



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 28, 2017

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. R2013-01771-(5)  
VARIANCE NO. RPPL2016001834  
SITE PLAN REVIEW CASE NO. 201300639  
ENVIRONMENTAL ASSESSMENT NO. 201300152  
APPLICANT: MONTROSE CHURCH OF THE NAZARENE  
MONTROSE ZONED DISTRICT  
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The applicant, Montrose Church of the Nazarene, is requesting a variance and a site plan review to authorize a 75 percent reduction in required vehicle parking spaces from 104 to 26 for the proposed expansion of an existing church. The proposed project would increase the main assembly hall from 2,636 square feet to 4,236 square feet and includes the addition of 1,000 square feet of support space for offices and a classroom. Building & Safety calculated an occupant load for the proposed main assembly hall to be 522 persons and the occupant load for the entire project to be 747 persons. Parking for churches is calculated at one space per five occupants of the main assembly hall. A total of 104 parking spaces would be required for the 522 occupant load of the main assembly hall. A single family residence located on the property would be demolished to allow for the expansion. The project site is zoned R-3 (Limited Density Multiple Residence) and is located in the La Crescenta-Montrose Community Standards District (CSD). Pursuant to Section 22.56.1110.D., a Parking Permit cannot reduce required vehicle parking by more than 50 percent. A 75 percent reduction in required vehicle parking could therefore only be granted through a Variance, pursuant to section 22.56.260.

The proposed addition does not have a pitched roof, a window facing the public street, or building articulations extending not less than three feet from the building wall such as

patios, balconies, or bay windows. These are building design standards required in the R-3 Zone in the La Crescenta-Montrose CSD, pursuant to Section 22.44.139.E.

The applicant was asked to redesign the project to comply with the building design standards of the CSD and to propose alternative parking strategies to off-set the 75 percent reduction in required vehicle parking. The applicant selected to not redesign the project to meet design standards and to not propose alternative parking strategies, but instead asked to go to public hearing with the project as is.

The Regional Planning Commission (RPC) held a public hearing on this matter on November 16, 2016, and voted 4 to 0, with Commissioner Modugno absent, to deny the project. The applicant appealed the RPC's decision to the Board.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

Indicate its intent to deny the appeal and instruct County Counsel to prepare the necessary findings to affirm RPC's denial of Variance No. RPPL2016001834 and Site Plan Review Case No. 201300639, and find that the project qualifies as a statutory exemption, projects which are disapproved, pursuant to state and local California Environmental Quality Act (CEQA) guidelines.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The project site is located at 2409 Florencita Drive and consists of five parcels (APNs 5807-021-019, 5807-021-020, 5807-021-021, 5807-021-022, 5807-021-023). The project site is developed with a church, a church auxiliary building, a 26-space parking lot and two single family homes. The project site is located in the R-3 (Limited Density Multiple Residence) Zone and the H30 (Residential 30) Land Use Category of the County's General Plan. The project consists of a variance to authorize a 75 percent reduction in required vehicle parking spaces from 104 to 26 in order to allow the approval of a site plan review application for the expansion of an existing church to increase the main assembly hall from 2,636 square feet to 4,236 square feet and for the addition of 1,000 square feet of support space for offices and a classroom. The proposed expansion also does not comply with the building design standards of the CSD as it does not have a pitched roof, a window facing the public street, and building articulations extending not less than three feet from the building wall such as patios, balconies, or bay windows. The requested variance could be used to authorize modification from these design standards; however, the applicant has not provided any reasons as to why these building design standards cannot be meet. These design standards were recently incorporated into the CSD to ensure compatibility of all new structures with the character of existing homes and other buildings in the neighborhood. The existing church already does have a pitched roof, windows facing the public street, and building articulations, so by meeting these design standards the proposed addition would also be compatible with the character of the existing church building itself.

The project is located in a residential neighborhood that is developed with a mix of single-family and multi-family homes. Honolulu Avenue, which is located one block to the south, is the "Main Street" of Montrose and its center of commercial activity with a variety of restaurants, shops, and commercial services. The Montrose Harvest Market is a farmers' market that shuts down the vehicle use and street parking along a portion of Honolulu Avenue from 9:00 a.m. to 2:00 p.m. every Sunday, which overlaps with four services offered within the subject church from 8:30 a.m. to 5:00 p.m. There is also a Trader Joe's Super Market located one block away from the church that is known for having a consistently full on-site parking lot resulting in customers and employees parking off-site within the surrounding residential neighborhood. The combination of these three factors leads to impacted on-street parking in the Florencita Avenue and Organgedale Avenue areas on Sundays. Staff has received complaints from several neighbors that on-street parking is already a problem, especially throughout the day on Sundays, and oppose this project. The expansion of the existing legal, non-conforming church without providing additional off-site parking would further exacerbate parking conditions in the neighborhood.

The project site is 31,641 square feet in size and is located on gently sloping topography. Neighboring properties range from 6,000 to 8,000 square feet. The project has been developed as a church since 1940 and expanded to include a second building in 1961. There are no special circumstances or exceptional characteristics applicable to the property, such as size, shape, topography, location or surrounding, that could justify a variance. The property can continue to be used for a church even if the variance and expansion are denied and therefore the approval of a variance and expansion of the existing use is not necessary to preserve substantial property right of the applicant.

### **Implementation of Strategic Plan Goals**

Strategy 11.2 of the County's Strategic Plan is to support the wellness of our communities. During community outreach for this project, several neighbors have stated that parking was a major issue. They have complained that street parking is unavailable for residents and their guests on Sundays during the hours of the four church services and with parking being so impacted that there have been incidents of driveways being blocked by parked vehicles. The church is an existing use that is already non-conforming due to parking and the near doubling of the main assembly hall without providing any additional off-site parking would most likely exacerbate adverse parking conditions for residents.

### **FISCAL IMPACT/FINANCING**

Denial of the proposed variance would not result in significant costs to the County or to the Department of Regional Planning.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Per Assessor's records, the western building currently containing the support rooms was built in 1940 as a 2,184-square-foot neighborhood church building. A building permit from July 14, 1961, shows an approval for a second building, the eastern building where the main assembly hall of the church is now located.

On November 16, 2016, RPC found that the project did not meet the burden of proof required for approval of the variance and denied the requested parking variance and associated expansion of the existing church.

**ENVIRONMENTAL DOCUMENTATION**


Pursuant to the California Public Resources Code Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (projects which are disapproved) and an environmental document was not prepared for the project.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Denial of the proposed project is not anticipated to have a negative impact on current services.

For further information, please contact Shaun Temple at (213) 974-6462 or [stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.

Respectfully submitted,



Richard J. Bruckner  
Director

RJB:SA:NP:lm

Attachments: Commission Findings, Commission Staff Reports and Correspondence

- c: Executive Office, Board of Supervisors
- Assessor
- Chief Executive Office
- County Counsel
- Public Works

LOS ANGELES COUNTY BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	February 28, 2017
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	Fifth DISTRICT
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

\*\*\* **ENTRY MUST BE IN MICROSOFT WORD** \*\*\*

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Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: R2013-01771-(5)  
Variance No. RPPL2016001834  
Plot Plan No. 201300639  
Environmental Assessment No. 201300152

PUBLIC HEARING

BOARD AGENDA TEXT:

- x. Hearing on Project No. R2013-01771-(5), consisting of a Variance to authorize the 75 percent reduction in vehicle parking spaces required from 104 to 26 for the proposed expansion of an existing church. The project was denied by the Regional Planning Commission on November 16, 2016 and the applicant has appealed the Commission's action. The project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment. The project is located at 2409 Florencita Avenue in the Montrose Zoned District within the La Crescenta-Montrose Community Standards District and is applied for by the applicant, Montrose Church of the Nazarene. (Appeal from the Regional Planning Commission's Denial) (Department of Regional Planning).

