

REPORT TO THE HEARING OFFICER

DATE ISSUED: October 9, 2025

HEARING DATE: October 21, 2025 AGENDA ITEM: 9

PROJECT NUMBER: R2014-02985-(4)

PERMIT NUMBER(S): Conditional Use Permit 201400140
Minor Parking Deviation RPPL2025003832

SUPERVISORIAL DISTRICT: 4

PROJECT LOCATION: 11413 Laurel Ave., Whittier, CA 90605

OWNER: South Whittier Four Square Church

APPLICANT: South Whittier Four Square Church

CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

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 R2014-02985-(4), Conditional Use Permit ("CUP") Number 201400140 and Minor Parking Deviation ("MPDEV") RPPL2025003832, 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 motions:

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 201400140 AND MINOR PARKING DEVIATION NUMBER RPPL2025003832 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for the legalization of the conversion of an existing accessory Single-Family Residence (“SFR”) and a portion of an existing church to an Adult Residential Facility (“ARF”) with a maximum of 22 residents and three staff at a time in the C-3-BE (General Commercial - Billboard Exclusion) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Zone C-3).
- Minor Parking Deviation (“MPDEV”) for the reduction of the required parking spaces for the existing church from 10 to eight parking spaces (20% reduction) pursuant to County Code Section 22.176.010 (Parking Deviations, Minor – Applicability).

B. Project

The Project is for the legalization of the conversion of an existing accessory SFR and a portion of an existing church to an ARF for adult men recovering from substance abuse with 22 residents and six total staff, three in a daytime shift and three in a nighttime shift. The Project also includes a request for the reduction of the required parking spaces for the existing church from 10 to 8 parking spaces (20% reduction).

Plot Plan (“PP”) No. 10302 authorized the construction of a new church at the site on May 6, 1960. The subject ARF first started operating at the Project Site in 1994 but only filed for a CUP in 2014. The applicant was only able to complete the necessary Agency reviews in 2025 and have the Project ready for public hearing.

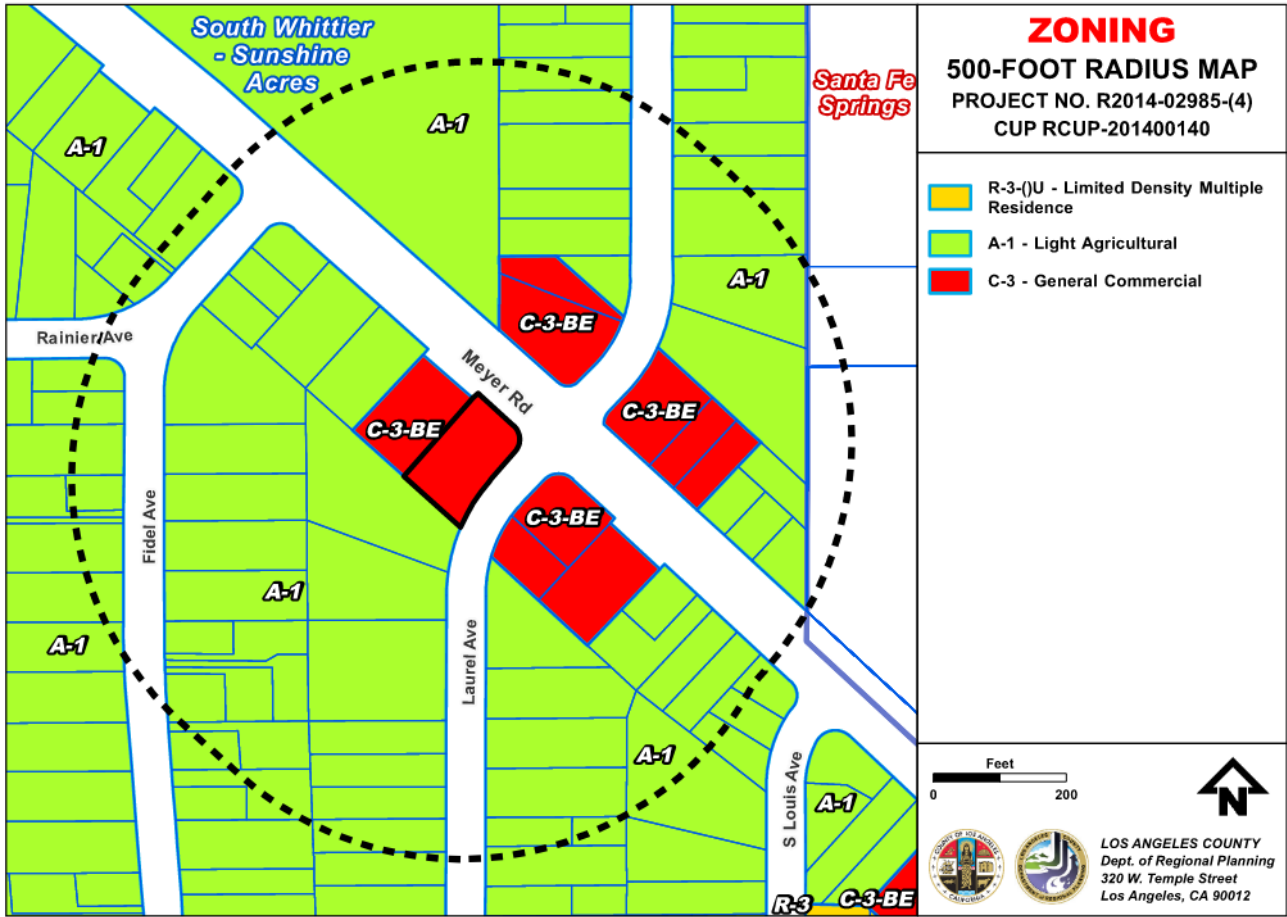
The existing ARF is being operated by the South Whittier Foursquare Church and currently occupies two buildings on the property, an SFR structure on the southern portion and the western wing of the church building. There are a total of seven dormitory rooms in the two buildings, with a common shared dining space for the residents. No medical care is provided onsite, only counseling services for the residents.

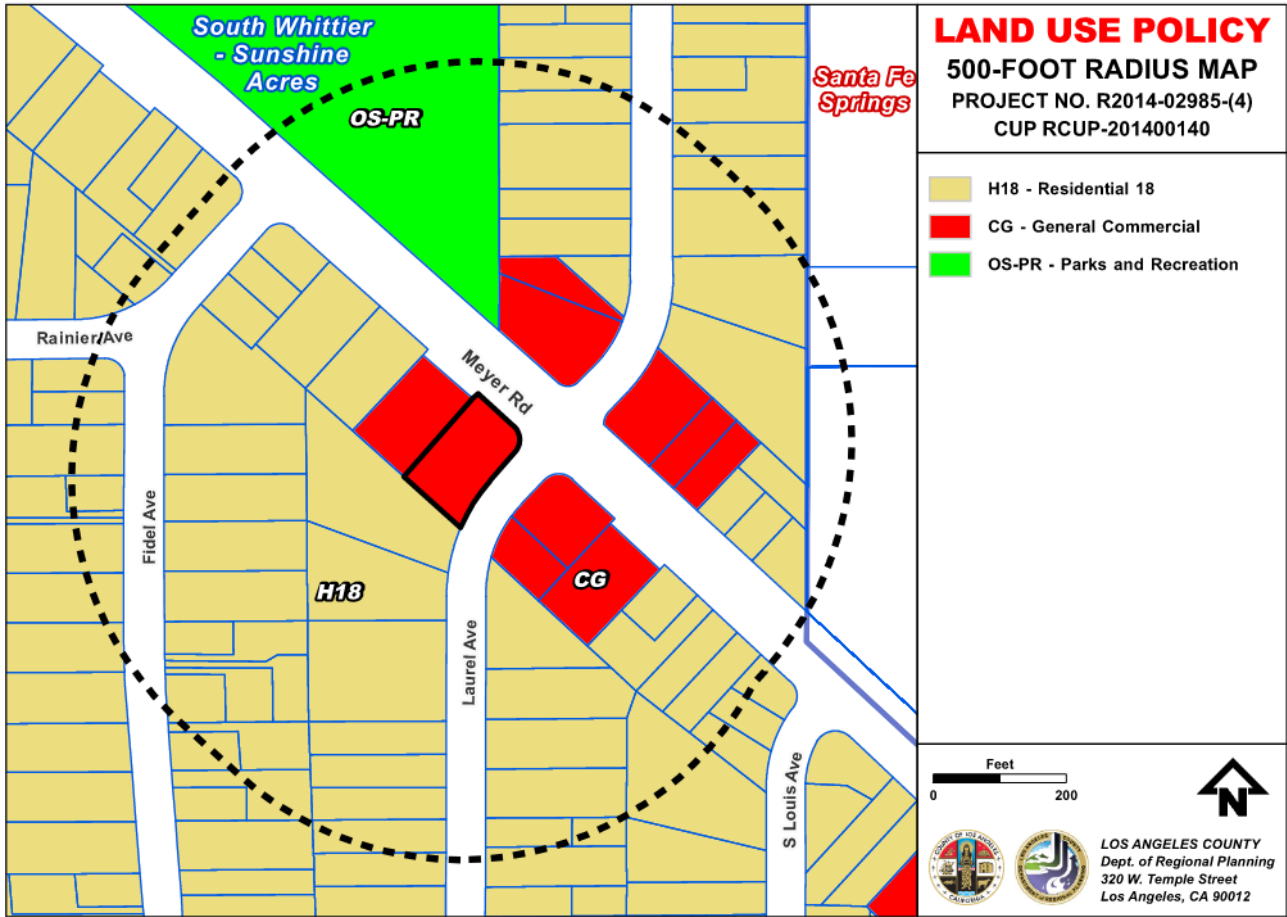
SUBJECT PROPERTY AND SURROUNDINGS

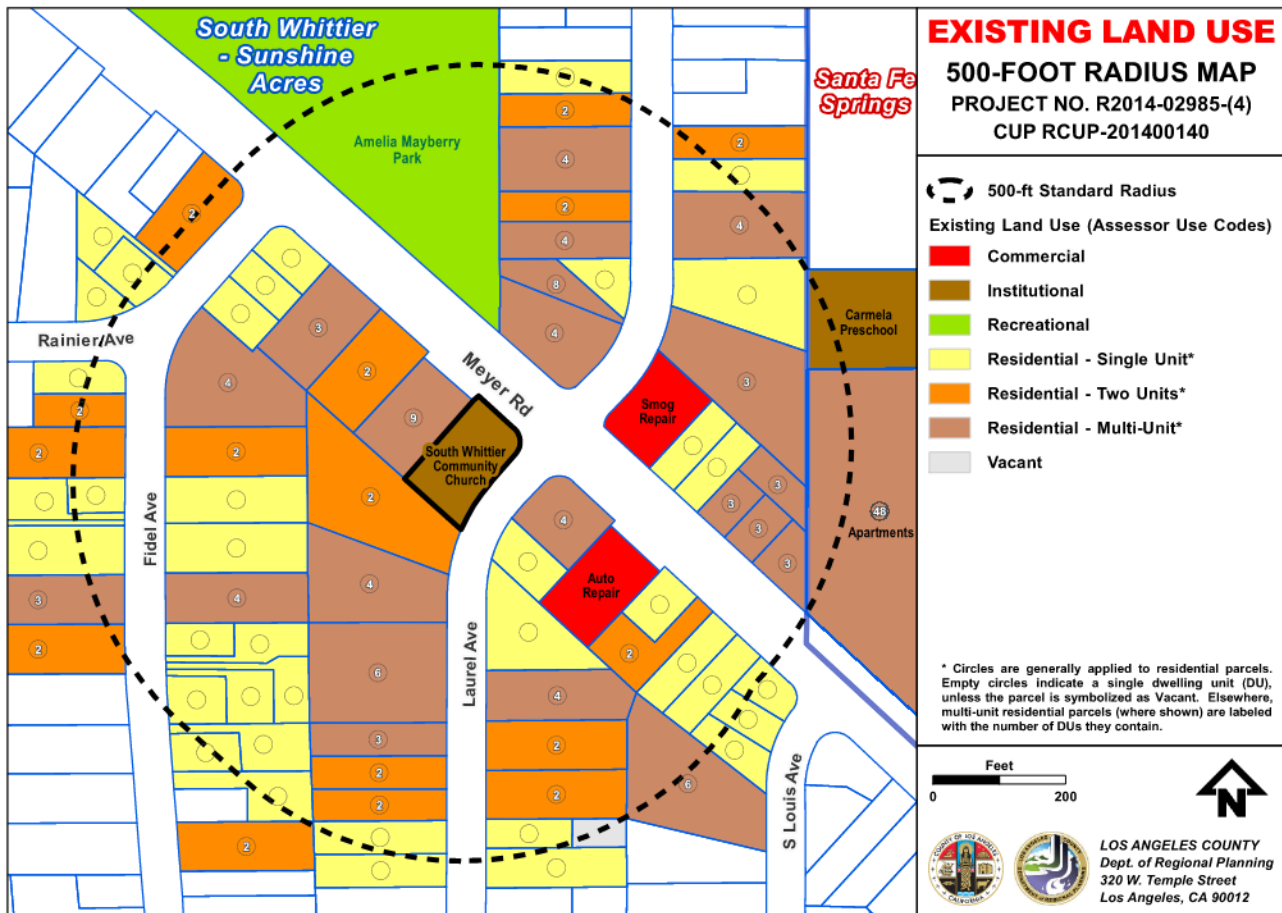
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3-BE	Church and accessory SFR
NORTH	OS-PR (Open Space - Parks and Recreation), H18 (Residential 18 – 0 to 18 Dwelling Units per Net Acre), CG	A-1 (Light Agricultural), C-3- BE	County park, multi- family residences, various commercial uses

EAST	CG, H18, City of Santa Fe Springs	C-3-BE, A-1	Various commercial uses, multi-family residences
SOUTH	H18	A-1	Multi-family residences
WEST	H18	A-1	Multi-family residences, SFRs







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
3919	C-3	8/19/1941
840144z	C-3-BE	8/28/1984

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 10302	Four Square Church	5/6/1960

C. Violations

CASE NO.	VIOLATION	CLOSED
REHAB2017014533	Excessive yard sales, Unpermitted yard sales, Unpermitted use to church	8/7/2013

ANALYSIS

A. Land Use Compatibility

The Project Site is currently developed with a church that has been operating at the site since the 1950s/1960s. The existing church currently has services only three times a week, on Thursdays at 7:00 pm and on Sundays at 10:30 am and 4:00 pm. Surrounding areas are mostly composed of various commercial uses and multi-family residences. An accessory SFR and a portion of the existing church is being used as an ARF for adult men recovering from substance abuse and is the subject of this CUP.

