

**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
