

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: August 15, 2024  
HEARING DATE: August 27, 2024 AGENDA ITEM: 6  
PROJECT NUMBER: PRJ2024-000093-(1)  
PERMIT NUMBER(S): Conditional Use Permit RPPL2024001108  
SUPERVISORIAL DISTRICT: 1  
PROJECT LOCATION: 19506 Walnut Dr., Rowland Heights, CA 91748  
OWNER: Indonesian Christian Church  
APPLICANT: Indonesian Christian Church / Ivan Surtipto  
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

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### **RECOMMENDATION**

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-000093-(1), Permit/Map Type Number (“CUP” or other applicable abbreviation) RPPL2024001108, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA:**

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

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

**I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024001108 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

CUP for continued operation of an existing church and Sunday school in the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).

**B. Project**

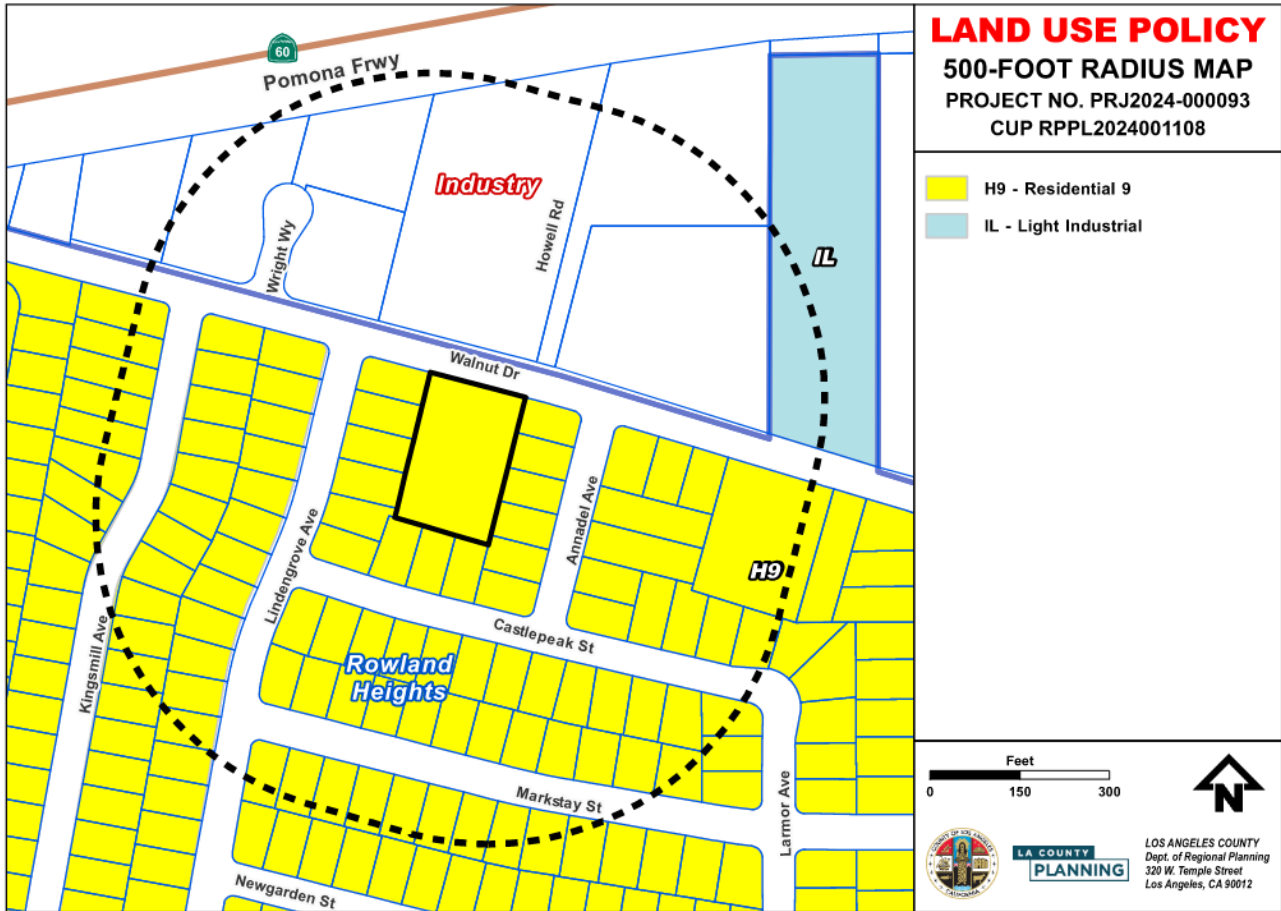
CUP to authorize the continued operation of an existing church and Sunday school. The church sanctuary has a maximum occupancy of 175 persons. The operating hours of the church are from 9:00 am to 5:00, Mondays through Fridays, 8:00 am to 5:30 pm on Saturdays, and 7:30 am to 5:30 pm on Sundays. The Sunday School currently has 15 to 20 children and operates from 10:30 am to 12:00 pm on Sundays. No new development is proposed.

