Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 25, 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 GHH
Land Divisions Section

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

March 31, 2010; AGENDA ITEM NO. 7
SUPPLEMENTAL PACKAGE

The request for continuance previously submitted for this project is no longer needed as the applicant has responded to staff requests for additional information. As such, staff is submitting a full hearing package as supplemental information (attached).

The project's scope has also been updated to include the request for shared parking on the off-site parking lot. The updated agenda text is as follows:

> To authorize off-site **and shared** parking for the conversion of an office/warehouse to a church approximately 1,000 feet from the subject use within the M-1.5-BE (Restricted Heavy Manufacturing-Billboard Exclusion) zone. The project is categorically exempt, "Class 3 – New Construction or Conversion of Small Structures," pursuant to CEQA reporting requirements.

Attachment:
Hearing Package

SMT:GHH
3/25/2010

Transmittal Checklist	Hearing Date 03/31/2010
	Agenda Item Number #7

Project Number: R2008-02125-(1)
Case(s): Parking Permit Case No. 200800008
Contact Person: Gunnar Hand, AICP

Included	NA/None	Document
☒	☐	Factual
☒	☐	Property Location Map
☒	☐	Staff Report
☒	☐	Draft Findings
☒	☐	Draft Conditions
☐	☒	Previous CUP Conditions of Approval
☒	☐	DPW Letter
☒	☐	FD Letter
☐	☒	Other Department's Letter(s)
☒	☐	Burden Of Proof Statement(s)
☒	☐	Environmental Documentation (IS, MMP, EIR)
☒	☐	Opponent And Proponent Letters
☒	☐	Photographs
☐	☒	Resolution (ZC Or PA)
☐	☒	Ordinance with 8.5 X 11 Map (ZC Or PA)
☒	☐	Aerial (Ortho/Oblique) Image(s)
☒	☐	Land Use Radius Map
☒	☐	Site Plan And Elevations
☐	☐	

Reviewed By: _____

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6433 **PROJECT NUMBER R2008-02125-(1)** **PARKING PERMIT CASE NO. 200800008**	PUBLIC HEARING DATE 03/31/2010	AGENDA ITEM 7
	RPC DATE	CONTINUE TO

APPLICANT	OWNER	REPRESENTATIVE
First Evangelical Church of Diamond Bar	First Evangelical Church of Diamond Bar	KU & Associates

PROJECT DESCRIPTION

The Parking Permit ("PKP") would allow off-site and shared parking for an existing 10,812 square foot office/warehouse building to be converted into a church. The off-site and shared parking is provided through a lease agreement on a private parking 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 70 parking spaces, including two handicapped spaces, to be leased at the off-site location. Fifteen (18) of the 70 off-site parking spaces will be shared at the off-site location.

REQUIRED ENTITLEMENTS

PKP: To authorize off-site and shared parking for a church, which is to be converted from an office/warehouse under a separate ministerial review, approximately 1,000 feet from the subject use within the M-1.5-BE (Restricted Heavy Manufacturing-Billboard Exclusion) zone.

LOCATION/ADDRESS

21138 Commerce Pointe Drive

SITE DESCRIPTION

As depicted on the site plan dated October 29, 2008, an existing 10,812 square feet industrial warehouse building will be expanded to 12,056 square feet and converted into a church with 18 parking spaces, including three handicapped parking spaces, on-site. 70 of the required 85 parking spaces, including 2 handicapped parking spaces, will be provided off-site, approximately 1,000 feet from the front entrance of the primary use.

ACCESS Commerce Pointe Drive	**ZONED DISTRICT** Walnut
ASSESSORS PARCEL NUMBER 8760-026-037	**COMMUNITY** South Walnut
SIZE 0.48 Acres (20,908.8 square feet)	**COMMUNITY STANDARDS DISTRICT** N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Manufacturing, Warehouses	M-1.5-BE
North	Manufacturing, Warehouses, Church	M-1.5-BE, City of Walnut
East	Manufacturing, Warehouses, Drainage Channel	M-1.5-BE
South	Drainage Channel	M-1.5-BE, City of Industry
West	Manufacturing, Warehouses	M-1.5-BE

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION	MAXIMUM DENSITY
Los Angeles County General Plan	I (Industrial)	N/A

