



PROJECT NUMBER PRJ2025-004234
HEARING DATE June 23, 2026
REQUESTED ENTITLEMENT
 Conditional Use Permit No. RPPL2025003640

PROJECT SUMMARY

OWNER / APPLICANT
 MSLH LLC/ Brett Engstrom

MAP/EXHIBIT DATE
 December 19, 2025

PROJECT OVERVIEW

To authorize the sale of beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control License at an existing restaurant with outdoor dining (“Chipotle”). The existing restaurant is approximately 2,350 square feet with outdoor dining area of approximately 380 square feet. The project site provides 21 off-street parking spaces. The hours requested for the sale of alcoholic beverages of beer and wine for on-site consumption are 10:00 am to 11:00 pm.

LOCATION
 1019 W Carson Street, West Carson

ACCESS
 West Carson Street and Berendo Avenue

ASSESSORS PARCEL NUMBER(S)
 7345-010-012 and 7345-010-011

SITE AREA
 0.1154 Acres

GENERAL PLAN / LOCAL PLAN
 West Carson Transit Oriented Development Specific Plan (“TOD SP”); South Bay Area Plan

ZONED DISTRICT Carson
PLANNING AREA South Bay

LAND USE DESIGNATION
 CG (General Commercial)

ZONE
 West Carson TOD SP MU1
 (Mixed Use 1)

PROPOSED UNITS N/A
MAX DENSITY/UNITS N/A

APPLICABLE STANDARDS DISTRICT
 South Bay Planning Area Standards District

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General 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)
 - Chapter 22.414 (West Carson TOD SP)
 - Chapter 22.318 (South Bay Planning Area Standards District)
 - Section 22.140.030 (Alcoholic Beverage Sales Requirements)

Note: The Project application was deemed complete (August 27, 2025) and is subject to the portions of Title 22 listed above.

CASE PLANNER:
 Lemessis Quintero

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