



PROJECT NUMBER **HEARING DATE**
 PRJ2026-000694-(1) -- 2026
REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2026000523

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Rowland Ranch Properties LLC Lessor Mandarin Plaza Group / Steve Rawlings	1/14/2015

PROJECT OVERVIEW

The applicant, Steve Rawlings, requests a conditional use permit ("CUP") to change the current allowed sales of beer and wine for on-site consumption to the sale of full-line alcohol for on-site consumption at an existing restaurant (“Boiling Crab”) 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). The restaurant is currently authorized to sell beer and wine for on-site consumption under CUP no. 201500082 until February 16, 2031.

LOCATION	ACCESS
18922 Gale Avenue, Rowland Heights	via Gale Avenue

ASSESSORS PARCEL NUMBER(S)	SITE AREA
8264-021-039	6.5 Acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
East San Gabriel Valley Area Plan	Puente	East San Gabriel Valley

LAND USE DESIGNATION	ZONE
IL (Light Industrial)	M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion)

PROPOSED UNITS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICTS
N/A	N/A	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:	PHONE NUMBER:	E-MAIL ADDRESS:
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