

**DENIAL DUE TO INACTIVITY
REPORT TO THE HEARING OFFICER**

DATE ISSUED: March 13, 2025
HEARING DATE: March 25, 2025 AGENDA ITEM: 3
PROJECT NUMBER: 90160-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2016001397
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2760 Fullerton Rd., Rowland Heights, CA 91748
OWNER: Hiraben Dahyabhai Patel Foundation
APPLICANT: Hiraben Dahyabhai Patel Foundation
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:

SUGGESTED MOTION:

I, THE HEARING OFFICER, DENY CONDITIONAL USE PERMIT NUMBER RPPL2016001397 DUE TO INACTIVITY SUBJECT TO THE ATTACHED FINDINGS.



BACKGROUND

Since the filing of the CUP application on March 16, 2016, LA County Planning staff has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a conditional use permit. This includes responses to the requests for information and revisions indicated in the letters from the Los Angeles County (“County”) Department of Public Health dated December 9, 2016 (Exhibit B) and County Fire Department dated August 16, 2016 (Exhibit C).

Staff has made repeated attempts to inform the applicant of the information that was pending and required to proceed with the review of their CUP (Exhibit D). After numerous emails requesting this information to be submitted, Staff sent an “Incomplete Application: Request for Additional Information” letter to the applicant on September 3, 2023 (Exhibit E), indicating that the CUP may be scheduled before a Hearing Officer for denial due to inactivity if no activity occurred within 60 days of the letter. When the requested information was still not received, Staff sent a “Public Meeting Notice: Denial Due to Inactivity” letter to the applicant on October 8, 2024 (Exhibit F), indicating that the CUP was scheduled before a Hearing Officer on December 17, 2024 for denial due to inactivity.

On October 9, 2024, Staff received an email from the applicant, and during the following two weeks, Staff had an email exchange and a phone call with the applicant regarding the next steps for the Project. The applicant indicated to Staff that they needed to discuss the Project further with their Board, but that it would be difficult for them to do so during the holidays. Thus, the applicant requested an abeyance of the denial proceedings until the end of March 2025 to give them time to discuss the Project with their Board. Staff found this request to be reasonable and requested that the Hearing Officer continue the item to March 25, 2025 (Exhibit G). On December 17, 2024, the Hearing Officer concurred with Staff’s request and granted the continuance to March 25, 2025.

PROJECT STATUS

Since the December 17, 2024 meeting, there has been no communication received from the applicant regarding the Project. Staff sent a follow-up email to the applicant on February 3, 2025 (Exhibit H) but has not received any response.

Section 22.222.100 (Denial of Inactive Application) of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.222.070 (Application – Information Required) and 22.222.090 (Initial Application Review) of the County Code. Therefore, staff recommends that CUP RPPL2016001397 be denied due to inactivity pursuant to the attached findings.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Findings
EXHIBIT B	Letter from Department of Public Health, December 9, 2016
EXHIBIT C	Letter from Fire Department, August 16, 2016
EXHIBIT D	Email from Applicant to Shaun Temple, May 12, 2022
EXHIBIT E	Incomplete Application: Request for Additional Information Letter, September 13, 2023
EXHIBIT F	Public Meeting Notice: Denial Due to Inactivity Letter, October 8, 2024
EXHIBIT G	Supplemental Report to the Hearing Officer, December 5, 2024
EXHIBIT H	Email from Carl Nadela to Applicant, February 3, 2025

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 90160-(1)
CONDITIONAL USE PERMIT NO. RPPL2016001397

RECITALS

1. **ENTITLEMENT REQUESTED.** The applicant, Hiraben Dahyabhai Patel Foundation ("applicant"), requests Conditional Use Permit ("CUP") No. RPPL2016001397 to authorize the development and operation of a temple ("Project") on a property located at 2760 Fullerton Road, in the unincorporated community of Rowland Heights ("Project Site") in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).
2. **HEARING PROCEEDINGS.** On December 17, 2024, the item was scheduled before the Hearing Officer as a consent item for denial due to inactivity. Staff requested to continue the item to March 25, 2025, as requested by the applicant. The Hearing Officer concurred with the request and continued the item to March 25, 2025. (*Reserved for March 25 Public Hearing proceedings.*)
3. Since the filing of the CUP application on March 16, 2016, LA County Planning staff has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a conditional use permit. This includes responses to the requests for information and revisions indicated in the letters from the County Department of Public Health dated December 9, 2016 and County Fire Department ("Fire") dated August 16, 2016.
4. Staff has made repeated attempts to inform the applicant of the information that was pending and required to proceed with the review of their CUP. After numerous emails requesting this information be submitted, Staff sent an "Incomplete Application: Request for Additional Information" letter to the applicant on September 3, 2023 (Exhibit E), indicating that the CUP may be scheduled before a Hearing Officer for denial due to inactivity if no activity occurred within 60 days of the letter. When the requested information was still not received, Staff sent a "Public Meeting Notice: Denial Due to Inactivity" letter to the applicant on October 8, 2024, indicating that the CUP was scheduled before a Hearing Officer on December 17, 2024 for denial due to inactivity.
5. On October 9, 2024, Staff received an email from the applicant, and in the next two weeks, Staff had an email exchange and a phone call with the applicant regarding the next steps for the Project. The applicant indicated to Staff that they needed to discuss the Project further with their Board, but that it would be difficult for them to do so during the holidays. Thus, the applicant requested an abeyance of the denial proceedings until the end of March 2025 to give them time to discuss the Project with their Board. Staff

found this request to be reasonable and requested that the Hearing Officer continue the item to March 25, 2025. On December 17, 2024, the Hearing Officer concurred with Staff's request and granted the continuance to March 25, 2025.

6. Since the December 17, 2024 meeting, there has been no communication received from the applicant regarding the Project. Staff sent a follow-up email to the applicant on February 3, 2025 but has not received any response.
7. Section 22.222.100 (Denial of Inactive Application) of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.222.070 (Application – Information Required) and 22.222.090 (Initial Application Review) of the County Code.
8. **CEQA DETERMINATION.** 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. RPPL2016001397** due to inactivity, subject to the findings presented herein.

ACTION DATE: March 25, 2025

MM:CN

2/24/2025



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 9, 2016

TO: Michele Bush
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA, DPA **M.T.**
Environmental Health Division
Department of Public Health

SUBJECT: CUP Consultation
PROJECT NO. 90160/ RPPL 2016001397
Patel Foundation Temple
2760 Fullerton Road, Rowland Heights

- Public Health recommends approval of this CUP permit.
- Public Health does **NOT** recommend approval of this CUP permit.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The permit request is for the construction and operation of a Hindu Temple and Cultural Center. The project will also include a small one-bedroom apartment for a full-time, on-site custodian, within the temple building.

The Department does not recommend approval of the CUP at this time. The conditions of approval noted in the Potable Water Supply section shall be satisfied prior to recommendation of approval.

Potable Water Supply

The proposed temple is in the jurisdiction of a municipal water company (Rowland Water District). The proposed temple and apartment shall be connected to public water for their source of potable water. A current will serve letter shall be submitted to this Department ensuring potable water service to the project prior to recommendation of approval. The will serve water letter submitted by

the applicant has expired in December 2015. The letter is valid for only one year from the date it has been issued.

Wastewater Disposal

The proposed temple will be connected to the public sewer. This Department does not have jurisdiction over the public sewer.

Noise

Staff from Toxics Epidemiology Program (TEP) reviewed the documents and plans provided by Regional Planning for the subject project. We have no objections to this project with adherence to Title 12 Noise control Ordinance:

- The land use is compatible with surrounding land uses. (i.e. there's a church property and Buddhist temple nearby and other temple undergoing construction)
- The applicant shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.
- Construction activities shall be limited to the hours of 7am to 7pm Monday through Saturday. No construction work on Sunday and Holidays. The applicant shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, section 12.08 Part 3.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5380 or mtsiebos@ph.lacounty.gov.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2016001397

MAP DATE: 02/18/2016

LOCATION: 2760 Fullerton Road, Rowland Heights

PLANNER: Michele Bush

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAY BE CHANGED WHEN ITEMS BELOW HAVE BEEN ADDRESSED.

1. Clearly identify firefighter walkway 5-foot access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width.
2. Clearly indicate the height of all parapets in a section view.
3. Relocate one (1) existing public fire hydrant as noted on Sheets A-1.0, C-1 & C-2 by the Fire Department.

Submittals to the Fire Department:

1. Submit one (1) full size copy, and one electronic copy of revised Sheets A-1.0, C-1 & C-2. The revised plans shall be engineer scale.
2. Submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed prior to construction of the proposed building.

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Apparatus Access Roads shall be labeled as Private Driveway and Fire Lane on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

Reviewed by: Wally Collins

Date: 08/16/2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2016001397

MAP DATE: 02/18/2016

LOCATION: 2760 Fullerton Road, Rowland Heights

PLANNER: Michele Bush

-
3. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
 4. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance ~~to~~ clear to sky+Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
 5. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
 6. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5
 7. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
 8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
 9. Provide approved signs or other approved notices or markings that include the words ~~NO~~ NO PARKING - FIRE LANE+. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
 10. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

Reviewed by: Wally Collins

Date: 08/16/2016



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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2016001397

MAP DATE: 02/18/2016

LOCATION: 2760 Fullerton Road, Rowland Heights

PLANNER: Michele Bush

-
11. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
 12. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
 13. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
 14. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL – WATER STSTEM

1. All fire hydrants shall measure 6-~~x~~ 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
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Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2016001397

MAP DATE: 02/18/2016

LOCATION: 2760 Fullerton Road, Rowland Heights

PLANNER: Michele Bush

3. The required fire flow for the public fire hydrants for this project is 2000 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
 - a. The fire flow is adequate for this project per fire flow test by the Rowland Water District on 07/29/2015.
4. Relocate one (1) existing public fire hydrant as noted on the plans by the Fire Department.
5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



Patel Foundation Temple
A New Religious Community Building
2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
APN: 8258-019-003

CONCEPTUAL
SITE PLAN

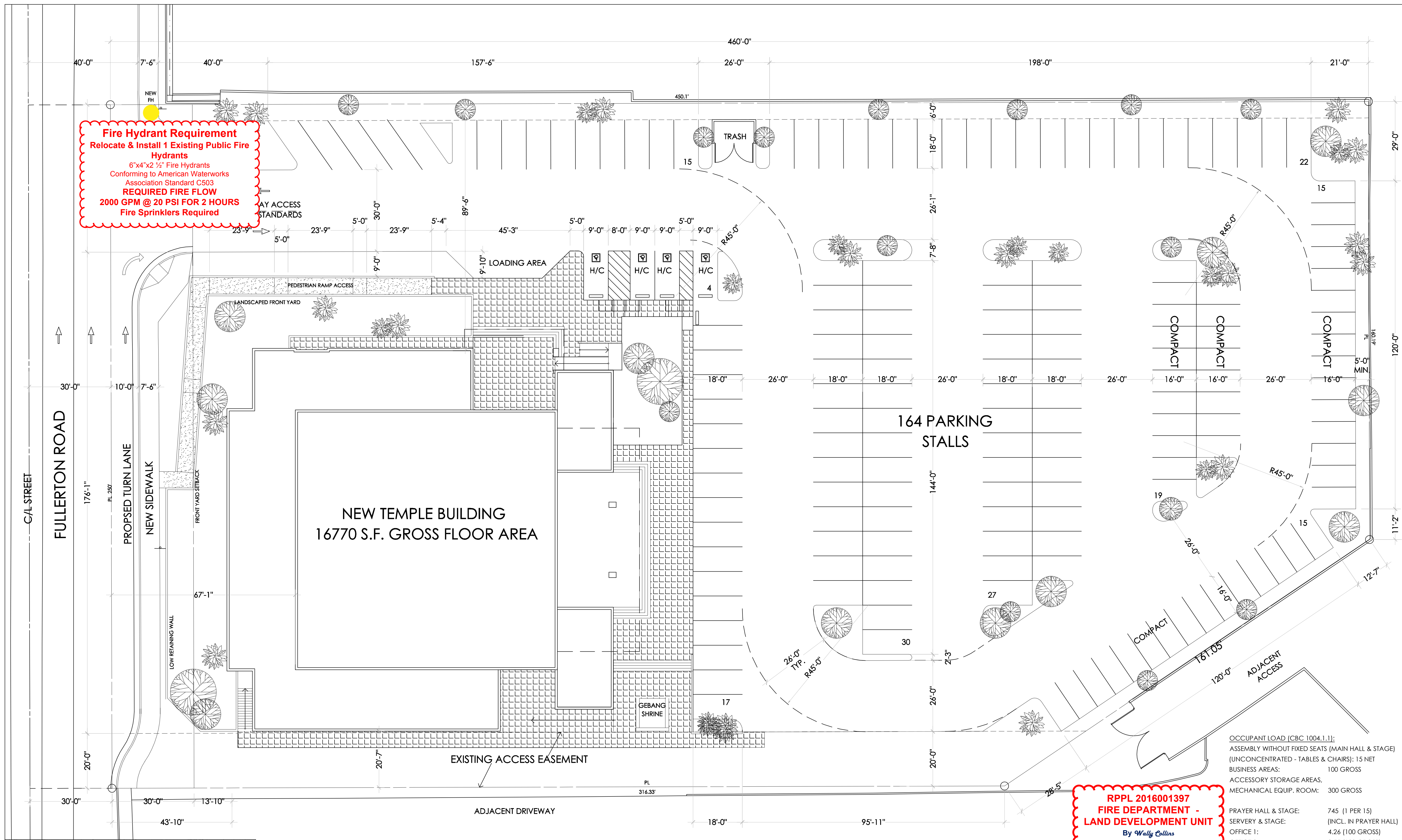
PROJECT NO. 1409
DATE: 2/18/16
REVISIONS:

PERMIT NO.

SHEET NO.

A-1.0

CONCEPTUAL SITE PLAN
1/16" = 1'-0"
A
1.0



Fire Hydrant Requirement
Relocate & Install 1 Existing Public Fire Hydrants
6"x4"x2 1/2" Fire Hydrants
Conforming to American Waterworks Association Standard C503
REQUIRED FIRE FLOW
2000 GPM @ 20 PSI FOR 2 HOURS
Fire Sprinklers Required

RPPL 2016001397
FIRE DEPARTMENT -
LAND DEVELOPMENT UNIT
By Wally Collins
Review Date: August 16, 2016
LA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
5823 RICKENBACKER ROAD
COMMERCE CA 90040

OCCUPANT LOAD (CBC 1004.1.1):

ASSEMBLY WITHOUT FIXED SEATS (MAIN HALL & STAGE)	
(UNCONCENTRATED - TABLES & CHAIRS): 15 NET	
BUSINESS AREAS:	100 GROSS
ACCESSORY STORAGE AREAS:	
MECHANICAL EQUIP. ROOMS:	300 GROSS
PRAYER HALL & STAGE:	745 (1 PER 15)
SERVERY & STAGE:	(INCL. IN PRAYER HALL)
OFFICE 1:	4.26 (100 GROSS)
OFFICE 2:	2.55 (100 GROSS)
CUSTODIAN APARTMENT:	2 PERSONS
STORAGE:	1.61 (300 GROSS)
PANTRY STORAGE:	0.69 (300 GROSS)
MECHANICAL:	1.06 (300 GROSS)
ELECTRICAL:	0.86 (300 GROSS)
JANITOR:	0.18 (300 GROSS)
BASEMENT / CRYPT (11,000 S.F.):	37.47 (300 GROSS)
BASEMENT ELECTRICAL:	0.86 (300 GROSS)
TOTAL:	796.54 OCCUPANTS
ADJUSTED TOTAL:	797 OCCUPANTS
TOTAL PAKING SPACES REQD:	160 (164 PROVIDED)

BUILDING INFORMATION
CONSTRUCTION TYPE:
V-B (FULLY SPRINKLERED)

OCCUPANCY:
A-3 (RELIGIOUS)

BUILDING HEIGHT:
30'-0" (A-3 CODE LIMIT: 40'-0")

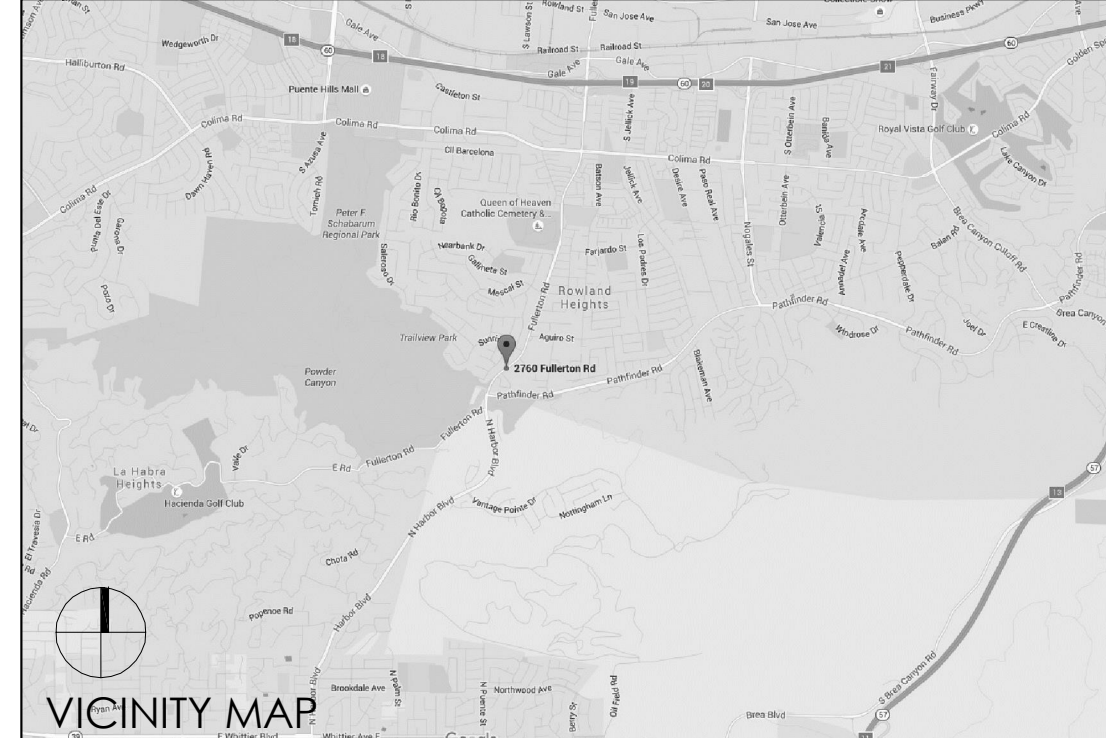
GROSS FLOOR AREA:
16770 S.F.

