

SUPPLEMENTAL
REPORT TO THE HEARING OFFICER

DATE ISSUED: December 5, 2024
HEARING DATE: December 17, 2024 AGENDA ITEM: 10
PROJECT NUMBER: PRJ2024-002726-(1)
PERMIT NUMBER(S): Minor Conditional Use Permit RPPL2024004086
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 1015 S Nogales Street Rowland Heights, CA 91748
OWNER: Rowland Ranch Properties LLC
APPLICANT: Marugame Udon
CASE PLANNER: David Finck, Regional Planner
dfinck@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 WITHOUT OPENING THE PUBLIC HEARING** of Project Number PRJ2024-002726-(1), Minor Conditional Use Permit (“MCUP”) Number RPPL2024004086.

Staff recommends the following motion:

MOTION:

I, THE HEARING OFFICER, CONTINUE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2024004086 WITHOUT OPENING THE PUBLIC HEARING TO (JANUARY 21, 2025).

PROJECT DESCRIPTION

A. Entitlement(s) Requested

Minor Conditional Use Permit (“MCUP”) for a new 3,320-square-foot restaurant in the Rowland Heights Community Standards District (“CSD”) within the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone pursuant to County Code Section 22.366.090 (Rowland Heights CSD).

B. Project

The Project is a new restaurant in which the applicant, Marugame Udon, proposes to convert three existing vacant units at 1015 S Nogales, Units 123, 124, and 125, into one 3,320-square-foot unit for a restaurant. The Project Site is subject to the provisions of the Rowland Heights CSD, which requires new proposed restaurants with more than 2,500 square feet of floor area to obtain an MCUP.

C. Project Updates

The Project was originally scheduled for the December 17, 2024 Hearing Officer meeting. The Notices of Public Hearing were sent on November 7, 2024, including mailing to property owners within a 300-foot radius of the Project Site. However, recent updates to the Title 22 (Planning and Zoning Ordinance) of the County Code now require notices to property owners within a 1,000-foot radius of the Project Site. Therefore, staff recommends that the Project be continued without opening the public hearing to the January 21, 2025 Hearing Officer meeting, so that the Project can be noticed with the corrected 1,000-foot radius.

Report
Reviewed By: 
Maria Masis, AICP, Supervising Regional Planner

Report
Approved By: 
Susan Tae, AICP, Assistant Administrator
