

REPORT TO THE HEARING OFFICER

DATE ISSUED: January 8, 2026
HEARING DATE: January 20, 2026 AGENDA ITEM: 7
PROJECT NUMBER: PRJ2025-002967-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2025002816
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 510 5th Avenue, La Puente CA 91746
OWNER: New World RTC 1 LP
APPLICANT: Puente Valley Fellowship
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-002967-(1), Conditional Use Permit (“CUP”) Number RPPL2025002816, 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 RPPL2025002816 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Conditional Use Permit (“CUP”) for continued operation and maintenance of an existing church in the A-1-20,000 (Light Agricultural – 20,000 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 and maintenance of an existing 3,396-square-foot, single-story church facility. The development of the church and appurtenant facilities was originally authorized on May 2, 1978, with the approval of CUP 1272. CUP 200500117 was subsequently approved on September 20, 2005 to authorize the continued operation and maintenance of the church. CUP 200500117 expired on September 20, 2025.

Church services are currently provided on Sundays from 11:00 am to 1:00 pm, Tuesdays from 7:30 to 9:00 pm, and Thursdays from 10:30 am to 12:00 noon. Church related meetings are sometimes held at the Project Site on Sunday evenings from 6:30 to 8:00 pm, and an annual Christmas program is held in mid-December from 6:30 to 8:30 pm. The church services are typically attended by 20 to 50 people. Sunday School services used to be offered but is currently not being utilized as the present congregation has no need for it. The church requests the ability to offer it at any time it needs to do so again. No new development is proposed as part of this CUP.

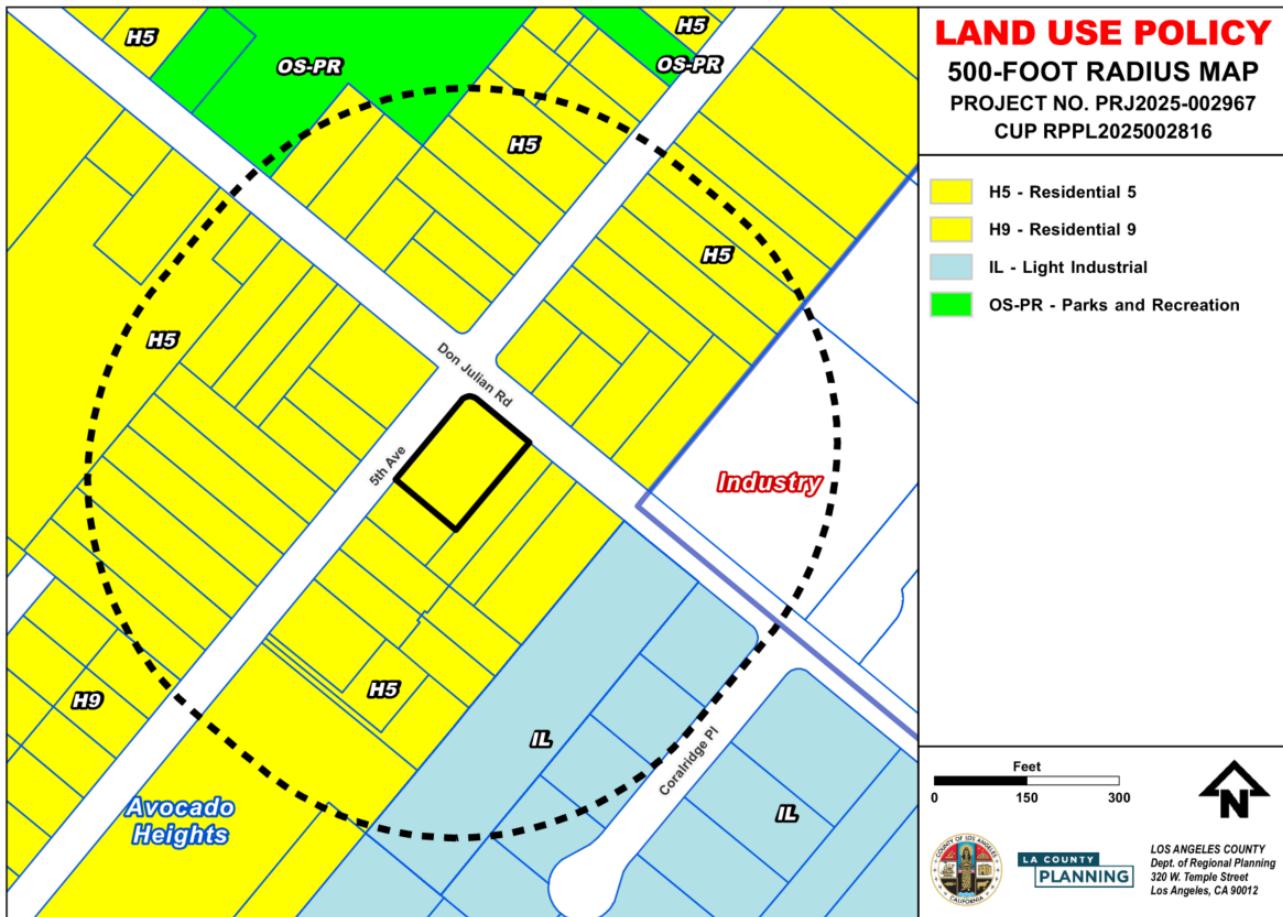
Church activities authorized by this grant may include weddings, baptisms and birthday or anniversary celebrations held for members of the congregation only, not to exceed a collective average of one per month. All activities at the site are required to cease by 10:00 pm. Any gathering or fund-raising event that is to take place outdoors or after 10:00 pm or that will exceed an attendance of 180 persons, shall require an approved Special Events Permit in accordance with County Code. Special Events Permits may be issued for a maximum of six (6) weekend events or seven (7) days during any 12-month period.

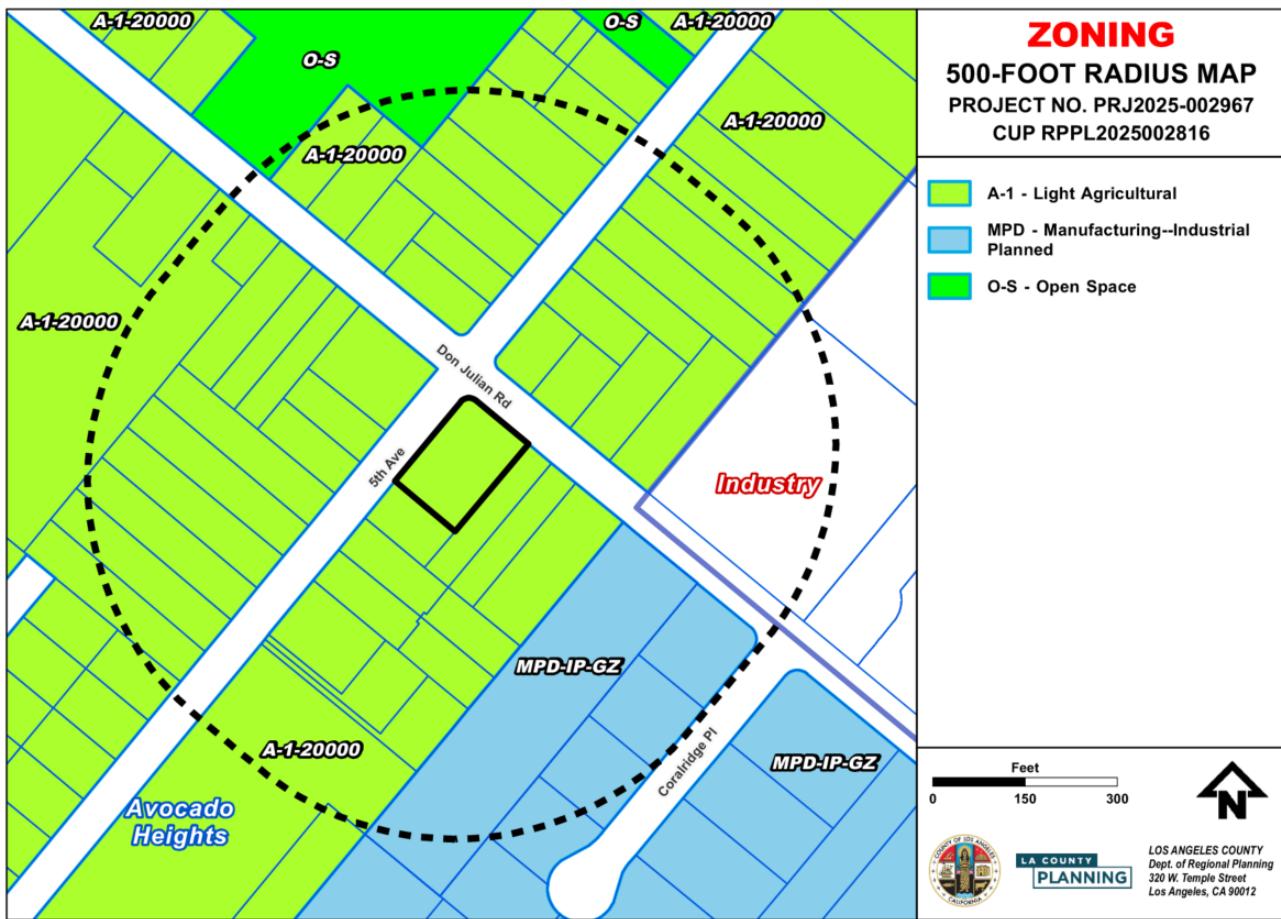
No grant term is proposed by Staff for this CUP.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H5 (Residential 5 – 0 to 5 Dwelling Units per Acre)	A-1-20,000	Church
NORTH	H5	A-1-20,000	Single-Family Residences ("SFRs")
EAST	H5, City of Industry	A-1-20,000, City of Industry	SFRs, warehouse
SOUTH	H5, IL (Light Industrial)	A-1-20,000, MPD-IP-GZ (Manufacturing Planned Development – Industrial Preservation – Green Zones)	SFRs, warehouse
WEST	H5	A-1-20,000	SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4291	A-1	10/11/1943
5122	A-1-10,000	5/25/1948
5902_Part_A	A-1-10,000	1/29/1962
20030075z	A-1-20,000	10/28/2003

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP 1272	Establishment of a church and appurtenant facilities	5/2/1978
CUP 03-005	Continued operation of existing church	9/20/2005

C. Violations

No zoning violations were found on record.

