

REGIONAL PLANNING COMMISSION TRANSMITTAL	HEARING DATE April 7, 2010
	ITEM 8
	CONTINUED TO

**PROJECT NUMBER 2294-(1)
CONDITIONAL USE PERMIT 200900029**

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REVIEWED BY: Marina



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER 2294-(1)
CONDITIONAL USE PERMIT 200900029

HEARING DATE April 7, 2010	AGENDA ITEM 8
RPC CONSENT DATE	CONTINUE TO

APPLICANT Steve Ogata	OWNER Evergreen Baptist Church	REPRESENTATIVE Stan Wong
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PROJECT DESCRIPTION
 The proposed project consists of the continued operation of an existing church. No new construction is proposed. A new four-foot high by 16 foot wide monument sign located at the Workman Mill Road entrance is proposed. The facility will operate from 8:00 AM to 12:00 AM daily with a maximum of five employees working one shift from 8:00 AM to 5:00 PM shift.

REQUIRED ENTITLEMENTS
 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.

LOCATION/ADDRESS
 323 Workman Mill Road, Unincorporated La Puente

SITE DESCRIPTION
 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. The primary access is located off of Workman Mill Road and the secondary access is located off of Corbetta Avenue.

ACCESS Workman Mill Road and Coberta Avenue	ZONED DISTRICT Puente
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ASSESSORS PARCEL NUMBER 8112-015-013, 8112-011-060 & 8112-012-039	COMMUNITY Avocado Heights
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SIZE 14.56 Acres	COMMUNITY STANDARDS DISTRICT Avocado Heights
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Church	A-1-6,000 (Light Agricultural – 6,000 Square Foot Minimum Lot Size) Zone
North	Single-family Residence	
East	Single-family Residence, Nursery & Vacant	
South	Single-family Residence, Church, Commercial	
West	Single-family Residence & Vacant	

GENERAL PLAN/COMMUNITY PLAN Countywide General Plan	LAND USE DESIGNATION Public and Semi-public Facilities Low Density Residential	MAXIMUM DENSITY NA 1 to 6 Dwelling Units per Acre
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption – Existing Facilities

RPC LAST MEETING ACTION SUMMARY

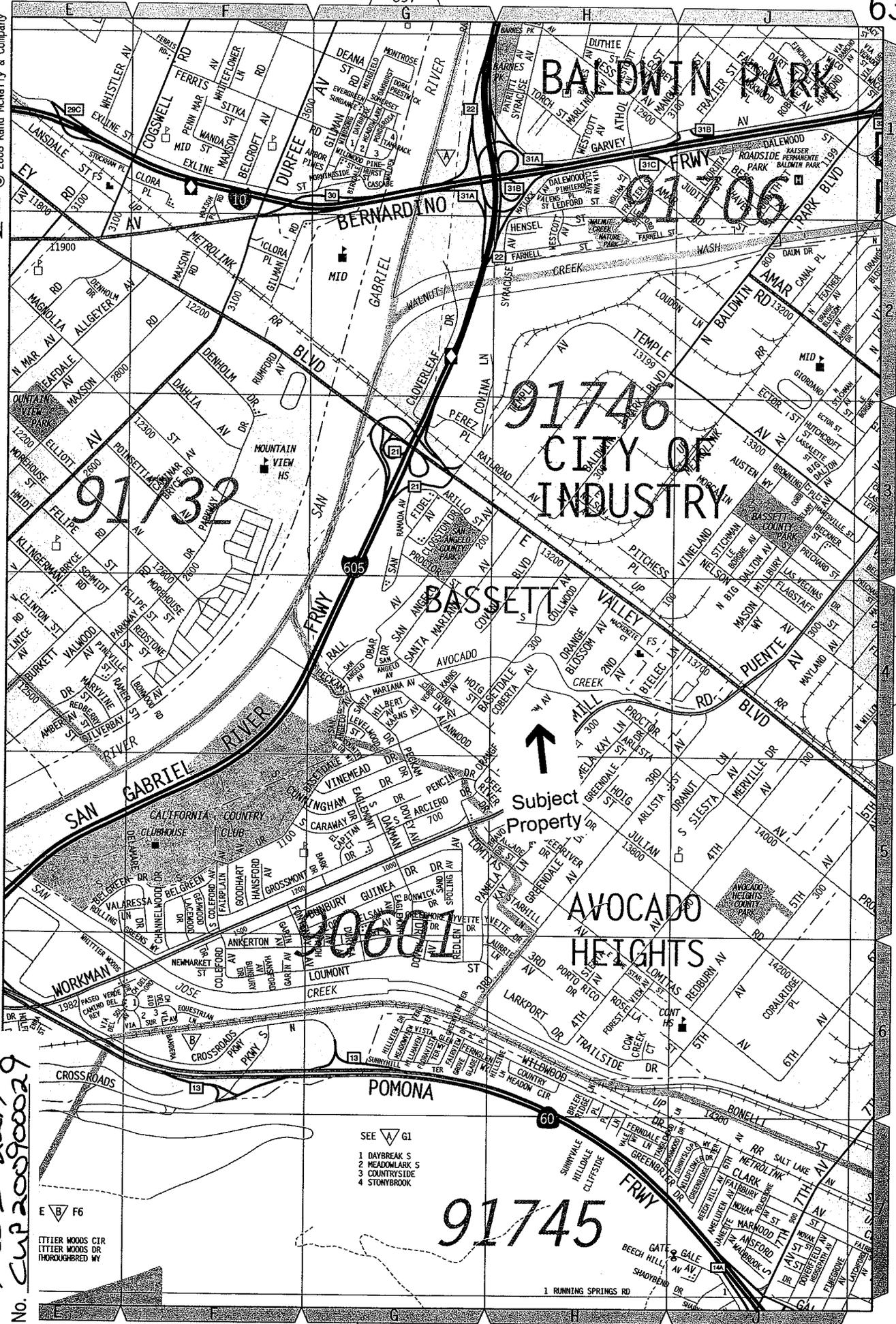
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

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SEE 638 MAP

- SEE G1
- 1 DAYBREAK S
 - 2 HEADMARK S
 - 3 COUNTRYSIDE
 - 4 STONYBROOK

OTTIER WOODS CTR
OTTIER WOODS DR
THOROUGHBRD WY

Map taken from:
"The Thomas Guide, 2008 Edition"
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Case No. CUP 200900029
PROS 2294

STAFF REPORT
PROJECT NUMBER 2294-(1)
CONDITIONAL USE PERMIT 200900029

PROJECT DESCRIPTION

The proposed project consists of the continued operation of an existing church. No new construction is proposed. A new four-foot high by 16 foot wide monument sign located at the Workman Mill Road entrance is proposed. The facility will operate from 8:00 AM to 12:00 AM daily with a maximum of five employees working one shift from 8:00 AM to 5:00 PM shift.

REQUIRED ENTITLEMENTS

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.

LOCATION

The subject property is located at 323 Workman Mill Road in the community of Avocado Heights and Puente Zoned District.

SITE DESCRIPTION

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. The primary access is located off of Workman Mill Road and the secondary access is located off of Corbetta Avenue.

ENVIRONMENTAL DETERMINATION

The proposed project is eligible for Class 1 Categorical Exemption because it is an existing facility.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

Conditional Use Permit 2294 to establish a church at a former school site was approved by the Regional Planning Commission on January 25, 1984. There was no term limit for the permit.

Revised Exhibit A to construct a five foot retaining wall and eight foot chain link fencing along the perimeter of the baseball field was approved on July of 1990.

Revised Exhibit A to authorize two temporary trailers to be used during the construction of the new auditorium was approved in September of 1992.

Revised Exhibit A to construct an auditorium with an occupancy load of 4,213 persons and 740 parking spaces was approved in January of 1996.

Revised Exhibit A to construct a 4,900 square-foot mezzanine in the auditorium was approved in August of 1997. The County Engineer calculated an additional occupancy load of 24 persons, requiring an additional five parking spaces, however only 740 parking spaces was depicted on the plan.

A revocation/modification to Conditional Use Permit 2294 hearing was held by the Regional Planning Commission on May 14, 2003 to address violations that include the following:

- Drug Rehabilitation program
- People living on the church premises
- Tents erected on the subject property
- Noise and traffic complaints
- Required Corberta Avenue improvements not implemented

The result of the hearing was that the Commission approved a modification to the permit that added conditions. The grant terminated on March 24, 2009. The approved findings and conditions are attached.

There is no open request for service for zoning violations on the subject property.

ANALYSIS

General Plan Consistency

The majority of the project site is designated as Public and Semi-Public Facilities by the Countywide General Plan; the parcel located on the south end of the property is classified as Low Density Residential. Public and semi-public facilities include public buildings, public and private educational institutions, religious institutions and fairgrounds. This classification provides for the continued operation, expansion and construction of new facilities, as necessary, to serve current and future County residents. The parcel that is within the Low Density Residential classification is developed with a driveway that leads from Workman Mill Road to the subject property; a single-family residence is also developed on that parcel. The church campus is consistent with the land use classifications of the Countywide General Plan.

Zoning Ordinance and Development Standards Compliance

The subject property is located in the A-1-6,000 (Light Agricultural – 6,000 Square Foot Minimum Lot Size) Zone and Avocado Heights Community Standards District. A church is a use subject to permit in the A-1-6,000 (Light Agricultural – 6,000 Square Foot Minimum Lot Size) Zone. The A-1 Zone and Avocado Heights Community Standards District development standards were applied to the facility when it was authorized by Conditional Use Permit 2294 and subsequent Revised Exhibit As. No new building construction is being considered for this request (Conditional Use Permit 200900029).