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2013-01771-(5)  
VARIANCE NO. RPPL2016001834  
PLOT PLAN NO. 201300639**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on November 16, 2016 and denied Project No. 2013-01771-(5), consisting of Variance No. RPPL2016001834 and Director's Review Plot Plan No. 201300639. (The variance and plot plan are referred to collectively as the "Project Permits.")
2. The permittee, Montrose Church of the Nazarene ("permittee"), requested the Project Permits to authorize the expansion of an existing church to include a 1,600 square foot addition to the main assembly hall in the form of a new stage area and for a 1,000 square feet in support space. This addition would have increased the total area for the main assembly hall to 4,236 square feet with an occupancy load of 522 people, which required 104 parking spaces. The applicant requested a variance to authorize a 75-percent reduction in required vehicle parking spaces from 104 spaces to 26 spaces. The project request also included the demolition of a single family residence at 3909 Orangedale Avenue to allow for the proposed expansion of the church. ("Project")
3. The Project is on a property located at 2409 Florencita Avenue in the unincorporated community of Montrose ("Project Site").
4. The Variance is a request to authorize the 75-percent reduction of vehicle parking spaces required from 104 spaces to 26 spaces as required for the proposed expansion of an existing church.
5. The Plot Plan is a request to demolish the single family residence at 3909 Orangedale Avenue and to expand the existing church at 2409 Florencita Avenue in the place of the former home with a 1,600 square foot addition to the main assembly hall in the form of a stage area and for 1,000 square feet in support space. Expansion of a church in the R-3 zone requires discretionary director's review pursuant to Los Angeles County Code ("County Code") Section 22.20.280.
6. The Project Site is 0.73 acres in size and consists of five parcels. The Project Site is irregular in shape with gentle-sloping topography and is developed with a church, its parking lot, and two single family residences.
7. The Project Site is located in the Montrose Zoned District and is currently zoned R-3 (Limited Density Multiple Residential).
8. The Project Site is located within the H30 (Residential 30) land use category of the General Plan Land Use Policy Map.

9. Surrounding Zoning within a 500-foot radius includes:

North: R-3 and R-2 (Two Family Residence)  
South: R-3 and City of Glendale (Commercially Developed)  
East: R-3  
West: R-3 and R-2

10. Surrounding land uses within a 500-foot radius include:

North: Single family and multi-family residences.  
South: Single family and multi-family residences; commercial retail, restaurants, and services.  
East: Single family and multi-family residences, and the Armenian Sisters Academy.  
West: Single family and multi-family residences.

11. Per Assessor's records, the western building now containing the support rooms was built in 1940 as the original church building. A building permit from July 14, 1961 shows an approval for a second building, the eastern building where the main assembly hall is now located. Certificate of Compliance 92-0191 from April 5, 1992 includes a covenant to hold the five parcels as one property in April 5, 1992.

12. The Project Site is accessible via Florencita Avenue and Orangedale Avenue.

13. Los Angeles County Building and Safety has calculated an occupant load of 522 people for the expanded assembly hall, which is 4,236 square feet. This requires 104 vehicle parking spaces. The applicant is proposing to provide 26 parking spaces and is requesting a variance to reduce the required vehicle parking spaces by 78 spaces or 75-percent.

14. Representatives of Montrose Church attended the Crescenta Valley Town Council Land Use Committee on June 13, 2013 to present the proposed project. The church's representatives stated that the project will add stage space to accommodate performances and video work to accommodate off-site viewing from remote locations and 100 seats will be added to the main assembly hall. Council members and community members stated that the church was a good neighbor, but that parking is already a problem on Sundays and that many people do not park at the Armenian Sisters' Academy (off-site parking lot) but on the street. The church responded that they will continue to educate the congregation to park at the Academy first and on the street second and that neighbors can reach out to the church if there are any problems. In a follow up meeting on September 19, 2013, the Crescenta Valley Town Council Land Use Committee voted 10-0 to write a letter in support of the Montrose Church's Parking Permit application. The Town Council voted and agreed to accept the Land Use Committee's recommendation.

The project was again presented to the Crescenta Valley Town Council Land Use Committee on June 2, 2016, because the project could not be processed as a parking

permit because the existing lease with the Armenian Sisters' Academy does not have a long term guarantee of at least 20 years and can be terminated at any time for any reason with a 6-month notice and does not cover all hours of all activities at the church and therefore a parking variance would be needed to approve the 75-percent reduction in vehicle parking spaces required. During the meeting one neighbor stated that parking is already an issue in the neighborhood. The parking lot at the Armenian Sisters' Academy is not being used and street parking in the neighborhood is occupied throughout Sunday as the church has multiple services. Another neighbor stated that she has had problems with people blocking her driveway on Sundays by cars parking at curb side spaces without enough room. The neighbors voiced a concern that an expansion of the church will lead to greater parking problems. One of the committee members suggested creating a preferential parking district but after discussion amongst the committee and with agreement with the neighbors, it was decided that was not the preferred option. The meeting was continued until July 7, 2016 with instructions for the church to propose possible solutions to the parking issue. During the July 7, 2016 meeting the church proposed to self-impose a maximum occupancy of 282 people. The Land Use Committee voted to recommend approval the variance with this condition. On July 21, 2016, the Crescenta Valley Town Council voted unanimously to accept the Land Use Committee's recommendation for approval with the self-limitation occupancy. Staff did not support the recommendation for a self-imposed maximum occupancy of 282 people as it would be difficult to monitor and enforce. Also, the occupancy load minus the requested 1,600 square foot expansion is already 415 people. The reason to expand the size of a church while reducing its occupancy load does not seem clear or necessary.

15. The Los Angeles County Fire Department, in a letter dated January 8, 2013, cleared the project for public hearing stating that the fire flow test for the existing public fire hydrant near the northwest corner of Florencita Avenue and Orangedale Avenue is adequate for this project and that the project maintains the minimum required 5-foot walking access to within 150 feet to all exterior portions of the building.
16. The Los Angeles County Department of Public Works, in a letter dated February 23, 2016, cleared the project for public hearing with the conditions to close the unused driveway along Orangedale Avenue, to reconstruct the common driveway that serves 3909 and 3913 Orangedale Avenue to meet ADA guidelines, and to obtain all appropriate approvals from Public Works to complete these activities.
17. Pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and an environmental document was not prepared for the project.
18. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.



19. The following seven comments were received from the public through phone calls and public meetings prior to the public hearing:

Neighbor Grace Chase stated that she does not belong to the church, but is a friend of the church because they belong to the community. She has worked with them at Special Olympics and support them because they support the community.

Neighbor Kerry Ventress stated that parking is the biggest concern. Many people do not park at the Armenian Sister's Academy, they park on the street. It is hard for the neighbors to have guests on Sundays because there is no street parking. She is concerned the parking situation is not being addressed.

Neighbor Dore Nathan, stated that he lives near the church and was quite concerned about the requested variance for parking. He stated the current parking situation is already a problem and if the church cannot provide the required parking spaces, the situation may become intolerable. The church is overall a good neighbor, but parking is an issue. Beginning before the first service, every parking spot in the neighborhood around the church is gone. As the first service ends the next wave arrives and again takes up every spot. He stated that the late comers are the worst and will park on the corner and block driveways. They believe the church has asked their congregants to park in the lot they borrow from the Armenians Sisters' Academy, but church goers will take an open spot if one is closer. In addition to Sunday services, the church hosts a summer program several days a week for months in the summer where they do not borrow the school lot and the neighborhood is jammed with cars all day. He stated that residents in the neighborhood have to plan their Sunday's carefully. If a resident loses a parking spot, they have to park blocks away until the afternoon. In addition, the neighborhood has many apartments with multiple families with limited parking already.

