

## SUPPLEMENTAL REPORT TO THE HEARING OFFICER

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DATE ISSUED: December 4, 2025  
HEARING DATE: December 16, 2025      AGENDA ITEM: 3  
PROJECT NUMBER: R2014-02985-(4)  
PERMIT NUMBER(S): Conditional Use Permit 201400140  
Minor Parking Deviation RPPL2025003832  
SUPERVISORIAL DISTRICT: 4  
PROJECT LOCATION: 11413 Laurel Ave., Whittier, CA 90605  
OWNER: South Whittier Four Square Church  
APPLICANT: South Whittier Four Square Church  
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner  
cnadela@planning.lacounty.gov

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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 R2014-02985-(4), Conditional Use Permit (“CUP”) Number 201400140 and Minor Parking Deviation (“MPDEV”) RPPL2025003832, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

#### **CEQA:**

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

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

**I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201400140 AND MINOR PARKING DEVIATION NUMBER RPPL2025003832 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

## **PROJECT DESCRIPTION**

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

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

### **B. Project**

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

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

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

### **C. Hearing Proceedings**

A duly noticed public hearing was conducted for the Project via video conferencing and in-person on October 21, 2025. On this date, the Hearing Officer heard a presentation from Staff. The applicant was present and provided testimony about the existing facility and the services they provide. Several members of the public were also present and testified in favor of the Project. The Hearing Officer then indicated that she had no concerns about the Project itself but she was not sure if the description of the Project as an "Adult Residential Facility" was accurate since Adult Residential Facilities are licensed by the State and the subject facility had no license. The Hearing Officer requested Staff to look into this matter and continued the public hearing to December 16, 2025.

#### D. Project Updates

Staff investigated the Hearing Officer's question and recommends that the subject facility be considered a **sober living facility**.

Staff's reasoning and justifications are provided below.

A "sober living facility" is a term of art commonly used in the adult residential care facility industry. A sober living facility is a residential dwelling that provides housing for individuals recovering from a substance use disorder in a cooperative, substance-free living environment. They are not licensed as clinical treatment facilities by the state because they do not offer medical or therapeutic services.

The California Health & Safety Code § 11833.05 9 (f) officially defines "sober living homes" below:

*(f) For the purposes of this section, "recovery residence" means a residential dwelling that provides primary housing for individuals who seek a cooperative living arrangement that supports personal recovery from a substance use disorder and that does not require licensure by the department or does not provide licensable services, pursuant to Chapter 7.5 (commencing with Section 11834.01). A recovery residence may include, but is not limited to, residential dwellings commonly referred to as "**sober living homes**," "sober living environments," or "unlicensed alcohol and drug free residences."*

Title 22 (Planning and Zoning) of the County Code does not mention "sober living facility" as a listed use, except for specifically excluding it from listed uses such as "Adult residential facilities" and "Residential substance use recovery facility", which are specifically defined as being licensed and regulated by the State of California.

Title 8 (Consumer Protection, Business and Wage Regulations) and Title 11 (Health and Safety) of the County Code both mention "sober living facility" as part of the definition of a "Boarding Home" below:

*Sections 8.04.060 and 11.20.023 (Boarding Home): "Boarding home" includes, but is not limited to, a rooming house, home for the aged, **sober living facility**, boarding house, lodging house, and bed and breakfast facility.*

Title 22 lists "rooming and boarding houses" as requiring a CUP In the C-3 zone, as per Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

In terms of parking requirements, sober living facilities are most similar to "Adult residential facilities" and "Group homes for children", where residents typically do not have vehicles and onsite parking for any resident's vehicles are typically prohibited.

Section 22.112.070 (Required Parking Spaces) indicates the parking requirements for such uses as follows:

*1 space per staff member on the largest shift and 1 space per vehicle directly used for the business*

Staff recommends that the same parking standard be used for the subject sober living facility.

Updated Findings and Conditions indicating the subject facility as a "sober living facility" are provided for the Hearing Officer's review and consideration.

