

August 27, 2024

Indonesian Christian Church
Attention: Ivan Suropto
19506 E. Walnut Drive
Rowland Heights, CA 91748

PROJECT NO. PRJ2024-000093-(1)
CONDITIONAL USE PERMIT NO. RPPL2024001108
19506 WALNUT DRIVE ROWLAND HEIGHTS, CA 91748 (8762-010-001)

Dear Mr. Suropto:

Hearing Officer Steven Jareb, by his action of **August 27, 2024**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 10, 2024**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Mr. Ivan Suripto
August 27, 2024
Page 2

For questions or for additional information, please contact Carl Nadela of the Puente Whittier Development Services Section at (213) 893-7010 or cnadela@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

 for Maria Masis
Maria Masis, AICP, Supervising Regional Planner
Puente Whittier Development Services Section

MM:CN

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-000093-(1)
CONDITIONAL USE PERMIT NO. RPPL2024001108

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. **RPPL2024001108** on August 27, 2024.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was conducted for the Project via video conferencing and in-person on August 27, 2024. On this date, the Hearing Officer heard a presentation from Staff. The Hearing Officer requested for the Exhibit “A” of the CUP to accurately reflect the actual conditions on the ground at the Project Site. The applicant’s representative was present and gave a brief description of their request. The applicant’s representative confirmed that the applicant had read the Hearing Package and that they accept the proposed Conditions of Approval for the CUP. There being no other speakers, the Hearing Officer closed the public hearing, determined that the Project was exempt from the California Environmental Quality Act (CEQA) and approved the Project.
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Indonesian Christian Church (“Permittee”), requests the CUP to authorize the continued operation of an existing church and Sunday School (“Project”) on a property located at 19506 Walnut Drive, in the unincorporated community of Rowland Heights (“Project Site”) in the A-1-6,000 (Light Agricultural – 6,000 Square Feet 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. 03-005 authorized the conversion of two vacant buildings into a new church and Sunday School at the Project Site. Revised Exhibit “A” 200900091 authorized minor changes to the existing church. CUP 03-005 expired on September 24, 2023.
5. **LAND USE DESIGNATION.** The Project Site is located within the U2 (Urban 2 – 3.3 to 6.0 Dwelling Units per Acre) land use category of the Rowland Heights Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan. On May 21, 2024, the Community Plan was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, as the subject CUP application was deemed complete prior to the adoption of the Area Plan, it is still being reviewed and analyzed under the applicable Community Plan.

6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned A-1-6,000. 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 Sunday School on the Project Site.

7. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	City of Industry	City of Industry	Various industrial uses
EAST	U2	A-1-6000	Single-Family Residences (“SFRs”), school
SOUTH	U2	A-1-6000	SFR
WEST	U2	A-1-6000	SFR

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.95 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an existing church and Sunday School.

B. Site Access

The Project Site is accessible via Walnut Drive, a 50-foot-wide public street to the north. Primary access to the Project Site will be via ingress only and egress only driveways on Walnut Drive.

C. Site Plan

The site plan depicts the Project Site with the main church building located in front or the northern side of the Project Site and a Sunday School and playground located at the back or southwestern corner. Ingress and egress to the Project Site is provided by a one-way, 25-foot-wide circular driveway accessing Walnut Drive to the north.

D. Parking

The Project will provide 37 parking spaces in a parking lot located at the western and southeastern portions of the Project Site. A total of 35 parking spaces are required for the maximum Occupancy Load of the church sanctuary, which is 175 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 and Sunday School. 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 July 2, 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.

11. PUBLIC COMMENTS.

The RHCCC President, in a letter dated August 1, 2024, indicated that the RHCCC does not oppose the Project.

12. AGENCY RECOMMENDATIONS.

No comments were solicited nor received from County or non-County government agencies for this Project.

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 July 18, 2024, a total of 282 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 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 Community Plan because the U2 land use designation is intended for urban, low-density residential development. Churches are occasionally found within residential neighborhoods, provided it is developed and operated to minimize any adverse effects on the surrounding residences. With adequate operation controls, the continuation of the existing church 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 Community 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.*

A variety of industrial uses have been established on the northern side of Walnut Drive. The existing church and Sunday School 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.*

While most of the parcels north of Walnut Drive have been developed with various industrial uses, the neighborhoods to the east, west and south of the Project Site are still predominantly single-family residential. It is important to preserve this character and ensure that the non-residential uses that locate around this area do not have significant adverse impacts on the residential neighborhood. The existing church and Sunday School are sufficiently buffered from the surrounding residential areas by concrete block walls, landscaping, existing structures and parking lots. With the establishment of adequate operational controls such as allowed hours of operations, restrictions on outdoor events, a maximum occupancy limit, and traffic flow requirements, the continuation of the existing church and Sunday School are not expected to result in any adverse impacts on these surrounding areas.

