



PROJECT NUMBER **HEARING DATE**
PRJ2025-003002-(1) January 27, 2026
REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2025002864

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Rowland Ranch Properties LLC Lessor Mandarin Plaza Group / Kevin Franklin	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	ACCESS	
18900 Gale Avenue, Unit B, 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	
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	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:	PHONE NUMBER:	E-MAIL ADDRESS:
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