

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

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**DATE ISSUED:** October 3, 2024  
**HEARING DATE:** October 15, 2024                      **AGENDA ITEM:** 3  
**PROJECT NUMBER:** 04-051-(1)  
**PERMIT NUMBER(S):** Conditional Use Permit 04-051  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 14036 E. Don Julian Road, La Puente (Avocado Heights)  
**OWNER:** Wat Padhammachart  
**APPLICANT:** Wat Padhammachart  
**CASE PLANNER:** Steve Mar, Senior Regional Planner  
smar@planning.lacounty.gov

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Item No. 3 is an application for the continued operation of an existing Buddhist temple with proposed new structures. This project is located at **14036 E. Don Julian Road** in the **Avocado Heights** community.

**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 04-051 DUE TO INACTIVITY SUBJECT TO THE ATTACHED FINDINGS.**

**BACKGROUND AND ANALYSIS**

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. The application was filed on February 26, 2004.

The applicant has not addressed pending items requested by the County Fire Department (“Fire”), in a letter from May 28, 2019, and the County Department of Public Works (“DPW”), in a letter from July 24, 2019.

On March 13, 2023, staff received e-mail correspondence from DPW confirming that the requested project revisions and additional information have not been received. Multiple attempts to contact the applicant's agent via e-mail from April to September 2023 went unanswered until September 20, 2023, when the agent replied that the requested additional information is being prepared. Subsequent attempts to contact the applicant and the applicant's agent via e-mail between November 2023 to February 2024 went unanswered.

The correspondence dated February 12, 2024, requesting project revisions and additional information, is attached. On September 20, 2023, staff received an e-mail from the applicant's agent, Jeff Meiter, indicating that requested reports and additional information were being prepared. Staff attempted to reach the applicant and Mr. Meiter by e-mail on November 8, 2023, February 5, 2024, February 12, 2024, and August 8, 2024, and received no response. On August 15, 2024, a Public Meeting Notice: Denial Due to Inactivity letter was e-mailed to the applicant giving notice that the application was scheduled for denial before a County Hearing Officer on October 15, 2024.

Staff received a letter from the applicant on September 4, 2024, requesting that the application remain active. On September 18, 2024, Mr. Meiter sent an e-mail providing documentation of materials that were requested by DPW. Staff will review the status in coordination with DPW and Fire before the October 15, 2024 hearing.

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 **CONDITIONAL USE PERMIT** No. 04-51 be denied due to inactivity pursuant to the attached findings.

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Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Findings
EXHIBIT B	Incomplete Application: Request for Additional Information Letter, February 12, 2024
EXHIBIT C	Public Meeting Notice: Denial Due to Inactivity Letter, August 15, 2024

EXHIBIT D	Wat Padhammachart Correspondence, September 4, 2024
EXHIBIT E	Jeff Meiter Correspondence, September 14, 2024

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. 04-051-(1)  
CONDITIONAL USE PERMIT NO. 04-051

**RECITALS**

1. **ENTITLEMENT REQUESTED.** The applicant, Wat Padhammachart ("applicant"), requests Conditional Use Permit ("CUP") No. 04-051 to authorize the continued operation of an existing Buddhist temple with proposed new structures ("Project") on a property located at 14036 E. Don Julian Road in the unincorporated community of Avocado Heights ("Project Site") in the A-1-20,000 (Light Agricultural – 20,000 Square Feet Minimum Required Lot Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.16.030 (Land Use Regulations for Agricultural Zones).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. The Project was filed on February 26, 2004. 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. Recently, staff sent letters to the applicant requesting additional materials on February 12, 2024, and August 15, 2024. In addition, staff attempted to reach the applicant by email on November 8, 2023, February 5, 2024, February 12, 2024, and August 8, 2024. The County Fire Department sent a letter on May 28, 2019, and the County Department of Public Works sent a letter on July 24, 2019, stating that there are pending items that must be addressed. Staff has not received the requested information or materials to enable further project evaluation.
4. In the letter to the applicant dated August 15, 2024, 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 15, 2024.
5. The August 15, 2024, letter also directed the applicant to contact staff within 30 days for the Project to remain active.
6. The applicant has not contacted staff and has failed to submit the required materials within the required timeframe, which was by September 15, 2024.
7. If the Project is denied, enforcement action may be taken to ensure compliance with the Title 22 (Planning and Zoning) 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. 04-051** due to inactivity, subject to the findings presented herein.

**ACTION DATE: October 15, 2024**

MM:SM

10/15/2024

c: Zoning Enforcement, Building and Safety

February 12, 2024

Korajack Srivongse  
819 Oneonta Dr.  
Los Angeles, CA 90065

**SUBJECT: INCOMPLETE APPLICATION: REQUEST FOR ADDITIONAL INFORMATION**  
Project: 04-051  
Case: Conditional Use Permit 04-051  
Address (APN): 14036 E. Don Julian Rd., La Puente (8206-015-017)

Dear Agent:

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. Address comments and submit revisions and information requested by the County Department of Public Works in their letter dated July 25, 2019 (see attached enclosure).
2. Address comments and submit revisions and information requested by the County Fire Department in their letter dated May 28, 2019 (see attached enclosure).

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 (Application Where Violation Exists) 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 (Denial of Inactive Application) and 22.222.200 (Findings and Decision) 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

INCOMPLETE APPLICATION: REQUEST FOR ADDITIONAL INFORMATION

February 12, 2024

Page 2

the required information contained in Sections 22.222.070, 22.158.030 (Application and Review Procedures) and 22.158.050 (Findings and Decision) of the County Code.

For questions or for additional information, please contact Steve Mar of the Puente Whittier Development Services Section at (213) 893-7009, or by email at [smar@planning.lacounty.gov](mailto:smar@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



Steve Mar, Senior Regional Planner  
Puente Whittier Development Services

Enclosures: Department of Public Works letter dated July 25, 2019, Fire Department letter dated May 28, 2019

MM:SM



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:

P.O. BOX 1460

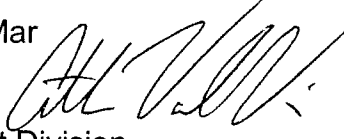
IN REPLY PLEASE

REFER TO FILE:

July 24, 2019

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Steven Mar

FROM: Art Vander Vis   
Land Development Division  
Department of Public Works

**RCUP-CP04-051-29125**  
**14036 DON JULIAN ROAD**  
**ASSESSOR'S MAP BOOK 8206, PAGE 15, PARCELS 17, 30, 31, AND 32**  
**UNINCORPORATED COUNTY COMMUNITY OF AVOCADO HEIGHTS**

Thank you for the opportunity to review the zoning permit application and site plan for the subject project. The applicant is requesting a Conditional Use Permit to allow the continued operation of an existing Buddhist monastery, demolition of two existing buildings, construction of two new offices, a recreation center, and a pavilion.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

The applicant's responses to Public Work's previous comments were reviewed and taken into consideration for this review. However, additional information still needs to be addressed, submitted, or shown on the site plan. Refer to the additional comments on the site plan for clarification of the following comments. If the applicant has questions, please have them contact the experts on the matter at the provided phone numbers or e-mail addresses.



A. Street

1. Execute an encroachment covenant for the wall/fence that is encroaching on the street right of way along the property frontage on 4th Avenue or relocate the wall/fence outside the street right of way.

For questions regarding the street comment, please contact Joseph Nguyen of Public Works, Land Development Division at (626) 458-4921 or [chnguyen@pw.lacounty.gov](mailto:chnguyen@pw.lacounty.gov).

B. Traffic

1. Per our records, no Traffic Study was submitted. Submit a Trip Generation Study to Public Works, Traffic Safety and Mobility Division for review and approval to determine if a Traffic Impact Analysis is required.

For questions regarding the traffic comment, please contact Kent Tsujii of Public Works, Traffic Safety and Mobility Division at (626) 300-4776 or [ketsujii@pw.lacounty.gov](mailto:ketsujii@pw.lacounty.gov).

C. Grading

1. Show and call out all proposed retaining walls information (type and elevations on both sides of the retaining wall, and on top of the wall).
2. Show (if applicable), all existing on-site public and private easements with names of the holder, document numbers, and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned".

For questions regarding the grading comments, please contact Nazem Said of Public Works, Land Development Division at (626) 458-4921 or [nsaid@pw.lacounty.gov](mailto:nsaid@pw.lacounty.gov).

D. Sewer

1. Submit a re-certification letter for the expired sewer area study. If there is a significant change to the sewer usage submit a new sewer area study. Submit through EPIC-LA under "Engineering Studies: Sewer Area Study" to Public Works to determine if capacity is available in the existing sewer system servicing this project.

2. Obtain a will serve letter from the Los Angeles County Sanitation District indicating that the existing sewer system has the capacity to accept flows from the proposed development.
3. Show on the site plan how the proposed development is to be served by the proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.

For questions regarding the sewer comments, please contact Pedro Romero of Public Works, Land Development Division at (626) 458-4921 or [promero@pw.lacounty.gov](mailto:promero@pw.lacounty.gov).

E. Drainage

1. Per our records, no hydrology report or Low Impact Development Plan was submitted. Submit the hydrology report and Low Impact Development Plan (LID) through EPIC-LA under "Engineering Studies: Hydrology Study" to Public Works for review and approval.

For questions regarding the drainage comments, please contact Vilong Truong of Public Works, Land Development Division at (626) 458-4921 or [vitruong@pw.lacounty.gov](mailto:vitruong@pw.lacounty.gov).

F. Water

1. Provide an updated water will serve letter, issued within the last 12 months, from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project.

For questions regarding the water comment, please contact Tony Khalkhali of Public Works, Land Development Division at (626) 458-4921 or [tkhalkh@pw.lacounty.gov](mailto:tkhalkh@pw.lacounty.gov).

**ADDRESS ALL ABOVE COMMENTS PRIOR TO PUBLIC WORKS APPROVAL OF THE SITE PLAN AND ISSUANCE OF CLEARANCE FOR PUBLIC HEARING. THE FOLLOWING ARE PRELIMINARY CONDITIONS.**

1. Sewer

- 1.1. Prior to issuance of a Certificate of Occupancy:

1.1.1. Comply with the approved sewer area study.

1.1.2. Comply with all the requirements stipulated by the Los Angeles County Sanitation District's will serve letter.

For questions regarding the sewer conditions, please contact Pedro Romero of Public Works, Land Development Division at (626) 458-4921 or [promero@pw.lacounty.gov](mailto:promero@pw.lacounty.gov).

## 2. Drainage

2.1. Prior to issuance of a grading or building permit:

2.1.1. Comply with the approved hydrology report and Low Impact Development.

For questions regarding the drainage condition, please contact Vilong Truong of Public Works, Land Development Division at (626) 458-4921 or [vitruong@pw.lacounty.gov](mailto:vitruong@pw.lacounty.gov).

## 3. Water

3.1. Prior to issuance of a Certificate of Occupancy:

3.1.1. Comply with all the requirements stipulated by the will serve letter issued by the water purveyor.

For questions regarding the water condition, please contact Tony Khalkhali of Public Works, Land Development Division at (626) 458-4921 or [tkhalkh@pw.lacounty.gov](mailto:tkhalkh@pw.lacounty.gov).

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

JDC:

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## 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

CASE NUMBER: RCUP-CP04-051-29125  
PROJECT NUMBER: 04-051

MAP DATE: May 28, 2019  
PLANNER: Steven Mar

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### ACCESS

1. Provide a recorded access easement for access which traverses across property lines. Access easement should show the access roadway to be recorded and provide its position on the site and include the location of the existing property lines. Access easement must be recorded by the County Assessor's office.
2. Access satisfies requirements for a structure 30' in height or less. Verify that no existing structures exceed the standard access height requirements. For structures greater than 30' in height, a required 28' access roadway is to be provided, with a minimum 15'-30' setback from the vertical wall of the first story.

**For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).**

August 15, 2024

Korajack Srivongse  
819 Oneonta Drive  
Los Angeles, CA 90065

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY  
PROJECT NO.04-051  
CONDITIONAL USE PERMIT 04-051  
14036 E. DON JULIAN ROAD, LA PUENTE (APN 8206-015-017)

Dear Korajack Srivongse:

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 authorize the continued operation of a temple at the above-referenced location. The most recent correspondence dated February 12, 2024 requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by email on November 8, 2023, February 5, 2024, February 12, 2024, and August 8, 2024. 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 October 15, 2024.

If you wish to keep this project active, please send a written request to LA County Planning, Puente Whittier Development Services, 320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012, Attention: Steve Mar. 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.

Korajack Srivongse  
August 15, 2024  
Page 2

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



(For Maria Masis)

Maria Masis, Supervising Regional Planner  
Puente Whittier Development Services

MM:SM

Enclosures: Incomplete Application: Request for Additional Information, February 12, 2024  
E-mail Correspondence, November 8, 2023, February 5, 2024, February 12, 2024, August 8, 2024

c: Pann Tantisupphat, Jeff Meiter

CP\_DATE\_FILENAME

February 12, 2024

Korajack Srivongse  
819 Oneonta Dr.  
Los Angeles, CA 90065

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February 12, 2024

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MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
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ADDRESS ALL CORRESPONDENCE TO:

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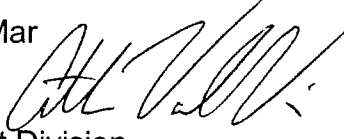
IN REPLY PLEASE

REFER TO FILE:

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Department of Regional Planning

Attention Steven Mar

FROM: Art Vander Vis   
Land Development Division  
Department of Public Works

**RCUP-CP04-051-29125**  
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1. Sewer

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1.1.2. Comply with all the requirements stipulated by the Los Angeles County Sanitation District's will serve letter.

For questions regarding the sewer conditions, please contact Pedro Romero of Public Works, Land Development Division at (626) 458-4921 or [promero@pw.lacounty.gov](mailto:promero@pw.lacounty.gov).

## 2. Drainage

2.1. Prior to issuance of a grading or building permit:

2.1.1. Comply with the approved hydrology report and Low Impact Development.

For questions regarding the drainage condition, please contact Vilong Truong of Public Works, Land Development Division at (626) 458-4921 or [vitruong@pw.lacounty.gov](mailto:vitruong@pw.lacounty.gov).

## 3. Water

3.1. Prior to issuance of a Certificate of Occupancy:

3.1.1. Comply with all the requirements stipulated by the will serve letter issued by the water purveyor.

For questions regarding the water condition, please contact Tony Khalkhali of Public Works, Land Development Division at (626) 458-4921 or [tkhalkh@pw.lacounty.gov](mailto:tkhalkh@pw.lacounty.gov).

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

JDC:

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## 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

CASE NUMBER: RCUP-CP04-051-29125  
PROJECT NUMBER: 04-051

MAP DATE: May 28, 2019  
PLANNER: Steven Mar

---

### ACCESS

1. Provide a recorded access easement for access which traverses across property lines. Access easement should show the access roadway to be recorded and provide its position on the site and include the location of the existing property lines. Access easement must be recorded by the County Assessor's office.
2. Access satisfies requirements for a structure 30' in height or less. Verify that no existing structures exceed the standard access height requirements. For structures greater than 30' in height, a required 28' access roadway is to be provided, with a minimum 15'-30' setback from the vertical wall of the first story.

**For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).**

## Steven Mar

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**From:** Steven Mar  
**Sent:** Wednesday, November 8, 2023 12:26 PM  
**To:** Jeff Meiter  
**Cc:** Chris Casey; Kent Walton; DEKWAAT@GMAIL.COM; ksrivongse@gmail.com  
**Subject:** RE: CUP 04-051 (RCUP-CP04-051) - 14036 Don Julian  
**Attachments:** DPW denial - July 2019.pdf; Fire denial - May 2019.pdf

Hi Jeff,

My supervisor has advised me that we need to either move forward with getting Public Works and Fire clearances for this case **within the next 60 days** or we will deny this pending case. Again, this case has been open for many years and my management feels that it's time to deny the case due to inactivity. If the applicant still wants to move forward with the case, it may be best to have the case denied and then to reapply with a new CUP application when all necessary reports, studies, and comments requested from Public Works and Fire are addressed. Please work on submitting all requested materials **by the week of January 8, 2024**, otherwise I will make preparations to deny the pending case.

**STEVE MAR** (he/him/his)

**SENIOR REGIONAL PLANNER, Puente Whittier Development Services**

Office: (213) 893-7009

Email: smar@planning.lacounty.gov

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012  
[planning.lacounty.gov](http://planning.lacounty.gov)



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

## Steven Mar

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**From:** Steven Mar  
**Sent:** Monday, February 5, 2024 11:16 AM  
**To:** Jeff Meiter  
**Cc:** Chris Casey; Kent Walton; DEKWAAT@GMAIL.COM; ksrivongse@gmail.com  
**Subject:** RE: CUP 04-051 (RCUP-CP04-051) - 14036 Don Julian

Hi Jeff, I am going to recommend to my supervisor that Regional Planning move forward to deny the pending CUP application due to inactivity from the applicant. Once the pending application is officially denied by the Hearing Officer, the case will be referred to our Zoning Enforcement section for further action.

**STEVE MAR** (he/him/his)

**SENIOR REGIONAL PLANNER, Puente Whittier Development Services**

Office: (213) 893-7009

Email: [smar@planning.lacounty.gov](mailto:smar@planning.lacounty.gov)

## Steven Mar

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**From:** Steven Mar  
**Sent:** Monday, February 12, 2024 1:56 PM  
**To:** ksrivongse@gmail.com  
**Cc:** Chris Casey; Kent Walton; DEKWAAT@GMAIL.COM; Jeff Meiter  
**Subject:** RE: CUP 04-051 (RCUP-CP04-051) - 14036 Don Julian  
**Attachments:** CP04-051\_Incomplete\_Letter\_(02122024).pdf

Hi Korajack, please see attached 60 day incomplete letter.

**STEVE MAR** (he/him/his)

**SENIOR REGIONAL PLANNER, Puente Whittier Development Services**

Office: (213) 893-7009

Email: smar@planning.lacounty.gov

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## Steven Mar

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**From:** Steven Mar  
**Sent:** Thursday, August 8, 2024 7:38 PM  
**To:** ksrivongse@gmail.com  
**Cc:** Chris Casey; Kent Walton; DEKWAAT@GMAIL.COM; Jeff Meiter  
**Subject:** RE: CUP 04-051 (RCUP-CP04-051) - 14036 Don Julian

Hi Korajack, I have received no responses or correspondence regarding the pending CUP application since September 20, 2023, when Jeff Meiter indicated that the project was still moving forward. Subsequent e-mail requests for a project status update to Jeff and others, including yourself, on November 8, 2023, February 5, 2024, and an incomplete letter e-mailed February 12, 2024, have also been sent with no response received.

This e-mail is to inform you that I intend on formally requesting a denial of the pending CUP case before a Hearing Officer at a hearing tentatively scheduled for October 15, 2024. You will be receiving a "Public Meeting Notice: Denial Due to Inactivity" letter via e-mail from me sometime next week.

**STEVE MAR** (he/him/his)

**SENIOR REGIONAL PLANNER, Puente Whittier Development Services**

Office: (213) 893-7009

Email: [smar@planning.lacounty.gov](mailto:smar@planning.lacounty.gov)



วัดป่าธรรมชาต  
WAT PADHAMMACHART  
14036 E. Don Julian Road  
La Puente, CA 91746-2804

September 4, 2024

Los Angeles County Planning

900 S. Fremont Avenue

Alhambra, CA 91803

Attn: Ms. Amy Bodek, Director of Regional Planning

Mr. Steven Mar, Senior Planner

Re: Conditional Use Permit No. 04-051

14036 E. Don Julian Road, La Puente (APN 8206-015-017)

Dear Ms. Bodek,

Be advised that the project located at 14036 E. Don Julian Road, La Puente is requested to continue to be processed for entitlement approval. It is our intent to finalize all departments review comments completely, so that the master development can be issued Conditions of Approval and the construction projects can be submitted for permit review / issuance. We have a consultant team hired to respond to all outstanding comments and will be directly in contact with the County staff.

I can be available for questions or comments at your convenience

Sincerely

A handwritten signature in cursive script, appearing to read 'R. Sordung'.

President

RE: CUP 04-051 (RCUP-CP04-051) - 14036 Don Julian



Jeff Meiter <jeff@valued-eng.com>

Reply
 Reply All
 Forward

Sun 9/29/2024 11:53 PM

To  Steven Mar

Cc  'วัดป่าธรรมชาติ Wat Padhammachart';  ksrivongse@gmail.com;  bonnieclark333@gmail.com;  Chris Casey;

Kent Walton;  asiribohdi@gmail.com

Retention Policy LACOUNTY 5 Year Delete (5 years)

Expires 9/29/2029

Follow up. Start by Monday, September 30, 2024. Due by Monday, September 30, 2024.

You forwarded this message on 9/30/2024 1:49 PM.

This message is part of a tracked conversation. [Click here to find all related messages](#) or to open the original flagged message.

2024-09-05 COMMENT DISP.pdf 165 KB	Letter to request extension- 14036 Don Julian.pdf 73 KB
PAYMENT RECEIPT.pdf 46 KB	_791801 CIVIL PLANNING.pdf 1 MB
2016-09-12, CUP 200400051, PC 12297AS, Approved SAS.pdf ..	220131_Traffic Study for Wat Padhamachart.pdf ..

**CAUTION: External Email. Proceed Responsibly.**

Good evening Steven,

On behalf of the owner/permittee, please see the following response and back-up documentation for your use and review.

I would request a phone call at your earliest convenience this coming week to discuss next steps for finalization. Outstanding fees have been paid (receipt attached).

Thanks  
 Jeff D. Meiter, LS, RCE  
 President/CEO  
**Valued Engineering, Inc.**  
 1529 W. 13<sup>th</sup> Street, Unit G  
 Upland, CA 91786  
 Phone: (909) 982-4601  
 Cell: (909) 927-7347