



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 31, 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  
Land Divisions Section

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

**March 31, 2010; AGENDA ITEM NO. 7**  
**SUPPLEMENTAL INFORMATION**

#### PROJECT BACKGROUND

Staff submitted a hearing package to the Regional Planning Commission on March 25, 2010 as a supplemental information packet for Project No. R2008-02125-(1), a request 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.

#### PROJECT UPDATE

Since that time staff has received two additional comment letters. Following a meeting with an adjacent property owner, Vineyard of Harvest Church, on March 25, 2010, the property owner submitted a letter neither in support nor opposition to the project. However, the letter, dated March 28, 2010, did express several concerns regarding the proposed project. The letter addressed issues including limited parking spaces, congested traffic, overcrowded streets, and potential for increased safety concerns. At the March 25, 2010 meeting, the adjacent property owner informed staff that they currently lease 40 parking spaces from the off-site parking lot associated with the above grant request, which is requesting a total of 70 parking spaces at the off-site location.

Additionally, on March 29, 2010, the applicant submitted a letter to staff requesting a continuance of the public hearing. The continuance requests extra time to work with adjacent property owners regarding their concerns. Staff was also notified that the proposed lease term for the off-site parking lot is for 15 years with an option to extend the lease for another 15 years. Staff has recommended that the grant term for this project be for 10 years, and the Regional Planning Commission may want to consider either adjusting the proposed grant term or requiring that the lease match the approved grant term. Section 22.52.1020 of the Los Angeles County Code requires a minimum 20 year lease for parking facilities not owned by the applicant, but this requirement can be modified through this Parking Permit with the appropriate conditions.

SMT:GHH

Attachments:

Comment Letter (Vineyard of Harvest Church)

Letter Requesting Continuance (First Evangelical Church of Diamond Bar)



Regional Planning Commission

320 West Temple Street,

Los Angeles, CA 90012

**Date 3/28/10**

Regional Planning Commission of Los Angeles County:

This letter is written to express concern regarding the repercussions of First Evangelical Church of Diamond Bar (FEC) converting their property at 21138 Commerce Pointe Drive from a community center to a church. There are currently around 19 businesses and one church (not counting the FEC) on this 0.3 mile long street. The addition of another church on this short street will have an adverse effect on the existing environment, leading up to a lack of parking spaces, congested traffic, overcrowded streets, and an increased accident frequency.

Currently, parking has already reached its maximum capacity during weekends. Vineyard of Harvest Church (VOH), as of now, has secured enough parking spaces (on- and off-sites) according to the ratio regulation set by the county. However, there will not be enough street parking and off-site parking nearby during the weekends to absorb the parking needs for the two churches, as well as for all the businesses in the immediate area.

Although the county uses a ratio of 5 people per car to calculate the number of parking spaces needed by a tenant, in reality, many people commute alone. In this case, if FEC proposes to have an occupant load of 688 (see FORM A- Application for Determination of Assembly Use Parking Requirement Purposes-Occupant Load), FEC surely will bring in much higher traffic flow than the number of 137 ( $688 \div 5$ ) vehicles and use up far more parking spaces than the county requirements. As a result, VOH is concerned that both churches and the surrounding businesses will suffer an oversaturated traffic flow and overcrowded parking condition, which in turn, will increase the likelihood of accidents and lawsuits.

The probability of accidents happening is a major concern when considering the safety of everyone involved. Vineyard of Harvest (VOH) has invested its efforts to ensure the safety of pedes



vineyard of harvest church 基督福樂之家

21167 Commerce Pointe Dr. Walnut, CA 91789

☎ 909.594.9010 📠 909.594.0379 🌐 www.voh.org

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trians and the interest of the surrounding companies by training volunteers as traffic control personnel to monitor traffic and parking. Fortunately, no major accidents have ever happened in the past 10 years while VOH being a tenant. However, the inevitable increase of traffic flow will pose a serious threat to the safety of the families and children. We urge you to seriously consider this safety concern as the county holds the responsibilities of protecting safety of families and children.

Furthermore, when we consider that churches do grow in attendance over time, the co-existence of FEC and VOH, both with congregations of several hundred regular attendees, will bring tremendous hardship and safety concerns for again, the two churches and current business tenants.

We have met with First Evangelical Church (FEC) and addressed our concern to the pastor and to the board of deacons. Per our meeting on 3/24/10, we have come to a mutual understanding of the potential problems this project might cause. It is understood that should issues arise with the arrival of a new tenant, that tenant is responsible for independently resolving the problem, and not at the expense of the existing tenants.

We have stated our concerns and hope that the county will consider the safety issues at hand for all parties as this land use proposal is considered. If this proposal is to be approved, VOH respectfully requests the county to provide pedestrian walkway, speed bumps, and appropriate caution signs in order to minimize safety concerns due to insufficiency of parking spaces.

Thank you for your concern and support.

Truly yours,

The Board of the Vineyard of Harvest Church



**FIRST EVANGELICAL CHURCH OF DIAMOND BAR**

March 25, 2010

County of Los Angeles Department of Regional Planning  
320 West Temple Street, 13th Floor  
Los Angeles, CA 90012

**Subject:** Request for Continuance of Public Hearing for Project No. R2008-02125-(1) /  
Parking Permit 200800008

**Applicant Name:** First Evangelical Church of Diamond Bar

**Address:** 21138 Commerce Pointe Drive, Walnut, CA 91789

Dear County of Los Angeles Department of Regional Planning:

This purpose of this letter is to request for Continuance of Public Hearing originally scheduled on March 31<sup>st</sup>, 2010 at 9:00am for the above referenced Parking Permit Application. If possible, our preferred continuance date would be either April 14, 2010 or April 21, 2010.

We have been notified by your office that we have received opposition letters from nearby businesses. As a result, we need some ample time to work with these businesses and to address their specific concerns.

Thank you for your consideration.

Sincerely,



Sam Wang  
Chairman of Board of Directors, FECDB