ANALYSIS

A. Land Use Compatibility

The existing church is located in a predominantly single-family residential area, with an industrial area in the City of Industry further to the northwest. The surrounding residences are sufficiently buffered from the subject church by concrete block walls, landscaping, existing structures, a parking lot and the 50-foot widths of Don Julian Road and 5th Avenue. With the imposition 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 has been in operation for almost 50 years with no reported concerns from the community. With the imposition 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 not expected to have any adverse impacts on the surrounding neighborhood.

C. Design Compatibility

The existing church structure was established almost 50 years ago and is designed to be compatible with the surrounding residences. It is in good condition and well-integrated and compatible with the surrounding areas.

Pursuant to Chapter 22.366 (East San Gabriel Valley Planning Area Standards District) and Section 22.366.080 (Avocado Heights Community Standards District) of the County Code, the Project is also subject to the requirements of the East San Gabriel Valley Planning Area Standards District (“PASD”) and Avocado Heights Community Standards District (“CSD”). No additional requirements from the PASD or CSD are applicable to this Project.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and East San Gabriel Valley Area 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 appurtenant facilities. No modifications or physical development is being requested at this time. The Project Site is not in a hazardous waste site, scenic highway, 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 solicited nor received any comments from other County departments at the time of report preparation.

B. Other Agency Comments and Recommendations

Staff has not received any comments from non-County agencies at the time of report preparation.

C. Public Comments

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

Report
Reviewed By:

Maria Masis

Maria Masis, AICP, Supervising Regional Planner

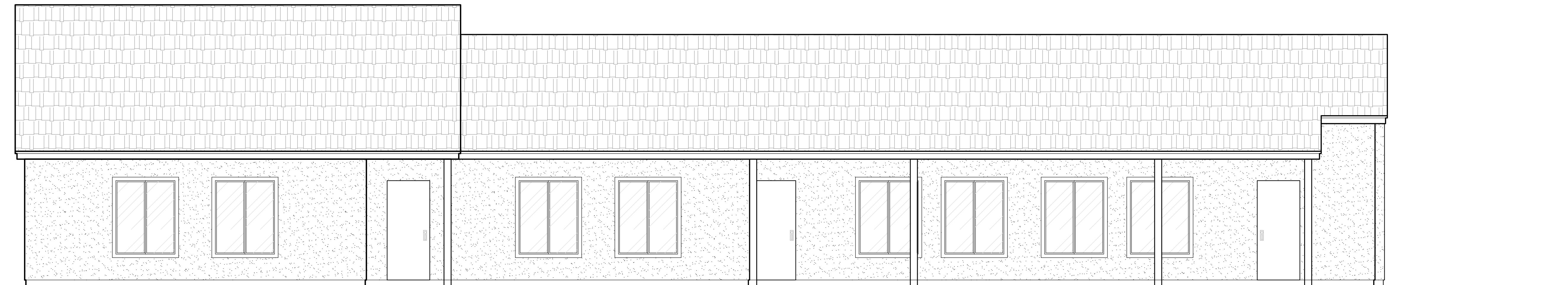
Report
Approved By:

Susan Tae

Susan Tae, AICP, Assistant Administrator

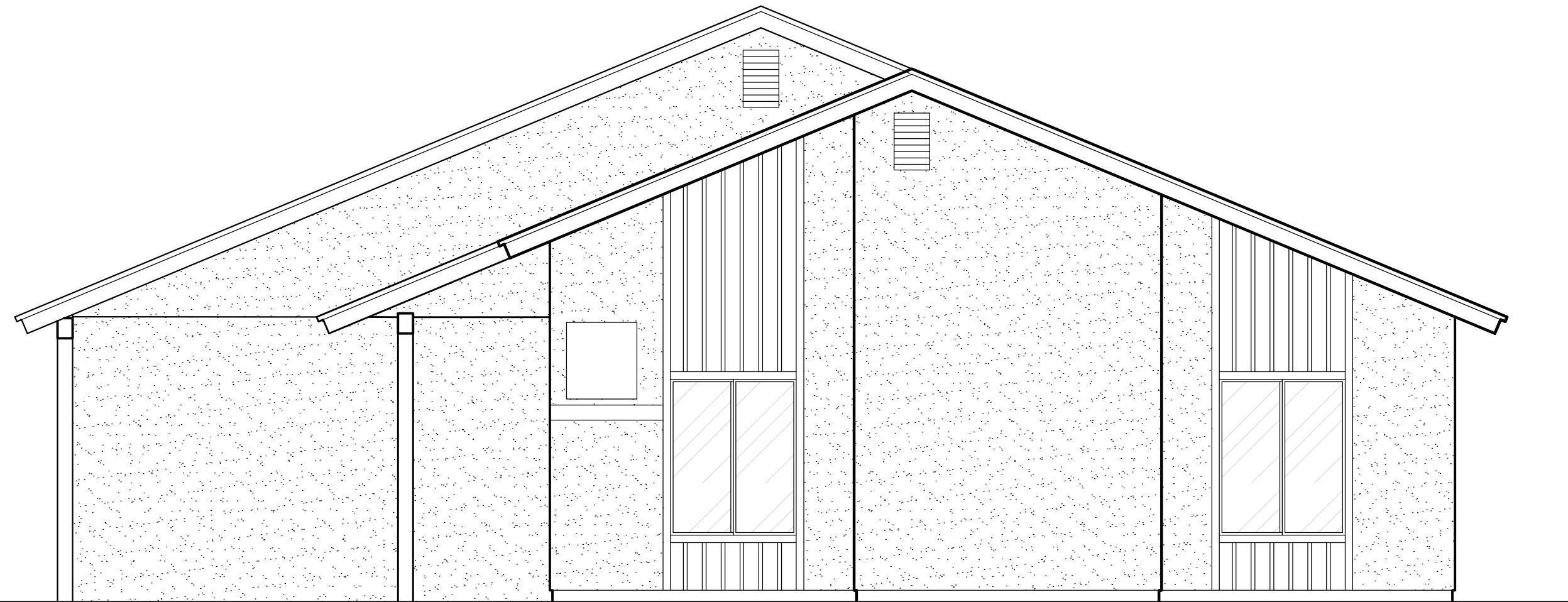
LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Public Correspondence
EXHIBIT J	Previous Approval (CUP 201500117)



DON JULIAN RD ELEVATION

SCALE: 1/4" = 1'-0"



5TH AVE ELEVATION

SCALE: 1/4" = 1'-0"