The subject ARF has been operating at the Project Site for over 30 years with no reported complaints from the community or zoning violations, except for maintenance issues and for the subject unpermitted ARF. Parking on the Project Site has been limited only to the northeastern portion for that same time period, also with no reported complaints from the community. The Project will provide a few more additional parking spaces on the southeastern portion of the property and requires the associated MPDEV.

With appropriate developmental and operational controls, the ARF is compatible with these existing uses in the surrounding area. Because of the limited number of church services, the requested reduction of the required parking spaces for the existing church from 10 to 8 is also compatible with the surrounding uses.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project Site is mostly surrounded by various commercial uses and multi-family residences. The subject ARF has been operating at the Project Site for over 30 years with no reported complaints from the community or zoning violations, except for maintenance issues and for the subject unpermitted ARF. The approval of the subject CUP and the appurtenant Conditions of Approval will address both of these concerns.

Parking on the Project Site has been limited only to the northeastern portion for that same time period, also with no reported complaints from the community. The Project will provide a few more additional parking spaces on the southeastern portion of the property. Because of the limited number of church services, the requested reduction of the required parking spaces for the existing church from 10 to 8 will not have any adverse impacts on the surrounding neighborhoods.

The existing ARF was built entirely from within the existing church structures. No expansion of the development footprint is proposed with the Project. With appropriate developmental and operational uses incorporated as Conditions of Approval of the CUP, the retroactive approval for the conversion of the accessory SFR and a part of the existing church into an ARF will not result in any significant negative impacts to the neighborhood. However, to ensure continued compatibility between the Project and the surrounding land uses in the future and to make any changes to the Project as may be necessary to accommodate any changes in circumstances, it is necessary to limit the CUP to 20 years.

C. Design Compatibility

Pursuant to County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.20.050 (Development Standards for Zone C-3), the property is subject to the development standards for the C-3 zone. The existing ARF is established entirely within the existing church structures. No exterior development or changes to the exterior design of the existing church is proposed. Thus, there will be no design impacts on the surrounding areas from the proposed Project and the development standards in effect during the initial establishment of the church will continue to apply to the existing structure.

Parking on the Project Site has been limited only to the northeastern portion for over 30 years, with no reported complaints from the community. The Project will provide a few more additional parking spaces on the southeastern portion of the property. Because of the limited number of church services, the requested reduction of the required parking spaces for the existing church from 10 to eight is feasible in terms of parking requirements and design.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050 (CUP Findings and Decision) and 22.176.030 MPDEV Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project involves the legalization of an existing conversion of an accessory SFR and a portion of an existing church into an ARF. The area to be converted is less than 10,000 square feet. No modifications or physical development is proposed in the exterior of the existing structure. The Project further involves the reduction of the required parking spaces for the existing church from 10 to eight parking spaces (20% reduction). The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to “unusual circumstances” or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemptions. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Department of Public Works, in a letter dated July 15, 2025, recommended that the Project proceed to public hearing with required conditions of approval.
2. The County Fire Department, in a letter dated July 20, 2023, recommended that the Project proceed to public hearing with required conditions of approval.
3. The County Department of Public Health, in a letter dated April 29, 2025, recommended that the Project proceed to public hearing with required conditions of approval.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

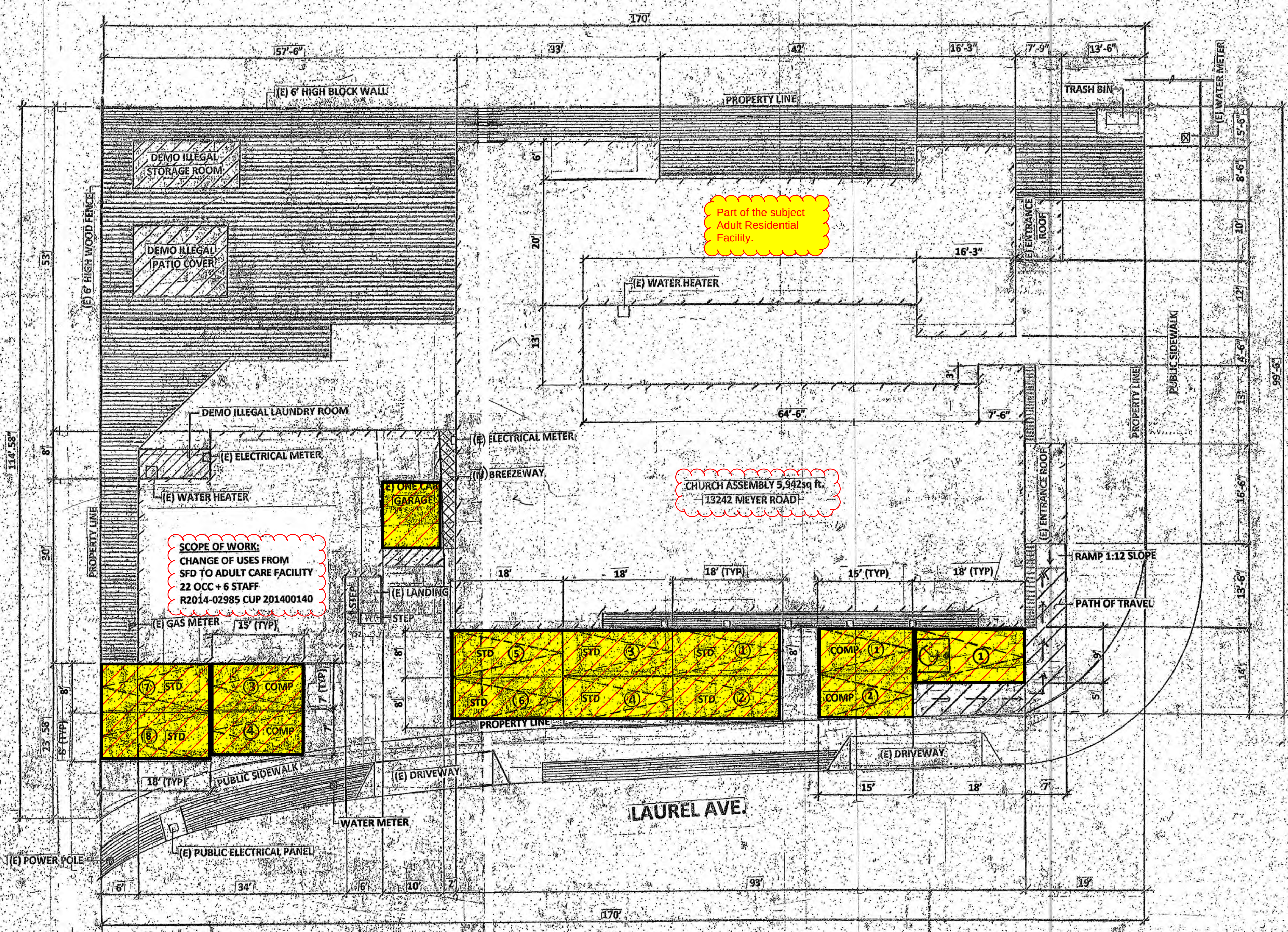
Report

Approved By:



Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Comments
EXHIBIT J	Previous Approval (PP 10302)



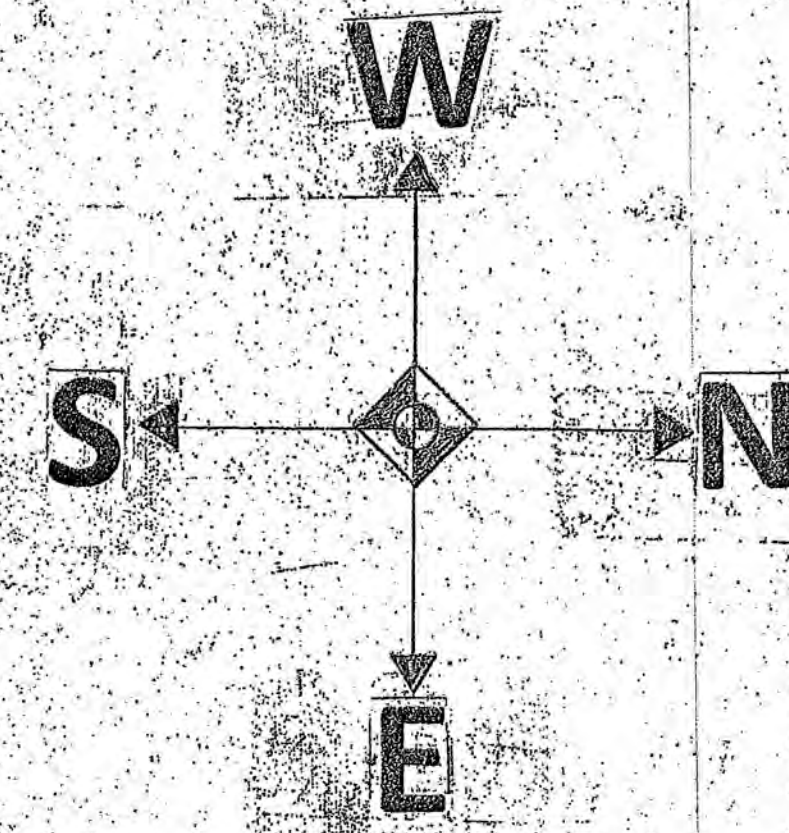
PLOT PLAN SCALE: 3/32" = 1'-0"

GOVERNING CODES

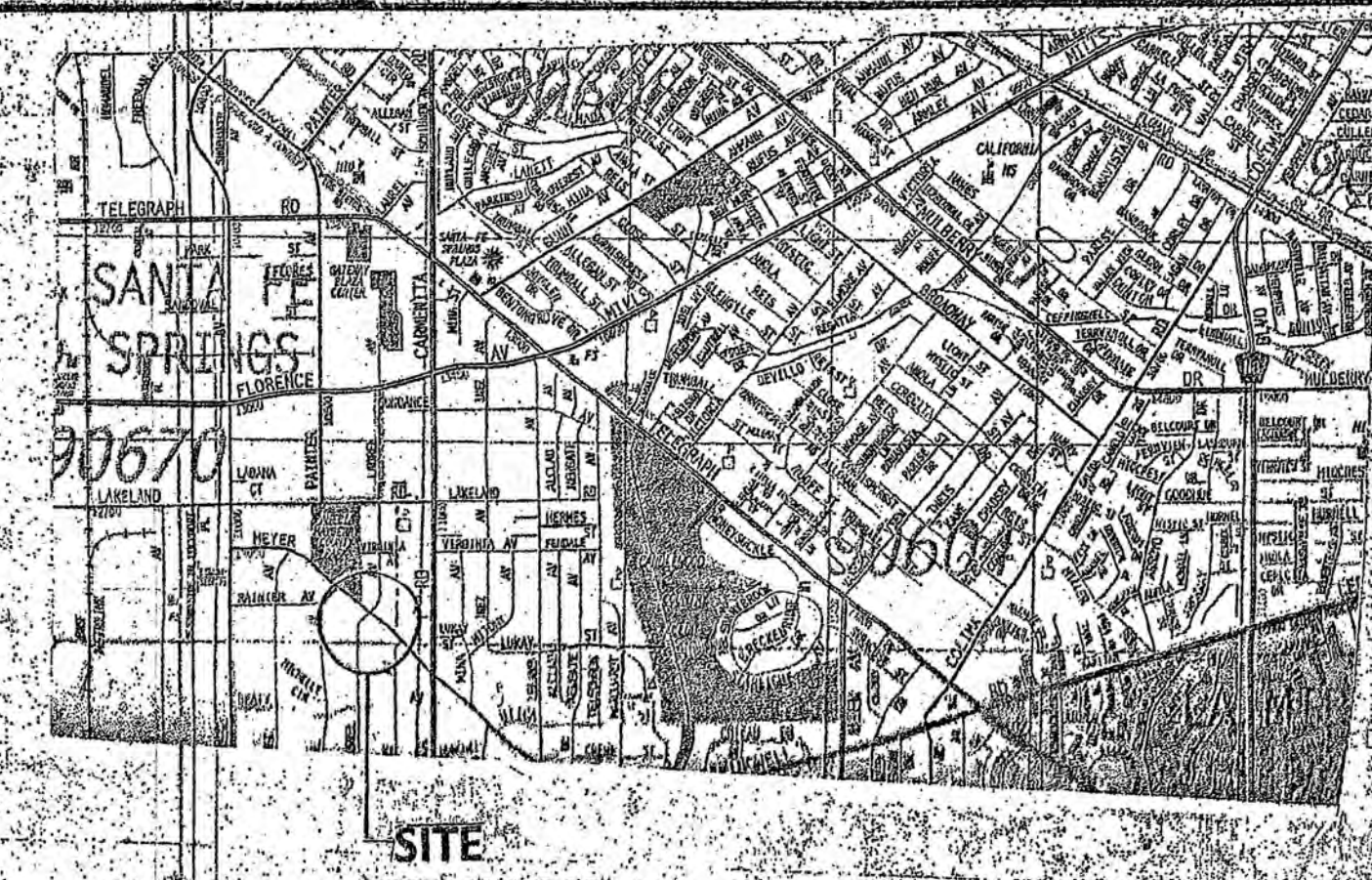
- 2023 CALIFORNIA RESIDENTIAL CODE
- 2023 CALIFORNIA MODEL CODES
- 2023 CALIFORNIA MECHANICAL CODE
- 2023 CALIFORNIA PLUMBING CODE
- 2023 CALIFORNIA ELECTRICAL CODE
- 2023 CALIFORNIA GREEN BUILDING CODE
- 2023 T24 ENERGY