ENVIRONMENTAL DETERMINATION

Class 3 Categorical Exemption-New Construction or Conversion of Small Structures

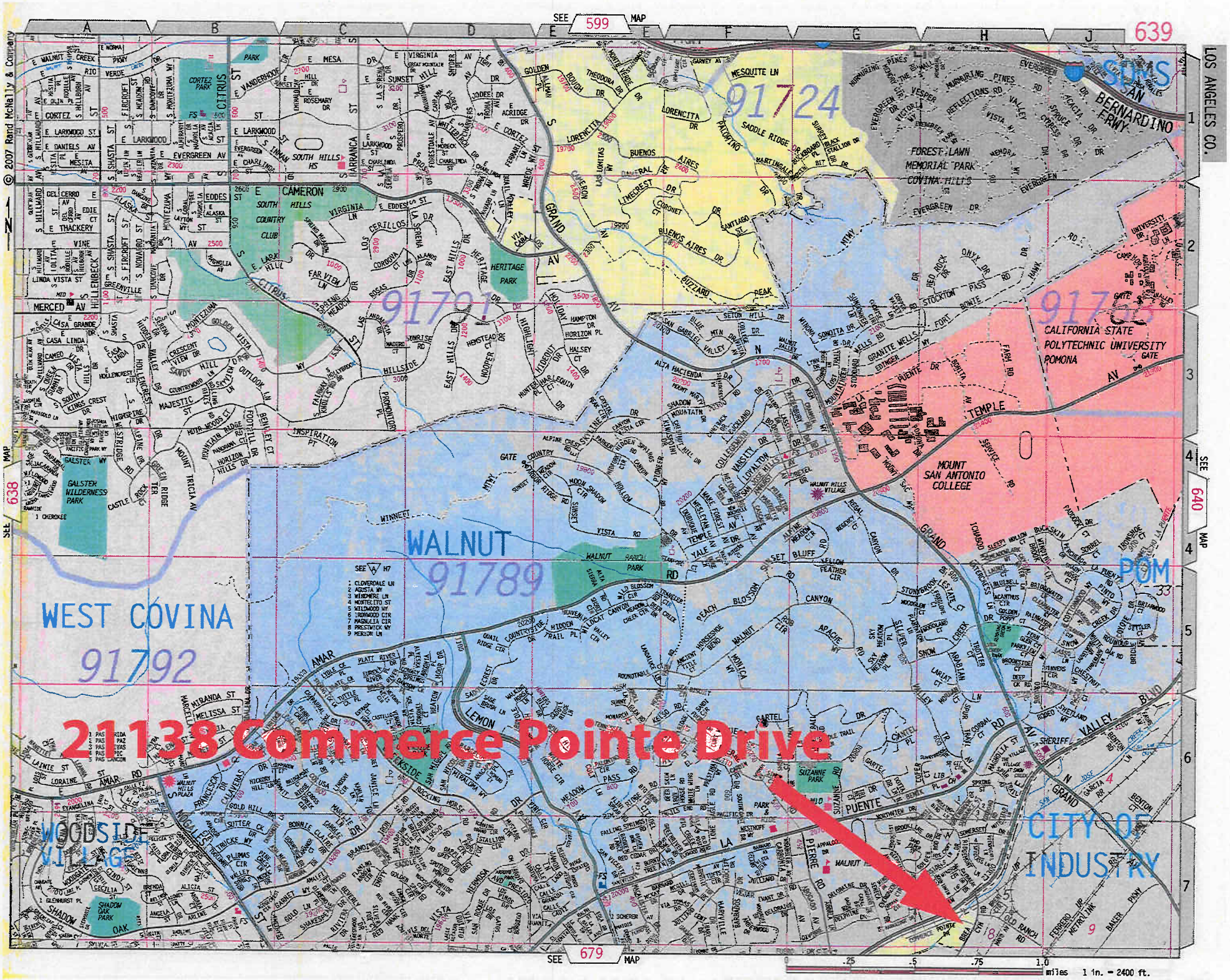
RPC LAST MEETING ACTION SUMMARY

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


21138 Commerce Pointe Drive
WEST COVINA
91792
WALNUT
91789
91724
91707
91768
WOODSIDE VILLAGE
CITY OF INDUSTRY
POM
MOUNT SAN ANTONIO COLLEGE
CALIFORNIA STATE POLYTECHNIC UNIVERSITY POMONA
FOREST LAWN MEMORIAL PARK COVINA HILLS
GALSTER WILDERNESS PARK
SUZANNE PARK
SHADOW OAK PARK
SEE 599 MAP
SEE 679 MAP
SEE 638 MAP
SEE 640 MAP
639
LOS ANGELES CO.
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N
.25 .5 .75 1.0 miles 1 in. = 2400 ft.

STAFF ANALYSIS
PROJECT NUMBER R2008-02125-(1)
PARKING PERMIT CASE NO. 200800008

PROJECT DESCRIPTION
The Parking Permit ("PKP") would allow off-site and shared parking for an existing 10,812 square foot office/warehouse building to be converted into a church. The off-site and shared parking is provided through a lease agreement on a private parking 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 are proposed on-site with 70 parking spaces to be leased at the off-site location. Fifteen (18) of the 70 off-site parking spaces will be shared.

REQUIRED ENTITLEMENTS
To authorize off-site and shared parking for a church, which is to be converted from a warehouse through a separate ministerial review, located within the M-1.5-BE (Restricted Heavy Manufacturing-Billboard Exclusion) zone.

EXISTING ZONING
Subject Property:
The project site is zoned M-1.5-BE.

Surrounding Properties:
Surrounding properties are zoned as follows:
North: M-1.5-BE, City of Walnut
East: M-1.5-BE
South: M-1.5-BE, City of Industry
West: M-1.5-BE

EXISTING LAND USES
Subject Property:
The subject property is currently developed with an office/warehouse building and a parking lot.

Surrounding Properties:
Surrounding land uses are as follows:
North: Manufacturing, Warehouses, Church
East: Manufacturing, Warehouses, Drainage Channel
South: Drainage Channel
West: Manufacturing, Warehouses

DESCRIPTION OF SUBJECT PROPERTY
Location:
The subject project is located at 21138 Commerce Pointe Drive in the unincorporated community of South Walnut and the Walnut Zoned District. The property is identified with Assessor's Parcel Number 8760-026-037. The project will be accessed from the

north of the property on Commerce Pointe Drive. The off-site parking lot is identified with Assessor's Parcel Number 8760-026-030, and will be accessed from east of the property on Commerce Pointe Drive.

Physical Features:
The subject property is an approximately 0.48 acre (20,908.8 square feet) generally level, triangular parcel of land that is developed with a 10,812 square feet office/warehouse building and parking lot. The parcel is approximately 500 feet northwest of Brea Canyon Road and 1,000 feet southwest of Valley Boulevard via Brea Canyon Road.

SITE PLAN DESCRIPTION
As depicted on the site plan dated October 29, 2008, an existing 10,812 square feet industrial warehouse building will be expanded to 12,056 square feet and converted into a church with 18 proposed parking spaces on-site, three of which are handicapped accessible. Sixty-seven (67) of the required 85 parking spaces, two of which are handicapped accessible, are proposed to be provided off-site, approximately 1,000 feet from the front entrance of the primary use. In addition to the 67 required spaces, and additional three spaces will be provided at the off-site location for a total of 70 spaces.

ENVIRONMENTAL DETERMINATION
This project was determined to be categorically exempt (Class 3- New Construction or Conversion of Small Structures) under the environmental reporting procedures and guidelines of the California Environmental Quality Act ("CEQA").

LEGAL NOTIFICATION AND PUBLIC OUTREACH
Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code ("County Code"), the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Los Angeles County Department of Regional Planning ("Regional Planning") website posting.

PREVIOUS CASES/ZONING HISTORY
Parcel Map No. 21001, which created 16 industrial lots on 12.07 acres, including the subject parcel, recorded on September 27, 1990. Other than the subject parking permit, no other cases exist for this parcel. The M-1.5 zone was established on July 24, 1956 by Ordinance Number 6984. The BE (Billboard Exclusion) overlay zone was adopted on August 19, 1986 by Ordinance Number 86-0138Z.

STAFF EVALUATION
General Plan Consistency
The subject property is within the Los Angeles Countywide General Plan ("General Plan"). The property is designated as Major Industrial ("I") in the General Plan. The I land use designation is defined as area which are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this

category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force.

The following policies of the General Plan are applicable to the subject project:

- Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water and sewage systems (Policy No. 18, Page I-21).

  The change of use from an office/warehouse to a church, while not subject to discretionary review, is an increase in intensity of use. This increased intensity results in the need for additional parking spaces. An adjacent property will be used for off-site and shared parking, which could potentially increase congestion on Commerce Pointe Drive and create conflicts between office/warehouse workers and church attendees. Commerce Pointe Drive is a dead end street, and there is a safety issue between the tractor-trailer traffic of the predominately industrial neighborhood and the automobile traffic of the church. In addition, the project has been conditioned so that the off-site parking lot will be accessed by church attendees by either a handicapped accessible sidewalk or a shuttle service.

