

May 27, 2025

Kai Tsukiyama
Aunty Maile's Hawaiian Restaurant
19106 S Normandie Avenue
Los Angeles, CA 90502

PROJECT NO. PRJ2023-000359-(2)
CONDITIONAL USE PERMIT NO. RPPL2023000504
19106 S NORMANDIE AVENUE, LOS ANGELES (APN: 7351-030-005)

Dear Pedro Jimenez:

Hearing Officer Mi Kim, by her action of **May 27, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **June 10, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Melissa Reyes of the Metro Development Services Section at (213) 204-9945, or MReyes2@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink that reads "Elsa M. Rodriguez". The signature is written in a cursive, flowing style.

Elsa Rodriguez, Acting Supervising Regional Planner
Metro Development Services Section

ER:MR

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-000359-(2)
CONDITIONAL USE PERMIT NO. RPPL2023000504

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2023000504** ("CUP") on May 27, 2025.
2. **HEARING PROCEEDINGS.** A duly-noticed public hearing was held on May 27, 2025, before Hearing Officer Mi Kim. Staff presented the case and recommended approval. The Hearing Officer clarified Finding No. 25 that the request is to authorize the sale of beer and wine for on-site consumption, and staff confirmed. The Permittee's agent, Sherrie Olson, joined the public hearing and requested that the grant term be extended to 15 years to match the restaurant's lease agreement and requested the sale of beer and wine from 8:00 a.m. to 10:00 p.m. to offer brunch options. The Hearing Officer agreed to extend the grant term to 15 years. However, the alcohol sales hours will remain from 10:00. a.m. to 10:00 p.m. There being no further speakers, the Hearing Officer closed the public hearing and approved the CUP.
3. **ENTITLEMENT REQUESTED.** The permittee, Kai Tsukiyama ("Permittee"), requests the Project Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption with a Type 41 California State Department of Alcoholic Beverage Control ("ABC") License in an existing restaurant ("Project"). The Project is located on a property located at 19106 Normandie Avenue in the unincorporated community of West Carson ("Project Site") in the M-2-IP (Heavy Manufacturing Industrial Preservation) Zone.
4. **ENTITLEMENT REQUIRED.** The CUP is required for the sales of alcoholic beverage beer and wine for on-site consumption with a Type 41 ABC License in an existing restaurant in the M-2-IP Zone pursuant to Los Angeles County Code ("County Code") Section 22.22.030 (Land Use Regulations for Industrial Zones) and 22.140.030 (Alcoholic Beverage Sales).
5. **LOCATION.** The Project is located at 19106 Normandie Avenue within Victoria Zoned District and the South Bay Planning Area.

6. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2022008778	Business license referral for public eating	August 1, 2022
RPPL2019004966	Business license referral for public eating	August 21, 2019

RPPL2016004879	Site Plan Review for new signage "Life Storage"	January 17, 2017
RPPL2016001023	Site Plan Review for new signage "Life Storage"	April 5, 2016
RZCR-201501157	Zoning Conformance Review for façade improvement	September 29, 2015
RBUS-201100402	Business license referral for public eating	December 1, 2011
RPP-200801588	Site Plan Review for office	December 18, 2011
RBUS-200600790	Business license referral for public eating	September 28, 2006
RBUS-200600748	Business license referral for public eating	September 18, 2006
RPP-200601613	Site Plan Review for tenant improvement for restaurant	September 11, 2006
PP49311	Signage	November 18, 2003
PP15619	Plot Plan for a self-storage facility, restaurant, party rental shop and outdoor sitting	October 28, 1966 September 30, 2003

7. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use category of the Los Angeles County General Plan ("General Plan") Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Victoria Zoned District and is currently zoned M-2-IP. Pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones), a CUP is required for the sale of alcoholic beverages for on-site consumption.

9. **SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing – Industrial Preservation)	Restaurant, self-storage
NORTH	IH, City of Los Angeles	M-2-IP	Service station, concrete mixing, truck storage
EAST	City of Los Angeles	City of Los Angeles	Warehouse
SOUTH	IH	M-2-IP	Manufacturing, warehouse, office building

WEST	City of Los Angeles	City of Los Angeles	Retail, warehouse, restaurant
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10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 5.13 gross acres in size and consists of one lot. The Project Site is rectangular in shape with flat topography and is developed with the subject restaurant, self-storage, and offices.