AREA INCREASE (CBC 506.3):
18000 S.F. (300% SPRINKLER INCREASE)

PARKING STATISTICS
TOTAL OCCUPANTS : 750 OCCUPANTS

PARKING FOR TEMPLE USE (1 PER 5 PERSONS)
TOTAL PARKING SPACES PROVIDED: 164
TOTAL SPACES REQUIRED: 160 (5 SPACES EXCESS)
COMPACT SPACES INCLUDED: 49 (30%)
ACCESSIBLE SPACES INCLUDED: 4 / (VAN ACCESSIBLE: 2)
TOTAL LOADING SPACES: 1

SITE STATISTICS
TOTAL ADJUSTED SITE AREA: 106,607 S.F.
STREET DEDICATION: 10' X 250': 2,500 SQ.FT. (2.4%)
TOTAL PLANTED LANDSCAPE AREAS INCLUDING WALKWAYS (APPROX.): 30,129 S.F. (28.2%)
TOTAL PAVED PARKING AND DRIVEWAY AREAS (APPROX.): 57,208 S.F. (53.7%)
TOTAL BLDG. FOOTPRINT: 16,770 S.F. (15.7%)
FAR (GROSS BUILDING AREA / SITE AREA): 0.157





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 A New Religious Community Building
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CONCEPTUAL FLOOR PLAN

PROJECT NO. 1409
 DATE: 2/18/16
 REVISIONS:

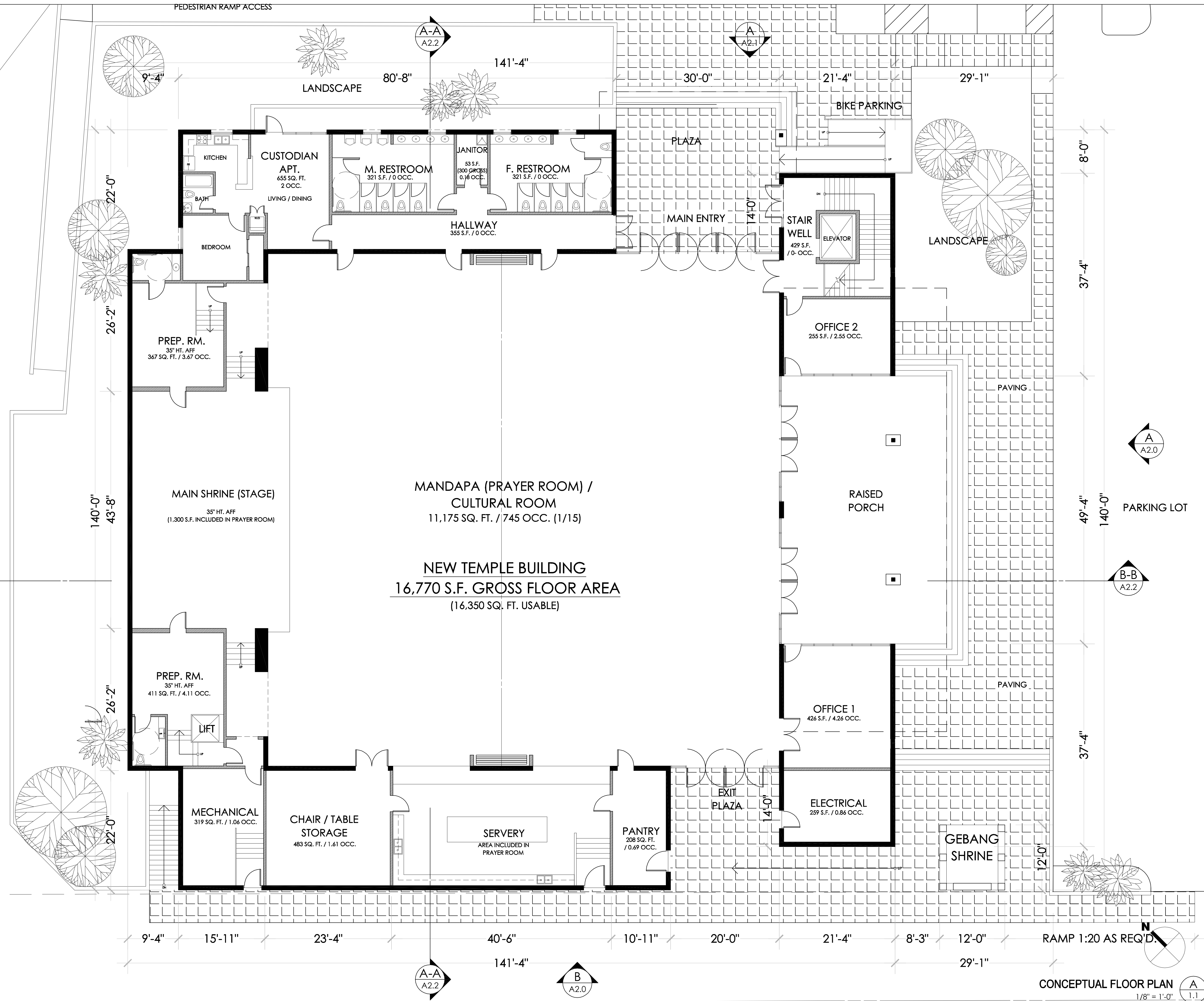
PERMIT NO.

SHEET NO.

A-1.1

FULLERTON ROAD

PEDESTRIAN RAMP ACCESS



BUILDING INFORMATION
 CONSTRUCTION TYPE:
 V-B (FULLY SPRINKLERED)

OCCUPANCY:
 A-3 (RELIGIOUS)

BUILDING HEIGHT:
 30'-0" (A-3 CODE LIMIT: 40'-0")

GROSS FLOOR AREA:
 16,770 S.F.

AREA INCREASE (CBC 506.3):
 18000 S.F. (300% SPRINKLER INCREASE)

OCCUPANT LOAD (CBC 1004.1.1):
 ASSEMBLY WITHOUT FIXED SEATS (MAIN HALL & STAGE)
 (UNCONCENTRATED - TABLES & CHAIRS): 15 NET
 BUSINESS AREAS: 100 GROSS
 ACCESSORY STORAGE AREAS:
 MECHANICAL EQUIP. ROOM: 300 GROSS

PRAYER HALL & STAGE: 745 (1 PER 15)
SERVERY & STAGE: (INCL. IN PRAYER HALL)
 OFFICE 1: 4.26 (100 GROSS)
 OFFICE 2: 2.55 (100 GROSS)
 CUSTODIAN APARTMENT: 2 PERSONS
 STORAGE: 1.61 (300 GROSS)
 PANTRY STORAGE: 0.69 (300 GROSS)
 MECHANICAL: 1.06 (300 GROSS)
 ELECTRICAL: 0.86 (300 GROSS)
 JANITOR: 0.18 (300 GROSS)
 BASEMENT / CRYPT (11,000 S.F.): 37.47 (300 GROSS)
 BASEMENT ELECTRICAL: 0.86 (300 GROSS)

TOTAL: 796.54 OCCUPANTS
ADJUSTED TOTAL: 797 OCCUPANTS
TOTAL PAKING SPACES REQ'D: 160 (165 PROVIDED)

CONCEPTUAL FLOOR PLAN
 1/8" = 1'-0"



Patel Foundation Temple
A New Religious Community Building
2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
APN: 8258-019-003

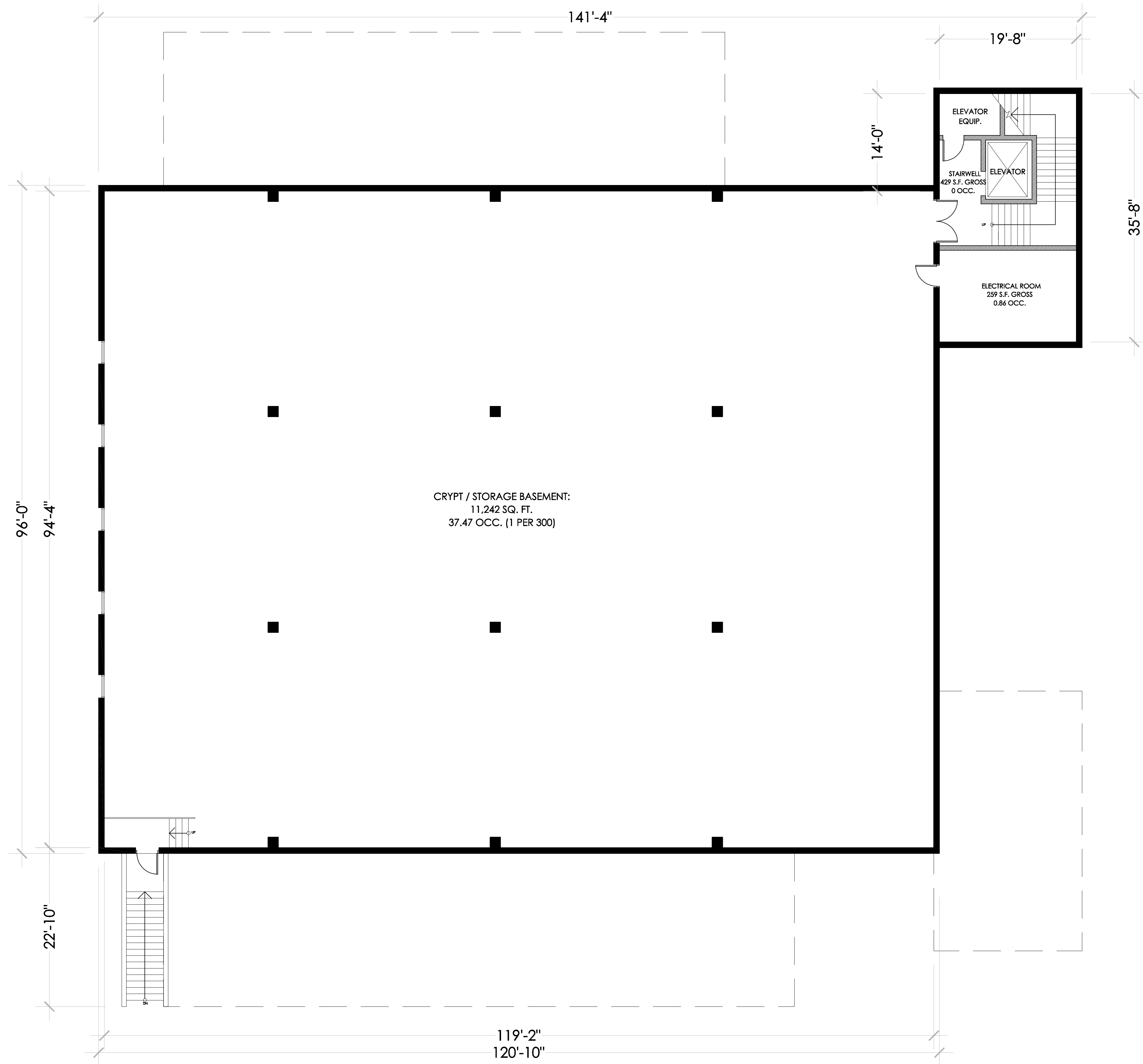
CONCEPTUAL
BASEMENT PLAN

PROJECT NO. 1409
DATE: 2/18/16
REVISIONS:

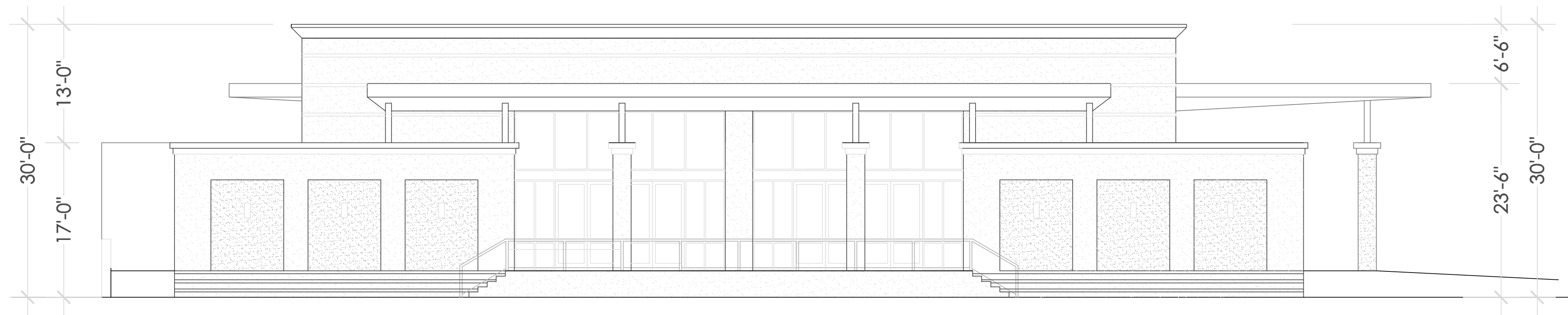
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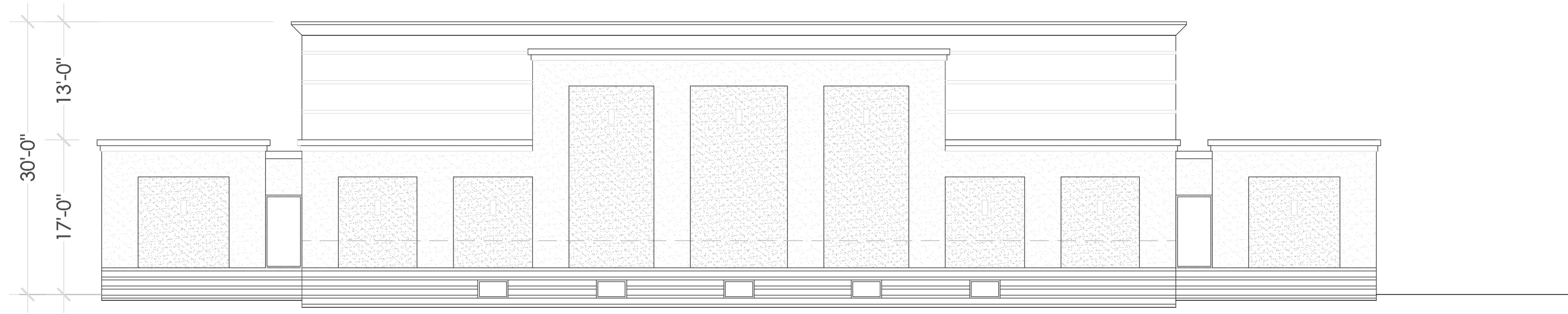
A-1.2