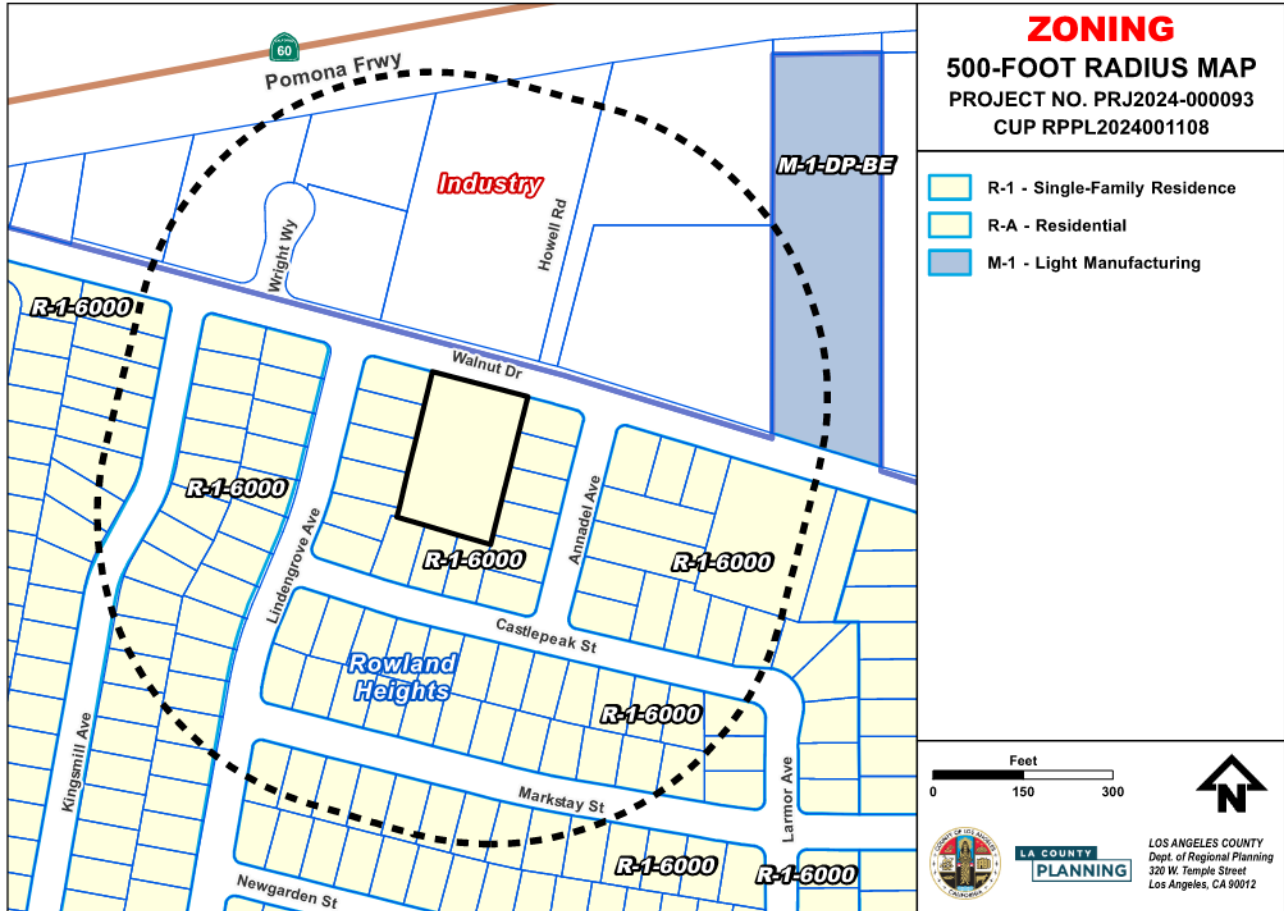
**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	ROWLAND HEIGHTS COMMUNITY PLAN LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	U2 (Urban 2 – 3.3 to 6.0 dwelling units per acre)	A-1-6,000	Church
NORTH	City of Industry	City of Industry	Various industrial uses
EAST	U2	A-1-6,000	Single-Family Residences (“SFRs”), school
SOUTH	U2	A-1-6,000	SFR
WEST	U2	A-1-6,000	SFR

\* Note: On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.







## PROPERTY HISTORY

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A-1-10,000	5/25/1948
5565	A-1-6,000	7/18/1950

### B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Revised Exhibit "A" 200900091	Minor changes to existing church	7/15/2009
CUP 03-005	New church and Sunday school	9/24/2003

### C. Violations

CASE NO.	VIOLATION	CLOSED
RPZPE2021016129	Violation of permit conditions, including outdoor storage; junk and salvage; required signs not posted; indications of alcohol consumption; and maintenance of a cargo storage container.	3/31/2022

## ANALYSIS

### A. Land Use Compatibility

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 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 and a maximum occupancy limit, the proposed continuation of the existing church at the subject location is compatible with all these surrounding uses in the area.

### B. Neighborhood Impact (Need/Convenience Assessment)

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

by concrete block walls, landscaping, existing structures and a parking lot. The existing church has been in operation for more than 20 years with no major reported concerns from the community. An inspection by LA County Planning Zoning Enforcement disclosed some violations of the permit conditions in 2021, but these were quickly addressed when brought to the attention of the church. With the establishment of adequate operational controls such as hours of operation, a maximum occupancy limit and traffic flow requirements, the proposed continuation of the existing church at the subject location is not expected to have any adverse impacts on the surrounding neighborhood.

### **C. Design Compatibility**

The existing church structure was established more than 20 years ago and is designed similar to the surrounding residences. It is well integrated and compatible with the surrounding areas.

Pursuant to Chapter 22.332 (Rowland Heights Community Standards District) of the County Code, the Project is also subject to the requirements of the Rowland Heights Community Standards District. No additional requirements are applicable to this Project.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and Community 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 Section 22.158.050 (Conditional Use Permits Findings and Decisions) 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) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is for the proposed continuation of an existing church and Sunday School. No modifications or physical development is 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. 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**

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

**B. Other Agency Comments and Recommendations**

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

**C. Public Comments**

The Rowland Heights Community Coordinating Council (“RHCCC”), in a letter dated August 1, 2024, indicated that the RHCCC does not oppose the Project.

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

Report  
Approved By:   
Susan Tae, AICP, Assistant Administrator

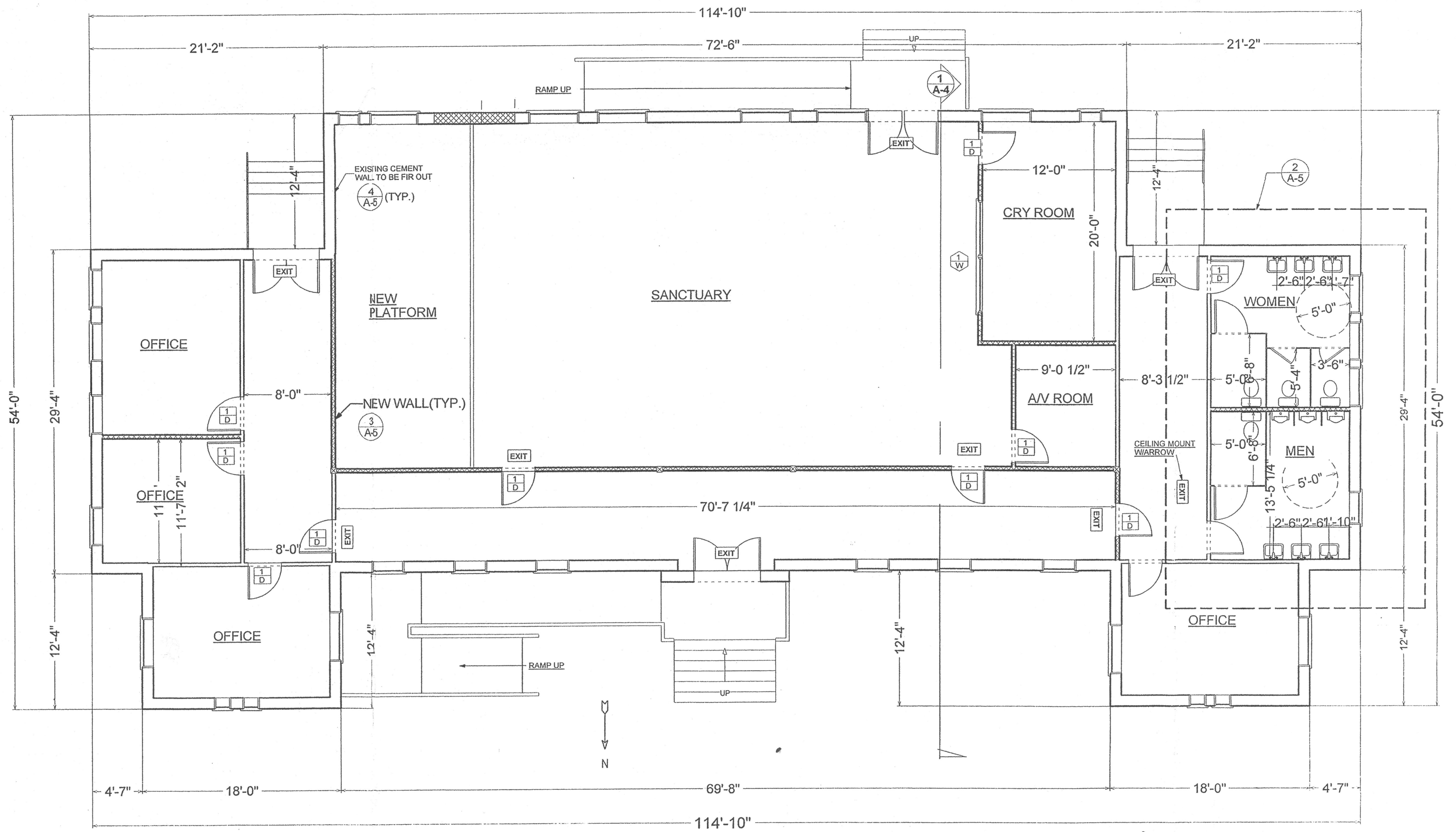
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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant’s Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Public Correspondence
EXHIBIT J	Previous Approval (CUP 03-005)







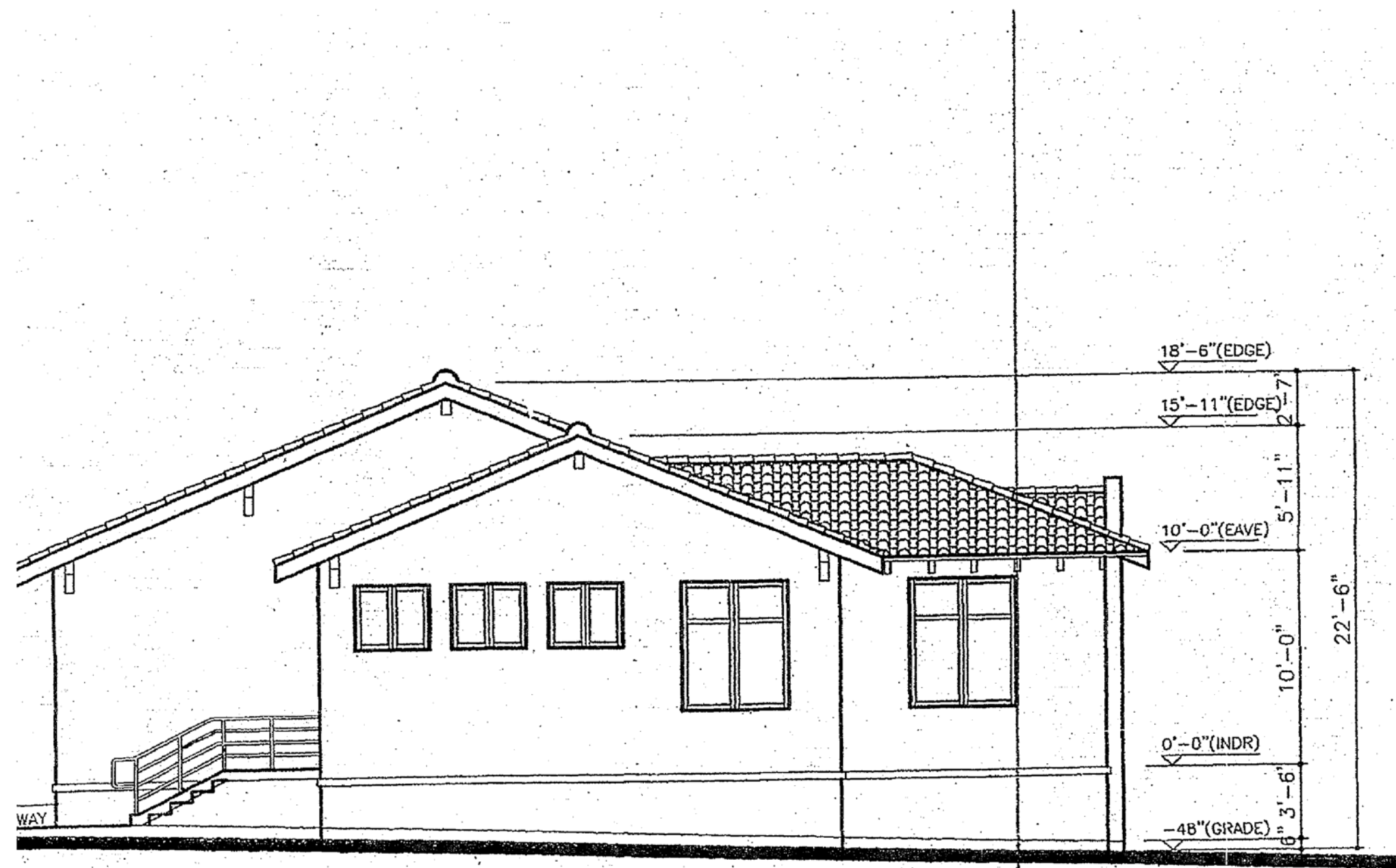


1 D 36 X 80 SOLID CORE METAL FRAME

1 W 6' X 4' DBL GLAZING PAIR ALUM. FRAME

# FLOOR PLAN

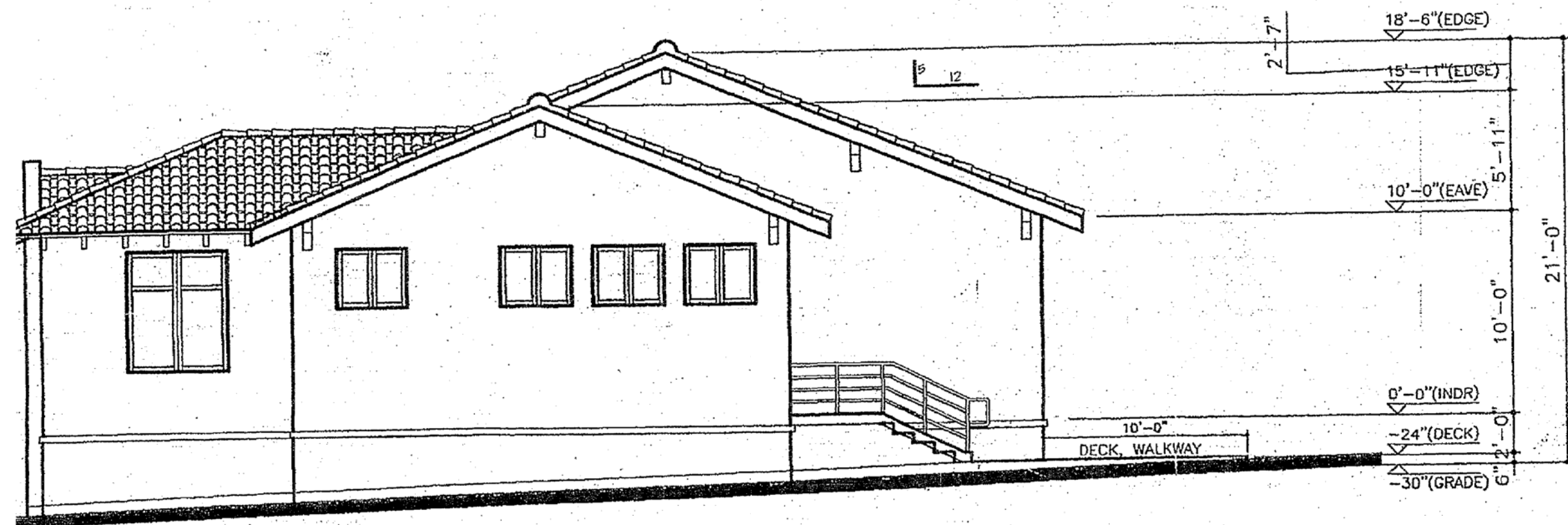




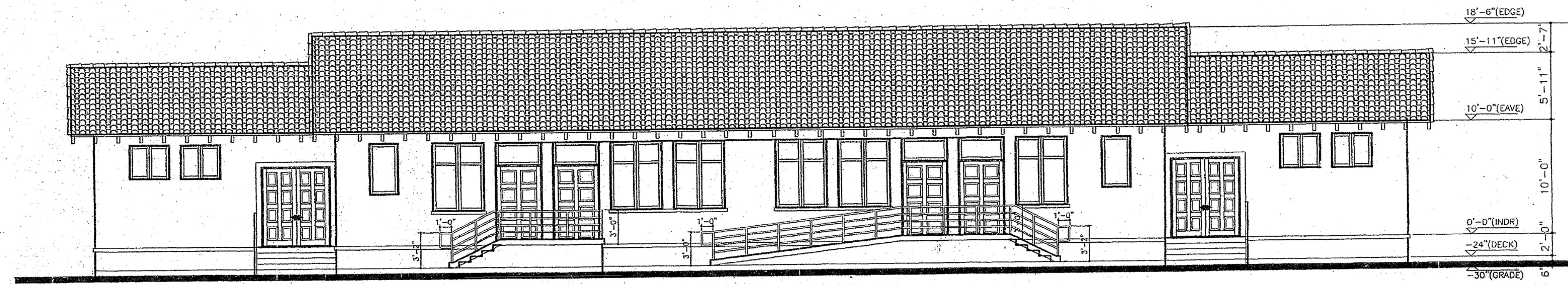
4 EAST ELEVATION  
A-3 SCALE : 1/8" = 1' -0"



2 NORTH ELEVATION  
A-3 SCALE : 1/8" = 1' -0"

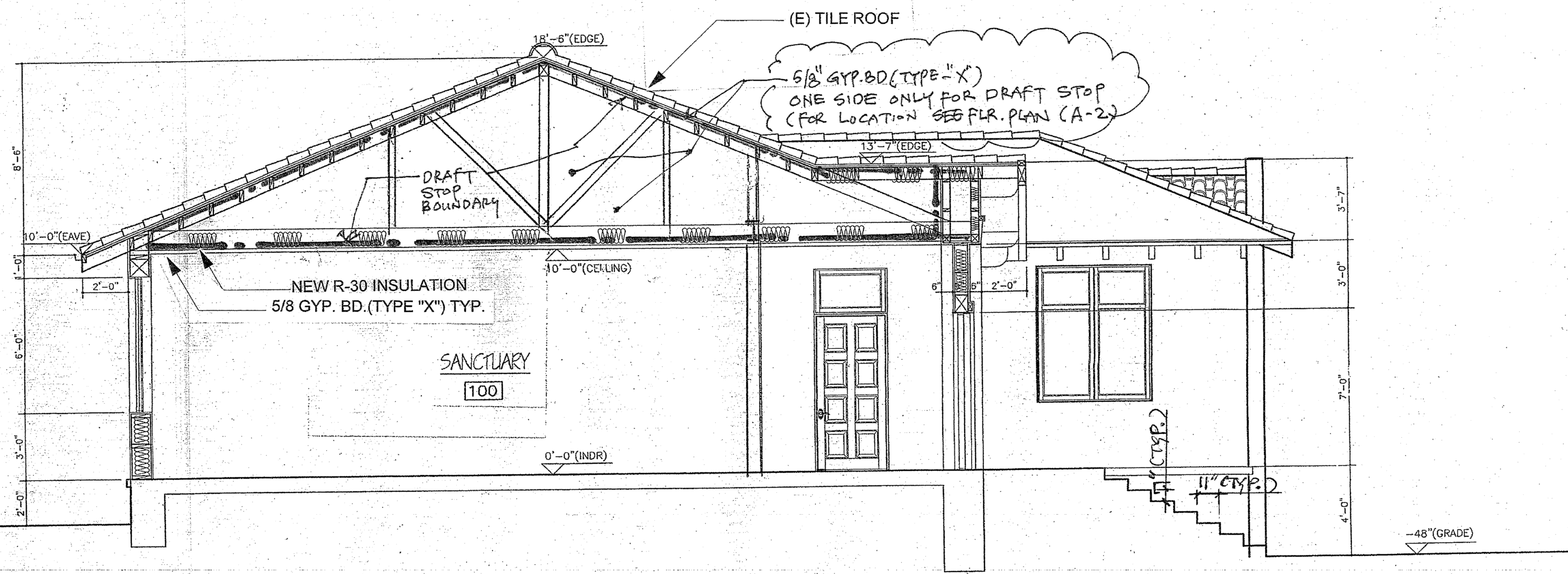


3 WEST ELEVATION  
A-3 SCALE : 1/8" = 1' -0"



1 SOUTH ELEVATION  
A-3 SCALE : 1/8" = 1' -0"





**CROSS SECTION**

**A-4**



**PROJECT NUMBER** PRJ2024-000093-(1)  
**HEARING DATE** 8/27/2024  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit No. RPPL2024001108

## PROJECT SUMMARY

<b>OWNER / APPLICANT</b> Indonesian Christian Church / Ivan Suario	<b>MAP/EXHIBIT DATE</b> 12/19/2023
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**PROJECT OVERVIEW**  
 Continued operation of an existing church and Sunday school

<b>LOCATION</b> 19506 Walnut Dr., Rowland Heights, CA 91748	<b>ACCESS</b> E Walnut Drive
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<b>ASSESSORS PARCEL NUMBER(S)</b> 8762-010-001	<b>SITE AREA</b> 0.95 Acres
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<b>GENERAL PLAN / LOCAL PLAN</b> Rowland Heights Community Plan	<b>ZONED DISTRICT</b> Puente	<b>PLANNING AREA</b> East San Gabriel Valley
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<b>LAND USE DESIGNATION</b> U2 (Urban 2 – 3.3 to 6.0 Dwelling Units per Acre)	<b>ZONE</b> A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area)
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<b>PROPOSED UNITS</b> N/A	<b>MAX DENSITY/UNITS</b> N/A	<b>COMMUNITY STANDARDS DISTRICT</b> Rowland Heights
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**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the Los Angeles County General and Rowland Heights Community 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)
  - Chapter 22.332 (Rowland Heights CSD requirements)
  - Section 22.16.050 (Development Standards for A-1 and A-2)

<b>CASE PLANNER:</b> Carl Nadela	<b>PHONE NUMBER:</b> (213) 893-7010	<b>E-MAIL ADDRESS:</b> cnadela@planning.lacounty.gov
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\* Note: On May 21, 2024, the Rowland Heights Community Plan (“Community Plan”) was rescinded with the adoption of the East San Gabriel Valley Area Plan (“Area Plan”). However, since the subject CUP application was deemed complete prior to the adoption of the Area Plan, the CUP is still being reviewed and analyzed under the Community Plan.

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.** *Reserved.*
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.

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p><b>B.1</b> The proposed use will be consistent with the adopted General Plan for the area.</p>
<p><b>B.2</b> The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> <li>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</li> <li>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</li> <li>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</li> </ul>
<p><b>B.3</b> 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.</p>

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"><li>a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and</li><li>b. By other public or private service facilities as are required.</li></ul>

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** August 15, 2024  
**PROJECT NUMBER:** PRJ2024-000093-(1)  
**PERMIT NUMBER(S):** CUP RPPL2024001108  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 19506 Walnut Dr., Rowland Heights, CA 91748  
**OWNER:** Indonesian Christian Church  
**APPLICANT:** Indonesian Christian Church / Ivan Suropto  
**CASE PLANNER:** Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

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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 Categorical Exemption under State CEQA Guidelines Section 15301.

The Project involves the continued operation of an existing church and Sunday School. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated.

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 the surrounding areas.





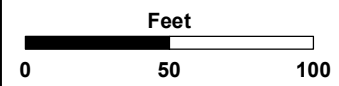
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-000093

CUP RPPL2024001108

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023



LA COUNTY  
**PLANNING**

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

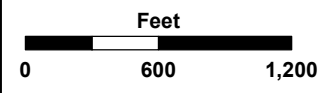


# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-000093

CUP RPPL2024001108



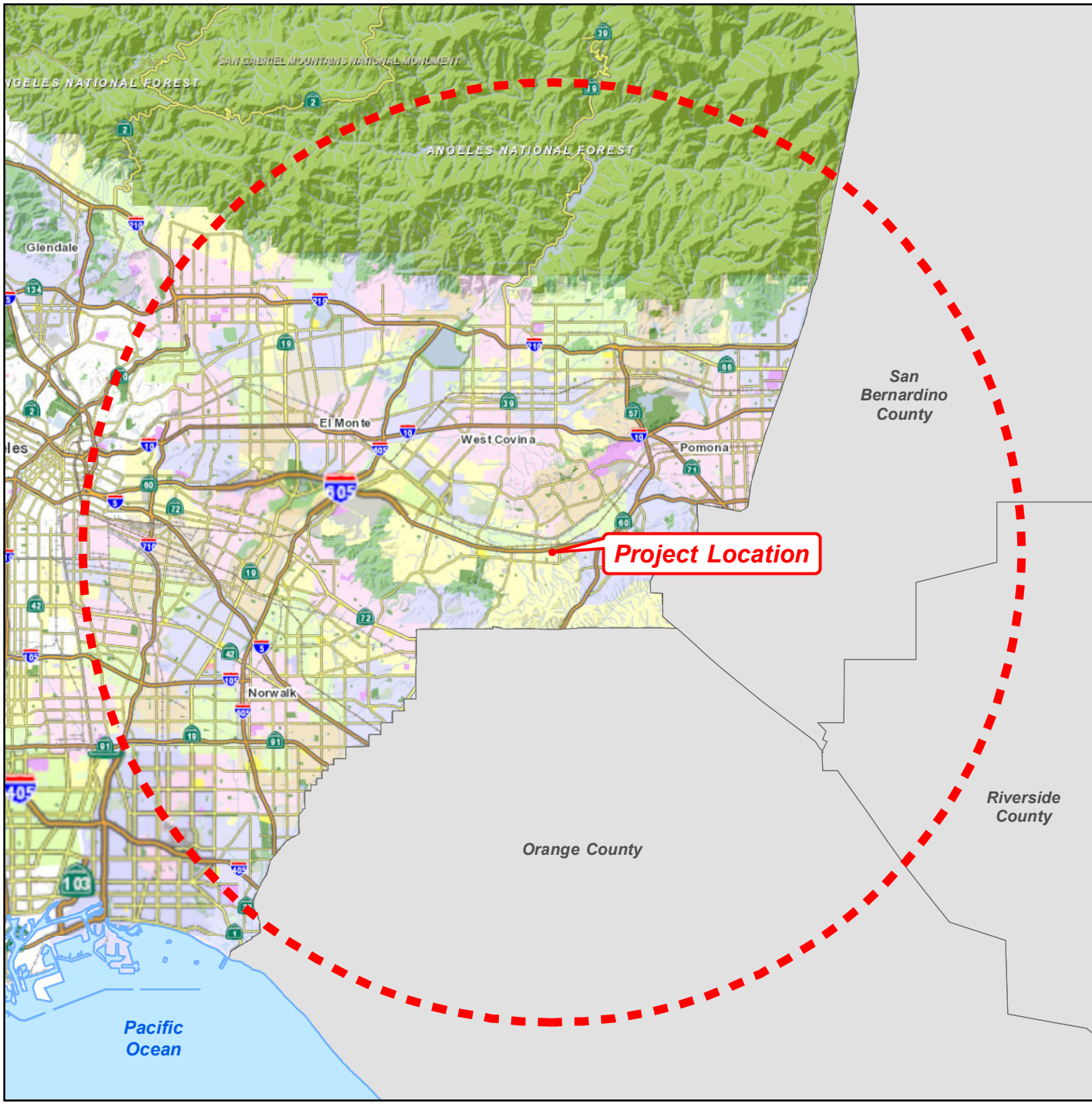
LA COUNTY  
PLANNING

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

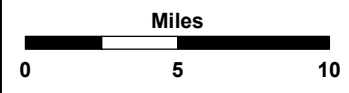








**20-MILE RADIUS  
LOCATOR MAP**  
PROJECT NO. PRJ2024-000093  
CUP RPPL2024001108



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











Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

James E. Hartl, AICP  
Director of Planning

October 1, 2003

J.K. Perttula, AIA  
10461 Christopher Street  
Cypress, CA 90603

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

RE: CONDITIONAL USE PERMIT CASE NO. 03-005-(4)  
International Christian Center

Dear Applicant:

PLEASE NOTE: This document contains the Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

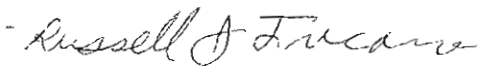
Condition 3 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within fifteen days after this notice is received by the applicant.

If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. Upon completion of the fifteen-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. At the end of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or material to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning



Russell J. Fricano, Ph.D., AICP  
Supervising Regional Planner

Attachments: Findings and Conditions  
Affidavit

c: International Christian Center

RJF:KMS

## **CONDITIONAL USE PERMIT CASE NO. 03-005-(4)**

### **FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: JULY 16, 2003**

#### **SYNOPSIS:**

The applicant, International Christian Center, has requested authorization to convert two (2) vacant school buildings into a church and Sunday school in zone A-1-6,000. The proposed church will occupy an existing 4,085 square foot building and include a sanctuary, restrooms, storage and office space. An existing 702 square foot building will be used as a Sunday school room. Only cosmetic changes are proposed for the buildings; the total square footage of the structures will remain the same. There is an existing single-family residence on the property that is to be demolished. As the church is within a residential neighborhood, no church steeple or bell tower is proposed.

#### **PROCEEDINGS BEFORE THE COMMISSION**

A duly noticed public hearing was held before the Planning Commission on July 16, 2003. Commissioners Helsley, Bellamy, Modugno and Valadez were present; Commissioner Rew was absent. Two people, representing the applicant, testified in favor of the request. An additional eleven people stood in support of the project but did not testify. No opposition testimony was presented.

There was discussion regarding special events that the church would like to hold on the subject property. The Commission noted that restrictions need to be placed on outdoor events and other special events to be sensitive to the adjacent residential uses.

There being no further testimony, the Planning Commission voted (4-0) to close the public hearing, indicate its intent to approve the conditional use permit, and direct staff to prepare findings and conditions for approval.

#### Findings

1. The applicant is requesting a Conditional Use Permit to authorize the conversion of vacant school buildings to a church and Sunday school, pursuant to Section 22.24.100 of the County Code.
2. The subject property is a rectangular-shaped, level property .96-acre in size located at 19506 E. Walnut Drive, Rowland Heights, in the Puente Zoned District and in the Rowland Heights Community Standards District.
3. Zoning on the subject property is A-1-6,000 (Light Agricultural, 6,000 square foot minimum lot size).



4. Surrounding zoning consists of City of Industry zoning to the north and A-1-6,000 to the east, west and south.
5. The subject property is currently developed with two (2) vacant buildings, and appurtenant parking (35 parking spaces) and landscaping (14,110 square feet of lawn, low shrubbery and trees). The buildings were previously used as a private pre-school and elementary school. There is also a single-family residence on the site that is proposed to be demolished.
6. Surrounding land uses consist of industrial uses within the City of Industry to the north and single-family residences to the east, west and south.
7. There are three (3) previous cases noted on the subject property: Zone Exception Case No. 172, Special Permit Case No. 1572, and Conditional Use Permit Case No. 1365.
  - A. Zone Exception Case No. 172 was approved by the Board of Supervisors in 1949 to establish a school for handicapped children on the site; ZEC 172 expired in 1959.
  - B. Special Permit Case No. 1572 was approved by the Regional Planning Commission in 1964 to permit the continued operation of a school for handicapped children with less than required parking. SP 1572 expired in 1974.
  - C. Conditional Use Permit Case No. 1365 was approved by the Regional Planning Commission in 1978. CUP 1365 authorized a pre-school and elementary school for up to 150 students. CUP 1365 expired in 1998.
8. The project site is depicted within the Urban 2 land use classification on the Land Use Policy Map of the Rowland Heights Community General Plan. The Land Use Policy Map includes five urban residential categories. The Urban 2 land use classification allows urban low-density residential development and single-family tract development . All urban classifications may include such services and facilities as schools, utility stations and churches, subject to necessary permit procedures. There are no other general plan policies applicable to the proposed project. The proposed church and Sunday school are consistent with the Rowland Heights Community General Plan.
9. The applicant's site plan, labeled Exhibit "A" page 1 of 4, depicts the .96-acre subject property developed with an existing 4,085-square foot building to be used as a church and a 702-square foot building to be used as a Sunday school. Only cosmetic changes (replacement of the roof, windows, doors, interior improvements, etc.) are proposed for the buildings; the total square footage of

the structures will remain the same. The church is set back 30 feet from the front property line, side yard setbacks are shown as 25' and 26'6", and a rear yard set back of 80' is shown. The site plan shows 14,110 square feet of landscaping. 35 parking spaces are depicted behind the church building. Access is via two driveways from E. Walnut Drive to the north.

10. The applicant has submitted a floor plan of the proposed church, labeled Exhibit "A" page 2 of 4. The floor plan depicts a 1,556-square foot sanctuary, restrooms, offices, and a storage room.
11. The applicant has submitted elevations of the proposed church, labeled Exhibit "A" page 3 of 4. The elevations depict the structure at 23 feet above finished grade.
12. The applicant has submitted a floor plan and elevations of the building to be used as a Sunday school, labeled Exhibit "A" page 4 of 4. The 720-square foot building includes a classroom and a restroom. The elevations depict the structure at 11'4" above grade. A covered porch is shown on the north and east elevations.
13. Pursuant to Section 22.24.100 of the County Code, property in the A-1 zone may be used for a church with customary incidental educational and social activities provided a Conditional Use Permit has first been obtained. The proposed use complies with all applicable development standards of the A-1 zone, as set forth in Section 22.24.110 of the County Code, as follows:

- A. Front, side and rear yards shall be provided as required in Zone R-1, as follows: front yards shall be not less than 20 feet in depth, side yards shall not be less than 5 feet, and rear yards shall not be less than 15 feet in depth. (Sections 22.24.110.A and 22.20.120.)

The existing structure that is to be used for the church is closest to the front property line and is depicted 30' from the front property line. Side yard setbacks are depicted as 25' and 26'6". The existing structure that is to be used as the Sunday school is closest to the rear property line and is depicted 80' from the rear property line. There are no additions proposed to the existing structures.

- B. The required area for the subject property is 6,000 square feet. (Section 22.24.110.C and 22.52.100.) The .92-acre site fulfills this requirement.

14. The proposed project is subject to all applicable development standards of the Rowland Heights Community Standards District, as provided in Section 22.44.132.C and D.1 of the County Code, as follows:

- A. All properties in the District are required to be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers. (Section 22.44.132.C.) This requirement is included in the conditions of approval of the grant.
- B. For all properties in the A-1 zone, a minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area. (Section 22.44.132.D.1.a.)

The applicant's site plan depicts a minimum of 50 percent of the required front yard landscaped, in compliance with this landscaping requirement.

- C. Trash containers and dumpsters stored in the front or side yard areas of properties in the A-1 zone shall be screened from view from streets, walkways, and adjacent residences. (Section 22.44.132.D.1.b.)

The applicant's site plan does not depict any trash containers or dumpsters. This requirement is included in the conditions of approval of this grant.

- 15. Section 22.52.1095 of the County Code provides that churches shall provide, within 500 feet of the church, one parking space for each five persons based on the occupant load of the largest assembly area as determined by the County Engineer. The County Engineer has determined the occupant load of the largest assembly area, the Sanctuary, to be 175 persons, which requires 35 parking spaces. In addition, the Americans with Disabilities Act requires two (2) of these to be accessible to disabled persons, one of which shall be van-accessible.

The applicant's site plan depicts 35 parking spaces (34 standard, 1 for disabled persons). The 8-foot aisle width required for the van-accessible parking space is not depicted correctly on the site plan. As a condition of approval of this grant, the applicant will be required to revise the site plan to depict two (2) parking spaces accessible to disabled persons, one of them van-accessible, and all 35 parking spaces correctly dimensioned to County Code standards.

- 16. Section 22.52.860 of the County Code provides that one business sign, not to exceed 12 square feet in sign area, shall be permitted per lot or parcel of land in the A-1 zone.

The applicant has not provided any sign plans for the proposed church. As a condition of approval of this grant, the applicant will be required to provide sign elevations to the Director for review and approval.

- 17. The applicant represented that the subject property is needed as currently the congregation does not have a place of worship and has been meeting in a rented

auditorium at a nearby college. The congregation currently consists of about 40 to 50 people but hopes to grow once the proposed church is established.

18. The proposed operation of the church is as follows:
  - A. Church services are proposed to be held on Sunday mornings with the following approximate times and attendances:
    - Morning prayer  
8:00 – 9:00 a.m. Attendance: 20
    - Session 1 – English Worship  
9:00 – 10:30 a.m. Attendance: 50
    - Session 2 – Indonesian Service  
11:00 – 12:30 a.m. Attendance: 150
    - Session 3 – Indonesian/English  
3:00 – 5:00 p.m. Attendance: 80
  - B. Activities after church services will include youth study groups, games, and choir and music practice.
  - C. The classroom building will be used for Sunday school and religious embellishment only. There will not be any pre-school, day care or elementary school functions associated with this campus unless specifically authorized in a subsequent conditional use permit. The applicant estimates that 35 children, ages one through 18, would be attending Sunday school. The classroom building may also be used for after school prayer and bible study classes during the weekdays.
  - D. The office within the church building would be used by the International Christian Center to administer daily church functions on Sundays, and during all weekdays from the hours of 9:00 a.m. to 5:00 p.m.
19. The applicant has requested authorization to conduct weddings, birthdays, and anniversary celebrations, as well as conduct fund raising events on the premises, as the congregation develops. As the proposed church is adjacent to single-family residences to the south, east and west, the Commission finds that limitations on such activities are necessary to ensure the compatibility of the proposed use with the surrounding residential community. Therefore, as a condition of approval, fundraising and other special events to be held outdoors, outside the permitted church hours of operation, or with an attendance of greater than 175 people, will be limited to six (6) weekend events or seven (7) days a year and will require the prior issuance of a temporary use permit, and the Director may further restrict the number of such events as deemed necessary to ensure such compatibility. Weddings, baptisms, and birthday or anniversary

celebrations may be held for congregation members only and shall be limited to a collective maximum of twelve (12) times a year.

20. The County of Los Angeles Department of Health Services has recommended that all doors be closed during church services on Sundays and holidays. The Commission finds that such a condition is unnecessarily restrictive and a substitute requirement that the doors shall be closed if the sound inside the church exceeds 60 decibels will accomplish the same desired level of noise reduction.
21. The Rowland Heights Community Coordinating Council submitted a letter dated March 10, 2003 in support of the project. The letter expresses concerns that the church provide adequate parking and that day care services not be authorized by this grant. No other comments from members of the public have been received regarding this project.
22. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
23. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the proposed church and Sunday school will be compatible with the surrounding land uses.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location 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 and general welfare;
- C. 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; and

- D. 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;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. After consideration of the Negative Declaration together with all comments received during the public review process, the Commission finds on the basis on the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 03-005-(4) is **APPROVED**, subject to the attached conditions.

**VOTE: 4-0-0-1**

**Concurring: Commissioners Helsley, Bellamy, Rew, Valadez**

**Dissenting: None**

**Abstaining: None**

**Absent: Commissioner Modugno**

**Action Date: September 24, 2003**

RF:KMS  
09-24-03

1. This grant authorizes the use of the subject property for a church and Sunday school, as depicted on the approved revised Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. 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 Department of Regional 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. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 12.
4. 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 limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.



6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six (6) months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on September 24, 2023.**

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

10. 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$3,000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including conformance with the approved site plan on file. The fund provides for **twenty (20) inspections to be conducted annually**. Inspections shall be unannounced.