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Report

Reviewed By:



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Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



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Susan Tae, AICP, Assistant Administrator

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Attachments: Updated Findings and Conditions

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**FINDINGS OF THE HEARING OFFICER  
AND ORDER**

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

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **201400140** and Minor Parking Deviation (“MPDEV”) **RPPL2025003832** on October 21, 2025 [and December 16, 2025](#).
2. **HEARING PROCEEDINGS.** *Reserved*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, South Whittier Four Square Church ("Permittee"), requests the CUP to authorize the legalization of the conversion of an existing accessory Single-Family Residence (“SFR”) and a portion of an existing church to a [sober living facility](#) ~~n Adult Residential Facility (“ARF”)~~ with a maximum of 22 residents and three staff at a time (“Project”) and the MPDEV to authorize the reduction of the required parking spaces for the existing church from 10 parking spaces to eight parking spaces (20% reduction) on a property located at 11413 Laurel Avenue, in the unincorporated community of South Whittier - Sunshine Acres ("Project Site") in the C-3-BE (General Commercial - Billboard Exclusion) zone pursuant to County Code Sections 22.20.030 (Land Use Regulations for Zone C-3) and 22.176.010 (Minor Parking Deviations – Applicability).
4. **PREVIOUS ENTITLEMENT.** Plot Plan No. 10302 (“original Plot Plan”) authorized the construction of a new church at the site on May 6, 1960.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the General Plan Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Sunshine Acres Zoned District and the Gateway Planning Area and is currently zoned C-3-BE. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zone C-3), a CUP is required for the establishment and operation of an ~~ARF~~ [sober living facility](#) serving seven or more people at the subject property.

**7. SURROUNDING LAND USES AND ZONING**

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

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

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

**A. Existing Site Conditions**

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

**B. Site Access**

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

**C. Site Plan**

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

**D. Parking**

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

## **9. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The project involves the conversion of an accessory SFR and a portion of an existing church into an ~~ARF~~[sober living facility](#). The area to be converted is less than 10,000 square feet. No modifications or physical development is proposed in the exterior of the existing structure. The Project further involves the reduction of the required parking spaces for the existing church from 16 to 13 parking spaces (18.75% reduction). The Project Site is also not located in an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to "unusual circumstances" or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemptions.

## **10. PUBLIC COMMENTS.**

No public comments have been received from the public.

## **11. AGENCY RECOMMENDATIONS.**

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

## **12. LEGAL NOTIFICATION.**

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Whittier Daily News), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On September 8, 2025, a total of 125 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Sunshine Acres Zoned District and to any additional interested parties.

### GENERAL PLAN CONSISTENCY FINDINGS

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

14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

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

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*
- *Policy 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The [ARFsober living facility](#) provides a valued service to the surrounding communities. It contributes to the diversity of community services in the area, which can serve both the local and regional population.

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

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

### ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as an [ARFsober living facility](#) serving seven or more

people is permitted in such zone with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Zone C-3). The approval of this CUP will satisfy this requirement.

16. **REQUIRED YARDS.** While the Project is a request to authorize the legalization of the conversion of an existing accessory SFR and a portion of an existing church to an [ARFsober living facility](#), the Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M). There are no required yards for non-residential developments in the C-3 zone.

17. **HEIGHT.** While the Project is a request to authorize the legalization of the conversion of an existing accessory SFR and a portion of an existing church to an [ARFsober living facility](#), the Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). The maximum height for a structure in the C-3 zone is 13 times the buildable area. The original Plot Plan authorized the construction of a new church at the site on May 6, 1960. PP10302 determined that the church structure complies with the maximum height requirement for the C-3 zones. No changes are proposed that will affect the height of any structure on the Project Site.

18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The Project will provide a total of 14 parking spaces located at the southern and eastern portions of the Project Site. An Occupant Load calculation conducted by County Public Works Building and Safety (“Building and Safety”) on March 10, 2025 determined that the church sanctuary was the largest assembly area at the Project Site, with an Occupant Load of 50 persons. Based on the relevant parking requirement ratio of one parking space required per five persons based on the occupant load of the largest assembly area, the church is required to provide 10 parking spaces. The subject MPDEV will reduce the required parking spaces for the existing church from 10 parking spaces to eight parking spaces.