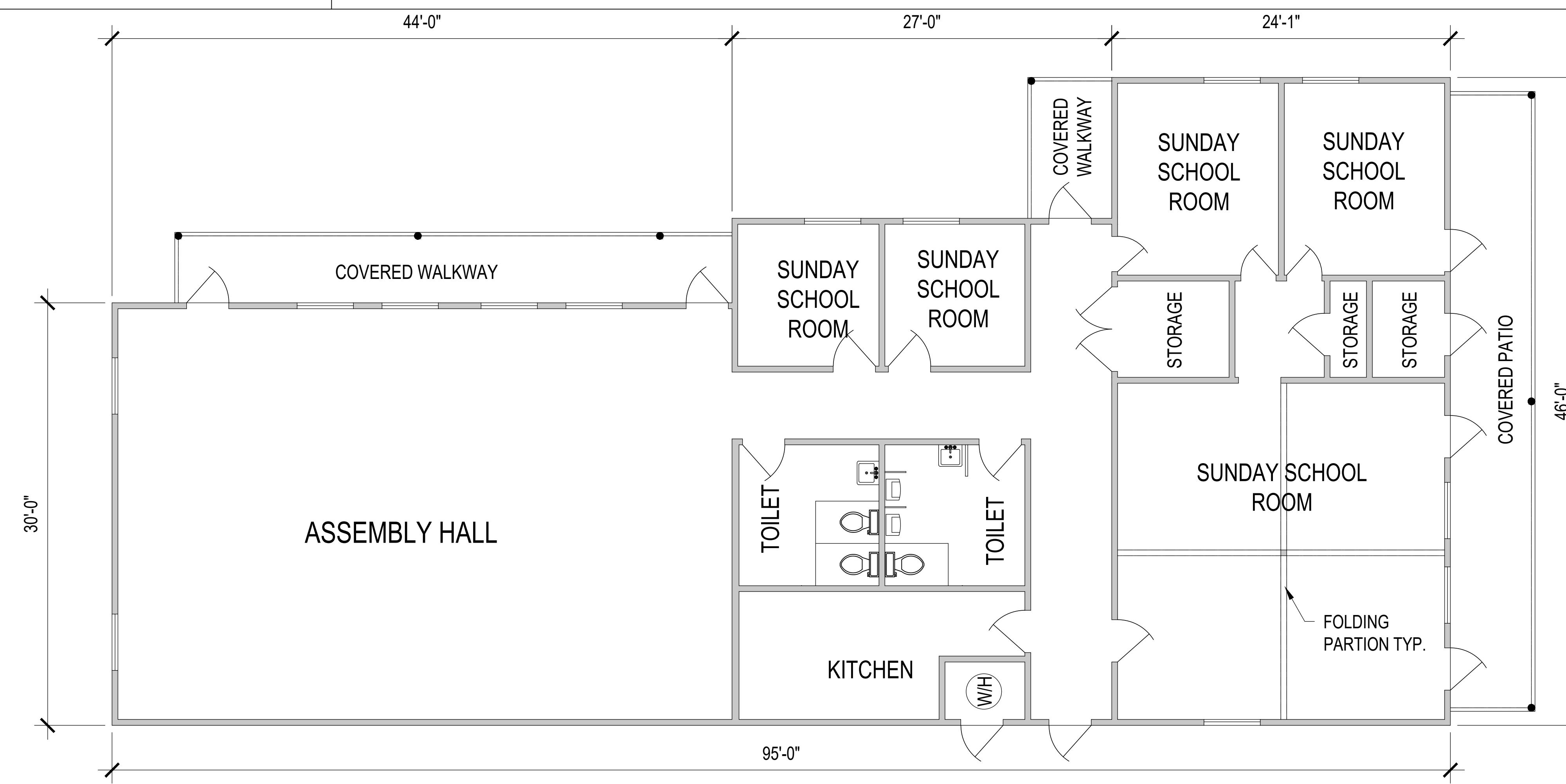
DON JULIAN RD PHOTO ELEVATION

SCALE: N.T.S.



5TH AVE PHOTO ELEVATION

SCALE: N.T.S.



FLOOR PLAN

SCALE: 3/16" = 1'-0"

PUENTE VALLEY FELLOWSHIP
510 SOUTH FIFTH AVE.
LA PUENTE, CA.
ATTN: ROBERT MEYERS

Date 3 / 05 / 2025
Scale AS NOTED
Drawn MORENO
Job 25-052
Sheet A2

More Services
JOE MORENO
(626) 350-5944
moreservices@sbxglobal.net
OWNERSHIP / OCCUPANTS LIST - RADUS MAPS - LAND USE
PLANS - MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE EL MONTE, CA 91732 - FAX (626)350-1532

EXISTING FLOOR PLAN,
ELEVATIONS & EXISTING
PHOTO ELEVATIONS

Revisions
By

PROJECT SUMMARY

OWNER / APPLICANT

Puente Valley Fellowship

MAP/EXHIBIT DATE

3/5/2025

PROJECT OVERVIEW

Continued operation and maintenance of an existing church and appurtenant facilities. No physical development is proposed.

LOCATION

510 5th Avenue, La Puente CA 91746

ACCESS

5th Avenue and Don Julian Road

ASSESSORS PARCEL NUMBER(S)

8206-021-026

SITE AREA

0.54 Acres

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

ZONED DISTRICT

Puente

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

H5 (Residential 5)

ZONE

A-1-20,000

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

East San Gabriel Valley Planning Area Standards District (PASD), Avocado Heights Community Standards District (CSD)

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.366.060 (PASD Area Wide Development Standards)
 - Section 22.366.070 (PASD Zone Specific Development Standards)
 - Section 22.366.080 (Avocado Heights Community Standards District)
 - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:

Carl Nadela

PHONE NUMBER:

(213) 893 - 7010

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-002967-(1)
CONDITIONAL USE PERMIT NO. RPPL2025002816

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. **RPPL2025002816** on January 20, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Puente Valley Fellowship ("Permittee"), requests the CUP to authorize the continued operation of an existing church and appurtenant facilities ("Project") on a property located at 510 5th Avenue, in the unincorporated community of Avocado Heights ("Project Site") in the A-1-20,000 (Light Agricultural – 20,000 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).** The development of the church and appurtenant facilities was originally authorized on May 2, 1978, with the approval of CUP 1272. CUP 200500117 was subsequently approved on September 20, 2005 to authorize the continued operation and maintenance of the church. CUP 200500117 expired on September 20, 2025.
5. **LAND USE DESIGNATION.** The Project Site is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre) land use category of the East San Gabriel Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned A-1-20,000. 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. The Project Site is also located within the East San Gabriel Valley Planning Area Standards District ("PASD") and Avocado Heights Community Standards District ("CSD").

7. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H5	A-1-20,000	Single-Family Residences (“SFRs”)
EAST	H5, City of Industry	A-1-20,000, City of Industry	SFRs, warehouse
SOUTH	H5, IL (Light Industrial)	A-1-20,000, MPD-IP-GZ (Manufacturing Planned Development – Industrial Preservation – Green Zones)	SFRs, warehouse
WEST	H5	A-1-20,000	SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.54 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 appurtenant facilities.

B. Site Access

The Project Site is accessible via 5th Avenue, a 50-foot-wide public street to the northwest, and Don Julian Road, a 50-foot-wide public street to the northeast. Primary access to the Project Site is via two ingress/egress driveways - one on 5th Avenue to the northwest and one on Don Julian Road to the northeast.

C. Site Plan

The site plan depicts the Project Site with the church building located in the back or southern side of the Project Site. A parking lot is located in the front or northern portion of the Project Site. Ingress and egress to the Project Site is provided by two ingress/egress driveways: one on 5th Avenue to the northwest and one on Don Julian Road to the northeast. A Floor Plan shows the interior layout of the existing church, with the assembly hall located on the western portion and several Sunday school rooms located on the eastern portion. Sunday school services are currently not being offered in the church. At this time, the Sunday school rooms are being used as meeting rooms and storage. Architectural and photo elevations also show the exterior views of the existing church.

D. Parking

The Project will provide 37 parking spaces in a parking lot located at the northern portion of the Project Site. CUP 1272 required a total of 36 parking spaces when the development of the church was originally authorized.

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 appurtenant facilities. No modifications or physical development are being requested at this time. The Project Site is not in a hazardous waste site, near a scenic highway nor in 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. PUBLIC COMMENTS.

No comments were received from the public about this Project.

11. AGENCY RECOMMENDATIONS.

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

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, and newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 10, 2025, a total of 127 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the H5 land use designation is intended for single-family residences. Churches are occasionally located within residential neighborhoods and can be compatible provided they are 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.

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

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

- *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.*

Except for areas within the City of Industry further to the northeast, the areas surrounding the Project Site are predominantly single-family residential. The existing church contributes to the variety and diversity of community-serving uses available to the residents living 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.*

Except for areas within the City of Industry further to the northeast, the areas surrounding the Project Site are predominantly single-family residential. It is important to preserve this character and ensure that the non-residential uses that are located around this area do not have significant adverse impacts on the residential neighborhood. The existing church is sufficiently buffered from the surrounding residential areas by concrete block walls, landscaping, existing structures, a parking lot and the 50-foot widths of Don Julian Road and 5th Avenue. With the imposition of adequate operational controls such as allowed hours of operations, restrictions on outdoor events and a maximum occupancy limit, the continuation of the existing church is not expected to result in any adverse impacts on these surrounding areas.

The following policy of the Area Plan are applicable to the project:

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

As mentioned above, except for areas within the City of Industry further to the northeast, the areas surrounding the Project Site are predominantly single-family residential. The existing church is sufficiently buffered from the residential areas by concrete block walls, landscaping, existing structures, a parking lot and the 50-foot widths of Don Julian Road and 5th Avenue. With the imposition of adequate operational controls such as allowed hours of operations, restrictions on outdoor

events and a maximum occupancy limit, the continuation of the existing church and possible future Sunday School activities are not expected to result in any adverse impacts on these surrounding areas.

ZONING CODE CONSISTENCY FINDINGS

- 15. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification as a church is 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).
- 16. 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 structure is set back from the front (northeast), side (northwest and east) and rear (south) property lines by approximately 135 feet, 20 feet and nine feet, and five 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.
- 17. 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 structure of the church is single-story, which is well under the maximum allowed height of 35 feet for properties in the A-1 zone.
- 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). There are 37 parking spaces provided in a parking lot located at the northern portion of the Project Site. CUP 1272 required a total of 36 parking spaces when the development of the church was originally authorized. The CUP includes a condition to limit the maximum occupancy load of the church to 180 persons. The number of parking spaces provided at the Project Site is in compliance with the requirements of Title 22 (Planning and Zoning) of the County Code.
- 19. SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs). There is one small 26-inch by 30-inch sign located on the northwestern face of the building. This is in compliance with the 165 square feet of total sign surface area that may be allowed for the 283 feet of total street frontage of the Project Site.
- 20. PLANNING AREA STANDARDS DISTRICT (“PASD”).** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.366 (East San Gabriel Valley PASD). The East San Gabriel Valley PASD has no additional relevant additional regulations or development standards aside from those already previously discussed, such as signs, parking, height and required yards.
- 21. COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is consistent with the standards identified in Section 22.366.080 (Avocado Heights CSD). The Avocado 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.