- Maintain and conserve sound existing development (Policy No. 20, Page I-21).

  The existing structure is proposed to be converted into a church. The existing office/warehouse building will be renovated, adding square footage, but not expanding the building's footprint. While changing the use away from industrial and job generating purposes, a church is allowed by right in the M-1.5-BE zone. The requested parking permit for off-site and shared parking reflects the change in use. The development will be conserved and intensified.

- Work closely with existing commercial and industrial firms to maintain a high level of satisfaction with their location in the County (Policy No. 21, Page VII-42).

  To date, there have been 12 written letters of opposition as well as one telephone call from adjacent businesses of an industrial and commercial nature in the area. Concerns included increased congestion, safety, and potential conflicts between a church and industrial uses.

The proposed parking permit, when appropriately conditioned, is compatible with the land use designation of the General Plan.

Zoning Ordinance and Development Standards Compliance
Under Section 22.56.990 of the County Code, the intent of a Parking Permit is to conserve land and promote efficient land use by allowing off-site and shared parking facilities. Under Section 22.52.1095 of the County Code, parking for churches, temples

and other places of worship must be within 500 feet of the use. The off-site parking is located approximately 1,000 feet southwest of the subject property along Commerce Pointe Drive. Places of worship must provide one parking space per five persons based on the occupant load of the largest assembly hall. The Los Angeles County Department of Public Works determined the occupancy load of the main congregation area as 426, which would then require 85 total parking spaces. Sixty-seven (67) of the 85 required parking spaces are located at the off-site parking lot. The applicant is proposing to provide three extra parking spaces at the off-site location, with a total of 70 off-site parking spaces. The off-site parking location is occupied by a warehouse, and according to Section 22.52.1140 of the County Code, warehouses must provide one parking space per 1,000 square feet of warehouse. The warehouse is 98,200 square feet, which would then require 98 parking spaces. There are a total of 150 parking spaces at the off-site location, which would then mean 18 of those total spaces would be shared with the church.

	Required Parking	**On-site Parking**	**Off-site/Shared**
Church	85	18	70/18
Warehouse (off-site)	98	150	70/18

The project is exempt from the Green Building, Low Impact Development ("LID"), and Drought-Tolerant Landscaping Ordinances.

Neighborhood Impact/Land Use Compatibility
The subject property is within an industrial area of the County. As such, the neighborhood impact is limited to the potential conflicts between industrial uses and a church. In order to maintain compatibility with the surrounding neighborhood, the off-site and shared parking lot must:

1) Be connected to the subject property by either an Americans with Disabilities Act complaint sidewalk; or,
2) Provide a shuttle service so as to not mix industrial and pedestrian traffic.

Additionally, the operating hours for the off-site parking lot should be developed so as to cause the least amount of activity during regular working hours for the surrounding, existing industrial uses.

Burden of Proof
As required by Section 22.56.1020 of the County Code, in addition to the information required in the Parking Permit application, the applicant shall substantiate to the satisfaction of the Regional Planning Commission, the following facts:

A. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because uses sharing parking facilities operate at different times of the day or days of the week.

B. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking spaces will provide the required parking for uses because such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; or

C. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;

D. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.

The applicant's responses are attached to this document.

FIELD INVESTIGATION

A site investigation was conducted on April 2, 2009 to confirm the accuracy of the submitted site plan and land use map, dated October 29, 2008. The site plan was updated on April 16, 2009 to address staff requests. The subject parcel is currently developed with an office/warehouse building and parking lot. The property is accessed from Commerce Pointe Drive to the north. The off-site parking facility is located approximately 1,000 feet southwest of the subject property on a parcel developed with an office/warehouse building and parking lot at 21007 Commerce Pointe Drive. Staff reconfirmed the accuracy of the site plan on February 1, 2010 before the scheduled public hearing.

PUBLIC COMMENTS

To date, staff has received 12 letters of opposition for this project prior to public hearing. The letters express general concern about the conflicts of the existing industrial area and the new church, cumulative traffic impacts with the adjacent church, general congestion concerns on a dead end street, safety, excessive street parking, and the illegal parking on the parking lots of adjacent businesses. On March 16, 2010, and again on March 22, 2010, a representative from an adjacent business called staff to express their opposition to the project. The representative indicated potential conflicts with summer school activities if the church were to provide them as well as safety concerns of children and church goers on an industrial street. On March 17, 2010, a representative from the Vineyard of Hope Church (VOH), located directly across the street from the proposed use at 21167 Commerce Pointe Drive, called staff to ask questions about procedure and the project. On March 25, 2010, staff had a meeting with VOH, where they expressed concerns about safety, congestion, and excessive street parking. Although they had concerns, the church neither expressed support or opposition to the proposed project.

FEES/DEPOSITS
If approved, the following fees will apply unless modified by the Regional Planning Commission:

Zoning Enforcement:
Inspection fees of $1,000.00 to cover the costs of five (5) recommended biennial (once every two years) zoning enforcement inspections.

STAFF ANALYSIS
The size, design, colors and materials of the project as it currently exists conform to the character of the surrounding industrial neighborhood. The conversion of the building's use from office/warehouse to a church is allowed under the County Code.

In order to address the off-site parking facility being more than 500 feet from the subject property, and on a street without ADA-complaint accessibility, staff recommends the following condition of approval:

- Construct a sidewalk along the southern side of Commerce Pointe Drive; or,
- Provide a shuttle service from the off-site parking facility to the primary structure whenever the off-site parking facility is in use.

In order to address issues related to the conflict of use, congestion, and illegal off-site parking, staff recommends the following conditions of approval:

- The operating hours for the off-site parking lot shall be limited to those as submitted by the applicant (church); and,
- No parking is allowed at any other off-site location other than that approved by this grant. The church shall notify all of its parishioners that parking at the off-site location is only allowed during the hours indicated by the applicants operating hours by posting a sign at the on-site and off-site parking lots.

These conditions of approval will ensure that the project will be compatible with the surrounding development.

Staff believes that the subject project is consistent with policies of the General Plan and the provisions of the County Code.

Staff believes that the Burden of Proof submitted by the applicant has satisfied the provisions of the County Code.

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 R2008-02125-(1), Parking Permit Case No. 200800008, subject to the attached conditions.

Recommended Motion: "I move that the Regional Planning Commission close the public hearing, and approve Parking Permit Case No. 200800008 with the recommended conditions."

