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January 20, 1981

Mr. Gregory Mall S. C. B. D. Mull Architectural Design and Interiors 2865 Instone Court Westlake Village, Ca. 91361

Inspection File No. 9-3453

Lear .r. Hull:

In investigation has been made into the activities of the Church Universal and Triumphant at 26800 Mulholland Highway; in zones A-1-1 and C-3, Malibu Zoned District. This action was taken in response to several telephone conversations with you and your letter of December 29, 1930 in which you allege that numerous zoning violations are occurring at this location.

The property at 26800 Mulholland Highway was zoned A-1-1 by Ordinance 7510; effective April 11, 1958. Later, the northwesterly portion of the property, at the intersection of Mulholland Highway and Las Virgenes Road, was rezoned C-3 by Ordinance 10826, effective February 8, 1974. The current use of the property in cuestion is for religious and educational purposes with all religious and educational facilities being located in the A-1 zone.

lince Ordinance 10366 became effective on November 5, 1971, religious and educational uses of property in an A-1 zone require that a conditional use permit first be approved. However, those religious and educational facilities legally established before November 5, 1971 may continue to operate in a legal nonconforming status according to an amortization schedule set forth in Section 509.3 of the Los Angeles County Zoning Ordinance.

We have reviewed County records and advise that a seminary and chapel were constructed by Building Permit No. 4881 in 1960. Such permit identifies these structures as Type III construction and was finaled by the County Engineer on March 12, 1961.

Dased on the foregoing, the amortization schedule for these uses would be either:

a) 20 years from the effective date of the ordinance establishing said nonconforming status (November 5, 1991), or

b) 40 years from the date of construction of the seminary and chapel (March 12, 2001), whichever is longer.

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Thus the existing religious and educational facilities may continue to operate at 26800 Mulholland Highway until March 12, 2001, after which time a valid conditional use permit would be required.

With respect to the alleged zoning violations referenced in your letter of December 29, 1980, we advise that inspections were made of the premises at 26800 Mulholland Highway on December 30, 1980 and on January 7, 1981. The results of these inspections as they related to the Specific issues raised in your letter are described in the following.

Several tents were observed on the premises on December 30, 1980 and were being used in conjunction with a religious conference. The tents do not cause the property devoted to religious and educational uses to become expanded, nor are the tents considered structural additions. Therefore, the tents would not alter the legal nonconforming status of the subject property.

The tents that are put up for conferences several times a year are not a primary use but are considered incidental and accessory to the existing religious and educational facilities.

Our records do show that a plot plan (P.P. 10353) was submitted and approved on March 5, 1979 for a "religious-educational fair" to be held April 12-15, 1979. However, such plans were not required and would have no bearing on the legality of the tents as used.

Based on a previous complaint that recreational vehicles were being used residentially during conferences, an inspection was made of the premises on April 4, 1980. This inspection confirmed that a violation existed and a letter/order to comply was issued on April 7, 1980. To date, we have received no further complaints of this activity nor have we been able to verify that the violation was reinstituted.

Our inspection on December 30, 1980 showed numerous vehicles including a few recreational vehicles parked in the designated parking areas. However, there were no recreational vehicles hooked up to utilities and no evidence leading one to believe that they were being used residentially. We have been informed by the Church Universal and Triumphant that a representative from the Department of Regional Planning would be welcome to make an unannounced evening inspection during any of their quarterly conferences.

With respect to alleged year long living in trailers, we ddvise that our inspection on January 7, 1981 covered the entire grounds and failed to disclose any recreational vehicles hooked up to utilities. The recreational vehicles observed were unoccupied and said to be used only when the Church was "on the road."

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The sale of goods from the premises was also investigated. This appears to occur from the Summit College Bookstore which was carefully inspected. The items found for sale were only those goods commonly found in a college bookstore and would be permitted as an accessory use to the educational facilities on site.

The above information has been reviewed by our County Counsel who concurs with our findings.

Other violations that are alleged in your December 29, 1980 letter may or may not be in violation of other ordinances. We suggest you discuss those matters with the appropriate agencies. Your letter of January 9, 1981 supports your previous allegations, but offers no additional evidence to reverse our determinations.

We trust this information addresses your concerns for the zoning requirements at 26800 Mulholland Highway.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING Norman Murdoch, Planning Director

John Schwarze, Division Chief-Zoning Administration Division

JS:RL/V

cc: Deputy Cindy Suzuki, Office of Mike Antonovich
Deputy County Counsel C. Moore

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Mr. Henry Kried Fil Box 506 Farehmont M.Y. 10538 124 August 16,1982 Dear Henry you will never know how happy you made me by writing to me. It is a break through for you to do it and I admire you for it. I am so pleased you have an education in psychology. It will help you. I had 51/2 years of Jungian analysic when in my thinking. It has given ime so much - so I could become a "Augury news Helith! I also must hake it clear I am not out to destroy anything or anyone. If that were true I would destroy supself. It is only the approx the truth about the lie I and to do it with intelligen and documentation. Someone had to become the fort for His and the Cinene trouble maker for Ford. I make that commitment six months after leaving Penelet. I had the impormation, was

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MULL ARCHITECTURAL DESIGN & INTER 2865 Instone Court, Westlake Village, CA 91361 (805) 496-5722 Come with it - for in territ we grow. For continue is anger will destroy to not have it at all will destroy. Sachone must deal with that fine line of bolonce. You may call me anytimi you need a friend to talk to, Dr. Mayart Singer my familie one on " Mind control ul Lend of the department of payably at Buckley, Elipini Said the best diphogramen me the ones who were in al cult to help one out of that cult. Actually one does not Legrogram akyon, you give the Lette of your deprogram yourself. And, as human heings dritwe all have prychological problems, a need for love and understanding. For genninely human but also a spiritual,

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