



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 25, 2015

TO: Hearing Officer, Gina Natoli, MURO, AICP

FROM: Jeantine Nazar   
Zoning Permits East Section

SUBJECT: Project No. R2009-02001-(1)  
Conditional Use Permit No. 200900147  
HO Meeting: September 1, 2015  
Agenda Item: 2

The applicant is requesting a Conditional use Permit ("CUP") in order to legalize the continued operation and maintenance of an existing church in the A-1-10,000 (Light agricultural-10,000 square feet required minimum lot size) zone. The project is located at 16067 Maplegrove Street within the Puente Zoned District.

Staff recommends revising the following draft conditions and findings:

Findings:

27. The Hearing Officer finds that the subject site includes additions that have not been permitted by the Building and Safety office and that the accessory structure is unpermitted.

28. The Hearing Officer finds that the Project Site includes 24 parking spaces, while 32 parking spaces are required. The permittee requested a Parking Deviation to reduce the required number of parking spaces. However, County Code Section 22.56.1762.3 indicates that no written protest to a Parking Deviation shall be filed in order to grant a deviation. On August 17, 2015, Project opponents have submitted letters addressing parking issues. Therefore, Hearing Officer finds that a Parking Deviation will not be granted and that the applicant shall redesign the site plan and provide additional parking spaces to meet the 32 required parking spaces. Further, the Hearing Officer finds that the site plan is inaccurate and does not match the GIS records.

Conditions:

10. ...The fund provides for ~~Ten (10) inspections including two annual inspections for the first two years and four biennial inspections afterwards (one every other year)~~ **Ten (10) biannual (twice a year) inspections per year.**

36. The permittee shall obtain building permits for the unpermitted structures including the storage unit and any other unpermitted structures within 180 days of the approval of this project. The permittee shall provide a copy of the final building permits to Regional Planning within 180 days of the approval.

37. The permittee shall revise the parking plan to provide the required 32 parking spaces within 90 days of the approval. The permittee shall also revise the plans to provide accurate dimensions and tabulations.

#### **Project Site Specific Conditions**

38. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises under which the permittee has control.

39. The built area shall be limited to a total floor area of 3,114 square feet and the landscaped area shall be 22 percent of the total lot area. The permittee shall obtain building permits for any unpermitted structures.

40. The height of the walls surrounding the property shall not exceed six feet in height and the front yard walls or fences shall not exceed three feet and a half.

Attached please find three additional letters from the adjacent neighbors opposing this approval as well as photos from the Zoning Enforcement planner dated July 2015 showing that there are no violations on the subject property except tables and chairs stored in the yard area.

If you need further information, please contact Jeantine Nazar at (213) 974-6435 or [jnazar@planning.lacounty.gov](mailto:jnazar@planning.lacounty.gov). Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MG : JN

Encl: Letters from neighbors, photos

08/15/15

**Aurelio Lopez**  
**16046 E. Maplegrove St.**  
**La Puente CA, 91744**  
**(626) 918-5883**

**Department of Regional Planning**  
**320 West Temple Street**  
**Los Angeles CA, 90012**

**Re: Project No. R2009-(1), CUP 200900147**

**Atentamente: Hearing Officer**

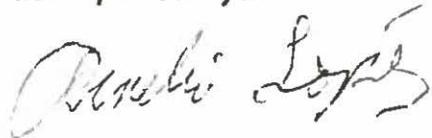
**Por medio de esta carta yo: Aurelio López, quiero dejarle saber que no estoy de acuerdo con las continuas actividades de la iglesia La luz del Mundo ubicada en el 16067 Maplegrove St. La Puente CA 91744 ya que causan mucho ruido con sus servicios y reuniones.**

**Como parte de esta comunidad ya estamos cansados mi familia y yo de escuchar sus sermones diarios diciendo que son la única iglesia verdadera y que sin ellos no hay salvación en ninguna otra iglesia.**

**También con sus continuas ventas de comida dejan mucha basura en las banquetas como servilletas de papel, platos y vasos desechables.**

**Pido a ustedes como autoridades que les nieguen el permiso por el que están aplicando ya que pienso que ya teniendo el permiso esto va a empeorar.**

**Gracias por su ayuda.**

A handwritten signature in black ink that reads "Aurelio Lopez". The signature is written in a cursive style with a large initial 'A' and 'L'.

Translation

Dear Hearing Officer:

By means of this letter, I, Aurelio Lopez, would like to let you know that I do not agree with the continued activities that are part of the Church 'Luz del Mundo' (Light of the World) located at 16067 Maplegrove Street in La Puente, CA, as they cause much noise with their services and reunions.

As part of this community, my family and I are tired of hearing the daily sermons saying that they are the only true church and that without them there is no salvation at any other church.

In addition, they leave much trash on the sidewalks with their continued food sales, such as paper towels, plates, and disposable cups.

I ask of you as authorities that you deny the permit for which they are applying as I believe that once the permit is obtained, this situation will worsen.

Thank you for your help.

Aurelio Lopez

Mary A Meyers

16120 Maplegrove Street

La Puente, Ca 91744

Re: Project No. R2009-(1), CUP 200900147

I am a concerned homeowner I actually live  
Across the street from the church. The church  
Has several services during the week which  
Creates a lot of singing and preaching it gets  
Very loud. The church attendees block my  
Driveway they throw trash in my yard, it appears  
That the church has out grown there building. They  
Have a lot of members they have 2 services on  
Sunday. All the cars line both sides of the street  
And maplegrove is a busy street. It creates a  
Problem for the residence to leave their homes  
Because of the excess cars. It creates a blind spot  
Making it difficult to leave your home driving it's a  
Problem. Please send an inspector out on the  
weekend and during the week and observe.