22. GRANT TERM. The Hearing Officer finds that since the existing church has been in operation for almost 50 years with no reported concerns from the community and adequate operational controls are in place to ensure continued compatibility between the Project and the surrounding land uses, including hours of operation, restrictions on outdoor events and a maximum occupancy limit, it is not necessary to limit the CUP to a specified grant term.

CONDITIONAL USE PERMIT FINDINGS

23. 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 is located in a predominantly single-family residential area, with an industrial area in the City of Industry further to the northwest. The surrounding residences are sufficiently buffered from the subject church by concrete block walls, landscaping, existing structures, a parking lot and the 50-foot widths of Don Julian Road and 5th Avenue. The existing church has been in operation for almost 50 years with no reported concerns from the community. With the imposition 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 not expected to have any adverse impacts on the surrounding neighborhood.

24. 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 0.54 acres in size and has a regular rectangular shape with a flat topography. It is adequate to meet the requirements and development standards of Title 22 (Planning and Zoning) of the County Code.

25. 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 5th Avenue, a 50-foot-wide public street to the northwest, and Don Julian Road, a 50-foot-wide public street to the northeast. These are sufficient to accommodate the kind and quantity of traffic that the existing church has been generating for almost 50 years of its operations.

ENVIRONMENTAL FINDINGS

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

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities, categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025002816**, subject to the attached conditions.

ACTION DATE: January 20, 2026

MM:CN
12/4/2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-002967-(1)
CONDITIONAL USE PERMIT NO. RPPL2025002816

PROJECT DESCRIPTION

The project is for the continuation of an existing church and appurtenant facilities 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. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval 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.

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 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. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the existing church and satisfaction of Condition No. 2 shall be considered use of this grant.
9. **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 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 **\$2,280.00**, 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). 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.

10. **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 Chapter 22.238 of the County Code.
11. **County Fire Code.** 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.
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. **Maintenance.** The subject property shall be neatly maintained and kept free of debris, trash, lumber, overgrown or dead vegetation. 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.
15. **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 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.

16. **Rewards 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, a modified Exhibit "A" shall be submitted to LA County Planning within 60 days of the date of final approval.
17. **Subsequent Rewards to the Exhibit "A."** 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.
18. **Conditions of Approval Maintained on the Premises.** 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

19. **Scope of Approval.** This grant shall authorize the continued operation of an existing church and appurtenant facilities, including Sunday School activities during church hours.
20. **Occupancy.** The maximum occupancy of the church hall shall be 180 persons.
21. **Parking.** The Permittee shall provide a minimum of 36 on-site parking spaces, including two accessible spaces, including one van-accessible; such accessible parking spaces shall be clearly marked and reserved for use by persons with disabilities. 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.
22. **Outside Storage.** Outside storage of materials, including inoperable vehicles, shall be prohibited on the property.
23. **Setbacks.** Recreational vehicles, motor homes, and trailers shall be prohibited from parking within any required yard/setback area.
24. **Trash Containers.** 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.
25. **Sounds.** 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.

26. **Operating Hours.** All activities at the site shall cease by 10:00 pm.
27. **Church Events.** All church activities shall be held indoors unless a Special Events Permit has first been obtained. 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.
28. **Special Events Permit.** Any gathering or fund-raising event that is to take place outdoors or outside of the permitted hours in Condition No. 26 or that will exceed an attendance of 180 persons, shall require an approved Special Events Permit in accordance with County Code. Special Events Permits may be issued for a maximum of six (6) weekend events or seven (7) days during any 12-month period.
29. **Use of Facility.** The Project Site shall not be rented to or used by non-congregation members for private events or celebrations.
30. **Alcoholic Beverages.** The sale or consumption of alcoholic beverages on-site shall be prohibited.
31. **Lighting.** 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.
32. **Contact Information.** 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.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

THE PROPOSED USE IS FOR A RENEWAL OF THE EXISTING CUP. IT WAS FOUND IN PREVIOUS APPROVALS TO BE CONSISTANT WITH THE GENERAL PLAN LAND USE POLICY FOR THE DESIGNATED 1 (LOW DENSITY RESIDENTIAL 1 TO 6 DENSITY UNITS PER ACRE). A VARIETY OF USE TYPES AND INTENSITIES PRESENTLY EXIST IN THE GENERAL AREA AND THE CONTINUED USE OF THE EXISTING CHURCH WILL MAINTAIN ITS CONSISTENCY WITH THE GENERAL PLAN LAND USE POLICY AS IN THE PAST.

B.2 The requested use at the location proposed will not:

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

THE CONTINUED USE OF THE EXISTING APPROVED CUP WILL NOT CHANGE ANY AFFECTS UPON THE QUALITIES OF HEALTH, PEACE, COMFORT OR WELFARE IN THE AREA. IT WILL NOT CHANGE ANY ASPECT OF PROPERTIES, THE USE OR ENJOYMENT OF OTHERS IN THE VICINITY. THE EXISTING CHURCH USE WILL CONTINUE TO BE A GOOD NEIGHBOR TO ALL IN THE AREA AND WILL CONTINUE TO MEET THE GOALS OF THE COMMUNITY TO MAINTAIN AND ENHANCE THE QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS AS OUTLINED IN THE COMMUNITY GENERAL PLAN POLICY. THERE HAVE BEEN NO ENFORCEMENT CASES NOR PAST OPPOSITION TO THE CHURCH SINCE IT OPENED ITS DOORS IN 1983.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THE SITE AND USE HAVE BEEN ADEQUATELY MEETING THE STANDARDS NECESSARY TO MEET THE REQUIREMENTS OF TITLE 22 OF THE CODE AS PER PREVIOUS APPROVALS. THERE HAVE BEEN NO CHANGES WITH THE EXCEPTION OF THE ADDITION OF THE RIDING TRAIL IN THE PUBLIC RIGHT OF WAY FRONTING THE PROPERTY BY THE COUNTY. THE SITE/USE WILL MAINTAIN PRESENT CONDITIONS WITH NO CHANGES: THE 3,396 SQ. FT. CHURCH FACILITY WITH ASSEMBLY HALL, SUNDAY SCHOOL ROOMS, STORAGE, KITCHEN AND BATHROOMS/ 37 SPACE PARKING, COVERED PATIO, PAVED CIRCULATION SURFACE, LANDSCAPE PLANTERS AND YARD AREAS. THE USE HAS SUCCESSFULLY INTEGRATED INTO THE COMMUNITY AND HAS MAINTAINED ALL THE DEVELOPMENT FEATURES ON SITE.

B.4 The proposed site is adequately served:

- 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
- b. By other public or private service facilities as are required.

THE SITE HAS MORE THAN ADEQUATELY BEEN SERVED BY THE STREETS IN ALL CAPACITIES NECESSARY TO CONTINUE TO MEET THE USE AND SURROUNDING USES. THE SITE FRONTS ALONG 5TH AVE. (60 FT. ROW) AT THE INTERSECTION OF DON JULIAN RD. (60 FT. ROW). THE LOCAL STREETS ARE ACCESSIBLE TO MAJOR ARTERIALS TO THE EAST TO 7TH AVE. AND TO THE NORTH TO VALLEY BLVD. THE SITE IS ACCESSED BY 2 -25 FT INGRESS/EGRESS DRIVES, ONE ON EACH STREET. THE ACCESS POINTS ALLOW FOR EASY INTEGRATION ONTO THE ADJACENT ROADWAYS. THE SITE/USE HAS SUCCESFULLY OPERATED TO MAINTAIN A LOW IMPACT ON THE EXISTING TRAFFIC AND WILL NOT INCREASE THE AMOUNT OF TRIPS INTO OR OUT OF THE SITE. THE SITE WILL CONTINUE TO BE FULLY SERVED BY BOTH PUBLIC AND PRIVATE SERVICES FACILITIES.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: December 18, 2025
PROJECT NUMBER: PRJ2024-000093-(1)
PERMIT NUMBER(S): CUP RPPL2024001108
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 510 5th Avenue, La Puente CA 91746
OWNER: New World RTC 1 LP
APPLICANT: Puente Valley Fellowship
CASE PLANNER: Carl Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

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

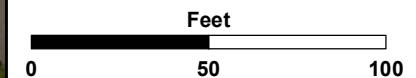
The Project involves the continued operation of an existing church. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to a historical resource, a hazardous waste site, 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 and a maximum occupancy limit, 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. PRJ2025-002967
CUP RPPL2025002816

