

October 28, 2025

Sophia Shao
15570 Garo Street
Hacienda Heights, CA 91745

PROJECT NO. PRJ2022-000531-(1)
CONDITIONAL USE PERMIT NO. RPPL2022001438
13037 VALLEY BOULEVARD, LA PUENTE (APN NO. 8563-012-021)

Dear Sophia Shao:

Hearing Officer Tina Fung, by her action of **October 28, 2025**, has denied the above-referenced project. Enclosed are the Hearing Officer's Findings.

For questions or for additional information, please contact Steve Mar of the Puente Whittier Development Services Section at (213) 974-6435, or smar@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Maria Masis, Supervising Regional Planner
Puente Whittier Development Services Section

MM:SM

Enclosures: Findings

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-000531-(1)
CONDITIONAL USE PERMIT NO. RPPL2022001438

RECITALS

1. **ENTITLEMENT REQUESTED.** The applicant, Sophia Shao ("applicant"), requests Conditional Use Permit ("CUP") No. RPPL2022001438 to authorize the continued operation of an existing roofing supply business with outdoor storage of building materials ("Project") on a property located at 13037 Valley Boulevard in the unincorporated community of Avocado Heights ("Project Site") in the M-1-BE-GZ (Light Manufacturing – Billboard Exclusion – Green Zone) zone pursuant to Los Angeles County Code ("County Code") Section 22.84.040 (Standards and Requirements for Specific Uses).
2. **MEETING PROCEEDINGS.** On October 28, 2025, the item was presented before the Hearing Officer as a consent item for denial due to inactivity. Hearing Officer Tina Fung was in attendance for the consent item. The applicant was not present. There being no further testimony, Ms. Fung denied the project due to inactivity.
3. The Project was filed on February 8, 2022. Since the time the Project application was filed, staff of the County Department of Regional Planning ("LA County Planning") has asked the applicant for additional materials needed to proceed with the Project. On February 20, 2025, staff sent an Incomplete Application: Request for Additional Information letter to the applicant requesting additional materials. In addition, staff attempted to reach the applicant by email on February 8, 2024, May 1, 2024, and August 6, 2025. Staff has not received the requested information or materials to enable further project evaluation.
4. In a letter to the applicant dated August 21, 2025, staff informed the applicant that pursuant to Section 22.222.100 (Denial of Inactive Application) of the County Code, the Project would be scheduled before a Hearing Officer for denial due to inactivity on October 28, 2025.
5. The August 21, 2025, letter also directed the applicant to contact staff within 30 days and to submit all requested additional materials within 45 days for the Project to remain active.
6. The applicant has not contacted staff within the required timeframe, which was by September 20, 2025.
7. If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.

8. **CEQA DETERMINATION.** The proposed Project is being denied. 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 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.
9. **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.

THEREFORE, THE HEARING OFFICER:

1. Finds that CEQA does not apply to projects which a public agency rejects or disapproves pursuant to California Public Resources Code section 15270 and therefore qualifies as a Statutory Exemption (Projects Which Are Disapproved) and not subject to CEQA; and
2. Denies **CONDITIONAL USE PERMIT NO. RPPL2022001438**, pursuant to the findings presented herein.

ACTION DATE: October 28, 2025

MM:SM

10/28/2025