August 17, 2015

Esmirna Valle  
16111 E. Maplegrove St.  
Valinda CA, 91744  
(626) 919-5139

Re: Project No. R2009-(1), CUP 200900147  
320 West Temple Street  
Los Angeles CA 90012

Dear Los Angeles County Hearing Officer,

I live next to the church La Luz del Mundo as written on the building located at 16067 Maplegrove St. Valinda CA, 91744 and I am writing to oppose the conditional use permit the church is requesting for the following reasons:

They gather three times a day every day. They start the noise around 4:30 a.m. because the first service starts at 5:00 a.m. Besides the church's loud services they leave the children playing outside during the service time and even though they're supposed to have supervision they throw rocks and trash at my house. After the last service that starts at 6:30 p.m. They sell food and they do not even bother to put the trash where it belongs instead they just throw it in the ground or in the curbs and that makes our street dirty and our community less value. They also play games after the service and the noise does not stop until 11: 00 p.m. or 12:00 a.m. but that is not all because of the food selling and the games they cannot park where they supposed to park so they use the street parking and is impossible for us to park. They also used part of the back of the church property as storage and that is dangerous because they have a bakery next to that space and is not healthy besides that can cause a fire any minute. I have talked to the pastor of the church but nothing changed. Instead they keep throwing more trash and rocks.

I will appreciate if you consider that this is a residential area and families are being hurt by the church. Not all of us have the opportunity to express our self's but I am talking for more than my family. And like I said before I would like to oppose to the conditional use permit the church is requesting.

Esmirna Valle

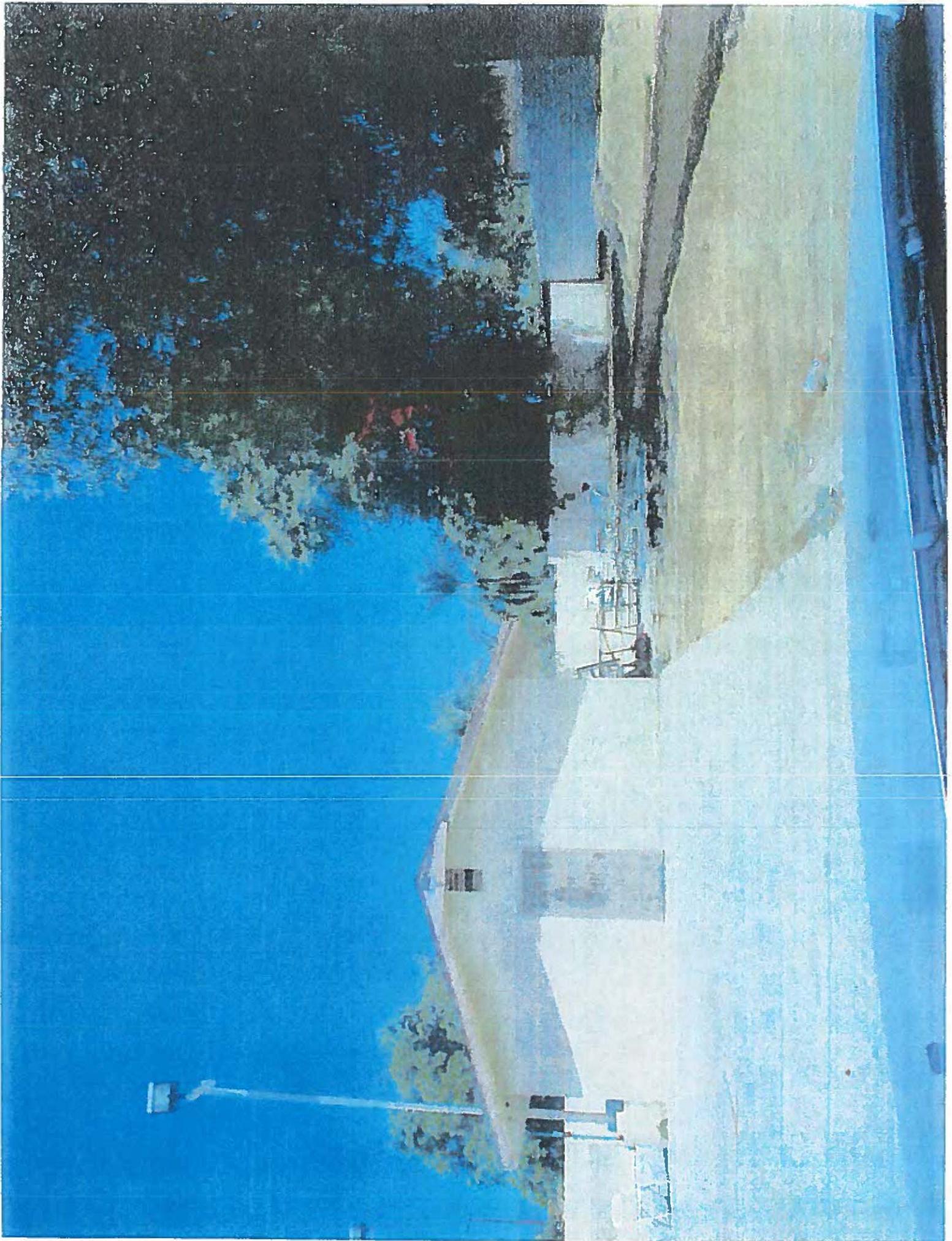
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