BASEMENT PLAN



SOUTH ELEVATION - MAIN ENTRY (PARKING LOT VIEW) A
1/8" = 1'-0" 2.0



NORTH ELEVATION (FULLERTON ROAD) B
1/8" = 1'-0" 2.0

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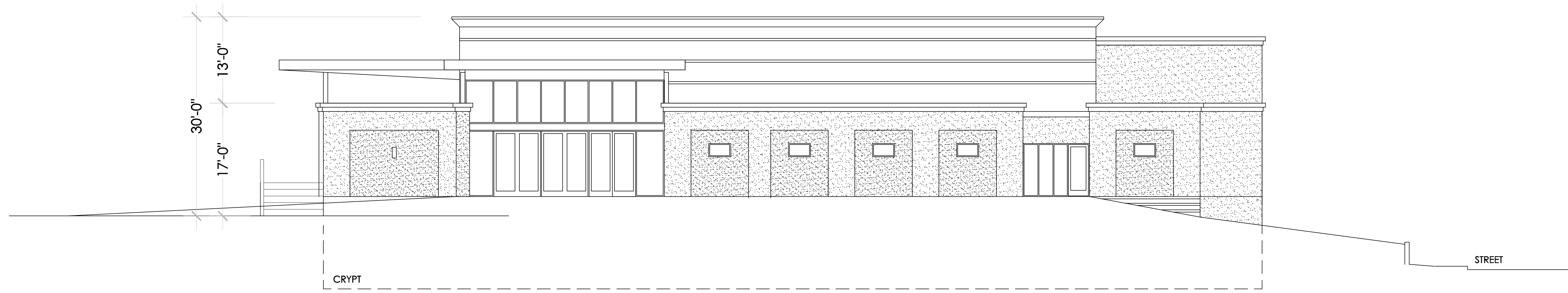
EXTERIOR
ELEVATIONS

PROJECT NO. 1409
DATE: 2/18/16
REVISIONS:

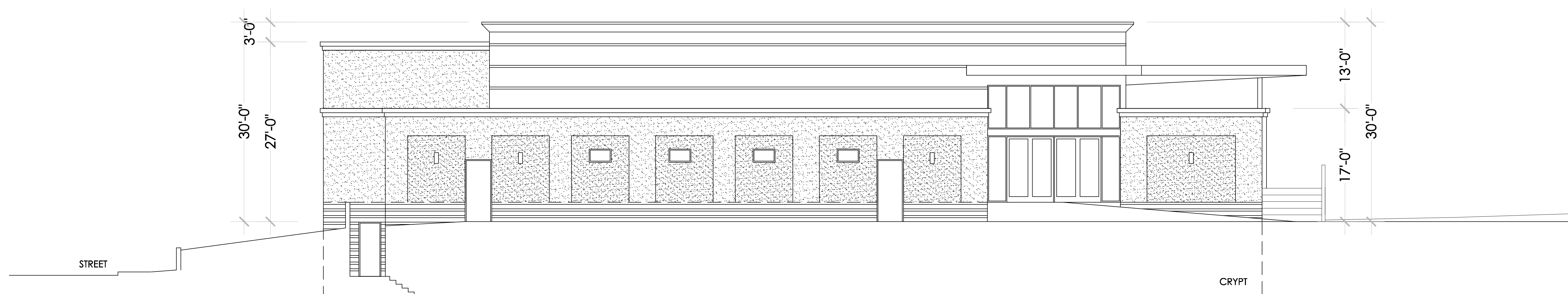
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SHEET NO.

A-2.0



EAST ELEVATION (SIDE ENTRANCE) A
1/8" = 1'-0" 2.1



WEST ELEVATION (BACK OF BUILDING) B
1/8" = 1'-0" 2.1

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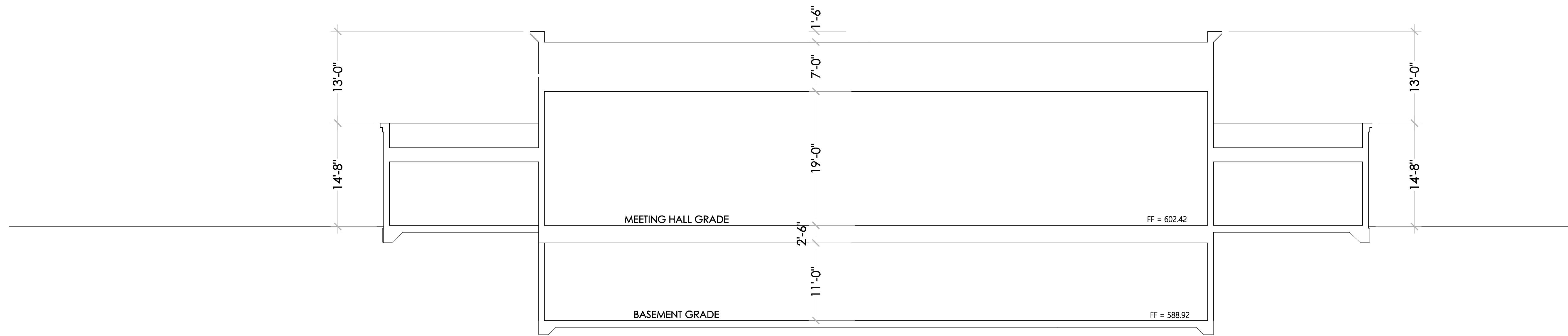
EXTERIOR
ELEVATIONS

PROJECT NO. 1409
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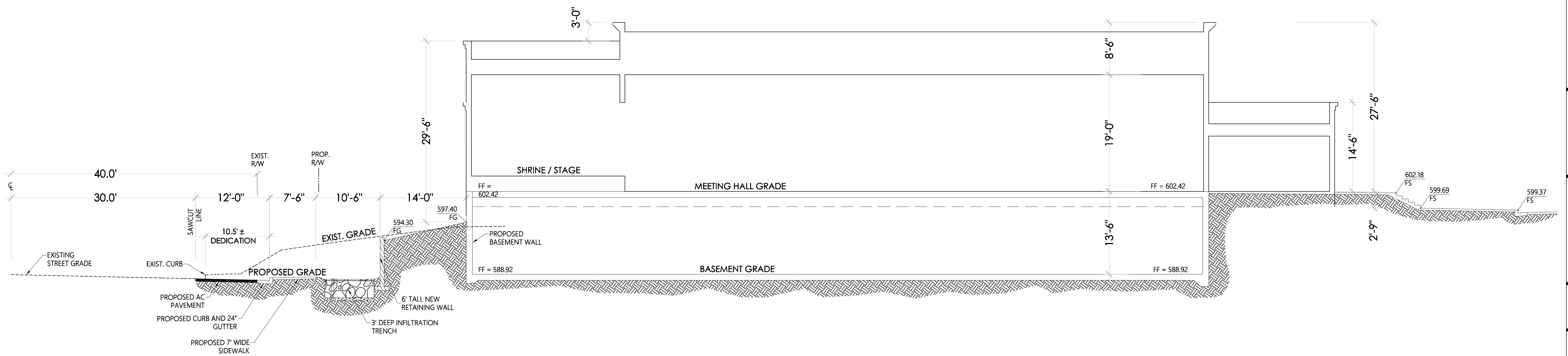
PERMIT NO.

SHEET NO.

A-2.1



SECTION A-A
1/8" = 1'-0" A
2.2



SECTION B-B
1/8" = 1'-0" B
2.2

Patel Foundation Temple
A New Religious Community Building
2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
APN: 8258-019-003

SECTIONS

PROJECT NO. 1409
DATE: 2/18/16
REVISIONS:

PERMIT NO.

SHEET NO.

A-2.2



Fire Hydrant Requirement
 Relocate & Install 1 Existing Public Fire Hydrants
 6"x4"x2 1/2" Fire Hydrants
 Conforming to American Waterworks Association Standard C503
REQUIRED FIRE FLOW
2000 GPM @ 20 PSI FOR 2 HOURS
Fire Sprinklers Required

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF PARCEL 2, AS SHOWN ON RECORD OF SURVEY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 67, PAGE 22 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 52 DEGREES 44 MINUTES 10 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 250.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 37 DEGREES 16 MINUTES 00 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2, A DISTANCE OF 326.33 FEET TO AN ANGLE POINT IN SAID WESTERLY BOUNDARY; THENCE SOUTH 71 DEGREES 09 MINUTES 15 SECONDS EAST, 161.05 FEET; THENCE NORTH 52 DEGREES 44 MINUTES 10 SECONDS EAST, 160.19 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 2; THENCE NORTH 37 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 460.01 FEET TO THE POINT OF BEGINNING.

BENCH MARK AND BASIS OF BEARING

BENCH MARK: THE ELEVATION OF 629.19 ON BENCH MARK NO. FG5261 LAGO BM TAG IN W/ GB FULLERTON RD, 46 FT W/O CL & 23 FT S/O CL, PROD PATH-FINDER RD, NAVD 1988 DATUM, 2005 ADJUSTMENT, AS SHOWN IN THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BENCHMARKS, OTTERBEIN QUAD DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.
 BASIS OF BEARINGS: THE BEARING OF N52°44'10"E ALONG THE CENTERLINE OF FULLERTON ROAD AS SHOWN ON RECORD OF SURVEY 067-022 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

OWNER

HIRABEN DAHYABHA:
 PATEL FOUNDATION
 57 PARKER
 IRVINE, CA 92618

ARCHITECT

SAUNDERS + WYANT ARCHITECTS
 2700 WEST COAST HIGHWAY, SUITE 200
 NEWPORT BEACH, CA 92663
 (949) 721-0730

SURVEYOR

HAHN AND ASSOCIATES, INC.
 26374 AVENUE HALL, SUITE 2
 SANTA CLARITA, CA 91355
 (661) 775-9500

ENGINEER

CIVILSCAPES ENGINEERING
 30262 CROWN VALLEY PARKWAY,
 SUITE 8-417
 LAGUNA NIGUEL, CA 92677

LEGEND:

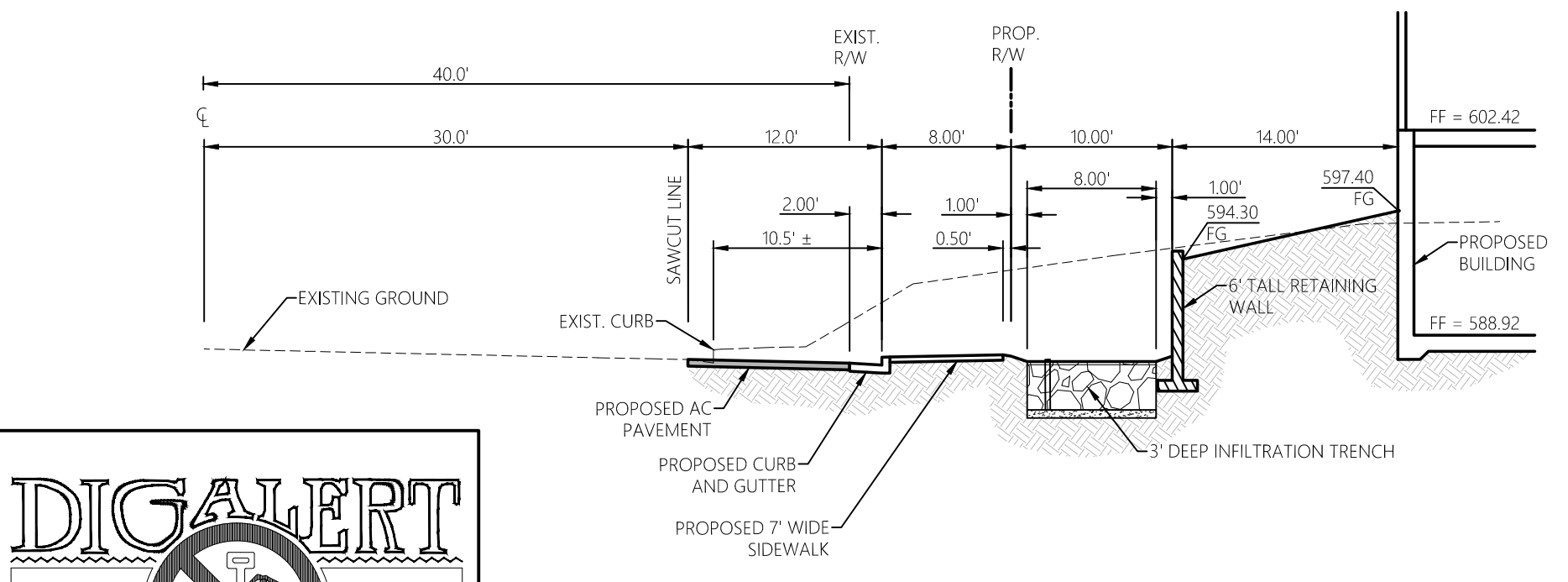
- EXISTING RETAINING WALL
- - - PROPOSED RETAINING WALL
- PROPERTY LINE
- - - PROPOSED CONTOUR
- EXISTING CONTOUR
- EASEMENT LINE
- CB CATCH BASIN
- TC TOP OF CURB
- FS FINISHED SURFACE
- FL FLOW LINE
- FG FINISHED GROUND
- TRW TOP OF RETAINING WALL
- BW BACK OF WALK
- BC BOTTOM OF CURB
- GB GRADE BREAK
- SD STORM DRAIN
- TG TOP OF GRATE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY

RPPL 2016001397
FIRE DEPARTMENT -
LAND DEVELOPMENT
UNIT
 By Wally Collins
 Review Date: August 16, 2016
 LA COUNTY FIRE DEPARTMENT
 FIRE PREVENTION DIVISION
 LAND DEVELOPMENT UNIT
 5823 RICKENBACKER ROAD
 COMMERCE CA 90040

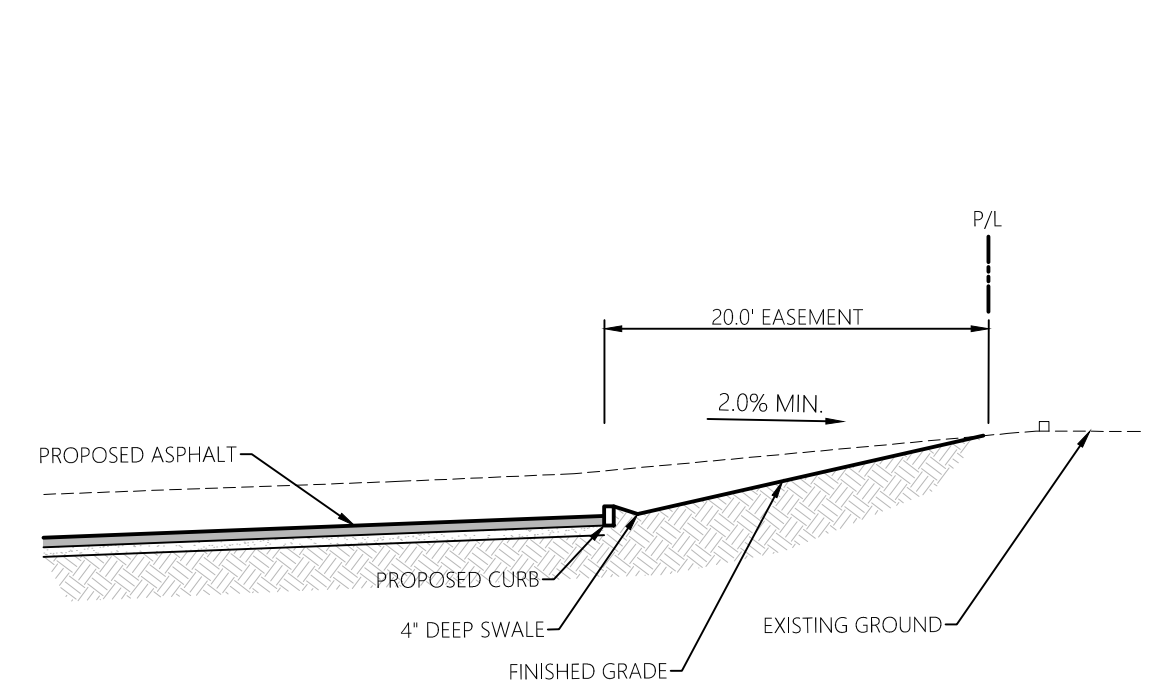
EARTHWORK

- CUT 6,000 CY
- OVER EXCAVATION 8,000 CY
- FILL 4,900 CY
- SHRINKAGE 1,100 CY
- NET 0 CY

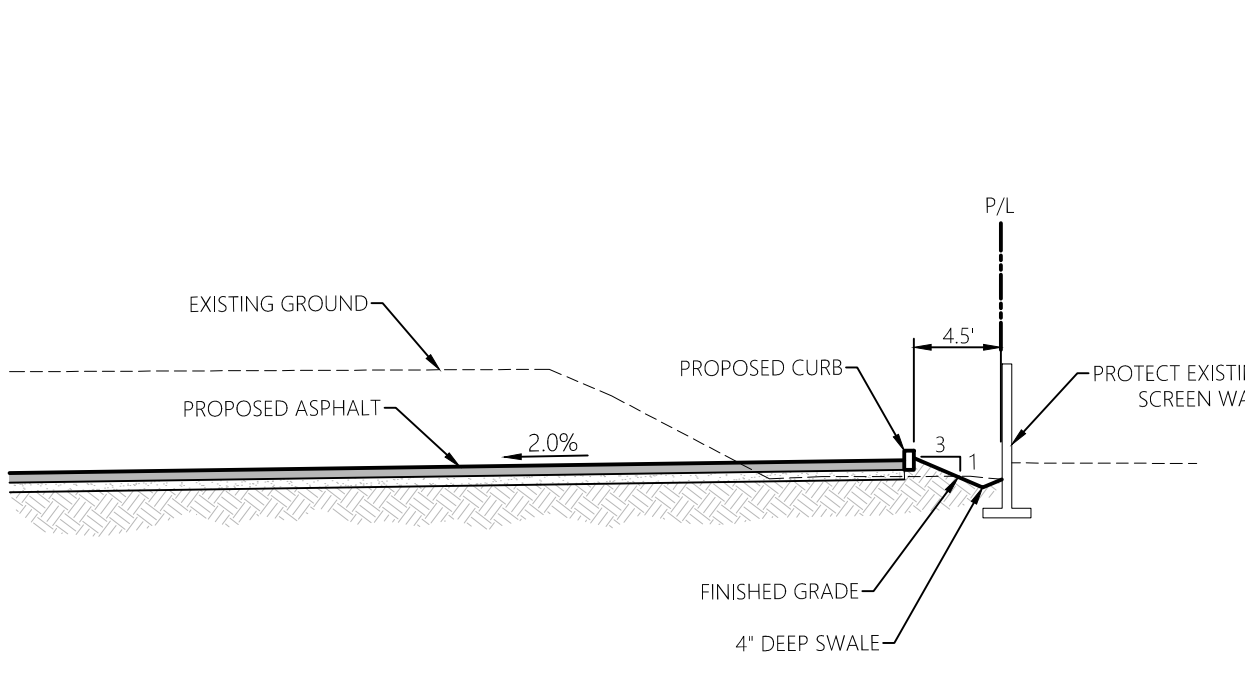
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.



