

STAFF ANALYSIS
PROJECT NUMBER R2006-03460-(1)
Conditional Use Permit RCUP200600277

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 to expand an existing parsonage on the subject property with an addition of 98 square feet.

REQUIRED ENTITLEMENTS

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

LOCATION

13426 Beaty Ave. Whittier, CA 90605

SITE PLAN 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).

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

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

There are no previous cases on the subject property.

STAFF EVALUATION

General Plan Consistency

The subject property is located within the Countywide Land Use Policy, 1-Low Density Residential (1 to 6 du/ac). The existing church will not disrupt the integrity of the residential neighborhood, nor adversely affect the character of the established community. The existing church is of sufficient size to accommodate design features

(setback, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.

Zoning Ordinance and Development Standards Compliance

A church is a permitted use in the A-1 zone provided a conditional use permit has first been obtained as provided in part 1 of Chapter 22.56. The existing church is in conformance to the required development standards. The current occupancy load for the church is 203 people; which require a total of 40 parking spaces. The site plan shows 41 paved parking spaces on site and two are designated handicap spaces. The single family residence provides two covered parking spaces in an attached garage. The parking lot area requires a total of 338 square feet of landscaping. The project proposes a total 503 landscaping area (312 square feet are existing and 191 square feet are proposed).

Neighborhood Impact/Land Use Compatibility

Approval of the continued operation of a church and the addition to the single family residence will have no new neighborhood impact or land use compatibility. The use has existed without problems in the neighborhood since it was established in 1960's.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.24.100 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. The Burden of Proof has been met because the addition to the parsonage and allowing the continued operation of a church will not have an effect on the surrounding area or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The church has been established since the 1950's and is adequate in size and shape to accommodate the existing church facility.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works- Comments was received from the department of public works on June 17, 2008 which recommended approval with no conditions for approval.

PUBLIC COMMENTS

There were no public comments received.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

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 project number R2006-03460-(1) Conditional Use Permit RCUP200600277 subject to the attached conditions.

Prepared by Daniel Fierros, Senior Regional Planner
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits Section I

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map