

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	January 15, 2026	
HEARING DATE:	January 27, 2026	AGENDA ITEM: 5
PROJECT NUMBER:	PRJ2025-003002-(1)	
PERMIT NUMBER(S):	Conditional Use Permit (“CUP”) RPPL2025002864	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	18900 Gale Avenue, Unit B, Rowland Heights	
OWNER:	Rowland Ranch Properties LLC Lessor Mandarin Plaza Group	
APPLICANT:	Kevin Franklin	
CASE PLANNER:	Steve Mar, Senior Regional Planner smar@planning.lacounty.gov	

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### 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 **APPROVAL** of Project Number PRJ2025-003002-(1), CUP Number RPPL2025002864, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025002864 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) for the sale of full-line alcohol for on-site consumption at an existing restaurant in the M-1-BE (Restricted Heavy Manufacturing – Billboard Exclusion) Zone pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

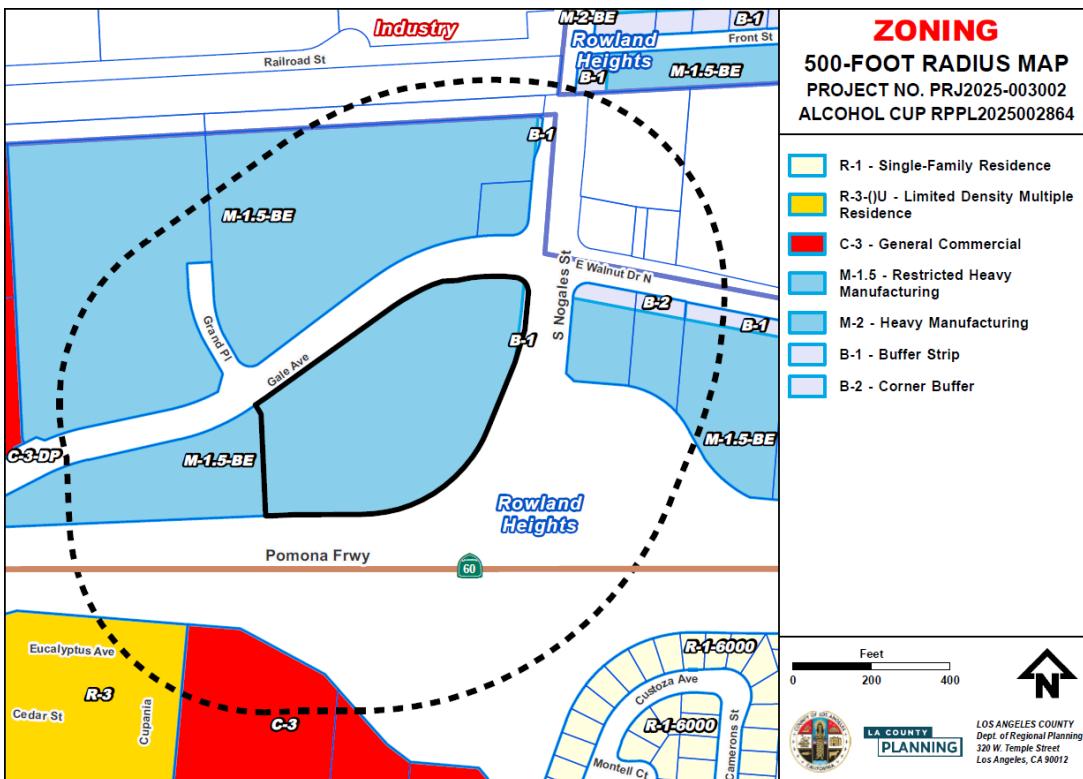
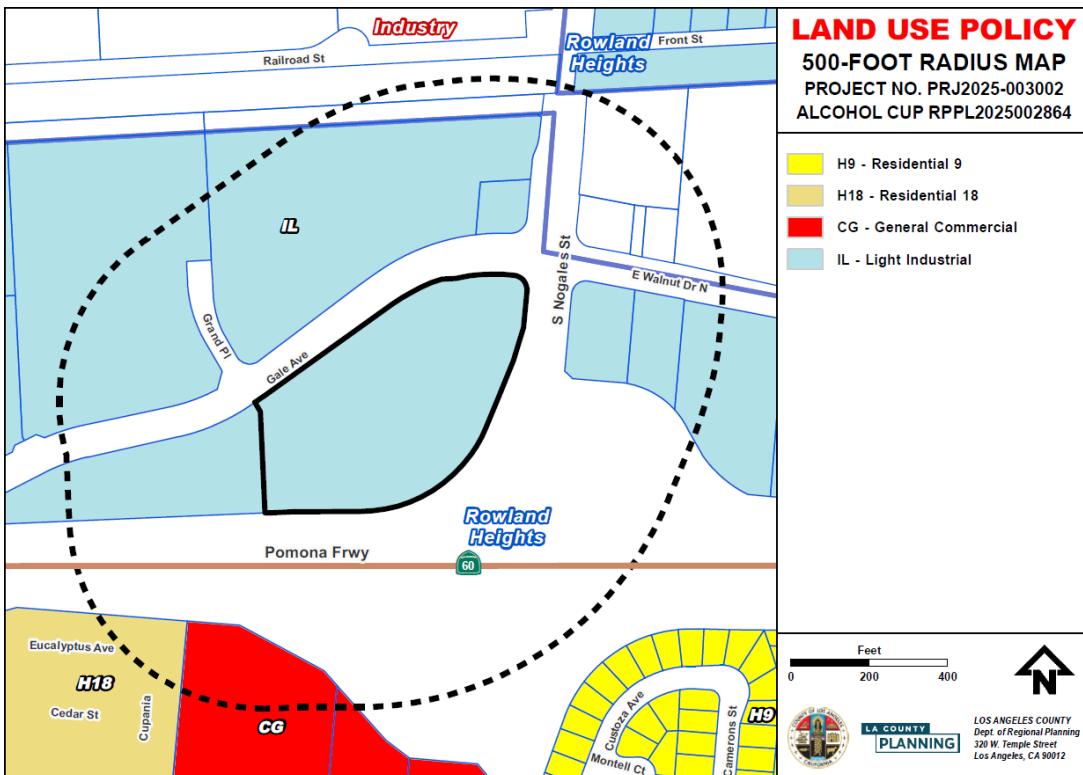
### **B. Project**

