

## 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

### 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 East San Gabriel Valley Area 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)
  - Section 22.366.090 (Rowland Heights CSD requirements)
  - 22.22.060 (Development Standards for Industrial Zones)

### CASE PLANNER:

Steve Mar

### PHONE NUMBER:

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