LEGEND

- PAVED AREA
- LANDSCAPE AREA
- EXISTING CONSTRUCTION
- DEMO CONSTRUCTION
- NEW CONSTRUCTION



VICINITY MAP



INDEX

1. PLOT PLAN & GENERAL NOTES
2. FLOOR PLAN & GENERAL NOTES
3. EXISTING & NEW FLOOR PLAN & GENERAL NOTES
4. BUILDING ELEVATION

DESCRIPTION

PROPERTY ADDRESS:
11413 LAUREL AVE
WHITTIER, CA 90605

A.P.N.: 8026-012-024
TRACT#: 989
LOT: 64

S.F.D. BUILT: 1,426sq ft
1953-1954

1-CHURCH BUILT: 2,506sq ft
1952-1954

2-CHURCH BUILT: 3,436sq ft
1960-1960

SCOPE OF WORK:
CHANGE OF USES FROM
SFD TO ADULT CARE FACILITY
22 OCC + 6 STAFF
R2014-02985 CUP 201400140

PARKING SPACES:
STANDARD PARKING: 8 SPACES
COMPACT PARKING: 4 SPACES
HANDICAPP PARKING: 1 SPACE
TOTAL PARKING: 13 SPACES

OCCUPANCY CLASSIFICATION: B-2
USES: CHURCH AND ADULT CARE FACILITY

CONSTRUCTION TYPE: IIIB

FIRE SPRINKLERS: ADULT CARE FACILITY ONLY

DESCRIPTION OF WORK:

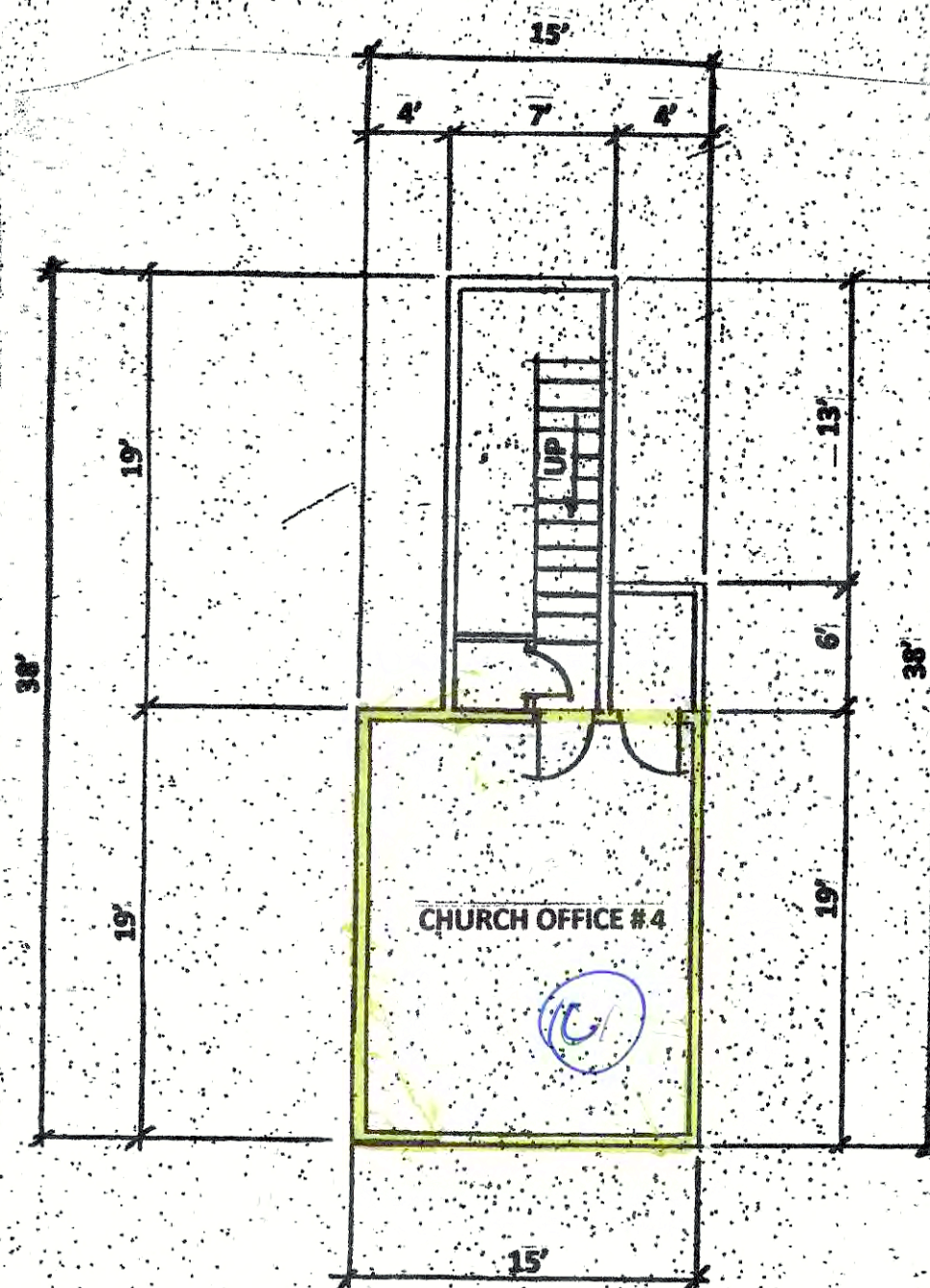
1. TENANT IMPROVEMENT (T.I.) IN ADULT CARE FACILITY WITH DEMO OF EXISTING KITCHEN AND BUILD NEW NON-BEARING WALLS PER LA COUNTY BUILDING AND SAFETY APPROVED PLANS AND PERMITS.
2. ELECTRICAL PERMITS
3. PLUMBING PERMITS
4. MECHANICAL PERMITS
5. FIRE SPRINKLER PERMITS

CALCULATION FOR PARKING:
5 SEATS PER FAMILY = 1 PARKING SPACE
50 SEATS = 10 PARKING SPACES

CHURCH PROVIDES 13 PARKING SPACES & VALET PARKING



REVISION	DESIGNER: FLORES AND ASSOCIATES 6713 PERRY ROAD BELL GARDEN, CA 90201 TEL: 323-439-9063
OWNER: WHITTIER SQUARE CHURCH 1132 GLENDALE BLVD. LOS ANGELES, CA 90026	STAMP
PROJECT TITLE: CHANGE OF USES: EXISTING SINGLE FAMILY DWELLING (1,426sq ft.) TO CONVERTED TO ADULT RESIDENTIAL FACILITY (R2014-02985 C.U.P. 201400140)	
DRAWN: THOMAS FLORES	CHECKED: THOMAS FLORES
DATE: 05/19/2023	SCALE: 3/32" = 1'-0"
JOB NO: 2023-07	SHEET: 1
OF 5 SHEETS	



2ND FLOOR PLAN

CHURCH OCCUPANCY LOAD:
TABLE 1004.5 MAX. FLOOR AREA
ALLOWANCES PER OCCUPANT

ENTRANCE / RESTROOMS:
27.4 x 8 = 219.2
6.10 x 40.10 = 244.61
219.2 x 244.61 = 463.81
463.81 / 50 = 9.276

OFFICE #1:
14.5 x 12 = 174
174 / 150 = 1.16

OFFICE #2:
14.5 x 11.5 = 166.75
166.75 / 150 = 1.111

OFFICE #3:
13 x 11.5 = 149.5
149.5 / 150 = 0.996

OFFICE #4:
17.10 x 14 = 239.4
239.4 / 150 = 1.596

STORAGE ROOM #1:
15 x 11.5 = 172.5
172.5 / 300 = 0.575

SOUND BOOTH:
14 x 11.5 = 161
161 / 100 = 1.61

CHURCH FIXED SEATS:
ASSEMBLY WITH FIXED SEATS
SEE SECTION 1004.6 (1004.5)
46 x 21 = 966
966 / 20 = 48.3

STAGE AREA:
14 x 33.4 = 467.5
467.5 / 15 = 31.173
DINING AREA:
31.8 x 9.5 = 302.21
20 x 13 = 260
302.1 + 298.35 = 600.45
600.45 / 15 = 40.03

CLASS ROOM #1:
14.5 x 14 = 203
203 / 20 = 10.15

CLASSROOM #2:
16.5 x 14 = 231
231 / 20 = 11.55

DORM #4:
9 x 25.5 = 229.5
229.5 / 120 = 1.912

DORM #5:
16 x 8.4 = 134.4
134.4 / 120 = 1.12

DORM #6:
13.8 x 8.4 = 115.92
115.92 / 120 = 0.966

DORMER #7:
10.8 x 10 = 108
108 / 120 = 0.9

ENTRANCE/RESTROOM:
19.5 x 11 = 214.5
214.5 / 15 = 14.3

NEW ADULT RESIDENTIAL FACILITY:
TABLE 1004.5 MAX. FLOOR AREA
ALLOWANCES PER OCCUPANT

DORM #1:
20 x 13 = 260
260 / 120 = 2.166

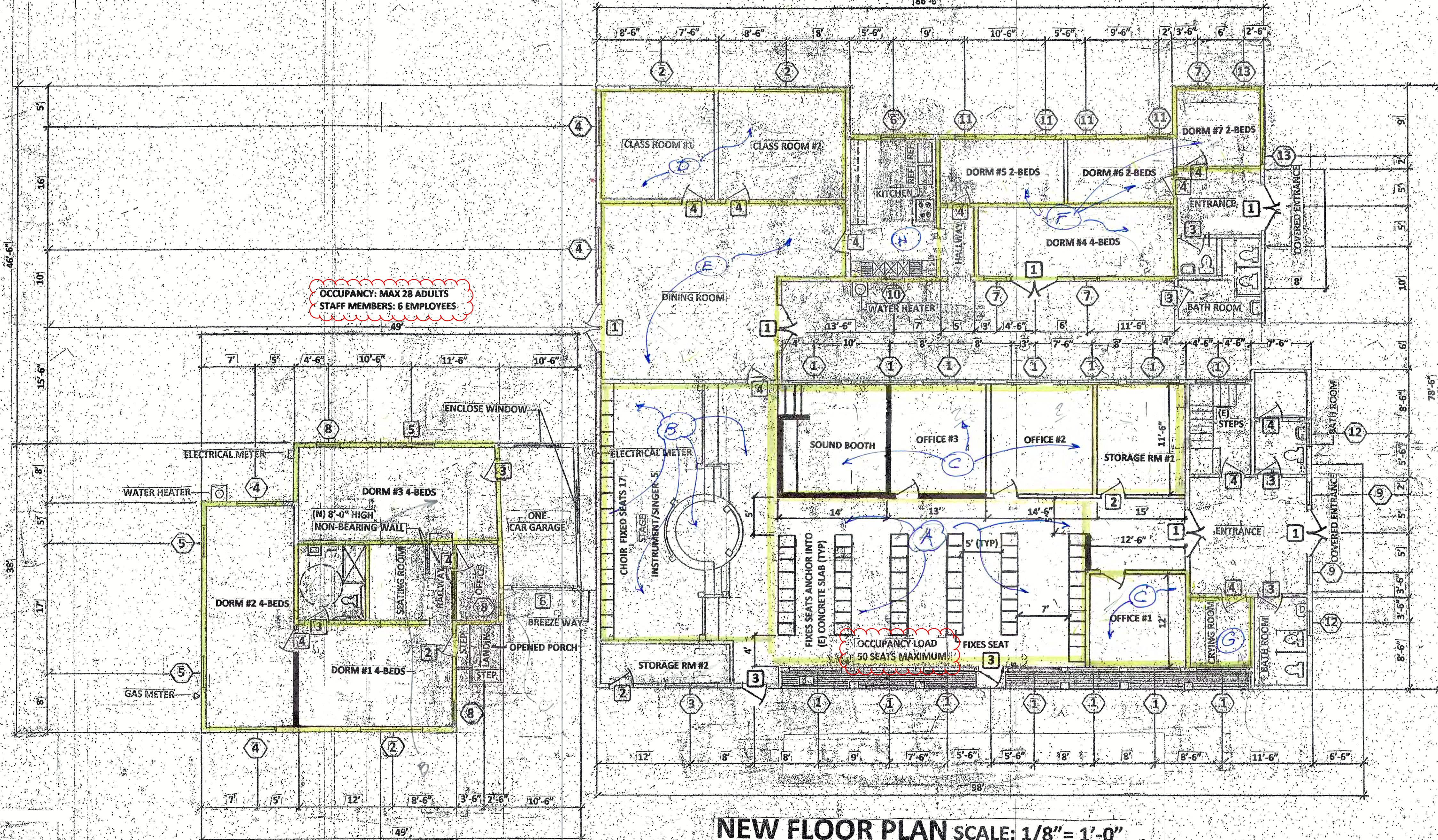
DORM #2:
11.5 x 29 = 333.5
333.5 / 120 = 2.779