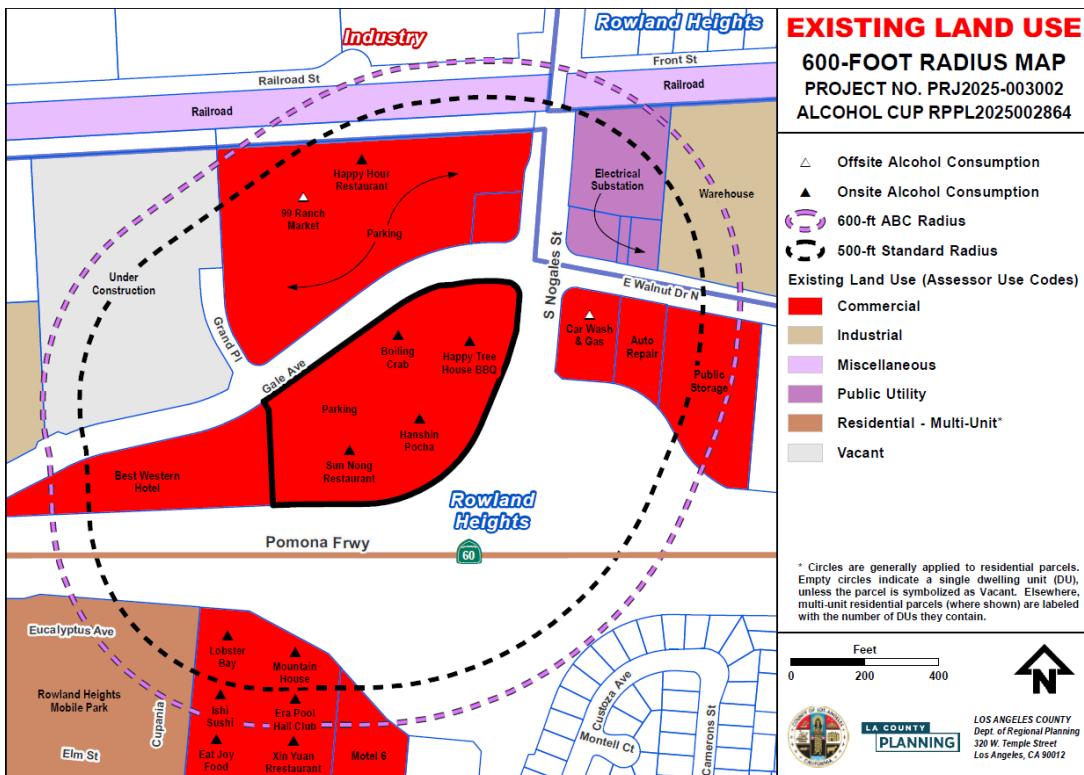
The applicant, Kevin Franklin, requests a CUP to authorize the sale of full-line alcohol for on-site consumption at an existing restaurant (“Mongolian Home Made Pie”) located in a commercial shopping center in the M-1-BE zone pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The proposed alcohol sales hours are 10:00 a.m. to 10:00 p.m., seven days a week. Staff recommends approval of the Project because the sale of full-line alcohol for on-site consumption at a restaurant serves a public convenience and necessity by providing a common complementary and customary service that is usually offered at a restaurant specializing in meat pies and other dishes.

## **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1-BE	Shopping Center
NORTH	IL	M-1.5-BE	Shopping Center
EAST	IL	M-1.5-BE	Commercial, Utility, Storage/Warehouses
SOUTH	CG (General Commercial)	C-3 (General Commercial)	SR-60 Freeway, Commercial, Mobile Home Park
WEST	IL	M-1.5-BE	Hotel, Shopping Center





## PROPERTY HISTORY

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
5214	A-1-10,000	10/19/1948
860096z	M-1.5-BE	6/10/1986

### B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 32580	Establishment of multi-tenant commercial shopping center.	Approved 6/17/1984
Business License Referral No. RPPL2023006426	Confirmed subject tenant space for use for public eating establishment (restaurant use).	Completed 1/23/2024

### C. Violations

There are no open violations for the subject tenant space.

## **ANALYSIS**

### A. Land Use Compatibility

The sale of full-line alcohol for on-site consumption at a full-service restaurant at the subject property is compatible with nearby commercial uses and serves the community by providing a beverage service that complements the restaurant's food and dining service. The establishment is located in a commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and entertainment services, including restaurants that serve alcoholic beverages for on-site consumption. Other nearby commercial uses and shopping centers within 500 feet of the Project Site also include restaurants that serve beer and wine for on-site consumption. There are no restaurants within 500 feet of the Project Site that serve full-line alcohol for on-site consumption. The sale of full-line alcohol for on-site consumption at a restaurant is a permitted use in the M-1 zone once a CUP is obtained. Alcoholic beverage sales are compatible with the location's IL land use designation in the East San Gabriel Valley Area Plan ("Area Plan"), a component of the General Plan. Currently there are 17 other establishments within a 500-foot radius of the subject property that sell alcohol. Twelve (12) establishments are restaurants that sell beer and wine for on-site consumption, one establishment is a billiards hall that sells beer and wine for on-site consumption, one establishment is a karaoke establishment that sells full-line alcohol for on-site consumption, one establishment is a supermarket that sells full-line alcohol for off-site consumption, one establishment is a gas station convenience store that sells beer and wine for off-site consumption, and one establishment is a restaurant that has alcohol licenses for the sale of beer and wine for on-site consumption and for catering. There are no sensitive uses within 600 feet of the subject property.

### B. Neighborhood Impact (Need/Convenience Assessment)

The sale of full-line alcohol for on-site consumption at a restaurant on the subject property is compatible with the surrounding neighborhood and enhances the dining experience for the community. The subject restaurant is located within an existing commercial shopping center surrounded mostly by other commercial uses. There are no sensitive uses within 600 feet of the Project Site. The shopping center serves as an activity hub and community focal point with multiple options for shopping, dining, and other commercial services.

There are 15 businesses with on-site alcoholic beverage licenses within a 500-foot radius of the subject property. Thirteen (13) establishments are restaurants that sell beer and wine for on-site consumption, one establishment is a billiards hall that sells beer and wine for on-site consumption, and one establishment is a karaoke establishment that sells full-line alcohol for on-site consumption.

There are no sensitive uses within 600 feet of the subject property.

The subject property is located in Census Tract No. 4082.13 and is located in a census tract with an overconcentration of alcohol licenses for on-site consumption according to statistics provided by the California Department of Alcoholic Beverage Control (“ABC”) in a report dated October 16, 2025, 31 on-site alcohol licenses exist in the census tract and six on-site licenses are allowed. If the subject restaurant were granted an alcohol license, there would be 32 on-site alcohol licenses in the census tract.

The subject property is located in Crime Reporting District No. 2931 and is within a high crime reporting district according to statistics provided ABC. The subject property is located off of the major commercial corridor of Gale Avenue which has a variety of retail, office, and other commercial services and is a major thoroughfare for nearby residents and regional visitors. This concentration of commercial establishments tends to lead to a higher number of reported crimes in the Crime Reporting District compared to the average number of reported crimes in other reporting districts. Furthermore, the County Sheriff (“Sheriff”) had no objection to the request.

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in a census tract with an overconcentration of alcohol licenses. Although located in a census tract with an overconcentration of alcohol licenses, the sale of alcoholic beverages for on-site consumption would serve as a public convenience to the surrounding community by providing alcoholic beverage services that are customary to and expected at a restaurant and supports the restaurant’s economic viability. However, this public convenience and necessity needs to be balanced with the potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit K). Because of these potential adverse effects, alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily which precludes sales either too early or too late in the day.

#### Recommended Hours of Alcohol Sales

The proposed alcohol sales hours are 10:00 a.m. to 10:00 p.m., seven days a week. Staff recommends approval of the Project with these proposed alcohol sales hours because the sale of full-line alcoholic beverages for on-site consumption at a restaurant serves a public convenience and necessity by providing a common complementary and customary service that is usually offered at a restaurant.

#### **C. Design Compatibility**

The proposed sale of full-line alcohol for on-site consumption at an existing restaurant does not affect the physical design of the establishment nor of the shopping center. No physical alterations are proposed with this CUP request. The subject restaurant is located within the M-1-BE zone, the East San Gabriel Valley Planning Area Standards District (“PASD”) and the Rowland Heights Community Standards District (“CSD”) and the sale

of full-line alcohol for on-site consumption does not conflict with any design standards of the M-1-BEzone, the PASD, or the CSD.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Sections 22.158.050 (Findings and Decision) and 22.140.030 (Alcoholic Beverage Sales) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The sale of alcoholic beverages for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

The County Sheriff's Department, in a letter dated October 22, 2025, recommended that the Project proceed to public hearing.