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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. 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 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 health or safety or so as to be a nuisance.
12. Within fifteen (15) days of the approval date of this grant, The permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above 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.
17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, 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.
18. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a revised Exhibit "A", page 1 of 2, similar to that presented at the public hearing, that depicts the required project changes, including: 1) a minimum of 35 parking spaces, including two spaces made accessible to persons with disabilities, one of which shall be van-accessible, dimensioned in accordance with County Code requirements, 2) all proposed wall and pole mounted lighting, if any, 3) an outline of all existing structures to be demolished

- and 4) all walls or fences (with heights) existing or proposed on the subject property. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plot plans must be accompanied by the written authorization of the property owner.
19. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described in Condition No. 18. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. Watering facilities shall consist of "bubblers" or a similar water efficient irrigation system for irrigation in all areas except where there is turf.
  20. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of dimensioned sign plans depicting any existing and all proposed signs, in conformance with the requirements of Part 10 of Chapter 22.52 of the County Code.
  21. The construction, operation and maintenance of the proposed church and Sunday school shall be further subject to all of the following restrictions:
    - a. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
    - b. Project construction activity shall be limited to those hours between 7:00 a.m. and 5:30 p.m. on weekdays and Saturdays. No construction activities shall be permitted on Sundays and holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby offices, residences and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction workers' vehicles shall be on-site and restricted to areas buffered from residences located to the south, west and east of the subject property, as determined by the Director;
    - c. All construction equipment and activities at the project site shall be required to comply with the County Noise Control Ordinance, contained in Chapter 12.12 of the County Code;

- d. The maximum occupancy of the Sanctuary area shall be 175 persons;
- e. A minimum of 35 on-site parking spaces shall be provided and continuously maintained as shown on the approved revised Exhibit "A", 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;
- f. 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;
- g. Outside storage of materials, including inoperable vehicles, is prohibited on the property;
- h. Recreational vehicles, motor homes, and trailers are prohibited from parking within any required yard/setback area;
- i. The subject property shall be neatly maintained, and yard areas that are visible from the street shall be 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;
- j. 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;
- k. This grant does not authorize the use of the subject property for a pre-school, day care, or elementary school;
- l. 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;
- m. All church activities shall be held indoors unless a temporary use 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/month;

- n. Any gathering or fundraising event that is to take place outdoors **or** outside of the permitted hours listed in condition 21.p. **or** that will exceed an attendance of 175 persons will require the prior issuance of a temporary use permit in accordance with Part 14 of Chapter 22.56 of the County Code. Temporary use permits may be issued for a maximum of (6) weekend events or seven (7) days during any 12-month period;
- o. Notwithstanding conditions 21.m and n, the Director may reduce the maximum number of weddings, baptisms, and celebrations that may be held, or temporary use 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;
- p. 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.
- q. The project site shall not be rented to or used by non-congregation members for private events or celebrations;
- r. Use of the property for bingo and lotteries is prohibited;
- s. The sale or consumption of alcoholic beverages on-site is prohibited;
- t. 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 or motion detectors may be installed and may remain on through the night;
- u. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 18, 2003, except as otherwise required by said Department;
- v. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Fire Department memorandum dated July 15, 2003, except as otherwise required by said Department;

- w. The speed limit of 8 mph shall be posted for parking areas and driveways;
- x. The driveway and parking area surface shall be improved to the satisfaction of the Department of Public Works to minimize tire noise;
- y. Prior to building renovation, all buildings to be renovated shall be inspected for the presence of lead paint. If lead paint is present, a certified inspector is to be present during paint removal to ensure lead paint does not contaminate the buildings or playground;
- z. A revised 40-foot scale site plan detailing the following requirements shall be submitted to the Department of Public Works Traffic and Lighting Division for review and approval prior to the issuance of any grading permits:
  - i. Ingress only from the east driveway and egress only from the west driveway;
  - ii. A "DO NOT ENTER" sign shall be posted at the west egress driveway to restrict inbound traffic;
- aa. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

Attachments:

Department of Public Works comments dated March 18, 2003

Fire Department comments dated July 15, 2003

KMS

09-18-03



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

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

JAMES A. NOYES, Director

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

March 18, 2003

IN REPLY PLEASE  
REFER TO FILE LD-4

TO: Russell Fricano  
Zoning Permits Section  
Department of Regional Planning

FROM: Barry S. Witler  
Transportation Planning and Subdivision Review Section  
Land Development Division



**CONDITIONAL USE PERMIT NO. 03-005**

We have reviewed the subject case in the Rowland Heights area in the vicinity of Walnut Drive (19506 East Walnut Drive) and Annadel Avenue. This case is to allow a church in an existing previous school.

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

1. Repair any displaced broken or damaged improvements on Walnut Drive abutting the property to the satisfaction of Public Works.
2. Restrict traffic to ingress only on the west driveway and egress only on the east driveway to the satisfaction of Public Works.
3. Post "DO NOT ENTER" sign at the east egress driveway to restrict inbound traffic to the satisfaction of Public Works.
4. Submit a revised site plan showing adequate circulation and safety for pedestrians at the proposed surface parking area and driveways in front of Walnut Drive to our Traffic Studies Section for review and approval. For any questions please contact Mr. Suen Fei Lau of our Traffic and Lighting Division at (626) 300-4820.
5. Plant street trees on Walnut Drive along the project frontage to the satisfaction of Public Works.



5. Comply with the following street lighting requirements to the satisfaction of Public Works.
  - a. Provide street lights on concrete poles with underground wiring on Walnut Drive. Street lighting plans must be approved by the Street Lighting Section.
  - b. The proposed project, or portions thereof, are within an existing Lighting District and are subject to assessment balloting. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$13,500 and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
    - 1) Request the Street Lighting Section to commence levy of assessment proceedings.
    - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Micro station or Auto CADD format of territory to be developed to the Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
  - c. For acceptance of street light transfer billing, all street lights in the project, or the current phase of the project, must be constructed according to Public Works approved plans and energized for at least one year as of July 1 of the current year.
  - d. Note that the assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

*RP/CP*  
*R. Simmons*



### COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: July 15, 2003

TO: Department of Regional Planning  
Permit: and Variances

SUBJECT: C.U.P. 03-005

LOCATION:

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is 2000 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install    Public and/or    On-site and/or 2 Upgrade/Verify 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:**
- Location:** Verify the fire flow from the two closest fire hydrants located on South side of Walnut.
- Access:** Vehicular access shall be a minimum width of 26' clear to the sky. Indicate compliance on the site plan and resubmit for review and approval.  
Turns associated with vehicular access shall provide a minimum turning radii of 32' on the centerline. Indicate compliance on the site plan.
- Special Requirements:** Architectural plan review is required prior to the issuance of the building permit. Contact Los Angeles County Fire Dept., Fire Prevention Engineering section for details. 323-890-4125

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Janina Mast*  
*JM*

Co.CUP 6/02