



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

**PROJECT NUMBER 89318-(4)**  
**CONDITIONAL USE PERMIT 200600258**

<b>PUBLIC HEARING DATE</b> March 3, 2010	<b>AGENDA ITEM</b>
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> First Chinese Baptist Church	<b>OWNER</b> First Chinese Baptist Church	<b>REPRESENTATIVE</b> Eric Au
<b>PROJECT DESCRIPTION</b> The proposed project consists of the expansion of an existing church to 70,048 square feet of building area. 38,487 square feet of new construction is proposed that includes: a 22,411 square foot, three-level (one subterranean level), two-story multi-purpose church activity center with a 250-person capacity theater, classrooms and meeting rooms; and a 16,076 square foot gymnasium building with a food court, craft shop and storage. A 150 space parking lot is proposed resulting in a total of 296 provided parking spaces. Landscaping is proposed throughout the site (35,336 square feet or 18 percent), including approximately 20 percent of the parking area.		
<b>REQUIRED ENTITLEMENTS</b> Conditional Use Permit to allow the expansion of an existing church, a use subject to permit in the Light Agricultural (A-1-10,000 and A-1-15,000) Zone.		
<b>LOCATION/ADDRESS</b> 1555 Fairway Drive		
<b>SITE DESCRIPTION</b> The site slopes slightly to the northeast. The northwesterly parcel is vacant and vegetated with an oak tree and walnut tree that will remain and ruderal grasses. The northeasterly portion of the property is developed with existing church facilities that include a 10,440 square foot single-story multi-purpose building, a two-story 21,121 square foot Sunday school building with offices and a central court and a 149 space (three spaces to be removed) parking lot. The southeasterly parcel is developed with a single-family residence (to be demolished). Two temporary structures (to be removed) are located on the northeasterly portion of the site. Vehicle access is provided by Fairway Drive and Brea Canyon Cut-off Road. A pedestrian access leads to Brea Canyon Cut-off Road. The property is secured by fencing and gates.		
<b>ACCESS</b> Fairway Drive & Brea Canyon Cut-off Road	<b>ZONED DISTRICT</b> San Jose	
<b>ASSESSORS PARCEL NUMBER</b> 8762-018-011, -012 & -003	<b>COMMUNITY</b> Rowland Heights	
<b>SIZE</b> 4.49 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> Rowland Heights	
	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
<b>Project Site</b>	Church/Vacant	A-1-10,000 (Light Agricultural – 15,000 Minimum Lot Area) Zone A-1-15,000 (Light Agricultural – 15,000 Minimum Lot Area) Zone
<b>North</b>	Single-family Residential	R-1-8,000 (Single-family Residence - 8,000 Minimum Lot Area) Zone
<b>East</b>	Single-family Residential	R-1-8,500 (Single-family Residence - 8,500 Minimum Lot Area) Zone
<b>South</b>	Commercial - Retail	C-2-DP-BE (Neighborhood Commercial – Development Program – Billboard Exclusion Zone)
<b>West</b>	Single-family Residential	R-A-6,000 (Residential Agricultural – 6,000 Minimum Lot Area)
<b>GENERAL PLAN/COMMUNITY PLAN</b> Rowland Heights Community Plan	<b>LAND USE DESIGNATION</b> Urban 1 and Commercial	<b>MAXIMUM DENSITY</b> 1.1 to 3.2 Dwelling Units Per Acre
<b>ENVIRONMENTAL DETERMINATION</b> Negative Declaration		

**RPC LAST MEETING ACTION SUMMARY**

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