On February 24, 2009, The Department of Public Works Division of Building and Safety determined the occupancy load of the sanctuary without fixed seating to be 3,708. Pursuant to Section 22.52.1095, one parking space for every five persons based on occupant load of the largest assembly area is required for churches. 742 parking spaces are required but only 496 are provided. There is currently insufficient parking for the facility. The applicant has agreed to provide fixed seating in sanctuary. The occupant load of the sanctuary with fixed seating is 1,232. With fixed seating, 247 parking spaces will be required. The facility will have sufficient parking with fixed seating in the sanctuary. The applicant will submit revised plans depicting fixed seating the sanctuary. The plans will be distributed to the Commission in a supplemental hearing package. A condition requires that fixed seating in the sanctuary be provided within 90 days of approval of this permit.

Two vinyl signs are located on the property near the Workman Mill Road access. Pursuant to Section 22.52.990.J temporary signs, including vinyl signs are prohibited. A proposed condition requires that the signs be removed within 60 days of approval. The proposed project includes a

request for a new four-foot high by 16 foot wide sign with back-lit faces. The 64 square foot sign does not conform in size to the Section 22.52.970.C.1 of the Zoning Ordinance which allows a maximum sign area 50 square feet. The applicant has agreed to submit revised plans that depict a new sign that conforms to the Zoning Ordinance requirements. If received in time, the revised plans will be distributed to the Commission in next week's supplemental hearing package. Additionally, a condition is included that requires that proposed signage conforms to Section 22.52.970.C.

Neighborhood Impact/Land Use Compatibility

The subject property is surrounded by the following land uses:

- North: Single-family Residence
- East: Single-family Residence, Nursery and Vacant
- South: Single-family Residence, Church, Commercial
- West: Single-family Residence and Vacant

With conditions to address parking, noise and signage, Staff analysis concludes that the facility should be compatible with the surrounding neighborhood.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.4040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Department of Public Health submitted a clearance letter (attached) dated June 29, 2009.

The Department of Public Works submitted a clearance letter (attached) dated December 16, 2009 recommending that the permittee submit a covenant agreement to the Department of Public Works, for the encroachment of the block wall within the road right-of-way at the northwest corner of Don Julian Road and Coberta Avenue.

The Fire Department submitted a clearance letter (attached) dated December 30, 2009 stating that fire flow and access is adequate.

PUBLIC COMMENTS

Four letters (attached) of support have been submitted. To date, no letters of opposition have been received.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Conditional Use Permit 200900029 without a term limit and with inspections occurring every five years, because:

- The property is well maintained.
- Staff did not discover complaints about the facility under the new ownership.
- There are no open requests for service for zoning violations on the subject property.

- Signage will be brought into compliance with the Zoning Ordinance.
- Adequate parking is provided.
- There is no public opposition to the project.
- Neighborhood organizations support the project.

SUGGESTED APPROVAL MOTIONS

I move that the Regional Planning Commission approve Conditional Use Permit 200900029 with findings and conditions.

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER 2294-(1)
CONDITIONAL USE PERMIT 200900029**

REQUEST

Steve Ogata of Evergreen Baptist Church requested a 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.

REGIONAL PLANNING COMMISSION HEARING DATE: April 7, 2010

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

FINDINGS

1. The proposed project consists of the continued operation of an existing church. No new building construction is proposed. A new four-foot high by 16 foot wide monument sign located at the Workman Mill Road entrance is proposed. The facility will operate from 8:00 AM to 12:00 AM daily with a maximum of five employees working one shift from 8:00 AM to 5:00 PM shift.
2. The subject property is located at 323 Workman Mill Road in the community of Avocado Heights, Puente Zoned District, Light Agricultural – 6,000 Square Foot Minimum Lot Size Zone and Avocado Heights Community Standards District.
3. The surrounding property is zoned A-1-6,000 (Light Agricultural – 6,000 Square Foot Minimum Lot Size).
4. 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 perimeter is secured by fencing and gates. The primary access is located off of Workman Mill Road and the secondary access is located off of Corbetta Avenue.
5. The occupant load of the sanctuary with fixed seating is 1,232. With fixed seating, 247 parking spaces will be required. 496 parking spaces are provided. The facility will have sufficient parking with fixed seating in the sanctuary. Conditions require that fixed seating be installed within 90 days of approval of the permit.
6. Two vinyl signs are located on the property near the Workman Mill Road access. Pursuant to Section 22.52.990.J temporary signs, including vinyl signs are prohibited. The conditions require that the signs be removed within 60 days of approval.
7. The proposed project includes a request for a new four-foot high by 16 foot wide sign with back-lit faces. The 64 square foot sign does not conform in size to the Section 22.52.970.C.1 of the Zoning Ordinance which allows a maximum sign area 50 square feet. The conditions require that the Permittee submit revised plans that depict a new sign that conforms to Zoning Ordinance requirements.
8. The subject property is surrounded by the following land uses:
 - North: Single-family Residence
 - East: Single-family Residence, Nursery and Vacant

- South: Single-family Residence, Church, Commercial
- West: Single-family Residence and Vacant

With conditions to address parking, noise and signage, and inspections occurring every five years, the facility should be compatible with the surrounding neighborhood.

9. Four letters of support, including letters from neighborhood groups, were submitted. No letters of opposition were received.
10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
11. The continued operation of a church at this location is appropriate because all development standards can be met and the character of the facility is complementary to the neighborhood.
12. The site is well maintained, including landscaping and buildings. There is no graffiti.
13. The community supports the continued operation of the church.
14. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits 1 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION

1. The Commission has considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200900029 is **APPROVED**, subject to the attached conditions.

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:de

March 25, 2010

This grant authorizes the continued operation of a church with a kindergarten through third grade elementary school, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
 2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 8. The recorded affidavit shall be filed and the required monies shall be paid by **June 6, 2010**.
 3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
 4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
 6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. **The deposit provides for two inspections. The first inspection will occur 90 days after approval of this permit. Subsequent inspections will occur every five years for the life of the permit.** Within 30 days of the second inspection and every inspection thereafter, the permittee shall deposit with the County of Los Angeles the sum of \$200.00, or the current recovery cost for an inspection, whichever is greater. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business

being operated on the premises or that do not provide pertinent information about said premises.

14. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
16. The use of bells, chimes or sound systems intended to be audible outdoors is prohibited.
17. A minimum of 247 parking spaces, that include a minimum of 149 standard size spaces and five handicapped accessible spaces, shall be provided and available for use at all times. Total required parking is based on the largest assembly area which has a maximum occupant load of 1,232 persons and a parking requirement of one space per five occupants.
18. Within 90 days of approval, fixed seating in the sanctuary shall be provided. If future revised plans include removal of the fixed seating, the parking demand for this facility shall be based on the occupant load of the sanctuary with unfixed seating and the number of parking spaces required by the Zoning Code.
19. Temporary signs, including vinyl signs are prohibited. Within 60 days of approval, the permittee shall submit photographic evidence that the two existing temporary/vinyl signs located near the Workman Mill Road entrance have been removed.
20. Within 60 days of approval of the permit, the permittee shall submit a sign plan that depicts new signage that conforms to requirements of Section 22.52.970.C of the Zoning Ordinance.
21. Upon approval of the conditional use permit, the permittee shall submit a covenant agreement to the Department of Public Works, for the encroachment of the block wall within the road right-of-way at the northwest corner of Don Julian Road and Coberta Avenue.

MC:de

March 24, 2010



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

March 25, 2004

David McCombs
The Bergman Companies
13745 Seminole Drive
Chino, CA 91710

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

RE: REVOCATION/MODIFICATION CASE NO. 2294-(1)

Dear Applicant:

PLEASE NOTE: This document contains the Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

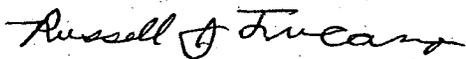
Condition 4 requires that the permittee must record the findings and conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT WITH A COPY OF THE COMPLETE FINDINGS AND CONDITIONS FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within fifteen days after this notice is received by the applicant.

If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. Upon completion of the fifteen-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. At the end of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or material to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning



Russell J. Fricano, Ph.D., AICP
Supervising Regional Planner

Attachments: Findings and Conditions
Affidavit

c: Deborah Zegers, Pastor Charlie Moreno, Board of Supervisors, Public Works
Subdivision Review, Zone Enforcement

RJF:KMS

MODIFICATION/REVOCATION CASE NO. 2294-(1)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE: SEPTEMBER 17, 2003

SYNOPSIS:

On May 14, 2003 the Regional Planning Commission directed the Department of Regional Planning to initiate revocation/modification proceedings and conduct a public hearing with respect to Conditional Use Permit Case No. 2294-(1), which authorizes the operation and maintenance of a church with appurtenant facilities. The revocation/modification proceedings were initiated due to violations occurring intermittently from 1991 to present on the subject property.

PROCEEDINGS BEFORE THE COMMISSION

A duly noticed public hearing was held before the Regional Planning Commission on September 17, 2003. Commissioners Helsley, Bellamy, and Valadez were present; Commissioners Rew and Modugno were absent. Four people testified in favor of the proposed revocation or modification of the conditional use permit; approximately (100) people stood in favor but did not testify. Five people testified in opposition.

There was discussion regarding the improvements that were required but never constructed on Coberta Avenue, what uses are authorized by the conditional use permit and will be allowed to continue and what uses must be discontinued, special events, operating hours, and the term of the grant. In addition, there was discussion regarding the need for the church to communicate more and be a "better neighbor" to the immediate community.

There being no further testimony, the Regional Planning Commission voted (3-0) to close the public hearing, indicate its intent to modify the conditional use permit, and direct staff to prepare the findings and conditions.

Findings

1. The Regional Planning Commission considered revocation or modification of conditions of approval of Conditional Use Permit Case No. 2294-(1). CUP 2294-(1) authorizes the operation and maintenance of a church located at 323 Workman Mill Road, La Puente, in the Puente Zoned District.
2. The subject property is a level 18-acre irregularly shaped parcel. The subject property is currently developed with a church, classrooms and appurtenant parking and landscaping. The subject property is comprised of three (3) parcels, assessor parcel numbers 8112-011-059, 8112-012-039, and 8112-015-012.

3. The subject property is currently developed with a church campus that includes a 33,600 square foot assembly hall, six (6) classroom buildings, offices, and 740 parking spaces.
4. Surrounding land uses consist of single-family residences to the south, east and west. The Bassett Storm Drain is located to the north of the subject property with single-family residences north of the storm drain.
5. Conditional Use Permit 2294-(1) is a request by Victory Outreach, Inc. to authorize the establishment of a church at a former school site located at 454 Coberta Avenue, La Puente. CUP 2294-(1) was approved on January 25, 1984; it does not have an expiration date.
6. As authorized under CUP 2294-(1), the applicant established a church on an abandoned public school site. As indicated on the approved Exhibit "A", the applicant reused the existing six (6) classroom buildings (each classroom can accommodate up to 20 seats), a chapel and office building. The CUP also authorized the construction of a 2,000-seat auditorium. Basketball courts and a baseball field already existed on the property. 700 parking spaces were provided.
7. There have been five (5) revised Exhibit "A"s approved on the subject property since the approval of CUP 2294-(1). A revised Exhibit "A" was approved in July of 1990 for the construction of a 5'0" high retaining wall and 8'0" high chain link fencing along the perimeter of the baseball field. This exhibit depicts the basketball courts removed with parking in that location. 729 parking spaces are depicted.

A revised Exhibit "A" was approved in September of 1992 for two (2) temporary trailers to be used during the construction of the new auditorium. This exhibit also shows enhancements to the parking lot and depicts 722 parking spaces.

As the footprint of the proposed auditorium had been slightly modified since the approval of CUP 2294-(1), a revised Exhibit "A" was approved for the auditorium in January of 1996. The County Engineer determined the occupancy load for the auditorium to be 4,213 persons, requiring 843 parking spaces. The approved Exhibit "A", however, only depicts 740 parking spaces.

A revised Exhibit "A" was approved in August of 1997 and authorized the construction of a 4,900 square foot mezzanine in the auditorium. The County Engineer calculated an additional occupancy load of 24 persons, requiring an

additional five (5) parking spaces. The parking layout was not adjusted, however, and still depicts 740 parking spaces.

Various occupancy loads have been assigned to the project throughout the course of the case processing; documentation regarding why the occupancy load was calculated differently does not currently exist. As 740 parking spaces are provided, a maximum occupancy load of 3,700 persons shall be used for the auditorium.

The CUP authorized the establishment of a church with appurtenant facilities as depicted on the Revised Exhibit "A". However, the CUP did not specify what uses were authorized as appurtenant to the church. The CUP did not address operating hours or permitted events.

8. The Department of Regional Planning Zoning Enforcement Section opened an enforcement file on the subject property due to zoning violations which were found intermittently from 1991 to present. Violations on the subject property have included:

- Drug rehabilitation program established on the subject property
- People living on the church premises
- Tents erected on the subject property
- Complaints from neighbors regarding noise and traffic at the site
- Complaints from neighbors that the required improvements on Coberta Avenue have not been completed

9. The applicant has provided a "Campus Schedule of Operations" that describes the current activities ongoing at the church. In addition, Victory Outreach is currently operating a Sunday school, preschool, and elementary school with grades K-3. The applicant has provided charts describing the enrollment in those programs.

According to the applicant, 210 children, ages three to twelve, participate in the Sunday School program that is conducted on Sundays from 9:30 a.m. to 12:30 p.m. The preschool operating on site currently has 25 children ages two to four and four employees. The kindergarten through third grade school operating on the site currently has 39 children and four employees. The school has two office staff.

The County Code permits "churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith" to be established in the A-1 zone, provided a conditional use permit has first been obtained.

10. The applicant contends that a preschool/daycare and elementary school grades K-3 were intended to be included in the approval of the CUP. The applicant, in his letter dated May 7, 2003 to Mr. Alex Garcia of the Regional Planning Department, Zoning Enforcement Section, presents exhibits from the CUP application as evidence that a school (preschool/daycare and elementary) was always intended and included as part of the entitlement. Staff does not consider this evidence as supportive of the applicant's contention. In addition, the staff report for CUP 2294-(1) indicated there was no weekday school planned. As there are inconsistencies throughout the documentation of the project (application, staff report, findings and conditions), the Regional Planning Commission is unable to conclude what the intentions of the Zoning Board and Commission were at the time of the approval of the CUP.

Based on the evidence presented, the Commission finds that a preschool/daycare and elementary school for Kindergarten through third grade are appurtenant uses to the church that were depicted on the approved Exhibit "A" and are approved uses under CUP 2294-(1).

11. The applicant's Schedule of Operations lists adult school activities on Monday and Thursday evenings. According to the applicant, these are computer classes that are geared primarily for the congregation, but are also open to the public. Although not a Bible College, they also offer Bible classes in conjunction with the Victory Outreach International Bible Institute. Both computer and Bible classes are organized on a semester schedule, have a course fee, and a certificate is awarded upon completion. Although the applicant claims these are not vocational rehabilitation classes, the Victory Outreach website advertises the Victory Education & Training Institute Job Readiness Program and Victory Outreach International Bible Institute with classes available at the "La Puente campus

Based on the evidence presented, the Commission finds the Victory Education & Training Institute Job Readiness Program and Victory Outreach International Bible Institute classes are not appurtenant uses that are authorized under CUP 2294. These classes, in fact, could be considered vocational training, which was expressly prohibited under Condition 9 of CUP 2294. These classes shall be discontinued immediately and any other similar classes (such as classes similar to college level classes, offered on a semester or quarter basis, tuition or a course fee is charged, credits or a class certificate is awarded) are not permitted on the subject property unless authorized by a new conditional use permit.

12. Sunday School classes and/or bible study classes and youth group meetings which take place during the church's authorized operating hours and relate to the church's ministry are permitted by the CUP.

13. There is a small gift shop/bookstore located on the church campus, the Vision Outlet. The store sells primarily Victory Outreach related merchandise, t-shirts, tapes, etc., and customers are primarily from the congregation. In addition, there is a fellowship hall with a café, the Vision Café. The fellowship hall is used by the congregation to gather before and after services; the applicant has installed a commercial kitchen within the hall and provides food service at a minimal charge to the patrons. Although the bookstore and fellowship hall uses are customary in many churches today, staff does not believe those were intended uses at the time of the CUP approval.

The Commission finds that, although the evidence is unclear on whether these uses were anticipated and approved under the CUP, the uses are a relatively small part of the activities ongoing on the church campus and they can be conditioned to ensure that they are compatible with the church and the surrounding community. Therefore, the Commission determines that these uses will be authorized by CUP 2294 with appropriate restrictions as set forth in the modified conditions of approval of the grant.

14. Condition No. 14 of Conditional Use Permit 2294 required the permittee to develop the cul-de-sac at the terminus of Coberta Avenue in accordance with Study "A", attached to the conditions; this work was never completed. The Commission finds that the improvements required by Study "A" consist of the completion of the paving of Coberta Avenue and the cul-de-sac at the terminus, curb, and drainage to the satisfaction of the Department of Public Works. In addition, the Commission has requested that the County of Los Angeles Department of Public Works seek approval from the Board of Supervisors for a red curb and "No Parking" signs on Coberta Avenue to prohibit street parking.
15. Four (4) letters were submitted in support of this revocation/modification action. The letters are from local residents and express concerns that the applicant has not complied with the conditions of the CUP, that there should not be any new construction authorized on the site because there will not be adequate parking, and that there is excessive noise coming from the subject property. A booklet was also submitted that documents zoning violations on the subject property. In addition, the Department of Regional Planning Zoning Enforcement Section received many verbal complaints regarding special events held on the subject property. The complaints related to problems with parking and traffic, loud music and noise, and the events lasting too late into the night.
16. Approximately 300 written testimonials were submitted in support of the operation of the Victory Outreach La Puente Church.

17. The Commission finds that the operation of the subject church has been a nuisance to the surrounding community due to loud music and noise, problems with parking and traffic, and events lasting too late into the night, resulting in complaints to the Department of Regional Planning. The nuisance caused by the permittee is grounds for revocation of CUP 2294; the Commission finds that revocation of CUP 2294 is not necessary at this time, however, modifications to the conditions of approval are necessary.
18. This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the State CEQA Guidelines and Class I (existing structures) of the environmental document reporting procedures and guidelines of the County of Los Angeles.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That permittee of Conditional Use Permit Case No. 2294-(1) is violating or has violated conditions of such permit, and that the use for which the permit was granted is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, ordinance, law, or regulation; and
- B. That the use for which the approval was granted is so exercised as to be detrimental to the public health or safety, or so as to be a nuisance.

AND THEREFORE, the evidence presented at the public hearing substantiates the required grounds for modification of Conditional Use permit Case No. 2294-(1) as set forth in Condition No. 13 of such permit and in Section 22.56.1780, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2294-(1) is **MODIFIED** as provided in the attached conditions.

VOTE: 5-0-0-0

Concurring: Commissioners Bellamy, Rew, Modugno, Valadez, Helsley

Dissenting: None

Abstaining: None

Absent: None

Action Date: 03-24-04

**KMS
03-25-04**

CONDITIONAL USE PERMIT CASE NO. 2294-(1)
FINAL CONDITIONS AS MODIFIED BY
REVOCATION/MODIFICATION CASE NO. 2294-(1)

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1. The conditions approved by the Regional Planning Commission on January 25, 1984, for Conditional Use Permit Case No. 2294-(1), attached hereto, are modified as follows: Condition Nos. 1 through 6, 11, 12, 15, 16, 18, 22, and 23 shall remain in full force and effect. All other conditions are modified and superseded by the following conditions of approval.
2. This grant authorizes the use of the subject property for a church with incidental educational and social activities consisting of a fellowship hall with food service, gift shop/bookstore, Sunday school, Bible classes, preschool/daycare, and elementary school for Kindergarten through third grade only, as depicted on the approved Revised Exhibit "A" and subject to all of the following conditions of approval.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
4. Within thirty (30) days of the effective date of Revocation/Modification Case No. 2294-(1), the terms and conditions of the grant as modified shall be recorded in the office of the County Recorder by the permittee. In addition, upon any transfer of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee, as applicable, of the subject property.
5. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within thirty (30) days of the effective date of Revocation/Modification Case No. 2294-(1), the permittee shall deposit with the County of Los Angeles the sum of **\$3,000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including conformance with the approved Revised Exhibit "A". The fund provides for **ten (10) inspections to be conducted bi-annually (twice a year) and ten (10) special event inspections ("condition checks")**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance, including any public hearings held to consider revocation or modification of this grant. The amount charged for additional inspections and enforcement efforts shall be the amount equal to

the recovery cost at the time of payment (currently \$150.00 per inspection).

6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. **This grant shall terminate on March 24, 2009, or earlier as provided in this condition.**

Entitlement to the use of the property after termination of this grant shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

After three (3) years from the effective date of Revocation/Modification Case No. 2294-(1), the Director of Planning will review the permittee's compliance with the Conditional Use Permit. If the Director determines that zoning violations have occurred on the subject property and/or the Department of Regional Planning has an open Zoning Enforcement file on the subject property, a public hearing to consider the revocation of this permit will be held before the Regional Planning Commission.

8. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
9. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided by Victory Outreach.
10. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
11. The permittee shall construct a 6-foot high wall along the Coberta Avenue frontage to replace the existing chain-link fence. The required wall shall be a block wall unless the permittee has submitted an alternative design for a wall with equivalent sound modifying

properties to the Director for review and approval within thirty (30) days of the effective date of Revocation/Modification Case No. 2294-(1). The wall construction documents, either block or the approved alternate design, shall be submitted to the Department of Building and Safety for Building Permits within five (5) days of approval by the Director, and shall submit proof of such submittal to the Director of Planning. Construction of the wall shall commence within ten (10) days of permit availability. The wall shall be set back 3 feet from the property line with a 3-foot landscaped strip provided. In addition to the 3-foot landscaped strip, Creeping Fig, Boston Ivy, or similar climbing plant shall be planted adjacent to the wall.

12. Within thirty (30) days of the effective date of Revocation/Modification Case No. 2294-(1), the permittee shall submit to the Director for review and approval three (3) copies of a revised Exhibit "A", similar to that presented at the public hearing, that depicts all required project changes, including: 1) a minimum of 740 parking spaces, 2) the existing single-family residence located on the southerly parcel, 3) all existing and proposed signs, 4) all existing and proposed walls and fences (with heights shown) on the subject property including the required walls along the Coberta Avenue frontage and adjacent to the day care/preschool parking area, 5) the existing enclosed storage area, 6) the words "future church housing and parking lot" removed, 7) a redesigned parking lot and drop-off zone for the day care/preschool and elementary school (K-3), 8) placement of netting around the baseball field, 9) the existing locations of the Vision Café (fellowship hall) and Vision Outlet (gift shop/bookstore), and 10) trash enclosure(s).
13. Within thirty (30) days of the effective date of Revocation/Modification Case No. 2294-(1), the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described in Condition No. 12. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities for the landscaped strips along Coberta Avenue and Don Julian Road. The landscaped strips along Coberta Avenue and Don Julian Road are the only areas requiring new planting, the remainder of the site may be shown as "existing to remain".
14. Within thirty (30) days of the effective date of Revocation/Modification Case No. 2294-(1), the permittee shall submit to the Director for review and approval three (3) copies of a to-scale dimensioned site plan prepared by a licensed land surveyor, the site plans shall show all property lines of the subject property. The site plan shall show the placement of the proposed monument sign on the Workman Mill Road frontage. Lighting is permitted on the monument sign on the Workman Mill Road frontage and the site plan shall depict the placement of such lighting. The sign lights shall be turned off when the campus is dark (10:00 p.m.). In addition, within thirty (30) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of sign plans and elevations depicting all existing and proposed signs on the subject property.

The depiction of the monument sign on the corner of Don Julian Road and Coberta Avenue shall be amended to read "Victory Outreach Entrance on Workman Mill Road". Lighting is not permitted on the sign on Don Julian Road.

15. The operation and maintenance of the church, fellowship hall with food service, gift shop/bookstore, Sunday school, Bible classes, preschool/daycare, and elementary school for Kindergarten through third grade shall be further subject to all of the following restrictions:
- a. The day care/preschool and elementary school for Kindergarten through third grade are subject to the following additional conditions:
 - i. Day care/preschool hours of operation are limited to 6:00 a.m. to 6:00 p.m. Monday through Friday. The permittee shall comply with the State of California regulations regarding day care/preschool facilities;
 - ii. Elementary school (kindergarten through third grade) hours of operation are limited to 9:00 a.m. to 3:00 p.m. Monday through Friday. The permittee shall maintain current registration with the California Department of Education as required by said Department. A before-school and after-school program for children attending the permittee's K-3 school is also permitted from 6:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m. On occasion the elementary school session may run later than 3:00 p.m. due to field trips, special activities, etc., on no occasion shall the school session run past 6:00 p.m.;
 - iii. The school shall not exceed its current enrollment of twenty-five (25) children in day care/preschool and thirty-nine (39) students in kindergarten through third grade;
 - iv. No additional structures or rooms shall be converted into use as classrooms for the K-3 school, all classrooms shall be as noted on the approved Revised Exhibit "A";
 - v. Fencing and a gate shall be installed on the south side of the day care/preschool parking area. The gate shall be locked when school is not in session, prohibiting pedestrian entrance onto the school and church campus from Coberta Avenue after school hours and on weekends;
 - vi. The parking lot and drop-off zone for the day care/preschool and elementary school (K-3 only) shall be redesigned to ensure that cars do not back onto Coberta Avenue. The redesign shall include a "20 minute only" parking area as well as a child "drop-off" zone. A Victory Outreach staff member shall be

present at the drop-off zone for one-half hour prior to the beginning of school and one-half hour after the end of school to ensure that children are safely escorted from and to the automobiles. The parking area and drop-off zone shall be in compliance with the Zoning Ordinance and the County of Los Angeles Department of Public Works parking standards. The asphalt fronting on Coberta Avenue that is not being used as a drop-off zone shall be striped and labeled "no parking";

- b. The hours of operation of the church shall be limited to the following:
8:00 a.m. to 9:00 p.m. seven days per week, with lights out and the campus dark by 10:00 p.m. The permittee may extend these operating hours to 12:00 a.m. (midnight) two (2) times per year, Christmas Eve and New Years Eve, for church services only. Lights shall be out and the campus dark by 1:00 a.m. on these (2) nights. These services will not be considered special events. (See Condition Nos. 15.ii and 18 for hours of operation of the preschool/daycare, school and fellowship hall, hours of the Sunday School, Bible classes and gift shop/bookstore as listed on the approved Campus Schedule of Operation). Within thirty (30) days of the effective date of Revocation/Modification Case No. 2294-(1), the permittee shall submit a revised Schedule of Operation that depicts all activities ending at 9:00 p.m. The only exception to these hours shall be custodial staff of the church that are permitted to continue working within the buildings for an additional 30 minutes past the campus dark hour of 10:00 p.m. (shall be off the subject property by 10:30 p.m.). Strict adherence to this revised Schedule of Operation is a condition of this grant;
- c. Classroom doors of the Sunday school and Bible Classes shall remain closed at all times when sound may emanate from the room (reading out loud, reciting, singing, etc.). The doors may remain open during quiet times (reading silently, reflecting, etc.). The number and times of such classes shall not exceed those listed on the "Campus Schedule of Operation" chart submitted by the permittee to the Department of Regional Planning in August of 2003;
- d. Permitted Sunday school and Bible classes shall include only classes related to the ministry; no publicly-sponsored or state or other public programs are permitted. Bible or vocational school, such as the Victory Outreach Education & Training Institute Job Readiness Program and Victory Outreach International Bible Institute currently being offered on the subject property, is prohibited. These programs, and any similar programs or classes, shall not continue on the subject property after the effective date of Revocation/Modification Case No. 2294-(1) and no advertising for such programs or classes at the "La Puente campus" is permitted after such date;

