

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 11, 2026

HEARING DATE: June 23, 2026 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2025-004234-(2)

PERMIT NUMBER: Conditional Use Permit (“CUP”) RPPL2025003640

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 1019 W Carson Street, West Carson

OWNER: MSLH, LLC

APPLICANT: Brett Engstrom

CASE PLANNER: Lemessis Quintero, Planner
lquintero@planning.lacounty.gov

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 PRJ2025-004234-(2), CUP Number RPPL2025003640, 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 motions:

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:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025003640 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

A Conditional Use Permit (“CUP”) to authorize the sale of beer and wine for on-site consumption [Type 41 California Department of Alcoholic Beverage Control (“ABC”) License] at an existing restaurant with outdoor dining (“Chipotle”) (“Project”) in the MU-1 (Mixed Use 1) Zone of the West Carson Transit-Oriented District Specific Plan (“TOD SP”) pursuant to County Code Sections 22.414.100 (West Carson TOD SP) and 22.140.030 (Alcoholic Beverage Sales).

B. Project

The Project is a request for a CUP to authorize the sale of beer and wine for on-site consumption with a Type 41 ABC License at an existing restaurant with outdoor dining (“Chipotle”) located at 1019 W Carson Street (“Project Site”). The restaurant is located in a two-tenant commercial building, one of which is Chipotle. The existing restaurant with outdoor dining is approximately 2,350 square feet in size and was previously established by a Site Plan Review No. RPPL2023005440. Business License Referral (“BLR”) BL-003541-11-2024 for the “Chipotle” business license was completed on February 19, 2025. No changes are proposed to the restaurant or to the existing on-site vehicle parking lot with 21 spaces. The outdoor dining area is an approximately 380 square foot recessed patio located in the front entrance of the restaurant. The restaurant employs approximately 35 employees with approximately 10 employees on site during any given shift.

Chipotle’s standard hours of operation are 10 a.m. to 11 p.m. daily. The applicant is requesting authorization for the sale and on-site consumption of beer and wine within the restaurant and outdoor dining area during the same hours.

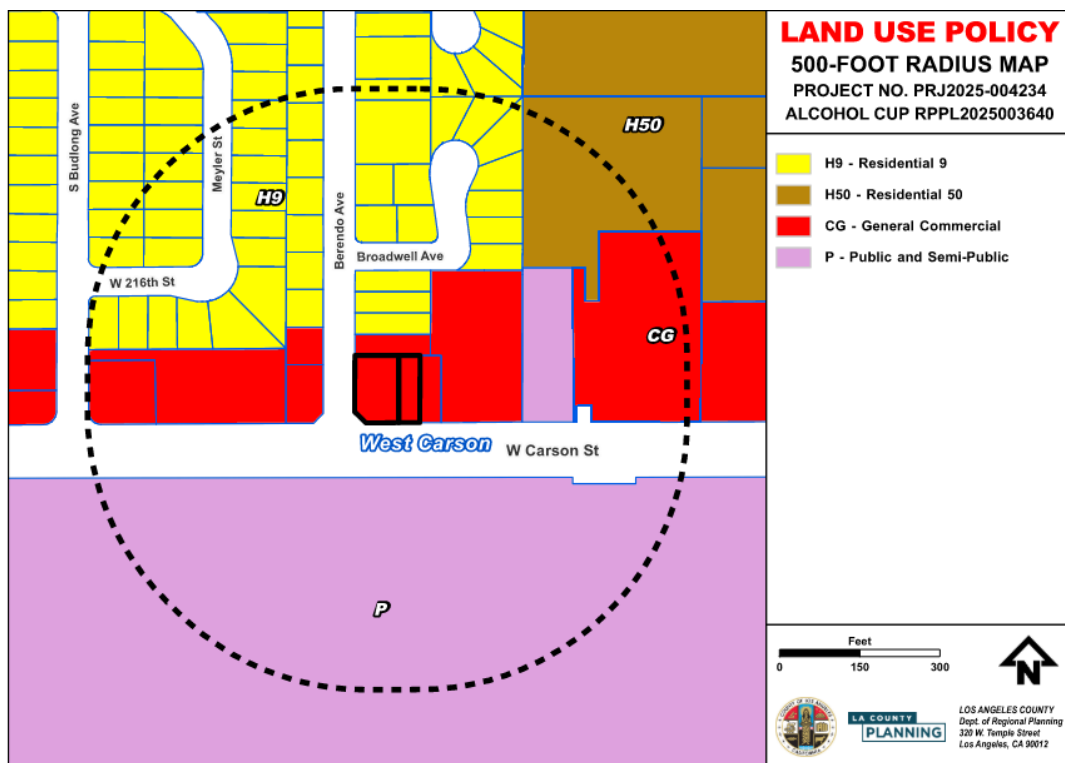
Correspondence with ABC indicates that the Census Tract is not unduly concentrated per ABC standards as ABC allows for six licenses for the sale of alcohol for on-site consumption in the Census Tract (5435.03) and currently five licenses are active. If approved, this restaurant would be the sixth license for on-site consumption. Additionally, the Project Site is not located within the High Crime Reporting District, as identified by ABC.