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



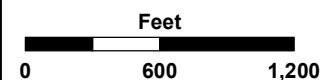
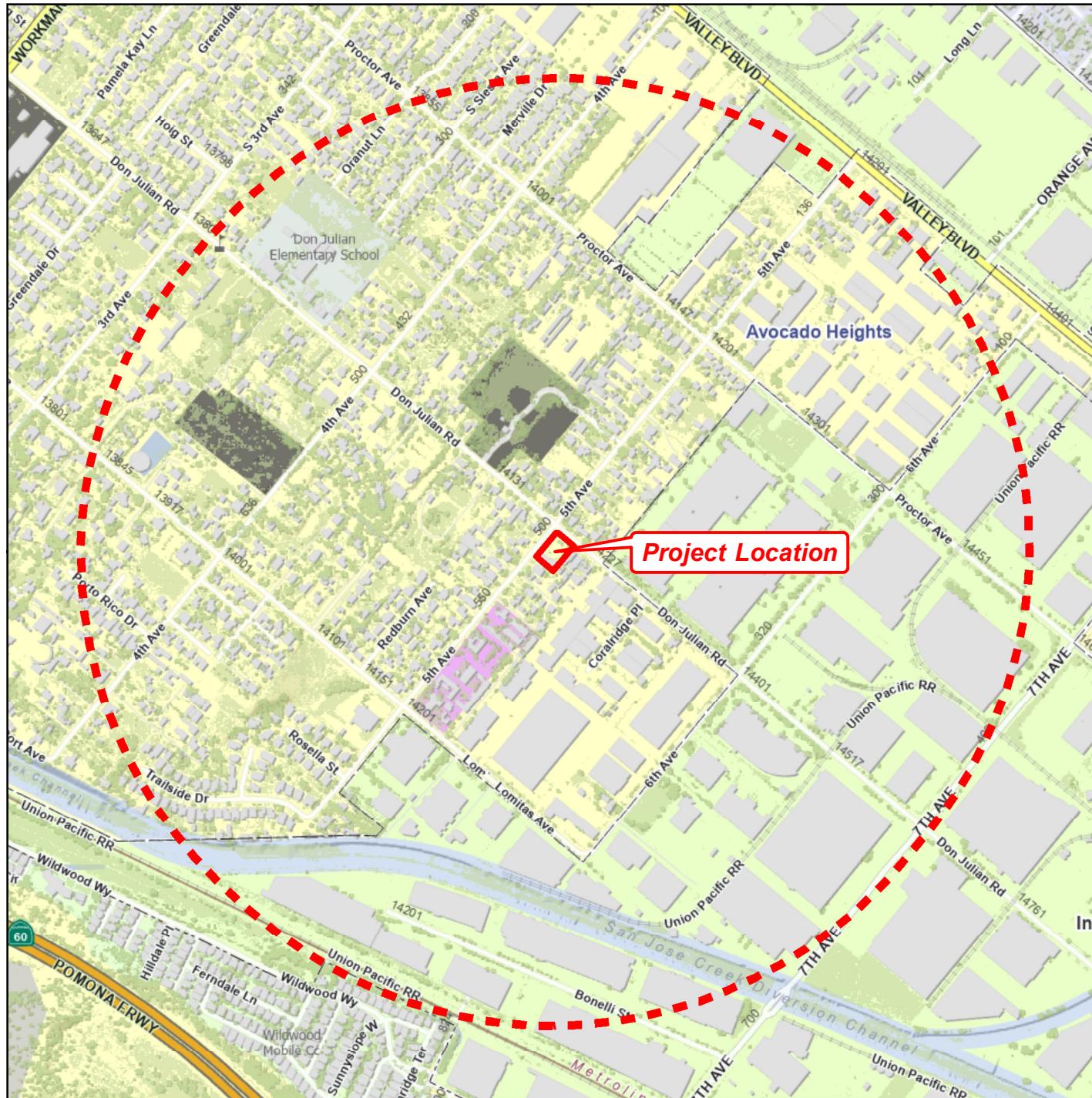
LA COUNTY
PLANNING

