

REPORT TO THE HEARING OFFICER

DATE ISSUED: January 22, 2026

HEARING DATE: January 27, 2026 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2025-003002-(1)

PERMIT NUMBER(S): Conditional Use Permit 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

This agenda item is a request to authorize the sale of full-line alcoholic beverages for on-site consumption at an existing restaurant (“Mongolian Home Made Pie”) in the unincorporated community of Rowland Heights.

The hearing package for this item inadvertently contained the incorrect Sheriff’s Comment Letter under Exhibit I. The correct Sheriff’s Comment Letter, dated October 22, 2025, is attached.

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

Report
Approved By: 
Susan Tae, AICP, Assistant Administrator



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.: PRJ2025-003002
Permit No.: CUP RPPL2025002864
Establishment: Mongolian Home Made Pie
Location: 18900 Gale Ave, Unit B, Rowland Heights
Description: To allow on-site full-line alcohol at an existing restaurant.

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

There have been only routine calls for service at the location. At this time, we have no specific concerns.

(2) Comments/recommended conditions:

This location is located next to a Motel. Motels have been a consistent source of possible 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 location is used as a nightclub or bar 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

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