Prepared by Gunnar Hand, AICP, Senior Regional Planning Assistant, Land Divisions
Reviewed by Susan Tae, AICP, Supervising Regional Planner, Land Divisions

Attachments:
Draft Findings
Draft Conditions of Approval
Environmental Document
Applicant's Burden of Proof Statement
Proposed Operating Hours of the Church
Site Photographs
Site Plan
Land Use Map

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

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

21138 Commerce Pointe Drive

HEARING DATE: March 31, 2010

REQUEST:
The Parking Permit ("PKP") would allow off-site and shared parking for an existing 10,812 square foot office/warehouse building, to be converted into a church under a separate ministerial review. The off-site and shared parking is provided through a lease agreement on a private parking 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 70 parking spaces, including two handicapped spaces, proposed to be leased at the off-site location. Eighteen (18) of the 70 off-site parking spaces will be shared.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:
To be inserted after public hearing.

Findings

1. The subject property is located at 21138 Commerce Pointe Drive in the unincorporated community of South Walnut within the Walnut Zoned District identified as Assessor Parcel Number 8760-026-037. The project site is a 0.48 acre (20,908.8 square foot) triangular shaped corner parcel.

2. The off-site parking lot is located at 21007 Commerce Pointe Drive in the unincorporated community of South Walnut within the Walnut Zoned District identified as Assessor Parcel Number 8760-026-030.

3. The applicant is requesting a Parking Permit ("PKP") to authorize off-site and shared parking approximately 1,000 feet from the subject use for the conversion of an office/warehouse to a church within the M-1.5-BE (Restricted Heavy Manufacturing-Billboard Exclusion) zone.

4. A PKP is required for off-site and shared parking facilities to be located more than 500 feet from the primary use as per Sections 22.52.1095, 22.52.1140, and 22.56.990 of the Los Angeles County Code ("County Code").

5. The subject property is within the Los Angeles Countywide General Plan ("General Plan"). The property is designated as Major Industrial ("I") in the General Plan. The I land use designation is defined as area which are generally appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force.

6. The subject property is currently zoned M-1.5-BE. A church is a permitted use within the M-1.5-BE zone.

7. The surrounding properties are zoned as follows:
   North: M-1.5-BE, City of Walnut
   East: M-1.5-BE
   South: M-1.5-BE, City of Industry
   West: M-1.5-BE

8. The project is located on a corner lot that fronts Commerce Pointe Drive and a publicly controlled drainage channel.

9. The project is accessed from Commerce Pointe Drive to the north via the site's parking lot located directly to the east and south of the structure.

10. Surrounding land uses within 500 feet include:
    North: Manufacturing, Warehouses, Church
    East: Manufacturing, Warehouses, Drainage Channel
    South: Drainage Channel
    West: Manufacturing, Warehouses

11. The subject property is located in an industrial neighborhood.

12. As depicted on the site plan dated October 29, 2008, an existing 10,812 square feet industrial warehouse building will be expanded to 12,056 square feet and converted into a church with 18 parking spaces, including three handicapped parking spaces, on-site. Seventy (70) of the required 85 parking spaces, including two handicapped parking spaces, will be provided off-site, approximately 1,000 feet from the front entrance of the primary use. Eighteen (18) of the 70 off-site spaces will be shared.

13. A site investigation was conducted on April 2, 2009 to confirm the accuracy of the submitted site plan and land use map, dated October 29, 2008. The site plan was updated on April 16, 2009 to address staff requests. The subject parcel is currently developed with an office/warehouse building and parking lot. The property is accessed from Commerce Pointe Drive to the north. The off-site parking facility is located approximately 1,000 feet southwest of the subject property on a parcel

Pointe Drive. Staff reconfirmed the accuracy of the site plan on February 1, 2010 before the scheduled public hearing.

14. There are compatibility concerns between the proposed use and the predominantly industrial neighborhood regarding safety. The church will primarily be operating when the surrounding businesses are closed. However, there is no improved sidewalk between the primary use and the off-site parking lot.

15. To date, staff has received 12 letters of opposition for this project prior to public hearing. The letters express general concern about the conflicts of the existing industrial area and the new church, cumulative traffic impacts with the adjacent church, general congestion concerns on a dead end street, safety, excessive street parking, and the illegal parking on the parking lots of adjacent businesses. On March 16, 2010, and again on March 22, 2010, a representative from an adjacent business called staff to express their opposition to the project. The representative indicated potential conflicts with summer school activities if the church were to provide them as well as safety concerns of children and church goers on an industrial street. On March 17, 2010, a representative from the Vineyard of Hope Church (VOH), located directly across the street from the proposed use at 21167 Commerce Pointe Drive, called staff to ask questions about procedure and the project. On March 25, 2010, staff had a meeting with VOH, where they expressed concerns about safety, congestion, and excessive street parking. Although they had concerns, the church neither expressed support or opposition to the proposed project.

16. Parcel Map No. 21001, which created 16 industrial lots on 12.07 acres, including the subject parcel, recorded on September 27, 1990. Other than the subject parking permit, no other cases exist for this parcel. The M-1.5 zone was established on July 24, 1956 by Ordinance Number 6984. The BE (Billboard Exclusion) overlay zone was adopted on August 19, 1986 by Ordinance Number 86-0138Z.

17. There are no open zoning violation cases on the subject property.

18. The Los Angeles County Department of Regional Planning ("Regional Planning") has determined this project to be categorically exempt under Class 3- New Construction or Conversion of Small Structures under the California Environmental Quality Act ("CEQA") and Los Angeles County environmental guidelines.

19. 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 Regional Planning website posting.

20. The Regional Planning Commission finds that additional conditions regarding street improvements or shuttle service, outdoor lighting, off-site parking lot hours of

operation, and the prohibition of parking in the lots of adjacent businesses are necessary to ensure compatibility with existing community character.

21. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.

22. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at 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 I Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

As required by Section 22.56.1020 of the County Code, in addition to the information required in the Parking Permit application, the applicant shall substantiate to the satisfaction of the Regional Planning Commission, the following facts:

A. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because uses sharing parking facilities operate at different times of the day or days of the week.

B. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking spaces will provide the required parking for uses because such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; or

C. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;

D. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.

REGIONAL PLANNING COMMISSION ACTION:

1. We have considered the Categorical Exemption for this project and find 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 presented above, Parking Permit No. 200800008 Project No. 200802125-(1) is APPROVED, subject to the attached conditions.

SMT:GHH
Friday, March 25, 2010
c: Zoning Enforcement, Building and Safety

This grant authorizes off-site and shared parking for an existing 10,812 square foot office/warehouse building to be converted into a church. Sixty-seven (67) of the required 85 parking spaces are to be leased at an off-site location approximately 1,000 feet from the subject property. Eighteen (18) of the 67 off-site parking spaces are shared:

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 and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this condition No. 2, and Condition Nos. 3, 4, and 5 shall be effective immediately upon final approval of this grant by the County;

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 fully cooperate in the defense;

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay 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; and,
   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 in accordance with Los Angeles County Code ("County Code") Section 2.170.010;

5. This grant shall expire unless used within two years from the date of final approval by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee;

6. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;

7. 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 Los Angeles County Recorder ("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;

8. **This grant will terminate on March 31, 2020**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Parking Permit ("PKP") application shall be filed with Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the request at that time;

9. 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **$1,000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for five biennial (once every two years) inspections. Inspections shall be unannounced;

10. 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 Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional

inspections shall be the amount equal to the recovery cost at the time of payment (currently **$200.00** per inspection);

11. 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;

12. All requirements of Title 22 of the County Code and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans;

13. All structures shall conform to the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works") or other appropriate agency and obtain an encroachment permit if deemed necessary;

14. These parking spaces shall be left open and available for employees and customers, and no inoperable vehicles shall be parked or stored in the required parking spaces;

15. The operating hours for the off-site parking lot shall be limited to those as submitted by the applicant (church);

16. No parking is allowed at any other off-site location other than that approved by this grant. The church shall notify all of its parishioners that parking at the off-site location is only allowed during the hours indicated by the applicants operating hours by posting a sign at the on-site and off-site parking lots;

17. The permittee shall provide Regional Planning with a copy of its proposed policies regarding how the available parking spaces will be allocated (employees, visitors) and how those policies will be controlled and/or enforced;

18. The permittee shall maintain a valid lease between the owner of the subject property and the owner of the off-site parking lot in effect for the duration of this grant. Said lease shall be written in such a way as to prevent multiple leasing of the same spaces, cancellation of the lease without providing alternate spaces, the shared use of 18 of the proposed off-site parking spaces, and the lease shall contain other guarantees assuring continued availability of the spaces, especially in the case of sale or lease of either property to different entities. Within sixty days of the approval date of this grant, the permittee shall provide Regional Planning and Public Work's Land Development Division, Subdivision Management Section a copy of the lease

reflecting these requirements;

19. The permittee shall furnish and record an agreement with the Recorder within sixty days of the approval date of this grant, as a covenant running with the land for the benefit of the County of Los Angeles, providing that should this parking permit terminate, the owner or his successor in interest will develop the parking spaces needed to bring the new use or occupancy into conformance with the requirements of Part 11 of Chapter 22.52 of the County Code at the time such new occupancy is established;

20. The permittee shall post a sign on the subject property in English and Spanish with a contact number for the facility manager and the Regional Planning Zoning Enforcement Section (323-881-7060) for purposes of reporting any complaints related to the operation of the facility;

21. The permittee shall provide adequate lighting above the entrance of the primary use. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises;

22. All parking lots and other exterior lighting at the primary use shall consist of high energy efficient lighting and shall be hooded and directed away from neighboring properties to prevent direct illumination and glare. All exterior lighting shall be turned off within 30 minutes after conclusion of activities, with the exception of low-level sensor-activated security lighting along all pedestrian walkways leading to and from the parking lot and the property perimeter, which may remain on through the night;

23. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, fertilizing and replacement of plants when necessary;

24. To ensure that any and all future operators of the subject property properly understand conditions of approval, the permittee shall promptly inform Regional Planning of any changes in permittee and/or ownership. New operators shall provide written affirmation of their acceptance and understanding of the conditions of the grant as required by the Director of Planning;

25. Eighty-five (85) total parking spaces shall be required, including five total handicapped accessible spaces. Eighteen (18) total parking spaces, including three handicapped accessible parking spaces shall be provided on-site and 70 parking spaces, including two handicapped parking spaces, shall be provided off-site. Eighteen (18) of the 70 off-site spaces will be shared;

26. The permittee shall use a shuttle bus to transport parishioners from the

church to the off-site parking lot any time the off-site parking lot is used. If the shuttle bus is not provided, additional off-site sidewalk improvements from the proposed church to the off-site parking lot must be constructed to the satisfaction of Public Works within six months of approval;

27. The permittee shall reconstruct the existing driveway approach on Commerce Pointe Drive to implement a modified Type C driveway apron that meets current Americans with Disabilities Act requirements to the satisfaction of Public Works. Relocate any affected utilities/catch basins;

28. If required, the permittee shall obtain street plan approval or direct check status prior to issuance of the grading permit. A review fee is required for the street improvement plan review;

29. The permittee shall execute an Agreement to Improve for any street improvement requirements;

30. The permittee shall verify one 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal is installed on-site. All installations must meet Los Angeles County Fire Department ("Fire") 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; and,

31. All fire access gates shall comply with Fire Regulation 5.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

FEB - 4 2010

February 2, 2010

IN REPLY PLEASE REFER TO FILE: LD-1

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

Attention Gunner Hand

FROM: Steve Burger
Land Development Division
Department of Public Works

PROJECT NO. R2008-02125
PARKING PERMIT NO. PKP200800008
21138 COMMERCE POINT DRIVE
UNINCORPORATED COUNTY AREA OF WALNUT

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the project located at 21138 Commerce Point Drive. The proposed project is for the conversion of the existing industrial building to a church with off-site parking.

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

1. Road Conditions

   1.1 The applicant must enter into a written lease agreement with the property owner to use their parking lot for church parking. This lease must be in effect while the church is in operation. The lease agreement must state the days the church is allowed to use the off-site parking. Submit a copy of the lease agreement to Public Works' Land Development Division, Subdivision Management Section.

1.2 The church will use a shuttle bus to transport parishioners from the church to the off-site parking lot. If the shuttle bus is not provided, additional off-site sidewalk improvements from the proposed church to the off-site parking lot must be constructed to the satisfaction of Public Works.

1.3 Reconstruct the existing driveway approach on Commerce Point Drive to implement a modified Type C driveway apron that meets current American with Disabilities Act requirements to the satisfaction of Public Works. Relocate any affected utilities/catch basins.

1.4 Obtain street plan approval or direct check status prior to issuance of the grading permit. A review fee is required for the street improvement plan review.

1.5 Execute an Agreement to Improve for any street improvement requirements.

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

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

RC:ca
P:/LDPUB/SUBMGT/CUP/ Project R2008-02125_21138 COMMERCE POINT DR.DOCX

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: July 8, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: PKP R2008-02125

LOCATION: 21338 Commerce Pointe Drive, Walnut (Co.)

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☒ The required fire flow for this development is **2500** gallons per minute for **2** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow. ***(LACoFD Form 196 - Required during the building plan check phase)***

☐ 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 **1** 6" X 4" X 2 1/2" fire hydrant, 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:** Verify the nearest existing public fire hydrant to the property. Submit original LACoFD Fire Flow Availabilty form (Form 196) to the Fire Prevention Engineering Section during the building plan check phase. For additional submittal information please contact (323) 890-4125.