Neighbor Eileen Walsh stated that she would personally like to add on to her own property and would have to fulfill the requirement to add parking spaces on site, so why should the church not meet the same standard? She also stated that church members have parked in front of people's driveways, and she is concerned that the expansion will lead to bigger and more frequent events.

Neighbor Barb Harrison stated that some of the church events are very loud. One event went to around 9:30 p.m.

Cathleen Murphy, the owner of a neighboring apartment complex stated she is concerned that the parking variance will impact her tenants' ability to park on the streets and their guests' ability to park on the streets.

Sharon Raghavachary of the Crescenta Valley Community Association stated that the Association believes the requested variance for the 75-percent reduction in required vehicle parking spaces is inappropriate for a neighborhood already impacted by parking. The Crescenta Valley Community Association is a cross-

jurisdictional, volunteer organization that represents the land use interests of the valley communities that are divided between four political divisions (County of Los Angeles, City of Glendale, City of La Canada, City of Los Angeles).

20. A duly noticed public hearing was held on November 16, 2016 before the Regional Planning Commission. Commissioners Louie, Shell, Pedersen, and Smith were present. Commissioner Modugno was absent. Staff presented the project. The applicant gave testimony that they were aware there was a parking issue in the neighborhood, but that their intention was not to increase occupancy, but to create more space for a video recording area so that they could videocast their services to remote locations. They stated that even if they had a technical occupancy of 522 for the main assembly hall that they were willing to self-impose a maximum occupancy of 282. Commissioner Shell asked what the maximum occupancy was before the proposed addition. Staff reported that due to the age of the building, there was not an officially established maximum occupancy, but that per Building and Safety's calculation that the 1,600 square foot addition was assigned an occupancy of 107, so it could be estimated that the occupancy before the addition would be around 400. Commissioner Louie asked what the parking calculation would be for an occupancy of around 200 as the church proposed. Staff responded that the 200 person occupancy would require 40 parking spaces (with 26 being provided). There was no testimony from the public. Commissioner Pedersen motioned to close the public hearing and to deny Variance No. RPPL2016001834 and Plot Plan No. 201400639. The Commission voted 4-0 to deny the variance and plot plan with Commissioner Modugno absent.
21. The Commission finds that the project site is located within the H30 (Residential 0-30 dwelling units per acre) land use category of the General Plan. This designation is intended for single family residences, two family residences, and multifamily residences. A neighborhood church is a use commonly permitted in residential neighborhoods and is consistent with the permitted uses of the underlying land use category; however, the General Plan also encourages land use compatibility and developments that are compatible with community character and existing conditions. The use should be at a neighborhood scale and what is being proposed is a church that is out of scale as demonstrated by the need for a parking variance and therefore the project is not consistent with the County General Plan.
22. The Commission finds that the project does not meet the development standards for the La Crescenta-Montrose Community Standards District, Section 22.44.139, which has building design standards for structures in the R-3 Zone to include the placement of a window on a wall that fronts a public street, that the wall facing the public street is articulated by use of patios, balconies, and/or bay windows, and that the roof be pitched with a slope of not less than 1:3. The proposed addition is a cube with flat wall that does not have windows or building articulations that is placed behind the main church building. The roof is primarily flat and not pitched. Therefore, the project is not consistent with Zoning Code.

23. The Commission finds that the subject property is 31,641 square feet and on gently sloping topography, but other than the lot area there is no difference from other surrounding properties. Neighboring properties are zoned R-3. Lot sizes range from 6,000 to 8,000 square feet. These properties are also located on gently sloping topography and are developed with single-family and multi-family residences. The project has been developed as a church use since 1940 and expanded to include a second building in 1961, but there are no special circumstances or exceptional characteristics applicable to the property, such as size, shape, topography, location or surrounding, that is not applicable to other properties in the area.
24. The Commission finds that the proposed project is for the expansion of an existing church. The property can continue to be used for a church even if the variance and expansion are denied. In addition, the property is zoned R-3 and can be developed for uses allowed in the zone in accordance with development standards required by the zone and use even without a variance; therefore, the approval of a variance and expansion of the existing use is not necessary to preserve substantial property right of the applicant.
25. The Commission finds that during community outreach for this project, several neighbors have stated that there is a lack of parking for them and their guests on Sundays during the hours of the four church services and that there have been incidents of driveways being blocked by parked cars. Staff verified through a site inspection on a Sunday during church service hours that there was no available parking in the neighborhood. In addition, the project site is located one block north of Honolulu Avenue, which is the "Main Street" of Montrose and is shut down from 9:00 a.m. to 2:00 p.m. on Sundays to vehicular traffic and parking for the Montrose Harvest Market, which further impacts parking in the neighborhood. Therefore, the expansion of the church and increase in the occupant load of the main assembly hall without providing required parking would most likely lead to additional and increased impacts to street parking and cause adverse parking conditions for residents in the area.
26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Montrose community. On October 12, 2016, a total of 387 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 as four notices to those on the courtesy mailing list for the Montrose Zoned District and to any additional interested parties.
27. The Commission finds that pursuant to the California Public Resources Code Section 15270 "CEQA does not apply to projects which a public agency rejects or disapproves." Staff is recommending that this project be denied; therefore, the project qualifies for the, "Projects Which Are Disapproved" statutory exemption and an environmental document was not prepared for this project.

28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional 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 Zoning Permits West Section, Department of Regional Planning.

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

- A. The proposed project is not consistent with the adopted general plan for the area.
- B. The proposed use is not consistent with Zoning Code regarding the La Crescenta-Montrose Community Standards District pursuant to Section 22.44.139 of the County Code.
- C. There are not special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surrounding, which are not generally applicable to other properties in the same vicinity and under identical zoning classifications.
- D. The requested variance is not necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of the other property in the same vicinity and zone as the use is already established and existing. The requested expansion of an existing use is not necessary to the substantial property right of the applicant.
- E. The granting of the variance could be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Denies Variance Number RPPL2016001834 and Plot Plan Number 201300639.

**ACTION DATE: November 16, 2016**

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

Concurring: 0

Dissenting: Smith, Shell, Louie, Pedersen

Abstaining: 0

Absent: Modugno

MKK:sct

November 16, 2016

c: Zoning Enforcement, Building and Safety



### **ENTITLEMENTS REQUESTED**

- Variance to authorize the 75-percent reduction in required vehicle parking spaces from 104 to 26 for the expansion of an existing church in the R-3 Zone pursuant to County Code Section 22.56.260
- Director's Review Plot Plan for the expansion of an existing church, which includes a new 1,600 square foot stage area as part of the main assembly hall and 1,000 square feet of support space in the R-3 (Limited Density Multiple Residence) Zone pursuant to County Code Section 22.20.280.B

### **PROJECT DESCRIPTION**

The project site is comprised of five adjoining parcels, which include the church (2409 Florencita Avenue), its parking lot, and two single family homes (3909 and 3913 Orangedale Avenue). The applicant, the Montrose Church of the Nazarene, is proposing to demolish a single family residence at 3909 Orangedale Avenue and expand the existing church located at 2409 Florencita Avenue into that area. The expansion consists of a new 1,600 square foot stage area as part of the main assembly area and 1,000 square feet of support space for offices and a classroom. The existing assembly area is 2,636 square feet. With the expansion, the total area for the main assembly hall will be 4,236 square feet.

The County's Division of Building and Safety calculates that the new assembly hall will have an occupancy load of 522 people. The parking requirement for a church is one space for every five people, therefore, for a church with an occupancy load of 522 people, the required parking is 104 parking spaces. The church is proposing to provide 26 parking spaces, which is 78 parking spaces (75 percent) less than the required parking. A reduction of greater than 50-percent of parking requires a variance.

In the R-3 Zone, a church is allowed with a director's review. The variance for the parking reduction and directors' review for the church expansion is subject to discretionary action by the Regional Planning Commission. Staff is recommending denial of the variance and the expansion. During community outreach, several neighbors stated that street parking is not available to them and their guests on Sundays during the hours of the four church services, and that there have been incidents of driveways being blocked by parked cars. Staff verified through a site inspection on a Sunday during church service hours that there was no available parking in the neighborhood. An expansion of the church along with an increase in its occupant load of the main assembly hall without providing additional parking is expected to lead to increased impacts to street parking and cause adverse parking conditions for residents in the area.

### **EXISTING ZONING**

The subject property is zoned R-3 (Limited Density Multiple Residence).

Surrounding properties are zoned as follows:

North: R-3 and R-2 (Two Family Residence)

South: R-3 and City of Glendale (Commercially Developed)

East: R-3  
West: R-3 and R-2

### **EXISTING LAND USES**

The subject property is developed with an existing church and a single family residence.

Surrounding properties are developed as follows:

North: Single family and multi-family residences.

South: Single family and multi-family residences; commercial retail, restaurants, and services.

East: Single family and multi-family residences, and the Armenian Sisters Academy.

West: Single family and multi-family residences.

### **PREVIOUS CASES/ZONING HISTORY**

Per Assessor's records, the western building now containing the support rooms was built in 1940 as a 2,184-square-foot small neighborhood church building.

A building permit from July 14, 1961 shows an approval for a second building, the eastern building where the main assembly hall of the church is now located.

Certificate of Compliance 92-0191 was approved on April 5, 1992 and includes a covenant to hold the five parcels as one.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Public Resources Code Section 15270 "CEQA does not apply to projects which a public agency rejects or disapproves." Staff is recommending that this project be denied; therefore, the project qualifies for the, "Projects Which Are Disapproved" statutory exemption and an environmental document was not prepared for this project.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the H30 (Residential 0-30 dwelling units per acre) land use category of the General Plan. This designation is intended for single family residences, two family residences, and multifamily residences. A neighborhood church is a use commonly permitted in residential neighborhoods and is consistent with the permitted uses of the underlying land use category; however, the General Plan also encourages land use compatibility and developments that are compatible with community character and existing conditions. The use should be at a neighborhood scale and what is being proposed is a church that is out of scale as demonstrated by the need for a parking variance.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.20.300, et seq. of the County Code, establishments in the R-3 Zone are subject to the following development standards:

- Height – the proposed expansion of the church will reach a height of 35-feet, which is the maximum height allowed.
- Front Yard Requirement – the front yard of the church, along Orangedale Avenue, is 15-feet, which is the required minimum front yard setback.
- Corner Side Yard – the side yard, along Florencita Avenue, is 7 ½ -feet, which is the required minimum for a reverse corner lot property.
- Rear Yard – the rear yard, which contains the church parking lot area, is approximately 105-feet, which meets the required minimum rear yard setback of not less than 15-feet.
- Parking – The project is proposing to provide 26 parking spaces, which is 78 fewer spaces than the minimum required 104 parking spaces. Church uses are required to provide one parking space for every five occupants of the main assembly hall as calculated by the County Engineer. The Division of Building and Safety calculated that the proposed 4,236-square-foot assembly hall has an occupant load of 522. This requires that 104 vehicle parking spaces be provided. The applicant is proposing to provide 26 parking spaces and is requesting a variance to reduce the required vehicle parking spaces by 75-percent.

The applicant submitted a parking contract for the nearby Armenian Sisters' Academy's parking lot, which has 95 spaces, for use on Sundays between 8:00 a.m. and 2:00 p.m. However, this parking contract is not guaranteed for any length of time and contains a clause that allows for either party for any reason to leave this contract with a given 6 month notice, which essentially makes this contract an on-going 6-month lease. In order to meet off-site parking requirement per the County Code, a contract with a minimum lease term of 20-years is required. Staff reached out to the Armenian Sisters' Academy to verify whether or not there was a parking contract in place and received an email stating that the church attempted to negotiate a long-term parking contract, but that the Academy did not want to enter into a long term lease and therefore no deal had been reached. In addition, the use of these 95-spaces is only good for a period of 6-months at a time and it only covers Sunday from 8:00 a.m. to 2:00 p.m. The church has Sunday services until 5:00 p.m. and the church has various on-site activities throughout the week. Therefore, the off-site parking lot would not be available outside of the limited window on Sundays. Without the off-site parking lot, the church has only 26 onsite parking spaces and the project does not meet the requirement for a parking permit.

Pursuant to Section 22.44.139 of the County Code, establishments in the La Crescenta-Montrose Community Standards District (CSD) are subject to the following development standards for projects in the R-3 Zone:

- Front yard –At least 50 percent of the front yard is required to be landscaped and at least one 15-gallon tree is also required. The entire front yard setback is landscaped with the exception of the pedestrian sidewalk. Two existing palm trees



located in front of the proposed area for expansion are proposed to remain. Therefore, the project meets the minimum requirement to provide at least 50-percent landscaping, including at least one minimum 15-gallon tree.

- Window – For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street. The proposed expansion does not provide a window that faces a public street as is required.
- Building Articulation – Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. The building walls of the proposed expansion are not articulated by use of patios, balconies, and/or bay windows as is required.
- Pitched roof line – A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3. The proposed expansion has a primarily flat roof line and does not meet this requirement.

#### Site Visit

A site visit was conducted on October 30, 2016, during Sunday services. The church was maintained in good condition. Staff walked both Orangedale Avenue and Florencita Avenue and noted that there was no street parking available in the vicinity of the church.

#### Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.290 of the County Code. The applicant's Burden of Proof responses is attached. Staff is of the opinion that the applicant has not met the burden of proof.

*Section 22.56.290 A. "That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification."*

The project site is 31,641 square feet and on gently sloping topography, but other than the project site area there is no difference from other surrounding properties. Neighboring properties are zoned R-3. Lot sizes range from 6,000 to 8,000 square feet. These properties are also located on gently sloping topography and are developed with single-family and multi-family residences. The project has been developed as a church since 1940 and expanded to include a second building in 1961, but there are no special circumstances or exceptional characteristics applicable to the property, such as size, shape, topography, location or surrounding, that is not applicable to other properties in the area.

THIS DOCUMENT IS A PUBLIC RECORD. IT IS BEING RELEASED TO YOU WITHOUT CHARGE.

*Section 22.56.290 B. "That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone."*

The proposed project is for the expansion of an existing church. The property can continue to be used for a church even if the variance and expansion are denied. In addition, the property is zoned R-3 and can be developed for uses allowed in the zone in accordance with development standards required by the zone and use even without a variance; therefore, the approval of a variance and expansion of the existing use is not necessary to preserve substantial property right of the applicant.