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16. The permittee shall not loan, rent, lease, or otherwise make available the subject property, including the main sanctuary or any other building or facility or any outdoor areas, to any person or group for any purpose, with the following exceptions: (1) use of the baseball field is permitted as provided in condition 20; and (2) the facility may be loaned to a community group or a non-profit organization provided:
 - i. The request is made in writing by the Community Advisory Committee;
 - ii. The Director of Planning has determined that no violations of these conditions have occurred on the subject property since the effective date of Revocation/Modification Case No. 2294-(1);
 - iii. The request is approved by the Director of Planning;
 - iv. Such uses shall be limited to seven (7) times in any calendar year;
 - v. Such uses shall not be considered "special events" but shall be otherwise subject to the restrictions enumerated in Condition No. 44;
 - vi. The permittee shall keep a log of outside groups using the facility which shall be made available to the Department of Regional Planning upon request.
17. The Vision Outlet gift shop/bookstore is authorized only as an incidental activity related to and subordinate to the subject church. In addition to Victory Outreach merchandise, the gift shop may sell sundries associated with such a use (gum, candy, snacks, etc.). Beverages may be sold if they are in sealed containers; no "fountain" drinks are permitted. The gift shop/bookstore shall not be advertised to the public.
18. The fellowship hall (Vision Cafe) is authorized for before and after-service socializing as an incidental activity related to and subordinate to the subject church. The café shall comply with the County of Los Angeles Department of Health Services regulations for food service. The doors of the fellowship hall shall remain shut while the hall is in use. The fellowship hall may be open only for one (1) hour prior to church services and two (2) hours at the conclusion of each church service, closing at 9:00 p.m. at the latest. The permittee shall list the fellowship hall hours on their revised Schedule of Operations as reference in Condition No. 15.b.
19. No outdoor religious services or other outdoor activities shall be permitted on the subject property, except for use of the baseball field or school play areas, unless specifically approved by the Director of Planning as a special event.
20. The baseball field may be used for baseball games, including Little League. The Little League shall be an established or recognized youth league for competitors 17 years of age or under. The Little League schedule of games on the subject property must be approved by the Director of Planning prior to scheduling of games. No Sunday games are permitted. The field may also be used for games or sports by Victory Outreach La Puente church members and the La Puente K-3 school students only. The games

must take place within the authorized church hours, no field lighting is permitted. These games will not be considered "special events". Netting shall be placed along the Coberta Avenue frontage to catch stray balls and shall be depicted on the approved Revised Exhibit "A". Any other organized leagues or team sports or sporting events on the field must be reviewed and approved by Regional Planning's Zone Enforcement Section and the Director of Planning prior to scheduling such an event.

21. Tents, canopies and sunshades are prohibited on the subject property, unless specifically authorized by the Director of Planning in conjunction with an authorized "special event" as referenced in Condition No. 44 or a Community Event as referenced in Condition No. 16.
22. No food sales are permitted on the subject property with the following exceptions: 1) within the Vision Café, 2) in conjunction with a special event as authorized by the Director of Planning, 3) in conjunction with a community event as authorized by the Director of Planning, or 4) bake sales or similar pre-made food sales may be held, indoors and within the permitted church operating hours. The sale or consumption of alcoholic beverages on the subject property is prohibited.
23. The subject property shall not be used for a treatment and recovery center or for a drug or vocational rehabilitation center. Drug testing, drug or alcohol counseling, and in-patient or outpatient drug, vocational or rehabilitative classes are prohibited on the subject property. The pastors or appropriately licensed counselors or individuals of the church may participate in one-on-one counseling with members or couples of the congregation (realizing the purpose of this counseling may include the topics of drugs and alcohol). No drug or alcohol related group counseling is permitted.
24. No dormitories, group quarters or homes, discipleship homes, or caretaker's residence are permitted on the subject property, with the exception of a temporary caretaker's residence as provided in Condition No. 44.ix;
25. The single-family residence located on the subject property shall be subject to all applicable provisions of this grant;
26. Any use of the subject property for bingo and lotteries is prohibited, including during special events or community use of the site;
27. Print shops are prohibited on the subject property. Computer graphics, for church related materials only, are permitted if generated on a standard office PC or Macintosh computer and printer;
28. Within thirty (30) days of the effective date of Revocation/Modification Case No. 2294-(1), the permittee shall submit paperwork to the County of Los Angeles Department of

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Public Works that dedicates to the county right-of-way on Coberta Avenue thirty (30) feet from centerline and provide proof of such submittal to the Director of Planning;

29. Within sixty (60) days of the effective date of Revocation/Modification Case No. 2294-(1), the permittee shall submit construction documents to the Department of Public Works for the construction of the cul-de-sac at the terminus of Coberta Avenue, except that no gutter, sidewalk or street lights shall be required. The required improvements shall include the paving of the remainder of the cul-de-sac, curb, and providing drainage. Any revisions to the construction documents requested by the Department of Public Works shall be made to the documents and re-submitted to said Department within thirty (30) days. Construction shall begin within ten (10) days of permit availability. The permittee shall provide evidence of all submittals to the Director. In lieu of constructing the cul-de-sac as provided above, the permittee may pay \$420,000 to the Department of Public Works within sixty (60) days of the effective date of Revocation/Modification Case No. 2294-(1). IF THIS WORK IS NOT COMPLETED (OR \$420,000 PAID) WITHIN 12 MONTHS OF THE APPROVAL DATE OF THE THIS GRANT, THIS WILL BE CAUSE FOR REVOCATION OF THIS PERMIT.
30. Within sixty (60) days of the effective date of Revocation/Modification Case No. 2294-(1), the permittee shall establish an on-site security program (which may be staffed by church members) to actively patrol the campus to monitor activities and noise levels, said program shall be submitted for review and approval by the Director of Planning within thirty (30) days of the approval date of this grant. The program shall include a sign-in sheet that lists the participants' names and times they patrolled the campus. Such sign-in sheet shall be made available for review upon request by the Department of Regional Planning.
31. The permittee shall provide for a Community Advisory Committee of church and community members to discuss and resolve issues regarding the subject property. The goal of the Community Advisory Committee shall be to consist of fifteen (15) members: five (5) Church members and ten (10) community members. Two (2) of the community members shall be members of the Workman Mill Association. If the permittee is unable to achieve the required amount of community members, the permittee shall provide evidence to the Director that the offer was made to the community (via flyer, personal invitation, etc.) but no interest was shown. The Committee shall always consist of a minimum ratio of 60 percent community members to 40 percent church members. For the first two years a member of the Workman Mill Association shall chair the committee. The committee shall meet on a regular basis throughout the term of this grant. The permittee shall keep minutes of all committee meetings and shall submit a copy to the Director of Planning within thirty (30) days of each meeting date. If the permittee is unable to compose this committee as required by this conditions within (90) days of the approval date of this grant, the permittee shall submit requested modifications with

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reasons and documentation why the requirement cannot be met to the Department's Zone Enforcement Section and the Director of Planning for review and approval.

32. The permittee shall hold quarterly meetings with the community at large. The Department of Regional Planning Zoning Enforcement Section and all local homeowners associations, including the Workman Mill Association shall be notified of such meetings. A representative of the Zoning Enforcement Section will attend such meetings at least bi-annually (twice a year). The permittee shall keep minutes of all meetings and shall submit a copy to the Director of Planning within thirty (30) days of each meeting date.
33. Workman Mill Road shall be the only permitted entrance to the subject property. The Church shall use the 323 Workman Mill Road address. Coberta Avenue shall not be used to enter or exit the site except to drop off and pick up children at the day care/preschool or elementary (K-3 only) school. The only exception to the use of this entrance shall be by emergency vehicles (Fire Department or ambulances).
34. The maximum occupancy of the auditorium shall be 3,700 persons and the number of persons on the subject property at any one time shall not exceed this number.
35. A minimum of 740 on-site parking spaces shall be provided and continuously maintained as shown on the approved Revised Exhibit "A".
36. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized uses. If any vehicle "breaks down" or will not start while parked on the subject property it may remain after hours or overnight (24 hours maximum) until it is towed off-site, the vehicle may not be repaired on site except for the changing of a tire.
37. Outside storage of inoperable vehicles is prohibited on the property except for emergency parking as described in Condition No. 36.
38. An outside storage area is permitted only where authorized on the approved Revised Exhibit "A", and shall comply with Part 7 of Chapter 22.52 of the County Code.
39. Parking of recreational vehicles, motor homes, and trailers is prohibited within any required yard/setback area. Such vehicles may be parked in the parking lot for day use only. No overnight parking is permitted except for a temporary caretaker's RV in conjunction with an authorized special event as provided in Condition No. 44.ix and emergency parking as described in Condition No. 36.
40. Temporary trailers for housing or classrooms are prohibited on the site at all times.
41. The permittee shall immediately relocate the youth worship service from the multi-purpose

building along Coberta Avenue to the main sanctuary to reduce noise impacts on Coberta Avenue.

