



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER R2006-03460-(1)
Conditional Use Permit RCUP200600277

PUBLIC HEARING DATE October 6, 2009	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Bethel Missionary Baptist Church	OWNER Bethel Missionary Baptist Church	REPRESENTATIVE Joni Hughes
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PROJECT DESCRIPTION
 The applicant is requesting a conditional use permit to continue the operation of a church within the A-1 zone. The existing church was first approved in 1969 prior to the requirement of a conditional use permit for a church in an A-1 zone. The project also proposes a 98 square feet addition to the existing parsonage on the subject property

REQUIRED ENTITLEMENTS
 A conditional use permit for a church within an A-1 zone (Section 22.24.100).

LOCATION/ADDRESS
 13426 Beaty Ave. Whittier

SITE DESCRIPTION
 The project site consists of an existing church that faces north onto Beaty Ave and an associated parking lot with a parsonage single-family residence in the rear, south yard area. The site plan depicts 41 parking spaces of which two are designated for handicapped persons. One-way vehicle entrance to the site is shown off Beaty Ave on the westerly side of the site with one-way vehicle exit on the easterly portion of the site. The church main entrance is facing the parking lot (south within the project site).

ACCESS Access is off Beaty Ave	ZONED DISTRICT Sunshine Acres
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ASSESSORS PARCEL NUMBER 8028-007-031	COMMUNITY South Whittier-Sunshine Acres
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SIZE 30005 Acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Church with Parking lot and Single Family Residential	A-1
North	Single Family Residence	R-1 (Single-family residences)
East	35-Unit condominium complex	R-3-20U (Limited Multiple Residence Zone)
South	continuation of the eastern 35-Unit condominium complex	R-3-20U (Limited Multiple Residence Zone)
West	Multi-Family residence and Food Market	C-3B-E (Unlimited Commercial Zone) and R-3-24U DP (Limited Multiple Residence Zone)

GENERAL PLAN/COMMUNITY PLAN South Whittier	LAND USE DESIGNATION 1-Low Density Residential	MAXIMUM DENSITY
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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: Daniel Fierros		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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