DORM #3:
25.5 x 12 = 306
306 / 120 = 2.55

OFFICE:
9.10 x 5.5 = 50.05
50.05 / 150 = 0.333

WAITING ROOM:
20 x 10 = 200
200 / 15 = 13.33

1 CAR GARAGE:
18 x 9.8 = 176.4
176.4 / 200 = 0.882



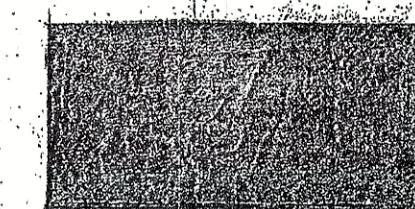
WINDOW SCHEDULE

SYMBOL	SIZE	REMARKS	SHGC	U-VALVE
1	7'-0" x 2'-0"	SLIDING WINDOW (LOW-E/DUAL GLAZED)	0.23	0.32
2	8'-0" x 4'-0"			
3	6'-8" x 3'-0"			
4	5'-0" x 4'-0"			
5	4'-0" x 4'-0"			
6	4'-0" x 2'-0"			
7	3'-0" x 4'-6"	DOUBLE SWING WINDOW (LOW-E/DUAL GLAZED)		
8	3'-0" x 4'-0"	SLIDING WINDOW (LOW-E/DUAL GLAZED)		
9	3'-0" x 3'-6"	FIXES GLASS WINDOW (LOW-E/DUAL GLAZED)		
10	3'-0" x 2'-0"	SLIDING WINDOW (LOW-E/DUAL GLAZED)		
11	2'-6" x 5'-0"			
12	2'-6" x 2'-0"	LOUVER WINDOW (LOW-E/DUAL GLAZED)		
13	2'-0" x 4'-2"	SINGLE SWING WINDOW (LOW-E/DUAL GLAZED)		

LEGEND



EXISTING CONSTRUCTION



NEW CONSTRUCTION

DOOR SCHEDULE

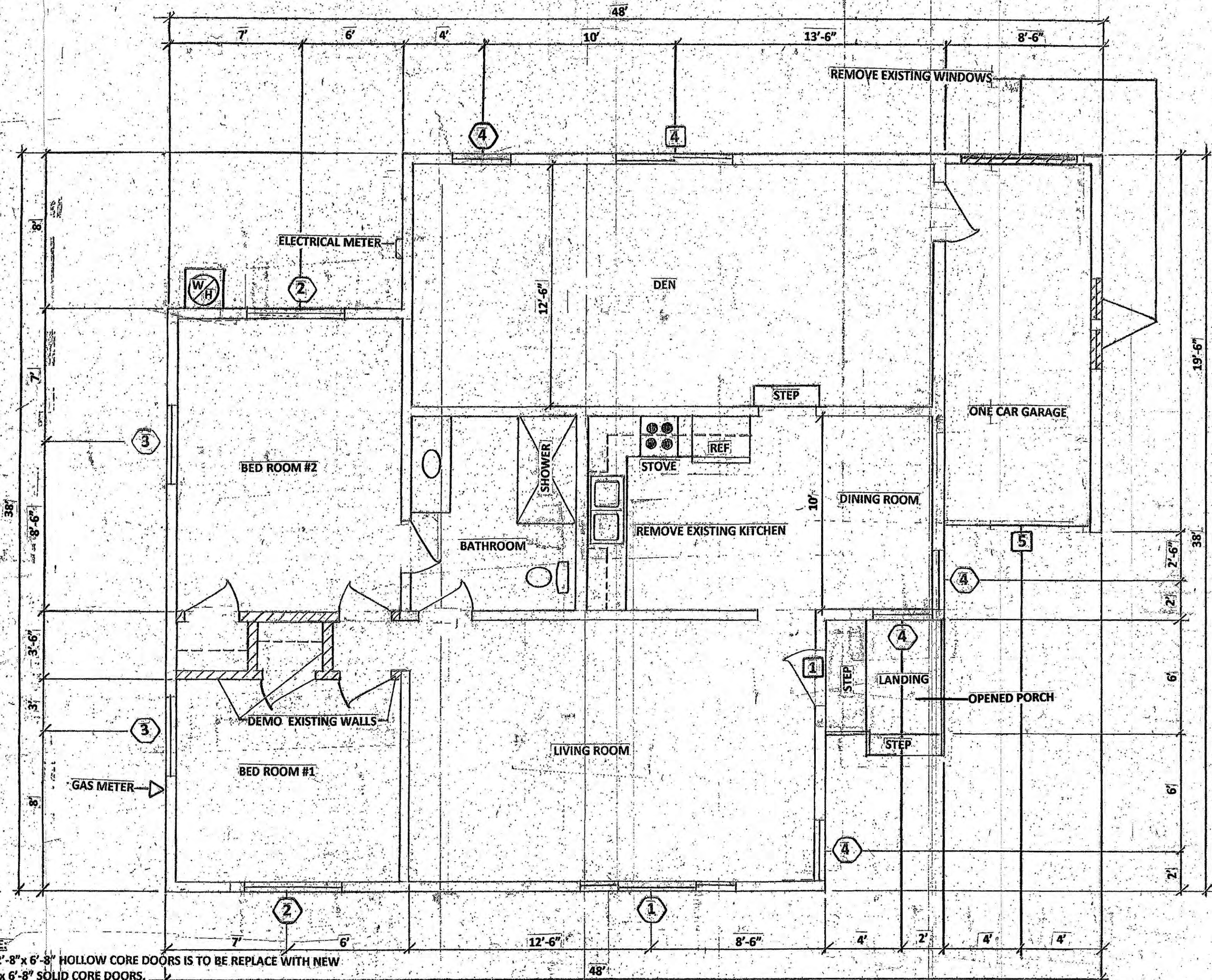
SYMBOL	SIZE	REMARKS	SHGC	U-VALVE
1	2'-3'-0" x 6'-8"	SOLID CORE DOOR 20 MIN FIRE RATED DOOR (SELF CLOSING)	N/A	N/A
2	3'-0" x 6'-8"	SOLID CORE DOOR	N/A	N/A
3	3'-0" x 6'-8"	SOLID CORE DOOR 20 MIN FIRE RATED DOOR (SELF CLOSING)	N/A	N/A
4	3'-0" x 6'-8"	SOLID CORE DOOR	N/A	N/A
5	6'-0" x 6'-8"	SLIDING DOOR	0.23	0.32
6	8'-0" x 7'-0"	GARAGE DOOR	N/A	N/A

DESIGNER: FLORES AND ASSOCIATES
6713 PERRY ROAD
BELL GARDEN, CA 90201
TEL: 323-433-9064

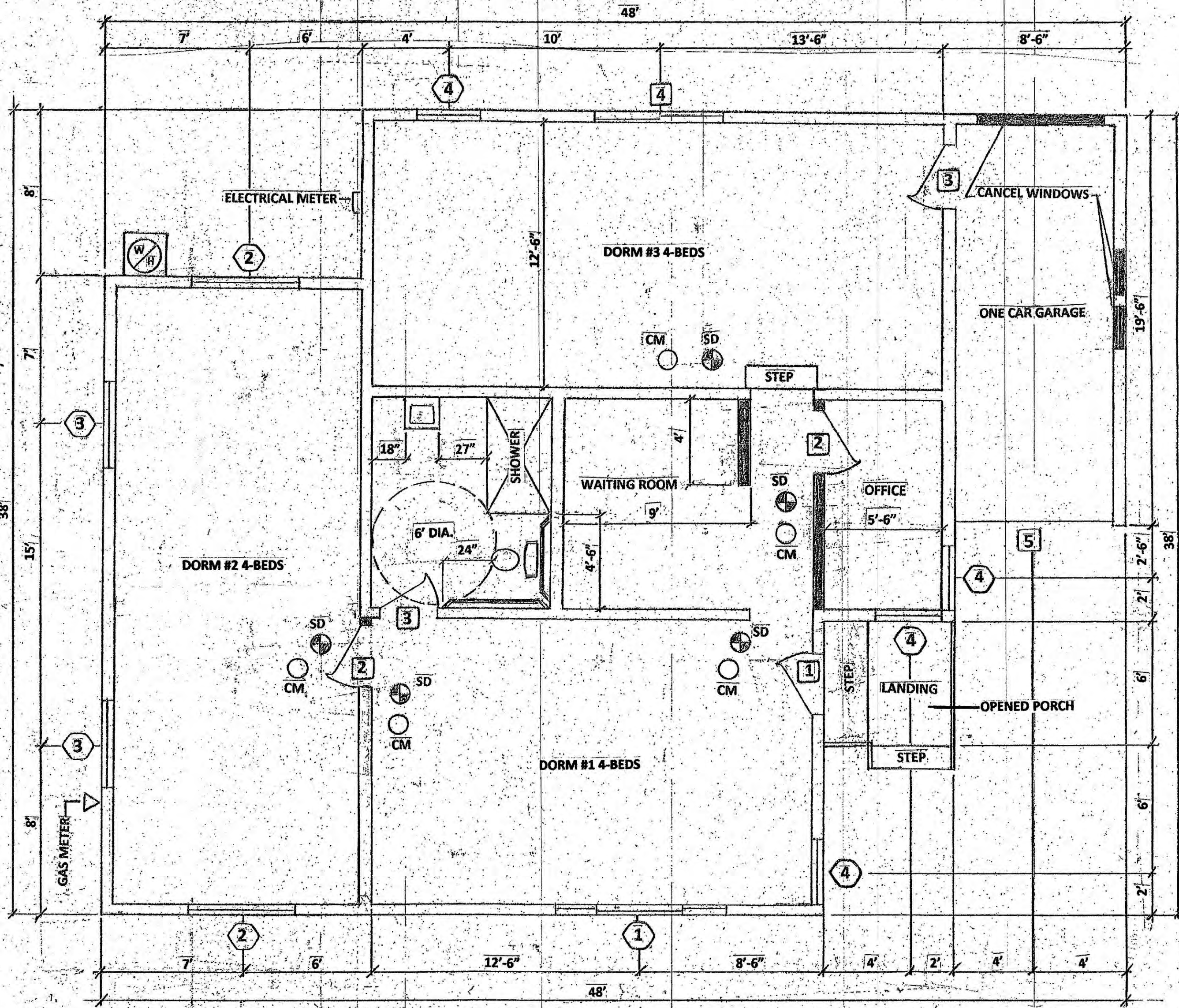
OWNER: WHITTIER SQUARE CHURCH
1132 GLENDALE BLVD.
LOS ANGELES, CA 90026

PROJECT TITLE: CHANGE OF USES
EXISTING SINGLE FAMILY DWELLING (1,226sq. ft.)
TO CONVERTED TO ADULT RESIDENTIAL FACILITY
(R2014-022965 C.U.P. 201-400140)

DRAWN: THOMAS FLORES
CHECKED: THOMAS FLORES
DATE: 05/19/2023
SCALE: 1/8" = 1'-0"
JOB NO.: 2023-07
SHEET: 2 OF 5 SHEETS



EXISTING FLOOR PLAN SCALE 1/4" = 1'-0"

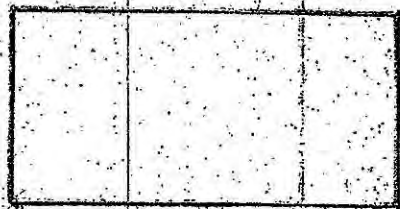


NEW FLOOR PLAN SCALE: 1/4" = 1'-0"

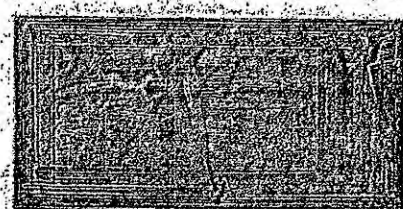
DOOR & WINDOW SCHEDULE

SYMBOL	SIZE	REMARKS		
1	3'-0" x 6'-8"	SOLID CORE DOOR		
2	3'-0" x 6'-8"			
3		SOLID CORE DOOR (SELF CLOSING & 1 HR FIRE RATED)		
4	6'-0" x 7'-0"	SLIDING DOOR	0.23 SHGC	0.32 U-VALUE
5	8'-0" x 7'-0"	GARAGE DOOR		
SYMBOL	SIZE	REMARKS	SHGC	U-VALUE
1	8'-0" x 4'-0"	SLIDING WINDOW (LOW-E & DUAL GLAZED)	0.23	0.32
2	5'-0" x 4'-0"			
3	4'-0" x 4'-0"			
4	3'-0" x 4'-0"			

LEGEND



EXISTING



NEW



DEMO



PROJECT TITLE:

CHANGE OF USE:
EXISTING SINGLE FAMILY DWELLING (1,428sq. ft.)
TO CONVERTED TO ADULT RESIDENTIAL FACILITY
(R2014-02385S C.U.P. 201400140)

DRAWN

THOMAS FLORES

CHECKED

THOMAS FLORES

DATE

09/22/2023

SCALE

1/4" = 1'-0"

JOB NO.