*Section 22.56.290 C. "That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone."*

During community outreach for this project, several neighbors have stated that there is a lack of parking for them and their guests on Sundays during the hours of the four church services, and that there have been incidents of driveways being blocked by parked cars. Staff verified through a site inspection on a Sunday during church service hours that there was no available parking in the neighborhood. Therefore, the expansion of the church and increase in the occupant load of the main assembly hall without providing additional parking would most likely lead to additional and increased impacts to street parking and cause adverse parking conditions for residents in the area.

#### Neighborhood Impact/Land Use Compatibility

The project is located in a residential neighborhood that is developed with a mix of multi-family and single-family homes. The Armenian Sisters' Academy, which is a private elementary school, is located approximately 500-feet to the east of the church. Honolulu Avenue, which is located one block to the south, is the "Main Street" of Montrose and its center of commercial activity with a variety of restaurants, shops, and commercial services. The Montrose Harvest Market is a Sunday farmers' market that shuts down the vehicle use and street parking along a portion of Honolulu Avenue from 9:00 a.m. to 2:00 p.m. every Sunday, which overlaps with the four church services from 8:30 a.m. to 5:00 p.m. There is also a Trader Joe's Super Market located one block away from the church that is known for having a consistently full on-site parking lot resulting in customers and employees parking off-site. The combination of these three factors leads to impacted on-street parking in the Florencita Avenue and Orangedale Avenue areas on Sundays. The expansion of the existing church without providing additional off-site parking would further exacerbate parking impacts in the neighborhood.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Fire Department, in a letter dated January 8, 2013, cleared the project for public hearing stating that the fire flow test for the existing public fire hydrant near the northwest corner of Florencita Avenue and Orangedale Avenue is adequate for

this project and that the project provides the required 5-foot minimum walking path within 150 feet of all exterior portions of the building.

The Los Angeles County Department of Public Works, in a letter dated February 23, 2016, cleared the project for public hearing with conditions: close the unused driveway along Orangedale Avenue, reconstruct the common driveway for 3909 and 3913 Orangedale Avenue to meet ADA guidelines, and obtain all appropriate approvals from Public Works to complete these activities.

### **CRESCENTA VALLEY TOWN COUNCIL COMMENTS AND RECOMMENDATIONS**

Representatives of Montrose Church attended the Crescenta Valley Town Council Land Use Committee meeting on June 13, 2013 to present the proposed project. The church's representatives stated that the project will add stage space to accommodate TV monitors for off-site viewing from remote locations, and will add 100 seats to the main assembly hall. Councilmembers and community members stated that the church was a good neighbor, but that parking was already a problem on Sundays and that many attendees do not park at the Armenian Sisters' Academy but on the street. The church responded that they will continue to educate the congregation to park at the Academy first and on the street second and that neighbors can reach out to the church if there are any problems. In a follow up meeting on September 19, 2013, the Crescenta Valley Town Council Land Use Committee voted 10-0 to write a letter in support of the Montrose Church's Parking Permit application. The Town Council voted and agreed to accept the Land Use Committee's recommendation.

The project was again presented to the Crescenta Valley Town Council Land Use Committee on June 2, 2016. The committee was given further information that the church did not have a long term lease agreement with the Armenian Sister's Academy as required by the parking permit. The church does not have a long term lease agreement of at least 20 years as required by the parking permit. The agreement they have can be terminated at any time for any reason with a 6-month notice. The current agreement also does not cover all hours of all activities at the church. Without the use of the off-site parking lot, the project needs a parking variance for a 75-percent parking reduction. During the meeting one neighbor stated that parking is already an issue in the neighborhood, the parking lot at the Armenian Sisters' Academy is not being used, and street parking in the neighborhood is occupied throughout Sunday as there are multiple services. Another neighbor stated that she has had problems with people blocking her driveway on Sundays while parking at curb side spaces without enough room. The neighbors voiced a concern that an expansion of the church will lead to greater parking problems. The committee members suggested creating a preferential parking district, but after discussion decided that was not the preferred option. The meeting was continued to July 7, 2016 with instructions for the church to propose possible solutions to the parking issue.

At the July 7, 2016 meeting, the church proposed to self-impose a maximum occupancy of 282 people. The Land Use Committee then voted to recommend approval of the variance with this condition. On July 21, 2016, the Crescenta Valley Town Council voted

unanimously to accept the Land Use Committee's recommendation for approval with a condition limiting occupancy. Staff is not in support of the recommended condition for a self-imposed maximum occupancy of 282 people as it would be difficult to monitor and enforce. Also, the occupancy load minus the requested 1,600 square foot expansion is already 415 people. The reason to expand the size of a church while reducing its occupancy load does not seem clear or necessary.

### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

### **PUBLIC COMMENTS**

Neighbor Grace Chase stated that she does not belong to the church, but is a friend of the church because they belong to the community. She has worked with them at Special Olympics and support them because they support the community.

Neighbor Kerry Ventress stated that parking is the biggest concern. Many people do not park at the Armenian Sister's Academy, they park on the street. It is hard for the neighbors to have guests on Sundays because there is no street parking. She is concerned the parking situation is not being addressed.

Neighbor Dore Nathan, stated that he lives near the church and was quite concerned about the requested variance for parking. He stated the current parking situation is already a problem and if the church cannot provide the required parking spaces, the situation may become intolerable. The church is overall a good neighbor, but parking is an issue. Beginning before the first service, every parking spot in the neighborhood around the church is gone. As the first service ends the next wave arrives and again takes up every spot. He stated that the late comers are the worst and will park on the corner and block driveways. They believe the church has asked their congregants to park in the lot they borrow from the Armenians Sisters' Academy, but church goers will take an open spot if one is closer. In addition to Sunday services, the church hosts a summer program several days a week for months in the summer where they do not borrow the school lot and the neighborhood is jammed with cars all day. He stated that residents in the neighborhood have to plan their Sunday's carefully. If a resident loses a parking spot, they have to park blocks away until the afternoon. In addition, the neighborhood has many apartments with multiple families with limited parking already.

Neighbor Eileen Walsh stated that she would personally like to add on to her own property and would have to fulfill the requirement to add parking spaces on site, so why should the church not meet the same standard? She also stated that church members have parked in front of people's driveways, and she is concerned that the expansion will lead to bigger and more frequent events.

Neighbor Barb Harrison stated that some of the church events are very loud. One event went to around 9:30 p.m.

Cathleen Murphy, the owner of a neighboring apartment complex stated she is concerned that the parking variance will impact her tenants' ability to park on the streets and their guests' ability to park on the streets.

Sharon Raghavachary of the Crescenta Valley Community Association stated that the Association believes the requested variance for the 75-percent reduction in required vehicle parking spaces is inappropriate for a neighborhood already impacted by parking. The Crescenta Valley Community Association is a cross-jurisdictional, volunteer organization that represents the land use interests of the valley communities that are divided between four political divisions (County of Los Angeles, City of Glendale, City of La Canada, City of Los Angeles).

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

**STAFF 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:

Staff recommends **DENIAL** of Project Number R2013-01771-(5), Variance Number RPPL2016001834 and Site Plan Review RPP201300639.

**SUGGESTED DENIAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY VARIANCE NUMBER RPPL2016001834 AND PLOT PLAN NUMBER 201400639 AND FIND THAT THE PROJECT QUALIFIES AS A STATUTORY EXEMPTION, PROJECTS WHICH ARE DISAPPROVED, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

Prepared by Shaun Temple, Senior Regional Planning Assistant, Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

- Draft Findings,
- Applicant's Burden of Proof statement
- Correspondence
- Site Photographs,
- Site Plan, Land Use Map

MKK:sct  
November 3, 2016



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

November 15, 2016

TO: Laura Shell, Chair  
Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Shaun Temple   
Zoning Permits West Section

**Project No. R2013-01771-(5) – Variance No. RPPL2016001834 – Plot Plan No. 201300639 - RPC  
Meeting: November 16, 2016 - Agenda Item: 7**

The project is the request of a variance for the 75-percent reduction in vehicle parking required in conjunction with the request for an approval of a Director's Review Plot Plan for the expansion of a church in the R-3 Zone in the community of Montrose.

