



PROJECT NUMBER **HEARING DATE**
 PRJ2023-004185-(1) October 15, 2024

REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2023006192

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Height Plaza Inc / Kyungran Chang

MAP/EXHIBIT DATE

N/A

PROJECT OVERVIEW

The applicant, Kyungran Chang, is requesting a conditional use permit (“CUP”) to authorize the continued sale of on-site beer and wine at an existing restaurant (“Jang Ga Nae”) located in a commercial shopping center in the C-1 (Restricted Business) Zone pursuant to Los Angeles County Code Section 22.20.030 C (Land Use Regulations for Commercial Zones).

LOCATION

1722 Desire Avenue, Suite 108, Rowland Heights

ACCESS

via Colima Road

ASSESSORS PARCEL NUMBER(S)

8272-001-007

SITE AREA

1.02 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

C (Commercial)

ZONE

C-1 (Restricted Business)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Rowland Heights Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.140.030.F (Alcoholic Beverage Sales Burden of Proof Requirements)
 - Chapter 22.332 (Rowland Heights CSD Requirements)
 - 22.20.040 (Development Standards for Commercial Zones)
 - 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 893-7009

E-MAIL ADDRESS:

smar@planning.lacounty.gov