42. The subject property shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, and overgrown or dead vegetation. The permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary.
43. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or a combination of these. The location of the trash containers shall be depicted on the approved Revised Exhibit "A".
44. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare and shall be turned off by 10:00 p.m., except that security lighting on motion detectors may be installed. The security lighting shall also be hooded and directed away from neighboring residences.
45. No temporary use permit shall be approved for the subject property; special events shall be authorized as follows:
 - i. For the purpose of this condition, "special event" means an event which has one or more of the following characteristics: 1) the event takes place outdoors, 2) the event takes place outdoors and includes the playing of music, the service of food, or the set-up of tents or shade canopies, 3) the event takes place outside the approved hours of operation for the church;
 - ii. Special events shall be limited to the following:
 - Carnivals
 - Christmas tree lot
 - Pumpkin patch
 - Youth retreat
 - Run and Walk-a-thon
 - Leadership conferences
 - Any other event approved in advance by the Department of Regional Planning Zoning Enforcement Section

If the permittee is unsure whether a proposed event would be authorized as a "special event", the permittee shall contact the Department of Regional Planning Zoning Enforcement Section for clarification;

- iii. The total number of persons on the subject property at any one time during a special event shall not exceed 3,700 persons;
- iv. The hours of a special event may be extended with the approval of the Director of Planning as follows:
 - Sunday through Thursday – 8:00 a.m. to 9:00 p.m. (campus dark by 10:00 p.m.)
 - Friday and Saturday – 8:00 a.m. to 10:00 p.m. (campus dark by 11:00 p.m.)
- v. The maximum number of special events shall be as follows:
 - 1st year (March 24, 2004 to March 24, 2005)
 - one (1) special event, not to exceed two consecutive days
 - 2nd year (March 24, 2005 to March 24, 2006)
 - one (1) special event, not to exceed two consecutive days.
 - 3rd year (March 24, 2006 to March 24, 2007)
 - two (2) special events, not to exceed a total of four days.
 - The permittee may request 2 two-day events, 1 four-day event, or any combination not exceeding a total of two (2) events and four (4) days.
 - 4th year (March 24, 2007 to March 24, 2008)
 - three (3) special events, not to exceed a total of six days.
 - The permittee may request 3 two-day events, 1 six-day event, or any combination not exceeding a total of three (3) events and six (6) days.
 - 5th year (March 24, 2008 to March 24, 2009)
 - four (4) special events, not to exceed a total of eight days.
 - The permittee may request 4 two-day events, 1 seven-day event, or any combination not exceeding a total of four (4) events and eight (8) days (or seven consecutive days).
- vi. The permittee shall submit an annual calendar of proposed events and dates to the Department of Regional Planning Zoning Enforcement Section for review and approval no later than January 1st of each year. In approving a special event, the Department may impose conditions as necessary.
- vii. The baseball field may be used for overflow parking during special events. Vehicles must be parked so that headlights do not shine into adjacent residential properties. Traffic control personnel with safety vests shall direct traffic on the field. No vehicles shall enter this overflow parking area after 6:00

**CONDITIONAL USE PERMIT CASE NO. 2294-(1)
FINAL CONDITIONS AS MODIFIED BY
REVOCATION/MODIFICATION CASE NO. 2294-(1)**

Page 12 of 12

p.m. Portable pole lighting with hooded lights that do not shine into adjacent residential properties shall be installed on the field if this area is used for overflow parking in the evening.

- viii. All special events shall be subject to the following minimum requirements:
- Two (2) Sheriff Deputies shall be employed.
 - A minimum of one staff person in an orange safety vest shall be on Coberta Avenue diverting traffic to the Workman Mill entrance.
 - All conditions of Section 22.56.1890 of the Zoning Ordinance.

ix. If required, a caretaker's recreational vehicle may remain in the parking lot during the special event only; for a two-day or longer event, the caretaker's recreational vehicle may remain on-site overnight;

x. Condition checks shall be automatic for all special events.

46. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.
47. The permittee shall provide a contact name and phone number to the Department of Regional Planning and to the Community Advisory Committee of a Victory Outreach employee who is available during all church operating hours; this phone number shall not be a pager or answering machine.

KMS
03-25 -04

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
LABORATORY OF ORGANIC CHEMISTRY

REPORT OF THE RESEARCH GROUP ON THE CHEMISTRY OF
THE CARBON-13 ISOTOPE

BY
RICHARD E. SMITH AND
JAMES H. CLINE

RECEIVED BY THE LIBRARY OF THE
UNIVERSITY OF CHICAGO
ON APRIL 15, 1964

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THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5809 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637

13. That any lighting for the parking lot shall be arranged so as to avoid any glare or direct illumination onto any neighboring property;
14. That the cul-de-sac at the terminus of Coberta Avenue shall be developed in accordance with Study "A" which was submitted by the applicant subsequent to the public hearing;
15. That subject facility be developed and maintained in compliance with requirements of the Los Angeles County Health Officer. Adequate water and sewage facilities shall be provided to the satisfaction of said Health Officer;
16. That upon receipt of this letter, applicant shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard. Water mains, fire hydrants, and fire flow shall be provided as may be required by said department;
17. That signage shall be limited to what is depicted on the revised Exhibit "A"; there shall be no lighting of any signage;
18. That unless this grant is used within 2 years from the date of Regional Planning Commission approval, the grant will expire. (A one-year time extension may be requested prior to such expiration date.);
19. That the auditorium or any other building or facility on the subject property shall not be rented or leased out to other groups or persons;
20. That church and other related activities shall not commence until after the parking lot has been developed and the street improvements as required herein have been duly completed;
21. That the applicant shall diligently take steps to encourage that ingress and egress be accomplished primarily from the Workman Mill Road entrance; on-site parking shall be encouraged;
22. That the overall operation of the subject property shall be conducted in a manner which respects the rights and enjoyment of surrounding property owners in the area;
23. In the event that the operation of any part of this facility should result in substantial complaints to the Department of Regional Planning, or the Regional Planning Commission, the above described conditions may be modified if, after a duly advertised hearing by the Regional Planning Commission, such modification is deemed appropriate in order to eliminate or reduce said complaints.

1. This permit shall not be effective for any purpose until the applicant and the owner of the property involved or his duly authorized representative have filed at the office of the Department of Regional Planning, their affidavit stating that they are aware of, and agree to accept, all the conditions of this permit;
2. It is hereby declared to be the Commission's intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. All requirements of the Zoning Ordinance and of the specific zoning of subject property must be complied with unless otherwise set forth in the permit or shown on the approved plot plan;
5. That the subject property shall be developed and maintained in substantial compliance with the plot plan on file which is marked Revised Exhibit "A." In the event that subsequent revised plot plans are submitted the written authorization of the property owner is necessary;
6. That this permit is for the establishment of a church with appurtenant facilities as depicted on the applicant's revised plot plan marked as "Revised Exhibit A";
7. That no tents or outdoor religious services shall be permitted on the subject property;
8. That there shall be no outdoor activities on the subject property during evening hours;
9. That the site shall not be used as a drug or vocational rehabilitation center;
10. That no dormitories or group quarters homes shall be permitted on the subject property;
11. That there shall be no operable or moveable windows on the proposed auditorium on the side of the proposed building which faces residences;
12. That there shall be no outdoor public address system installed or used on the subject property;



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **LD-1**

December 16, 2009

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention: ~~Dean~~ Edwards

FROM: Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200900029
PROJECT NO. 2294
323 WORKMAN MILL ROAD
UNINCORPORATED COUNTY AREA OF LA PUENTE

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the request for the renewal of CUP No. 200900029 for the existing church facilities. The church facilities consist of a sanctuary building, youth room, and six buildings for classroom purposes. The church is located at 323 Workman Mill Road in the unincorporated area of La Puente.

Upon approval of the site plan, we recommend the following conditions:

1. Right of Way and Road Improvements
 - 1.1 Upon approval of the CUP, submit a covenant agreement for the encroachment of the block wall within road right of way at the northwest corner of Don Julian Road and Coberta Avenue.

For questions regarding the items above, please contact Tony Hui at (626) 458-4921 or by e-mail at thui@dpw.lacounty.gov.

Mark Child
December 16, 2009
Page 2

If you have any other questions or require additional information, please contact Toan Duong or Ruben Cruz at (626) 458-4910 or by e-mail at tduong@dpw.lacounty.gov or rcruz@dpw.lacounty.gov.

RC:ca

P:/LDPUB/SUBMGT/CUP/ Project 2294_CUP 200900029_323 WORKMAN MILL ROAD-REVISED-Final.DOCX

(Building - 9)

Application For Determination of Assembly Use
Parking Requirement Purposes-Occupant Load

Sanctuary
without fixed seats

County of Los Angeles
Department of Public Works
Building and Safety Division

APPLICANT:

Name Evergreen Baptist Church San Gabriel Valley
Address 323 Workman Mill Road, La Puente CA 91746
Telephone No. (626) 363 0300

AGENT:

Name Stan Wong / City Works
Address 2650 E. Foothill Blvd #201, Pasadena, CA 91107
Telephone No. (626) 795 9803

Project Location 323 Workman Mill Road, La Puente, CA 91746

Proposed Use Church

Current Use Church

This application must be completed and submitted with three (3) sets of conceptual plans marked parking Exhibit A, in order to obtain a determination of occupant load from the Building and Safety Division pursuant to Section 22.52.1095 and 22.52.1100 of the Los Angeles county Code - Zoning Ordinance.

The assembly areas are to be designated as A, B, C, ..., and the proposed use of occupant load of each area should be clearly indicated on the plans and on page 2 of this form. Proposed seating layouts should be shown where applicable.

For additional information on completing this form and obtaining a determination of occupant load, see "Instruction for Determining Parking Requirement - Assembly Uses".

The submitted plans have been reviewed and the assembly occupant load has been determined as indicated above. This determination is for proposed parking requirements only and does not exempt the applicant from compliance with any plan check, permit or inspection requirements under County Ordinance.