B. Site Access

The Project Site is accessible via Normandie Avenue to the west.

C. Site Plan

The Project consists of a 183,404 square-foot-building, which houses the restaurant, self-storage and office. The restaurants floor plan consists of a dining area, kitchen, bathrooms, a back area for food preparation, and outdoor dining.

D. Parking

The Project Site provides a total of 88 parking spaces. Parking was designed to be consistent with County Code requirements (Chapter 22.112 – Parking) in place at the time of previous approval Plot Plan No. PP15619. The minimum allowed parking spaces for restaurant use is one space per three persons based on the occupancy load of all indoor and outdoor areas. Based on the assembly occupancy load of 99 dated September 17, 2003, the minimum parking spaces required for the restaurant is 33 spaces. No changes are being proposed to the parking lot and alcohol sales does not require additional parking.

11. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") 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 consists of the sale of alcoholic beverages for on-site consumption in an existing restaurant with outdoor dining, with negligible or no expansion of use beyond that which was previously existing. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, a hazardous waste site, nor 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.

12. COMMUNITY OUTREACH. The Permittee's agent reached out to Sustainable Torrance and Normandie Development. An email response was received from Don Garstang, member of the neighborhood association, stating that the neighborhood association discussed the application and had no issues with the request.

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, Staff received no public comments.

14. **AGENCY RECOMMENDATIONS.**

- A. Los Angeles County Sheriff's Department: Recommended approval in a letter dated October 1, 2024.
- B. ABC provided correspondence that five licenses for the sale of alcoholic beverages for on-site consumption are allowed in the Census Tract and five licenses currently exist. The letter also indicates that the Project is not located within a high crime reporting area, as defined and determined by ABC.

15. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, and newspaper (The Daily Breeze), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 8, 2025, a total of 20 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 seven notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IH land use designation is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor- and capital-intensive industrial activities, categories into which this Project falls. The Project is a request to authorize the sale of beer and wine for on-site consumption at an existing restaurant. The zoning on the property is M-2-IP, and the sales of alcoholic beverages is a permitted use under the current zoning ordinance with a valid Conditional Use Permit. Therefore, the use is deemed consistent with underlying land use category.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

- Policy ED 1.1: Encourage a diverse mix of industries in each Planning Area.

This Project is consistent with Policy ED 1.1, which encourages a diverse mix of industries. The Project is for the sale of alcoholic beverages at an existing restaurant.

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

This Project is consistent with Goal LU5, which seeks to provide a mix of land uses, services and amenities. The restaurant and the accessory sale of alcoholic beverages, beer and wine for on-site consumption contribute to the variety and diversity of community-serving uses in the area.

- *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 LU 5.2, which looks to encourage a diversity of commercial and retail services. The Project serves the area by offering a selection of cuisine in a professionally operated restaurant. This will help meet the needs of the local community, preserve an existing and well-established industrial area, and enhance economic opportunities. The Project serves food that increases the selection of cultural offerings available to the area, provides a place for visitors and workers in the area to dine, and provides employment opportunities in the area.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-2-IP zoning classification as the sale of alcoholic beverages for on-site consumption is permitted in such zone with a CUP pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones).
19. **REQUIRED YARDS.** The Hearing Officer finds that there are no required yards in the M-2-IP Zone.
20. **HEIGHT.** The Hearing Officer finds there are no height limitations in the M-2-IP Zone.
21. **FLOOR AREA RATIO.** The Hearing Officer finds that the project is consistent with the standard identified in County Code Section 22.22.060 (M-2 Zone Development Standards). The Project has a Floor Area Ratio of 0.5, which is within the maximum allowable Floor Area Ratio of 1.0 for the M-2-IP Zone.
22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070-A (Required Parking Spaces) which requires one space for every three persons on the occupant load of all indoor and outdoor areas. The Project Site has an occupant load of 99 and 33 parking spaces are required and provided on a surface parking lot.
23. **SIGNS.** The Hearing Officer finds that the Exhibit "A" approves signage for "Aunty Maile's," which is consistent with the standard identified in County Code Section 22.114.020 (Signs). The signage is 11 square feet in size. The maximum allowable signage is three square feet of wall sign area for each linear foot of building frontage for a total of maximum wall sign area of 196 square feet. The existing water feature was previously authorized by PP15619. A façade improvement was approved by RZCR-201501157 which identifies an existing fountain with a sign to remain. Signage face changes are allowed without LA County Planning approval.