Please find enclosed seven emails received subsequent to the hearing package submittal to the Regional Planning Commission. These seven emails are from members of the Montrose Church and support the requested parking variance. Also, subsequent to the hearing package submittal, a phone call was received from Harry Heathman who asked to be put on record that he rents a home in the area and is concerned about parking problems for his tenants and does not support the variance.

Staff's position has not changed and still recommends denial of Variance No. RPPL2016001834 and Plot Plan No. 201400639. However, staff recommends the suggested denial motion be updated to include the phrase "close the public hearing".

**SUGGESTED DENIAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND DENY VARIANCE NUMBER RPPL2016001834 AND PLOT PLAN NUMBER 201400639 AND FIND THAT THE PROJECT QUALIFIES AS A STATUTORY EXEMPTION, PROJECTS WHICH ARE DISAPPROVED, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

If you need further information, please contact Shaun Temple at (213) 974-6435 or [stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov). Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MKK:sct

Enclosure(s): Seven emails of support for the parking variance.

## Shaun Temple

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**From:** Marcus Vanneman <MVanneman@orionrisk.com>  
**Sent:** Monday, November 14, 2016 1:28 PM  
**To:** Shaun Temple  
**Cc:** gabby.leon@montrosechurch.org  
**Subject:** Montrose Church parking variance

Dear Shaun,

My name is Marcus Vanneman and my family and I live at 2654 Prospect Avenue, La Crescenta 91214 – less than a mile up the road from the church. We have been there for 10 years and prior to that we lived in the Montrose/Sparr Heights neighborhood on Urquidez. We have attended Montrose Church for the past 7 years and are extremely grateful for their presence in our community. It is a simple, honest, kind and gracious environment and Pastor Dave Roberts and his staff go out of their way to be a welcoming light in our community. I sincerely hope you will consider allowing this variance so that the church can continue to grow and be a positive influence in the area. I have attended a few different churches in the neighborhood over the past 20 years, but none with the heart and compassion that I have experienced at Montrose Church.

Thank you kindly for your consideration.

Sincerely,

Marcus Vanneman, Jennifer Vanneman, Cade (16), Bryce (14) and Zack (11)

### Marcus G. Vanneman

Executive Vice President - Employee Benefits

ORION RISK MANAGEMENT



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1 South Fair Oaks Avenue | Suite 402  
Pasadena, CA 91105  
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#### Confidentiality Notice:

*Please be informed that any advice contained in this email or its attachments cannot be used as legal advice in any manner. Orion Risk Management recommends that appropriate legal counsel be contacted for such guidance or advice. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you received this email in error, please notify the system manager.*

## Shaun Temple

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**From:** Thanks, Jack 818-472-9629 <jackkurchian@aol.com>  
**Sent:** Sunday, November 13, 2016 8:04 PM  
**To:** Shaun Temple  
**Cc:** gabby.leon@montrosechurch.org  
**Subject:** Montrose Church Parking Variance

Mr. Shaun Temple:

I have had the privilege of attending Montrose Church for over a decade and currently serve on the Board.

In addition to feeding the souls of the members and visitors, they attend to the well being of Children, Jr. High, High School and Young Adults. They promote and support Life Groups where members with mutual interests meet to grow as Christians and pray for each other in times of need.

In addition to caring for its membership, Montrose Church supports Heavenly Treasures, Saving Innocence, Tierra del Sol Foundation, Elizabeth House, Special Olympics, Operation Christmas Child, World Vision, Young Life, Because you Matter and Special Mission projects currently in Swaziland. Montrose is committed to the welfare of its membership and its community and blesses more lives than can be counted.

By the all the activities mentioned above, you would think Montrose Church is a "Mega Church". The truth is it is quite the opposite, it is a rare occasion when there is more than 200 people attending a church service.

Montrose Church functions out of a building which was built by the hands of its members a long time ago which is in dire need of upgrade to accommodate current technology and the needs of its membership, like ADA compliant restrooms and access. I respectfully request you approve the parking variance and allow Montrose Church to continue to provide the extensive support for the community it serves.

Sincerely,  
Jack Kurchian  
10157 McBroom St.  
Shadow Hills, CA 91040



## Shaun Temple

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**From:** Phillip Clifford <phil-cdg@sbcglobal.net>  
**Sent:** Saturday, November 12, 2016 10:02 AM  
**To:** Shaun Temple  
**Cc:** gabby.leon@montrosechurch.org  
**Subject:** Montrose Church - Regional Planning Commission Hearing - Nov. 16, 2016

Hello Shaun Temple - I've been a member with Montrose Church for more than ten years and have loosely followed their course of actions through the public agency approval process seeking sanctuary improvements and related parking requirements. Being a church member, I have an obvious and inherent bias in favor in promoting a positive outcome for Montrose Church to secure a parking variance.

However, my approach via this e-mail to you is one of only beseeching objectivity, fairness, and expediency. I personally have worked hand-in-hand with L.A. County ISD as a Project/Construction Management consultant on several of its public facilities. I managed the construction of the new L.A. Regional Library (Lancaster, CA) and restoration of the Valencia Library after the January 17, 1994 Northridge earthquake - the first facility to be completed and occupied after the earthquake based on my commitment to L.A. County ISD and its champion Board Supervisor Michael Antonovich.

I only mention this because I know, first-hand, that much can be accomplished and accomplished quickly when the parties understand that the final goal is deemed honorable, noble, and for the ultimate betterment good of all. Although I do not know you, I can only speculate that deep within you truly know what the right decision should be.

I fully support and ask that the Planning Commission adopt and accept the subject parking variance. Thank you very much for your time and energies concerning this matter.



CLIFFORD  
DEVELOPMENT  
GROUP, INC.

PHILLIP R. CLIFFORD

(818) 238-9713  
Cell: (818) 400-0850  
E-Mail: phil-cdg@sbcglobal.net

## Shaun Temple

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**From:** Barbara Magallon <magallonfamily@sbcglobal.net>  
**Sent:** Friday, November 11, 2016 8:20 PM  
**To:** Shaun Temple  
**Cc:** gabby.leon@montrosechurch.org  
**Subject:** Support for parking variance for Montrose Church

Hello Shaun

My family has attended Montrose Church for over 20 years. We live in the same neighborhood as the church, about a half mile away.

I have heard there will be a Planning Commission meeting on November 16 where the request for a parking variance for our proposed new sanctuary would be discussed.

My family and I urge you to consider the requested variance. Our church is a vital part of the community, reaching out in so many ways to help not just our own members, but wherever we see a need that can be filled in the community at large. As a member, I can attest to the fact that our congregation tries to be respectful of our neighbors when it comes to parking during Sunday services. We all know to park in the Armenian school parking lot so that we are not taking up all the street parking on Sunday mornings.

Please consider the variance request. I know that our leaders and congregation will work with the Commission and any recommendations they may have so that we are able to enlarge our sanctuary.

