



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT No. 02-124
CONDITIONAL USE PERMIT

RPC CONSENT DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE September 24, 2008	

APPLICANT Agape Renewal Ministry	OWNER Agape Renewal Ministry	REPRESENTATIVE KU & Associates, Inc.
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REQUEST
Conditional Use Permit: To authorize the establishment of a new church and related uses facilities in three buildings consisting of a chapel, class rooms and parking in the R-1-12,000-DP zone.

LOCATION/ADDRESS Northwest corner of Brea Canyon Cutoff Road and Balan Road	ZONED DISTRICT San Jose		
ACCESS Via Brea Canyon Road to the north	COMMUNITY Rowland Heights		
	EXISTING ZONING R-1-12,000-DP		
SIZE 3.43 Acres	EXISTING LAND USE Vacant Land	SHAPE Triangular	TOPOGRAPHY Sloping

SURROUNDING LAND USES & ZONING

North: Church, Multifamily Residences/A-1-20,000	East: Multifamily Residences/RPD-10,000-13U, A-1-20,000
South: Single Family Residences/R-1-12,000-DP	West: Single Family Residences/A-1-10,000

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	N/A	N/A	N/A
Area/Community Rowland Heights Community General Plan	Non Urban 2	0.3 to 1 unit/acre	See Staff Report

ENVIRONMENTAL STATUS
 Negative Declaration

DESCRIPTION OF SITE PLAN
 The subject property is triangular in shape, with sloping topography. The applicant's site plan depicts the 3.4-acre subject property with three buildings consisting of a new 6,902 square-foot one-story chapel, 8,802 square-foot two-story classroom building and 31,196 square-foot two-story parking structure. The chapel building is located at the center of the property and according to the Occupancy Load determined by the County Engineer, it can hold a maximum of 403 people. To the north, there is the parking structure that contains a total of 96 parking spaces, which meet the County's parking requirement. The remainder of the project site is comprised of landscaping and walkways made of permeable and non-permeable pavement materials. Access to the subject property is via a 26-foot driveway from Brea Canyon Cutoff Road to the south.

- KEY ISSUES**
- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements
 - Compatibility with Rowland Heights Community Plan
 - Compatibility with Rowland Heights Community Standard District *(If more space is required, use opposite side)*

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor