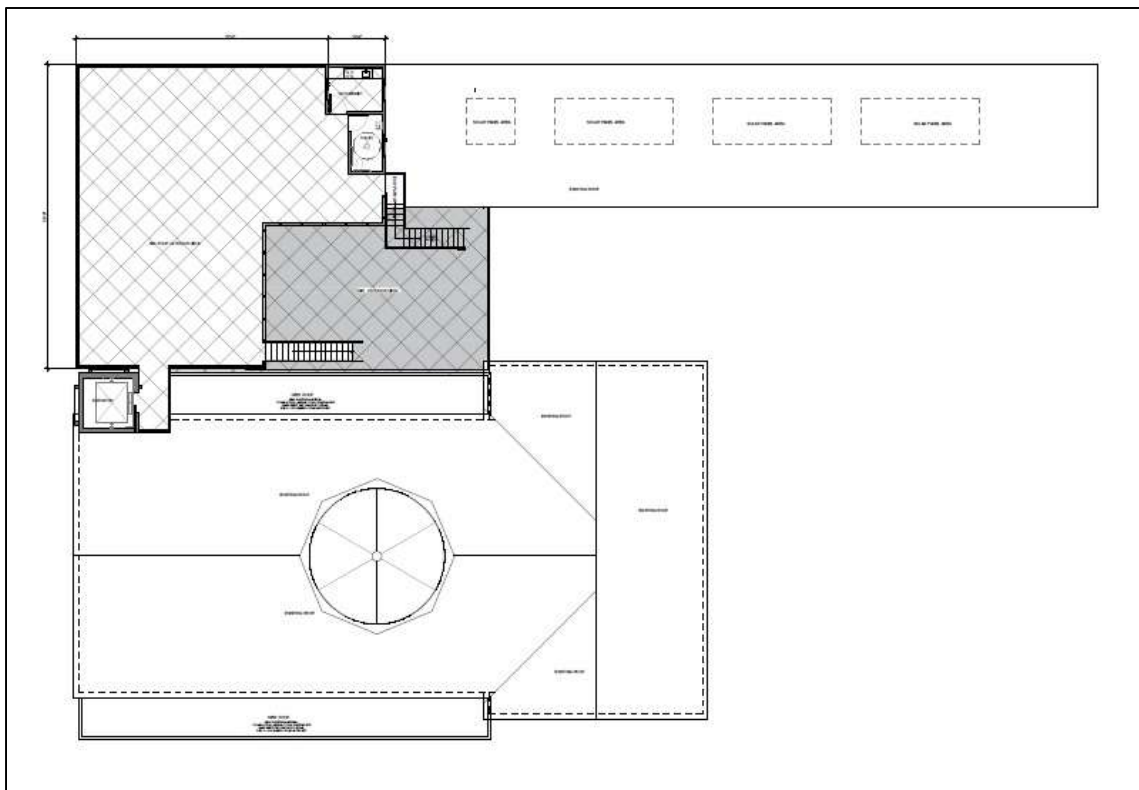
Site Plan – Highlighted areas are the widened aisles, new tower, and new rooftop kitchenette and restroom.



First Floor Plan



Second Floor Plan – Highlighted area is the existing annex balcony and walkway.



Third Floor Plan

Roof Elements

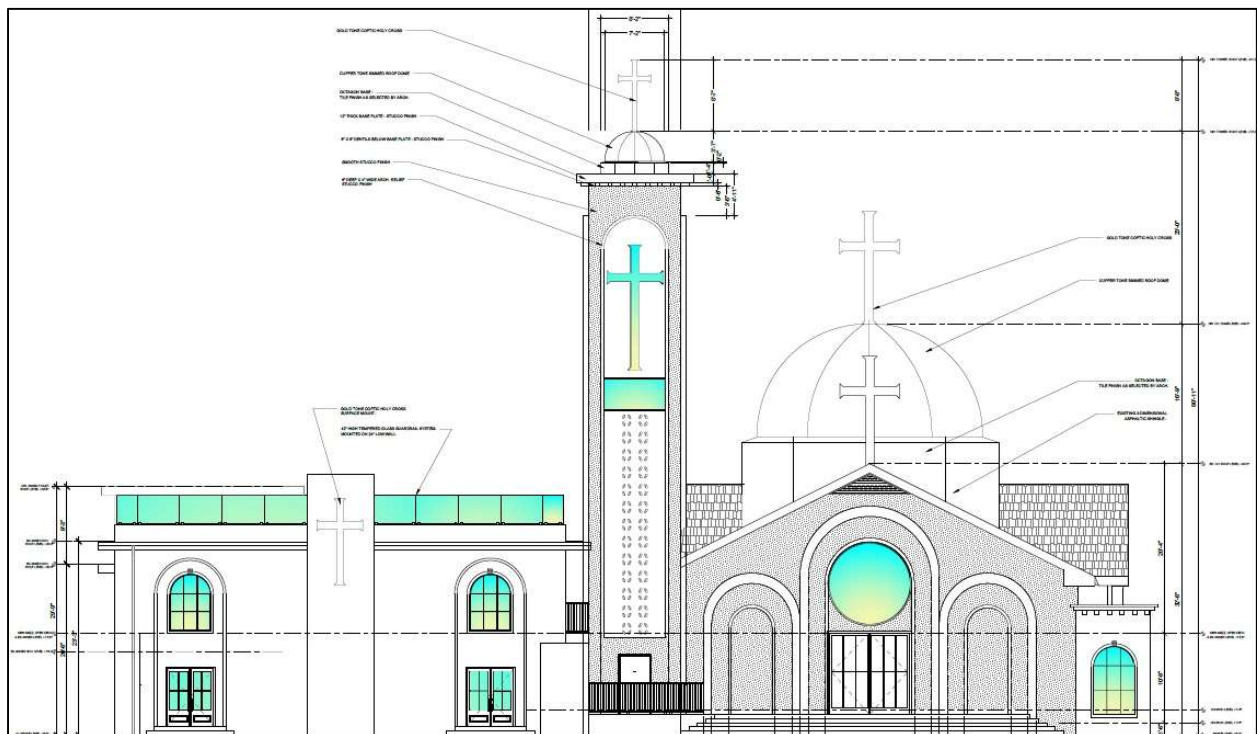
The project has two detached structures with different roof styles. The building containing the main auditorium has a classic gable roof while the “annex” structure has a flat roof. The gable roof will remain the same style, but will be modified to accommodate a new octagon base and roof dome. The height of the roof is 32’-6” and the height to the top of the proposed dome is 49’-3”.