Sincerely  
Barbara Magallon  
2283 Luana Lane  
Montrose, CA 91020

## Shaun Temple

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**From:** Darrell Schulz <DarrellS@klabin.com>  
**Sent:** Friday, November 11, 2016 10:28 AM  
**To:** Shaun Temple  
**Cc:** gabby.leon@montrosechurch.org; Darrell Schulz  
**Subject:** Montrose Church

Mr. Temple,

My name is Darrell Schulz, and me and my family have been attending Montrose Church for the last 10 years. I am writing you to encourage your support of the parking variance for our sanctuary expansion project. According to the information I have received, the variance seems to be very reasonable. I believe that the parking variance would be an investment in the Montrose Church organization that would in turn pay dividends for years to come. I have watched Montrose Church invest in my family over the years, as well as the greater Montrose area. Thank you.

Respectfully,  
Darrell Schulz

Home Address:  
3644 Montrose Avenue  
La Crescenta, CA 91214

### **DARRELL SCHULZ**

Vice President  
O: 310.329.9000 x1190 | C: 310.953.5934 | D: 310.974.1200  
[darrells@klabin.com](mailto:darrells@klabin.com)

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BRE 01794834 | Corporate BRE 00824993



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CORFAC INTERNATIONAL



## Shaun Temple

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**From:** justplainwayne@yahoo.com  
**Sent:** Friday, November 11, 2016 10:15 AM  
**To:** Shaun Temple  
**Cc:** Gabby Leon  
**Subject:** Montrose Church - Application

Dear Mr. Temple,

I am writing to you in support of the requested parking variance in the application from Montrose Church.

My family lives in close proximity to the church and as many who do we walk to our church just like when so many of us did as we grew up and attended our neighborhood church. We have attended Montrose Church for 10 years, and we have seen how the community has supported and been drawn to what the church is doing in the community. We want to continue to help the local community and continue what is being done to those who seek help and comfort from a local community church. As a church we are encouraged to "do this and more."

We realize that the variance requested is significant, but as a 10 year attendee I have seen our members be very accommodating to the neighbors and not burden the parking in the immediate area. We do this out of respect for our neighbors and to show our care and concern for them and to not interrupt their Sundays.

We appreciate the opportunity to write you and express our support.

Respectfully,

Wayne & Letty Baldaro  
3532 Rosemary, Ave.  
Glendale, CA 91208

Sent from [Mail](#) for Windows 10

## Shaun Temple

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**From:** Craig Farestveit <craig@craigestates.com>  
**Sent:** Tuesday, November 15, 2016 9:50 AM  
**To:** Shaun Temple  
**Cc:** 'Gabby Leon'  
**Subject:** Montrose Church Parking Variance

Dear Shaun,

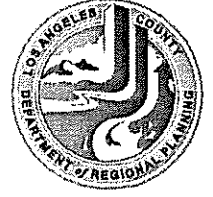
My wife and I have been born and raised in Glendale our entire lives. We have raised our now grown children in this community as well. One of the most important touchstones for our family in this community has been Montrose Church. It is certainly a place of faith, but faith based on grace and then focused outward into our community. It has been very important for our children to be raised in this healthy and challenging environment that states clearly, "this is not just about you". This little community church is vital in and for our community. I support and ask you to support our Church's request for a parking variance. Thank you for your time and consideration.

Craig Farestveit  
310 E. Randolph Street,  
Glendale, CA 91207  
(818)913-2192



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

November 16, 2016

TO: Laura Shell, Chair  
Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Shaun Temple   
Zoning Permits West Section

**Project No. R2013-01771-(5) – Variance No. RPPL2016001834 – Plot Plan No. 201300639 - RPC  
Meeting: November 16, 2016 - Agenda Item: 7**

The project is the request of a variance for the 75-percent reduction in vehicle parking required in conjunction with the request for an approval of a Director's Review Plot Plan for the expansion of a church in the R-3 Zone in the community of Montrose.

Please find enclosed two emails received subsequent to November 15, 2016 memo sent to the Regional Planning Commission. One email is in support of the parking variance and one email is in opposition.

Staff's position has not changed and still recommends denial of Variance No. RPPL2016001834 and Plot Plan No. 201400639.

**SUGGESTED DENIAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND DENY VARIANCE NUMBER RPPL2016001834 AND PLOT PLAN NUMBER 201400639 AND FIND THAT THE PROJECT QUALIFIES AS A STATUTORY EXEMPTION, PROJECTS WHICH ARE DISAPPROVED, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

If you need further information, please contact Shaun Temple at (213) 974-6435 or [stemple@planning.lacounty.gov](mailto:stemple@planning.lacounty.gov). Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MKK:sct

Enclosure(s): one emails in support of the parking variance and one email in opposition.

## Shaun Temple

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**From:** Julie Rothgeb <julie@jrothgeb.com>  
**Sent:** Tuesday, November 15, 2016 6:03 PM  
**To:** Shaun Temple  
**Cc:** gabby.leon@montrosechurch.org; Jim  
**Subject:** Support for Montrose Church

Dear Shaun Temple:

The purpose of this letter is to support Montrose Church in its effort to obtain a parking variance in order to expand the sanctuary.

While much could and should be said about the unique contribution that Montrose Church makes to the community, out of respect for your time, I promise to be brief.

My family and I have been attending Montrose Church for nearly 10 years. The message to the congregation has maintained a consistent theme throughout these years, and is particularly appreciated during this volatile election year. The message includes the poignant reminder that neither a Democrat nor a Republican will be the Savior of this world. That our calling is to be agents of reconciliation in a broken and hurting world. To not take sides. To show kindness, in our homes, in our families, and in our communities.

The fact that more space is needed demonstrates that people are hungry for this message. Please allow additional parking and space for the many people needing to belong to a warm and loving community.

With appreciation,

Jim and Julie Rothgeb  
4239 Oakwood Avenue  
La Canada, CA 91011

## Shaun Temple

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**From:** Meredith Kiser <meredithkiser@icloud.com>  
**Sent:** Tuesday, November 15, 2016 4:44 PM  
**To:** Shaun Temple  
**Subject:** Project no. R2013-01771

Hi Shaun.

I received a notice of public hearing for the above project number asking for a variance (RPPL2016001834) of a reduction of parking spaces from 104 to be 24 at the location of 2409 Florencita Ave. in montrose zone. I am opposed to the granting of this variance based on the lack of available parking spaces available now. The above location is difficult if not impossible to find parking regularly now and an increase in the amount of cars needing parking spaces is unacceptable. There are multiple churches, schools and apartments that require extra parking in this area now and it has become congested with traffic and parking. Even on trash day the trash cans are put into the street blocking lanes and creating an unsafe condition for pedestrians and drivers. I will attach photos as evidence of this danger in my following email. I am a long time resident and home owner in the immediate area and I believe that this variance if granted would only aggravate an already horrible and potentially dangerous parking situation. If you have any questions or need more information from me please feel free to contact me. Thank you for your time.