2023-07

SHEET

3

OF 5

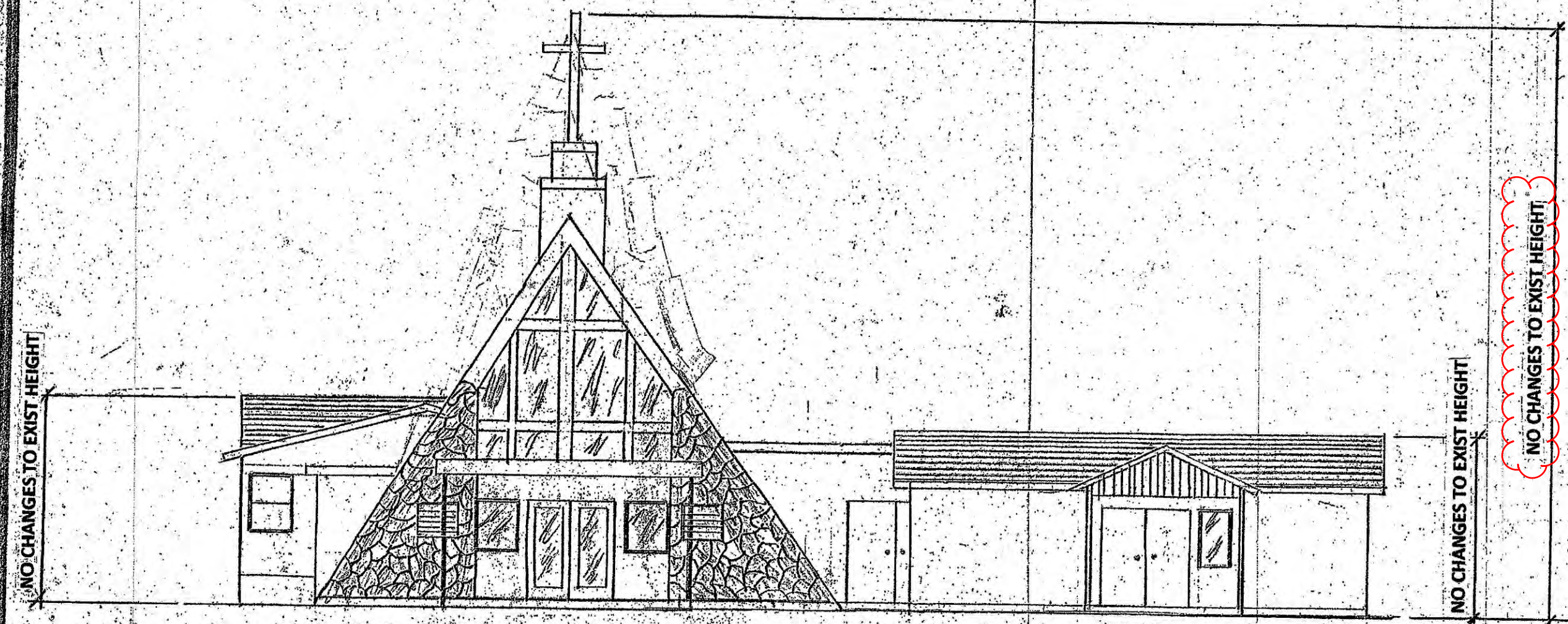
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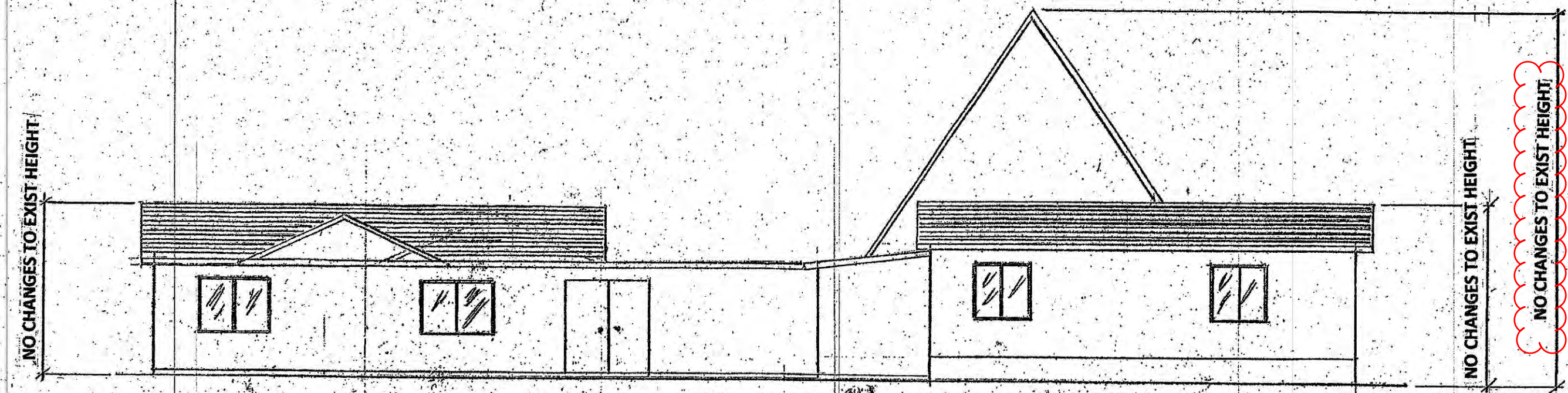
OWNER:
WHITTIER SQUARE CHURCH
1122 GLENDALE BLVD.
LOS ANGELES, CA 90026

DESIGNER:
FLORES AND ASSOCIATES
6713 PERRY ROAD
BELL GARDEN, CA 90201
TEL: 323-439-9064

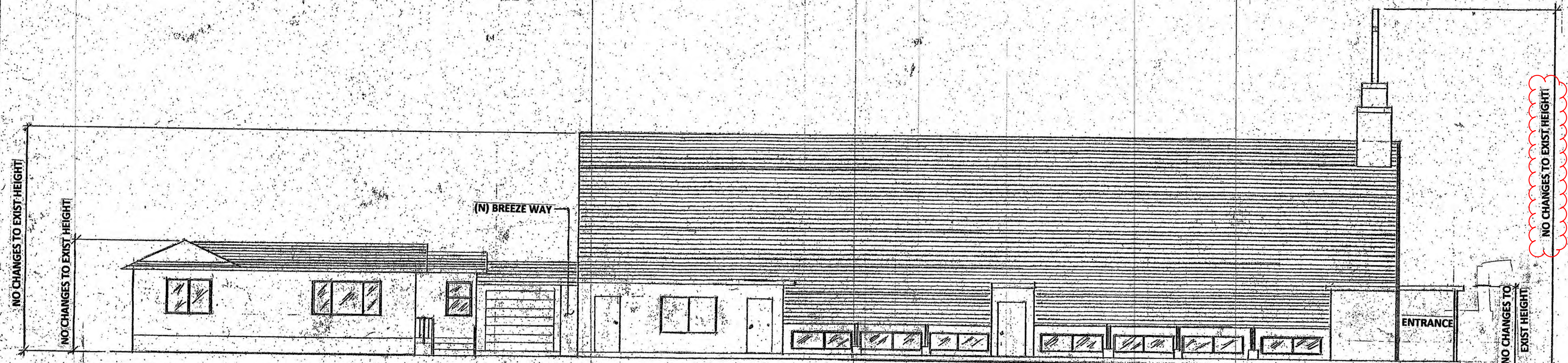
REVISION



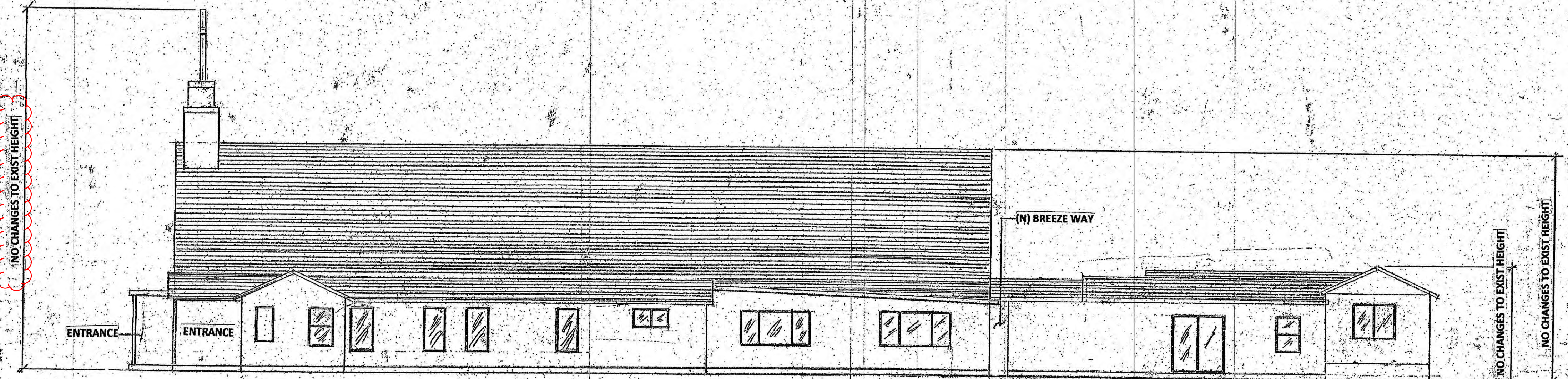
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



DESIGNER:
FLORES AND ASSOCIATES
6713 PERRY ROAD
BELL GARDEN, CA 90201
TEL: 323-433-9064

OWNER:
WHITTIER SQUARE CHURCH
1132 GLENDALE BLVD.
LOS ANGELES, CA. 90025

STAMP

PROJECT TITLE:

CHANGE OF USES
EXISTING SINGLE FAMILY DWELLING (1,426sq ft.)
TO CONVERTED TO ADULT RESIDENTIAL FACILITY
(R2014-02985 C.U.P. 203400349)

DRAWN

THOMAS FLORES

CHECKED

THOMAS FLORES

DATE

09/22/2023

SCALE

1/8" = 1'-0"

JOB NO.

2023-07

SHEET

4

OF

5 SHEETS



PROJECT NUMBER R2014-02985-(4)
HEARING DATE 10/21/2025
REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. 201400140
Minor Parking Deviation No. RPPL2025003832

PROJECT SUMMARY

OWNER / APPLICANT

South Whittier Four Square Church

MAP/EXHIBIT DATE

3/11/2025

PROJECT OVERVIEW

Conditional Use Permit for the legalization of the conversion of an existing accessory Single-Family Residence and a portion of an existing church to an Adult Residential Facility with a maximum of 22 residents and three staff at a time, and a Minor Parking Deviation for the reduction of the required parking spaces for the existing church from 10 to eight parking spaces (20% reduction).

LOCATION

11413 Laurel Ave., Whittier, CA 90605

ACCESS

Laurel Avenue and Meyer Road

ASSESSORS PARCEL NUMBER(S)

8026-012-024

SITE AREA

0.39 Acres

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Sunshine Acres

PLANNING AREA

Gateway

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3-BE (General Commercial – Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.176.030 (Parking Deviations, Minor – Findings and Decision)
 - Section 22.20.050 (Development Standards for Zone C-3)

CASE PLANNER:

Carl Nadela

PHONE NUMBER:

(213) 893-7010

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER
AND ORDER

PROJECT NO. R2014-02985-(4)
CONDITIONAL USE PERMIT NO. 201400140
MINOR PARKING DEVIATION NO. RPPL2025003832

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. **201400140** and Minor Parking Deviation (“MPDEV”) **RPPL2025003832** on October 21, 2025.
2. **HEARING PROCEEDINGS.** *Reserved*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, South Whittier Four Square Church ("Permittee"), requests the CUP to authorize the legalization of the conversion of an existing accessory Single-Family Residence (“SFR”) and a portion of an existing church to an Adult Residential Facility (“ARF”) with a maximum of 22 residents and three staff at a time (“Project”) and the MPDEV to authorize the reduction of the required parking spaces for the existing church from 10 parking spaces to eight parking spaces (20% reduction) on a property located at 11413 Laurel Avenue, in the unincorporated community of South Whittier - Sunshine Acres ("Project Site") in the C-3-BE (General Commercial - Billboard Exclusion) zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Zone C-3) and 22.176.010 (Minor Parking Deviations – Applicability).
4. **PREVIOUS ENTITLEMENT.** Plot Plan No. 10302 (“original Plot Plan”) authorized the construction of a new church at the site on May 6, 1960.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the General Plan Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Sunshine Acres Zoned District and the Gateway Planning Area and is currently zoned C-3-BE. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zone C-3), a CUP is required for the establishment and operation of an ARF serving seven or more people at the subject property.
7. **SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	OS-PR (Open Space - Parks and Recreation), H18	A-1 (Light Agricultural), C-3- BE	County park, multi- family residences,

	(Residential 18 – 0 to 18 Dwelling Units per Net Acre), CG		Various commercial uses
EAST	CG, H18, City of Santa Fe Springs	C-3-BE, A-1	Various commercial uses, multi-family residences
SOUTH	H18	A-1	Multi-family residences
WEST	H18	A-1	Multi-family residences, SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.39 acres in size and consists of one legal lot. The Project Site is mostly rectangular in shape with flat topography and is developed with a church and other accessory uses.

