

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-004234 – (2)
CONDITIONAL USE PERMIT NO. RPPL2025003640

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. RPPL2025003640 on June 23, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Brett Engstrom on behalf of MLSH LLC ("Permittee"), requests the CUP to authorize the sale of beer and wine for on-site consumption at an existing restaurant with outdoor dining (“Chipotle”) with a Type 41 California Department of Alcoholic Beverage Control ("ABC") License (“Project”) on a property located at 1019 West Carson Street in the unincorporated community of West Carson ("Project Site") in the West Carson Transit Oriented District Specific Plan (“TOD SP”) MU 1 (Mixed Use 1) Zone pursuant to Los Angeles County Code ("County Code") Section 22.414.100 (West Carson TOD SP, Land Use Regulations for Mixed Use Zones).
4. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
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
Business License Referral (“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

5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the West Carson TOD SP Land Use Policy Map, a component of the General Plan.

6. **ZONING.** The Project Site is located in the Carson Zoned District and is currently zoned MU-1. Pursuant to County Code Section 22.414.100 (West Carson TOD SP, Mixed Use Zones), a CUP is required for the sale of alcoholic beverages for on-site consumption.

7. SURROUNDING LAND USES AND ZONING

LOCATION	WEST CARSON TOD SP LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG (Commercial General) and H9 (Residential 9)	Mixed Use 1 (MU1) and RES 1 (Residential 1)	Multifamily 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

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is comprised of two parcels: Assessor’s Parcel Number (“APN”) 7345-010-012 and 7345-010-011. The Project Site is 0.3473 gross acre in size and consists of two legal lots, with a covenant agreement to hold parcels as one recorded on July 28, 2006. The Project Site is rectangular in shape with flat topography and is developed with an approximately 3,600-square foot commercial building, including a restaurant with outdoor dining, and a surface parking lot with 21 vehicle parking spaces.

B. Site Access

The Project Site is accessible via West Carson Street, a 100-foot wide public street/ Major Highway on the County Master Plan of Highways to the north. Primary access to the Project Site will be via an entrance/exit on West Carson Street. Secondary access to the Project Site will be via an entrance/exit on Berendo Avenue.

C. Site Plan

The site plan depicts the Project Site with an existing approximately 3,600 square foot commercial building occupied by two tenant spaces. The subject restaurant is approximately 2,350 square feet and includes a dining area, kitchen, bathroom, and

outdoor dining area. The outdoor dining area is approximately 380 square feet and comprised of a recessed patio area located in the front entrance of the restaurant.

D. Parking

A parking lot with 20 standard vehicle parking spaces and 1 Americans with Disabilities Act (“ADA”) accessible parking space is provided on the Project Site in a surface lot. The commercial building is divided into two restaurant spaces. The required parking space for a restaurant is one space per 3 persons based on the occupant load. County Public Works Building and Safety determined that the occupancy load for the Project restaurant is 61 persons; therefore, 20 parking vehicle spaces are required. The occupant load for the separate restaurant space which is currently unoccupied is 23 persons which requires 8 vehicle parking spaces. Pursuant to County Code Section 22.26.030.D.5 (Mixed Use Development - Parking), the number of vehicle parking spaces required may be reduced by up to 25 percent which means that 21 vehicle spaces are required and 21 vehicle spaces exist.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“Staff”) determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is to permit the sale of beer and wine for on-site consumption in an existing restaurant, with no new development or expansion. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant Ecological Area or other designated environmental resource area. Therefore, no exceptions to the exemptions are applicable and the Project can be considered categorically exempt.

10. COMMUNITY OUTREACH. Prior to the publication of the Report to the Hearing Officer, dated June 11, 2026, Staff is not aware of any community outreach conducted for the Project prior to the public hearing.

11. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer, dated June 11, 2026, Staff received no public comments.

12. AGENCY RECOMMENDATIONS.

A. County Sheriff’s Department (“Sheriff”): Recommended approval without conditions, in a letter dated March 12, 2026.

B. The California Department of Alcoholic Beverage Control (“ABC”) stated that the Project Site is not in an area with an overconcentration of alcoholic beverage licenses as there are currently five licenses and six are allowed. ABC indicated that the Project Site is not in a high crime reporting district.

13. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, and newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 05, 2026, a total of 139 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 4 notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan. The CG land use designation is intended for commercial uses that serve the local community, including restaurants and a variety of commercial and mixed use services. This designation encourages walking, bicycling, and the use of public transit, as well as promoting mixed-use developments that incorporate both residential and commercial spaces. The Hearing Officer further finds that, while the request is for the sale of beer and wine, the restaurant is an existing community-serving commercial use of a type commonly found and permitted in the zones that implement this land use category. Accordingly, the proposed sale of beer and wine is ancillary to the established restaurant use and remains consistent with the intent of the General Plan and CG land use designation.

