

## SUPPLEMENTAL REPORT TO THE HEARING OFFICER

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DATE ISSUED:	March 13, 2025	
HEARING DATE:	March 25, 2025	AGENDA ITEM: 4
PROJECT NUMBER:	PRJ2024-002862-(1)	
PERMIT NUMBER(S):	Conditional Use Permit RPPL2024004263	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	2628 Fullerton Rd., Rowland Heights, CA 91748	
OWNER:	Christian Zion Church in Los Angeles	
APPLICANT:	Christian Zion Church in Los Angeles	
CASE PLANNER:	Carl Nadela, AICP, Principal Regional Planner cnadela@planning.lacounty.gov	

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### **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:*

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-002862-(1), Conditional Use Permit Number ("CUP") RPPL2024004263, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

### **ENTITLEMENT(S):**

**I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024004263 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

Conditional Use Permit (“CUP”) for continued operation of an existing church, pre-school/kindergarten, and accessory structures in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).

### **B. Project**

CUP to authorize the continued operation of an existing church pre-school/kindergarten and other accessory uses and structures, including a three-story administration/dormitory building and a one-story gymnasium/multipurpose building. CUP No. 93-039 authorized the construction of a religious complex consisting of a sanctuary, office/classroom building and a library on August 3, 1994. CUP 00-107 was approved on October 9, 2002 and superseded CUP 93-039 to authorize the continued operation and maintenance of the existing church and preschool/kindergarten as well as an expansion of the church, consisting of the construction, operation and maintenance of a three-story, administration/dormitory building, a one-story, gymnasium/multipurpose building and a single-family residence (“SFR”) for the church pastor located in the rear or eastern portion of the property and is accessed from Native Avenue to the east.

An approximately six-foot wall (including retaining wall) or fence has been constructed/installed on various portions of the northern, southern and eastern boundaries of the Project Site. This is not in total compliance with the Mitigation Monitoring and Reporting Program of CUP 00-107, which required that the then-existing six-foot high concrete block wall to be extended to the entire length of the north and south boundaries of the property. The front (western) parking lot was expanded into the adjacent parcel to the southwest (Parcel No. 8258-019-033), which is not part of the scope of the CUP. There is also some evidence of prior unpermitted expansions into a couple of parcels to the north of the property (Parcels No. 8258-019-044 and -015). These expansions are also not part of the scope of the CUP.

### **C. Project Updates**

The Project was scheduled for public hearing on February 18, 2025. The Hearing Package for the Project was transmitted to the Hearing Officer on February 6, 2025. On February 11, 2025, Staff received a memo from the Hearing Officer with questions about the proposed perimeter fencing around the property and the impacts of the surface run-off from the parking lot to a nearby creek. On February 18, 2025, Staff requested a continuance of the Project to allow Staff more time to address the Hearing Officer’s questions as well as to follow up on concerns raised by residents of Native Avenue. The Hearing Officer granted Staff’s request and continued the public hearing to March 25, 2025.

Since the February 18, 2025 meeting, Staff further researched the Hearing Officer's questions. With regards to the question about the surface run-off impact on the creek, Staff consulted with County Department of Public Works ("DPW") and DPW indicated that since no new development work is being proposed at this time, they had no comments on the Project. Please see attached email from DPW Building and Safety dated February 19, 2025.

Also, upon further research, Staff found additional Zoning Enforcement Cases in the historical record. These are as follows:

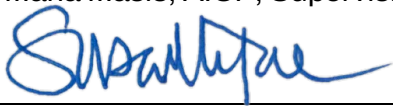
CASE NO.	VIOLATION	CLOSED
09-0008306-RZPVIO	Violation of permit conditions, restaurant located on property, outside storage	7/13/2009
05-0003060	Violation of permit conditions, access to rear (easterly) neighboring property, basketball court improvements, gates open, Violation of Condition 9e of CUP 93-039, which states that "The applicant shall construct a six (6) feet high block wall on the north, south and easterly property lines. No gates or access ways shall be provided through said wall.	3/7/2005

Staff would also like to add to the public record that on January 29, 2025, prior to the Hearing Officer's public hearing on the Project, Staff attended a meeting with some residents of Rowland Heights. Concerns raised at this meeting include church access from Native Avenue, light trespass and noise impacts on adjacent residences, and the requirement for the church to participate and contribute to any improvements on Native Avenue that are agreed upon by the affected residents of Native Avenue.

The Site Plan, Draft Findings and Draft Conditions have also been revised to respond to the Hearing Officer's other question and address the concerns raised by the residents. The revised documents with tracked changes are attached for the Hearing Officer's review and consideration.

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Report  
Reviewed By:   
Maria Masis, AICP, Supervising Regional Planner

Report  
Approved By:   
Susan Tae, AICP, Assistant Administrator

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Attachments: Email from Building and Safety dated February 19, 2025  
Revised Site Plan  
Updated Draft Findings  
Updated Draft Conditions

## Carl Nadela

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**From:** Edward Aguirre  
**Sent:** Wednesday, February 19, 2025 5:08 PM  
**To:** Carl Nadela; Carmelo Avila; Alex Mikhailpoor; Aracely Lasso  
**Cc:** Maria Masis  
**Subject:** RE: Project No. PRJ2024-002862-(1) CUP RPPL2024004263 (Christian Zion Church at 2628 Fullerton Road Rowland Heights) Parking Lot Surface Run-Off Issue

Hello Carl,

Based on our code, we cannot direct an applicant to install drainage devices unless they are proposing an applicable revision to the site, an imminent life and safety issue, or an imminent danger to the environment (this one is harder to prove unless the nearby operation was a wastewater producing manufacturing plant of some sort).