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

HALF-MILE RADIUS

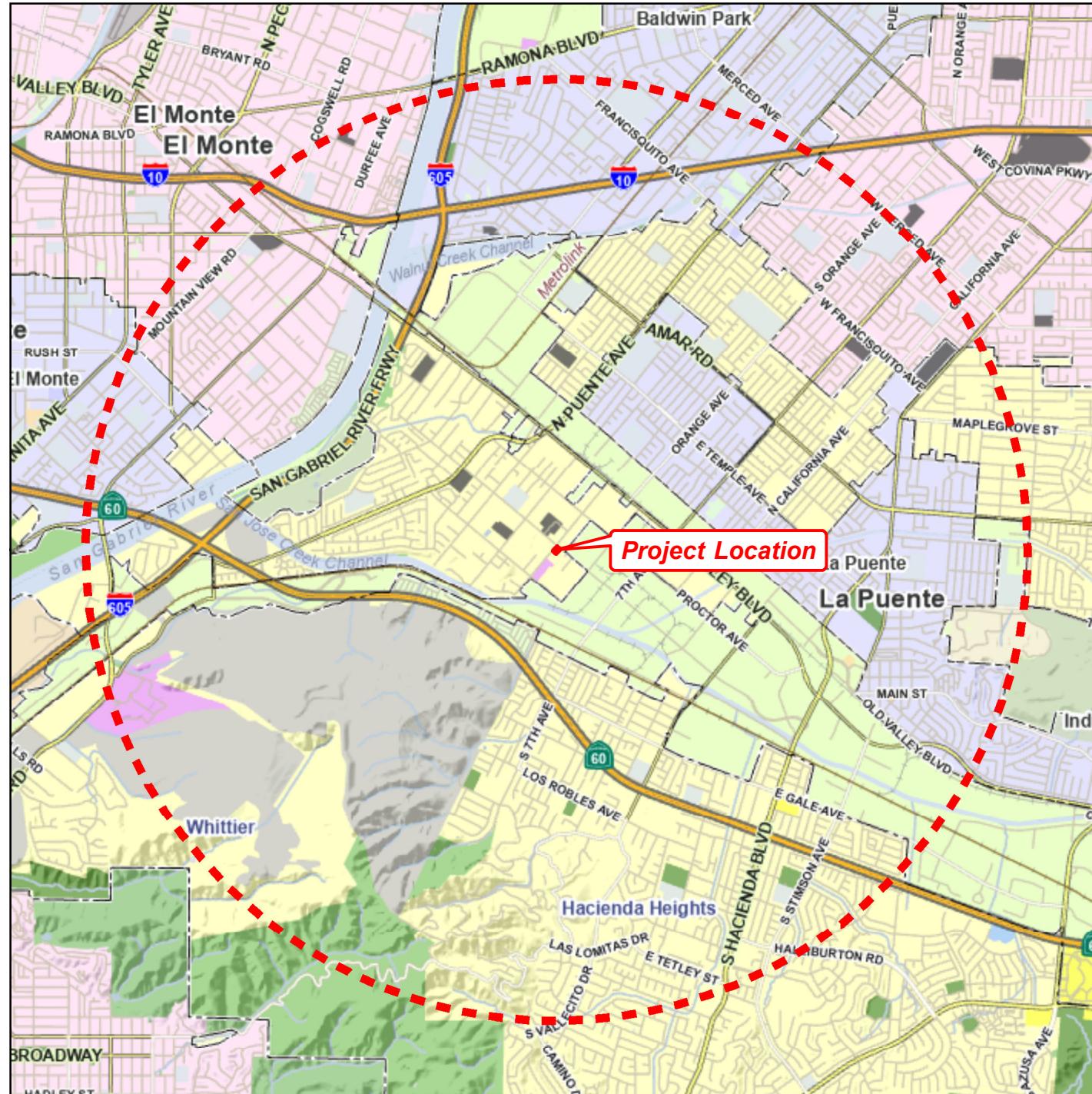
LOCATOR MAP

PROJECT NO. PRJ2025-002967
CUP RPPL2025002816

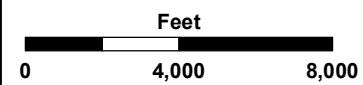


LA COUNTY
PLANNING

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

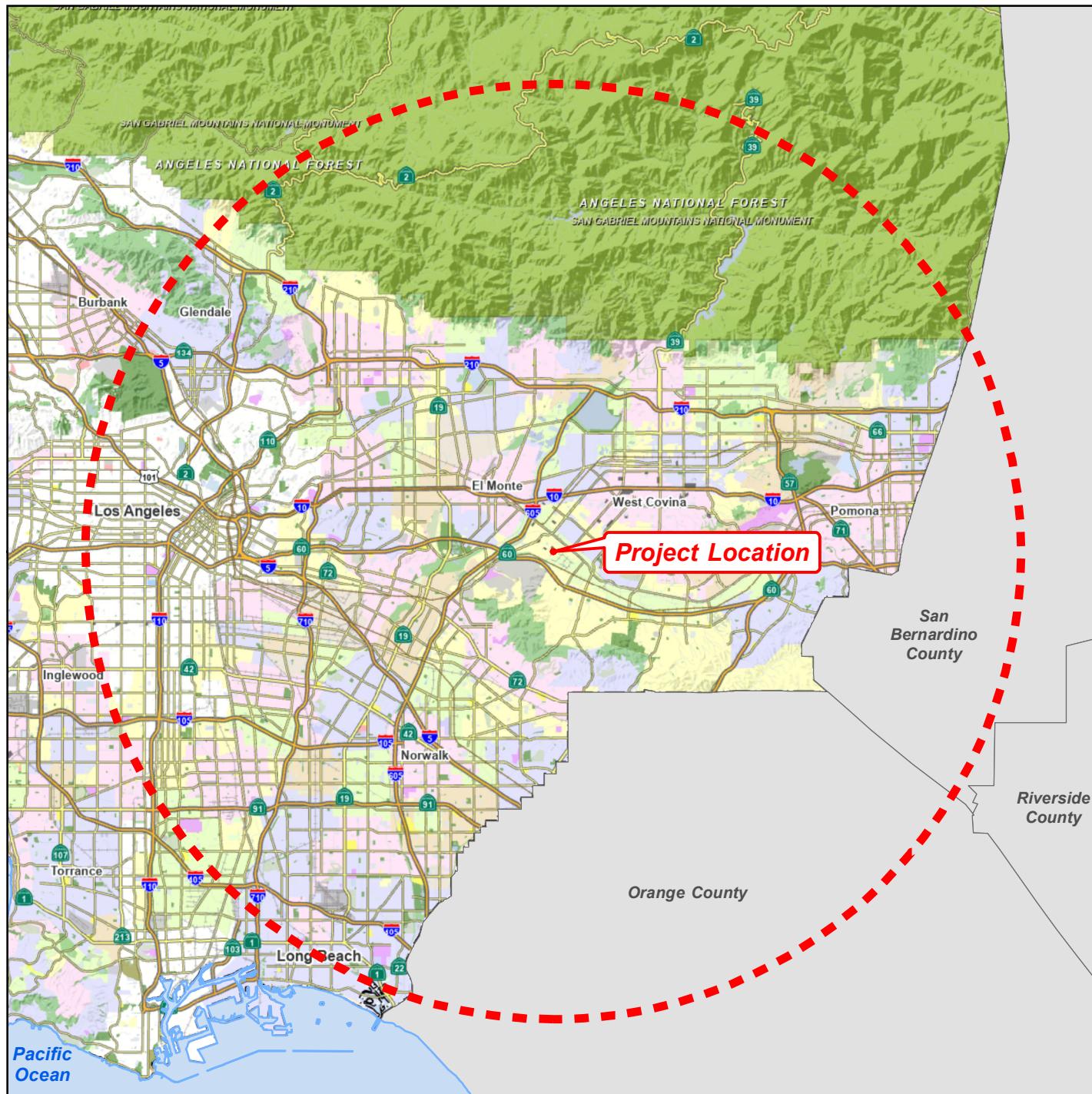


3-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2025-002967
CUP RPPL2025002816



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. PRJ2025-002967
CUP RPPL2025002816



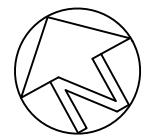
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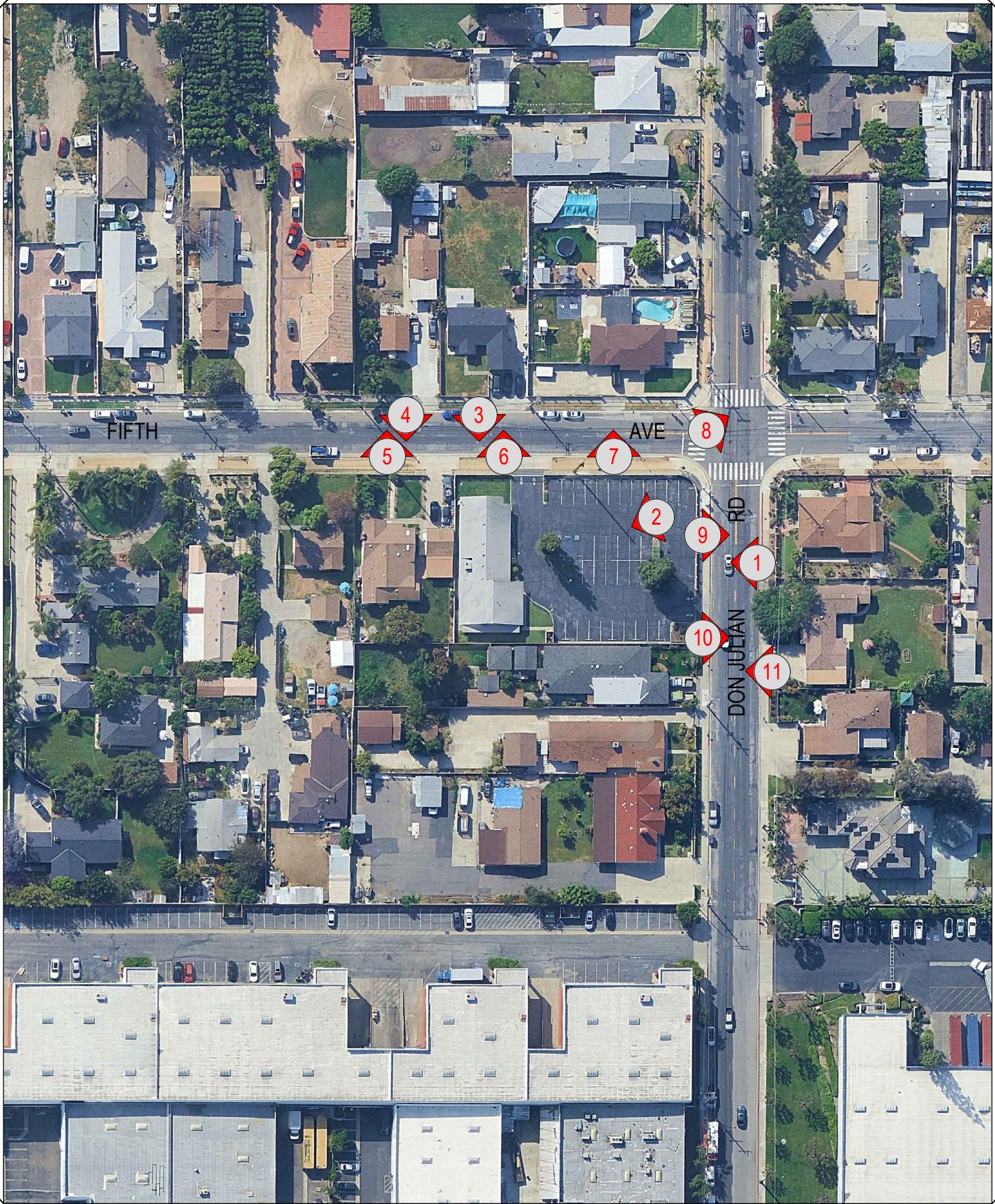
PROJECT INFORMATION

510 S. FIFTH AVE.

LA PUENTE, CA.



SHEET 1 OF 7



PROJECT INFORMATION

510 S. FIFTH AVE.
LA PUENTE, CA.

SHEET 2 OF 7



1

SUBJECT SITE: 510 S. 5TH AVE.
VIEW FROM DON JULIAN RD LOOKING SOUTH



2

SUBJECT BUILDING: 510 S. 5TH AVE.
VIEW FROM PARKING LOT LOOKING SOUTH

PROJECT INFORMATION

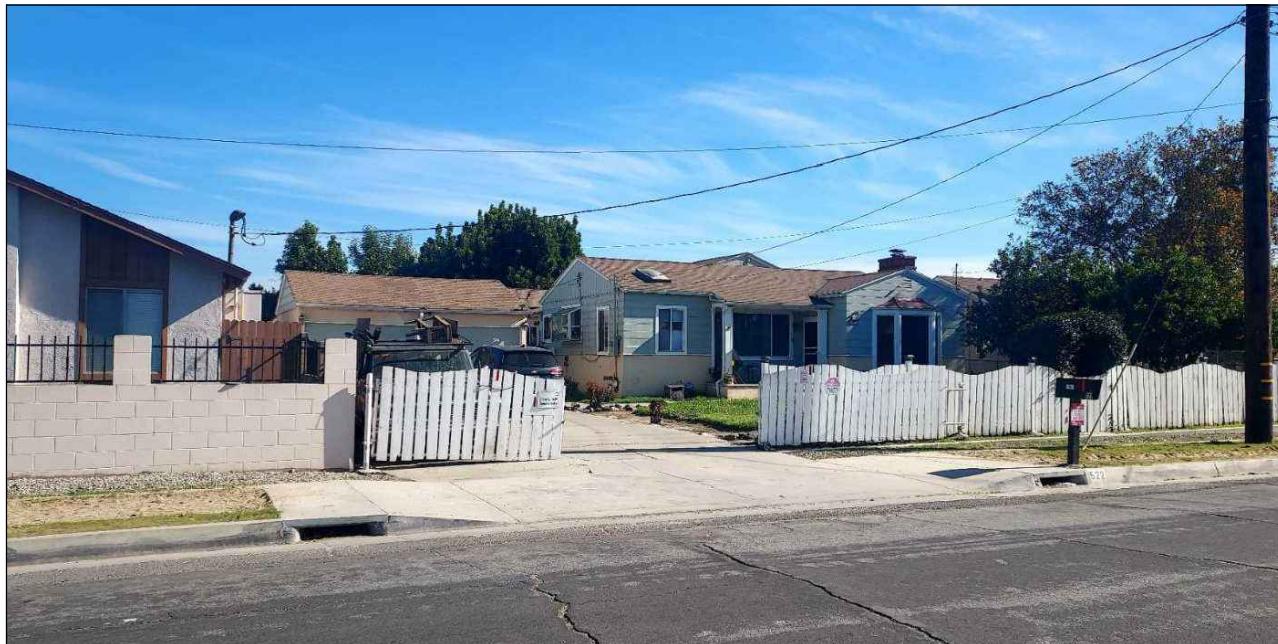
510 S. FIFTH AVE.
LA PUENTE, CA.