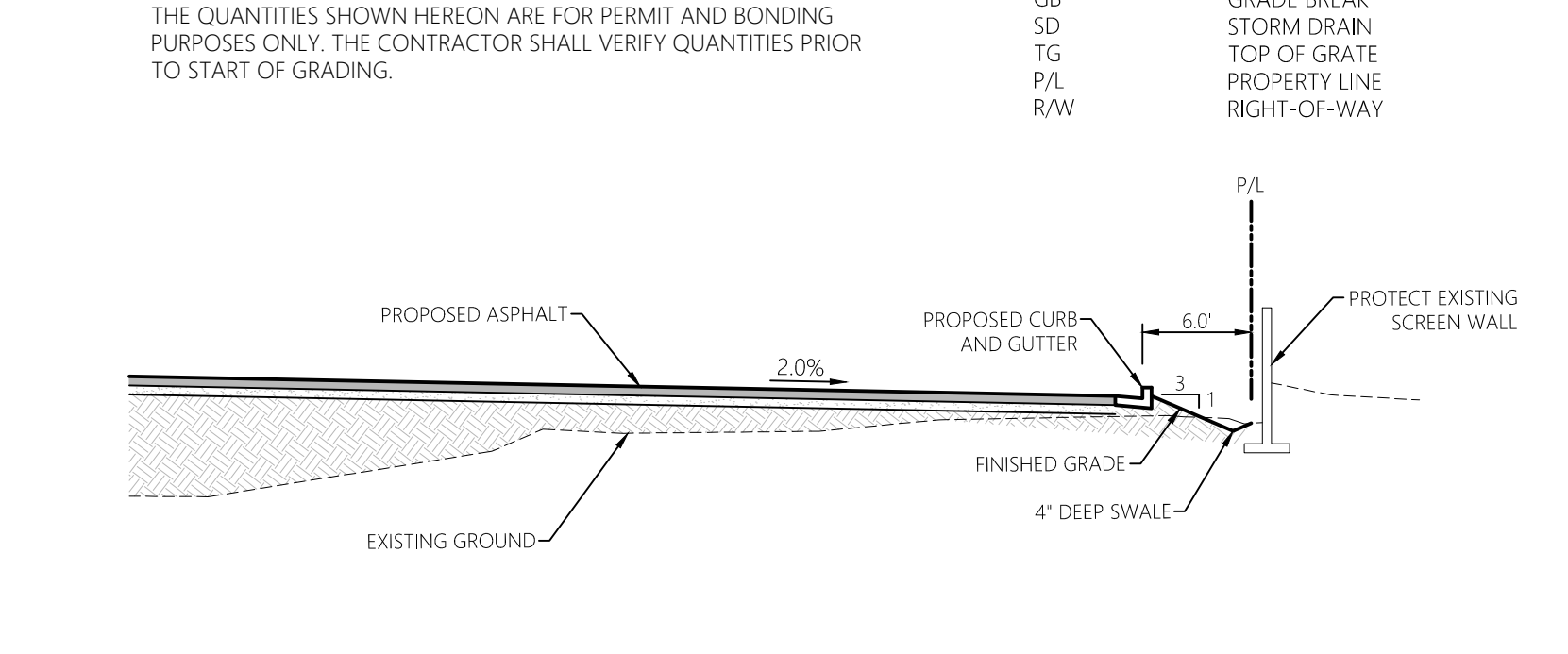
SECTION A-A
 SCALE: 1" = 10'



SECTION B-B
 SCALE: 1" = 10'



SECTION C-C
 SCALE: 1" = 10'



SECTION D-D
 SCALE: 1" = 10'

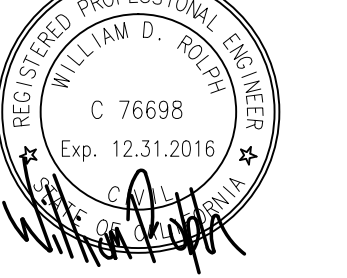


30262 CROWN VALLEY PARKWAY,
 SUITE B-417
 LAGUNA NIGUEL, CA. 92677
 (949) 464-8115

CIVILSCAPES
ENGINEERING

CONCEPTUAL GRADING PLAN FOR
PATEL FOUNDATION TEMPLE
 2760 FULLERTON ROAD
 ROWLAND HEIGHTS, CA 91748

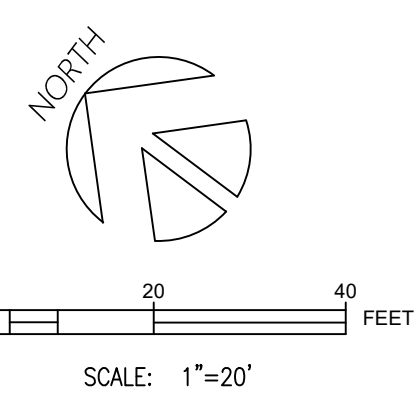
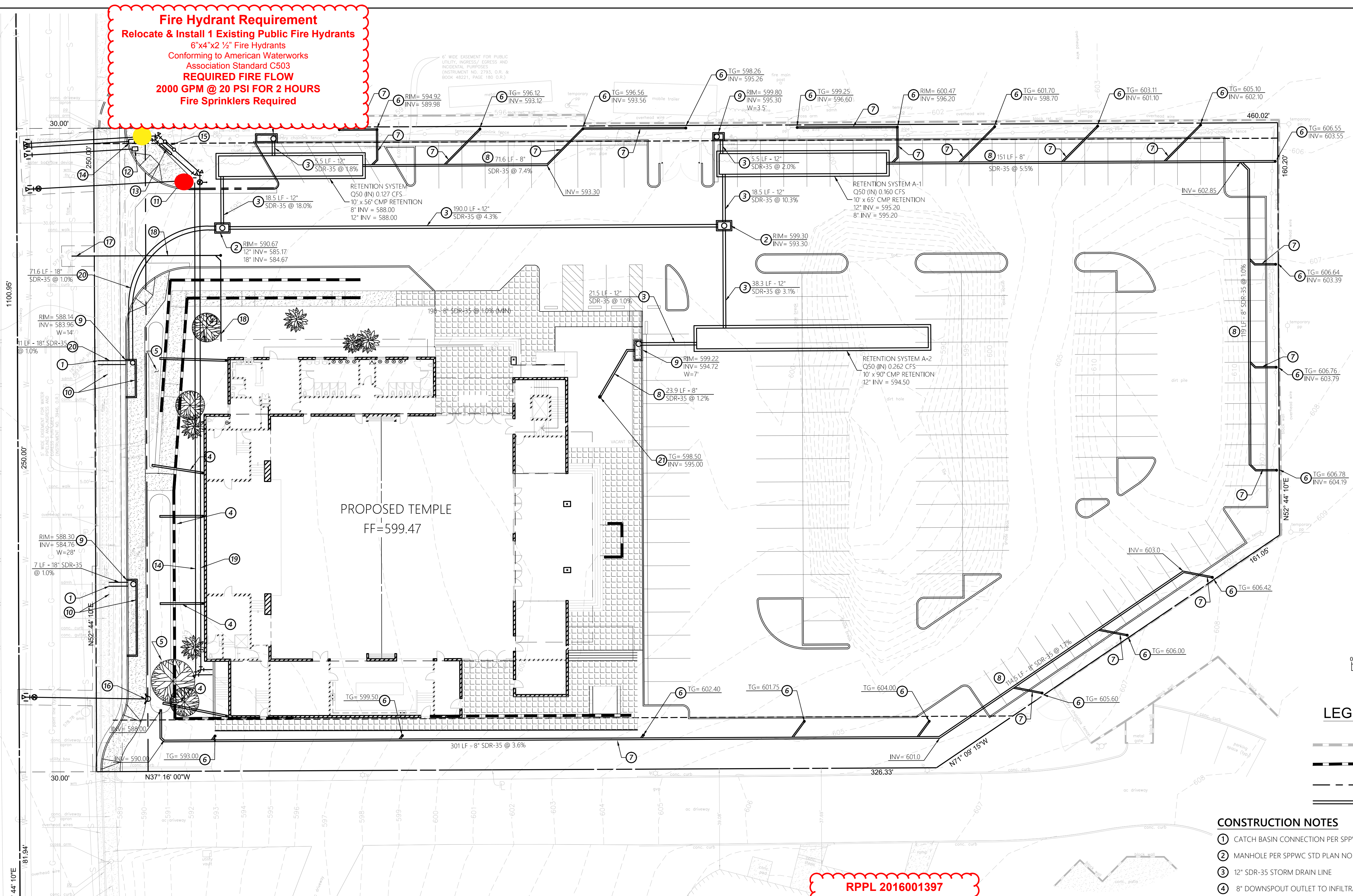
REVISIONS		
NO.	REVISION	DATE



JOB NO. 15006
 DATE 2/5/2016
 SHEET NO.

C1
 SHEET NO. 1 OF 2

Fire Hydrant Requirement
 Relocate & Install 1 Existing Public Fire Hydrants
 6"x4"x2 1/2" Fire Hydrants
 Conforming to American Waterworks
 Association Standard C503
REQUIRED FIRE FLOW
2000 GPM @ 20 PSI FOR 2 HOURS
Fire Sprinklers Required



LEGEND:

- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- - - PROPERTY LINE
- == PROPOSED STORM DRAIN

CONSTRUCTION NOTES

- 1 CATCH BASIN CONNECTION PER SPPWC STD. PLAN NO. 308-2 1 EA
- 2 MANHOLE PER SPPWC STD PLAN NO 321-1 3 EA
- 3 12" SDR-35 STORM DRAIN LINE 2 EA
- 4 8" DOWNSPOUT OUTLET TO INFILTRATION TRENCH 5 EA
- 5 INFILTRATION TRENCH PER DETAIL 130 LF
- 6 4" AREA DRAIN WITH ATRIUM GRATE 23 EA
- 7 4" SDR-35 STORM DRAIN LINE 498 LF
- 8 8" SDR-35 STORM DRAIN LINE 915 LF
- 9 CURB OPENING CATCH BASIN PER SPPWC STD. PLAN NO. 300-3 3 EA
- 10 RELOCATE EXISTING CATCH BASIN 2 EA
- 11 RELOCATE FIRE HYDRANT 1 EA
- 12 RELOCATE IRRIGATION WATER METER 1 EA
- 13 RELOCATE BACK FLOW PREVENTION DEVICE 1 EA
- 14 NEW 2" DOMESTIC METER AND SERVICE LINE 1 EA
- 15 NEW 8" D.C.D.V.A. WITH P.I.V. 1 EA
- 16 NEW FIRE HYDRANT 1 EA
- 17 CONNECT TO EXISTING SANITARY SEWER MANHOLE 1 EA
- 18 4" SANITARY SEWER LATERAL 90 LF
- 19 NEW 6" FIRE SERVICE 1 EA
- 20 18" SDR-35 STORM DRAIN LINE 18 LF
- 21 8" AREA DRAIN WITH ATRIUM GRATE 1 EA

RPPL 2016001397
FIRE DEPARTMENT -
LAND DEVELOPMENT
UNIT
 By *Wally Collins*
 Review Date: **August 16, 2016**
 LA COUNTY FIRE DEPARTMENT
 FIRE PREVENTION DIVISION
 LAND DEVELOPMENT UNIT
 5823 RICKENBACKER ROAD
 COMMERCE CA 90040

30262 CROWN VALLEY PARKWAY,
 SUITE B-417
 LAGUNA NIGUEL, CA. 92677
CIVILSCAPES
ENGINEERING

CONCEPTUAL UTILITY PLAN FOR
PATEL FOUNDATION TEMPLE
 2760 FULLERTON ROAD
 ROWLAND HEIGHTS, CA 91748

REVISIONS		
NO.	REVISION	DATE

JOB NO. 15006
 DATE 2/5/2016
 SHEET NO. **C2**

SHEET NO. 2 OF 2



From: d_patel
To: Shaun Temple
Cc: niallsanders@architectsoc.com
Subject: Re: 2760 Fullerton Road - Proposed Temple - RPPL2016001397
Date: Sunday, May 1, 2022 8:12:47 AM

CAUTION: External Email. Proceed Responsibly.

Thanks for your kind message. Yes I 'm the prime contact person. I wanted to build this community facility for long long time. To obtain CUP, I have tired to satisfy your too many

studies imposed on me for so many years. I paid lots of money to engineers and experts to satisfy all your request. No result came over 20 years to get CUP. Few donors passed away due to your lengthy CUP approval process, eg. I have to provide you a suer water flow study 5 miles long instead of suer connecting charge. I have provided you all studies many times to get CUP but no success. All members who donated money to build this community project lost faith in me and I have lost respect in my community. The cost gone so high now. Your department put so many road block instead of helping me out in this project. Why?. Looks like I am not building this project in my freedom loving country, USA. My community and I got hurt badly. You are the only kind caretaker honest officer who wants to help me out . I humbly thank you behalf of my organization and my community. I authorized my son and daughter in law to proceed further in this project. They will contact you soon so you may guide them. You welcome to contact me at anytime to finish this good project. Thanks million.

Sent from my iPhone

On Dec 29, 2021, at 10:36 AM, Shaun Temple
<stemple@planning.lacounty.gov> wrote:

Hello,

My name is Shaun Temple and I work for the LA County Department of Regional Planning. I'm going through cases that have been inactive to see if I can get them going again. There is a case, RPPL2016001397, for a proposed new temple at 2760 Fullerton Road in Rowland Heights. Your names were listed as contacts for this case. Please let me know if you are still the contacts for this project and if you aren't, please let me know who I should contact. If you are, please let me know anything I may need to know as to the status of this project on your end. We will get moving from there.

Thank you,

Shaun Temple, AICP
Principal Regional Planner
Department of Regional Planning, Los Angeles County

Puente Whittier Development Services

Due to the recent declines in the spread of COVID-19 in Los Angeles County, Regional Planning has begun to reopen offices to the public. Currently, all field offices are open to the public. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

September 13, 2023

(VIA EMAIL ONLY)

The Hiraben Dahyabhai Patel Foundation
Dahyabhai Patel
57 Parker
Irvine, CA 92618
drp949@gmail.com

**SUBJECT: INCOMPLETE APPLLICATION: REQUEST FOR ADDITIONAL
INFORMATION
PROJECT NO. 90160
CONDITIONAL USE PERMIT NO. RPPL2016001397
2760 FULLERTON ROAD ROWLAND HEIGHTS, CA 91748 (8258-019-003)**

Dear Applicant:

The Los Angeles County (“County”) Department of Regional Planning is currently reviewing the project identified above and has determined that the project file is incomplete and additional information is required before we can proceed with your application. Please submit the following items:

1. Documents requested by the Los Angeles County Department of Public Health (DPH) in their letter dated September 9, 2016 (attached)
2. Documents requested by the Los Angeles County Fire Department (FD) in their letter dated August 16, 2016 (attached)

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, or additional costs. Additional materials may also be required pending the outcome of consultation with other agencies. Any zoning violations on the property discovered after the filing of this case may affect the scheduling of a public hearing pursuant to the provisions of Section 22.02.070 of the County Code.