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

Based on these calculations, a total of 14 parking spaces is required to be provided for both the church and the [ARFsober living facility](#) and 14 parking spaces are provided on site, in compliance with this requirement.

19. **SIGNS.** While the Project is a request to authorize the legalization of the conversion of an existing accessory SFR and a portion of an existing church to an [ARFsober living facility](#), the Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.100 (Business Signs—In Commercial and Industrial Zones). The church has an existing wall sign that is 17 feet and three inches

wide and one foot high. This is in compliance with the maximum allowed sign surface area of 180 square feet for the 60 feet of frontage of the C-3 zoned property.

### **CONDITIONAL USE PERMIT FINDINGS**

20. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site is mostly surrounded by various commercial uses and multi-family residences. The subject [ARFsober living facility](#) has been operating at the Project Site for over 30 years with no reported complaints from the community or zoning violations, except for maintenance issues and its unpermitted status. The approval of the subject CUP and its Conditions of Approval will address both of these concerns. The existing [ARFsober living facility](#) is built entirely from within the existing church structures. No expansion of the development footprint is proposed with the Project. With appropriate developmental and operational uses incorporated as Conditions of Approval of the CUP, the conversion of the accessory SFR and a part of the existing church into an [ARFsober living facility](#) will not result in any significant negative impacts to the neighborhood and surrounding areas, aside from those already present with the existing church.
21. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is 0.39 acres in size with flat topography and mostly regular rectangular shape. The original Plot Plan authorized the construction of a new church at the site on May 6, 1960. The original Plot Plan determined that the existing church structures complies with the Title 22 development standards for the C-3 zones. No changes are proposed that will affect the exterior of any structure on the Project Site.
22. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** Vehicular access to the Project Site is provided by Laurel Avenue, a 60-foot-wide fully improved public street, to the east. Pedestrian only access is also available from Meyer Road, a 90 to 100-foot-wide Major Highway on the County Master Plan of Highways to the north. Both are of sufficient width and are improved as necessary to accommodate the type and quantity of traffic that the existing church and [ARFsober living facility](#) generates.
23. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 20 years.

### MINOR PARKING DEVIATION FINDINGS

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

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

Based on these calculations, a total of 14 parking spaces is required to be provided for both the church and the [ARFsober living facility](#) and 14 parking spaces are provided on site, in compliance with this requirement.

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

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

### **ENVIRONMENTAL FINDINGS**

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

### **ADMINISTRATIVE FINDINGS**

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

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.
- F. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to: a. Avoid traffic congestion; b. Provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities; c. Insure the protection of public health, safety and general welfare; d. Prevent adverse effects on neighboring property; and e. Be in conformity with good zoning practice.
- G. The use, development of land, and application or development standards are suitable from the standpoint of functional development design.

**THEREFORE, THE HEARING OFFICER:**

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

**ACTION DATE:** ~~October 21, 2025~~ December 16, 2025

MM:CVN

8/19/2025

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

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

**PROJECT DESCRIPTION**

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

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9, shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from

which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. The CUP shall terminate on October 21, 2045.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations. **The MPDEV shall not have a termination date.**
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the ~~Adult-Residential Facility~~ sober living facility and satisfaction of Condition No. 2 shall be considered use of this grant.

10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$4,560.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **ten (10)** inspections.

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

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **December 21, 2025**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### **PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT**

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

#### **PERMIT SPECIFIC CONDITIONS – MINOR PARKING DEVIATION**

20. **Scope of Approval (Minor Parking Deviation).** This grant shall further authorize the reduction of the required parking spaces for the existing church from 10 parking spaces to eight parking spaces.

21. **Required Vehicle Parking.** The Permittee shall provide a total of 14 vehicle parking spaces on site.

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

**PROJECT SITE-SPECIFIC CONDITIONS**

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