B. Site Access

The Project Site is accessible by car via Laurel Avenue, a 60-foot-wide fully improved public street, to the east and by foot via Meyer Road, a 90 to 100-foot-wide Major Highway on the County Master Plan of Highways, to the north. Primary vehicular access to the Project Site is via an entrance/exit on Laurel Ave.

C. Site Plan

The site plan depicts the Project Site with the existing main church structure located on the eastern portion and several smaller accessory structures located on the western side. The main church structure is composed of two wings. The southeastern wing of the church is currently used for the church sanctuary. The northwestern wing as well as an SFR on the south, are have been converted into the ARF, requiring this CUP. Parking is depicted at the southern and eastern portions of the Project Site. Ingress and egress to the Project Site is provided by an existing approximately 20-foot-wide driveway accessing Laurel Avenue to the east.

D. Parking

The Project will provide a total of 14 uncovered parking spaces located at the southern and eastern portions of the Project Site. The parking spaces are located in an area that was previously approved for parking by the original Plot Plan and is legally non-conforming to current standards.

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 and Class 5, Minor Alterations in Land Use Limitations, categorical exemptions 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. The project involves the conversion of an accessory SFR and a portion of an existing church into an ARF. The area to be converted is less than 10,000 square feet. No modifications or physical development is proposed in the exterior of the existing structure. The Project further involves the reduction of the required parking spaces for the existing church from 16 to 13 parking spaces (18.75% reduction). The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to "unusual circumstances" or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemptions.

10. PUBLIC COMMENTS.

No public comments have been received from the public.

11. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated July 15, 2025.
- B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated July 20, 2023.
- C. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated April 29, 2025.

12. 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, newspaper (Whittier Daily News), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On September 8, 2025, a total of 125 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the CG land use designation is intended for local-serving commercial uses, including retail, restaurants, and personal professional services, single family and multifamily residences, and residential and commercial mixed use, categories into which this Project falls, as an ARF is a type of multi-family residential use that serves a specific need of the larger community.
14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

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

- *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 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*
- *Policy 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The ARF provides a valued service to the surrounding communities. It contributes to the diversity of community services in the area, which can serve both the local and regional population.

The existing church space where the facility has been established is adequately buffered from the surrounding community by existing structures, open space, concrete block walls, and the widths of Meyer Road and Laurel Avenue, both public streets and heavily travelled thoroughfares. The existing ARF is not expected to have any adverse impacts on the surrounding neighborhoods. The design and placement of the facility as well as the imposition of developmental and operational controls by the CUP such as maximum allowed occupancy and provision of required parking spaces, ensure that any adverse impacts to the surrounding community are significantly reduced and mitigated.

The ARF is also a type of land use that contributes to positive and productive human relations for a vulnerable population segment of the community. The facility will provide support services for adult men recovering from substance abuse for them to have a safe space to stay within the neighborhood. The establishment of such a use at the Project Site is consistent with the General Plan policies listed above.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as an ARF serving seven or more people is permitted in such zone with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Zone C-3). The approval of this CUP will satisfy this requirement.

16. **REQUIRED YARDS.** While the Project is a request to authorize the legalization of the conversion of an existing accessory SFR and a portion of an existing church to an ARF, the Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). There are no required yards for non-residential developments in the C-3 zone.
17. **HEIGHT.** While the Project is a request to authorize the legalization of the conversion of an existing accessory SFR and a portion of an existing church to an ARF, the Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). The maximum height for a structure in the C-3 zone is 13 times the buildable area. The original Plot Plan authorized the construction of a new church at the site on May 6, 1960. PP10302 determined that the church structure complies with the maximum height requirement for the C-3 zones. No changes are proposed that will affect the height of any structure on the Project Site.
18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The Project will provide a total of 14 parking spaces located at the southern and eastern portions of the Project Site. An Occupant Load calculation conducted by County Public Works Building and Safety ("Building and Safety") on March 10, 2025 determined that the church sanctuary was the largest assembly area at the Project Site, with an Occupant Load of 50 persons. Based on the relevant parking requirement ratio of one parking space required per five persons based on the occupant load of the largest assembly area, the church is required to provide 10 parking spaces. The subject MPDEV will reduce the required parking spaces for the existing church from 10 parking spaces to eight parking spaces.
- The ARF has a maximum of three staff on its largest shift. The facility also has three vehicles used directly by the facility. This requires six parking spaces based on the relevant parking ratio of one parking space required per staff member on the largest shift and one parking space per vehicle used for the business.
- Based on these calculations, a total of 14 parking spaces is required to be provided for both the church and the ARF and 14 parking spaces are provided on site, in compliance with this requirement.
19. **SIGNS.** While the Project is a request to authorize the legalization of the conversion of an existing accessory SFR and a portion of an existing church to an ARF, the Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.100 (Business Signs—In Commercial and Industrial Zones). The church has an existing wall sign that is 17 feet and three inches wide and one foot high. This is in compliance with the maximum allowed sign surface area of 180 square feet for the 60 feet of frontage of the C-3 zoned property.

CONDITIONAL USE PERMIT FINDINGS

20. **The Hearing Officer finds that the proposed 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 Project Site is mostly surrounded by various commercial uses and multi-family residences. The subject ARF has been operating at the Project Site for over 30 years with no reported complaints from the community or zoning violations, except for maintenance issues and its unpermitted status. The approval of the subject CUP and its Conditions of Approval will address both of these concerns. The existing ARF is built entirely from within the existing church structures. No expansion of the development footprint is proposed with the Project. With appropriate developmental and operational uses incorporated as Conditions of Approval of the CUP, the conversion of the accessory SFR and a part of the existing church into an ARF will not result in any significant negative impacts to the neighborhood and surrounding areas, aside from those already present with the existing church.
21. **The Hearing Officer finds that the proposed 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 0.39 acres in size with flat topography and mostly regular rectangular shape. The original Plot Plan authorized the construction of a new church at the site on May 6, 1960. The original Plot Plan determined that the existing church structures comply with the Title 22 development standards for the C-3 zones. No changes are proposed that will affect the exterior of any structure on the Project Site.
22. **The Hearing Officer finds that the proposed 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.** Vehicular access to the Project Site is provided by Laurel Avenue, a 60-foot-wide fully improved public street, to the east. Pedestrian only access is also available from Meyer Road, a 90 to 100-foot-wide Major Highway on the County Master Plan of Highways to the north. Both are of sufficient width and are improved as necessary to accommodate the type and quantity of traffic that the existing church and ARF generates.
23. 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 20 years.

MINOR PARKING DEVIATION FINDINGS

24. **The Hearing Officer finds that the use, development of land, and application of development standards comply with all applicable provisions of this Title 22.** The Project Site is 0.39 acres in size with flat topography and mostly regular rectangular shape. The original Plot Plan authorized the construction of a new church at the site on May 6, 1960. The original Plot Plan determined that the existing church structures complies with the Title 22 development standards for the C-3 zones. No changes are proposed that will affect the exterior of any structure on the Project Site. The Project will provide a total of 14 parking spaces located at the southern and eastern portions of the Project Site. An Occupant Load calculation conducted by Building and Safety on March 10, 2025 determined that the church sanctuary was the largest assembly area at the Project Site, with an Occupant Load of 50 persons. Based on the relevant parking requirement ratio of one parking space required per five persons based on the occupant load of the largest assembly area, the church is required to provide 10 parking spaces. The subject MPDEV will reduce the required parking spaces for the existing church from 10 parking spaces to eight parking spaces.

The ARF has a maximum of three staff on its largest shift. The facility also has three vehicles used directly by the facility. This requires six parking spaces based on the relevant parking ratio of one parking space required per staff member on the largest shift and one parking space per vehicle used for the business.

Based on these calculations, a total of 14 parking spaces is required to be provided for both the church and the ARF and 14 parking spaces are provided on site, in compliance with this requirement.

25. **The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to:** a. **Avoid traffic congestion;** b. **Provide form the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities;** c. **Insure the protection of public health, safety and general welfare;** d. **Prevent adverse effects on neighboring property;** and e. **Be in conformity with good zoning practice.** Parking on the Project Site has been limited only to the northeastern portion for over 30 years, with no reported complaints from the community. The Project will provide a few more additional parking spaces on the southeastern portion of the property. Because of the limited number of church services and the fact that the parking spaces for the church and the ARF are easily accessible to both and can be shared between the two, the requested reduction of the required parking spaces for the existing church and ARF from 16 to 13 is feasible in terms of still ensuring that there is adequate parking spaces for both the church and the ARF at the Project Site.

26. **The Hearing Officer finds that the use, development of land, and application or development standards are suitable from the standpoint of functional development design.** Parking on the Project Site has been limited only to the northeastern portion for over 30 years, with no reported complaints from the community. The Project will provide a few more additional parking spaces on the southeastern portion of the property. Because of the limited number of church services and the fact that the parking spaces for the church and the ARF are easily accessible to both and can be shared between the two, the requested reduction of the required parking spaces for the existing church and ARF from 16 to 13 is feasible in terms of parking requirements and design.

ENVIRONMENTAL FINDINGS

27. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption) and 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption). The project involves the conversion of a portion of an existing church into an ARF. The area to be converted is less than 10,000 square feet. No modifications or physical development is proposed in the exterior of the existing structure. The Project further involves the reduction of the required parking spaces for the existing church and ARF from 16 to 13 parking spaces (18.75% reduction). The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to "unusual circumstances" or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemptions.

ADMINISTRATIVE FINDINGS

28. **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 use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed 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 proposed 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 proposed 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.
- E. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.
- F. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to: a. Avoid traffic congestion; b. Provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities; c. Insure the protection of public health, safety and general welfare; d. Prevent adverse effects on neighboring property; and e. Be in conformity with good zoning practice.
- G. The use, development of land, and application or development standards are suitable from the standpoint of functional development design.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 3, Existing Facilities categorical exemption) and 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. 201400140** and **MINOR PARKING DEVIATION NO. RPPL2025003832**, subject to the attached conditions.

ACTION DATE: October 21, 2025

MM:CVN

8/19/2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. R2014-02985-(4)
CONDITIONAL USE PERMIT NO. 201400140
MINOR PARKING DEVIATION NO. RPPL2025003832

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the legalization of the conversion of an existing accessory Single-Family Residence (“SFR”) and a portion of an existing church to an Adult Residential Facility (“ARF”) with a maximum of 22 residents and three staff at a time and a Minor Parking Deviation (“MPDEV”) to authorize the reduction of the required parking spaces for the existing church from 10 to eight parking spaces (20% reduction) subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9, shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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.
5. **Litigation Deposit.** 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 (Fees for Providing County Records).

6. **Invalidation.** 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.
7. **Recordation.** 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. 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.
8. **Grant Term. The CUP shall terminate on October 21, 2045.** 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. **The MPDEV shall not have a termination date.**
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this 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 Adult Residential Facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** 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 or 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 **\$4,560.00**, 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 **ten (10)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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").

15. **Maintenance.** 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 over which the Permittee has control.
16. **Graffiti.** 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 business being operated 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, 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.

17. **Revisions to the Exhibit "A".** 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, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **December 21, 2025**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** 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.

PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

19. **Scope of Approval (Conditional Use Permit).** This grant shall authorize the legalization of the conversion of an existing accessory Single-Family Residence at an existing church to an Adult Residential Facility with 22 residents and six staff.

PERMIT SPECIFIC CONDITIONS – MINOR PARKING DEVIATION

20. **Scope of Approval (Minor Parking Deviation).** This grant shall further authorize the reduction of the required parking spaces for the existing church from 10 parking spaces to eight parking spaces.
21. **Required Vehicle Parking.** The Permittee shall provide a total of 14 vehicle parking spaces on site.

If the subject church and Adult Residential Facility substantially changes its mode or character of operation or if the Permittee changes the use or occupancy or otherwise modifies the subject property so as to provide less parking than the minimum requirement, the Permittee shall submit an application for a new minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

PROJECT SITE-SPECIFIC CONDITIONS

22. The maximum occupancy of the church sanctuary shall be 50 persons.
23. The maximum occupancy of the Adult Residential Facility shall be 22 persons.
24. The Adult Residential Facility shall have a maximum of three staff members at any time.
25. Residents of the Adult Residential Facility shall not be allowed to park their own vehicles at the Project Site.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

There are no buildings to be built or noise to be made or dangerous materials stored here. We are located at the corner S/W of Laurel Ave / Meyer Rd. There are residents to the south of us and Apartments behind us on the west. Meyer Rd. to the north duplexes on the N/W corner. Across Laurel Ave to the east there are residents. There are businesses located on the N/E corner. The residents on our property have proved to be an asset to the community.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is Rectangular in shape with grass in front of the house next to driveway. There is adequate parking on a cement slab that runs the length of the church sanctuary w/ two driveways conveniently located to permit vehicles to enter & exit w/out obstructing traffic in any way. Vehicles park in such a way as to provide a walk through leading to the sidewalk adjacent to grass in front of residence.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The property is located on Laurel Ave. which is a two way street and on Meyer Rd which has four lanes, two going west and two going east. There is easy access to the Santa Ana Freeway to the north/west about 3 miles, there are several major streets that lead to the 605 Freeway which is about 5 miles to the west.