Meredith

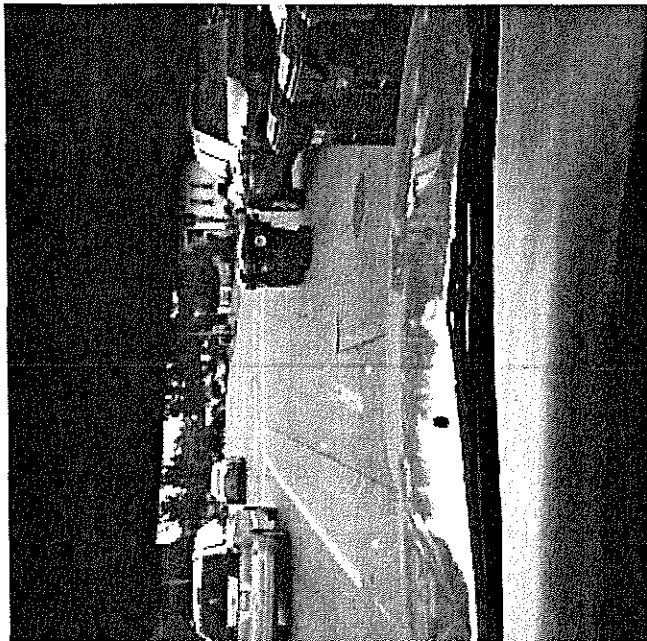
Sent from my iPhone

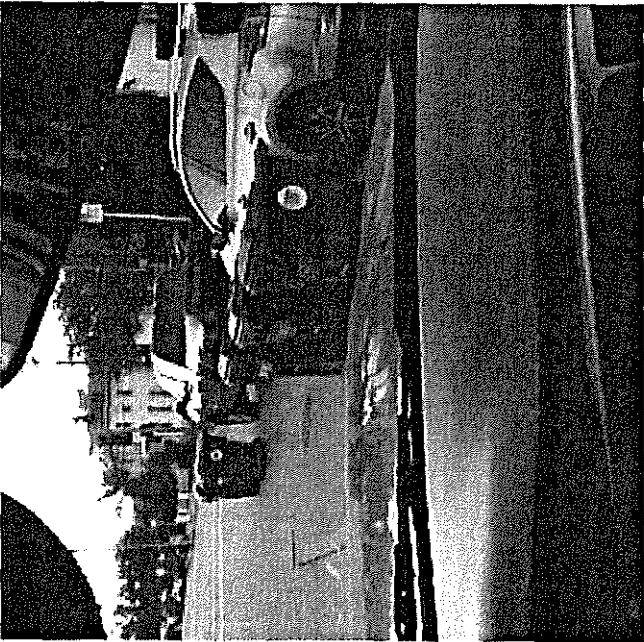
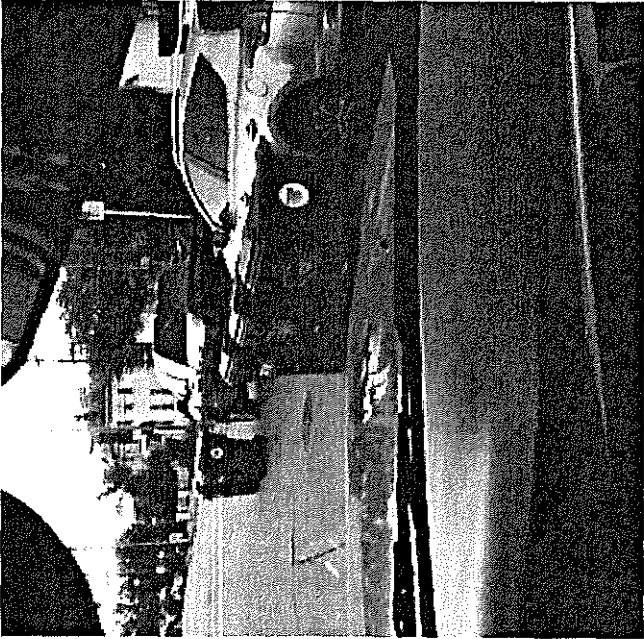


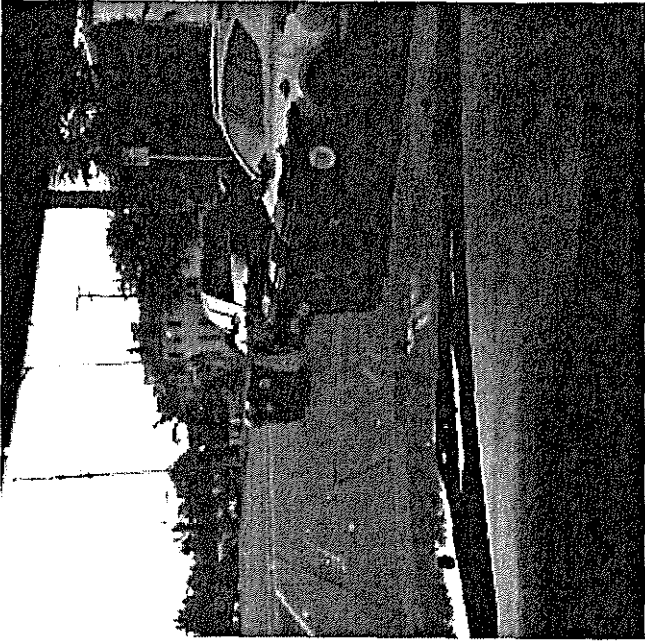
## Shaun Temple

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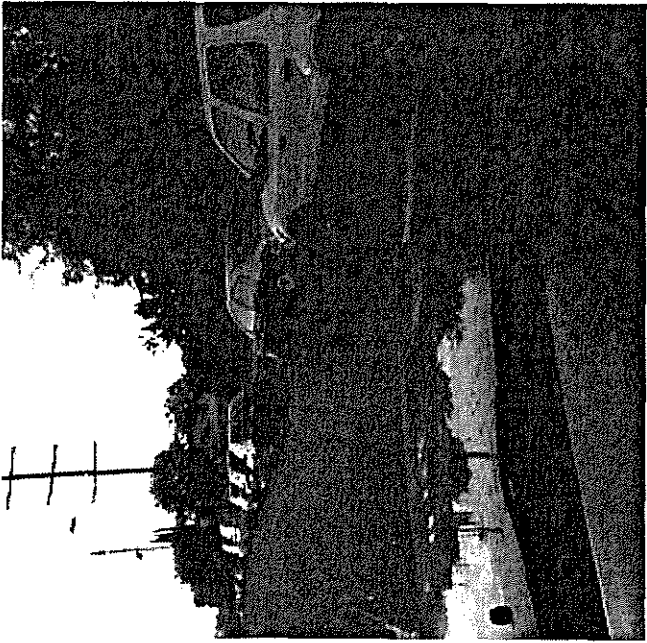
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**Sent:** Tuesday, November 15, 2016 4:45 PM  
**To:** Shaun Temple  
**Subject:** Project no. R2013-01771

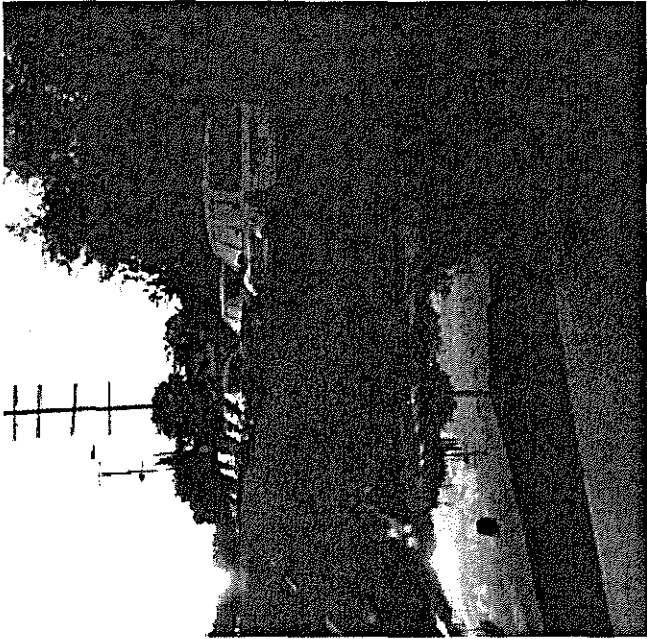












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