Community Plan

- *Goal 2: Maintain the single-family character of the community.*
- *Policy 7.d: Design all projects to minimize adverse visual impacts on neighboring residential uses, and to achieve compatibility with established rural community character.*

As mentioned above, while the areas to the north of the Project Site are developed with various industrial uses, areas to the east, west and south are primarily developed with single-family residences. The existing church and Sunday School are sufficiently buffered from the residential areas by concrete block walls, landscaping, existing structures and a parking lot. With the establishment of adequate operational controls such as allowed hours of operations, restrictions on outdoor events, a maximum

occupancy limit, and traffic flow requirements the continuation of the existing church and Sunday School 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 Sunday School 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 church and Sunday School structures are set back from the front (north), side (west and east) and rear (south) property lines by approximately 40 feet, 25 feet and 80 feet respectively. 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). The existing structures of the church and Sunday School are all single-story, which is well 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). There are 37 parking spaces provided in a parking lot located at the western and southeastern portions of the Project Site. A total of 35 parking spaces are required for the maximum Occupancy Load of the church sanctuary, which is 175 persons.
20. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). There are three small signs that indicate "ICC" located on the northern faces of the building and the front wall. These are in compliance with the 165 square feet of total sign surface area that may be allowed for the 165 feet of frontage of the Project Site.
21. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.332 (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.

CONDITIONAL USE PERMIT FINDINGS

22. **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 existing church and Sunday School are located in a predominantly single-family residential area to the east, west and south, with an industrial area in the City of Industry immediately to the north. A school is located approximately 500 feet to the east. The school and the surrounding residences are sufficiently buffered from the subject church and Sunday School by concrete block walls, landscaping, existing structures and a parking lot. With the establishment of adequate operational controls such as hours of operation, restrictions on outdoor events, a maximum occupancy limit, and traffic flow requirements, the proposed continuation of the existing church at the subject location is compatible with all these surrounding uses in the area.
23. **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 0.95 acres in size and has a regular rectangular share with a flat topography. It is adequate to meet the requirements and development standards of Title 22 of the County Code (Planning and Zoning).
24. **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.** The Project site is accessed by Walnut Drive, a 50-foot public street. It is sufficient to accommodate the kind and quantity of traffic that the existing church and Sunday School has been generating for the past 20 years of its operations.

ENVIRONMENTAL FINDINGS

25. 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 and Sunday School. No physical modifications or alterations are proposed to the existing commercial building. 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

26. 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.
- 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. RPPL2024001108**, subject to the attached conditions.

ACTION DATE: August 27, 2024

MM:CN
7/1/2024

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000093-(1)
CONDITIONAL USE PERMIT NO. RPPL2024001108

PROJECT DESCRIPTION

The project is for the continuation of an existing church and Sunday School 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. Recorder 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 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.
8. 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 **\$2,205.00**, 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 **five (5)** 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.

9. 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.
10. 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.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. 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”).
13. The subject property shall be neatly maintained and kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers. 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.
14. 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.

15. 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 **October 27, 2024**.
16. 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.

17. 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.

PROJECT SITE-SPECIFIC CONDITIONS

18. This grant shall authorize the continued operation of an existing church and Sunday school.
19. This grant does not authorize the use of the subject property for a pre-school, day care, or elementary school.
20. The maximum occupancy of the Sanctuary area shall be 175 persons.
21. The Permittee shall provide a minimum of 35 on-site parking spaces, including two spaces accessible to, designated and reserved for persons with disabilities, one of which shall be van-accessible; such accessible parking spaces shall be clearly marked and reserved for use by persons with disabilities.
22. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized uses.
23. Outside storage of materials, including inoperable vehicles, shall be prohibited on the property.
24. Recreational vehicles, motor homes, and trailers shall be prohibited from parking within any required yard/setback area.
25. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from view from streets, walkways, and adjacent residences by landscaping, berms, compatible structures, or a combination of both of these.
26. There shall be no bells, chimes, outdoor public address system or other sound amplification or similar acoustical devices, or sounds audible beyond the boundaries of the subject property.
27. Church operating hours shall be limited to the following:
Saturday: 8:00 a.m. to 5:30 p.m.
Sunday: 7:30 a.m. to 5:30 p.m.
Monday through Friday: 9:00 a.m. to 5:00 p.m.
28. All church activities shall be held indoors unless a Special Events Permit has first been obtained as provided below. If noise levels inside the church reach 60 decibels or above, doors shall remain closed during the activities. Church activities authorized

by this grant may include weddings, baptisms and birthday or anniversary celebrations held for members of the congregation only, not to exceed a collective average of one per month.

29. Any gathering or fund-raising event that is to take place outdoors or outside of the permitted hours in Condition No. 27 or that will exceed an attendance of 175 persons, shall require the prior issuance of a Special Events Permit in accordance with the County Code. Special Events Permits may be issued for a maximum of (6) weekend events or seven (7) days during any 12-month period. Notwithstanding this, the Director may reduce the maximum number of weddings, baptisms, and celebrations that may be held, or Special Events Permits that may be issued, if the Director determines that such a restriction is necessary to ensure the compatibility of the proposed use with the adjacent residential neighborhood.
30. The Project Site shall not be rented to or used by non-congregation members for private events or celebrations.
31. Use of the property for bingo and lotteries shall be prohibited.
32. The sale or consumption of alcoholic beverages on-site shall be prohibited.
33. All parking lot and other exterior lighting shall consist of high energy efficient lights, shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty (30) minutes after conclusion of activities. Security lighting on motion detectors may be installed and may remain on through the night.
34. The speed limit of 8 mph shall be posted for parking areas and driveways.
35. The East Driveway shall be ingress only and the West Driveway shall be egress only. A "DO NOT ENTER" sign shall be posted at the west egress driveway to restrict inbound traffic.
36. The permittee shall maintain a current contact name, address, and phone number on file with LA County Planning at all times.