15. GOALS AND POLICIES – GENERAL PLAN. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- *Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*

This Project is consistent with Goal LU 5, which seeks to provide a mix of land uses, services and amenities. The existing restaurant contributes to the variety and diversity of community-serving uses in the area. While the request is for the sale of beer and wine, such service is ancillary to the existing restaurant use and supports the continued availability of services and amenities to the local community.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

This Project is consistent with Policy 5.2, which aims to promote a diverse range of commercial and retail services. The Project involves an existing restaurant that services food, increasing the selection of dining offerings available in the area, providing a gathering place for residents and workers, and supporting local employment opportunities. While the restaurant is an established business, the proposed addition of beer and wine sales will diversify the services offered and better meet the needs and preferences of local patrons seeking a more complete dining experience. The Project will help support the continued success and competitiveness of the existing business, preserve the vitality of a

well-established commercial area, and enhance economic opportunities in the community.

- *Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.*

The Project is consistent with Goal LU 7, because it contributes to the variety of uses and services in the community and is situated with other similar land uses on a site which is sufficiently buffered from residential areas via a parking lot, a concrete masonry unit (“CMU”) wall, and a commercial multi-tenant building.

16. GOALS AND POLICIES – AREA PLAN. The Hearing Officer finds that the Project is consistent with the goals and policies of the South Bay Area Plan:

- *Policy LU 4.6: Local, Small-Scale Commercial. Ensure that established commercial and mixed-use corridors continue to provide local small- and moderate-sized commercial spaces for neighborhood-serving uses.*

The Project is situated within a commercial development along an active commercial corridor, which features small-scale businesses as well as larger mixed-use commercial centers. The existing restaurant contributes to the diverse selection of dining options in the area, enhancing the community’s culinary and cultural offerings and providing a welcoming space for both residents and workers. Furthermore, the restaurant provides employment opportunities for the community. While the request is for the sale of beer and wine, such service is accessory to the existing restaurant use and adds to the variety of services available within the commercial corridor. The Project is located adjacent to similar commercial uses and includes adequate buffering to minimize potential impacts on nearby residential uses.

17. GOALS AND POLICIES – WEST CARSON TOD SP. The Hearing Officer finds that the Project is consistent with the goals and policies of the West Carson TOD SP:

- Increase economic activity.

The Project involves the addition of beer and wine sales to an existing restaurant, expanding the range of products available to customers and supporting the continued economic viability of the business. The sale of beer and wine would complement the restaurant’s existing food service operations, potentially increasing customer spending, extending dining opportunities, and enhancing the overall customer experience. These additional sales would contribute to increased business revenue, helping to sustain existing employment opportunities and support ongoing operations. While the restaurant is an established business operating within a developed commercial building, the proposed beer and wine sales are compatible with the surrounding land uses. Overall, the Project provides economic benefits through increased commercial activity and tax revenue while continuing to serve the needs of local residents and patrons.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the MU 1 zoning classification as the sale of beer and wine for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.414.100 (West Carson TOD SP, Land Use Regulations for Mixed Use Zones).
19. **REQUIRED YARDS.** The Hearing Officer finds that, while the Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining, it does not propose any modifications to the existing building that would affect compliance with the applicable development standards. The Project is consistent with the standards identified in County Code Section 22.414.100.C (West Carson TOD SP, Development Standards for Mixed Use) which requires front building setbacks along West Carson Street, a minimum setback of five feet and maximum setback of 15 feet. The existing building maintains a five-foot setback along West Carson Street and therefore complies with the required setback standards.
20. **HEIGHT.** The Hearing Officer finds that, while the Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining, it does not propose any modifications to the existing building that would affect compliance with the applicable development standards. The Project is consistent with the standard identified in County Code Section 22.414.100.C (West Carson TOD SP, Development Standards for Mixed Use), which allows a maximum building height of 40 feet and three stories. The existing building is 17 feet tall and has one story and therefore complies with the applicable height standard.
21. **PARKING.** The Hearing Officer finds that, while the Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining and no parking is specifically required for the sale of beer and wine. The Project is consistent with the standard identified in Section Code 22.112 (Parking) which requires that one vehicle parking space be provided for every three persons based on the occupant load for restaurant uses. The commercial building is divided into two restaurant spaces, the Project restaurant and a separate restaurant space, which is currently unoccupied. The occupant load per Department of Public Works Building & Safety for the Project restaurant is 61 persons which requires 20 vehicle parking spaces. The occupant load for the separate restaurant space which is currently unoccupied is 23 persons which requires 8 vehicle parking spaces. Pursuant to County Code Section 22.26.030.D.5 (Mixed Use Development - Parking), the number of vehicle parking spaces required may be reduced by up to 25 percent which means that 21 vehicle spaces are required and 21 vehicle spaces exist. The existing surface parking lot contains 21 vehicle parking spaces, 20 are standard sized, and 1 are accessible to persons with disabilities in compliance with the Americans with Disabilities Act.
22. **SIGNS.** The Hearing Officer finds that, while the Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining, it does not propose any modifications to the existing signage that would affect compliance with the applicable development standards. The Project is consistent with the standard identified in County Code Section 22.114.020 (Signs) which allows three square feet of wall

business signs for every linear feet of frontage. The maximum allowed wall sign area for the frontage along Berendo Avenue is 201 square feet and 78 square feet for the frontage along W Carson St. Site Plan Review RPPL2024006089 approved two 46 square feet wall signs. The existing roof and freestanding sign are legal non-conforming with respect to this standard.