#### **B. Public Comments**

##### **Rowland Heights Community Coordinating Council**

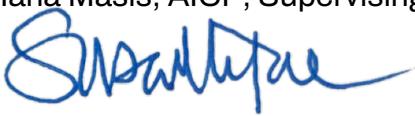
The Rowland Heights Community Coordinating Council, in a letter dated June 30, 2025, does not oppose the Project.

Report  
Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report  
Approved By:



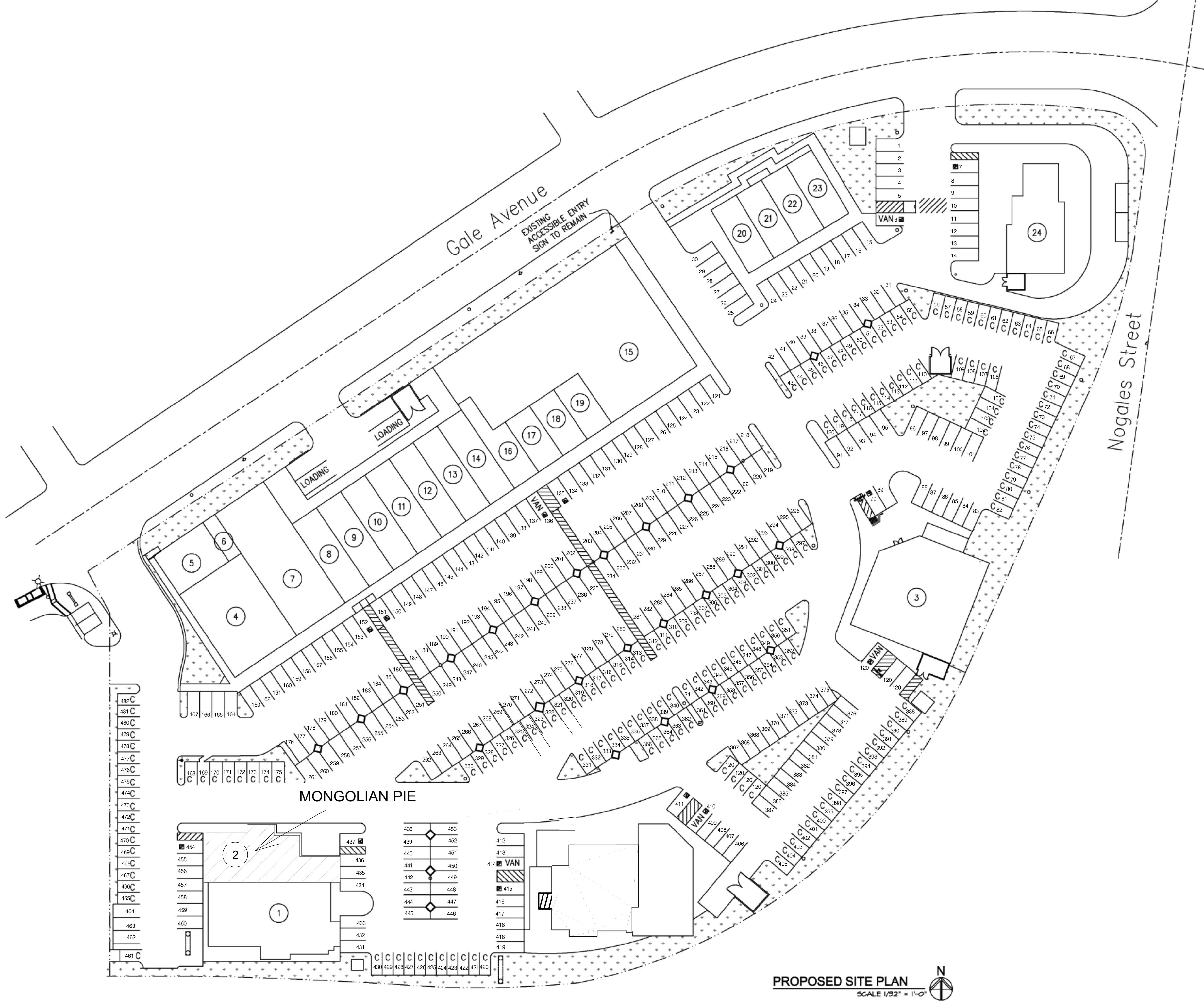
Susan Tae, AICP, Assistant Administrator

#### LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	ABC B&P Worksheet
EXHIBIT I	Sheriff's Comment Letter, February 5, 2025
EXHIBIT J	Rowland Heights Community Coordinating Council, June 30, 2025

#### EXHIBIT K

1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. <https://www.ncbi.nlm.nih.gov/pubmed/21084080>
2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. <https://www.ncbi.nlm.nih.gov/pubmed/24588859>
3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (<https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage>)

