

March 25, 2025

Hiraben Dahyabhai Patel Foundation
2760 Fullerton Road
Rowland Heights, CA 91748

PROJECT NO. 90-160-(1)
CONDITIONAL USE PERMIT NO. RPPL2016001397
2760 FULLERTON RD., ROWLAND HEIGHTS, CA 91748 (8258-019-003)

Dear Applicant:

Hearing Officer Tina Fung, by her action of **March 25, 2025**, has denied the above-referenced project due inactivity. Enclosed are the Hearing Officer's Findings.

The Hearing Officer's decision is final and not subject to administrative appeal, pursuant to Los Angeles County Code Section 22.222.100.

For questions or for additional information, please contact Carl Nadela of the Puente Whittier Development Services Section at (213) 893-7010, 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

MM:CN

Enclosures: Findings

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. On March 25, 2025, the Hearing Officer heard a presentation from Staff where Staff presented the case findings and recommendation for denial due to inactivity. There being no other speakers, the Hearing Officer denied the CUP.
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