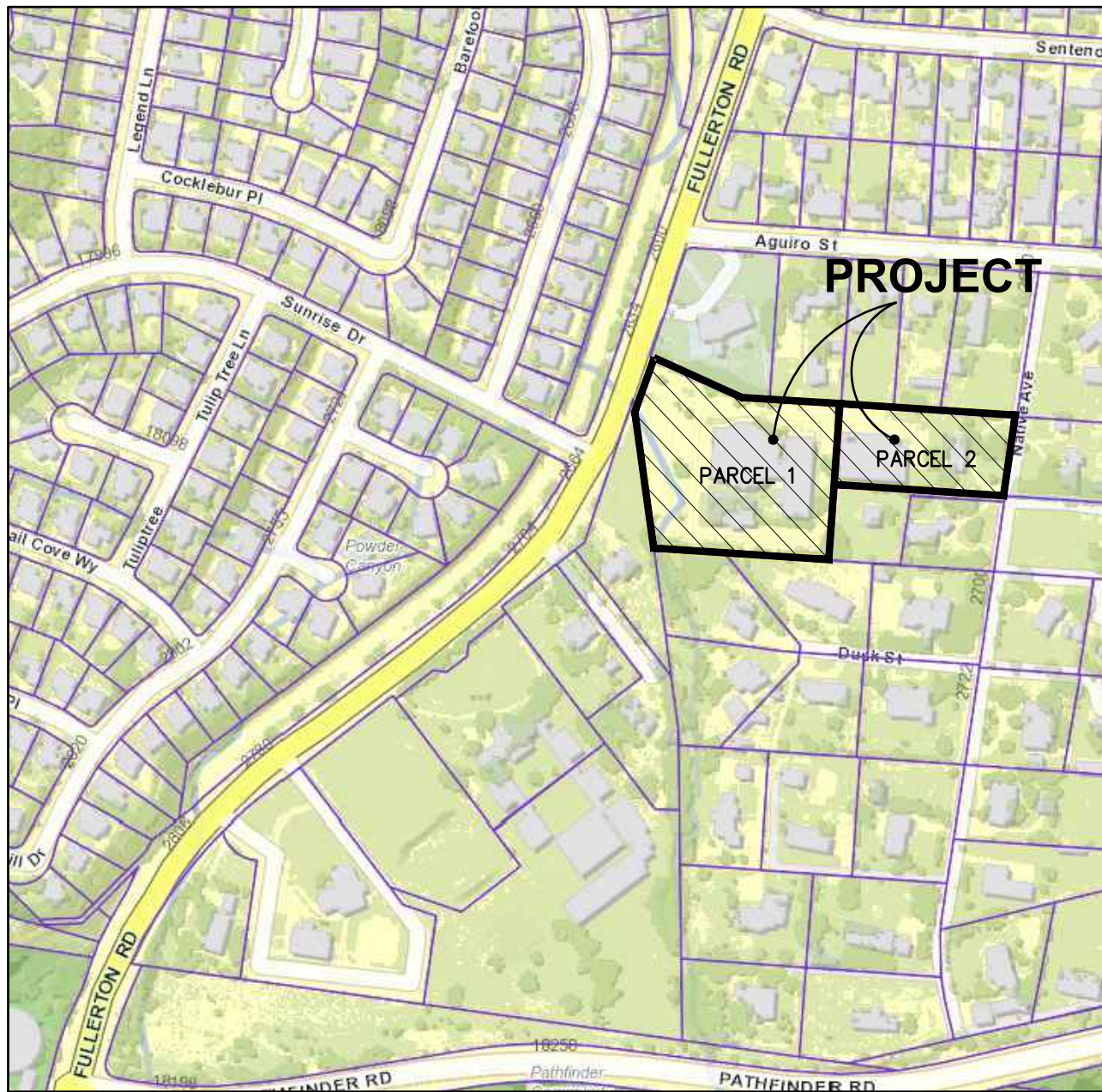
Since there is no change of use to a potentially polluting operation, BSD has no comment to this issue.

Thank you,

Eddie Aguirre  
Drainage and Grading  
Building and Safety – LACo Public Works

[Building & Safety Division - Customer Service Feedback Survey \(office.com\)](#)





PROJECT SUMMARY:

- RENEW CONDITIONAL USE PERMIT FOR BOTH PARCEL 1 AND PARCEL 2.

ASSESSOR'S PARCEL 1 NO.: 8258-019-038  
ZONING: A-1-1  
LOT SIZE: 141,440 S.F.  
TOTAL BUILDING AREA:  
14,520 S.F. (EXISTING SANCTUARY)  
19,040 S.F. (EXISTING 2-STORIES CLASSROOMS)  
17,284 S.F. (EXISTING 3-STORIES DISCIPLE CENTER)  
= 50,844 S.F. (TOTAL BUILDING AREA)

TOTAL LANDSCAPE AREA:  
16,465 S.F. (EXISTING LANDSCAPE)

PERCENTAGE OF TOTAL LANDSCAPE AREA  
16,465 S.F. / 141,440 S.F. = 12%

ASSESSOR'S PARCEL 2 NO.: 8258-019-016  
ZONING: A-1-1  
LOT SIZE: 64,500 S.F.  
TOTAL BUILDING AREA:  
1604 S.F. (EXISTING SINGLE FAMILY RESIDENCE FOR PASTOR)  
11,783 S.F. (EXISTING MULTI-PURPOSE GYM)  
= 13,387 S.F. (TOTAL BUILDING AREA)

TOTAL LANDSCAPE AREA:  
18,263 S.F. (EXISTING LANDSCAPE)

PERCENTAGE OF TOTAL LANDSCAPE AREA  
18,263 S.F. / 64,500 S.F. = 28.3%

APPLICABLE CODES:  
- 2022 CBC, CRC, CFC, CEC, CPC, CMC, C6BC,  
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS  
- CITY MUNICIPAL CODE

A-1 VICINITY MAP / PROJECT SUMMARY / CONTACT INFO / SHEET INDEX / SITE PLAN  
A-2 EXISTING 2-STORY CLASSROOM ELEVATIONS  
A-3 EXISTING 3-STORY DISCIPLE CENTER ELEVATIONS  
A-4 EXISTING MULTI-PURPOSE GYM ELEVATIONS  
A-5 EXISTING MULTI-PURPOSE GYM ELEVATIONS

SHEET INDEX

CHRISTIAN ZION CHURCH:  
JAMES YAO  
2626 FULLERTON RD  
ROWLAND HEIGHTS CA 91748  
951-204-5211

VICINITY MAP

SCALE  
N.T.S.

