



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 23, 2013

TO: Pat Hachiya, Hearing Officer

FROM: Rob Glaser *RG*
Principal Regional Planning Assistant
Zoning Permits North Section

**SUBJECT: PROJECT NUMBER R2008-00616-(5)
CONDITIONAL USE PERMIT NO. 200800074
CONTINUED PUBLIC HEARING: FEBRUARY 5, 2013
AGENDA ITEM NO. 5**

During the duly noticed Public Hearing held on December 18, 2012, the Hearing Officer requested a continuance in order for Staff to provide more information regarding current applicable parking regulations from the Los Angeles County ("County") Code. In addition, Staff was requested to provide additional information on the Hearing Officer's authority to require additional parking requirements as part of the Conditional Use Permit (CUP) review.

Per Section 22.52.1005 of the County Code the provision of the parking section apply only at the time that a building or structure is erected, altered, or enlarged to increase floor space, number of dwelling units or guestroom, or the use or occupant load of a building or structure is changed. The church was legally established with building permits in 1966 as churches were not required to obtain a CUP in the A-2 (Heavy Agricultural) zone until November 5, 1971. Churches were a permitted use by right in the A-2 zone until then. The current request is for the continued operation of the church facility and no expansion or modification to facility is being requested. Therefore, after further review and analysis, staff has determined that the current parking requirements do not apply to the project per the County Code.

Per Section 22.60.010 of the County Code the Hearing Officer does have the authority to approve, conditionally approve or disapprove applications for land use permits and variances, subject to the general provisions of Title 22 of the County Code. In this capacity, should the Hearing Officer feel that additional conditions or requirements are necessary in order for the project to make the necessary findings for approval; the Hearing Officer does have the authority under the County Code.

Staff continues to recommend approval of the Conditional Use Permit 200800074.
Suggested Motion

I MOVE TO CLOSE THE PUBLIC HEARING, APPROVE THE CATEGORICAL EXEMPTION, AND APPROVE CONDITIONAL USE PERMIT NO. 200800074 WITH THE FINDINGS AND CONDITIONS.

SMT:RG