☒ **Access:** Access is adequate as depicted on the Site Plan dated 07-08-09 on file in the LDU office.

☒ **Special Requirements:** All fire access gates shall comply with LACoFD Regulation 5.

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 JAEGGI***

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

LOS ANGELES COUNTY LETTERGRAM

GHH

TO	File	**FROM**	Gunnar Hand, AICP Senior Regional Planning Assistant, Land Divisions Section

SUBJECT: ENVIRONMENTAL DETERMINATION
PROJECT NUMBER R2008-02125-(1)
PARKING PERMIT NO. 200800008

DATE: 02/9/2010

The Parking Permit ("PKP") would allow off-site and shared 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 parking 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 70 parking spaces, including two handicapped spaces, are to be leased at an off-site location approximately 1,000 feet from the subject property.

As such, this project qualifies for:
Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

The staff of the Land Divisions Section recommends a Categorical Exemption since it meets the criteria set forth in Class 3-New Construction or Conversion of Small Structures of the State EIR Guidelines (Article 19, Section 15303) and Class 3-New Construction or Conversion of Small Structures of the County Guidelines (Appendix G, Categorically Exempt Projects).

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

PARKING PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

WE ARE PROVIDING MORE THAN THE REQUIRED NUMBER OF PARKING.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

PLEASE SEE ATTACHED

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

TO OFF-SITE PARKING SPACES WILL BE PROVIDED THROUGH A LEASE AGREEMENT BY OWNER OF THE OFF-SITE FACILITY AND WILL MEET THE COUNTY'S REQUIREMENTS AS TO THE NUMBER OF YEARS AND THE REQUIRED PARKING SPACES.

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

THE NUMBER OF LEASE PARKING AT THE OFF-SITE FACILITY IS MORE THAN REQUIRED. AND THEY WILL BE USED ONLY ON SATURDAYS & SUNDAYS DURING WHICH THE FACILITY WILL BE AT ITS MINIMAL USAGE. THEREFORE, IT WILL NOT CAUSE ANY TRAFFIC CONGESTION AND EXCESSIVE OFF-SITE PARKING.

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

ALL YARDS, WALLS AND FENCES ARE EXISTING. LANDSCAPING WILL BE SLIGHTLY MODIFIED TO SATISFY HANDICAP PARKING REQUIREMENTS BUT THE TOTAL PERCENTAGE OF LANDSCAPE WILL REMAIN ABOVE 10%.

B. There will be no conflicts arising from the special parking arrangement in the off-site parking location even though there will be shared parking spaces according to the county's parking requirements.

According to the attached support letter from Lynn's Regent, Inc., out of the 153 parking spaces, the facility will only use 10 spaces on Saturdays and 45 spaces on Sundays. Since FECDB will be leasing 70 spaces, there will be an extra of 73 and 38 spaces available on Saturdays and Sundays respectively. In the support letter, Lynn's Regent, Inc., also agrees to let FECDB use the extra parking. This shows that the number of off-site parking spaces available for FECDB to use on weekends far exceeds what is required by the county.

Lynns Regent L.L.C.

21007 Commerce Pointe Dr.
City of Industry, CA 91789
Tel: (909)595-7700 Fax: (909)595-3923
Email: JerryChang@Lynns.com

March 24, 2010

First Evangelical Church of Diamond Bar (FECDB)

21138 Commerce Pointe Drive, Walnut, CA 91789

Re: Support for Project No. R2008-02125-(1) / Parking Permit 200800008 and Leased Parking Space Utilization

Dear Chairman of FECDB:

This letter is to inform you that we have reviewed and agreed with your above referenced Parking Permit application for off-site parking at Lynns Regent L.L.C. located at 21007 Commerce Pointe Drive, Walnut, CA 91789.

We also sincerely support the approval of the offsite-parking permit filed under project number R2008-02125-1.

Also, pursuant to our "Parking Lease" agreement which will be executed between Lynns Regent L.L.C. and First Evangelical Church of Diamond Bar on March 30, 2010, below is the total number of designated and overflow parking spaces available for your utilization:

Day of Week	Hours of Use	Total Number of Parking Spaces at Lynns	Number of Reserved Parking Spaces for Lynns	Number of Leased Parking Spaces to FECDB	Number of Overflow Parking Spaces for FECDB	Total Available Spaces for FECDB
Saturdays	10:00am – 10:30pm	153	10	70	73	143
Sundays	8:00am – 5:30pm	153	45	70	38	108

Sincerely,

Jerry Chang
Manager
909-595-7700 x 108
909-595-3923 Fax

First Evangelical Church of Diamond Bar
Operation Hours
10/14/2008, Revised 12/04/2008

Regular
Program changes will be posted on the Church bulletins at 21138 Commerce Pointe Dr., City of Walnut, CA 91789

Seasonal (2-4 times a year)

Day	Operation Hour	Estimated Attendance
Sunday	Open from 9 am to 5 pm	
	Sunday services and Sunday school; 9:00 am to 10:15 am (Sanctuary) 11:00 am to 12:30 pm (Sanctuary) 1:30 pm to 3:00 pm (Classrooms)	 180 80 80
	Choir practice (non-assembly) 3 pm to 5 pm	30
Monday	Open from 9 am to 10 pm	
	Office hour 9 am to 5 pm	6 (4 pastors, 2 admin.)
	Bible Study 7 pm to 9:30 pm	30
Tuesday	Open from 9 am to 10 pm	
	Office hour 9 am to 5 pm	6 (4 pastors, 2 admin.)
	Adult prayer meeting 8 pm to 9:30 pm	30
Wednesday	Open from 9 am to 10 pm	
	Office hour 9 am to 5 pm	6 (4 pastors, 2 admin.)
	Music practice (non-assembly) 7 pm to 9:30 pm	30
Thursday	Open from 9 am to 10 pm	
	Office hour 9 am to 5 pm	6 (4 pastors, 2 admin.)
	Youth prayer meeting 7 pm to 9:30 pm	30
Friday	Open from 9 am to 10 pm	
	Office hour 9 am to 5 pm	6 (4 pastors, 2 admin.)
	Cell group meeting 7 pm to 10 pm	60
Saturday	Open from 9 am to 10 pm	
	Co-worker prayer meeting (non-assembly) 9 am to 10 am	30
	Preparation for services (non-assembly) 2 pm to 6 pm	30
	Youth service and fellowship 7 pm to 10 pm	150
Saturday & Sunday	Outreach program 6 pm to 10 pm (Youth service will be cancelled)	180

3-15-10

MAR 2 2 2010

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

RE: Project Number R2008-02125-(1)
Parking Permit No. 200800008

To Whom It May Concern:

We received notice that the Regional Planning Commission of Los Angeles County is conducting a public hearing concerning this land use proposal on Wed. March 31, 2010. Our Street "Commerce Pointe Drive" is a narrow winding Industrial Business Park street that has numerous cars and Freight Trucks coming down regularly. It is almost impossible to get by when the trucks are trying to back into the Companies to load and unload as the street is narrow and the driveways too. They end up across both lanes and block traffic.