The assembly areas are to be designated as A, B, C, ..., and clearly propose the occupant load of each area.

Return one copy of this signed form and one Exhibit A to Regional Planning Dept.

Area	Use	Proposed Occupant Load	Minimum Occupant Load*	Determined Occupant Load*
------	-----	------------------------	------------------------	---------------------------

Sanctuary First Floor, w/out fixed seats & 2-nd floor

<div style="display: flex; align-items: center;"> } 2-nd floor </div>	A	assembly w/ out fixed seats concentrated	3176	$2223 \frac{\#}{7} = 3,176$	3,176
	B	assembly w/ out fixed seats	379	$5680 \frac{\#}{15} = 379$	379
	C	unconcentrated stage	119	$1783/15 = 119$	119
	D	storage	3	$995/300 = 3.32$	3
	E	storage	2	$498/300 = 1.66$	2
	F	equipment	2	$344/300 = 1.14$	1
	G	office		$2744/100 = 27$	27
	H	Kitchen		$168/200 = 1$	1
Proposed Occupant Load					
Proposed Occupant Load*				3,708	
Total Assembly Occupant Load Determined by Building Official*					3,708

** To be completed by Building Official*

The submitted plans have been reviewed and the Assembly occupant load determined as indicated above. This determination is for proposed parking requirements only and does not exempt the Applicant from compliance with any plan check, permit or inspection requirements under County Ordinance.

Determination Of Assembly Occupant Load-Parking	
Type of Occupancy	<u>A-3</u>
Assembly Occupancy Load	<u>3708</u>
By (Print Name)	<u>Faye Mokeri</u>
Signature	<u><i>Faye Mokeri</i></u> Date <u>2-24-09</u>

District Office Stamp
BUILDING AND SAFETY DIVISION Department of Public Works APPROVED UNDER TITLE 26
BY: <u><i>[Signature]</i></u>
FEB 24 2009
<small>This set of plans and specifications must be kept on the job at all times and it is unlawful to make any Changes or alterations on same without written permission from the Building and Safety Division, County of Los Angeles. The stamping of this plan and specification SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance or State Law.</small>

Return one copy of this signed form and one Exhibit A to Regional Planning Dept.

(5-19-2004)

(Building - 9)

Application For Determination of Assembly Use
Parking Requirement Purposes-Occupant Load

SANCTUARY
w/ Fixed seats

County of Los Angeles
Department of Public Works
Building and Safety Division

APPLICANT:
 Name Evergreen Baptist Church San Gabriel Valley
 Address 323 Workman Mill Road, La Puente CA 91746
 Telephone No. (626) 363 0300

AGENT:
 Name Stan Wong / City Works
 Address 2650 E. Foothill Blvd #201, Pasadena, CA 91107
 Telephone No. (626) 795 9803

Project Location 323 Workman Mill Road, La Puente, CA 91746

Proposed Use Church

Current Use Church

This application must be completed and submitted with three (3) sets of conceptual plans marked parking Exhibit A, in order to obtain a determination of occupant load from the Building and Safety Division pursuant to Section 22.52.1095 and 22.52.1100 of the Los Angeles county Code - Zoning Ordinance.

The assembly areas are to be designated as A, B, C, ..., and the proposed use of occupant load of each area should be clearly indicated on the plans and on page 2 of this form. Proposed seating layouts should be shown where applicable.

For additional information on completing this form and obtaining a determination of occupant load, see "Instruction for Determining Parking Requirement - Assembly Uses".

The submitted plans have been reviewed and the assembly occupant load has been determined as indicated above. This determination is for proposed parking requirements only and does not exempt the applicant from compliance with any plan check, permit or inspection requirements under County Ordinance.

The assembly areas are to be designated as A, B, C, ..., and clearly propose the occupant load of each area.

Return one copy of this signed form and one Exhibit A to Regional Planning Dept.

Area	Use	Proposed Occupant Load	Minimum Occupant Load*	Determined Occupant Load*
------	-----	------------------------	------------------------	---------------------------

Sanctuary First Floor, fixed seats (2nd Floor)

A	assembly w/ fixed seats	see section CBC 1004.7	700	700
B	assembly w/ out fixed seats, uncon centrated	379	$5680^*/15 = 379$	379
C	stage	119	$1783/15 = 119$	119
D	storage	4	$995/300 = 3.32$	3
E	storage	2	$498/300 = 1.66$	2
F	equipment	2	$344/300 = 1.14$	1
G	office		$2744/100 = 27$	27
H	Kitchen		$168/200 = 1$	1
Proposed Occupant Load				
Proposed Occupant Load*			1232	
Total Assembly Occupant Load Determined by Building Official*				1,232

2nd Floor

** To be completed by Building Official*

The submitted plans have been reviewed and the Assembly occupant load determined as indicated above. This determination is for proposed parking requirements only and does not exempt the Applicant from compliance with any plan check, permit or inspection requirements under County Ordinance.

Determination Of Assembly Occupant Load-Parking	
Type of Occupancy	<u>A-3</u>
Assembly Occupancy Load	<u>1232</u>
By (Print Name)	<u>Faye MOKRI</u>
Signature	<u>[Signature]</u> Date <u>2-24-09</u>

District Office Stamp
BUILDING AND SAFETY DIVISION Department of Public Works APPROVED UNDER TITLE 26
BY: <u>[Signature]</u> FEB 24 2009
<small>This set of plans and specifications must be kept on the job at all times and it is unlawful to make any Changes or alterations on same without written permission from the Building and Safety Division, County of Los Angeles. The stamping of this plan and specification SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance or State Law.</small>

Return one copy of this signed form and one Exhibit A to Regional Planning Dept.

(5-19-2004)



COUNTY OF LOS ANGELES FIRE DEPARTMENT

FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040

TRANSMITTAL

DATE: December 30, 2009

TO: DRP - Dean Edwards, FPD - Industry, Agent - Steve Lazarian / Steve Wong

FROM: Scott Jaeggi, Inspector
(323) 890-4243
sjaeggi@fire.lacounty.gov

A handwritten signature in black ink, appearing to be "Sjaeggi", written over the printed name and contact information.

SUBJECT: CUP 2294 / 323 Workman Mill Road, La Puente (Co.)

ATTACHED PLEASE FIND THE CONDITIONS OF APPROVAL FOR THE ABOVE REFERENCED PROJECT. IF YOU HAVE ANY ADDITIONAL QUESTIONS PLEASE FEEL FREE TO CONTACT ME BY E-MAIL OR TELEPHONE.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: December 30, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP 2294

LOCATION: 323 Workman Mill Road, La Puente (Co.)

- The required fire flow for this development is ___ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ___ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify ___ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water:** 1. Fire Flow performed by San Gabriel Valley Water Company on 11-20-09 is adequate.
2. Fire Flow performed by La Puente Valley County Water District on 12-03-09 is adequate.
- Access:** Fire apparatus access is adequate as depicted on Site Plan dated 12-30-09 on file in LDU office.
- Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAECCI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
 Director and Health Officer

JONATHAN E. FREEDMAN
 Chief Deputy Director

ANGELO J. BELLOMO, REHS
 Director of Environmental Health

ALFONSO MEDINA, REHS
 Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
 Acting Environmental Health Staff Specialist
 5050 Commerce Drive
 Baldwin Park, California 91706
 TEL (626) 430-5280 • FAX (626) 960-2740



BOARD OF SUPERVISORS

- Gloria Molina**
First District
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Second District
- Zev Yaroslavsky**
Third District
- Don Knabe**
Fourth District
- Michael D. Antonovich**
Fifth District

June 29, 2009

Philip Estes, AICP
 Principal Regional Planner
 Zoning Permits Section
 County of Los Angeles
 Department of Regional Planning
 320 West Temple St.
 Los Angeles, CA 90012

RE: CONDITIONAL USE PERMIT (CUP) NO. CUP 2009-00029
PROJECT NO. 2294, LOCATION: 323 WORKMAN MILL RD., LA PUENTE

- Environmental Health recommends approval of this CUP.
- Environmental Health does **NOT** recommend approval of this CUP.

This is in response to the Project Consultation for the above referenced project that was forwarded to this Department for review and comment. Staff from this Department's Bureau of Environmental Protection has reviewed the information provided and has no objection to the approval of the above-referenced CUP with the understanding that potable water will be supplied by the San Gabriel Valley Water Company, a public water system, and wastewater demand for this project will be accompanied by public sewers and wastewater treatment facilities, as indicated in the Zoning Permit Application.

If you have any questions regarding the above comments, please contact me at (626) 430-5262.

