

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: October 10, 2024

HEARING DATE: October 15, 2024                      AGENDA ITEM: 5

PROJECT NUMBER: PRJ2023-004185-(1)

PERMIT NUMBER(S): Conditional Use Permit RPPL2023006192

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 1722 Desire Ave., Suite 108, Rowland Heights

OWNER: Rowland Height Plaza Inc

APPLICANT: Kyungran Chang

CASE PLANNER: Steve Mar, Senior Regional Planner  
smar@planning.lacounty.gov

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This agenda item is a request to authorize beer and wine for on-site consumption at an existing restaurant in the unincorporated community of Rowland Heights.

Staff received the attached e-mail correspondence from the applicant's agent on October 7, 2024 requesting a longer grant term from staff's recommendation of 10 years, to a grant term request of 20 years. This is provided for the Hearing Officer's consideration and discussion.

Staff continues to recommend 10 years for the grant term.

### RECOMMENDED MOTION:

**I, THE HEARING OFFICER APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023006192 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

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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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## Steven Mar

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**From:** sorinalex  
**Sent:** Monday, October 7, 2024 11:49 AM  
**To:** DRP Public Comment  
**Cc:** Steven Mar  
**Subject:** 10/15 Hearing Officer agenda - item 5, Jang Ga Nae restaurant

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Hearing Officer:

Kyungran Chang, the applicant for this conditional use permit is unable to attend the hearing and asked to make one important comment regarding condition no. 7. (10 year grant term). The applicant respectfully requests a 20 year grant term for the following reasons:

- The restaurant with accessory beer and wine has operated at this location for over 20 years without any incidents, violations or disciplinary actions from local or state agencies.
- The Sherrif department has no objection to the granting of the cup.
- The family operated restaurant has widespread support from nearby businesses, customers and neighbors.
- The original cup grant was for 15 years and it would seem unreasonable to grant a shorter term this time around with the restaurant's proven track record and service.
- The cost, fees and other expenses associated with a conditional use permit application are quite high and can negatively affect small family run restaurants.
- Jang Ga Nae restaurant has, for over 20 years, been an exemplary business for the community and their hard work and compliance should be recognized and rewarded.

We appreciate the Hearing Officer's consideration of our request above. Thank you.

Sorin Alexanian - representing applicant  
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