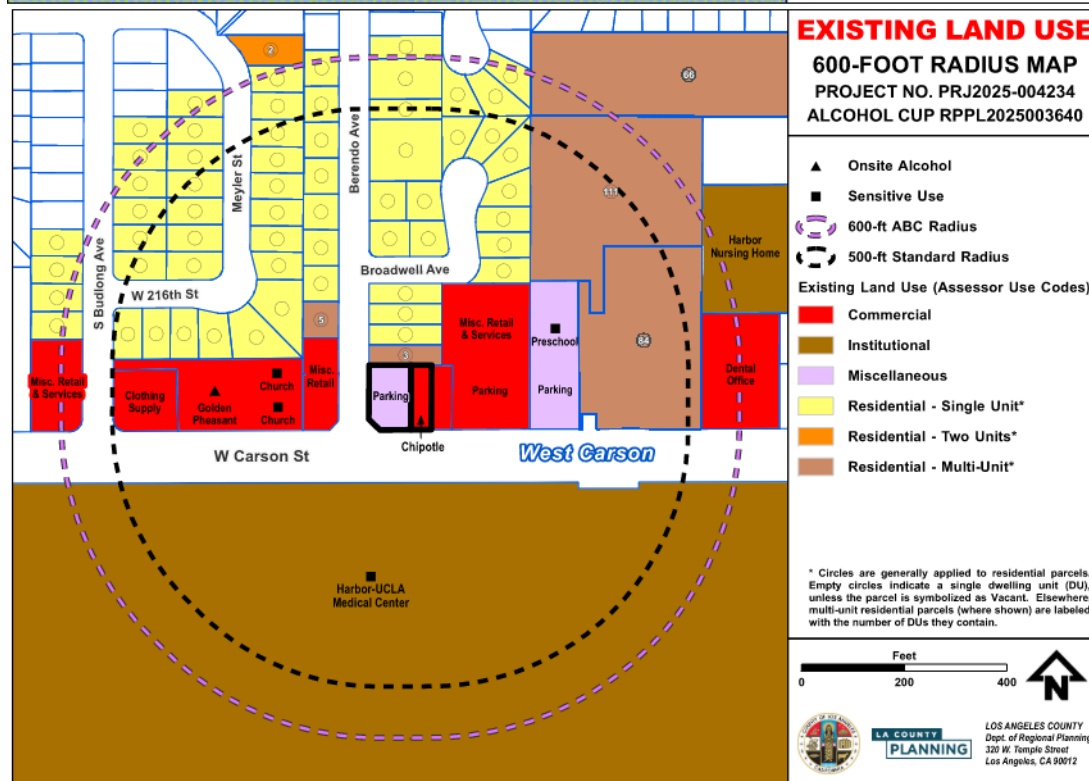
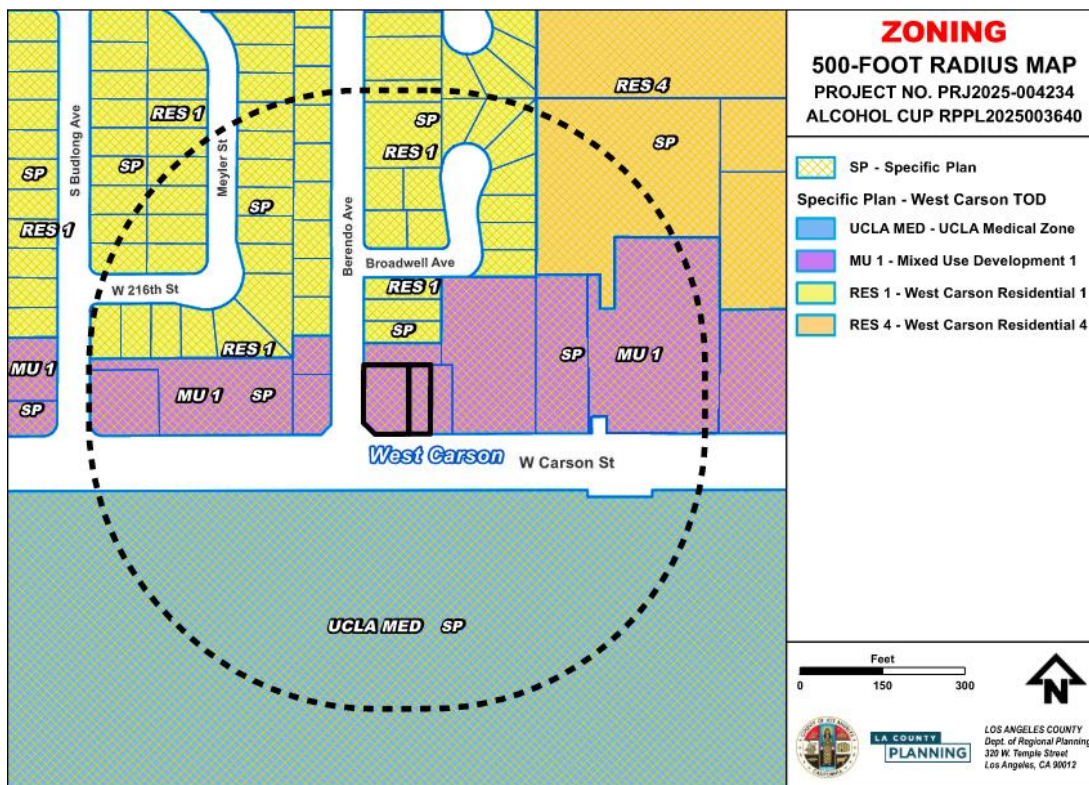
The Los Angeles County Sheriff’s Department (“Sheriff”) provided a summary of service calls and crime history over the past five years. During this period, the Sheriff responded to 16 calls for service at the Project Site, all of which were routine in nature and did not indicate any ongoing problems. As a result, the Sheriff has recommended approval of the Project.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	WEST CARSON TOD SP LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	MU 1	Chipotle
NORTH	CG and H9 (Residential 9)	MU 1 and RES 1 (Residential 1)	Multi-family residences and single-family residence
EAST	CG	MU 1	Pre-school, retail, dental office
SOUTH	P (Public and Semi- Public)	Harbor UCLA Medical	Harbor UCLA Medical Center
WEST	CG	MU 1	Churches, retail, and restaurants