Since the Church is located close to the beginning of the entrance of the complex at 21138 Commerce Pointe Drive, it is at a dangerous spot for cars to go in and come out. We have problems now with unknown people using our limited parking spaces and the street is always crowded with cars as the office space parking is limited.

If this proposal goes through the traffic and parking will become a nightmare and we will see a rise in accidents for sure. This is not a good location for walk in business and is not designed for a church that will have numerous people coming and going at all hours. They even hold an English Speaking Class daily.

Please do not authorize this to pass. It will cause a great deal of problems for all the businesses on this street. No one even knew it was happening until we passed out the notice. All our neighbors feel the same. The parking and traffic is bad enough with out the addition of the church member's vehicles on the street. This will cause an unsafe driving environment for the rest of us.

You're "NO" vote will be greatly appreciated.

Teresa Ibanez

Employer/Employee who's place of business is located on Commerce Pointe Drive.

Channel Well Technologies (USA)
[illegible] Commerce Pointe Dr.
Walnut, CA. 91789

AXON COMPUTER CORP.

15902A Halliburton Rd. #191
Hacienda Heights, CA 91745
Tel: 626-333-7818 Fax: 909-494-4150

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

Mar. 19, 2010

MAR 22 2010

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You're "NO" vote will be greatly appreciated.

Peishan Lee / CEO
Axon Computer Corp.
Owner of the property:
21068 Commerce Pointe Drive.
City of Industry, CA 91789

3-15-10

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

MAR 18 2010

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You're "NO" vote will be greatly appreciated.

Andrea Martinez

Employer/Employee who's place of business is located on Commerce Pointe Drive.

Channel Well Technologies (USA)
[illegible] Commerce Pointe Dr.
Walnut, CA. 91789

3-15-10

MAR 18 2010

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

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You're "NO" vote will be greatly appreciated.

Denise K Schiffer

Employer/Employee who's place of business is located on Commerce Pointe Drive.

Channel Well Technologies (USA)
21068 Commerce Pointe Dr.
Walnut, CA. 91789

3-15-10

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

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You're "NO" vote will be greatly appreciated.

Maria Teresa Sorino

Employer/Employee who's place of business is located on Commerce Pointe Drive.

Channel Well Technologies (USA)
21068 Commerce Pointe Dr.
Walnut, CA. 91789

3-15-10

MAR 18 2010

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320 West Temple Street
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3-15-10

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Please do not authorize this to pass. It will cause a great deal of problems for all the businesses on this street. No one even knew it was happening until we passed out the notice. All our neighbors feel the same. The parking and traffic is bad enough with out the addition of the church member's vehicles on the street. This will cause an unsafe driving environment for the rest of us.

You're "NO" vote will be greatly appreciated.

Employer/Employee who's place of business is located on Commerce Pointe Drive.

Channel Well Technologies (USA)
[illegible] Commerce Pointe Dr.
Walnut, CA. 91789

3-15-10

MAR 18 2010

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

RE: Project Number R2008-02125-(1)
Parking Permit No. 200800008

To Whom It May Concern:

We received notice that the Regional Planning Commission of Los Angeles County is conducting a public hearing concerning this land use proposal on Wed. March 31, 2010. Our Street "Commerce Pointe Drive" is a narrow winding Industrial Business Park street that has numerous cars and Freight Trucks coming down regularly. It is almost impossible to get by when the trucks are trying to back into the Companies to load and unload as the street is narrow and the driveways too. They end up across both lanes and block traffic.
Since the Church is located close to the beginning of the entrance of the complex at 21138 Commerce Pointe Drive, it is at a dangerous spot for cars to go in and come out. We have problems now with unknown people using our limited parking spaces and the street is always crowded with cars as the office space parking is limited.
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You're "NO" vote will be greatly appreciated.

REYES GONZALEZ

Employer/Employee who's place of business is located on Commerce Pointe Drive.

Channel Well Technologies (USA)
21068 Commerce Pointe Dr.
Walnut, CA. 91789

CLARION
CONSTRUCTION, INC.

March 15, 2010

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

Re: Hearing on March 31 for 21138 Commerce Pointe Drive

I am the owner of the property at 21067 Commerce Pointe Dr. in Walnut.

I reluctantly approved the opening of the church located at Commerce Pointe Dr. a few years back. I was told at the time that only a few cars would be on the street on Saturdays and Sundays.

The reality is that on certain weekends, their events fill the street to the end of the cul-de-sac and people end up parking in our corporate parking lot.

My opinion is that this is an industrial warehouse area and the area is already over parked with the first church.

Allowing another church to operate on this street is unacceptable even if only on the weekends. This street is not properly set up nor is their parking lot set up for a large influx of cars. The area is already over parked and it simply will deteriorate the industrial nature of the area. I also do not wish to have the liability of unnecessary cars parking in my lot because the street is full.

Thanks very much, please do not approve this use permit.

Sincerely,

Kelly Owen
21067 Commerce Pointe Dr.
Walnut, CA 91789
(909) 598-4060

MAR 18 2010

F:\Kelly Owen\Misc. C\Church Permit Letter 031510

3-15-10

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Los Angeles, CA 90012

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Employer/Employee who's place of business is located on Commerce Pointe Drive.

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You're "NO" vote will be greatly appreciated.

Employer/Employee who's place of business is located on Commerce Pointe Drive.