MINOR PARKING DEVIATION STATEMENT OF FINDINGS

Pursuant to County Code [Section 22.176.030](#): Findings and Decision, the applicant shall substantiate the following facts:

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

B.1. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

We will stay within our zoning plan / property line and will not interfere with neighboring properties. We will make sure there is no public safety concerns. If so, we will do whatever we can to fix the issue.

B.2. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to:

- a. Avoid traffic congestion;
- b. Provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities;
- c. Insure the protection of public health, safety, and general welfare;
- d. Prevent adverse effects on neighboring property; and
- e. Be in conformity with good zoning practice.

We will not cause any traffic congestion. We have traffic light single that helps keep the flow of traffic. We will not cause any public safety in the area.

Everyone will be able to safely navigate with no safety concerns. Bicyclist, children, senior citizen, & people with disabilities will be able to access public spaces and will be able to navigate in and around the area.

We will insure the protection of the public health, everything is being permitted and checked over by those in charge. Insuring the public health, safety, & general welfare for all.

We will not effect the neighboring properties with traffic congestion, noise, fumes, etc. We will be a respectful establishment.

We will comply with the standards, rules, & laws for the zoning area.

B.3. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

Everyone will have access to their needs and the facility will not interfere with their needs. The facility fundamental purpose is helping and chaing lives, bringing them closer to God. Helping them and guiding them back and how to function in socieity.

Additional findings if bicycle parking spaces are provided:

C.1 If applicable, the use and development of land provides well-designed bicycle parking spaces in excess of the bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), or in excess of the total number of bicycle parking spaces provided by a qualifying project under Section 22.112.120 (Reduction in Required Parking Spaces when Bicycle Parking Provided).

Bicycle parking spaces will be avaiable as needed.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 18, 2025
PROJECT NUMBER: R2014-02985-(4)
PERMIT NUMBER(S): Conditional Use Permit No. 201400140
 Minor Parking Deviation No. RPPL2025003832
SUPERVISORIAL DISTRICT: 4
PROJECT LOCATION: 11413 Laurel Ave., Whittier, CA 90605
OWNER: South Whittier Four Square Church
APPLICANT: South Whittier Four Square Church
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
 cnadela@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as a Class 1 and Class 5 Categorical Exemption under State CEQA Guidelines Sections 15301 and 15305.

The Project involves the legalization of the existing conversion of an accessory SFR and a portion of an existing church into an ARF. The area to be converted is less than 10,000 square feet. No modifications or physical development is proposed in the exterior of the existing structure. The Project further involves the reduction of the required parking spaces for the existing church from 10 to eight parking spaces (20% reduction). The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to "unusual circumstances" or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemptions.



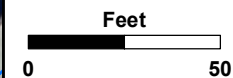
AERIAL IMAGERY

SITE-SPECIFIC MAP

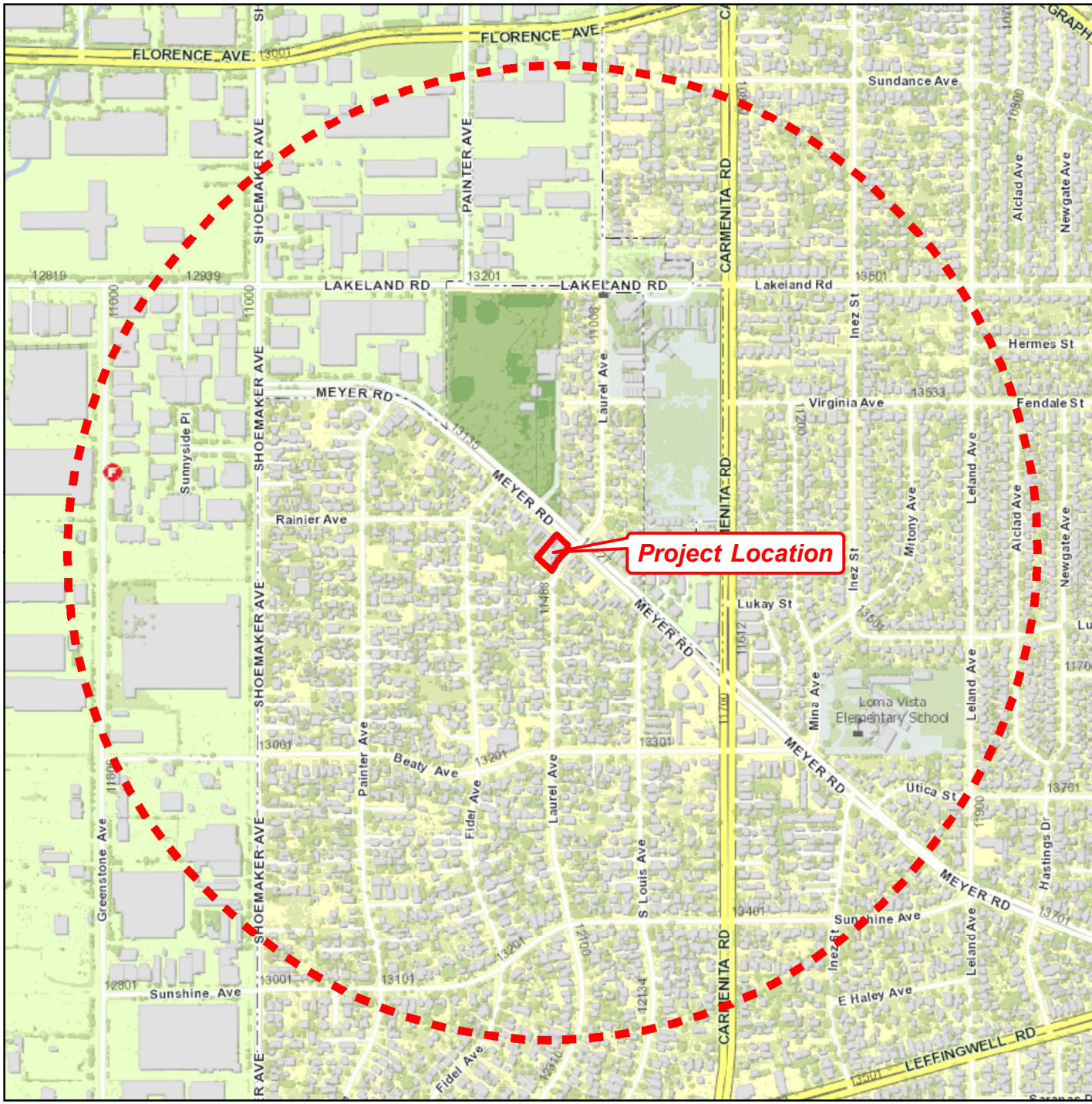
PROJECT NO. R2014-02985-(4)

CUP RCUP-201400140

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2020



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. R2014-02985-(4)
CUP RCUP-201400140



Miles
0 0.25



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. R2014-02985-(4)

CUP RCUP-201400140

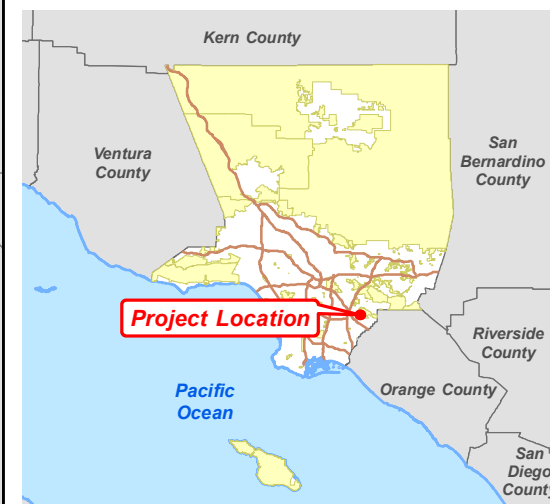
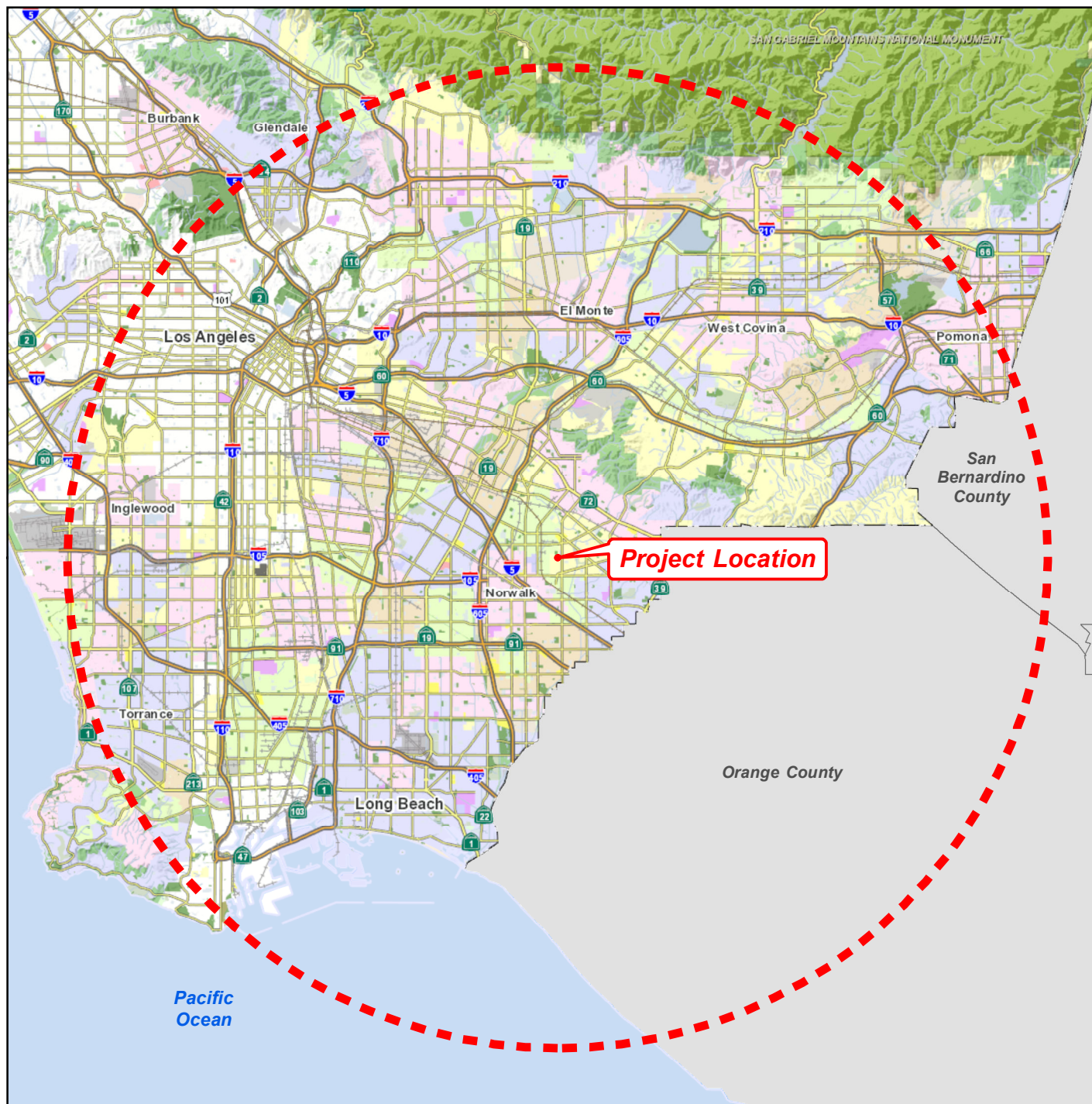


LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

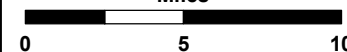
LOCATOR MAP
PROJECT NO. R2014-02985-(4)
CUP RCUP-201400140

PROJECT NO. R2014-02985-(4)

CUP RCUP-201400140



Miles



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Photographs for R2014-02985-(4) CUP 201400140 MPDEV RPPL2025003832

View of Subject Property from the NW from Meyer Road



View of Subject Property from the NE from the intersection of Meyer Rd and Laurel Ave



View of Subject Property from the SW from Laurel Avenue





BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

April 29, 2025

TO: Maria Masis
Supervising Regional Planner
Department of Regional Plann

Attention: Carl Nadela

FROM: Ken Habaradas, REHS 
Environmental Health Services Manager
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RCUP-201400140
11413 LAUREL AVENUE WHITTIER CA 90605

Thank you for the opportunity to review the application for this project. This project proposes to allow for an adult residential facility of 22 residents and 6 staff.

- ☒ Public Health conditions for this project have been met as of the date of the letter. Public Health recommends the clearance of the subject project.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency clearance; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

- 1.1 The applicant provided a current water bill from Golden State Water Company with a billing date 2/27/2025.

For questions regarding the comment above, please contact Bharat Dungrani at (626) 430-5420 or waterquility@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

- 2.1 According to the most recent property tax bill's direct assessment information, the property utilizes a sewer for sewer for wastewater disposal. The Los Angeles County Sanitation Districts service the project site.