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2019-0051z	MU 1	October 01, 2019
2015-0043z	MXD (Mixed Use Development)	October 06, 2015
6529	C-4 (Restricted Commercial Industrial)	October 06, 1954

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Ministerial Site Plan Review (“SPR”) No. RPPL2024006089	Install wall signs, reface existing nonconforming roof and freestanding signs.	January 8, 2025
SPR No. RPPL2023005442	Parking lot restripe and trash enclosure	January 24, 2024
SPR No. RPPL2023005440	Tenant improvement and change of use to restaurant	February 6, 2024
BLR BL-003541-11-2024	Food Establishment	February 19, 2025
BLR No. RPPL2020010054	Food establishment	January 14, 2021
BLR No. RPPL2018004225	Food establishment	August 20, 2018
BLR No. RBUS-200600362	Food establishment	July 31, 2006
BLR No. RBUS-200500156	Food establishment	April 18, 2005

C. Violations

CASE NO.	VIOLATION	CLOSED
07-0008002	Banner and Temporary Signs	April 16, 2007

ANALYSIS

A. Land Use Compatibility

The Project is located in an area developed to accommodate a mix of retail, office, and restaurant uses. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses. The Project is located within the MU 1 Zone of the West Carson TOD SP, a component of the General Plan. The Project Site is in the CG land use designation, which is intended for local serving and commercial uses, including restaurants and mixed-use developments.

The MU 1 Zone permits entertainment and dining uses, such as restaurants and theaters that cater to a broader audience. Furthermore, pursuant to County Code Section 22.414.100 (West Carson TOD SP, Mixed Use Zones) the MU 1 Zone allows the sale of alcoholic beverages for on-site consumption with a CUP. The request for the sale of beer and wine for on-site consumption is ancillary to the operation of the existing restaurant with outdoor dining and will remain consistent with the land use designation with a conditional approval.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of beer and wine for on-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The economic welfare of the nearby community should not be adversely affected by the ancillary sale of beer and wine for on-site consumption.

The Project is consistent with the other businesses in the immediate area and would contribute to the economic welfare by providing more expansive services for the enjoyment of restaurant patrons. The subject property is located off a major highway, West Carson Street, as designated on the County Master Plan of Highways; and has a variety of retail, office, and other commercial services. Land uses such as restaurants provide benefits to the surrounding area, including dining opportunities for nearby Harbor-UCLA Medical Center.

Three sensitive uses are located within 600 feet of the Project Site, including a preschool and two churches. Harbor-UCLA Medical Center is located south of the Project Site, and Harbor-UCLA KinderCare is situated to the east. The KinderCare facility is not directly adjacent to the Project, as it is buffered by commercial buildings that separate the Project from the preschool facility, providing physical separation. Residential uses are located north of the Project Site and are buffered by an existing surface parking lot for vehicles and an eight-foot-tall chain link fence, which together serve as a physical barrier between the Project and the residences.

Census Tract 5435, where the Project is located, does not have an excessive overconcentration of alcohol licenses according to ABC standards. ABC allows for six licenses for the sale of alcoholic beverages for on-site consumption in this Census Tract, and there are five existing licenses; if approved this would be the sixth license for on-site consumption. Therefore, a finding of public convenience or necessity is not required, as this Project only involves the sale of alcoholic beverages for on-site consumption and is not in a location that is overly concentrated.

The subject property is located in Crime Reporting District No. 1696 and is not within a high crime reporting district according to statistics provided by ABC.

Recommended Hours of Alcohol Sales

The applicant requests authorization for the sale of beer and wine from 10:00 a.m. to 11:00 p.m., seven days a week, consistent with the operating hours of the existing restaurant with outdoor dining area.

C. Design Compatibility

The existing restaurant is subject to the development standards of the West Carson TOD SP's MU 1 Zone. The Project does not propose any physical design changes to the structure and will not result in any new construction. The existing design of the restaurant is consistent with the exterior appearance of other commercial structures already constructed or under construction within the immediate neighborhood, so as not to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. The request to allow the sale of beer and wine for on-site consumption within an existing restaurant with outdoor dining does not change or jeopardize the design of the area. There are no foreseeable negative impacts to the exterior of the restaurant.

The application was deemed complete on August 27, 2025, and is therefore governed by the regulations in effect at that time, including the South Bay Planning Area Standards District (PASD). Pursuant to Section 22.318.040, Planning Area Standards Districts and Community Standards District apply to any application for development, expansion, or change of use on lots within the boundaries of the South Bay PASD. The Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining. However, the proposed Project does not include any development, expansion, or change of use. Therefore, the provisions of the South Bay Planning Area Standards District (PASD) do not apply.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the West Carson TOD SP and General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings). The application was deemed complete on August 27, 2025, and is therefore governed by the regulations in effect at that time, including the West Carson Transit-Oriented District Specific Plan. Pursuant to Section 22.414.020, no new construction, reconstruction, or alteration of any building or structure shall occur, nor shall any new use, expansion of an existing use or change of use occur on any property within the Specific Plan Area, unless in compliance with Chapter 22.414. The Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining. However, the proposed Project does not involve new construction, reconstruction, alteration, nor any new use, expansion of an existing use or change of use. Therefore, the provisions of the West Carson TOD SP do not apply.

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 County Code Sections 22.158.050 (Findings and Decision) and 22.140.030 (Alcoholic Beverage Sales). 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 the 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, or a 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 Sheriff, in a letter dated March 12, 2026, recommended approval of the Project at the public hearing (Exhibit I).

B. Other Agency Comments and Recommendations

ABC provided correspondence stating that six licenses for the sale of alcoholic beverages for on-site consumption are allowed in Census Tract 5435.03 and four licenses exist. Therefore, the total number of existing licenses does not exceed the number allowed in the Census Tract. The correspondence also states that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC. A copy of the correspondence is attached for reference (Exhibit I).

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By: *Elsa M. Rodriguez*
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report
Approved By: *Susan Tae*
Susan Tae, Assistant Deputy Director

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	Photos
EXHIBIT I	Agency Correspondence