SHEET 3 OF 7



3

SUBJECT SITE: 510 S. 5TH AVE.
VIEW FROM 5TH AVE LOOKING SOUTH-EAST



4

522 S. 5TH AVE.
VIEW FROM 5TH AVE LOOKING SOUTH-EAST

PROJECT INFORMATION

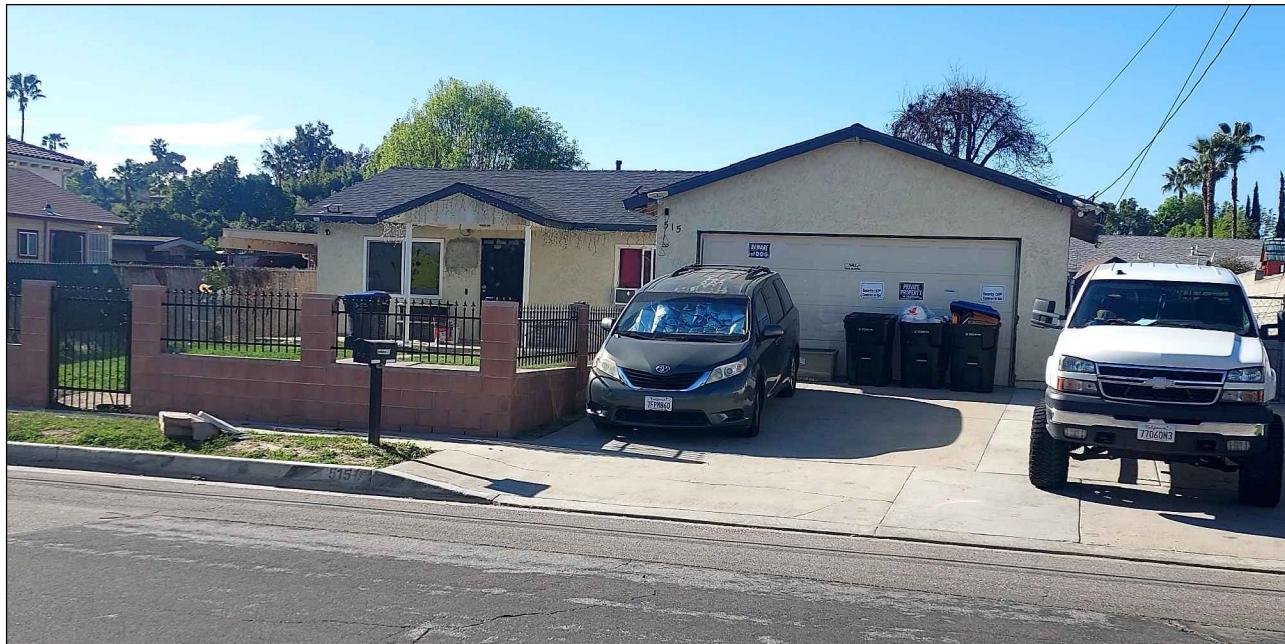
510 S. FIFTH AVE.
LA PUENTE, CA.

SHEET 4 OF 7



5

521 S. 5TH AVE.
VIEW FROM 5TH AVE LOOKING NORTH-WEST



6

515 S. 5TH AVE.
VIEW FROM 5TH AVE LOOKING NORTH-WEST

PROJECT INFORMATION

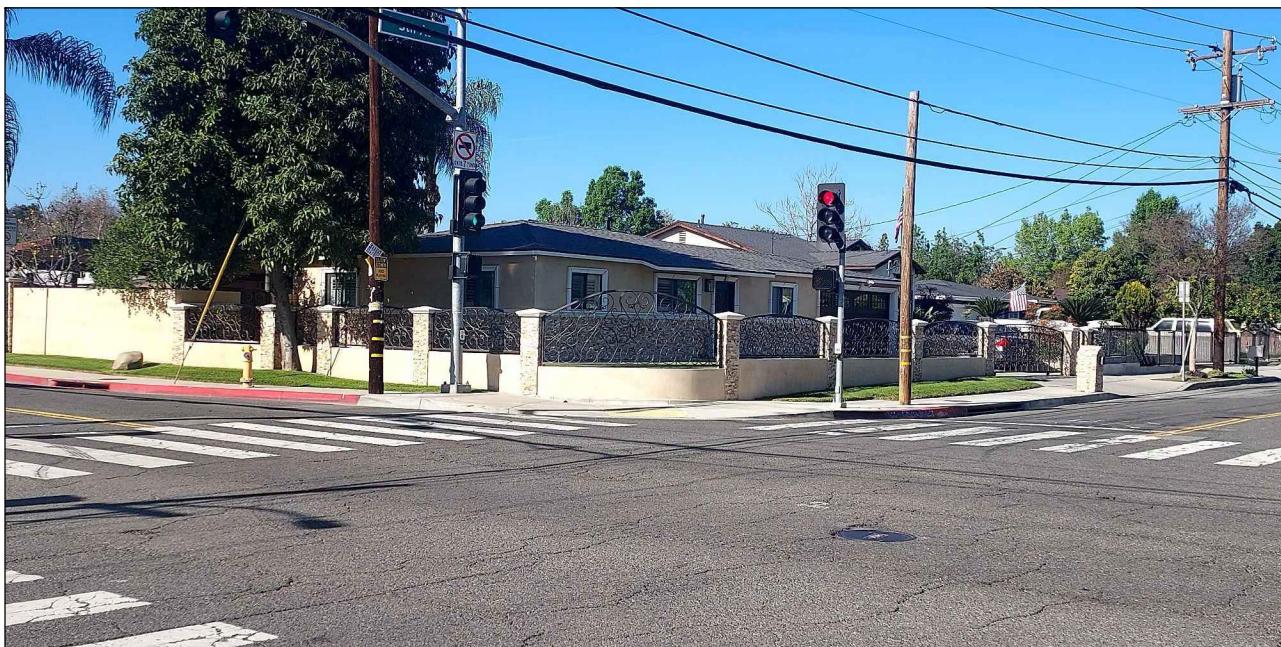
510 S. FIFTH AVE.
LA PUENTE, CA.

SHEET 5 OF 7



7

505 S. 5TH AVE.
VIEW FROM 5TH AVE LOOKING NORTH-WEST



8

463 S. 5TH AVE.
VIEW FROM 5TH AVE LOOKING NORTH

PROJECT INFORMATION

510 S. FIFTH AVE.
LA PUENTE, CA.

SHEET 5 OF 7



9

450 S. 5TH AVE.
VIEW FROM DON JULIAN RD LOOKING NORTH-EAST



10

14215 DON JULIAN RD.
VIEW FROM DON JULIAN RD LOOKING NORTH-EAST

PROJECT INFORMATION

510 S. FIFTH AVE.
LA PUENTE, CA.

SHEET 5 OF 7



11

14216 DON JULIAN RD.
VIEW FROM DON JULIAN RD LOOKING SOUTH-WEST



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



September 29, 2005

Z.E.
James E. Hartl AICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Paul S. Harlan
16202 La Monde Street
Hacienda Heights, CA 91745-4233

**RE: PROJECT NO. R2005-01988-(1)
CONDITIONAL USE PERMIT RCUPT200500117
510 SOUTH 5TH AVENUE, LA PUENTE**

To authorize the continued operation of an existing church.

Dear Applicant:

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

Condition Number 3 requires that the permittee must file an affidavit accepting the conditions before these grants become effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 calendar days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Adrienne Ng in the Zoning Permits Section I at (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: To authorize the continued use of an existing church.

PROCEEDINGS BEFORE THE HEARING OFFICER:

September 20, 2005 Public Hearing

A duly noticed public hearing was held on September 20, 2005. The applicant was sworn in and testified in favor of the project. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

There being no further testimony, the Hearing Officer closed the public hearing, expressed his intent to approve the subject project, subject to the conditions recommended by staff, and directed staff to prepare the findings and conditions for approval.

