



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 18, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valdez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Gunnar Hand, AICP, Senior Regional Planning Assistant II
Land Divisions Section

**SUBJECT: PROJECT NO. R2008-02125-(1)
PARKING PERMIT CASE NO. 200800008**

March 31, 2010; AGENDA ITEM NO. 7

PROJECT BACKGROUND

Project No. R2008-02125-(1), Parking Permit Case No. 200800008 would allow off-site parking for an existing 10,812 square foot office/warehouse building to be converted into a church. The off-site parking is provided through a lease agreement on a private lot approximately 1,000 feet from the subject use. The existing structure will be expanded to 12,506 square feet and converted into a church under a separate site plan review. Eighteen (18) parking spaces, including three handicapped parking spaces, are proposed on-site with 67 parking spaces, including two handicapped spaces, to be leased at the off-site location. The project site is located at 21138 Commerce Pointe Drive in the unincorporated community of South Walnut, First Supervisorial District of Los Angeles County, Walnut Zoned District.

The project was found to be Categorically Exempt under the Class 3 Categorical Exemption-New Construction or Conversion of Small Structures pursuant to California Environmental Quality Act ("CEQA") reporting requirements.

PROJECT ISSUES

Staff is requesting a continuance of the public hearing for this project due to a potential conflict with the off-site parking lot and the existing warehouse/industrial use on that lot. Staff is requesting additional time to confirm whether the off-site parking will be considered a shared parking lot with the existing use on that property. If it is determined that this off-site parking is shared between the two uses, then the applicant must resubmit their application to include the shared parking request and appropriate owner permission, and the project will need to be re-noticed accordingly.

STAFF EVALUATION

Staff is awaiting additional information from the applicant in order to determine the off-site parking needs. Staff will submit in a supplemental package the full staff analysis and request for continuance.

RECOMMENDATION

Staff recommends that the Regional Planning Commission continue the public hearing to a date certain.

Recommended Motion: "I move that the Regional Planning Commission continue the public hearing to a date certain _____."

SMT:GHH

3/18/2010