Please provide the above-requested items within 60 days of the date of this letter. If no activity occurs within 60 days of this letter, your project may be scheduled before a Hearing Officer. Pursuant to Sections 22.222.100 and 22.222.200 of the County Code (Zoning Ordinance), the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.222.070, 22.158.030 and 22.158.050 of the County Code.

PROJECT NO. 90160 CUP RPPL2016001397
INCOMPLETE APPLICATION: REQUEST FOR ADDITIONAL INFORMATION
September 13, 2023
Page 2

For questions or for additional information, please contact Carl Nadela of the Puente Whittier Development Services Section at (213) 893-7010, or by email at cnadela@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
Amy J. Bodek, AICP
Director of Regional Planning

Carl Nadela, AICP, Principal Regional Planner
Puente Whittier Development Services Section

Enclosures:

1. Letter from DPH dated September 9, 2016
2. Letter from FD dated August 16, 2016



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 9, 2016

TO: Michele Bush
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA, DPA **M.T.**
Environmental Health Division
Department of Public Health

SUBJECT: CUP Consultation
PROJECT NO. 90160/ RPPL 2016001397
Patel Foundation Temple
2760 Fullerton Road, Rowland Heights

- Public Health recommends approval of this CUP permit.
- Public Health does **NOT** recommend approval of this CUP permit.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The permit request is for the construction and operation of a Hindu Temple and Cultural Center. The project will also include a small one-bedroom apartment for a full-time, on-site custodian, within the temple building.

The Department does not recommend approval of the CUP at this time. The conditions of approval noted in the Potable Water Supply section shall be satisfied prior to recommendation of approval.

Potable Water Supply

The proposed temple is in the jurisdiction of a municipal water company (Rowland Water District). The proposed temple and apartment shall be connected to public water for their source of potable water. A current will serve letter shall be submitted to this Department ensuring potable water service to the project prior to recommendation of approval. The will serve water letter submitted by

the applicant has expired in December 2015. The letter is valid for only one year from the date it has been issued.

Wastewater Disposal

The proposed temple will be connected to the public sewer. This Department does not have jurisdiction over the public sewer.

Noise

Staff from Toxics Epidemiology Program (TEP) reviewed the documents and plans provided by Regional Planning for the subject project. We have no objections to this project with adherence to Title 12 Noise control Ordinance:

- The land use is compatible with surrounding land uses. (i.e. there's a church property and Buddhist temple nearby and other temple undergoing construction)
- The applicant shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.
- Construction activities shall be limited to the hours of 7am to 7pm Monday through Saturday. No construction work on Sunday and Holidays. The applicant shall adhere to the construction noise requirements contained in the Los Angeles County Noise Control Ordinance, Title 12, section 12.08 Part 3.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5380 or mtsiebos@ph.lacounty.gov.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2016001397

MAP DATE: 02/18/2016

LOCATION: 2760 Fullerton Road, Rowland Heights

PLANNER: Michele Bush

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAY BE CHANGED WHEN ITEMS BELOW HAVE BEEN ADDRESSED.

1. Clearly identify firefighter walkway 5-foot access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width.
2. Clearly indicate the height of all parapets in a section view.
3. Relocate one (1) existing public fire hydrant as noted on Sheets A-1.0, C-1 & C-2 by the Fire Department.

Submittals to the Fire Department:

1. Submit one (1) full size copy, and one electronic copy of revised Sheets A-1.0, C-1 & C-2. The revised plans shall be engineer scale.
2. Submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed prior to construction of the proposed building.

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Apparatus Access Roads shall be labeled as Private Driveway and Fire Lane on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

Reviewed by: Wally Collins

Date: 08/16/2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2016001397

MAP DATE: 02/18/2016

LOCATION: 2760 Fullerton Road, Rowland Heights

PLANNER: Michele Bush

3. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
4. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance ~~to~~ clear to sky+Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
5. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
6. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5
7. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
9. Provide approved signs or other approved notices or markings that include the words ~~NO~~ NO PARKING - FIRE LANE+. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
10. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

Reviewed by: Wally Collins

Date: 08/16/2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2016001397

MAP DATE: 02/18/2016

LOCATION: 2760 Fullerton Road, Rowland Heights

PLANNER: Michele Bush

-
11. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
 12. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
 13. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
 14. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL – WATER SYSTEM

1. All fire hydrants shall measure 6-~~x~~ 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: RPPL 2016001397

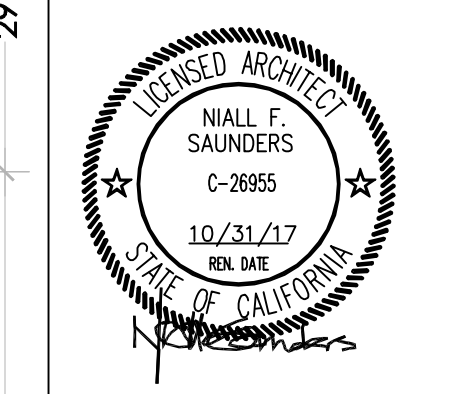
MAP DATE: 02/18/2016

LOCATION: 2760 Fullerton Road, Rowland Heights

PLANNER: Michele Bush

3. The required fire flow for the public fire hydrants for this project is 2000 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
 - a. The fire flow is adequate for this project per fire flow test by the Rowland Water District on 07/29/2015.
4. Relocate one (1) existing public fire hydrant as noted on the plans by the Fire Department.
5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



Patel Foundation Temple
A New Religious Community Building
2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
APN: 8258-019-003

CONCEPTUAL
SITE PLAN

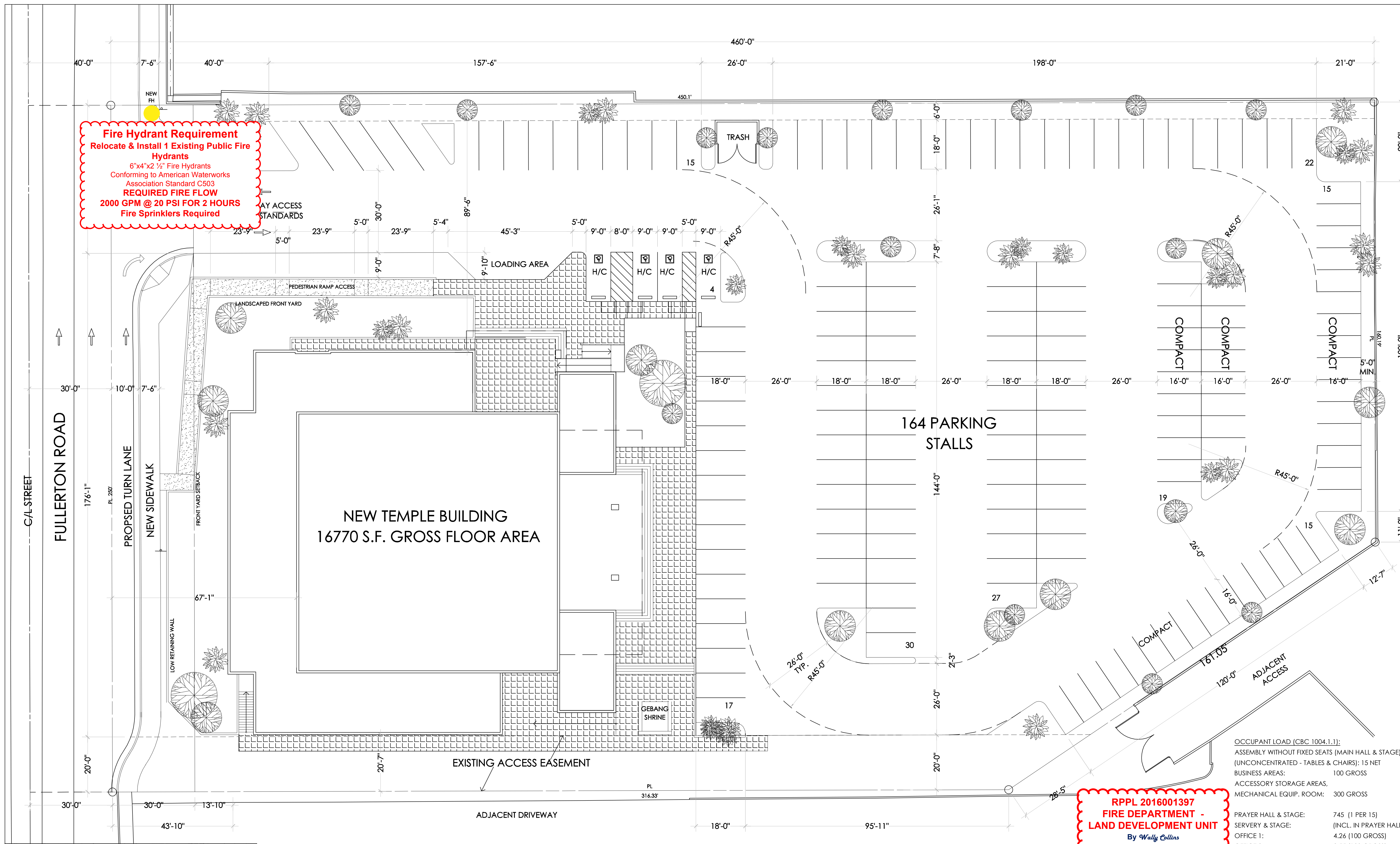
PROJECT NO. 1409
DATE: 2/18/16
REVISIONS:

PERMIT NO.

SHEET NO.

A-1.0

CONCEPTUAL SITE PLAN
1/16" = 1'-0"
A
1.0



Fire Hydrant Requirement
Relocate & Install 1 Existing Public Fire Hydrants
6"x4"x2 1/2" Fire Hydrants
Conforming to American Waterworks Association Standard C503
REQUIRED FIRE FLOW
2000 GPM @ 20 PSI FOR 2 HOURS
Fire Sprinklers Required

RPPL 2016001397
FIRE DEPARTMENT -
LAND DEVELOPMENT UNIT
By Wally Collins
Review Date: August 16, 2016
LA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
5823 RICKENBACKER ROAD
COMMERCE CA 90040

OCCUPANT LOAD (CBC 1004.1.1):

ASSEMBLY WITHOUT FIXED SEATS (MAIN HALL & STAGE) (UNCONCENTRATED - TABLES & CHAIRS):	15 NET
BUSINESS AREAS:	100 GROSS
ACCESSORY STORAGE AREAS:	
MECHANICAL EQUIP. ROOMS:	300 GROSS
PRAYER HALL & STAGE:	745 (1 PER 15)
SERVERY & STAGE:	(INCL. IN PRAYER HALL)
OFFICE 1:	4.26 (100 GROSS)
OFFICE 2:	2.55 (100 GROSS)
CUSTODIAN APARTMENT:	2 PERSONS
STORAGE:	1.61 (300 GROSS)
PANTRY STORAGE:	0.69 (300 GROSS)
MECHANICAL:	1.06 (300 GROSS)
ELECTRICAL:	0.86 (300 GROSS)
JANITOR:	0.18 (300 GROSS)
BASEMENT / CRYPT (11,000 S.F.):	37.47 (300 GROSS)
BASEMENT ELECTRICAL:	0.86 (300 GROSS)
TOTAL:	796.54 OCCUPANTS
ADJUSTED TOTAL:	797 OCCUPANTS
TOTAL PAKING SPACES REQD:	160 (164 PROVIDED)

BUILDING INFORMATION
CONSTRUCTION TYPE:
V-B (FULLY SPRINKLERED)

OCCUPANCY:
A-3 (RELIGIOUS)

BUILDING HEIGHT:
30'-0" (A-3 CODE LIMIT: 40'-0")

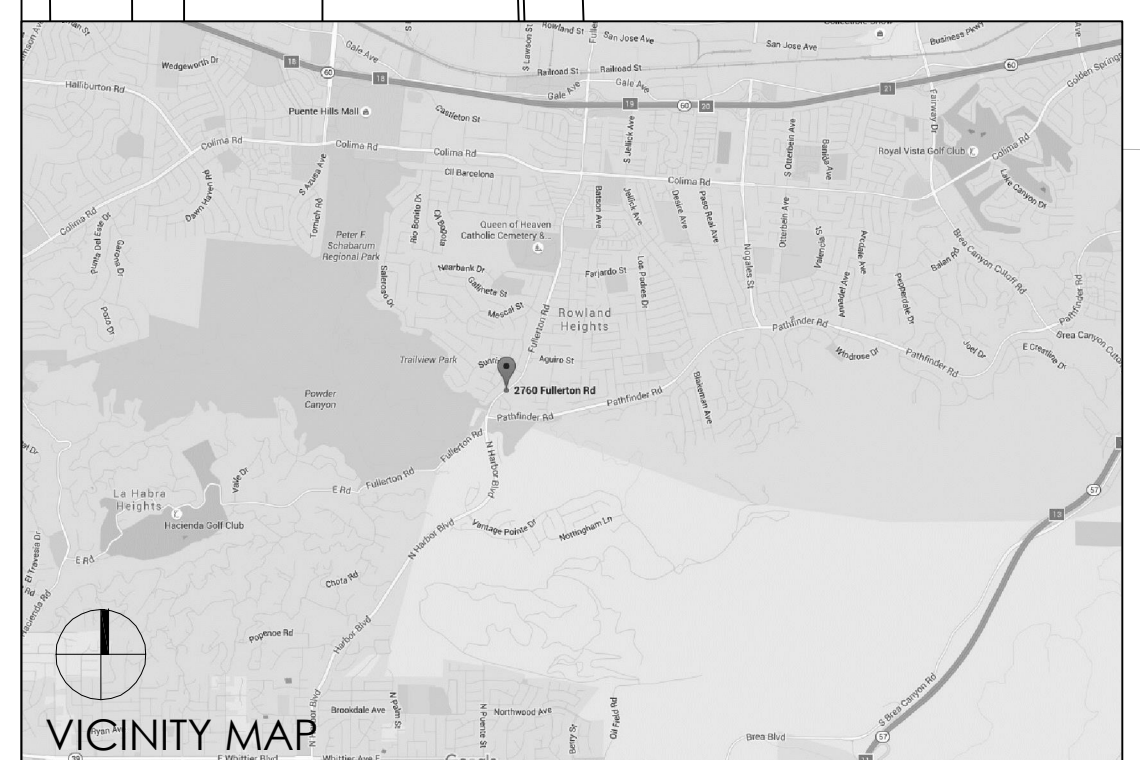
GROSS FLOOR AREA:
16770 S.F.

AREA INCREASE (CBC 506.3):
18000 S.F. (300% SPRINKLER INCREASE)

PARKING STATISTICS
TOTAL OCCUPANTS : 750 OCCUPANTS

PARKING FOR TEMPLE USE (1 PER 5 PERSONS)
TOTAL PARKING SPACES PROVIDED: 164
TOTAL SPACES REQUIRED: 160 (5 SPACES EXCESS)
COMPACT SPACES INCLUDED: 49 (30%)
ACCESSIBLE SPACES INCLUDED: 4 / (VAN ACCESSIBLE: 2)
TOTAL LOADING SPACES: 1

SITE STATISTICS
TOTAL ADJUSTED SITE AREA: 106,607 S.F.
STREET DEDICATION: 10' X 250': 2,500 SQ.FT. (2.4%)
TOTAL PLANTED LANDSCAPE AREAS INCLUDING WALKWAYS (APPROX.): 30,129 S.F. (28.2%)
TOTAL PAVED PARKING AND DRIVEWAY AREAS (APPROX.): 57,208 S.F. (53.7%)
TOTAL BLDG. FOOTPRINT: 16,770 S.F. (15.7%)
FAR (GROSS BUILDING AREA / SITE AREA): 0.157





Patel Foundation Temple
A New Religious Community Building
2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
APN: 8258-019-003

CONCEPTUAL FLOOR PLAN

PROJECT NO. 1409
DATE: 2/18/16
REVISIONS:

PERMIT NO.

SHEET NO.