Sincerely,

Ken Habaradas, REHS
 Bureau of Environmental Protection



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

SEE ATTACHED

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

SEE ATTACHED

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

SEE ATTACHED

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

The use of the property was formerly as a public school that operated over 15 years ago and subsequently was purchased by Victory Outreach which was granted a CUP for use as a church. The CUP was granted subject to conditions that address hours of operations, noise, aesthetics, traffic, parking, privacy, security, lighting, and types of events and church operations that the property can have. Evergreen Baptist Church purchased the property in 2007 and has been operating under the Victory CUP. This is not a new land use. The use has been continuous as a church for at least 15 years. The current church operation is less intense since its programs and attendance are less than that of Victory Outreach and as provided in the current CUP.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

The current CUP was granted subject to conditions that address traffic to ingress and egress from Workman Mill Road which is major arterial street and keeping the traffic off of any adjacent residential streets. It also addresses hours of operations conditioned to safeguard the privacy of the adjacent neighborhoods. Use of parking lot lights were required to be shielded away from adjacent neighborhoods. Classroom noise was reduced by requiring all doors to be closed during class hours. Specific hours of operation and policing of the premises were required for outdoor events to safe guard the adjacent neighborhood. A 6 foot high block wall was required to be built along the westerly property line adjacent to the residential neighborhoods to protect and screen church activities from the neighbors. The exterior improvements to the church sanctuary, classrooms, accessory buildings and landscaping are all in keeping with the character of the neighborhood.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The current church use by Evergreen and its operation is a passive use and operates primarily on Sundays. The residents living near the property have all expressed overwhelming support for Evergreen and its operation and programs. As stated in previously, traffic is diverted from adjacent residential streets, a block wall along the westerly property line separates the church activities from the residences. Noise, light and glare, aesthetics and other applicable concerns have all been addressed within the current CUP for the property.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject property is approximately 14 acres and has a current CUP that addresses all the applicable codes in Title 22. All improvements are existing on the site. All buildings, yard setbacks, fire access, and fence requirements exceed the minimum landscape requirements, building height, and approved parking ratios. On numerous occasions, Los Angeles County Code Enforcement Officer has conducted on-site inspections of the property and has not cited Evergreen for any code violations or non compliance with the conditions of the current CUP approval.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and

Workman Mill Road is a major public arterial road that meets Los Angeles County Public Works road width standards. Workman Mill Road runs along the subject property and has provided existing ingress and egress to the subject property for over 15 years. Generally Sunday traffic on Workman Mill Road is very light compared to other days during the week. Coberta Way was also widened per condition of approval to improve neighborhood traffic conditions. In addition the church granted an easement along Coberta Way to the Los Angeles County Public Works Department for road improvements.

2. By other public or private service facilities as are required.

The site is adequately served by all of the public or private agencies including fire, law enforcement, water, trash, and sewer.



WORKMAN MILL ASSOCIATION, INC.

POST OFFICE BOX 2146
LA PUENTE, CALIFORNIA 91746

October 5, 2008

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012-3225

OCT - 9 2008

Gentlemen:

SUBJECT: Evergreen Baptist Church –
Revocation/Modification Case No. 2294-1

The Workman Mill Association is writing this letter stating our support of the Evergreen Baptist Church of San Gabriel Valley's (Evergreen) request to update and/or change some of the conditions of the subject CUP. This church has been a good neighbor to our community and has provided much needed support to the students at our local Don Julian Elementary School.

On occasion it has been pointed out that there are several restricting conditions to Evergreen's CUP which are carry-overs from when Victory Outreach owned the property. We have listed the conditions that WMA supports being eliminated or modified.

Conditions No.15b and 44: allow Evergreen to extend their hours of operation up to two hours with lights out between 11:00 p.m. and midnight.

Condition No.15d: allow Evergreen to occasionally offer special classes to the community at no or minimal charge.

Conditions 19 and 21: allow Evergreen to hold daytime outdoor activities such as picnics and bar-b-ques.

Condition No. 28: allow Evergreen to donate that portion of their land that comprises the first 30 feet from the centerline of Coberta Avenue to Los Angeles County, Department of Public Works.

Conditions 31 and 32: allows Evergreen to cancel their quarterly Community Advisory Committee meetings. We offer our Workman Mill Association meetings as a forum to address any issues involving the community.

Condition 34: allow Evergreen to downsize their ministry from the 3,700 allowed to Victory Outreach to a number more in keeping with their attendance.

Condition 39: allow Evergreen occasionally to park cars overnight in their gated parking lot.

Condition 41: allow Evergreen to use their multi-purpose building for youth worship.

Condition 45: allow Evergreen to hold more than four special outdoor events per year.

Thank you for your consideration of our support of modifying or removing the above conditions from CUP No. 2294-1.

Sincerely,

A handwritten signature in cursive script that reads "Ruth Wash".

Ruth Wash, President
Workman Mill Association

RW:lac
cc: Evergreen Baptist Church

Marilyn Kamimura
843 Caraway Drive
Whittier , Ca. 90601-1117

March 13,2010

Regional Planning Commission
320 West Temple Street
Los Angeles, California 90012

Re: Project Number 2294-(1) C.U.P. 200900029
Conditional use permit to allow the continued operation
of a church. Evergreen Baptist Church SGV

Dear REgional Planning Commission,

I am a thirty seven year resident living in unincorporated Whittier that is part of the Avocado Heights zoned district. I have been involved with community service for twenty years. I have watched families grow up and return to live here. Families sell there house to repurchase another house within the same community. Familiarity with a large number of residence shows me there is a large number of law enforcement officers that live and retire here. We must live in a good place.

I have attended Evergreen SGV since they located at 323 Workman mill road. The assistance they have given to Don Julian school and the church next door is remarkable. The increase number of residence from our community that attend the church shows me they are a good neighbor.

Evergreen SGV has made our community a better place to live.

I encourage the Regional Planning Commission to grant their request for a conditional use permit that includes conditions that are consistent with church use.

Respectfully,



Marilyn Kamimura



North Whittier Neighborhood Watch

North Whittier Neighborhood Watch
www.mynwnlive.org



Ruben Hernandez
Marilyn Kamimura
Coordinators
843 Caraway Drive
Whittier, Ca.90601-1117

March 18, 2010

MAR 22 2010

Regional Planning Commission
320 West Temple Street
Los Angeles, California 90012

Re: Project Number 2292-(1) C.U.P. 200900029
Conditional use permit to allow the continued operation
of a church. Evergreen Baptist Church SGV

Dear Regional Planning Commission;

We are a Neighborhood Watch program that has twenty six block captains that has been established for twenty years in the unincorporated Whittier that is part of the Avocado Heights Zoned District.

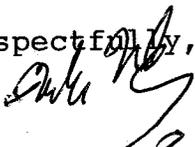
We are community orientated. Our continual goal is to keep our community safe, care for our elderly, our families and children and enhance the quality of life in our community.

Evergreen Baptist Church SGV is community orientated and enhance the quality of life in our community. Their outreach pastor has attended our meetings and welcomed us to their church. They have posted signs in our neighborhood inviting us to their Spring and Harvest festivals. Their church ground are exemplary.

We welcome and support Evergreen Baptist Church SGV.

We encourage the Regional Planning Commission to grant their request for a Conditional use permit that includes conditions that are consistent with church use.

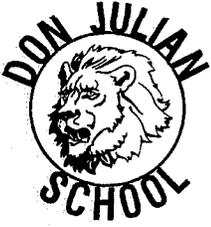
Respectfully,


Ruben Hernandez
NWNW founder


Marilyn Kamimura
coordinator

et al to follow

Name	Address
<u>B Thompson</u>	<u>1302 Marin Ave 90601</u>
<u>Nedra R Melnyk</u>	<u>13303 E ANKERTON ST 90601</u>
<u>Bob Wash</u>	<u>618 ARCIERO DRIVE 90601</u>
<u>Gretchen Kaufman</u>	<u>811 Dovey Whittier 90601</u>
<u>Al Kaufman</u>	<u>811 Dovey white 90601</u>
<u>Stephan</u>	<u>1046 BUNBURY DR. 90601</u>
<u>Gilbert Espinoza</u>	<u>826 S. Basetdale Av. Whittier 90601</u>
<u>Bernardo Bly</u>	<u>1101 BASETDALE AVE. WHITTIER, CA. 90601</u>
<u>Maria Contreras</u>	<u>808 Vinemead Dr North whittier 90601</u>
<u>Jose Contreras</u>	<u>808 Vine mead Dr 90601</u>
<u>STEVEN SWANSON</u>	<u>1137 GROSSMONT DR 90601</u>
<u>Nicolas C. BALCAZAR</u>	<u>1135 GOODHART AVE 90601</u>
<u>Mans Duput</u>	<u>810 basetdale ave 90601</u>
<u>Denise R Balcazar</u>	<u>1305 GOODHART AVE 90601</u>
<u>Luzmila Valde</u>	<u>1416 Bunbury Dr Whittier 90601</u>
<u>David Sandoval</u>	<u>1269 So. Grassmont Whittier 90601</u>
<u>Richard H. Kaminaka</u>	<u>843 CARAWAY DR. N. Whittier 90601</u>
<u>Jane Sue Deana</u>	<u>848 CARAWAY DR. WHITTIER CA. 90601</u>
<u>JD</u>	<u>835 CARAWAY DR WHITTIER CA 90601</u>



Dean Edwards
Los Angeles Department of County Regional Planning Commission

March 20, 2010

Dear Mr. Edwards

This letter is in reference to Evergreen Baptist Church located at 323 Workman Mill Road, La Puente, California 91746. The church's congregation and leadership have been extremely supportive of the many needs of our students and staff in this very needy community of Bassett. This prestigious organization has held various donation drives to provide our students with new uniforms, backpacks and school supplies for several years. They have also worked in conjunction with the community to have several beautification projects to improve the appearance of our school. Furthermore, leadership from the church has sponsored various meals and other recognitions to improve staff morale in these difficult times of budget cuts. This inspiration has included supporting and motivating me as the sole administrator of a campus of over 700 students. Their efforts have served as a source of encouragement and motivation to strive to mold the best school for our very deserving students.

For all the reasons mentioned before hand, I strongly recommend that their Conditional Use Permit be renewed. If you were to have any questions about my recommendation of Evergreen Baptist Church, please feel free to contact me directly at 626-931-2901.

Sincerely,

Salvador Flores
Principal