For questions regarding the comment above, please contact Tigran Khachatryan at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390 and 12.08.440, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Noise

- 3.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards and 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise Maria Masis July 18, 2023 Page 3 of 4 disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

3.2 Air Quality Recommendation

- 3.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides* which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable air quality Air Quality Management District regulations.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at varanda@ph.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:

P.O. BOX 1460

IN REPLY PLEASE

REFER TO FILE:

July 15, 2025

TO: Maria Masis
Puente Whittier Development Services
Department of Regional Planning

Attention Carl Nadela

FROM: James Chon
Land Development Division

CONDITIONAL USE PERMIT (RCUP-201400140)
11413 LAUREL AVENUE
ASSESSOR'S MAP BOOK 8026, PAGE 12, PARCEL 24
UNINCORPORATED SOUTH WHITTIER

As requested, Public Works reviewed the site plan for the proposed project. The project proposes the conversion of an existing accessory Single-Family Residence at an existing church to an Adult Residential Facility with 22 residents and 6 staff.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

1.1. Prior to issuance of a grading or building permit, submit street improvement plans directly to Public Works through the EPIC-LA portal under "Public Improvement Plans: Street Plans" that reflects the following for review and approval.

1.1.1. The location of any new driveway must maintain a minimum distance of 22' from the existing driveway.

1.1.2. Close all unused driveways with standard curb, gutter, and sidewalk.

For questions regarding the street conditions, please contact Alyssa Eckley of Public Works, Land Development Division, at (626) 458-4921 or aeckley@pw.lacounty.gov.

2. Drainage

- 2.1. Prior to issuance of a grading or building permit, submit building and grading plans to Public Works, Building and Safety Division (South Whittier District Office), for review and approval. Plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

For questions regarding the drainage condition, please contact Alex Mikhailpoor of Public Works, Land Development Division, at (626) 458-3138 or amikhailpoor@pw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or tduong@pw.lacounty.gov.

DK:

P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\RCUP-201400140 - 11413 Laurel Avenue\2025-06-23 Submittal\DPW_Cleared_2025-07-15_RCUP-201400140.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

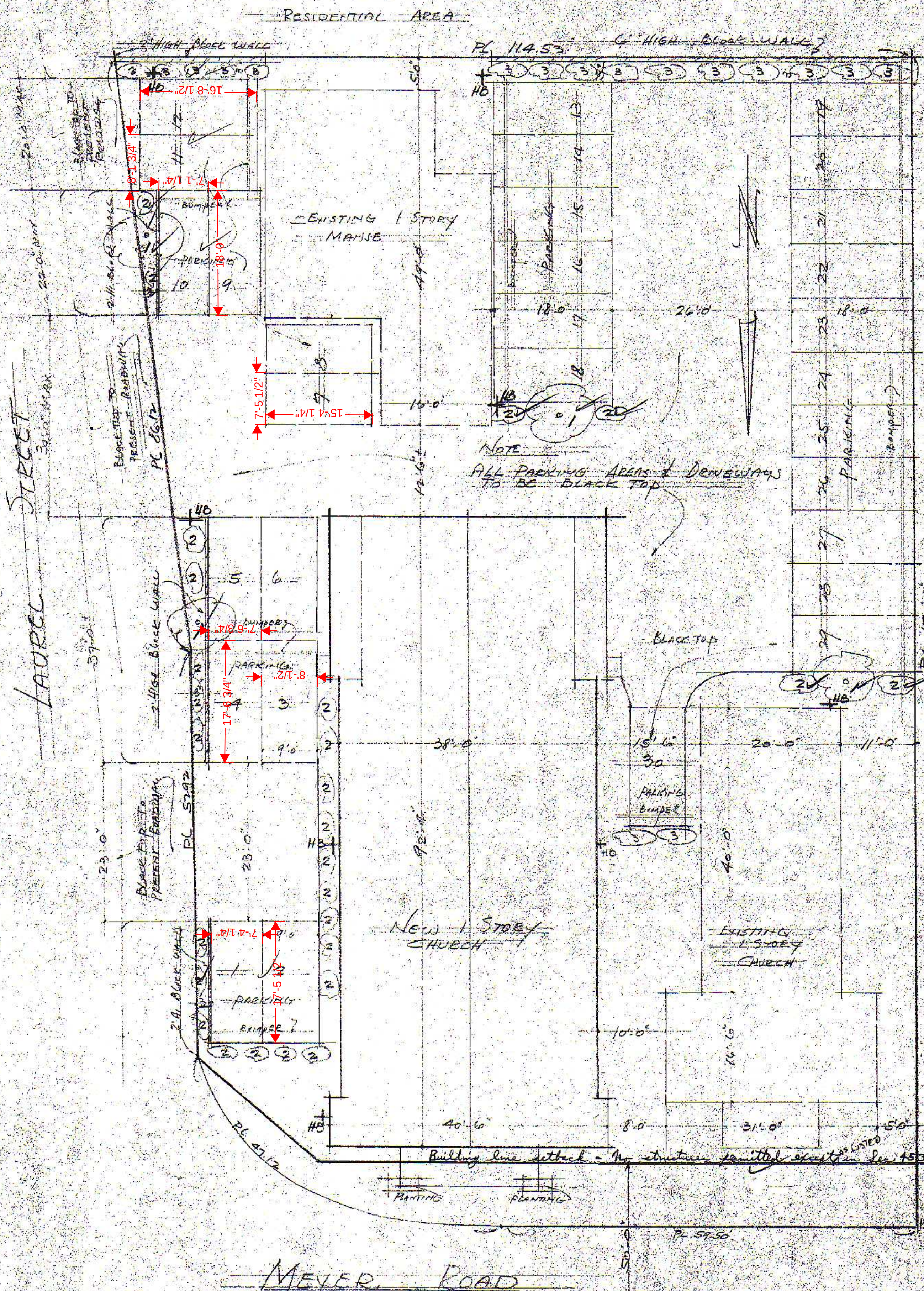
Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RCUP-201400140	PROJECT NUMBER:	R2014-02985
CITY/COMMUNITY:	South Whittier	STATUS:	Cleared
PROJECT ADDRESS:	11413 Laurel Avenue WHITTIER, CA 90605	DATE:	07/20/2023

CONDITIONS

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
2. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed, the County of Los Angeles Fire Department, Land Development Unit, has no comments.
3. Specific fire and life safety requirements for the construction phase will be addressed at the Fire Department building plan check review. There may be additional fire and life safety requirements during this time.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



SHED SCHEDULE

1	INDIAN LAUREL	1991
2	STARY XYLASMA	1991 70.00
3	EUGENIA	1991 40.00
+	Hose BIBBS	

PARKING FOR 30 CARS (29 REQ)

PLOT PLAN
Scale 1" = 10'

Lot 64
Tr. 9891
2.9. e.

THE REGIONAL PLANNING COMMISSION
THE PROPOSED DEVELOPMENT, EXCEPT AS NOTED HEREIN,
IS APPROVED AS SHOWN ON THIS PLOT PLAN IN ACCORD-
ANCE WITH SECTIONS 741 & 750 OF
ORDINANCE NO. 1494 IN EFFECT AT THIS TIME. IT IS APPLICABLE
ONLY AS SPECIFICALLY INDICATED HEREIN AND MUST BE
USED PRIOR TO ANY CHANGE IN PERTINENT ORDINANCE
REQUIREMENTS. SUCH APPROVAL SHALL NOT BE CON-
SIDERED TO PERMIT THE VIOLATION OF ANY PROVISION OF
ANY COUNTY ORDINANCE OR STATE LAW.

Bernard Weiner MAY 6 1960

FOUR SQUARE CHURCH
13242 E MEYER ROAD
SOUTH WHITTIER CAL

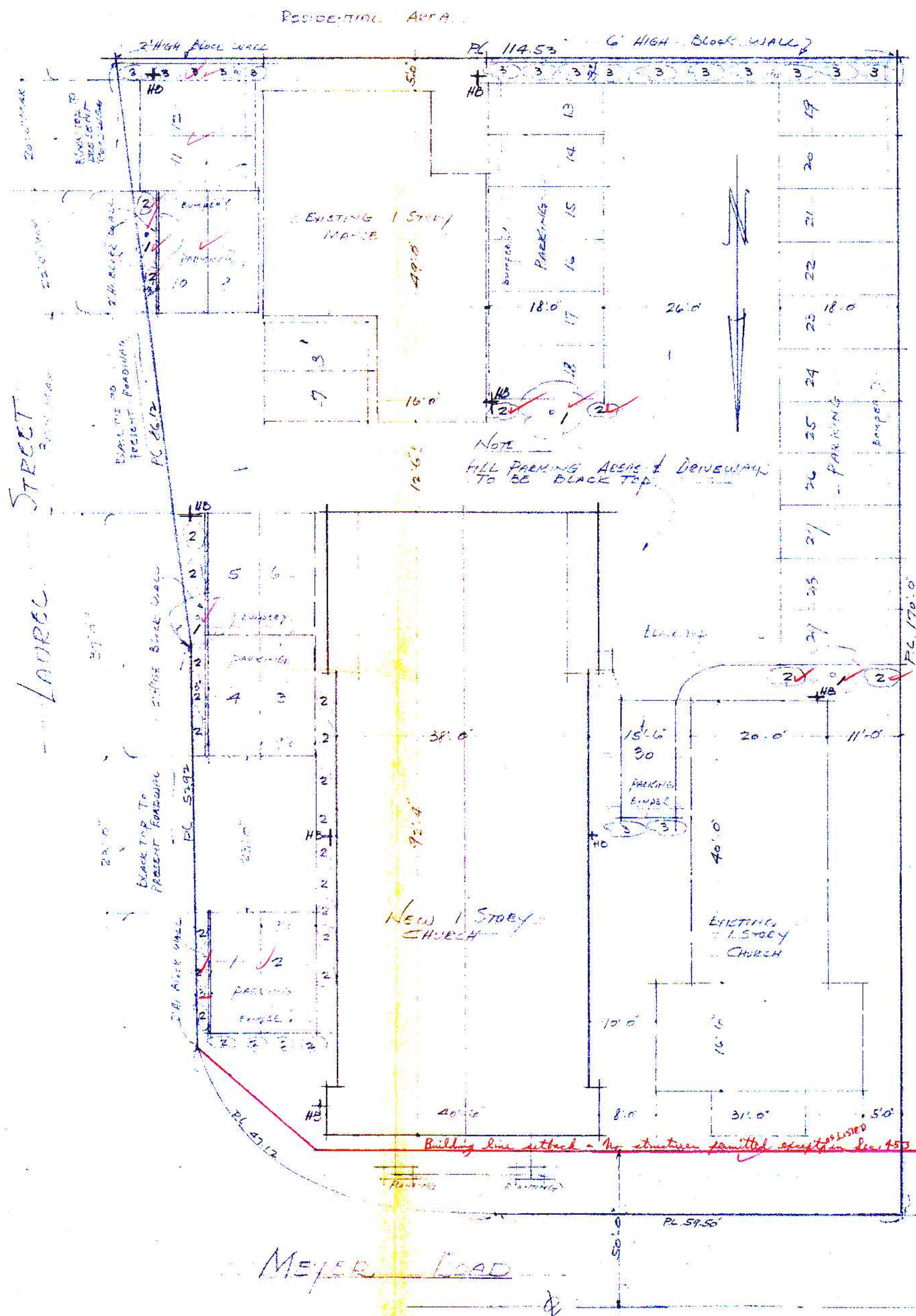
PLOT PLAN

MAY 5 1960

10802

Charles Hansen
Downey
To 2-3733
10615 S. Downey Ave,
Downey
Seating - 145
29 parking spaces required

Building line setback - No structure permitted within 15.5 and 15.5.5. ORD. 1494.



SHRUB SCHEDULE

- 1 INDIAN LAUREL 19 gal
 - 2 SHINY Xylosma 1 gal 7.00
 - 3 EUGENIA 1 gal 4.00
- + HOSE BIBBS

Parking for 29 cars 29 REQ

Scanned
Date: 7-7-22

PLOT PLAN SCALE 1" = 10'

Lot 64
Tr. 9891
J.A. Co.

THE REGIONAL PLANNING COMMISSION
THE PROPOSED DEVELOPMENT, EXCEPT AS NOTED HEREIN,
IS APPROVED AS SHOWN ON THIS PLOT PLAN IN ACCORD-
ANCE WITH SECTIONS 741 & 750 ONLY
OF ORDINANCE NO. 1494.
THIS APPROVAL IS CONTINGENT UPON THE FACTS SUB-
MITTED AND THE REQUIREMENTS OF COUNTY ZONING ORDINANCE
NO. 1494 IN EFFECT AT THIS TIME. IT IS APPLICABLE
ONLY AS SPECIFICALLY INDICATED HEREIN AND MUST BE
USED PRIOR TO ANY CHANGE IN PERTINENT ORDINANCE
REQUIREMENTS. SUCH APPROVAL SHALL NOT BE CON-
STRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF
ANY COUNTY ORDINANCE OR STATE LAW.

Bernard Heinric MAY 6 1960

FOUR SQUARE CHURCH
13242 E MEYER ROAD
SOUTH WHITTIER CAL

PLOT PLAN

MAY 5 1960

10802

Otto W. Hanson
Dawson
To 2-3733
10615 S. Downey Ave.
Downey
Seating - 145
29 parking spaces required

Building line setback - No structures permitted except as listed Sec. 453 and 453.5, C.R.D. 1494.