The annex structure has an existing height of 20'-6". This is proposed to increase to 29'-9" to accommodate the new roof deck and restroom. This area will total approximately 2,600 sq. ft. and will be fully enclosed by a 42" tempered glass guardrail.

Another deck has been proposed on the second floor connecting the detached structures. The deck will be accessible from the mezzanine in the main auditorium as well as by elevator, and a flight of stairs. The 1,600 sq. ft. space will be partially covered by a trellis.

Tower

The project includes the addition of a tower which is proposed at a height of 72'-3". The tower will be functional as it serves as an elevator shaft accessible at four levels. The three base levels open to common spaces while the fourth landing opens to a glass window. The tower continues upward and will feature decorative gold and copper emblems.



Landscaping

The site design also includes landscaping and irrigation plans. Proposed tree and shrub varieties include Citrus, Olive, and Blue Ice Yellowwood. The vibrant colors of the landscaping will enhance the building's appearance and beautify the street frontage.



Citrus tree



Olea europea / Olive



Podocarpus s. 'Nymphaea' /
Blue Ice Yellowwood



Dianella s. 'Little Rev' / Flax Lily



Dietes bicolor / Fortnight Lily



Graptopetia 'California Sunset'



Lantana s. 'New Gold' /
New Gold Lantana



Lomandra l. 'Breeze' / Breeze Mat-Rush



Myoporum p. 'Fine Leaf Form' /
Creeping Boobiala



Rhampholepis umbellata 'Minor'



Salvia l. 'Santa Barbara' / Mexican Sage



Senecio mandraliscae



Westringia f. 'Mundi' /
Mundi Coast Rosemary

GENERAL PLAN, ZONING, AND OTHER POLICY PLANS

The subject property is located within the High Density Residential (R-3) zone, the General Plan designation is High Density Residential. As shown in the maps below – the current zoning is in conformity with the General Plan designation:

Zoning Map



General Plan Map



Design Review

The Hawthorne Municipal Code (HMC) contains various minimum requirements applicable to all properties within the High Density Residential (R-3) zone as it relates to design of a project site. A Design Review is required for projects involving new construction of more than 1,000 sq. ft. and projects that are adjacent to residentially zoned properties.

The subject site is proposing a renovation and expansion over 1,000 sq. ft. and is adjacent to residentially zoned properties and thus requires the review defined in Chapter 17.99 – Design Review.

Colors:

The renovation and expansion is designed with a range of materials and colors and will evoke an exterior facade of a traditional place of worship. These color and finish combinations serve as the required base, accent, and trim colors and meet the requirements of the design review regulations and HMC Section 17.99.110 D. 2., which states that selected colors shall be consistent with the color schemes commonly found in the architectural style of the building.

Height:

The project includes two detached structures that fall well within the 45 ft. maximum height limit of the zone class. The building which houses the auditorium is 32'-6" in height and the applicant is proposing no change. The adjacent structure is 23'-3" in height and will increase to 29'-9" with the addition of the rooftop deck.

The design elements such as the roof dome and tower do exceed the zone's maximum height limitation. However, HMC Section 17.20.170 D. makes the following allowance, "In a residential zone, buildings and structures may exceed the height limits established by this classification; provided, any required yard or open space adjacent to a perpendicular wall which exceeds the height limit shall be increased one foot in width for each foot such wall exceeds the height limit". Therefore, the height proposed conforms to the required zoning regulations.

Landscaping:

The applicant provided Staff with landscaping plans as required per HMC Section 17.99.040(D) – Applicability. The site has approximately 2,240 sq. ft. of landscape area which includes the perimeter, and along the building as well. The landscaping plans indicate the type, size, and location of all proposed plantings (attachment 1).