24. **TREE PLANTING.** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Chapter 22.126 (Tree Planting Requirements) because this is an existing building established prior to this requirement, which became effective on April 28, 2016, and no new buildings, additions, or new parking lots are proposed, these standards are not applicable, pursuant to County Code Section 22.126.020 (Applicability). Therefore, the Project is legally nonconforming with regard to this standard.
25. **INCLUSIONARY UNITS.** The Hearing Officer finds that the Project is exempt from Inclusionary Zoning Ordinance because the Project does not include any housing component.

CONDITIONAL USE PERMIT FINDINGS

26. **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.** The proposed sale of alcoholic beverages for on-site consumption of beer and wine at an existing restaurant will not create an adverse effect on the surrounding area and land uses. Rather, the proposed sale of alcoholic beverages will provide a service for the enjoyment of patrons of the restaurant. The restaurant is located in an industrial neighborhood on a secondary highway in the County's Master Plan of Highways. There are currently no zoning violations on the property or history of public complaints related to the site or the restaurant. Allowing the sale of beer and wine for on-site consumption at an existing restaurant does not expand or intensify the current use at the Project Site. On a letter dated October 1, 2024, the County's Sheriff's Department completed a review of calls for service which do not reveal problematic incidents. Therefore, the requested use at the location proposed will not affect the health, peace, comfort, or welfare of persons 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. The sale of beer and wine is an ancillary use to the restaurant and will remain consistent with the land use designation. Staff typically recommend limiting the hours of alcoholic beverage sales for on-site consumption from 10:00 a.m. to 10:00 p.m. seven days a week.
27. **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 will occur within a structure and in conjunction with an existing use and does not include any new improvements or expansions. The Project Site was developed in accordance with the development standards prescribed under Title 22

(Planning and Zoning) of the County Code at the time. The Project proposes the sale of alcohol for on-site consumption in an existing restaurant and will not result in any exterior changes to the Project Site

28. **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.** The Project does not propose additional development and will not increase or generate traffic. The development standards for the Project were reviewed and approved pursuant to Plot Plan No. 15619, which originally authorized the restaurant. On September 11, 2006, Site Plan Review No. RPP-200601613 approved tenant improvements for the restaurant. Vehicular access is provided via Normandie Avenue to the west. Normandie Avenue is a Secondary Highway as indicated on the County Master Plan of Highways. Access to the Project Site is of sufficient width to provide public access and accommodate traffic generated by the Project. The Project is a request to provide incidental sale of beer and wine for on-site consumption at an existing restaurant and is not anticipated to generate additional traffic trips from the sale of these alcoholic beverages.
29. 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 15 years.

SUPPLEMENTAL FINDINGS

30. **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.** There are no known sensitive uses within a 600-foot radius of the Project Site, including places used exclusively for religious worship, school, park, playground, or any similar use. The conditions of Project approval, including the conditions that limit the sale of alcoholic beverages to between 10:00 am to 10:00 pm seven days a week, will help ensure that the Project will not impact the surrounding area.
31. **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 Project Site is bounded on three sides by industrially developed properties and a commercial plaza to the west. There are no residential areas within the immediate vicinity. The Sherriff's Department was consulted as part of the review of this Project and reported that the establishment rarely generates calls for service and there were no concerns about the establishment being a nuisance or problem to the community. The sale of beer and wine for on-site consumption will not impact the surrounding uses if conducted in compliance with the conditions of project approval. The restaurant's outdoor dining area is adequately separated from residential properties, as there are no known residential properties within a 600-foot radius of the Project Site.

32. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The economic welfare of the nearby community should not be affected by the ancillary sale of alcoholic beverages for on-site consumption. The Project is consistent with the other businesses in the immediate area and would contribute to economic welfare by providing more expansive services. The applicant has nearly 10 years' experience in the business. Allowing a full-service restaurant to sale beer and wine is an expected use for this type of restaurant and will assist in the financial health of the community.
33. **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.** There are no proposed changes to the exterior appearance of the structure and therefore there will be no impact on the design of the industrial structures that are existing or being constructed in the neighborhood. The Project is a request for the sale of alcohol for on-site consumption and no physical changes will be made to the existing building. The existing restaurant, including its outdoor dining area with alcohol sales, maintains an exterior appearance that is consistent with the character of surrounding structures. The design, materials, and overall aesthetic of the establishment align with the architectural style and development in the immediate neighborhood. The outdoor dining area is well-maintained and visually integrated with the primary structure, enhancing the streetscape rather than causing blight or deterioration. Furthermore, the continued operation of the outdoor dining area with the proposed alcohol sales is not expected to result in any negative impacts on property values. The presence of an active, well-regulated outdoor dining space contributes to a vibrant corridor, attracting patrons and supporting local economic activity. Given these factors, the proposed alcohol sales within the restaurant and the previously established outdoor dining area does not substantially diminish or impair property values within the neighborhood.
34. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** Correspondence with ABC indicated that there are five licenses for alcohol sales for onsite consumption allowed in the Census Tract, and currently there are five licenses for alcohol sales for onsite consumption existing. This indicates that there is an overconcentration of alcohol sales in this Census Tract as defined and determined by ABC. The Project contributes to the variety of uses in the community and is situated with other industrial uses. Land uses such as restaurants provide benefits to the area around their location, such as providing recreational opportunities for nearby workers as well as employment opportunities. The Project is consistent with the other businesses in the immediate area and could contribute to economic viability by offering more expansive services for the enjoyment of restaurant patrons. The proposed use

will provide a convenient location for purchasing alcoholic beverages in conjunction with the variety of cuisine offered by the restaurant. Patrons will have the opportunity to enjoy alcoholic beverages within an outdoor dining area. Other nearby restaurants also serve on-site alcoholic beverages as part of their dining service. By providing on-site beer and wine, the restaurant can provide a public convenience to its customers by offering alcoholic beverage services that is similar to other nearby restaurants.

ENVIRONMENTAL FINDINGS

35. 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 Project is to permit the sale of alcoholic beverages for on-site consumption within an existing restaurant, with no new development. The Project is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact, thus the Project does not meet any exceptions to a Categorical Exemption.

ADMINISTRATIVE FINDINGS

36. **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 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.
- F. 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.
- G. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. 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.

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. RPPL2023000504**, subject to the attached conditions.

ACTION DATE: May 27, 2025

ER:MR

May 15, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-000359-(2)
CONDITIONAL USER PERMIT NO. RPPL2023000504

PROJECT DESCRIPTION

The project is to authorize the sale of beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control ("ABC") License at an existing restaurant and outdoor dining area subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **Grant Term. This grant shall terminate on May 27, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the on-site sale of alcohol in conjunction with an existing restaurant and satisfaction of Condition No. 2 shall be considered use of this grant.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum

\$2,280.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A".** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 26, 2025**.
17. **Subsequent Revisions to the Exhibit "A".** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. **Retain Conditions.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director of Regional Planning.
20. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days

of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

21. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
23. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.
24. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
25. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
26. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director of Regional Planning.
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
29. This grant authorizes the sale of alcoholic beverages (beer and wine) from 10 a.m. to 10 p.m., Monday through Sunday.

30. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
31. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-side card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
32. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the Department of Public Health.
33. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
34. No live entertainment, dancing, or dance floor is authorized in or outside the premises unless authorized by LA County Planning.
35. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waiters and waitresses shall be age 21 or older.
36. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only.
37. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant and outdoor dining, as depicted on the site and floor plans labeled Exhibit "A."
38. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
39. Food service shall be continuously provided during operating hours.

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.
- b) ☐ **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

- a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

- b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. PRJ2023-000359-(2)
CONDITIONAL USE PERMIT NO. RPPL2023000504
19106 S NORMANDIE AVENUE, VICTORIA ZONED DISTRICT
APN: 7351-030-050

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of **\$2,280.00** payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance, I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____