2

PROJECT SUMMARY

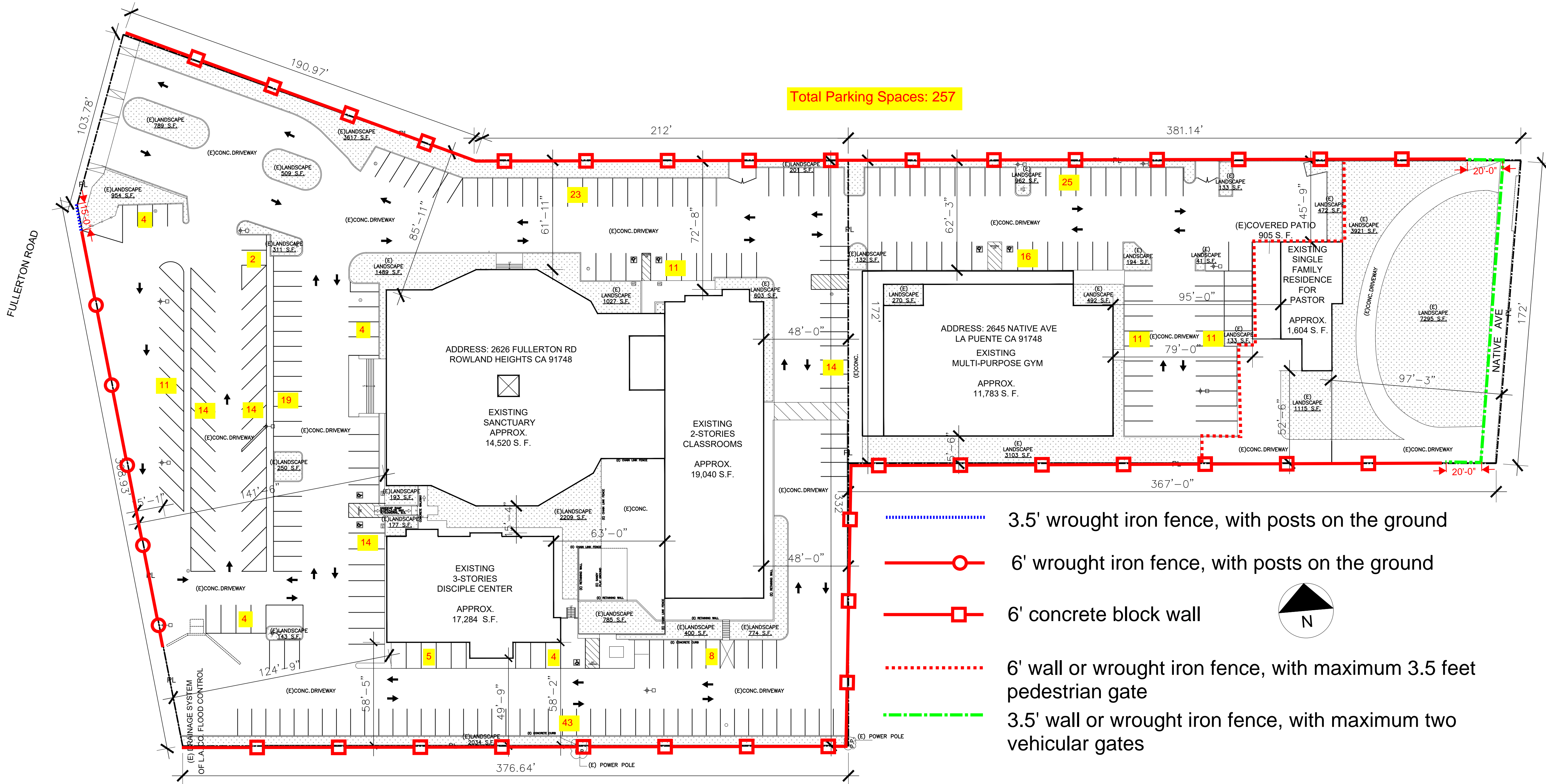
SCALE  
N.T.S.

3

CONTACT INFO.

SCALE  
N.T.S.

4



SITE PLAN

SITE PLAN

SCALE

1/32"=1'-0"

1

of

Sheets

JOB NAME AND ADDRESS

CHRISTIAN ZION CHURCH (REVIEW OF CONDITIONAL USE PERMIT)  
PARCEL 1: 2626 FULLERTON RD, ROWLAND HEIGHTS, CA 91748-4701  
PARCEL 2 :2645 NATIVE AVE, LA PUENTE, CA 91748-4734

Date

01/22/2025

Scale

AS SHOWN

Drawn

Job

Sheet

A-1

VICINITY MAP /  
PROJECT SUMMARY /  
CONTACT INFO /  
SITE PLAN



EXISTING 2-STROY CLASSROOM SOUTH ELEVATION

SCALE  
1/8"=1'-0"

3

EXISTING 2-STROY CLASSROOM NORTH ELEVATION

SCALE  
1/8"=1'-0"

4

EXISTING 2-STROY CLASSROOM EAST ELEVATION

SCALE  
1/8"=1'-0"

2

EXISTING 2-STROY CLASSROOM WEST ELEVATION

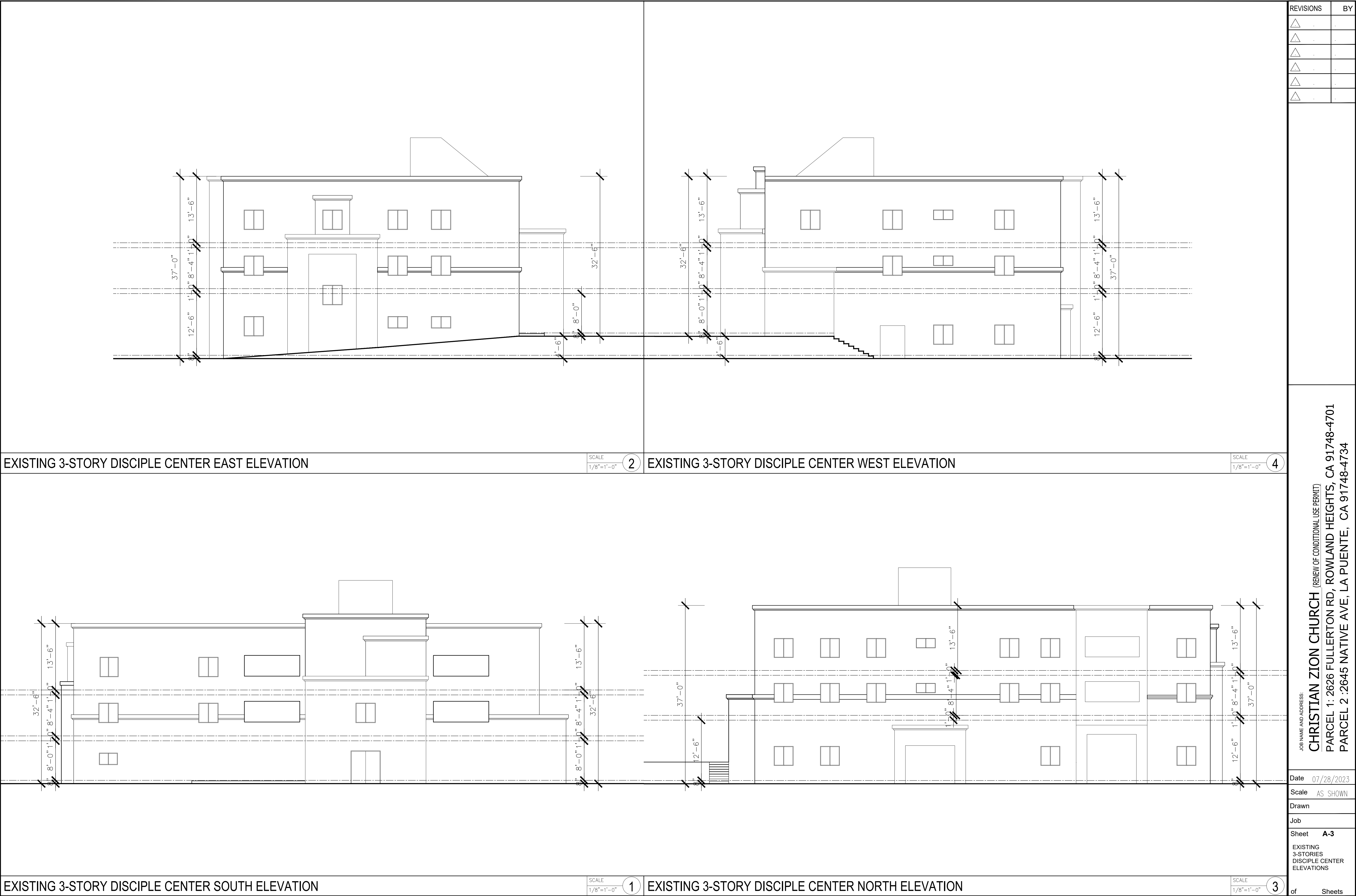
SCALE  
1/8"=1'-0"

1

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JOB NAME AND ADDRESS:  
**CHRISTIAN ZION CHURCH** (REVIEW OF CONDITIONAL USE PERMIT)  
PARCEL 1: 2626 FULLERTON RD, ROWLAND HEIGHTS, CA 91748-4701  
PARCEL 2 :2645 NATIVE AVE, LA PUENTE, CA 91748-4734

Date	07/28/2023
Scale	AS SHOWN
Drawn	
Job	
Sheet	<b>A-2</b>
EXISTING 2-STROY CLASSROOM ELEVATIONS	



EXISTING 3-STORY DISCIPLE CENTER EAST ELEVATION

SCALE  
1/8"=1'-0"

2

EXISTING 3-STORY DISCIPLE CENTER WEST ELEVATION

SCALE  
1/8"=1'-0"

4

EXISTING 3-STORY DISCIPLE CENTER SOUTH ELEVATION

SCALE  
1/8"=1'-0"

1

EXISTING 3-STORY DISCIPLE CENTER NORTH ELEVATION

SCALE  
1/8"=1'-0"

3

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JOB NAME AND ADDRESS:  
**CHRISTIAN ZION CHURCH** (REVIEW OF CONDITIONAL USE PERMIT)  
PARCEL 1: 2626 FULLERTON RD, ROWLAND HEIGHTS, CA 91748-4701  
PARCEL 2 :2645 NATIVE AVE, LA PUENTE, CA 91748-4734

Date 07/28/2023

Scale AS SHOWN


Drawn

Job

Sheet **A-3**

EXISTING  
3-STORIES  
DISCIPLE CENTER  
ELEVATIONS

of Sheets

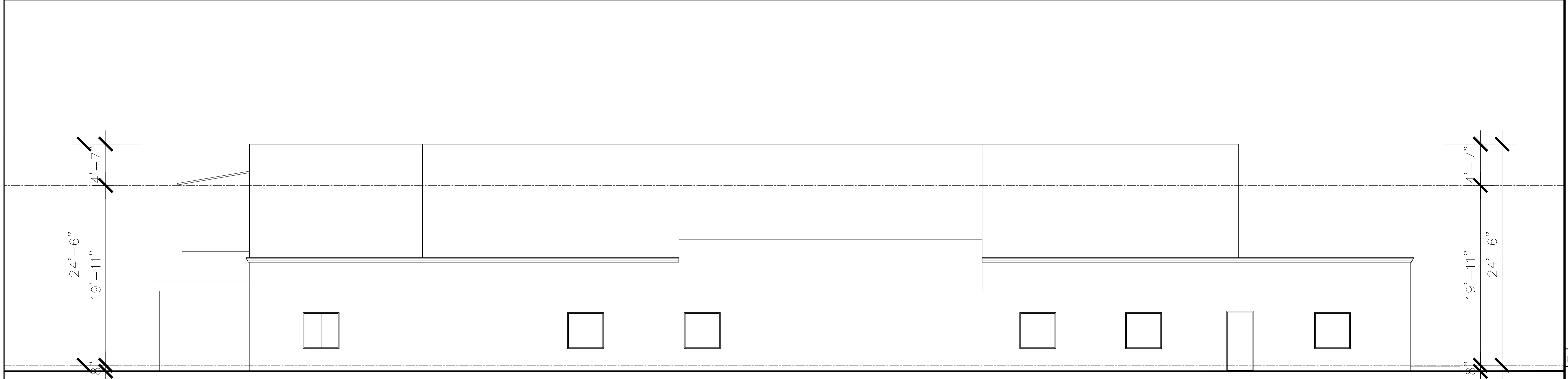
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## EXISTING MULTI-PURPOSE GYM NORTH ELEVATION

SCALE  $1/8"=1'-0"$  **2**

2



## EXISTING MULTI-PURPOSE GYM SOUTH ELEVATION

SCALE 1  
1/8"=1'-0"

1

**JOB NAME AND ADDRESS:**

CHRISTIAN ZION CHURCH (RENEW OF CONDITIONAL USE PERMIT)

PARCEL 1: 2626 FULLERTON RD, ROWLAND HEIGHTS, CA 91748-4701  
PARCEL 2 :2645 NATIVE AVE, LA PUENTE, CA 91748-4734

Date 07/28/2023

Scale AS SHOWN


Drawn

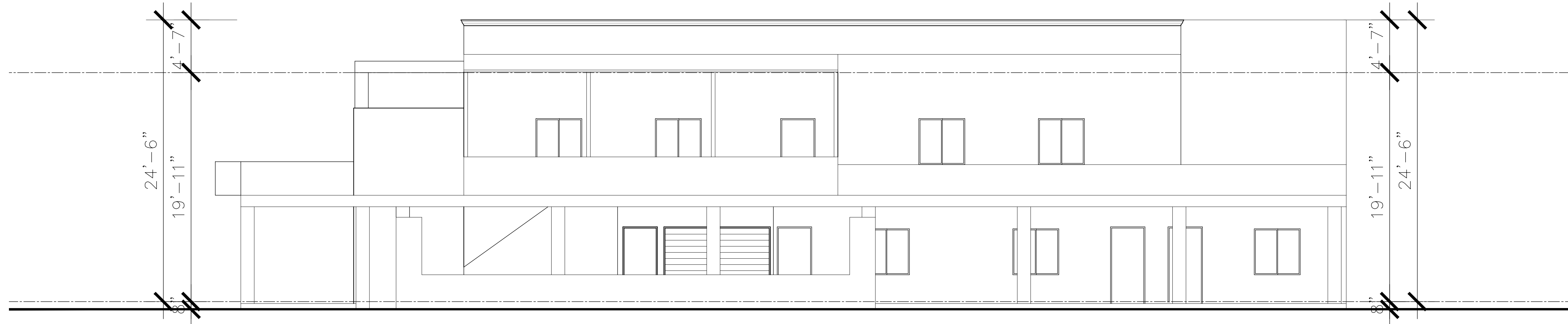
Sheet **A-4**

EXISTING  
MULTI-PURPOSE  
GYM ELEVATIONS

of Sheets

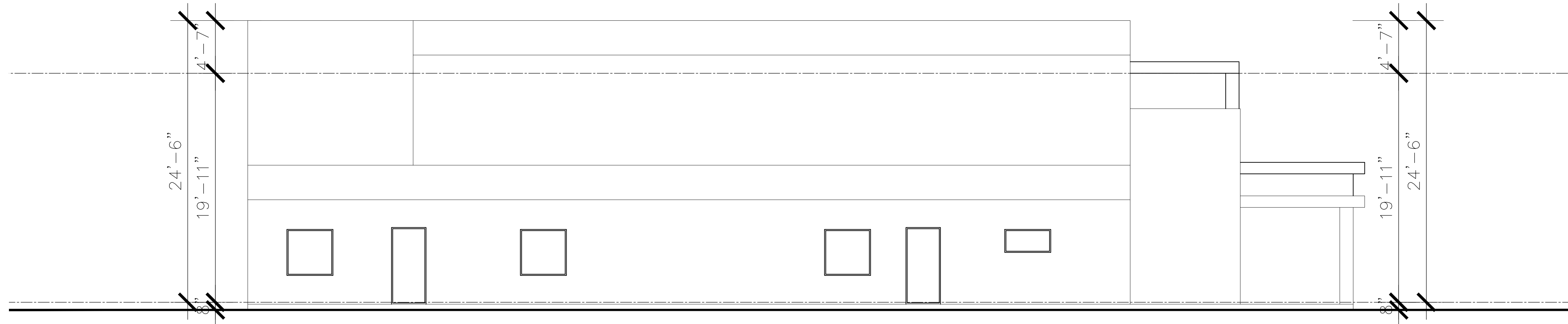


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## EXISTING MULTI-PURPOSE GYM WEST ELEVATION

SCALE  $\frac{1}{8}" = 1' - 0"$  **2**



## EXISTING MULTI-PURPOSE GYM EAST ELEVATION

SCALE  $\frac{1}{8}" = 1' - 0"$

JOB NAME AND ADDRESS:  
CHRISTIAN ZION CHURCH (RENEW OF CONDITIONAL USE PERMIT)  
PARCEL 1: 2626 FULLERTON RD, ROWLAND HEIGHTS, CA 91748-4701  
PARCEL 2: 2645 NATIVE AVE, LA PUENTE, CA 91748-4734

Date 07/28/2023

Scale AS SHOWN

Drawn

Job	
Sheet	<b>A-5</b>

EXISTING  
MULTI-PURPOSE  
GYM ELEVATIONS

of Sheets

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-002862-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024004263**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2024004263** on February 18, 2025.
2. **HEARING PROCEEDINGS.** The Project was scheduled for public hearing on February 18, 2025. The Hearing Package for the Project was transmitted to the Hearing Officer on February 6, 2025. On February 11, 2025, Staff received a memo from the Hearing Officer with questions about the proposed perimeter fencing around the property and the impacts of the surface run-off from the parking lot to a nearby creek. On February 18, 2025, Staff requested a continuance of the Project to allow Staff more time to address the Hearing Officer's questions, as well as to look into some concerns raised by residents of Native Avenue. A representative of the applicant presented testimony about the church's operations and positive impact on the community. There being no other speakers for this day, the Hearing Officer granted Staff's request and continued the public hearing to March 25, 2025. (Reserved for March 25, 2025 Public Hearing.)
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Christian Zion Church in Los Angeles ("Permittee"), requests the CUP to authorize the continued operation of an existing church, pre-school/kindergarten and other accessory uses and structures, including a three-story administration/dormitory building, a one-story, gymnasium/multipurpose building and a single-family residence ("SFR") for the church pastor ("Project") on a property located at 2628 Fullerton Road, in the unincorporated community of Rowland Heights ("Project Site") in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W ).
4. **PREVIOUS ENTITLEMENT(S).** CUP No. 93-039 authorized the construction of a religious complex consisting of a sanctuary, office/classroom building and a library on August 3, 1994. CUP 00-107 was approved on October 9, 2002 and superseded CUP 93-039 to authorize the continued operation and maintenance of the existing church and preschool/kindergarten, as well as an expansion of the church, consisting of the construction, operation and maintenance of a three-story, administration/dormitory building, a one-story, gymnasium/multipurpose building and an SFR for the church pastor.

5. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2 – One Dwelling Unit per Two Gross Acres) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned A-1-1. Pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for a church and pre-school/kindergarten on the Project Site.

7. **SURROUNDING LAND USES AND ZONING**

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2, H5 (Residential 5 – Zero to Five Dwelling Units per Net Acre)	A-1-1, R-1-6,000 (Single-Family Residences – 6,000 Square Feet Minimum Required Lot Area)	SFRs
EAST	RL2	A-1-1	SFR
SOUTH	RL2	A-1-1	SFR, church
WEST	H5	R-1-6,000	SFR

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 4.77 acres in size and consists of two legal lots. The Project Site is mostly rectangular in shape with flat topography and is developed with an existing church and a pre-school/kindergarten, as well as other accessory uses and structures, including a three-story administration/dormitory building and a one-story gymnasium/multipurpose building. Church Sunday services are from 8:00 am to 11:00 am, and morning prayer meetings are Tuesday through Saturday from 8:00 am to 10:00 am. The church sanctuary has a maximum occupancy of 368 persons while the pre-school/kindergarten has five classrooms with a maximum enrollment of 60 children. Current enrollment is an average of 30 students, with five teachers. The administration building is used as administrative offices with two staff working regular office hours. The dormitory building is used as a temporary residence for visiting pastors from other churches and has a maximum capacity of six people in six separate rooms. Currently, five people are living there. The gymnasium/multipurpose building is usually used for cell group meetings and bible study on Saturdays from 7:00 to 9:00 pm and Tuesdays from 10:00 am to 12:00 pm, respectively. A single-family residence for the church pastor is located in the rear or eastern portion of the property.

An approximately six-foot tall wall (including retaining wall) or fence has been constructed/installed on various portions of the northern, southern and eastern

boundaries of the Project Site. This is not in total compliance with the Mitigation Monitoring and Reporting Program of CUP 00-107, which required that the then-existing six-foot high concrete block wall to be extended to the entire length of the north and south boundaries of the property. The front (western) parking lot was expanded into the adjacent parcel to the southwest (Parcel No. 8258-019-033), which is not part of the scope of the CUP. There is also some evidence of prior unpermitted expansions into several parcels to the north of the property (Parcels No. 8258-019-044 and -015). These expansions are also not part of the scope of the CUP.

The existing parking lot on the front (western) portion of the property drains into a creek located at the southwestern corner of the Project Site. According to the County Department of Public Works ("DPW"), since no new development work is being proposed at this time, they had no comments on this issue at this time.

**B. Site Access**

The Project Site is accessible via Fullerton Road, an 80-to-90-foot-wide Major Highway as designated by the LA County Master Plan of Highways to the west. Primary access to the Project Site will be via ingress only and egress only driveways on Fullerton Road.

**C. Site Plan**

The site plan depicts the Project Site with the main church building located in the middle portion of the front or western parcel of the Project Site and a two-story classroom building located immediate to the back or east of it. Ingress and egress to the Project Site is provided by 28-foot ingress only and egress only driveways accessing Fullerton Road to the west. An SFR for the church pastor is located in the rear or eastern portion of the property, which is accessed through Native Avenue to the east. Separate floor plans indicate the interior layouts of the different structures at the Project Site.

**D. Parking**

The Project provides a total of 257 parking spaces in a number of parking areas distributed around the Project Site, excluding the parking spaces for the SFR on Native Avenue. A minimum of 74 parking spaces are required for the maximum Occupancy Load of the church sanctuary, which is 368 persons.

**9. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is for the continued operation of an existing church, pre-school/kindergarten and other



accessory uses. No modifications or physical development are being requested at this time. The Project Site is not in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project as conditioned. Thus, there are no exceptions to the identified exemptions.

#### 10. COMMUNITY OUTREACH.

On November 20, 2024, prior to the Hearing Officer's public hearing on the Project, the Permittee reached out to the Rowland Heights Community Coordinating Council ("RHCCC") to ask if they had any comments on the Project. In a phone conversation on December 3, 2024, the RHCCC President confirmed to the Permittee that the RHCCC had discussed the renewal of their CUP and that there was no opposition to it.

On January 29, 2025, also prior to the Hearing Officer's public hearing on the Project, Staff attended a community meeting with residents of Rowland Heights. Concerns raised at this meeting include church access from Native Avenue, ~~and~~ light trespass and noise impacts on adjacent residences and the requirement for the church to participate and contribute to any improvements on Native Avenue that are agreed upon by the affected residents of Native Avenue.

#### 11. PUBLIC COMMENTS.

The RHCCC President, in a letter dated January 12, 2025, indicated that the RHCCC does not oppose the Project. Staff also received comments and concerns from Rowland Heights residents at the aforementioned community meeting. These comments and concerns include church access from Native Avenue, light trespass and noise impacts on adjacent residences and the requirement for the church to participate and contribute to any improvements on Native Avenue that are agreed upon by the affected residents of Native Avenue. ~~No other comments were received from the public.~~

#### 12. AGENCY RECOMMENDATIONS.

No comments were formerly solicited nor received from County or non-County government agencies for this Project since no new construction is proposed. However, Staff conducted informal consultations with the Los Angeles County DPW and the County Fire Department with regards to a possible condition to add fencing around the Project Site. Both agencies indicated that they have no concerns with such a condition, although DPW indicated some limitations, which have been incorporated into the conditions. The existing parking lot on the front (western) portion of the property drains into a creek located at the southwestern corner of the Project Site. According to DPW, since no new development work is being proposed at this time, they had no comments on this issue at this time. Previous conditions from DPW and FD will also be carried over from CUP 00-107 to the subject CUP.

#### 13. LEGAL NOTIFICATION.

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail,

and newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 26, 2024, a total of 226 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

### **GENERAL PLAN CONSISTENCY FINDINGS**

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL2 Land Use Designation is intended for single family residences; equestrian and limited animal uses; and limited agricultural and related activities. Churches are occasionally found within residential neighborhoods, provided they are developed and operated to minimize any adverse effects on the surrounding residences. With adequate operation controls such as hours of operation, restrictions on outdoor events, a maximum occupancy limit and access restrictions, the continuation of the existing church, pre-school/kindergarten and other accessory uses is consistent with this land use designation.
15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and the Area Plan.

#### General Plan

- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, churches, and banks to locate near employment centers.*

There are no commercial, retail or public services and amenities in the immediate vicinity of the Project Site. The existing church and pre-school/kindergarten as well as its other accessory uses, including a multi-purpose gym, contribute to the variety and diversity of community-serving uses in the area.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

Aside from the church to the southwest of the Project Site, the neighborhoods around the Project Site are predominantly single-family residential. It is important to preserve this character and ensure that the non-residential uses that are located around this area do not have significant adverse impacts on the residential neighborhood. The surrounding residences are sufficiently buffered from the Project Site by concrete block

walls, landscaping, existing structures, parking lots and the width of Fullerton Road. With the establishment of adequate operational controls such as hours of operation, restrictions on outdoor events, a maximum occupancy limit and access restrictions, as well as the strict enforcement and expansion of the requirements for a wall or fencing around the subject property and between the church facilities and the SFR on Native Avenue, the continuation of the existing church and pre-school/kindergarten and other accessory uses are not expected to result in any adverse impacts on these surrounding areas.

#### Area Plan

- *Policy LU-3.3: Residential Neighborhoods. Preserve the character of the [East San Gabriel Valley's] established residential neighborhoods and equestrian districts and ensure that any new development to the preservation and enhancement of the character and scale of these communities.*

As mentioned above, aside from the church to the southwest of the Project Site, the neighborhoods around the Project Site are predominantly single-family residential. It is important to preserve this character and ensure that the non-residential uses that are located around this area do not have significant adverse impacts on the residential neighborhood. The surrounding residences are sufficiently buffered from the Project Site by concrete block walls, landscaping, existing structures, parking lots and the width of Fullerton Road. The scale of the existing structures is similar to a church located to the south of the Project Site. With the establishment of adequate operational controls such as hours of operation, restrictions on outdoor events, a maximum occupancy limit and access restrictions, as well as the strict enforcement and expansion of the requirements for a wall or fencing around the subject property and between the church facilities and the SFR on Native Avenue, the continuation of the existing church, pre-school/kindergarten and other accessory uses are not expected to result in any adverse impacts on these surrounding areas.

### **ZONING CODE CONSISTENCY FINDINGS**

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification as a church and pre-school/kindergarten are permitted in such zone with a CUP pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).
17. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.16.050.A (Development Standards for Zones A-1 and A-2, Required Yards). The structures of the church and pre-school/kindergarten, as well as its accessory uses, including the SFR on Native Avenue, are set back from all its property lines by a minimum of 50 feet. These are in compliance with the required 20 feet, five feet and 15 feet required front, side and rear yards, respectively for properties in the A-1 zone.
18. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.16.050.B (Development Standards for Zones A-

1 and A-2, Maximum Height). One end of the existing disciple center has a height of 37 feet, which was authorized by CUP 00-107. All other existing structures of the church and pre-school/kindergarten, as well as its accessory uses, are under the maximum allowed height of 35 feet for properties in the A-1 zone.

19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). A minimum of 74 parking spaces are required for the maximum Occupancy Load of the church sanctuary, which is 368 persons. There are a total of 257 parking spaces provided in a parking lot located at the western and southeastern portions of the Project Site.
20. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). There is an existing 50-square-foot (five feet by ten feet), eight-foot-high monument sign in front of the Project Site. This is in compliance with the 103 square feet of total sign surface area that may be allowed for the 103 feet and 78 inches of frontage of the Project Site and the 15-foot maximum height for business signs in the A-1 zone.
21. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.366.090 (Rowland Heights CSD). The Rowland Heights CSD has no additional relevant additional regulations or development standards aside from those already previously discussed, such as signs, parking, height and required yards, which are all County-wide requirements.

#### **CONDITIONAL USE PERMIT FINDINGS**

22. **The Hearing Officer finds that the existing use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The existing church, pre-school/kindergarten and other accessory uses are located in a predominantly single-family residential area with another church located approximately 300 feet to the southwest. The existing church, pre-school/kindergarten and other accessory uses have been in operation for more than 30 years with no major reported concerns from the community, except for a Zoning Enforcement case that was closed in 2019. The surrounding residences are sufficiently buffered from the subject church by concrete block walls, landscaping, existing structures, parking lots and the width of Fullerton Road. With the establishment of adequate operational controls such as hours of operation, restrictions on outdoor events, a maximum occupancy limit and access restrictions, as well as the strict enforcement and expansion of the requirements for a wall or fencing around the subject property and between the church facilities and the SFR on Native Avenue, the proposed continuation of the existing church and accessory uses at the subject location is not expected to have any adverse impacts on the surrounding neighborhood.



23. **The Hearing Officer finds that the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is 4.77 acres in size and has a mostly regular rectangular shape with a flat topography. It is adequate to meet the requirements and development standards of Title 22 of the County Code (Planning and Zoning), including yards, walls, fences, and required parking. A Condition of Approval is being added to require a wall or fence along the north, south and eastern perimeter of the Project Site, as well as along the eastern edge of the church parking lot, to restrict access to the church to only the main entrance along Fullerton Road.
24. **The Hearing Officer finds that the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is accessed by Fullerton Road, an 80-to-90-foot-wide Major Highway. It is sufficient to accommodate the kind and quantity of traffic that the existing church, pre-school/kindergarten and other accessory uses have been generating for the past 30 years of its operations.
25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 30 years.

### **ENVIRONMENTAL FINDINGS**

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project is for the continuation of an existing church, pre-school/kindergarten and other accessory uses. No physical modifications or alterations are proposed to the existing structures. The Project Site is not in an environmentally sensitive area, a hazardous waste site, nor a designated historic district. There are also no significant cumulative impacts nor unusual circumstances associated with the Project. Therefore, there are no exceptions to the proposed exemption and thus, the exemption still applies to the Project.

### **ADMINISTRATIVE FINDINGS**

27. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed continuation of the existing use with the attached conditions will be consistent with the adopted General Plan and Area Plan.

- B. The proposed continuation of the existing use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities, categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024004263**, subject to the attached conditions.

**ACTION DATE:** ~~February 18, 2025~~ March 25, 2025

MM:CN

12/19/2024

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-002862-(1)  
CONDITIONAL USE PERMIT NO. RPPL2024004263**

**PROJECT DESCRIPTION**

The project is for the continuation of an existing church, pre-school/kindergarten, and other accessory uses and structures, including a three-story administration/dormitory building, one-story, gymnasium/multipurpose building and a single-family residence subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose 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 ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of 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 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. County Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on ~~March 25~~February 18, 2055.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the existing church and satisfaction of Condition No. 2 shall be considered use of this grant.
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. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum



\$2,2056,615.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for fifteenve (15) inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. 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 ("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, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities with the exception of security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
15. The subject property shall be neatly maintained and kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, household equipment such as refrigerators, stoves, and freezers, and other such items not related to the operations of the church and its accessory uses. Such items shall be removed within 48 hours of the permittee noticing such items on the property.

16. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, concrete block walls, compatible structures or a combination of these.
17. The permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
18. The permittee shall maintain the concrete block walls and/or fencing surrounding the property in good condition.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the use being maintained on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by ~~May 25~~**April 18, 2025**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
22. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector.
23. The permittee shall maintain a current contact name, address, and phone number on file with LA County Planning at all times.

#### **PROJECT SITE-SPECIFIC CONDITIONS**

24. This grant shall authorize the continued operation of an existing church, pre-school/kindergarten and other accessory uses and structures, including a three-story administration/dormitory building, a one-story, gymnasium/multipurpose building and a single-family residence.

25. Unless otherwise permitted by an approved Special Event Permit, church services and other related activities shall be limited to 8:00 am to 12:00 pm, Sunday through Fridays, and 8:00 am to 9:00 pm on Saturdays.
26. The maximum occupancy of the sanctuary shall be 368 persons.
27. The dormitory shall have a maximum of six people at any given time.
28. A maximum of 60 children are allowed at the pre-school/kindergarten.
29. A designated drop-off and pick-up area shall be provided for the pre-school/kindergarten.
30. The use of bells, outdoor public address systems, or similar acoustical devices audible beyond the property boundaries shall be prohibited.
31. Outdoor events are prohibited, except with an approval of a Special Events Permit by LA County Planning.
32. No church access shall be taken from Native Avenue, except by residents of the single-family residence at 2639 Native Avenue, emergency personnel and by grounds maintenance crews. A sign with a font size of at least five inches shall be posted on a clearly visible location on the wall, fence or gate of 2639 Native Avenue indicating "No Church Access".
33. A five-to-six-foot-high wall or wrought iron fence shall be installed and maintained along the eastern edge of the church parking lot, running continuously from the southern and northern property lines of parcel 8258-019-016. A pedestrian-only gate with a maximum width of 3.5 feet may be installed on this wall or fence.
34. A 3.5-feet-to-six-feet-high wall or wrought iron fence shall be installed and maintained along the entire perimeter of the Project Site, except for the portion along Fullerton Road. (The Project Site does not include the easternmost portion of Parcel 8258-019-016 that is part of the right-of-way for Native Avenue.) The wall or fence shall be a maximum of 3.5 feet within 50 feet of the centerline of Native Avenue and along the first 15 feet of the southwestern property line, starting from the public right of way of Fullerton Road. A gate may be installed along Native Avenue to provide pedestrian and vehicular access to 2639 Native Avenue. The portion on the southwest boundary of the property shall be a wrought-iron fence with posts installed directly on the ground. The portion located within the drainage system of the Los Angeles County Flood Control is exempt from this requirement.
35. The permittee shall participate and contribute its fair share to any shared improvements on Native Avenue that are agreed upon by the affected property owners of Native Avenue.

36. A Covenant shall be undertaken and recorded at the County Recorder to keep Parcels 8258-019-038 and 016 as one parcel. A copy of the draft Covenant shall be submitted to LA County Planning for review and clearance prior to recordation. A copy of the Covenant shall be submitted to LA County Planning within 60 days of the date of the Final Approval of the CUP.
37. The permittee shall comply with all conditions set forth in the attached Public Works letter dated July 3, 2001, or as otherwise required by Public Works.
38. The permittee shall comply with all conditions set forth in the attached Fire letter dated July 17, 2002, or as otherwise required by Fire.
39. The permittee shall comply with all mitigation measures of the Mitigation Monitoring Program of CUP 00-107. The monitoring fee has been paid and does not need to be replenished.