Prior to the granting of a Design Review four specific findings are required, as follows:

1. The location, size, design and characteristics of the proposed project will be compatible with and will not be detrimental to the public health, safety, or welfare of persons residing in or working in or adjacent to the proposed project;

The property is located on the north side of West 119th Street and east of Felton Avenue. The site is surrounded by residential properties to the north, east, and south. To the west, across Felton Avenue, is another place of worship, New Life Community Church. According to the HMC Section 17.14, places of worship are permitted in residential zones. Therefore, the location of the church is compatible with the Zoning Code.

The HMC does not impose a maximum lot coverage on churches or other religious assembly uses in residential zones. (HMC 17.20.170 B.) Therefore, the proposed building size of 10,260 sq. ft. and lot coverage of 35 percent is not an issue. The design includes updates to the architectural facade which include a new roof dome, tower, and exterior millwork. Other changes include the reconfiguration of doors and windows. The overall church design is traditional and commonly seen at other churches in the City.

Another characteristic of the design is the landscaping which will beautify and enhance the remodeled building. Overall the proposed changes are typical of places of worship and do not stand out in the neighborhood.

2. The proposed design is suitable for its purpose, is harmonious with and relates properly to, the surrounding neighborhood, contiguous parcels, and the site itself.

The proposed design will update the property by introducing a new building style and fresh landscaping. The proposed classrooms, common spaces, and assembly hall are typical and appropriate for the intended use. Further, the immediate neighborhood is home to two other large churches, confirming the current and future design of the site is harmonious with the neighborhood.

3. The overall design will be of quality that will preserve the integrity of, and upgrade, the existing neighborhood.

The remodeled facade and new landscaping will improve the aesthetics of the site. The proposed trees along the street frontage will provide greenery and bright colors to the current exterior which is not landscaped. These improvements are an upgrade from the current conditions.

Additionally, the remodel will present an opportunity to add new materials to the facade which include decorative millwork around the doors and windows. The rooftop deck will be enclosed with glass, adding a sleek visual element. The height and scale of the project is customary of places of worship and is similar to other churches within a one block radius. The modifications do not overwhelm the parcel and therefore, the preservation and integrity of the neighborhood, specifically of those residential properties directly adjacent to the subject site, is achieved.

4. The design of the proposed project is in accordance with the general plan and all applicable provisions of the zoning ordinance.

The proposed project is consistent with the General Plan and General Plan designation, High Density Residential (R-3), of the site for the following reasons:

- The Land Use Element of the General Plan designates the property as High Density Residential, which accommodates neighborhoods with triplexes, fourplexes and multifamily units. Per HMC 17.14.020, places of worship are also permitted in the residential zones. Therefore the use is compliant with the General Plan and HMC.
- Goal 2 of the Land Use Element of the General Plan encourages efforts to ensure existing and future development will remain compatible with surrounding desirable uses. Policy 2.8 specifies that the City shall preserve the character of the City's residential neighborhoods. The existing building and its education and assembly uses are harmonious with the surrounding neighborhood. The church has conducted its operations in an orderly manner without disturbing the surrounding neighborhood. Further, the on-site parking reduces the demand for street parking on the adjacent streets. Therefore, the proposed new update and expansion of the building will meet the goal of this policy in that the renovation and expansion will maintain its compatibility with the surrounding uses.

DISCUSSION

The Building and Safety Department provided comments to ensure the work conducted on site will comply California Building Code. The Police Department did not express any concerns following their review of the proposal. This Design Review has also been submitted to the County of Los Angeles Fire, Land Development Unit for review.

The applicant must comply with all business license requirements, signage, noise and nuisance regulations. These requirements will be placed within the conditions of approval of the Planning Commission Resolution.

PUBLIC HEARING NOTICE

Notice of the public hearing for this item was provided in accordance with Chapter 17.06 of the HMC. The Planning Department published a public hearing notice in the local paper on May 23, 2024, and mailed notification to property owners within a 300-foot radius of the site.

ENVIRONMENTAL ANALYSIS

Design Review Application No. DR-2024-0004 is Categorically Exempt from CEQA per CEQA Guidelines Section 15301, Class 1. The proposed development does not intensify the use as there will not be additional seating for attendees. Further, the proposed addition matches the example from subsection (e) of Section 15301 as it does not exceed fifty percent of the existing floor area, or 2,500 square feet. The existing building is 8,935 square feet, and with the renovation and expansion, will result in a 10,260 square foot building. The parcel is approximately 10,270 square feet and is located in the R-3 (High Density Residential) zone.

RECOMMENDATION

Based on the analysis of the issues and conditions of approval, the proposal complies with the HMC and will not result in negative impacts to the surrounding neighborhood. Accordingly, Staff recommends that the Planning Commission adopt PC Resolution 2024-13 (Attachment 2) approving Design Review Application DR-2024-0004.

ATTACHMENTS

1. Site Plans/Landscaping Plans
2. PC Resolution 2024-13