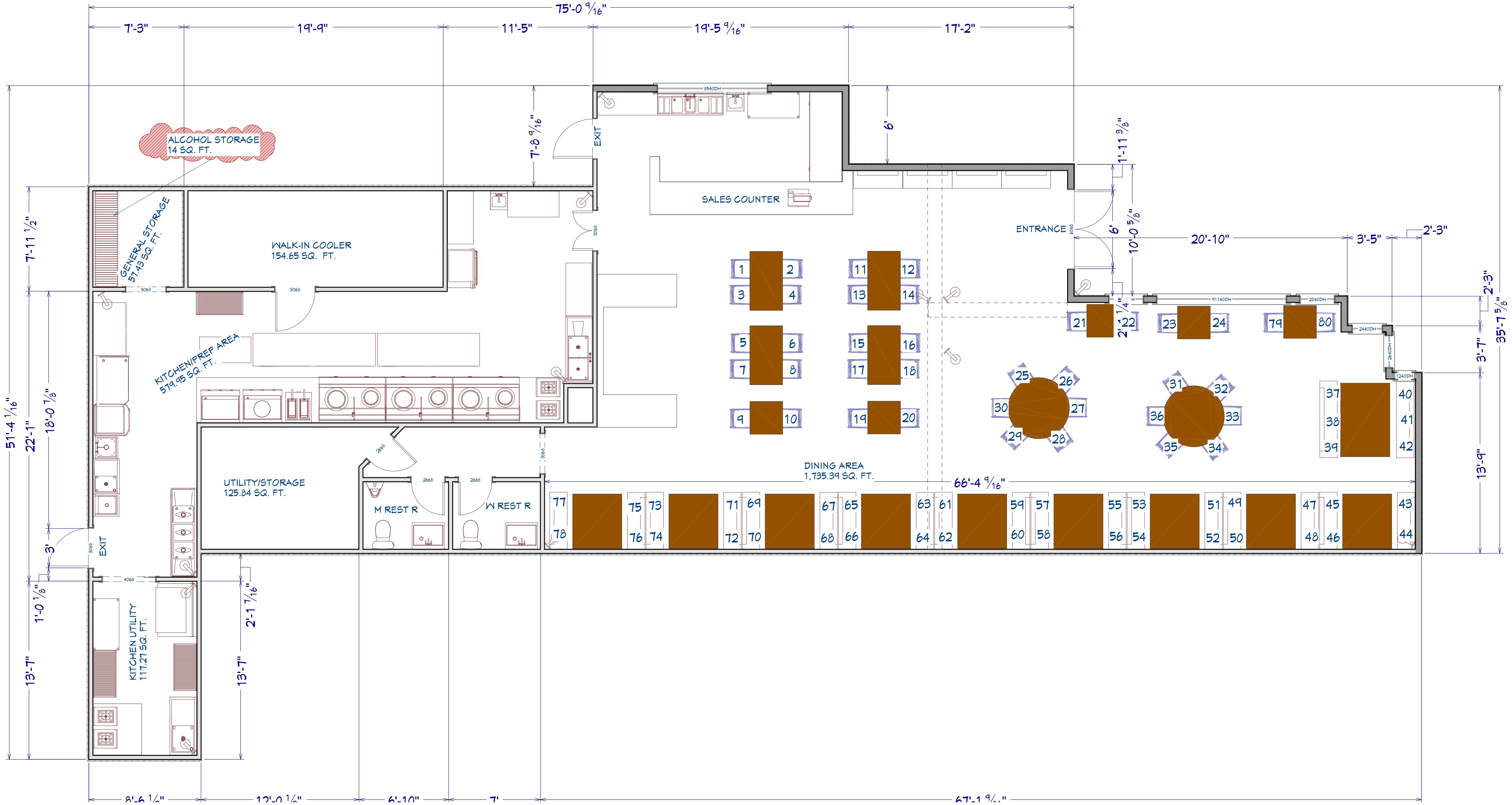


106144

Harvest Foods International Inc.  
18900 Gale Ave. Unit B  
Rowlands Heights, CA 91748

CLARK BLUEPRINTS  
LOS ANGELES, CA 90008  
323.332.0385  
[g@clarkblueprints.com](mailto:g@clarkblueprints.com)

DATE: 1/13/25  
SCALE: 1/4"  
SHEET: A-1



BUILDING SUMMARY	
KITCHEN/PREP	579.95 SQ. FT.
KITCHEN/UTILITY	117.27 SQ. FT
WALK-IN COOLER	154.65 SQ. FT.
STORAGE	57.43 SQ. FT.
UTILITY STORAGE	125.84 SQ. FT.
REST ROOM AREA	129.95 SQ. FT.
DINING	1,739.84 SQ. FT.
 TOTAL	2,900.48 SQ.FT.
ALCOHOL STORAGE	57.43 SQ. FT.
 SEATING CAPACITY	80 SEATS

## PROJECT SUMMARY

### OWNER / APPLICANT

Rowland Ranch Properties LLC Lessor Mandarin Plaza Group / Kevin Franklin

### MAP/EXHIBIT DATE

6/19/2025

### PROJECT OVERVIEW

The applicant, Kevin Franklin, requests a conditional use permit ("CUP") to authorize the sale of full-line alcohol for on-site consumption at an existing restaurant ("Mongolian Home Made Pie") located in a commercial shopping center in the M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone pursuant to Los Angeles County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

### LOCATION

18900 Gale Avenue, Unit B, Rowland Heights

### ACCESS

via Gale Avenue

### ASSESSORS PARCEL NUMBER(S)

8264-021-039

### SITE AREA

6.5 Acres

### GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

### ZONED DISTRICT

Puente

### PLANNING AREA

East San Gabriel Valley

### LAND USE DESIGNATION

IL (Light Industrial)

### ZONE

M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion)

### PROPOSED UNITS

N/A

### MAX DENSITY/UNITS

N/A

### APPLICABLE STANDARDS DISTRICTS

East San Gabriel Valley Planning Area Standards District (PASD), Rowland Heights Community Standards District (CSD)

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the 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 22.366 (East San Gabriel Valley PASD requirements)
  - Section 22.366.090 (Rowland Heights CSD requirements)
  - Section 22.22.060 (Development Standards for Industrial Zones)

### CASE PLANNER:

Steve Mar

### PHONE NUMBER:

(213) 893-7009

### E-MAIL ADDRESS:

smar@planning.lacounty.gov

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**  
**FINDINGS OF THE HEARING OFFICER  
AND ORDER**  
**PROJECT NO. PRJ2025-003002-(1)**  
**CONDITIONAL USE PERMIT NO. RPPL2025002864**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2025002864** on January 27, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Kevin Franklin, requests a CUP to authorize the sale of full-line alcohol for on-site consumption at an existing restaurant (“Mongolian Home Made Pie”) located in a commercial shopping center in the M-1-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).
4. **PREVIOUS ENTITLEMENT(S).** Plot Plan (“PP”) No. 32580, approved June 17, 1984, authorized the establishment of a multi-tenant commercial shopping center. Business License Referral No. RPPL2023006426, completed on January 23, 2024, confirmed the use of the subject tenant space for a public eating establishment (restaurant use).
5. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the East San Gabriel Valley Planning Area Standards District (“PASD”), the Rowland Heights Community Standards District (“CSD”), and the Puente Zoned District and is currently zoned M-1-BE. Pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), a CUP is required for the sale of full-line alcohol for on-site consumption.

**7. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>AREA PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	IL	M-1.5-BE	Shopping Center
EAST	IL	M-1.5-BE	Commercial, Utility, Storage/Warehouses

SOUTH	CG (General Commercial)	C-3 (General Commercial)	SR-60 Freeway, Commercial, Mobile Home Park
WEST	IL	M-1.5-BE	Hotel, Shopping Center

## 8. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Project Site is 6.5 acres in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with a multi-tenant shopping center.

### B. Site Access

The Project Site is accessible via Gale Avenue, an 82-foot-wide public street, to the north. Primary access to the Project Site will be via an entrance/exit on Gale Avenue. There is no secondary access point to the Project Site.

### C. Site Plan

The site plan depicts the subject restaurant located in a tenant space in the southwest corner of a multi-tenant shopping center property. Vehicular access to the property is via multiple driveways off of Gale Avenue. The restaurant's floor plan depicts the dining area where food and beverage service occur. The sale and consumption of alcoholic beverages will be restricted to the depicted dining area.

### D. Parking

The Project Site provides a total of 482 parking spaces. Restaurant uses require one parking space per three persons based on the restaurant's occupancy load. The Project has an approved occupancy load of 81 persons requiring 27 parking spaces. The shopping center's existing 482 parking spaces can accommodate these 27 parking spaces.

## 9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of full-line alcohol for on-site consumption at an existing restaurant as an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

The Rowland Heights Community Coordinating Council, in a letter dated September 30, 2025, does not oppose the CUP request.

**11. AGENCY RECOMMENDATIONS.**

A. County Sheriff's Department: Recommended approval in a letter dated October 22, 2025.

**12. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 10, 2025, a total of 86 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**13. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the IL land use designation is intended for light industrial uses but does not preclude less intensive uses such as general commercial uses, including retail and service establishments. The sale of full-line alcohol for on-site consumption at an existing restaurant supports the continued commercial use of the property.

**14. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies:

The following policies of the General Plan are applicable to the proposed project:

- *(Policy LU 4.4) Encourage mixed use development along major commercial corridors in urban and suburban areas.*
- *(Policy LU 5.2) Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project allows for the sale of alcoholic beverages for on-site consumption at an existing restaurant located in a shopping center. The Project allows the restaurant to offer alcoholic beverage service with its dining services and will help maintain an existing commercial service in the neighborhood.