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 3, 2001

IN REPLY PLEASE  
REFER TO FILE: LD-8

TO: Frank Meneses  
Zoning Permits Section  
Department of Regional Planning

FROM: Randine M. Ruiz *RM*  
Subdivision Mapping Section  
Department of Public Works

### CONDITIONAL USE PERMIT (CUP) NO. 00-107

We have reviewed the subject case in the Rowland Heights area in the vicinity of Fullerton Road and Aguiro Street. This case is for the expansion of an existing church including the construction of two three-story buildings.

If this permit is approved, we recommend the following conditions:

1. Submit a revised Exhibit "A" indicating the correct dedicated road right of way on Fullerton Road. Any improvement encroaching into the dedicated right of way, including any fencing, church-signs and/or portions of the raised median along the driveway, shall be relocated or an encroachment permit obtained from this Department.
2. Dedicate the right to restrict vehicular access on Fullerton Road.
3. Make an irrevocable offer of private and future right of way 30 feet from centerline on Native Avenue.
4. Comply with the following street lighting requirements to the satisfaction of the Department of Public Works:
  - Provide street lights on concrete poles with underground wiring on Fullerton Road. Street lighting plans must be approved by Street Lighting Section.
  - The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. The applicant shall enter into a secured agreement with the County of Los Angeles for the installation



Frank Meneses  
CUP No. 00-107  
July 3, 2001  
Page 2

of the street lights in the amount of \$9,000 upon project approval. Upon CUP approval, the applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.

1. Request Street Lighting Section to commence annexation and levy of assessment proceedings.
  2. Provide business/property owner's names, mailing addresses, site address, and Assessor Parcel Number(s) of territory to be developed to the Street Lighting Section.
  3. Submit legal description and/or map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.
- For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one year as of July 1st of the current year.

Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

WH:ca  
P:\DPUB\SUBDIVSN\MAPPING\00-107\CUP

cc: Traffic and Lighting



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: July 17, 2002

TO: Department of Regional Planning  
Permits and Variances

SUBJECT: C.U.P. 01-107

LOCATION: 2628 Fullerton Road, Rowland Heights

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 5000 gallons per minute for 5 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install    Public and/or    On-site and/or 1 Upgrade/Verify 6" X 4" X 2 1/2" fire hydrants, 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:
- ☒ Location: To obtain location of new fire hydrant installation submit 4 copies to our office. On-site fire shall be designed to provide 2500 gpm for 2 hour duration.
- ☒ Access: Access shall be provided at a minimum width of 26'. All associated turns for emergency access shall be provided with minimum centerline turning radii of 32'. Indicate compliance on the site plan and resubmit for review and approval.  
The proposed access to Building "B" is inadequate, access shall be extended to be within 150' of all exterior walls of all structures. Resubmit revision to our office for review and approval.  
All vehicular access shall be maintained as clear to sky. The existing breezeway, denoted as 13 shall be removed to provide clear to sky access.  
Additionally, denoted item 14 states this vehicular access area to be blocked during the week. We recommend removal of said obstruction.
- ☒ Special Requirements: Architectural plans shall require Fire Prevention approval prior to any building permit issuance. Contact 323-890-4125

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 @ (323) 890-4243.

Inspector: *Janna Masi*

Co.CUP 6/02

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

**MITIGATION MONITORING PROGRAM**  
**PROJECT 00-107**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports by this Mitigation Monitoring Program (MMP).	Remittance of \$3,000 Fee	Within 30 days of the Conditional Use Permit approval	Applicant	Regional Planning
<b>Noise</b>				
Parking area shall not be used for activities other than accessing vehicles and loading and unloading passengers.	Compliance to the stated condition	During Regional Planning Field Inspection	Applicant	Regional Planning
Parking lots and driveways on the property shall have a rough asphalt texture to minimize noise associated with vehicle movements.	Compliance to the stated condition	During Regional Planning Field Inspection	Applicant	Regional Planning
No recorded and live music shall be permitted in the outdoor area. No outdoor speakers and public announcement systems shall be used.	Compliance to the stated condition	During Regional Planning Field Inspection	Applicant	Regional Planning Health Services
All air conditioning units properly installed and maintained according to manufacturer's requirements. The units shall be shielded to reduce the noise associated with their operation to the level acceptable to the Los Angeles County Department of Health Services.	Compliance to the stated condition	During Regional Planning Field Inspection	Applicant	Regional Planning Health Services
Parking lot sweepers shall not be used on site.	Compliance to the stated condition	During Regional Planning Field Inspection	Applicant	Regional Planning
Extend the 6 feet high concrete block wall to the entire length of the north and south boundaries.	Revise Exhibit "A" to show the 6 feet concrete block wall	Review and approval of Exhibit "A"	Applicant	Regional Planning
The applicant shall make	Arrangement with contracted	Prior to project operation	Applicant	Regional Planning

**MITIGATION MONITORING PROGRAM**  
**PROJECT 00-107**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
arrangement with its contracted waste management services for trash pickups between 7 a.m. to 7 p.m.	waste management services			
All windows and doors facing north and south property boundaries shall remain closed when buildings are occupied. The above buildings shall be equipped with approved ventilation.	Compliance to the stated condition	During Regional Planning Field Inspection	Applicant	Regional Planning
The children's playground shall remain in between buildings or in the mid-section of the front of the property.	Compliance to the stated condition	Review and approval of Exhibit "A"	Applicant	Regional Planning
Construction activities on site shall be limited to 7 a.m. to 7 p.m. on weekdays and Saturdays. No construction shall occur during Sundays and holidays.	Arrangement with contracted construction company	Prior to commencement of project construction	Applicant	Health Services
Construction equipments and activities at the project site shall comply with all provisions and restrictions in the County Noise Control Ordinance Chapter 12.	Arrangement with contracted construction company	Prior to commencement of project construction	Applicant	Health Services
<b>Water Quality</b>				
The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.	Approval or waiver of NPDES permit. Submit a copy of the permit/waiver to Regional Planning.	Prior to commencement of project construction	Applicant	Public Works Regional Water Quality Control Board Regional Planning
<b>Cultural Resources</b>				
The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist	Remit information of the retained archaeologist to DRP. Submittal and approval of Archaeology Monitoring Report	Prior to issuance of grading permit to submit archaeologist information. Within 30 days from the completion of the ground-disturbing activities to submit the report.	Applicant	Regional Planning

MITIGATION MONITORING PROGRAM  
PROJECT 00-107

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
can examine them and determine appropriate mitigation measures.				