A-1.1

FULLERTON ROAD

PEDESTRIAN RAMP ACCESS

A-A
A2.2

A
A2.1

A
A2.0

B-B
A2.2

A-A
A2.2

B
A2.0

A
1.1

BUILDING INFORMATION
CONSTRUCTION TYPE:
V-B (FULLY SPRINKLERED)

OCCUPANCY:
A-3 (RELIGIOUS)

BUILDING HEIGHT:
30'-0" (A-3 CODE LIMIT: 40'-0")

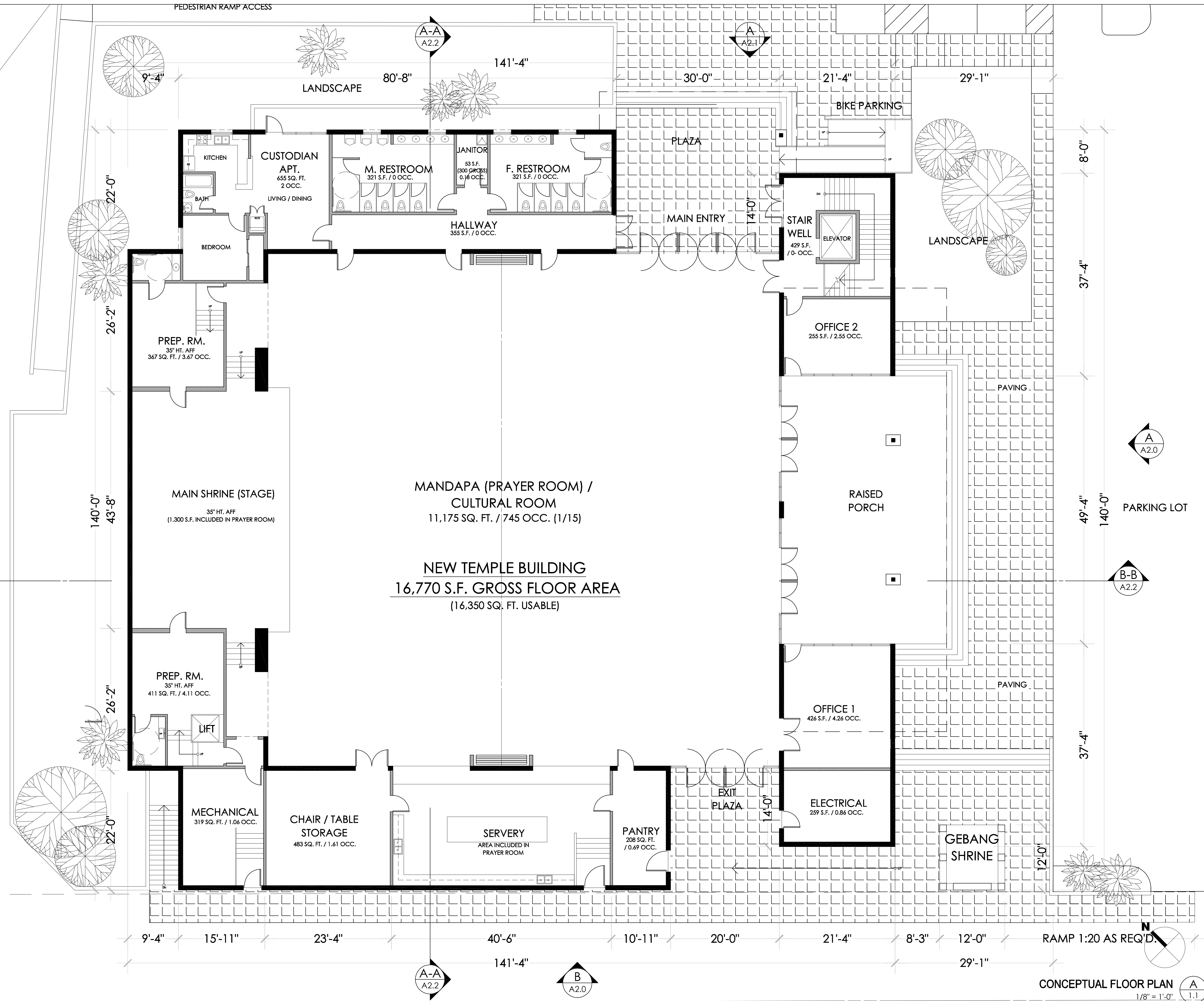
GROSS FLOOR AREA:
16,770 S.F.

AREA INCREASE (CBC 506.3):
18000 S.F. (300% SPRINKLER INCREASE)

OCCUPANT LOAD (CBC 1004.1.1):
ASSEMBLY WITHOUT FIXED SEATS (MAIN HALL & STAGE)
(UNCONCENTRATED - TABLES & CHAIRS): 15 NET
BUSINESS AREAS: 100 GROSS
ACCESSORY STORAGE AREAS:
MECHANICAL EQUIP. ROOM: 300 GROSS

PRAYER HALL & STAGE: 745 (1 PER 15)
SERVERY & STAGE: (INCL. IN PRAYER HALL) 4.26 (100 GROSS)
OFFICE 1: 2.55 (100 GROSS)
OFFICE 2: 2.55 (100 GROSS)
CUSTODIAN APARTMENT: 2 PERSONS
STORAGE: 1.61 (300 GROSS)
PANTRY STORAGE: 0.69 (300 GROSS)
MECHANICAL: 1.06 (300 GROSS)
ELECTRICAL: 0.86 (300 GROSS)
JANITOR: 0.18 (300 GROSS)
BASEMENT / CRYPT (11,000 S.F.): 37.47 (300 GROSS)
BASEMENT ELECTRICAL: 0.86 (300 GROSS)

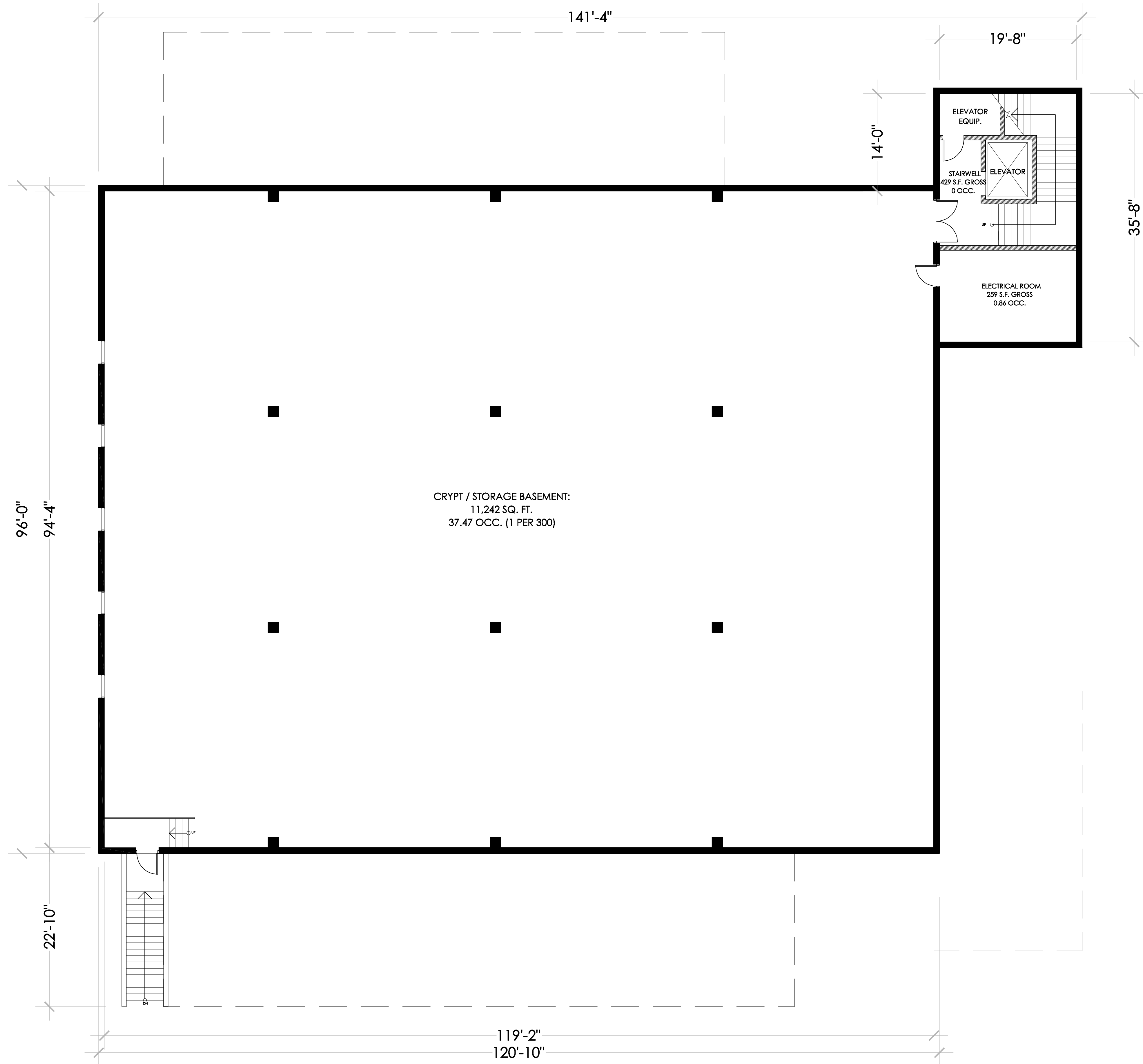
TOTAL: 796.54 OCCUPANTS
ADJUSTED TOTAL: 797 OCCUPANTS
TOTAL PAKING SPACES REQ'D: 160 (165 PROVIDED)



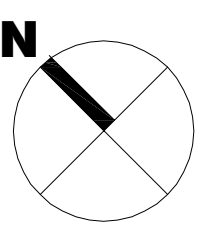
CONCEPTUAL FLOOR PLAN
1/8" = 1'-0"

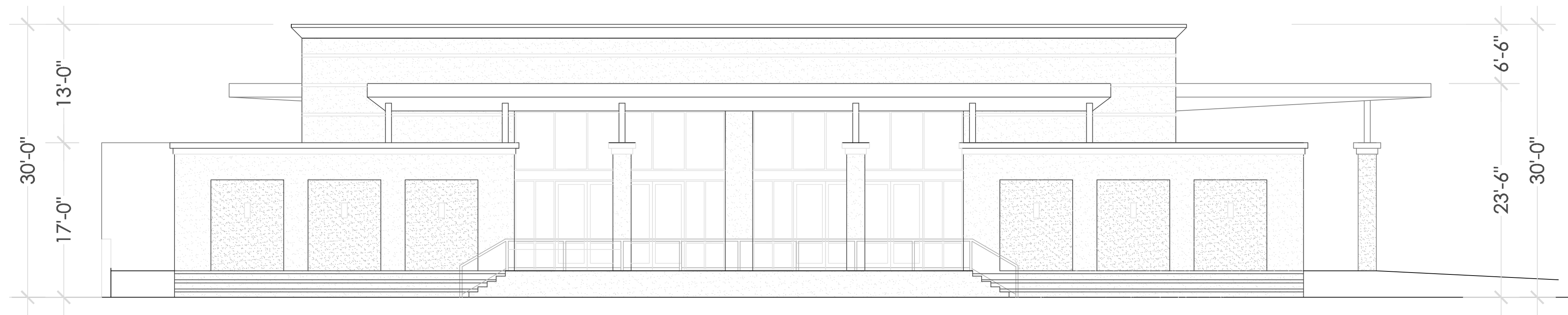
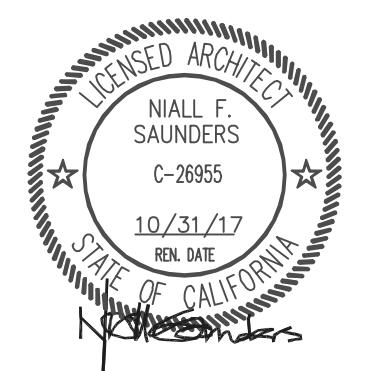


Patel Foundation Temple
A New Religious Community Building
2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
APN: 8258-019-003

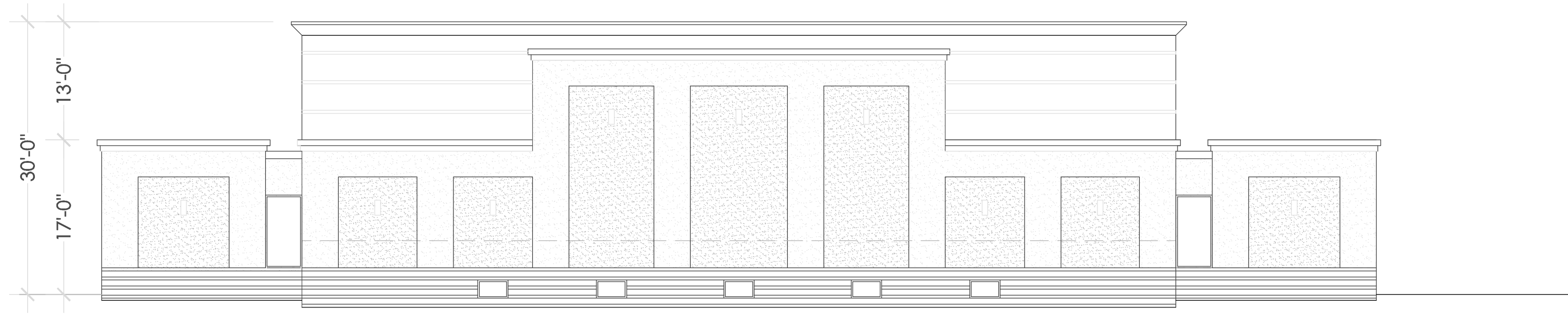


BASEMENT PLAN





SOUTH ELEVATION - MAIN ENTRY (PARKING LOT VIEW) A
1/8" = 1'-0" 2.0



NORTH ELEVATION (FULLERTON ROAD) B
1/8" = 1'-0" 2.0

Patel Foundation Temple
A New Religious Community Building
2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
APN: 8258-019-003

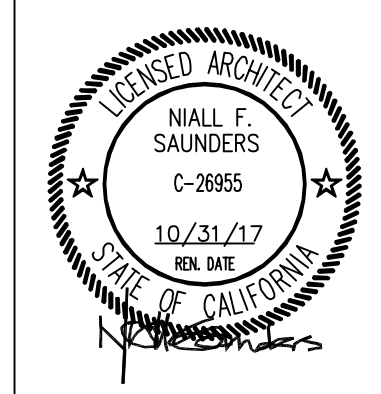
EXTERIOR
ELEVATIONS

PROJECT NO. 1409
DATE: 2/18/16
REVISIONS:

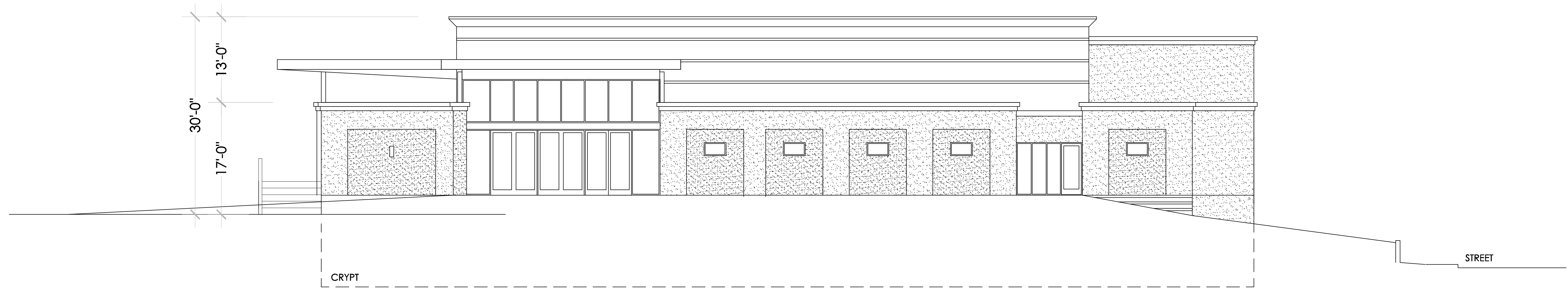
PERMIT NO.

SHEET NO.