Findings

1. The applicant, Fifth and Don Julian - A Partnership, is requesting the authorization for the continued use of an existing church. The existing 3,396 square foot, single story church facility has been in operation since 1983. The facility also includes child daycare during church services only.
2. The subject parcel is located at 510 South Fifth Avenue, within the community of Avocado Heights in the Puente Zoned District.
3. The 24,248 square foot property is rectangular in shape with one rounded corner. The parcel is level and developed with the church building, parking lot, and landscaping.
4. Zoning on the subject property is A-1-20,000 (Light Agricultural – one density unit per 20,000 square feet).
5. Surrounding properties are zoned as follows:
North: A-1-20,000 (Light Agricultural - 1 density unit per 20,000 square feet), OS (Open Space)
East: A-1-20,000 (Light Agricultural - 1 density unit per 20,000 square feet), MPD (Manufacturing Planned Development)
South: A-1-20,000 (Light Agricultural - 1 density unit per 20,000 square feet), MPD (Manufacturing Planned Development)
West: A-1-20,000 (Light Agricultural - 1 density unit per 20,000 square feet)
6. Land uses surrounding the property include:
North: Single family residences, park, storage yard
East: Single family residences, industrial warehouse, City of Industry
South: Single family residences, light industrial, industrial warehouse, church/school

West: Single family residences, duplex, apartments

7. Conditional Use Permit Case Number 1272 was approved May 2, 1978 for the establishment of a church and appurtenant facilities. The applicant appealed the denial of a single family residence associated with the proposed church on June 22, 1978. The Board of Supervisors denied the applicant's appeal on November 7, 1978.
8. There are no previous enforcement cases for this site.
9. The subject property is designated 1 (Low Density Residential 1 to 6 density units per acre) according to the Land Use Policy Map in the Countywide General Plan. Properties in areas with this designation are suitable for single family detached housing units, including large lot estates, typical suburban tract developments or development that will maintain the character of existing low density residential neighborhoods and serve the local community. Within the generalized residential areas mapped, a variety of use types and intensities presently exist. Such uses typically include local commercial and industrial services, schools, churches, local parks, and other community-serving facilities. The continued use of the existing church is consistent with this designation.

Applicable goals include to maintain and enhance the quality of existing neighborhoods. No zoning enforcement cases have been opened on the property and no opposition has been received in regards to the continued use of the church. The continuance of this use will meet this goal.

10. The site plan depicts the existing church facility. The single story, 3,396 square foot building is located on the southern portion of the property. The building consists of an assembly hall, sunday school rooms, rooms for storage, and a kitchen. A covered patio is located along the east side of the building. A chain link fence encloses a portion of the rear yard along the east side of the building. A thirty seven space parking lot is located on the remainder of the property. Trees and landscaped areas have been included in the parking area. A three and a half foot masonry wall topped with a one and a half foot wrought iron fence borders the property frontage along Don Julian Road and Fifth Avenue. The parking area can be accessed from both Don Julian Road and Fifth Avenue. Both are access are closeable with a rolling wrought iron gate.
11. Staff visited the site August 11, 2005 and found that the site plan accurately depicts the development of the property and that the property was well kept.
12. The subject property is located in the Avocado Heights Community Standards District, and is subject to the Community Standard District's development standards under Section 22.44.136 of the Los Angeles County Code, unless specifically modified during the discretionary review process.
 - a. According to Section 22.44.136 C 1, all structures, walls, and fences that are

publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a zoning enforcement officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces. This requirement will be included in the conditions.

- b. According to Section 22.44.136 C 2, any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas. This requirement will be included in the conditions.
- c. According to Section 22.44.136 D 1 a, for lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

The subject property was previously approved under Conditional Use Permit Case Number 1272 with a 20 foot by 40 foot landscaped area between the building and 5th Avenue and a five foot landscaped area exists within the public right-of-way along 5th Avenue and Don Julian Road. The amount of provided landscaping is existing and non-conforming to current standards.

- d. According to Section 22.44.136 D 1 b, Notwithstanding subsection A of Section 22.48.160, a front yard fence may exceed 3.5 feet in height provided i.) The portions of the fence above 3.5 feet are built so as not to completely obstruct the public's view; and ii.) If the fence is chain link or wrought-iron, the fence may not exceed 6 feet in height.

The site plan shows a three and a half foot concrete masonry wall topped with a one and a half foot wrought iron fence. This requirement has been met.

- e. According to Section 22.44.136 D 1 c, The maximum lot coverage for structures of any type, including structures for housing animals, shall be (.25 x net lot area) + 1,000 square feet.

The maximum lot coverage allowed for the 24,248 square foot lot equals 7,062 square feet. The total square footage of structures on the subject property equals 3,396 square feet. This requirement has been met.

- f. According to Section 22.44.136 D 1 d, For developed street blocks, the minimum front yard depth shall be equal to the average depth of all front yards on the same block and same side of the street. A vacant lot or parcel of land shall not be included in this calculation. For parcels between 20,000 and 39,999 square feet the rear yard shall be a minimum of 35 feet.

The subject property was previously approved under Conditional Use Permit Case Number 1272 with a 20 foot front yard setback and a 15 foot rear yard setback. No additions are proposed. The yard setbacks are existing and non-conforming to current standards.

g. According to Section 22.44.136 D 1 e, states the requirements for all new assembly buildings.

The subject property was previously approved under Conditional Use Permit Case Number 1272. All features are existing and no new structures are proposed.

13. According to Section 22.24.110, yard requirements for the A-1 zone refer to the standards from the R-1 zone. Unless specifically modified by a conditional use permit during the discretionary review process, single-family residences in Zone R-1 shall be subject to the following development standards:

a. According to Section 22.20.110, every residence and every other building or structure in Zone R-1 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas.

The existing single story structure does not exceed the 35 foot height limit. This requirement has been met.

b. According to Section 22.20.120, yard requirements are as follows – 20 feet for front yards, 5 feet for side yards, and 15 feet for rear yards.

The existing single story structure has a 20 foot setback along the west side of the property, 5 foot setback along the south side of the property and a 15 foot setback along the east side of the property. This requirement has been met.

c. Section 22.52.1095 provides parking requirements for churches, temples and other places of worship, requiring one parking space per 5 persons based on the occupant load of the largest assembly area as determined by the county engineer.

According to Section 22.56.1510, the continuation of nonconforming uses due to standards may be maintained provided that there is no alteration, enlargement, or addition to any building or structure, no increase in occupant load, nor any enlargement of area, space, or volume occupied by or devoted to such use. The church was previously approved under CUP 1272 in 1978. Under the requirements in 1978, 36 parking spaces were required. Thirty-seven parking spaces were required by the conditions of CUP 1272. Thirty-seven parking spaces are shown on the current site plan – 25 regular sized

parking spaces and 2 handicapped parking spaces. This requirement has been met.

Section 22.52.1060 D requires that where parking facilities are located against agricultural or residential zones, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones. Such wall shall not be less than four feet in height above the surface of the adjoining property. If said wall is more than six feet in height above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet.

A five foot solid wall has been constructed along the south and east sides of the property. This requirement has been met.

14. The Department of Regional Planning staff has determined that the project qualifies for a Categorical Exemption under Class 1, Existing Facilities, of the CEQA reporting requirements.
15. A total of 116 public hearing notices were mailed out to property owners within 500' of the subject property on August 15, 2005 regarding the subject request. The notice was published in the San Gabriel Valley Tribune on August 19, 2005 and in La Opinion on August 19, 2005. Case-related material, including the hearing notice, factual and burden of proof were sent on August 15, 2005 to the Sunkist Library at 840 North Puente Avenue in La Puente. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.
16. Staff received one phone call from a neighbor inquiring about the nature of the project and one letter which opposed any expansion of uses on the site. No other comments were received from the public, indicating that the requested use will not adversely affect persons who work or reside in the surrounding area.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;

D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

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 Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of the State CEQA Guidelines and Class 1 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Project No. R2005-01988-(1)/ Conditional Use Permit RCUP200500117 is APPROVED, subject to the attached conditions.

BY:



DATE:

9-29-05

ANDY MALAKATES, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Attachments: Conditions
Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety

1. This grant authorizes the use of the subject property for the continued operation of an existing church with appurtenant facilities and services, as depicted on the approved 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 Conditions No. 10 and 11.
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. 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 according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six 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 property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate on September 20, 2025 (20 years after its effective date).** 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 months prior to the expiration 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, statue, 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. The permittee shall deposit with the County of Los Angeles the sum of **\$1500**. 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. The fund provides for **10** biennial inspections. 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 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the amount equal to the current recovery cost at the time of payment, if that amount is different.

11. The permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filling and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
12. 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. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
14. 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.
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 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.
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. For the life of this grant, 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.
19. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
20. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

21. 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", similar to that presented at the public hearing. The subject property shall be developed and maintained in substantial compliance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
22. The permittee shall consult with the Department of Regional Planning for any proposed uses and/or new construction on the site. This grant does not authorize the permittee to operate a day care center or school. Approval by the Director of Regional Planning will be required for any additional uses other than uses accessory to the church.
23. A minimum of 37 parking spaces shall be provided on site. At least one (1) of these spaces shall be reserved for persons with disabilities and at least one (1) shall be van-accessible. All compact spaces shall be labeled accordingly. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
24. The permittee shall not hold activities as to create an undue demand on available on-site parking.
25. The use of the facility for bingo, lotteries, dances, and/or carnivals is prohibited. Use of the exterior areas for fundraisers or fairs intended to attract the general public is prohibited unless authorized by a Temporary Use Permit.

A Temporary Use Permit (TUP), as provided in Part 14 of Chapter 22.56 of the Los Angeles County Code, shall be obtained for all temporary uses, as defined in Section 22.56.1835 of the County Code, including, but not limited to, carnivals, fairs and religious observances. This Conditional Use Permit shall not authorize any changes to the TUP procedure or any additional events than are permitted in the County Code.

26. One informational sign not exceeding four square feet in area is permitted. A free standing sign is not permitted.
27. Activities on the site shall cease by 10:00 pm.
28. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, shall be prohibited in all yard areas.

PM:AN
09/20/05