

	<b>Los Angeles County Department of Regional Planning</b> 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6443 <b>PROJECT NUMBER 2294-(1)</b> <b>CONDITIONAL USE PERMIT 200900029</b>	<b>HEARING DATE</b> April 7, 2010	<b>AGENDA ITEM</b>
		<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>
<b>APPLICANT</b> Steve Ogata	<b>OWNER</b> Evergreen Baptist Church	<b>REPRESENTATIVE</b> Stan Wong	
<b>PROJECT DESCRIPTION</b> The proposed project consists of the continued operation of an existing church. No new construction is proposed. 5,883 square feet of additional landscaping is proposed.			
<b>REQUIRED ENTITLEMENTS</b> Conditional use permit to allow the continued operation of a church, a use subject to permit in the A-1-6,000 (Light Agricultural – 6,000 Square Foot Minimum Lot Size) Zone.			
<b>LOCATION/ADDRESS</b> 323 Workman Mill Road, Unincorporated La Puente			
<b>SITE DESCRIPTION</b> The subject property is relatively flat and consists of three parcels developed with 80,239 square feet of church facilities that include a 38,500 square foot two-story sanctuary building used for assembly, offices and storage; eight single story buildings (37,834 total square feet) used for classrooms, offices and storage; a 2,800 square foot Quonset hut used for storage, a 1,092 square foot guest house; a 496 space parking lot; basketball court and a sports field. The property is landscaped, well maintained and the perimeter is secured by fencing and gates.			
<b>ACCESS</b> Workman Mill Road and Coberta Avenue		<b>ZONED DISTRICT</b> Puente	
<b>ASSESSORS PARCEL NUMBER</b> 8112-015-013, 8112-011-060 & 8112-012-039		<b>COMMUNITY</b> Avocado Heights	
<b>SIZE</b> 14.56 Acres		<b>COMMUNITY STANDARDS DISTRICT</b> Avocado Heights	
	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>	
<b>Project Site</b>	Church	A-1-6,000 (Light Agricultural – 6,000 Square Foot Minimum Lot Size) Zone	
<b>North</b>	Single-family Residence		
<b>East</b>	Single-family Residence, Nursery & Vacant		
<b>South</b>	Single-family Residence, Church, Commercial		
<b>West</b>	Single-family Residence & Vacant		
<b>GENERAL PLAN/COMMUNITY PLAN</b> Countywide General Plan	<b>LAND USE DESIGNATION</b> Public and Semi-public Facilities Low Density Residential	<b>MAXIMUM DENSITY</b> NA 1 to 6 Dwelling Units per Acre	
<b>ENVIRONMENTAL DETERMINATION</b> Class 1 Categorical Exemption – Existing Facilities			

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

**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* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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