The following policies of the Area Plan are applicable to the proposed project:

- *(Policy LU-3.1: Land Use Diversity) Enable a more diverse land use pattern to meet the needs of residents and employees, including increased housing options, viable*

*commercial uses, a variety of employment opportunities, ample parks and open spaces, and a range of superior community services and amenities to support the mental, physical, emotional, economic, and social well-being of the community.*

- *(Policy LU-3.11: Commercial Use Flexibility) Provide flexibility in permitted land uses in commercially designated areas to allow a mix of retail, restaurant, small-scale institutional, office, and other compatible uses in commercial centers to prevent vacancies and increase accessibility to the community's everyday needs.*

The Project has the potential to enhance an existing restaurant's services by offering alcoholic beverages to complement their food service and will help maintain an existing commercial service in a neighborhood that has a mix of commercial and light industrial uses. The underlying restaurant is located in an existing commercial shopping center that supports a variety of other retail, restaurant, and commercial services.

#### **ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1 zoning classification as the sale of alcoholic beverages for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

#### **CONDITIONAL USE PERMIT FINDINGS**

16. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** While the Project is a request for the sale of alcoholic beverages for on-site consumption, the existing establishment is a bona-fide restaurant where the sale of alcoholic beverages for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed use has the potential to increase dining enjoyment and property values by bringing economic activity to the area.

17. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is located in an existing shopping center that has been previously approved in conformance with all development standards prescribed under Title 22 (Planning and Zoning) of the County Code. The shopping center property is irregular in shape and has an area of 6.5 acres. No physical expansion or changes are proposed as part of the Project.

18. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or**

**private service facilities as are required.** While the Project is a request for the sale of alcoholic beverages for on-site consumption, the Project Site is located off of Gale Avenue, an 82-foot-wide public street which can handle all vehicular traffic generated by the commercial uses in the vicinity. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.

19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

**SUPPLEMENTAL FINDINGS**

20. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** The Project Site is not located within 600 feet of these sensitive uses.

21. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The subject restaurant is located in a tenant space within a multi-tenant commercial shopping center. The entrance to the establishment is oriented towards the shopping center's interior surface parking lot and away from any adjoining properties. The only residential area within 500 feet of the project site is a mobile home park community located on the other side of the SR-60 freeway to the southwest. Alcoholic beverage sales at the establishment shall be limited to the hours of 10:00 a.m. to 10:00 p.m. daily to avoid any potential early morning or late-night adverse effects to the area.

22. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The existing establishment is a bona-fide restaurant where the sale of alcoholic beverages for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed offering of alcoholic beverages with the restaurant's food service enhances customers' dining experience and has the potential to increase economic activity in the shopping center.

23. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The sale of alcoholic beverages for on-site consumption at the restaurant would not alter the existing exterior appearance of the shopping center's structure.

24. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property**

**contributes to the public convenience or necessity.** The California Department of Alcoholic Beverage Control (“ABC”) reported that the Project Site is located in a census tract with an overconcentration of on-site alcohol licenses and in a high crime reporting district. The sale of alcoholic beverages for on-site consumption at the restaurant is a complementary and customary service that is typical for a full-service restaurant. Other nearby restaurants also serve alcoholic beverages as part of their dining service. By having alcoholic beverages available for on-site consumption, the restaurant can provide a public convenience to its customers by offering beverage service that complements their food selection and is a similar service offered by nearby restaurants. To ensure continued compatibility between the Project and the surrounding land uses, the CUP grant term is limited to 10 years.

### **ENVIRONMENTAL FINDINGS**

25. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The sale of alcoholic beverages for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

### **ADMINISTRATIVE FINDINGS**

26. **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.

### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features

prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcohol would occur at a site within a high crime reporting district and in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025002864**, subject to the attached conditions.

**ACTION DATE: January 27, 2026**

MM:SM

01/27/2026

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2025-003002-(1)  
CONDITIONAL USE PERMIT NO. RPPL2025002864

**PROJECT DESCRIPTION**

The project is to authorize the sale of full-line alcohol for on-site consumption at an existing restaurant subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on January 27, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum

**\$2,280.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
12. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Rewvisions to the Exhibit “A”.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A” are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit “A” shall be submitted to LA County Planning by **March 27, 2026**.

18. **Subsequent Rewvisions to the Exhibit “A.”** In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement (“Zoning Enforcement”) inspector, or State of California Department of Alcoholic Beverage Control (“ABC”) agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

**PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)**

20. **Scope of Approval.** This grant authorizes the sale of full-line alcoholic beverages for on-site consumption at a restaurant from 10:00 a.m. to 10:00 p.m., seven days a week.

21. **Loitering Restrictions and Enforcement.** Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.

22. **Employee Alcohol Training Requirements.** All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicating they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
23. **Prohibition of Alcohol Sales to Intoxicated Persons.** The Permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
24. **Restrictions on Alcohol Advertising.** The Permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
25. **Age Requirement for Alcohol Sales.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
26. **Exterior Lighting Standards and Compliance.** The Permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the Permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty (30) minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
27. **Address Signage Requirements.** A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
28. **Prohibition of Exterior Security Bars and Roll-Up Doors.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.

29. **Property Maintenance and Cleanliness Standards.** The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
30. **Authorized Hours for Alcohol Sales.** This grant authorizes the sale of a full line of alcohol for on-site consumption from 10:00 a.m. to 10:00 p.m., seven days a week.
31. **Restrictions on Alcohol Consumption Areas.** There shall be no consumption of alcoholic beverages outside the designated dining areas, as depicted on the site and floor plans labeled Exhibit "A." The Permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
32. **Designated Driver Program Implementation.** The Permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-sided card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
33. **Noise and Music Compliance Requirements.** Music or other audible noise at the premises shall comply with County Code Title 12 to the satisfaction of the County Department of Public Health.
34. **Posting of Law Enforcement and Transportation Contacts.** The Permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
35. **Prohibition of Live Entertainment and Dancing.** No live entertainment, dancing, or dance floor is authorized in or outside the premises.
36. **Employee Age Requirements for Serving Alcohol.** Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties.
37. **Alcohol Sales Restricted to Food Orders.** Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
38. **Restrictions on Outdoor Alcohol Consumption.** The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant, as depicted on the site and floor plans labeled Exhibit "A."

39. **Requirement to Employ Full-Time Cook.** The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
40. **Continuous Food Service During Operating Hours.** Food service shall be continuously provided during operating hours.

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050 \(Findings and Decision\)](#), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.


B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.


B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.


B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

# ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to County Code Section [22.158.050](#) (Findings and Decision), pursuant to County Code Section [22.140.030](#) (Alcoholic Beverage Sales), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

ABC License Type Requested(s): \_\_\_\_\_ (e.g. Type 20, Type 41)

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

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F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.