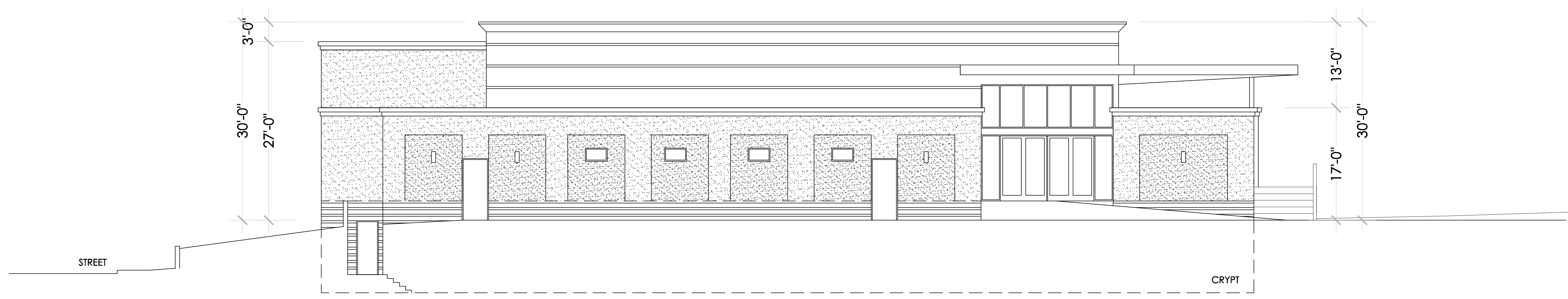
A-2.0



Patel Foundation Temple
 A New Religious Community Building
 2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
 APN: 8258-019-003



EAST ELEVATION (SIDE ENTRANCE) A
 1/8" = 1'-0" 2.1



WEST ELEVATION (BACK OF BUILDING) B
 1/8" = 1'-0" 2.1

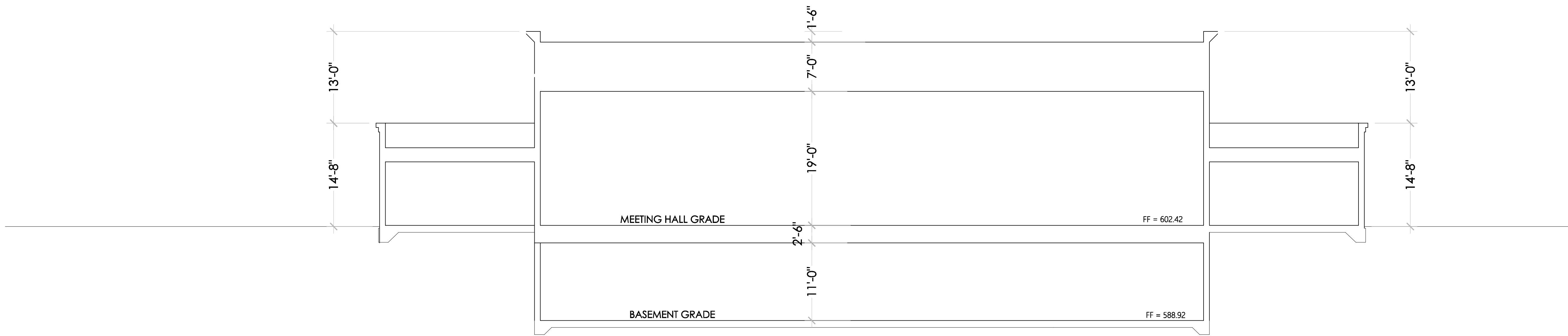
EXTERIOR
 ELEVATIONS

PROJECT NO. 1409
 DATE: 2/18/16
 REVISIONS:

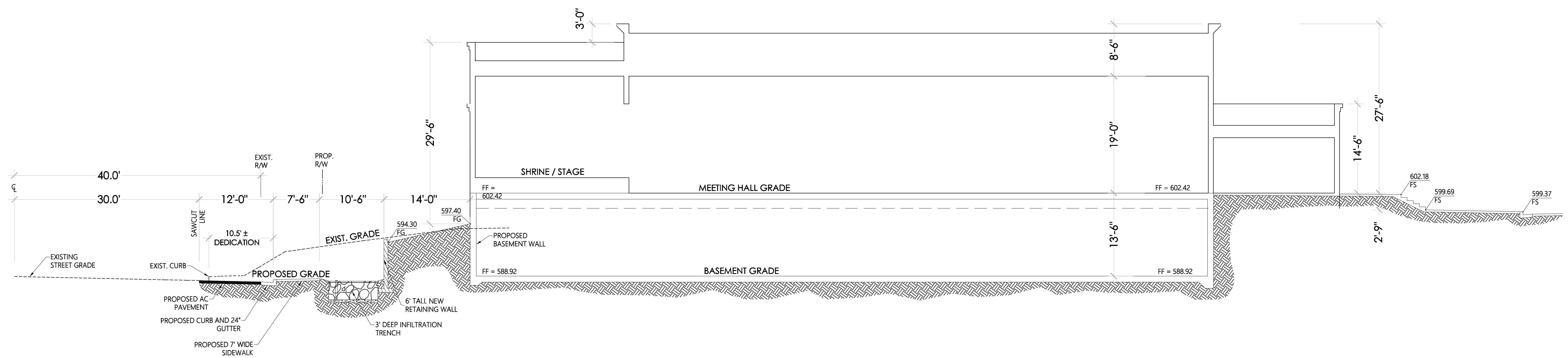
PERMIT NO.

SHEET NO.

A-2.1



SECTION A-A
1/8" = 1'-0" (A) 2.2



SECTION B-B
1/8" = 1'-0" (B) 2.2

Patel Foundation Temple
A New Religious Community Building
2760 FULLERTON ROAD, ROWLAND HEIGHTS, CA 91748
APN: 8258-019-003

SECTIONS

PROJECT NO. 1409
DATE: 2/18/16
REVISIONS:

PERMIT NO.

SHEET NO.

A-2.2



Fire Hydrant Requirement
 Relocate & Install 1 Existing Public Fire Hydrants
 6"x4"x2 1/2" Fire Hydrants
 Conforming to American Waterworks Association Standard C503
REQUIRED FIRE FLOW
2000 GPM @ 20 PSI FOR 2 HOURS
Fire Sprinklers Required

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT PORTION OF PARCEL 2, AS SHOWN ON RECORD OF SURVEY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 67, PAGE 22 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 52 DEGREES 44 MINUTES 10 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 250.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 2; THENCE SOUTH 37 DEGREES 16 MINUTES 00 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2, A DISTANCE OF 326.33 FEET TO AN ANGLE POINT IN SAID WESTERLY BOUNDARY; THENCE SOUTH 71 DEGREES 09 MINUTES 15 SECONDS EAST, 161.05 FEET; THENCE NORTH 52 DEGREES 44 MINUTES 10 SECONDS EAST, 160.19 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 2; THENCE NORTH 37 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 460.01 FEET TO THE POINT OF BEGINNING.

BENCH MARK AND BASIS OF BEARING

BENCH MARK: THE ELEVATION OF 629.19 ON BENCH MARK NO. FG5261 LAGO BM TAG IN W/ GB FULLERTON RD, 46 FT W/O CL & 23 FT S/O CL, PROD PATH-FINDER RD, NAVD 1988 DATUM, 2005 ADJUSTMENT, AS SHOWN IN THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BENCHMARKS, OTTERBEIN QUAD DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.
 BASIS OF BEARINGS: THE BEARING OF N52°44'10"E ALONG THE CENTERLINE OF FULLERTON ROAD AS SHOWN ON RECORD OF SURVEY 067-022 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

OWNER

HIRABEN DAHYABHA:
 PATEL FOUNDATION
 57 PARKER
 IRVINE, CA 92618

ARCHITECT

SAUNDERS - WYANT ARCHITECTS
 2700 WEST COAST HIGHWAY, SUITE 200
 NEWPORT BEACH, CA 92663
 (949) 721-0730

SURVEYOR

HAHN AND ASSOCIATES, INC.
 26374 AVENUE HALL, SUITE 2
 SANTA CLARITA, CA 91355
 (661) 775-9500

ENGINEER

CIVILSCAPES ENGINEERING
 30262 CROWN VALLEY PARKWAY,
 SUITE 8-417
 LAGUNA NIGUEL, CA 92677

LEGEND:

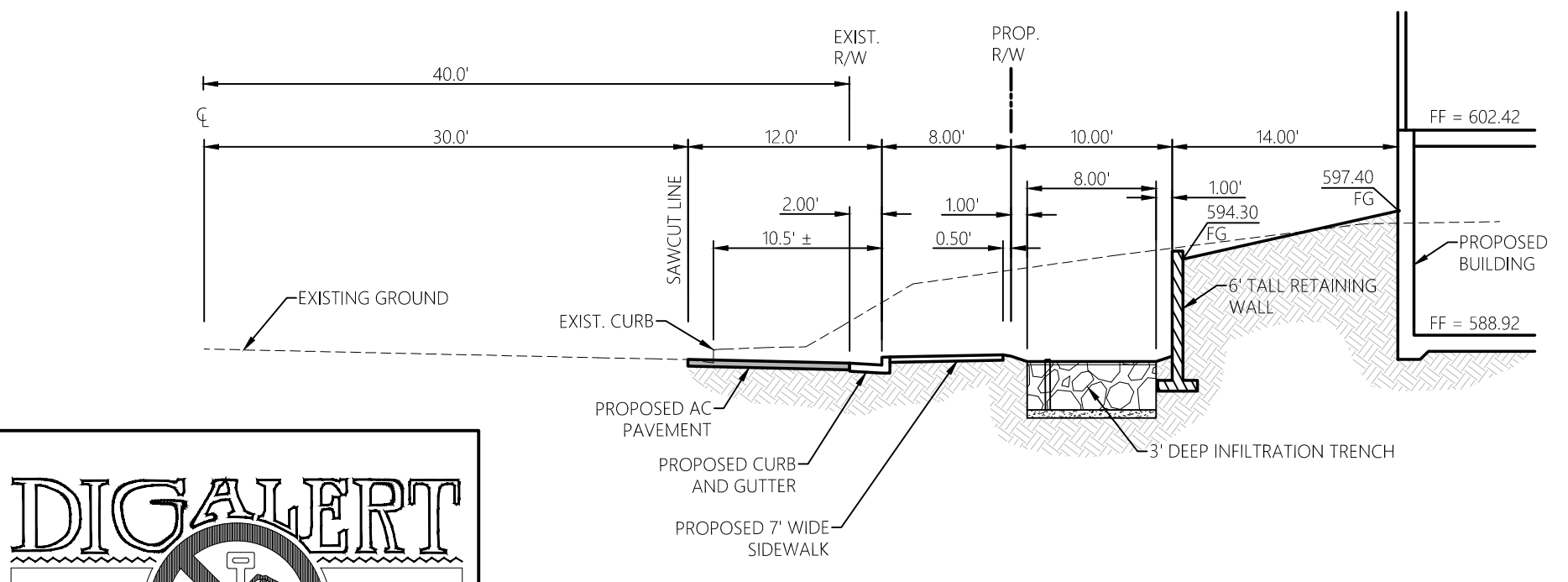
- EXISTING RETAINING WALL
- - - PROPOSED RETAINING WALL
- PROPERTY LINE
- - - PROPOSED CONTOUR
- EXISTING CONTOUR
- EASEMENT LINE
- CB CATCH BASIN
- TC TOP OF CURB
- FS FINISHED SURFACE
- FL FLOW LINE
- FG FINISHED GROUND
- TRW TOP OF RETAINING WALL
- BW BACK OF WALK
- BC BOTTOM OF CURB
- GB GRADE BREAK
- SD STORM DRAIN
- TG TOP OF GRATE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY

RPPL 2016001397
FIRE DEPARTMENT -
LAND DEVELOPMENT
UNIT
 By Wally Collins
 Review Date: August 16, 2016
 LA COUNTY FIRE DEPARTMENT
 FIRE PREVENTION DIVISION
 LAND DEVELOPMENT UNIT
 5823 RICKENBACKER ROAD
 COMMERCE CA 90040

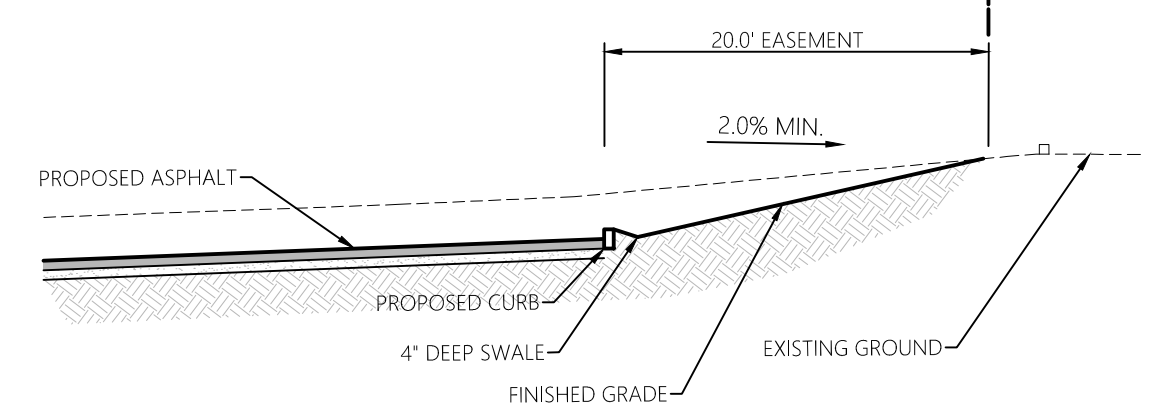
EARTHWORK

CUT	6,000 CY
OVER EXCAVATION	8,000 CY
FILL	4,900 CY
SHRINKAGE	1,100 CY
NET	0 CY

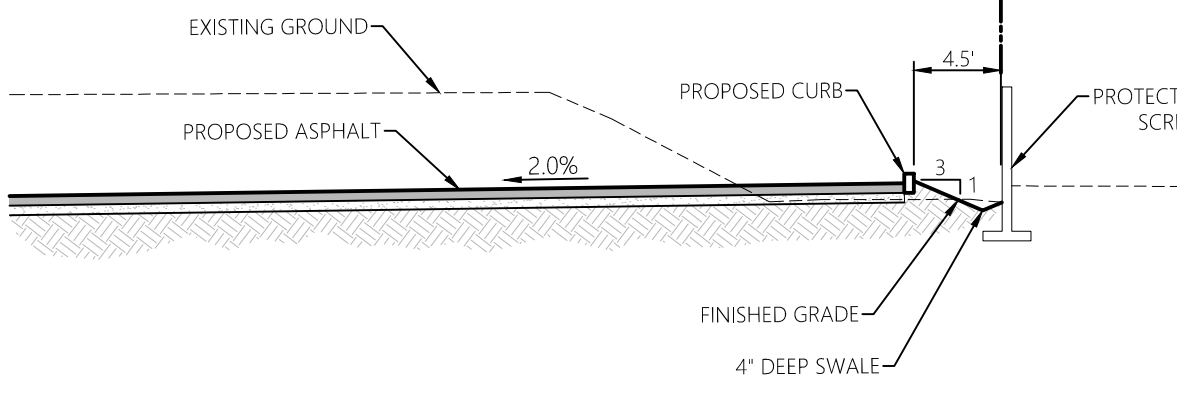
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.



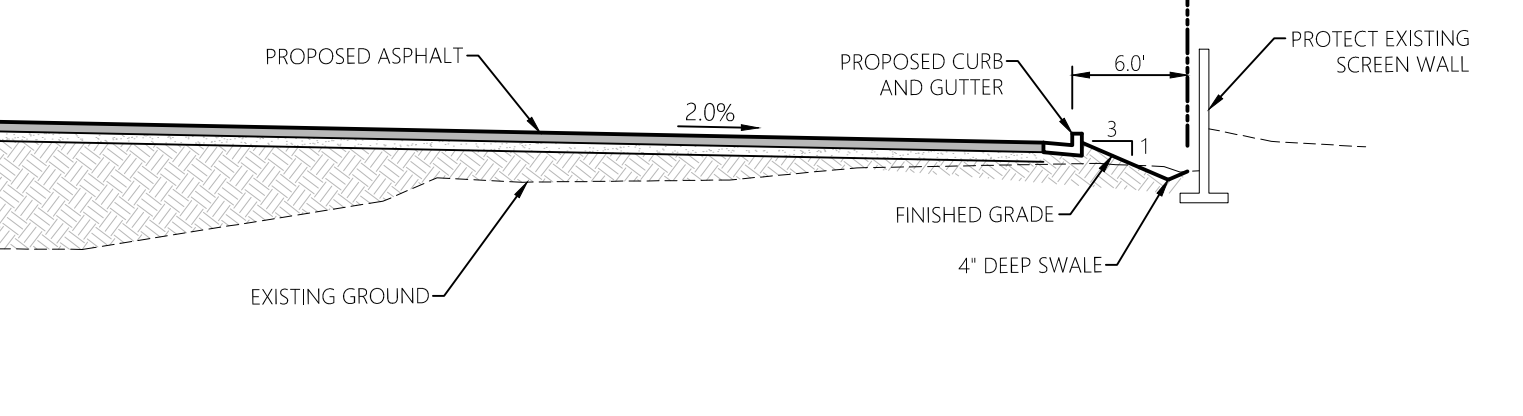
SECTION A-A
 SCALE: 1" = 10'



SECTION B-B
 SCALE: 1" = 10'



SECTION C-C
 SCALE: 1" = 10'



SECTION D-D
 SCALE: 1" = 10'