Digihome Inc.
21068 COMMERCE Dr.
Walnut, CA 91789

3-15-10

MAR 17 2010

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

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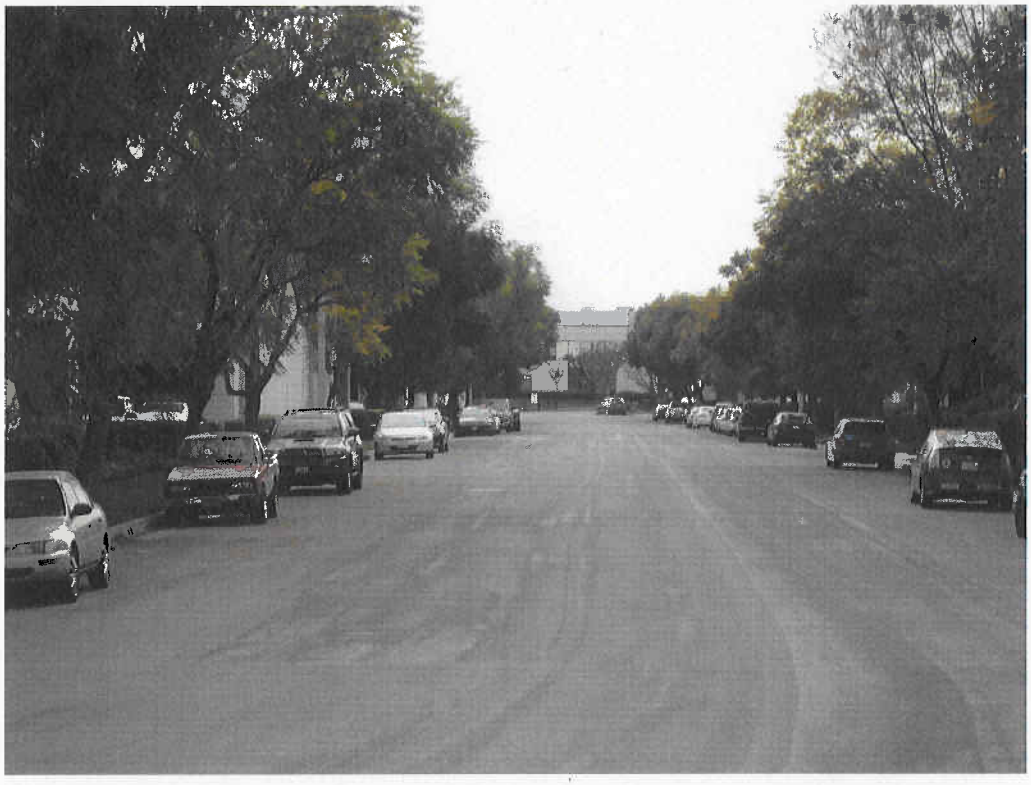
Channel Well Technologies (USA)
21068 Commerce Pointe Dr.
Walnut, CA. 91789

Looking South Across Commerce Pointe Drive

Looking South Across Commerce Pointe Drive



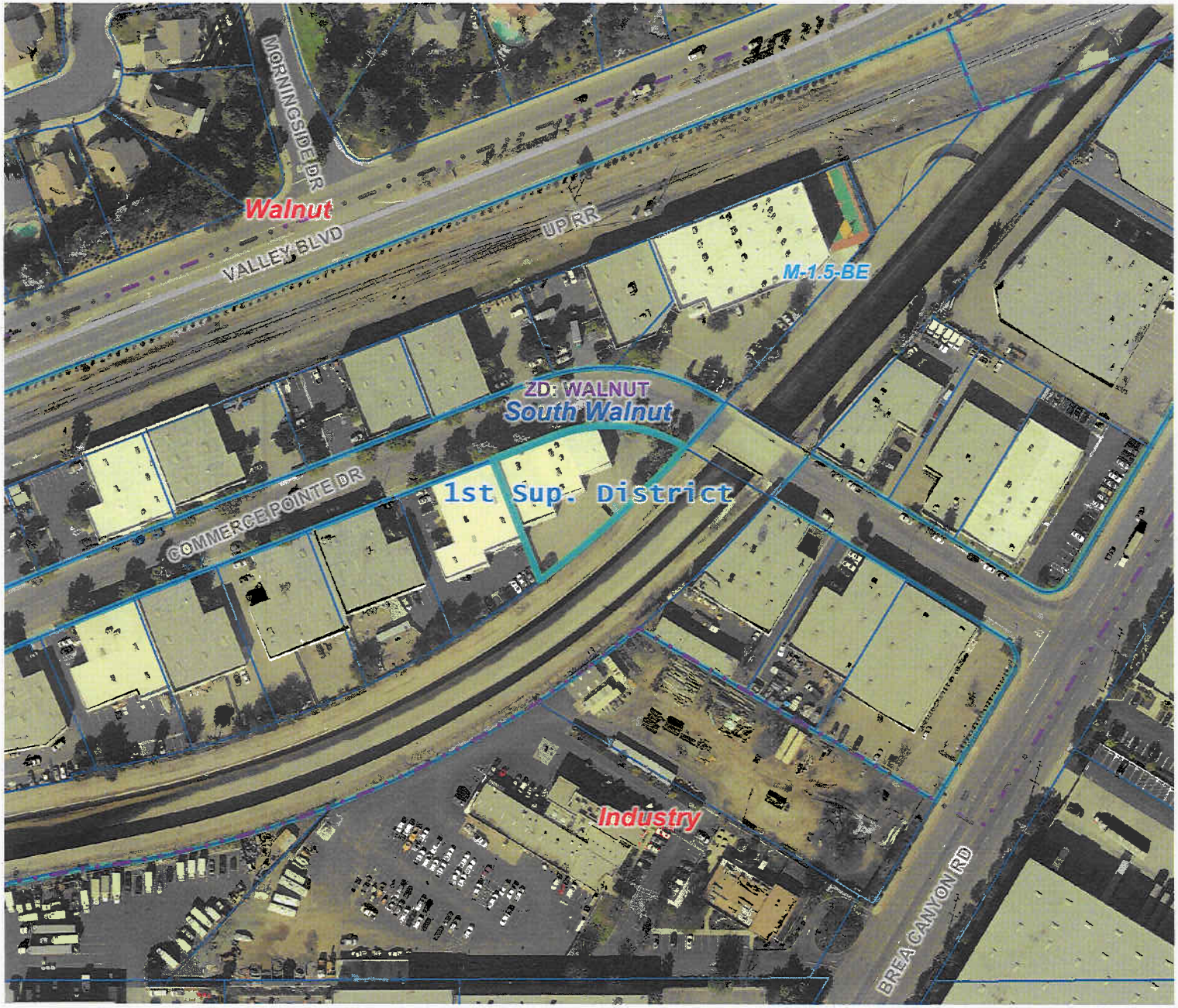
Looking Southwest Down Commerce Pointe Drive Towards the Off-Site Parking Lot

Looking Southwest at the Off-Site Parking Lot located at 21007 Commerce Pointe Drive

gisNET department of regional planning

Project R2008-02125-(1), Parking Permit No. 200800008

Printed On: Feb 9, 2010



Legend

- Parcel Boundary
- Arteria Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)
- (e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
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- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
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- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm/ Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

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department of regional planning

Project No. R2008-02125-(1), Parking Permit No. 200800008

Printed On: Feb 9, 2010

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