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F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

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F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

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**Additional findings of public convenience or necessity.**

Findings of public convenience or necessity, in accordance with County Code Section [22.140.030.F.2.a](#), shall be made when:

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with [Section 22.140.030.F.2.b](#), but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use complements the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

**Additional findings for a modification request to the shelf space limitations.**

For a request to modify the shelf space limitation pursuant to County Code [Section 22.140.030.E.1](#), the applicant shall address at least one of the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

**Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.**

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

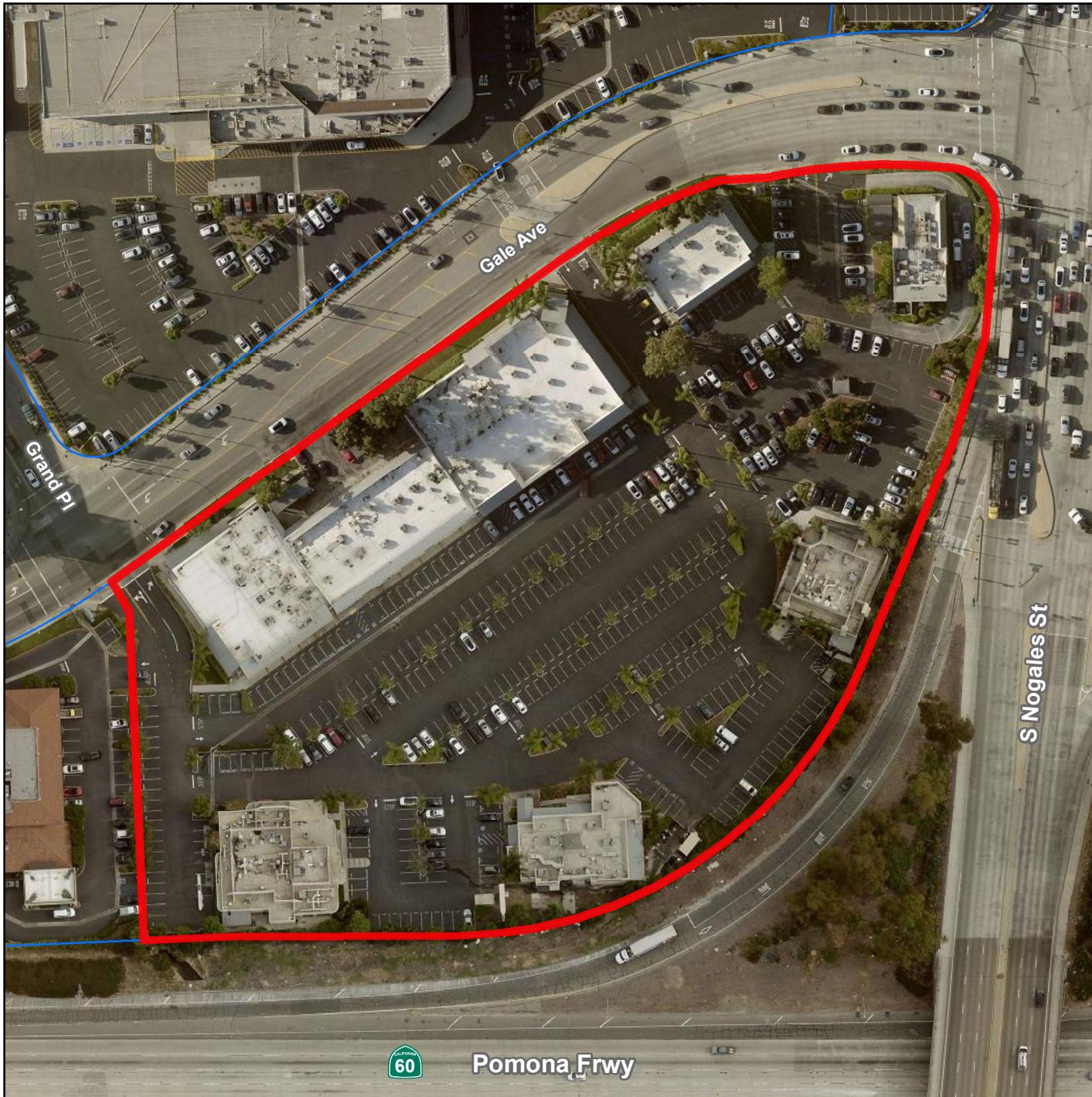
## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** December 27, 2025  
**PROJECT NUMBER:** PRJ2025-003002-(1)  
**PERMIT NUMBER(S):** Conditional Use Permit (“CUP”) RPPL2025002864  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 18900 Gale Avenue, Unit B, Rowland Heights  
**OWNER:** Rowland Ranch Properties LLC Lessor Mandarin Plaza Group  
**APPLICANT:** Kevin Franklin  
**CASE PLANNER:** Steve Mar, Senior Regional Planner  
smar@planning.lacounty.gov

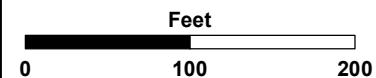
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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1, Existing Facilities Categorical Exemption under State CEQA Guidelines Section 15301 because the sale of alcoholic beverages for on-site consumption at an existing restaurant will be an accessory service to the restaurant's food service and does not change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.



**AERIAL IMAGERY**  
**SITE-SPECIFIC MAP**  
PROJECT NO. PRJ2025-003002  
ALCOHOL CUP RPPL2025002864

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025



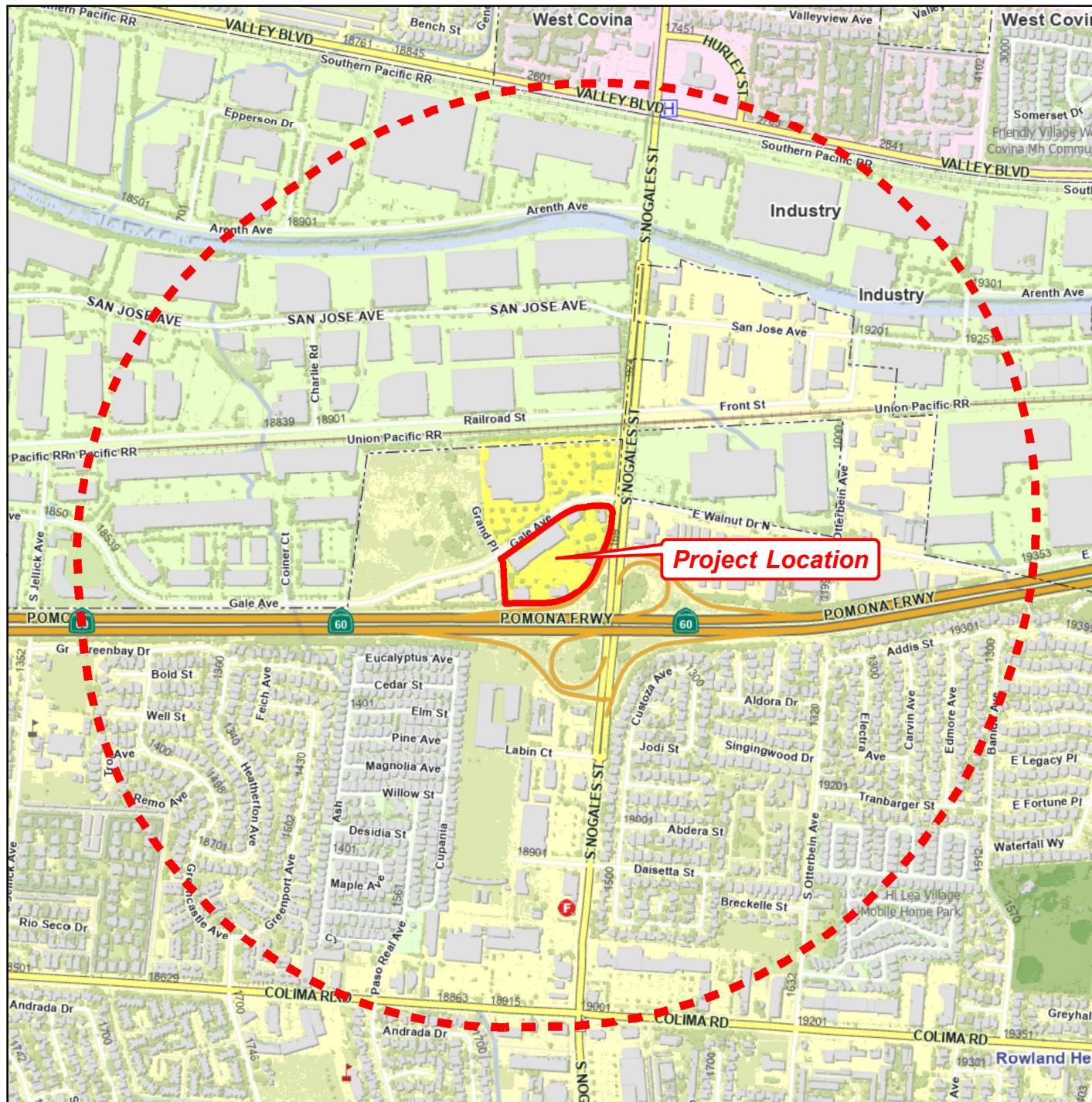
LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-003002  
ALCOHOL CUP RPPL2025002864