30262 CROWN VALLEY PARKWAY,
 SUITE B-417
 LAGUNA NIGUEL, CA. 92677
 (949) 464-8115

CIVILSCAPES
ENGINEERING

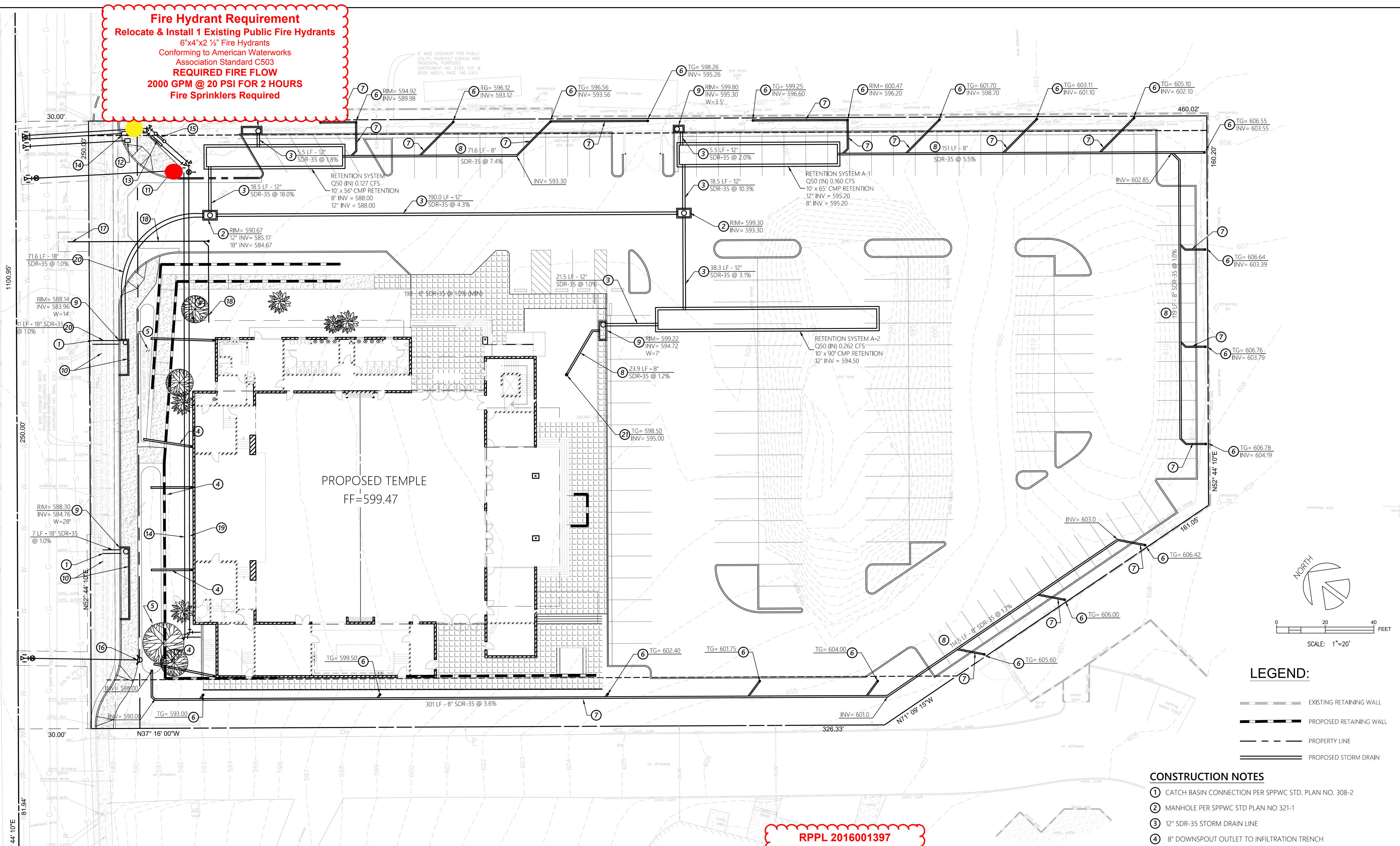
CONCEPTUAL GRADING PLAN FOR
PATEL FOUNDATION TEMPLE
 2760 FULLERTON ROAD
 ROWLAND HEIGHTS, CA 91748

REVISIONS		
NO.	REVISION	DATE

JOB NO. 15006
 DATE 2/5/2016
 SHEET NO.

C1
 SHEET NO. 1 OF 2

Fire Hydrant Requirement
 Relocate & Install 1 Existing Public Fire Hydrants
 6"x4"x2 1/2" Fire Hydrants
 Conforming to American Waterworks
 Association Standard C503
REQUIRED FIRE FLOW
2000 GPM @ 20 PSI FOR 2 HOURS
Fire Sprinklers Required



RPPL 2016001397
FIRE DEPARTMENT -
LAND DEVELOPMENT
UNIT
 By *Wally Collins*
 Review Date: **August 16, 2016**
 LA COUNTY FIRE DEPARTMENT
 FIRE PREVENTION DIVISION
 LAND DEVELOPMENT UNIT
 5823 RICKENBACKER ROAD
 COMMERCE CA 90040

LEGEND:

- EXISTING RETAINING WALL
- - - PROPOSED RETAINING WALL
- - - PROPERTY LINE
- ==== PROPOSED STORM DRAIN

CONSTRUCTION NOTES

- 1 CATCH BASIN CONNECTION PER SPPWC STD. PLAN NO. 308-2 1 EA
- 2 MANHOLE PER SPPWC STD PLAN NO 321-1 3 EA
- 3 12" SDR-35 STORM DRAIN LINE 2 EA
- 4 8" DOWNSPOUT OUTLET TO INFILTRATION TRENCH 5 EA
- 5 INFILTRATION TRENCH PER DETAIL 130 LF
- 6 4" AREA DRAIN WITH ATRIUM GRATE 23 EA
- 7 4" SDR-35 STORM DRAIN LINE 498 LF
- 8 8" SDR-35 STORM DRAIN LINE 915 LF
- 9 CURB OPENING CATCH BASIN PER SPPWC STD. PLAN NO. 300-3 3 EA
- 10 RELOCATE EXISTING CATCH BASIN 2 EA
- 11 RELOCATE FIRE HYDRANT 1 EA
- 12 RELOCATE IRRIGATION WATER METER 1 EA
- 13 RELOCATE BACK FLOW PREVENTION DEVICE 1 EA
- 14 NEW 2" DOMESTIC METER AND SERVICE LINE 1 EA
- 15 NEW 8" D.C.D.V.A. WITH P.I.V. 1 EA
- 16 NEW FIRE HYDRANT 1 EA
- 17 CONNECT TO EXISTING SANITARY SEWER MANHOLE 1 EA
- 18 4" SANITARY SEWER LATERAL 90 LF
- 19 NEW 6" FIRE SERVICE 1 EA
- 20 18" SDR-35 STORM DRAIN LINE 18 LF
- 21 8" AREA DRAIN WITH ATRIUM GRATE 1 EA

30262 CROWN VALLEY PARKWAY,
 SUITE B-417
 LAGUNA NIGUEL, CA. 92677
 (949) 464-8115

CIVILSCAPES
ENGINEERING

CONCEPTUAL UTILITY PLAN FOR
PATEL FOUNDATION TEMPLE
 2760 FULLERTON ROAD
 ROWLAND HEIGHTS, CA 91748

REVISIONS		
NO.	REVISION	DATE

JOB NO. 15006
 DATE 2/5/2016
 SHEET NO. **C2**
 SHEET NO. 2 OF 2



October 8, 2024

The Hiraben Dahyabhai Patel Foundation
Attention: Dahyabhai Patel
57 Parker
Irvine, CA 92618
drp949@gmail.com

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. 90160
CONDITIONAL USE PERMIT RPPL2016001397
2760 FULLERTON RD., ROWLAND HEIGHTS, CA 91748 (8258-019-003)

Dear Mr. Patel:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Conditional Use Permit (CUP) to build a temple at the above-referenced location. The most recent correspondence dated September 13, 2023 requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on September 9, 2024, October 16, 2023, October 2, 2023, September 14, 2023 and December 29, 2021. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on **December 17, 2024**.

If you wish to keep this project active, please send a written request to LA County Planning, Puente Whittier Development Services Section, Room 1300, 320 West Temple Street, Los Angeles, CA 90012, Attention: Carl Nadela. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may

Dahyabhai Patel
October 8, 2024
Page 2

be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

For questions or for additional information, please contact Carl Nadela of the Puente Whittier Development Services Section at (213) 974-6411, or cnadela@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning

A handwritten signature in black ink that reads "Maria Masis". The signature is written in a cursive, flowing style.

Maria Masis, AICP, Supervising Regional Planner
Puente Whittier Development Services Section

MM:CN

Enclosures: Incomplete Letter, dated September 13, 2023

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED: December 5, 2024
HEARING DATE: December 17, 2024 AGENDA ITEM: 5
PROJECT NUMBER: 90160-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2016001397
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2760 Fullerton Rd., Rowland Heights, CA 91748
OWNER: Hiraben Dahyabhai Patel Foundation
APPLICANT: Hiraben Dahyabhai Patel Foundation
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 **CONTINUANCE** of Project Number 90160-(1), Conditional Use Permit (“CUP”) Number RPPL2016001397.

Staff recommends the following motion:

CONTINUANCE:

I, THE HEARING OFFICER, CONTINUE CONDITIONAL USE PERMIT NUMBER RPPL2016001397 TO MARCH 25, 2025.



PROJECT DESCRIPTION

A. Entitlement(s) Requested

Conditional Use Permit (“CUP”) for the development and operation of a temple in the A-1-1 (Light Agricultural – One Acre 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

The Project is a CUP for the construction and operation of a new 16,770 square-foot, 30-foot-tall temple building with 164 parking spaces and 30,129 square feet of landscaping.

C. Project Updates

Since the filing of the CUP application on March 16, 2016, Staff has made repeated attempts to inform the applicant of the information that was pending and required to proceed with the review of their CUP. After numerous emails requesting for this information to be submitted, Staff sent an “Incomplete Application: Request for Additional Information” letter to the applicant on September 3, 2023, indicating that the CUP may be scheduled before a Hearing Officer for denial due to inactivity if no activity occurred within 60 days of the letter. When the requested information was still not received, Staff sent a “Public Meeting Notice: Denial Due to Inactivity” letter to the applicant on October 8, 2024, indicating that the CUP was scheduled before a Hearing Officer on December 17, 2024 for denial due to inactivity.

On October 9, 2024, Staff received an email from the applicant, and in the next two weeks, Staff had an email exchange and a phone call with the applicant regarding the next steps for the Project. The applicant indicated to Staff that they needed to discuss the Project further with their Board, but that it would be difficult for them to do so during the holidays. Thus, the applicant requested for an abeyance of the denial proceedings until end of March to give them time to discuss the Project with their Board.

Staff finds this request to be reasonable and recommends a continuance of this item to March 25, 2025. The applicant is expected to provide Staff with a clear plan to proceed with the Project on or before this date. Otherwise, Staff will provide Denial Findings for the Hearing Officer to deny the Project due to inactivity.

Report
Reviewed By: 
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Administrator

Carl Nadela

From: Carl Nadela
Sent: Monday, February 3, 2025 4:41 PM
To: roadrunner4u@sbcglobal.net
Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

Hi Sangita,

Any updates on this? I will need to get revised plans from you by the end of the month in order for this Project to avoid being denied.

Regards,

CARL VINCENT NADELA, AICP (he/him/his)

PRINCIPAL REGIONAL PLANNER, Puente Whittier Development Services

Office: (213) 974-6411 • Direct: (213) 893-7010

Email: cnadela@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](http://planning.lacounty.gov) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: roadrunner4u@sbcglobal.net <roadrunner4u@sbcglobal.net>
Sent: Wednesday, October 23, 2024 8:46 AM
To: Carl Nadela <cnadela@planning.lacounty.gov>
Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

CAUTION: External Email. Proceed Responsibly.

Thank you Carl, I greatly appreciate it.

Have a great rest of the week,
Sangita

From: Carl Nadela <cnadela@planning.lacounty.gov>
Sent: Wednesday, October 23, 2024 8:18 AM

To: roadrunner4u@sbcglobal.net

Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

Hi Sangita,

I will be sending out a formal memo about this in the next week or so.

Regards,

CARL VINCENT NADELA, AICP (he/him/his)

PRINCIPAL REGIONAL PLANNER, Puente Whittier Development Services

Office: (213) 974-6411 • Direct: (213) 893-7010

Email: cnadela@planning.lacounty.gov

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From: roadrunner4u@sbcglobal.net <roadrunner4u@sbcglobal.net>

Sent: Monday, October 21, 2024 10:12 AM

To: Carl Nadela <cnadela@planning.lacounty.gov>

Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

CAUTION: External Email. Proceed Responsibly.

Hi Carl,

It was nice talking with you today. Would you please send an email confirmation that we agreed to continue with the application for a Conditional Use Permit (CUP) to build a temple or Elderly housing until March 31st, 2025?

I greatly appreciate your support!

Thank you,
Sangita Patel

From: Carl Nadela <cnadela@planning.lacounty.gov>

Sent: Friday, October 18, 2024 12:04 PM

To: roadrunner4u@sbcglobal.net

Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

Sounds good! I'll talk to you then!

Regards,

CARL VINCENT NADELA, AICP (he/him/his)

PRINCIPAL REGIONAL PLANNER, Puente Whittier Development Services

Office: (213) 974-6411 • Direct: (213) 893-7010

Email: cnadela@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



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From: roadrunner4u@sbcglobal.net <roadrunner4u@sbcglobal.net>

Sent: Friday, October 18, 2024 11:57 AM

To: Carl Nadela <cnadela@planning.lacounty.gov>

Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

CAUTION: External Email. Proceed Responsibly.

Perfect, Let's talk on Monday at 10 am.

Thank you!

Sangita

From: Carl Nadela <cnadela@planning.lacounty.gov>

Sent: Friday, October 18, 2024 11:48 AM

To: roadrunner4u@sbcglobal.net; 'd patel' <drp949@gmail.com>

Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

Sounds good! What about 10:00 am on Monday?

Regards,

CARL VINCENT NADELA, AICP (he/him/his)

PRINCIPAL REGIONAL PLANNER, Puente Whittier Development Services

Office: (213) 974-6411 • Direct: (213) 893-7010

Email: cnadela@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: roadrunner4u@sbcglobal.net <roadrunner4u@sbcglobal.net>

Sent: Friday, October 18, 2024 11:47 AM

To: Carl Nadela <cnadela@planning.lacounty.gov>; 'd patel' <drp949@gmail.com>

Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

CAUTION: External Email. Proceed Responsibly.

Hi Carl,

Thank you for reaching out and letting me know. I was thinking about calling you again today.

I can talk today if you are free. Please call me at 949-322-4747 today or Monday. If you call me on Monday, let me know what time you will call.

Thank you,
Sangita

From: Carl Nadela <cnadela@planning.lacounty.gov>

Sent: Friday, October 18, 2024 11:39 AM

To: d patel <drp949@gmail.com>; Sangita K Patel <roadrunner4u@sbcglobal.net>

Subject: RE: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

Hello Sangita,

Sorry, I just got your voicemail today. It looks like my voicemails in the past two weeks got stuck in the system and they all just came in today.

Anyway, do you want to set up a specific day and time for me to call you? I am pretty free on Monday so we can set up a call on that day at any time that works for you.

Regards,

CARL VINCENT NADELA, AICP (he/him/his)

PRINCIPAL REGIONAL PLANNER, Puente Whittier Development Services

Office: (213) 974-6411 • Direct: (213) 893-7010

Email: cnadela@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: d patel <drp949@gmail.com>

Sent: Wednesday, October 9, 2024 11:30 AM

To: Carl Nadela <cnadela@planning.lacounty.gov>; Sangita K Patel <roadrunner4u@sbcglobal.net>

Subject: Re: Public Meeting Notice: Denial Due To Inactivity (Project No. 90160 CUP RPPL2016001397 2760 Fullerton Rd)

CAUTION: External Email. Proceed Responsibly.

Hello,

I have included my daughter who handles this project. She will reach out to you.

Thanks,
Dahyabhai Patel

On Tue, Oct 8, 2024 at 3:55 PM Carl Nadela <cnadela@planning.lacounty.gov> wrote:

October 8, 2024

The Hiraben Dahyabhai Patel Foundation

Attention: Dahyabhai Patel

[57 Parker](#)

Irvine, CA 92618

drp949@gmail.com

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY

PROJECT NO. 90160

CONDITIONAL USE PERMIT RPPL2016001397

[2760 FULLERTON RD., ROWLAND HEIGHTS, CA 91748 \(8258-019-003\)](#)

Dear Mr. Patel:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Conditional Use Permit (CUP) to build a temple at the above-referenced location. The most recent correspondence dated September 13, 2023 requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on September 9, 2024, October 16, 2023, October 2, 2023, September 14, 2023 and December 29, 2021 . To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on **December 17, 2024**.

If you wish to keep this project active, please send a written request to LA County Planning, Puente Whittier Development Services Section, Room 1300, [320 West Temple Street, Los Angeles, CA 90012](#), Attention: Carl Nadela. This correspondence must be received within **30 days from the date of this letter** in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information **within 45 days of the date of this letter** or this project will be automatically scheduled for denial at the next available Hearing Officer meeting. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

For questions or for additional information, please contact Carl Nadela of the Puente Whittier Development Services Section at (213) 974-6411, or cnadela@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP

Director of Regional Planning

Maria Masis, AICP, Supervising Regional Planner

Puente Whittier Development Services Section

Enclosures: Incomplete Letter, dated September 13, 2023

Regards,

CARL VINCENT NADELA, AICP (he/him/his)

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