



| | |
|---|-------------------------------------|
| PROJECT NUMBER PRJ2023-000359-(2) | HEARING DATE May 27, 2025 |
| REQUESTED ENTITLEMENT Conditional Use Permit (“CUP”) No. RPPL2023000504 | |

PROJECT SUMMARY

OWNER / APPLICANT

WSCA 19106 S Normandie Ave LLC, Owner
Kai Tsukiyama, Applicant

MAP/EXHIBIT DATE

August 25, 2023

PROJECT OVERVIEW

This Project is a request for a CUP to authorize the sale of alcoholic beverages of beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control License at an existing restaurant Auntie Maile’s Hawaiian Restaurant. The restaurant is 2,221 square feet in size and consists of indoor and outdoor seating areas. Requested alcohol sales hours are 10:00 a.m. to 10:00 p.m. daily in both outdoor and indoor seating areas. A total of 88 parking spaces are shared for the multitenant building. There are no sensitive uses located within 600 feet of the Project Site.

LOCATION

19106 Normandie Avenue, West Carson

ACCESS

Normandie Avenue

ASSESSORS PARCEL NUMBER(S)

7351-030-005

SITE AREA

5.136 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Victoria

PLANNING AREA

South Bay

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2-IP (Heavy Manufacturing - Industrial Preservation)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County 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)
 - Section 22.140.030 (Development Standards for Alcoholic Beverage Sales)
 - Section 22.22.060 (Development Standards for Industrial Zones)
 - Chapter 22.60 (Industrial Preservation Zone Requirements)

CASE PLANNER:

Melissa Reyes

PHONE NUMBER:

(213) 204-9945

E-MAIL ADDRESS:

Mreyes2@planning.lacounty.gov