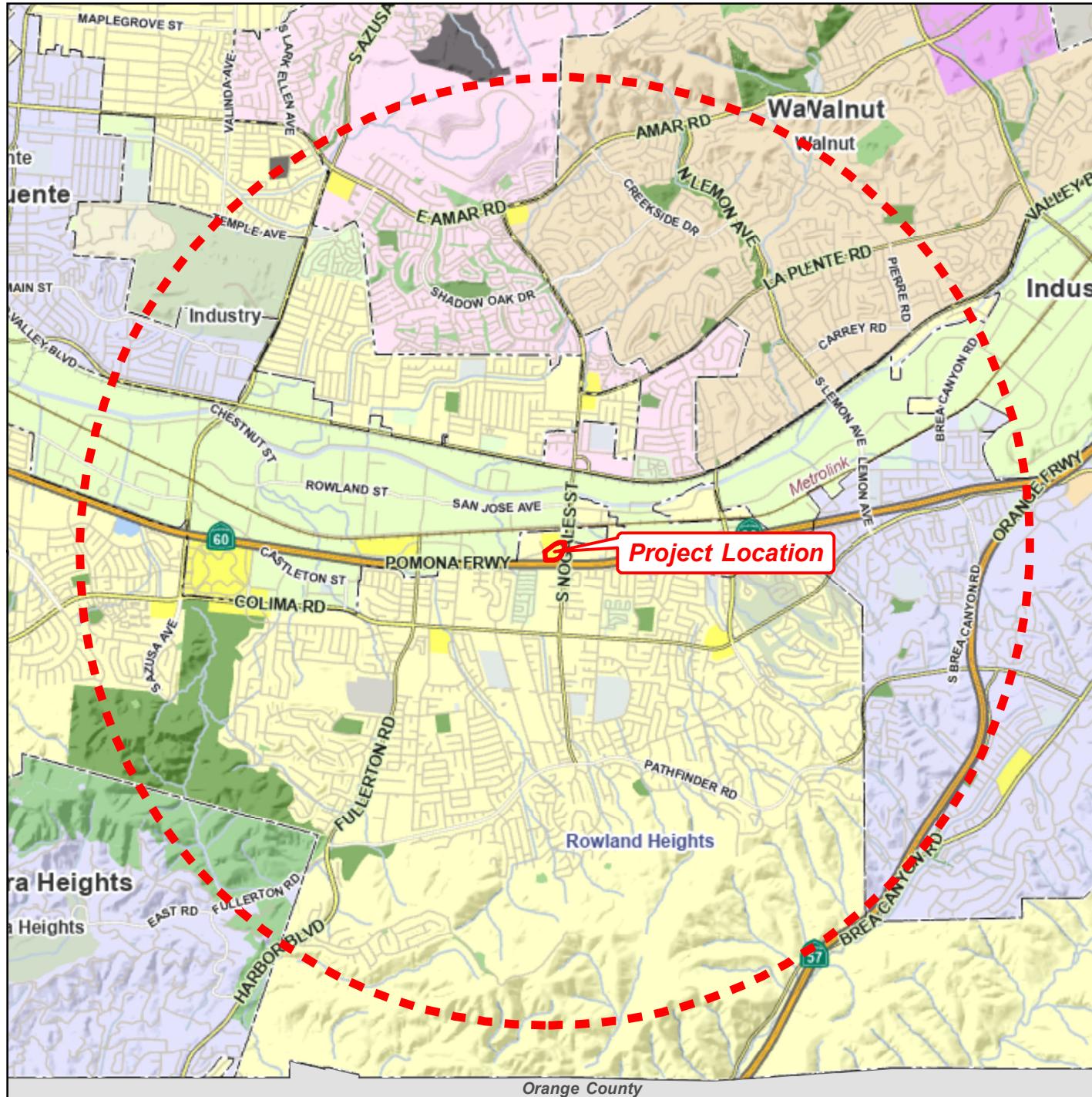


0 600 1,200



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



## 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-003002  
ALCOHOL CUP RPPL2025002864

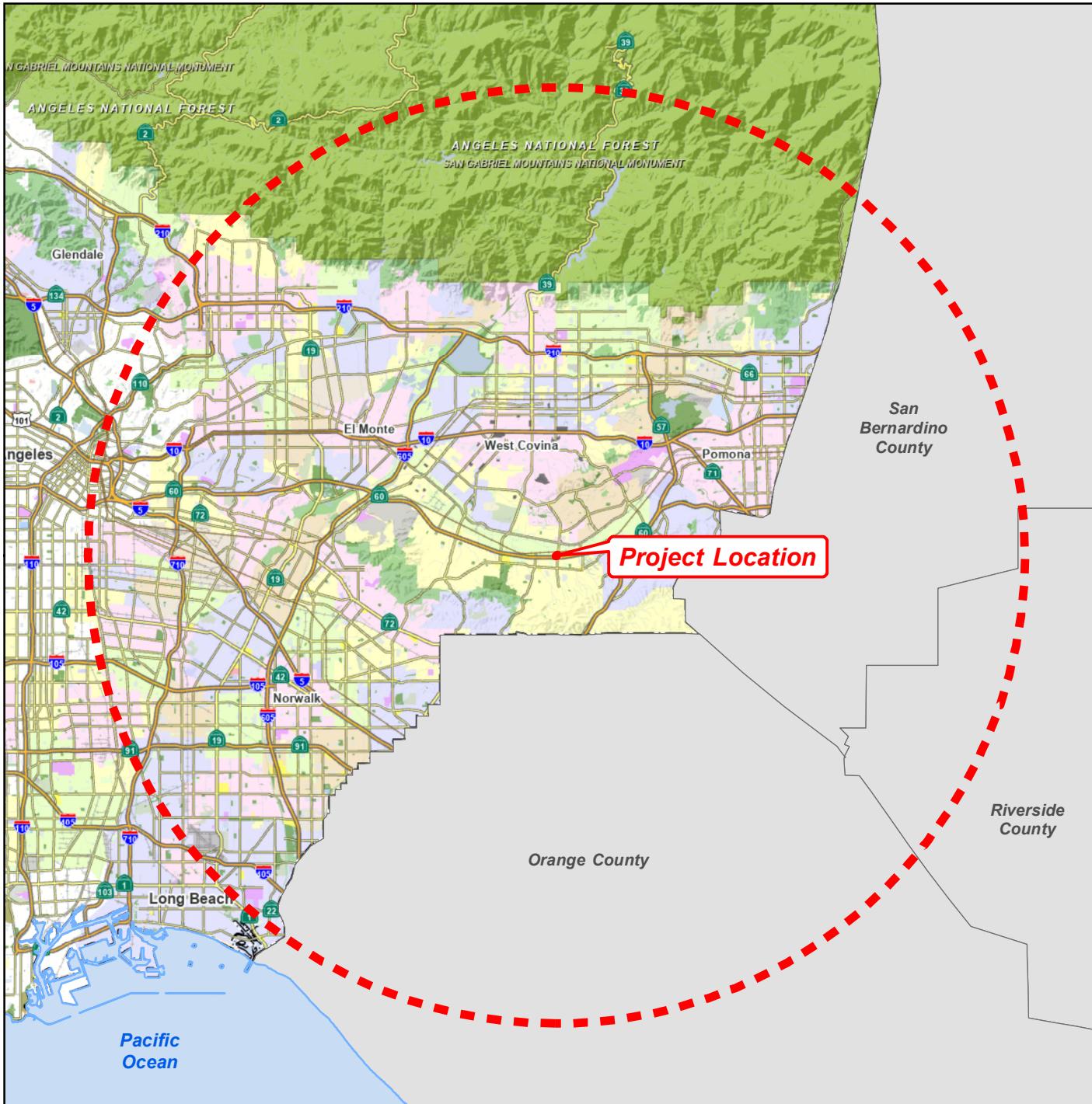


A horizontal scale bar labeled "Feet" at the top. The scale is marked at 0, 4,000, and 8,000. A thick black line segment is drawn from the 0 mark to the 4,000 mark.



## LA COUNTY PLANNING

**LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012**



**20-MILE RADIUS  
LOCATOR MAP  
PROJECT NO. PRJ2025-003002  
ALCOHOL CUP RPPL2025002864**



A horizontal scale bar representing distance in miles. The bar is divided into two segments: a black segment from 0 to 5, and a white segment from 5 to 10. The word "Miles" is written above the 5 mark.



LA COUNTY  
PLANNING

**LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012**

**INFORMATION AND INSTRUCTIONS -****SECTION 23958.4 B&P**

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

## 1. APPLICANT'S NAME

MONGOLIAN HOME MADE PIE

2. PREMISES ADDRESS (Street number and name, city, zip code)	3. LICENSE TYPE
18900 GALE AVE., UN IT B, ROWLAND HEIGHTS, CA 91748-1386	47(OUT)

## 4. TYPE OF BUSINESS

<input checked="" type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast:	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only	<input type="checkbox"/> All		

<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			

## 5. COUNTY POPULATION

N/A

## 6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

 On-Sale Off-Sale

## 7. RATIO OF LICENSES TO POPULATION IN COUNTY

1:899

 On-Sale Off-Sale

## 8. CENSUS TRACT NUMBER

4082.13

## 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

6

 On-Sale Off-Sale

## 10. NO. OF LICENSES EXISTING IN CENSUS TRACT

31

 On-Sale Off-Sale

## 11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

 Yes, the number of existing licenses exceeds the number allowed No, the number of existing licenses is lower than the number allowed

P-679B4

WALNUT SS

## 12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

 Yes (Go to Item #13)  No (Go to Item #20)

## 13. CRIME REPORTING DISTRICT NUMBER

2931

## 14. TOTAL NUMBER OF REPORTING DISTRICTS

572

## 15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

43,839

## 16. AVERAGE NO. OF OFFENSES PER DISTRICT

76.6

## 17. 120% OF AVERAGE NUMBER OF OFFENSES

91.9

## 18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

378

## 19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

 Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17 No, the total number of offenses in the reporting district is lower than the total number in item #17

## 20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee)

Jaqueline Manzano

ABC-245 (rev. 03-23)

**PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)**

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

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**22. APPLICANT SIGNATURE**

**23. DATE SIGNED**

**PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)**

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

No

1

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

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**26. CITY/COUNTY OFFICIAL NAME**

**27. CITY/COUNTY OFFICIAL TITLE**

**28. CITY/COUNTY OFFICIAL PHONE NUMBER**

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22. CITY/COUNTY OFFICIAL SIGNATURE

**22. DATE SIGNED**



# OFFICE OF THE SHERIFF

## COUNTY OF LOS ANGELES HALL OF JUSTICE



ROBERT G. LUNA, SHERIFF

**Subject:** Conditional Use Permit (CUP) Consultation for Sale of Alcohol  
**Project No.:** PRJ2024-002410-(1)  
**Permit No.:** Conditional Use Permit (CUP) No. RPPL2024003619  
**Establishment:** Sunjow Cafe  
**Location:** 18888 Labin Court, Suite C107, Rowland Heights  
**Description:** Conditional Use Permit for the sale of full-line alcohol for on-site consumption at a restaurant.

**(1) Summary of service calls and crime history for the project site over the last five years:**

There has been a variety of calls from the business complex that the listed location operates. There have been several calls for thefts from the parking lot, transient activity, and various locations selling alcohol to minors or sales without a license.

**(2) Comments/recommended conditions:**

This location is located next to a Motel 6. The motel has been a consistent source of narcotic and criminal activity. We recommend that the locations have security cameras installed inside and outside facing the parking lot. The location is also adjacent to the 60 freeway which could make it a target for burglaries and robberies. We recommend burglary and robbery alarms. We also recommend that if the locations are used in a nightclub or bar setting in the later hours that a security guard be hired for those evenings. We recommend that all locations in the complex be given a licensing period with a shorter expiration. This will be to adjust each license according to the locations problem frequency.

**(3) Overall recommendation:**

Sheriff recommends approval of this CUP.  
 Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

Steven H. Tousey, Captain  
Walnut/Diamond Bar Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

P.O. Box 8171  
Rowland Heights  
California 91748

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09/30/2025

Email:  
rhccc4RH@gmail.com

President:  
Yvette Romo

Regional Planning Commission  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA. 90012

Vice Presidents:  
Brandon Macias  
Maria Kramer  
Kim De la Peza

Attn: Mr. Steven Mar  
(Senior Regional Planner, Puente Whittier Development Services)

Recording Secretary:  
Denise Jackman

RE: #RPPL2025002864 Mongolian Homemade Pies located at 18900 Gale Ave.  
Rowland Heights, CA. 91748

Treasurer  
Linda Kuo

Mr. Mar:

Corresponding  
Secretary:  
Synde Edwards

Rowland Heights Community Coordinating Council does **NOT OPPOSE** the  
CUP application #RPPL 2025002864. The RHCCC after much  
consideration does **NOT Oppose** the CUP application of Mongolian Homemade  
Pies located at 18900 Gale Ave. Rowland Heights, CA. 91748.

Thank you for allowing us to consider this permit.

Sincerely,  
Rowland Heights Community Coordinating Council  
Yvette Romo-President  
Rowland Heights Community Coordinating Council  
626-253-7446  
P.O. Box 8171  
Rowland Heights, CA. 91748