23. **FLOOR AREA RATIO (“FAR”).** The Hearing Officer finds that, while the Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining, it does not propose any modifications to the existing building that would affect compliance with the applicable development standards. The Project is consistent with the maximum FAR of 1.00 in the General Commercial land use designation. The lot area for the Project Site is 15,127 square feet and the total square footage of the existing building is approximately 3,600 square feet. No change to the floor area of the existing buildings is proposed. Therefore, the total FAR is 0.24 at the Project Site, which is within the maximum allowable FAR.
24. **ALCOHOLIC BEVERAGE SALES.** The Hearing Officer finds that the Project is consistent with the standards identified in Section Code 22.414.100 (West Carson TOD SP, Mixed Use Zones Principal Use Regulations), which allows alcoholic beverage sales, for on-site consumption with a CUP. The Mixed Use Zones are established to facilitate commercial spaces in a transit-supportive, pedestrian-friendly environment, and the Project supports these objectives while remaining consistent with the applicable regulatory standards.
25. **OUTDOOR DINING.** The Hearing Officer finds that the Project is consistent with the standards identified in Section 22.140.410 (Outdoor Dining), which applies to restaurants with outdoor dining in all zones where permitted.
26. **SOUTH BAY PLANNING AREA STANDARDS DISTRICT (“PASD”).** The Hearing Officer finds that, while the Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining and does not propose any modifications to the existing building. The Project is not consistent with respect to the standards identified in County Code Chapter 22.318 (South Bay PASD), which include various area-wide and zone-specific development standards. The Project Site was developed in 1969, prior to the current requirements related to mechanical screening and landscaped buffer; therefore, it is legal nonconforming with respect to these standards. Pursuant to County Code Section 22.318.040 (Applicability), the Project is not subject to these standards because it does not involve any alteration, expansion, nor change of use.
27. **WEST CARSON TOD SP.** The Hearing Officer finds that, while the Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining and does not propose any modifications to the existing building. The Project is consistent with County Section Code 22.414.100.D (West Carson TOD SP, Additional Standards for Zone MU1) related to street design features, facades, and frontages requirements. SPR RPPL2023005440 approved a recessed patio along the frontage, the main entrance is oriented directly to toward Carson Street and not the adjoining parking lot.

The street facing facade includes windows to optimize pedestrian visibility from the sidewalk area.

CONDITIONAL USE PERMIT FINDINGS

28. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** While the Project is a request for the sale of beer and wine for on-site consumption, the existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant's food service as is customary for a typical restaurant. The proposed use has the potential to increase dining enjoyment and property values by bringing economic activity to the area.
29. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is located within an existing commercial building that has been previously approved in conformance with all applicable development standards prescribed under Title 22 (Planning and Zoning) of the County Code. No physical expansion or changes are proposed as part of the Project.
30. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** While the Project is a request for the sale of beer and wine for on-site consumption, the Project Site is located at the major commercial corridor of West Carson Street, a Major Highway on the County Master Plan of Highways. This street can handle all vehicular traffic generated by the commercial uses in the vicinity. The Project Site is serviced by all necessary public services and utilities that are needed for the Project Site's tenants.
31. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

SUPPLEMENTAL FINDINGS

32. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** The Project Site is located within 600 feet of residential uses, a preschool, and a church. The subject establishment is a bona fide restaurant with proposed beer and wine sales as an ancillary part of their food service. The CUP includes conditions to prevent alcohol

sales and consumption from being a disruption to these sensitive uses and to the surrounding neighborhood.

33. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** The subject restaurant is located within a commercial building. Residential properties are located to the north of the Project Site and are buffered from the restaurant by an on-site parking area and eight-foot-tall chain link fence, which serve as a physical barrier. Additional sensitive uses are located within approximately 600 feet of the Project Site, including a preschool and two churches. Harbor–UCLA Medical Center is located to the south, and the Harbor–UCLA KinderCare facility is situated to the east; the preschool is not directly adjacent to the Project, as commercial buildings provide further physical separation.
34. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** While the Project is a request for the sale of beer and wine for on-site consumption, the existing establishment is a bona-fide restaurant where the sale of beer and wine for on-site consumption will be an ancillary service to the restaurant’s food service as is customary for a typical restaurant. The proposed use has the potential to increase dining enjoyment and property values by bringing economic activity to the area.
35. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** The sale of beer and wine for on-site consumption at the restaurant would not alter the existing appearance of the commercial building’s structure.

ENVIRONMENTAL FINDINGS

36. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1 Existing Facilities) categorical exemption. The sale of beer and wine for on-site consumption at an existing restaurant with outdoor dining will be an accessory service to the restaurant's food service and does not change the restaurant's current operations and does not involve any physical alterations to the tenant space. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant Ecological Area or other designated environmental resource area. Therefore, no exceptions to the exemptions are applicable and the Project can be considered categorically exempt.

ADMINISTRATIVE FINDINGS

37. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025003640**, subject to the attached conditions.

ACTION DATE: June 23, 2026

ST: EMR:LQ

June 11, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety