

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 15, 2025

HEARING DATE: May 27, 2025 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2023-000359-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2023000504

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 19106 Normandie Avenue, West Carson

OWNER: WSCA 19106 S Normandie Ave LLC C/O Keith Gee

APPLICANT: Kai Tsukiyama

CASE PLANNER: Melissa Reyes, Principal Planner
MReyes2@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 PRJ2023-000359-(2), CUP Number RPPL2023000504, 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 RPPL2023000504 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP to authorize the sale of beer and wine for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control (“ABC”) License (“Project”) at an existing restaurant Aunty Maile’s Hawaiian Restaurant in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones) and 22.140.030 (Alcoholic Beverage Sales).

B. Project

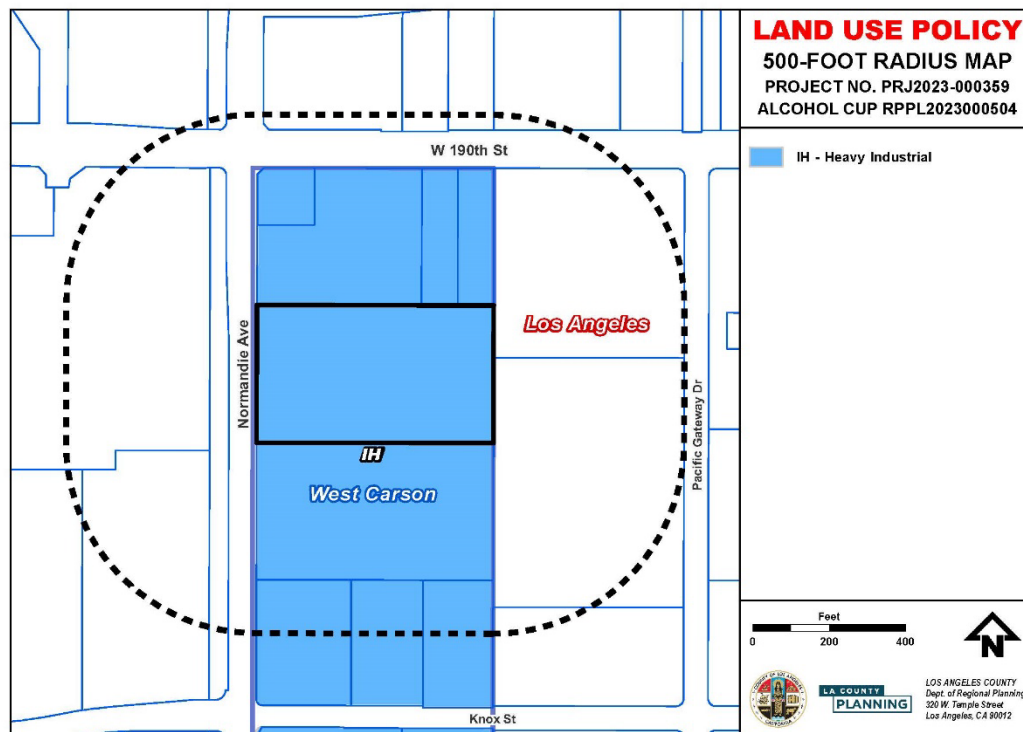
The Project is a request to sell beer and wine for on-site consumption with a Type 41 ABC License at an existing restaurant located at 19106 Normandie Avenue (“Project Site”). The restaurant with outdoor dining is located within an existing multitenant building that includes offices and a self-storage business. The Project Site has been a Hawaiian restaurant under different ownership for almost 10 years. The current restaurant, Aunty Maile’s Restaurant, has been at this location since 2020 and currently employs 24 individuals. The Project requests the sale of alcohol for on-site consumption within the restaurant and outdoor dining area. The restaurant also sells a full range of nonalcoholic beverage options. The building official approved a maximum occupancy load for the restaurant of 99 persons on September 17, 2003. The minimum parking spaces required for the restaurant are 33 spaces and 88 spaces are provided onsite. No changes are being proposed to the surface parking lot and alcohol sales do not require additional parking.

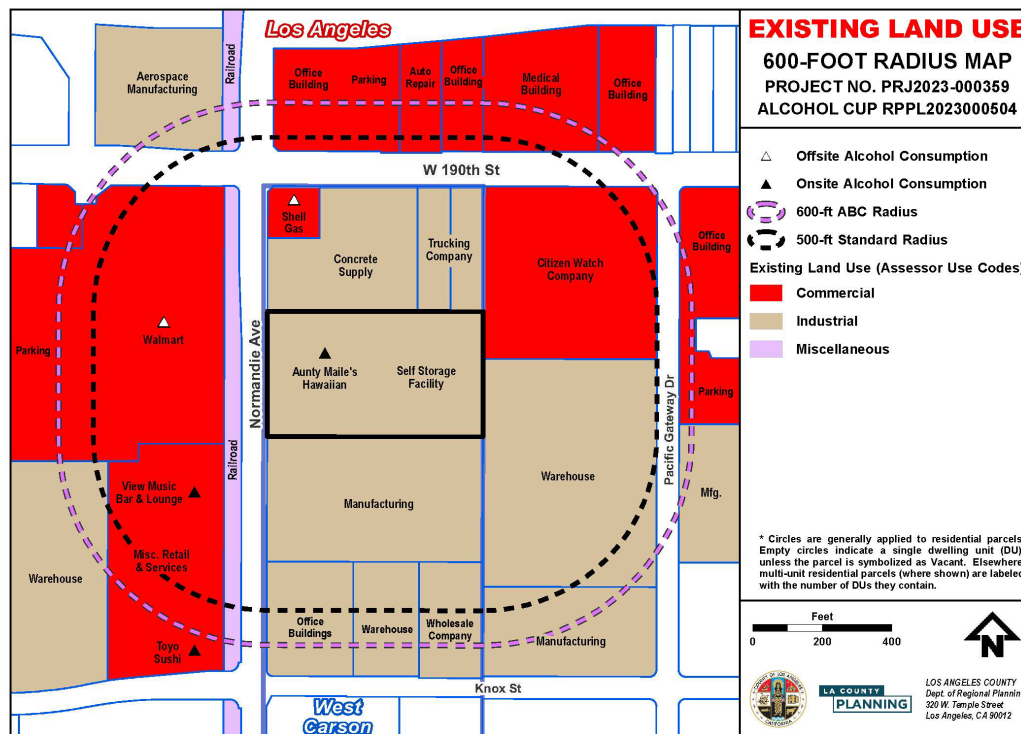
The Census Tract is unduly concentrated per ABC standards because ABC allows for five licenses for the sale of alcoholic beverages for on-site consumption in the Census Tract, and there are five existing licenses for the sale of alcoholic beverages for on-site consumption in the Census Tract, not including the pending license for this Project. The Hearing Officer must make a Finding of Public Convenience or Necessity because the Census Tract is unduly concentrated. The Project is not located within a high crime reporting district because the number of offenses is lower than the total number of offenses in the reporting district as determined by ABC. Within 600 feet of the Project Site, there is one Type 20 (off-sale beer and wine), one Type 21 (off-sale general alcohol), one Type 41 (on-sale beer and wine), and one Type 47 (on-sale general alcohol). No sensitive uses are located within 600 feet of the Project Site. The Los Angeles County Sheriff’s Department (“Sheriff’s Department”), Carson Station has recommended approval of this Project. The recommended hours for the sale of alcoholic beverages are 10:00 a.m. to 10:00 p.m. seven days a week.

SUBJECT PROPERTY AND SURROUNDINGS

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

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





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
20150043	M-2-IP	November 5, 2015
6756	M-2 (Heavy Manufacturing)	September 6, 1955

B. Previous Cases

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

C. Violations

There is no active Zoning Enforcement Code case associated with this Project Site.

ANALYSIS

A. Land Use Compatibility

The Project is intended to enhance the dining services and experience offered by the existing restaurant. Restaurants have existed at the Project Site since at least 2003, and this request to allow the sale of beer and wine is consistent with the uses allowed in the

Heavy Industrial land use designation. The sale of beer and wine for on-site consumption is ancillary to the operation of the bona-fide restaurant and will remain consistent with the land use designation if conducted in compliance with the conditions of Project approval. Restaurants are community serving land uses that conveniently support the distinctive character of an industrial area. A restaurant is compatible with an industrial area because it provides food services to workers and visitors. Restaurant use serves as a convenient location for workers and visitors to have a cultural meal with the option of alcoholic beverages before or after work, enhancing the overall amenities of the industrial area. A restaurant does not disrupt the preservation of the industrial uses and a restaurant with alcohol beverages can complement the functionality of an industrial area.

B. Neighborhood Impact (Need/Convenience Assessment)

The project is located in an area developed with industrial uses. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses. The Project will allow the sale of alcoholic beverages for on-site consumption at an existing restaurant with outdoor dining. The Project is consistent with 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 Census Tract is unduly concentrated per ABC standards because ABC allows for five licenses for the sale of alcoholic beverages for on-site consumption in the Census Tract, and there are five existing licenses for the sale of alcoholic beverages for on-site consumption, not including the pending license for the Project. The Hearing Offices must make a Finding of Public Convenience or Necessity because the Census Tract is unduly concentrated. Although located in a Census Tract that is unduly concentrated, the sale of beer and wine for on-site consumption would serve as a public convenience to the surrounding community by providing beverage services that are customary to and expected at a restaurant and supports the restaurant's economic viability. The Project Site is not located within a High Crime Reporting District determined by ABC. The Sheriff's Department reviewed a five-year history for calls for service at the Project Site and seven calls were generated. The Sheriff's Department stated that the existing establishment rarely generates calls for services and had no concerns about the establishment being a nuisance or problem to the community. The Sheriff's Department has recommended approval of this Project.

C. Design Compatibility

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 industrial 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 alcoholic beverages beer and wine for on-site consumption in an eating establishment with on-site seating does not change or jeopardize the design of the area. Approval of this Project does not include any new improvements or expansions at the Project Site.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

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 Project consists of the sale of alcoholic beverages for on-site consumption associated with an existing restaurant within an existing building with no development or expansion. The Project is not on a scenic highway or a 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. 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 Department, in a letter date October 1, 2024, recommended approval.

B. Other Agency Comments and Recommendations

ABC provided correspondence that five licenses for the sale of alcoholic beverages for on-sale 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 District, as defined and determined by ABC. A copy of the correspondence is attached for reference (Exhibit I).

C. Public Comments

The applicant conducted community outreach by contacting a neighborhood association. On January 28, 2025, staff received an email from Don Garstang from Sustainable Torrance and Normandie Development. The neighborhood association discussed the application and did not oppose the request for alcohol sales at the restaurant. The neighborhood association had no issues with the request.

Report

Reviewed By:

Elsa M. Rodriguez

Elsa Rodriguez, Acting Supervising Regional Planner

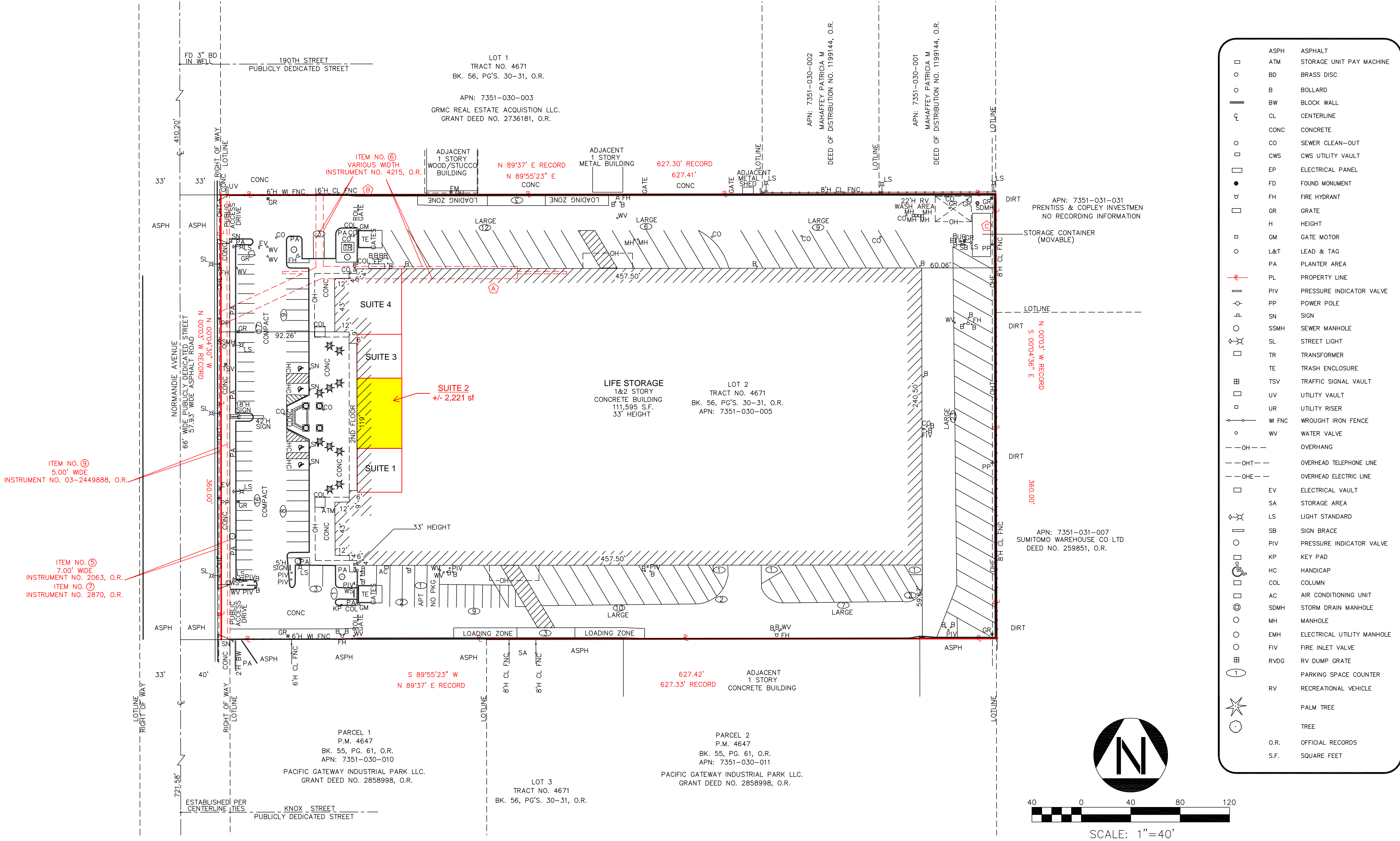
Report

Approved By:

M. Glaser

Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	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
EXHIBIT J	Public Correspondence



REVISIONS:		
NO.	DATE	DESCRIPTION
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PLAN CHECK:	
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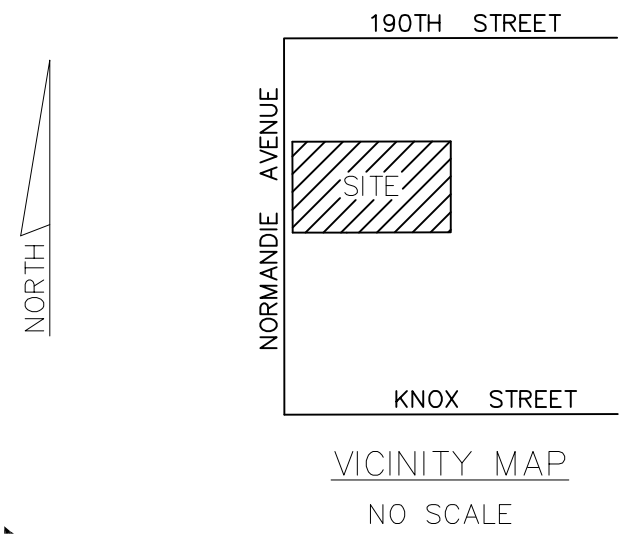
PROJECT:

AUNTIE MAILE'S
HAWAIIAN RESTAURANT
19106 S NORMANDIE AVE
SUITE 2
TORRANCE, CA 90502

1 SITE PLAN

SCALE: 1"=40'-0"

VICINITY MAP



GENERAL INFORMATION

REPRESENTATIVE:
SHERRIE OLSON
1030 N MOUNTAIN AVE. # 190
ONTARIO, CA 91762

APPLICANT:
INFINITY VENTURES 2022-1 LLC dba
AUNTIE MAILE'S HAWAIIAN RESTAURANT
19106 NORMANDIE AVE. SUITE 2
TORRANCE, CA
310-819-8314

LAND OWNER:
LIFE STORAGE INC.
6467 MAIN STREET
BUFFALO, NY 14221
716-633-1850

SITUS:
AUNTIE MAILE'S HAWAIIAN RESTAURANT
19106 NORMANDIE AVE. SUITE 2
TORRANCE, CA

CASE NO:

DATE: AUGUST 25, 2022

REVISION:

SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 2 OF TRACT 4671, IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, AS SHOWN BY MAP ON FILE IN BOOK 56, PAGE(S) 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CA

APN: 7351-030-005

ZONING: LCM2 - COMMERCIAL MANUFACTURING

LAND AREA: 225,870 sf / 5.19 ACRES

TOTAL BUILDING AREA: 111,595 sf

SUITE 2 = ±2,221 sf

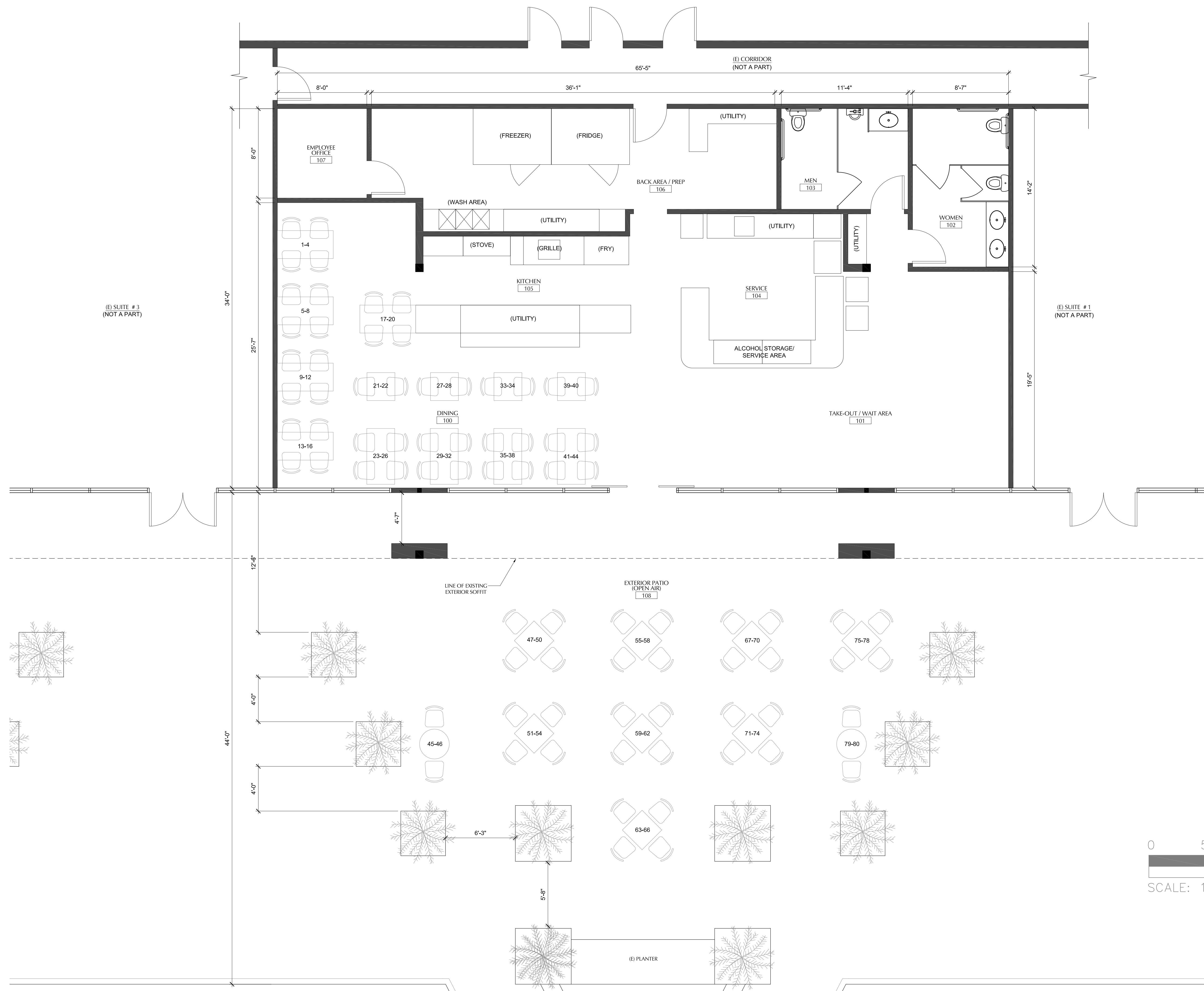
NOTE: ALL STRUCTURES, LANDSCAPING AND PARKING LAYOUT ARE EXISTING TO REMAIN

DRAWN BY:	CHECKED BY:
-	-

SHEET TITLE:

SITE PLAN
EXHIBIT 'B'

SHEET NUMBER:		
SP-1.0		
PROJECT:	SCALE:	DATE:
OHANA	AS NOTED	08/25/23



REVISIONS:

NO.:	DATE:	DESCRIPTION:
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PLAN CHECK:

PROJECT:

AUNTIE MAILE'S
HAWAIIAN RESTAURANT
19106 S NORMANDIE AVE
SUITE 2
TORRANCE, CA 90502

DRAWN BY:

—

	CHECKED BY:
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-

SHEET TITLE:

FLOOR PLAN
EXHIBIT 'A'

SHEET NUMBER:

FP-1.0

PROJECT:

OHANA

SCALE:

AS NOTED

DATE:

08/25/23

SHEET 2 OF 2

SCALE: $1/8" = 1'-0"$



Aunty Maile's

AUNTY MAILE'S/DIMENSIONAL LETTERS



CONTACT INFO

Roger Rodrigues

pmteam@rsignservices.com

310.897.7640

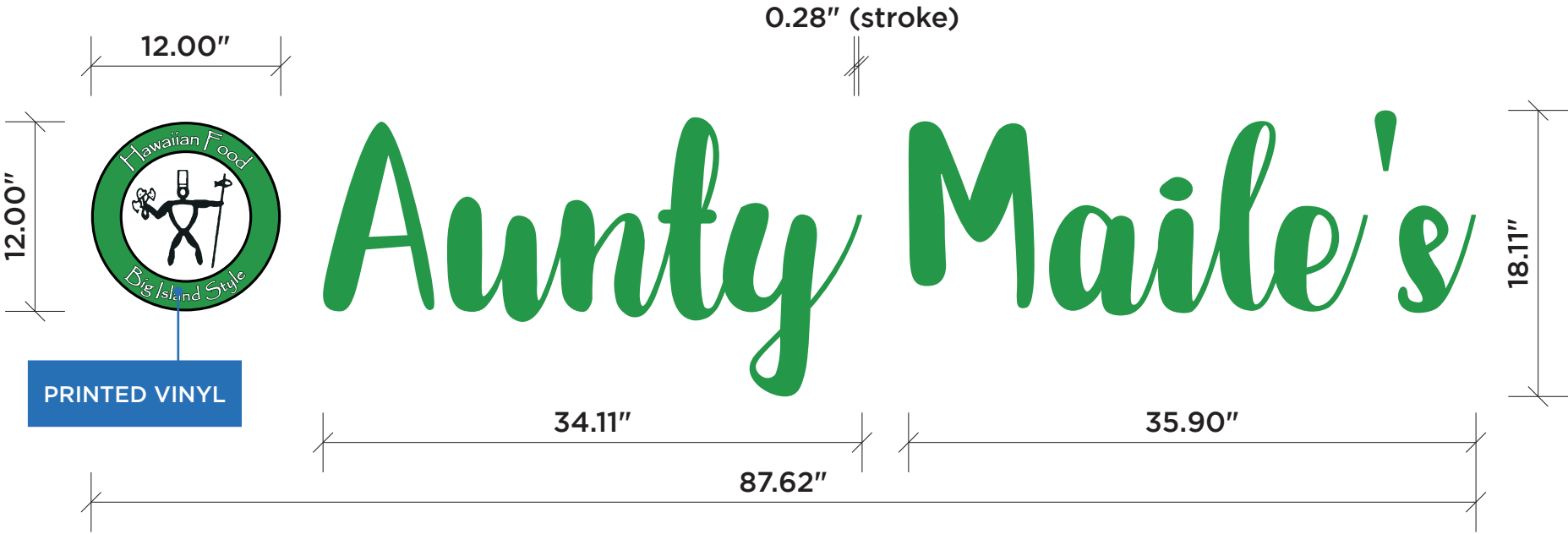
rsignservices.com

AUNTY MAILE’S/DIMENSIONAL LETTERS
SIGN 1_OVERVIEW

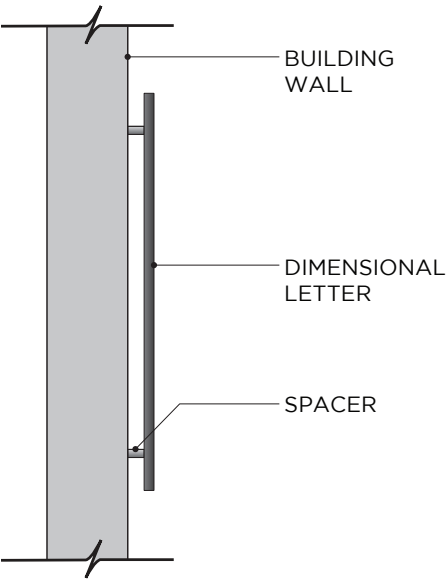
MOCKUP



MEASUREMENTS



SIDE VIEW



INSTALL ADDRESS:
19106 Normandie Avenue
suite 2, Torrance, CA



ORDER NUMBER: 39873

DESCRIPTION:

Dimensional Letters with Digitally Printed Vinyl application, stud mounted with spacers.

DIMENSIONS:

87.62"(W) x 18.11"(H)
11.02 SQ FT

FACE COLORS:

CMYK 81,16,98,4 DIGITALLY PRINTED

CONTACT INFO

Roger Rodrigues
pmteam@rsignservices.com
310.897.7640
rsignservices.com

THANK YOU!



PROJECT NUMBER	HEARING DATE
PRJ2023-000359-(2)	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 (beer and wine) for on-site consumption with a Type 41 California Department of Alcoholic Beverage Control License at an existing restaurant Aunt Maile’s Hawaiian Restaurant. The restaurant is 2,221 square feet in size and consists of indoor and outdoor seating areas. The recommended 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 by the multitenant building.

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

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

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. **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.
3. **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).
4. **LOCATION.** The Project is located at 19106 Normandie Avenue within Victoria Zoned District and the South Bay Planning Area.
5. **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
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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

6. **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.
7. **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.

8. **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

9. **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.

10. **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.

11. **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.

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

13. **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.

14. **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

15. **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.
16. **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

17. **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).
18. **REQUIRED YARDS.** The Hearing Officer finds that there are no required yards in the M-2-IP Zone.
19. **HEIGHT.** The Hearing Officer finds there are no height limitations in the M-2-IP Zone.
20. **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.
21. **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.
22. **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.
23. **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.

24. **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

25. **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 a full line of alcoholic beverages 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.
26. **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
27. **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.

28. 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

29. **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.
30. **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.
31. **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.

32. **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.
33. **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

34. 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

35. **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 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, 2035.** 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 [including sidewalks, porches, etc.], 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.

ALCOHOLIC BEVERAGE SALES

STATEMENT OF FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to County Code Section [22.158.050](#) (Findings and Decision), pursuant to County Code Section [22.140.030](#) (Alcoholic Beverage Sales), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type Requested(s).: _____ (e.g. Type 20, Type 41)

F.1.a. 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.1.b. 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.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

F.1.d. 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.

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with County Code Section [22.140.030.F.2.a](#), shall be made when:

- i. The requested use is located in 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
- ii. A 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.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with [Section 22.140.030.F.2.b](#), but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

Additional findings for a modification request to the shelf space limitations.

For a request to modify the shelf space limitation pursuant to County Code [Section 22.140.030.E.1](#), the applicant shall address at least one of the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	<div>The requested use at the location proposed will not:</div> <div> <div>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</div> <div>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</div> <div>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</div> </div>
B.3	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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

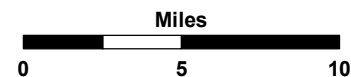
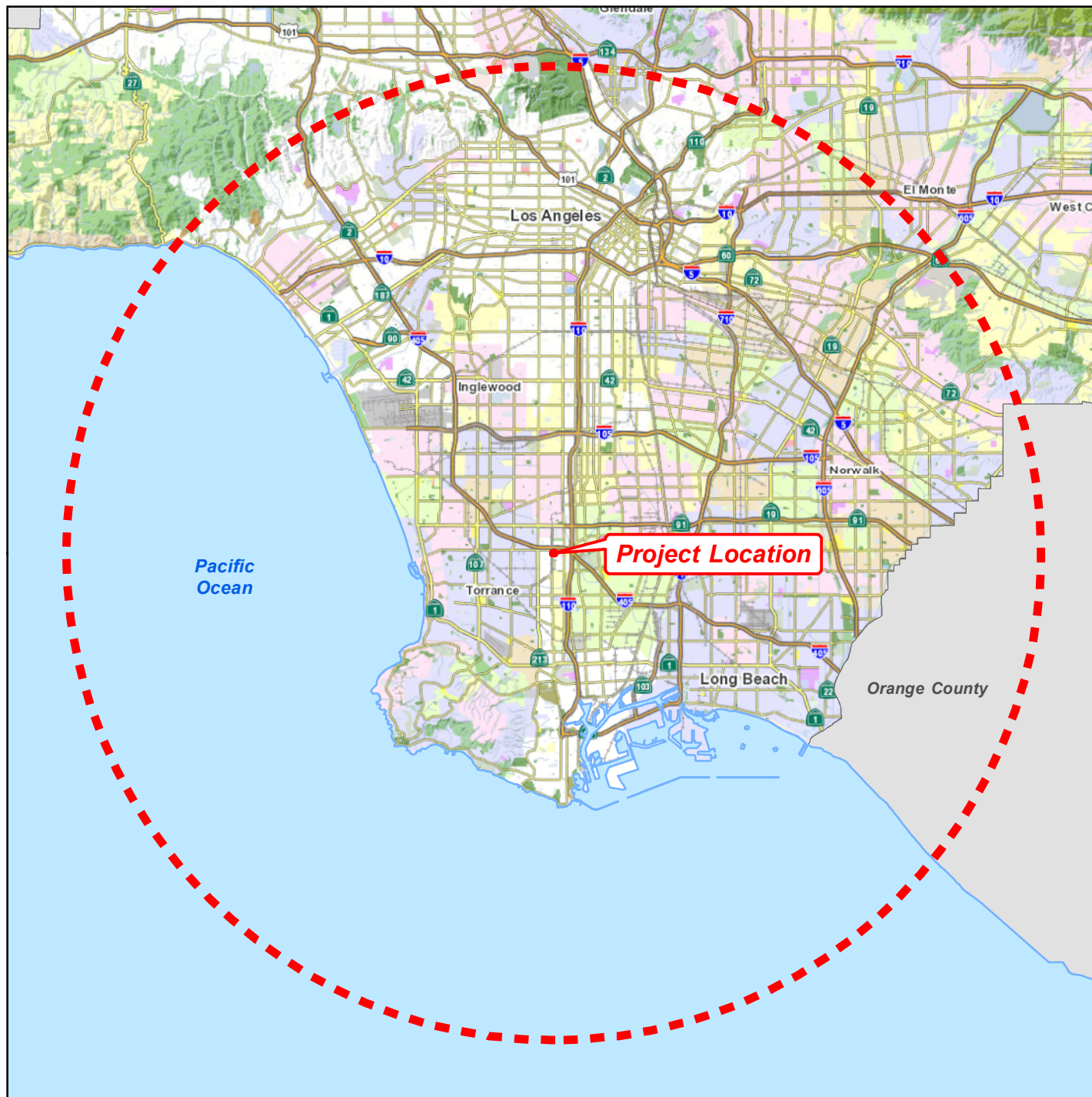
<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none"> a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: May 27, 2025
PROJECT NUMBER: PRJ2023-000359-(2)
PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2023000504
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 19106 Normandie Avenue, West Carson
OWNER: WSCA 19106 S Normandie Ave LLC C/O Keith Gee
APPLICANT: Sherrie Olson
CASE PLANNER: Melissa Reyes, Principal Planner
Mreyes2@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project consists of the sale of alcoholic beverages for on-site consumption at an existing restaurant with outdoor dining with no development or expansion. The Project is not on a scenic highway or a 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 the identified Categorical Exemption.

ALCOHOL CUP RPPL2023000504

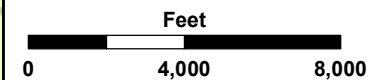
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

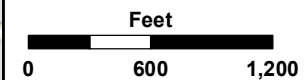
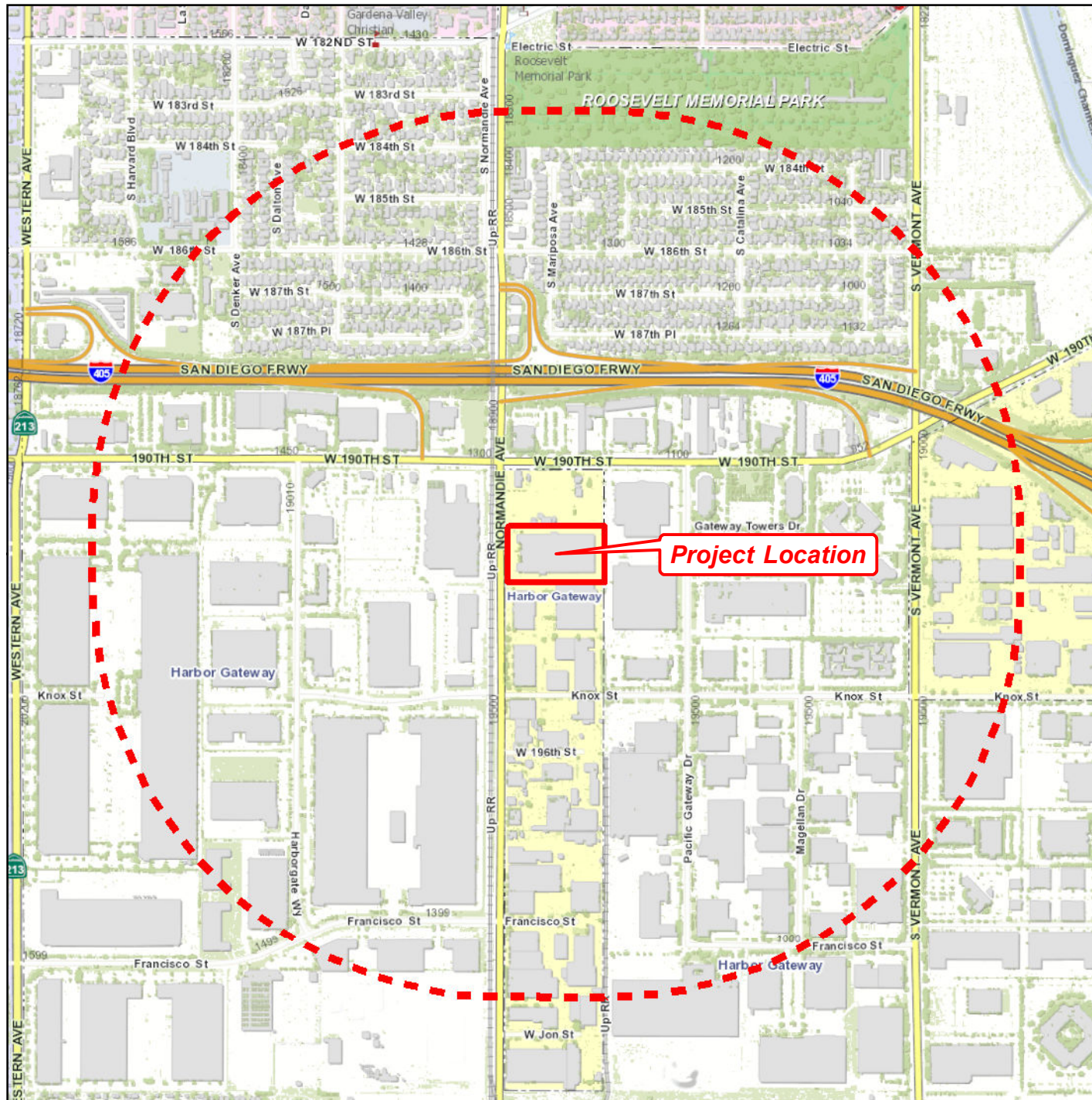
PROJECT NO. PRJ2023-000359
ALCOHOL CUP RPPL2023000504



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PROJECT NO. PRJ2023-000359
ALCOHOL CUP RPPL2023000504

LA COUNTY
PLANNING

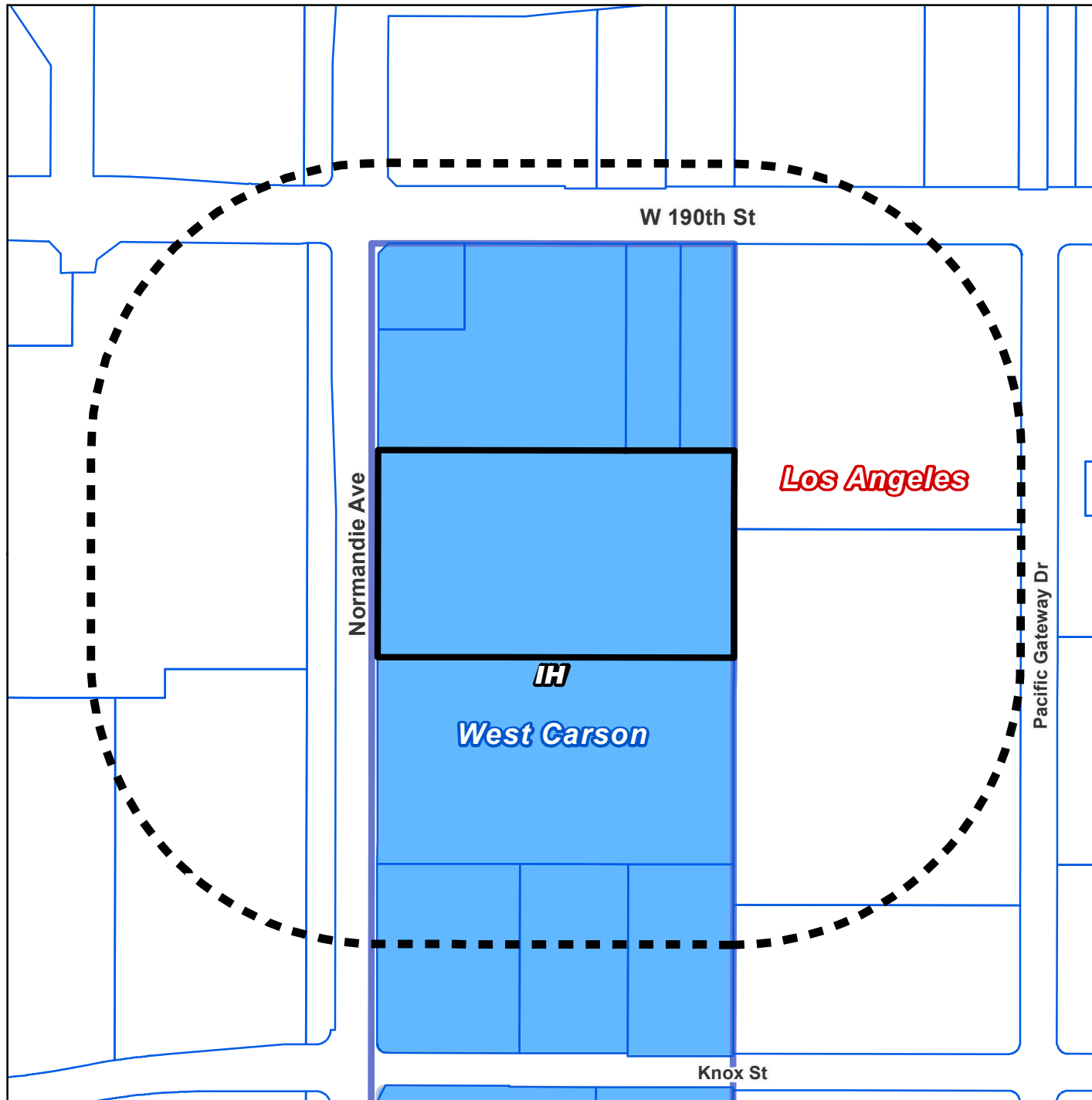
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-000359

ALCOHOL CUP RPPL2023000504



 IH - Heavy Industrial

Feet
0 200 400



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

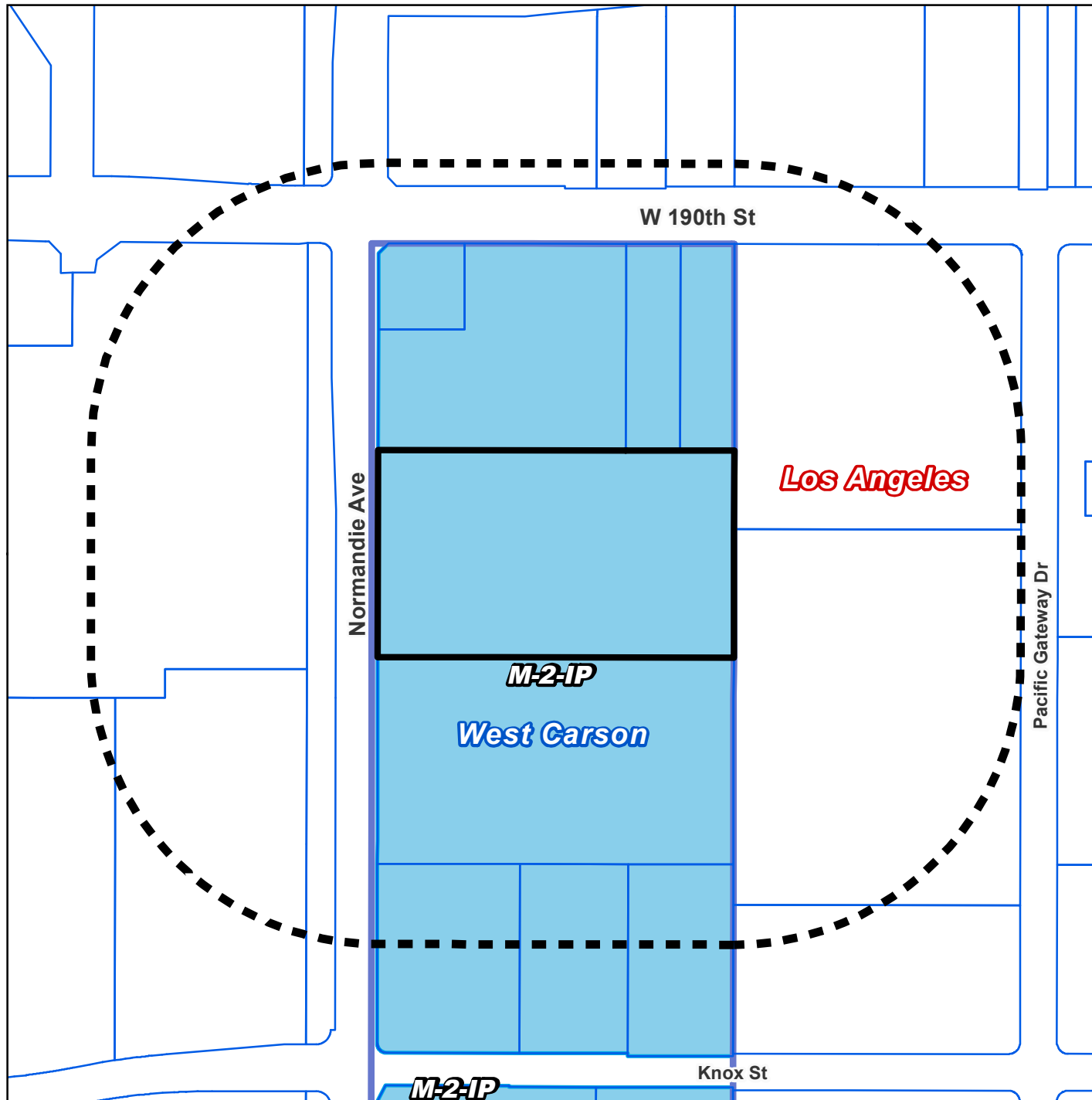
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-000359

ALCOHOL CUP RPPL2023000504

 M-2 - Heavy Manufacturing

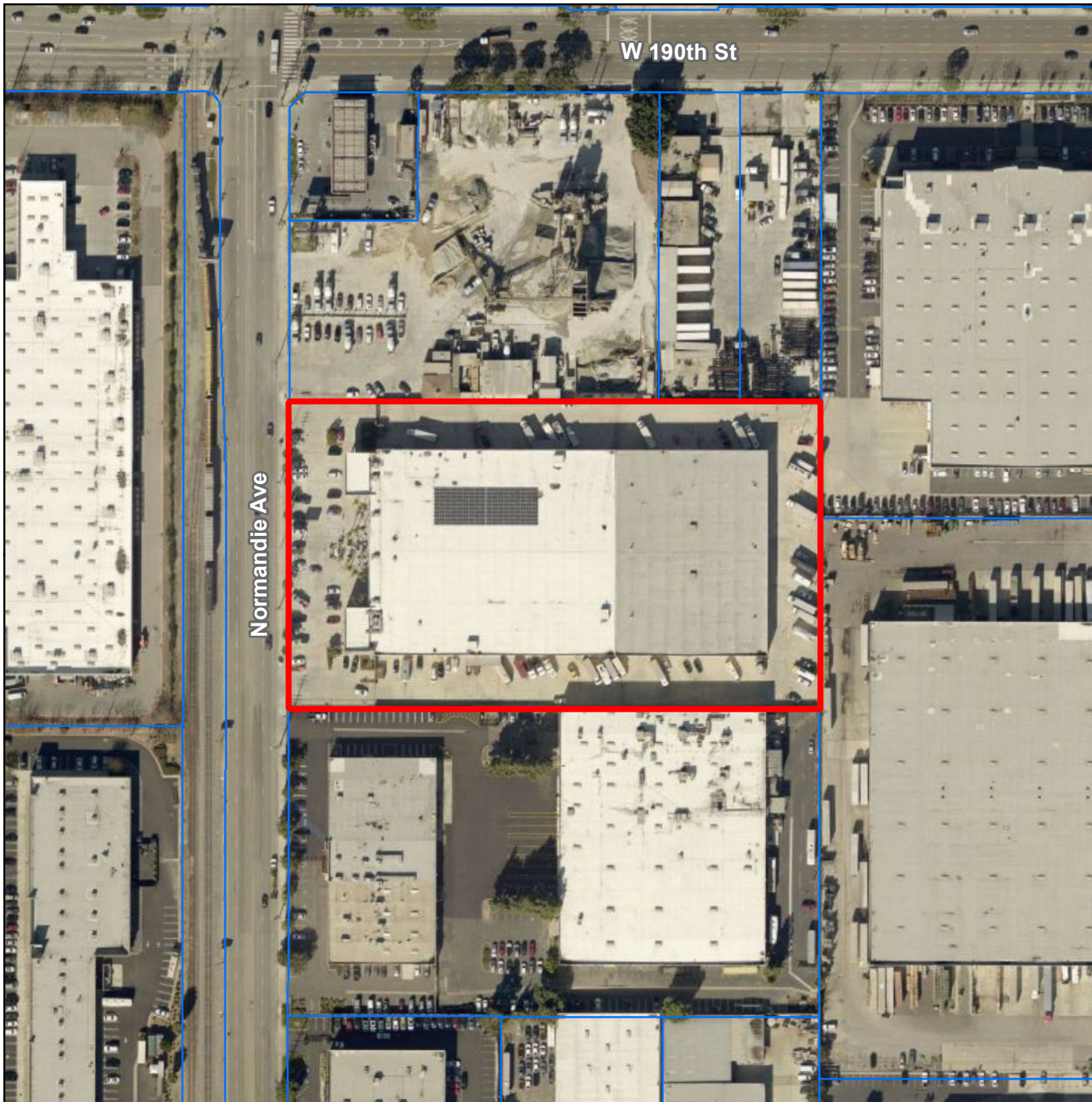


Feet
0 200 400



LA COUNTY
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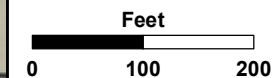


AERIAL IMAGERY

SITE-SPECIFIC MAP

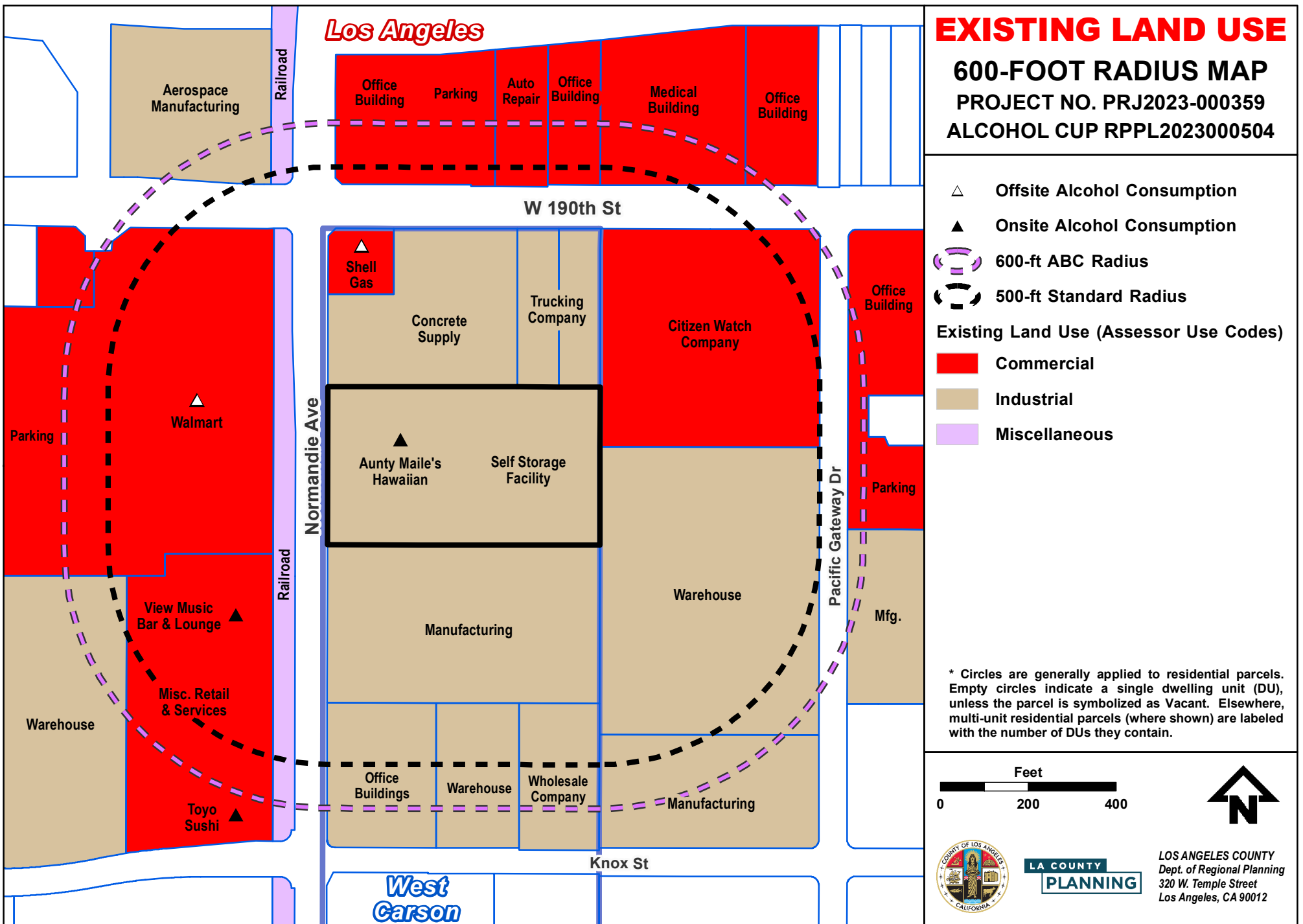
PROJECT NO. PRJ2023-000359
ALCOHOL CUP RPPL2023000504

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



















INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

Infinity Ventures 2022 - 1 LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

19106 Normandie Ave, Ste 2, Torrance, CA 90502

3. LICENSE TYPE

41

4. TYPE OF BUSINESS

- ☒ Full Service Restaurant ☐ Hofbrau/Cafeteria ☐ Cocktail Lounge ☐ Private Club
- ☐ Deli or Specialty Restaurant ☐ Comedy Club ☐ Night Club ☐ Veterans Club
- ☐ Cafe/Coffee Shop ☐ Brew Pub ☐ Tavern: Beer ☐ Fraternal Club
- ☐ Bed & Breakfast: ☐ Theater ☐ Tavern: Beer & Wine ☐ Wine Tasting Room
- ☐ Wine only ☐ All
- ☐ Supermarket ☐ Membership Store ☐ Service Station ☐ Swap Meet/Flea Market
- ☐ Liquor Store ☐ Department Store ☐ Convenience Market ☐ Drive-in Dairy
- ☐ Drug/Variety Store ☐ Florist/Gift Shop ☐ Convenience Market w/Gasoline
- ☐ Other - describe:

5. COUNTY POPULATION

10,044,450

6. TOTAL NUMBER OF LICENSES IN COUNTY

4791

☒ On-Sale☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

944

☒ On-Sale☐ Off-Sale

8. CENSUS TRACT NUMBER

2920.01

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

☒ On-Sale☐ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

5

☒ On-Sale☐ Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

☒ Yes, the number of existing licenses exceeds the number allowed☐ No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

☒ Yes (Go to Item #13)☐ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

3

14. TOTAL NUMBER OF REPORTING DISTRICTS

3

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

6699

16. AVERAGE NO. OF OFFENSES PER DISTRICT

1359.8

17. 120% OF AVERAGE NUMBER OF OFFENSES

1607

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

807

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

☒ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

☐ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

S. Harden



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF
(310) 830-1123



October 1, 2024

Ms. Melissa Reyes
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Dear Ms. Reyes:

CONDITIONAL USE PERMIT CONSULTATION FOR THE SALE OF ALCOHOL
Auntie Maile's Hawaiian Restaurant
19106 Normandie Avenue, Torrance, California 90502
PERMIT NO: R00K2023000504

This location shares an address with "Life Storage" which generates nearly 100 percent of the calls for service at this address. "Auntie Maile's" has had generated a very low number of calls, mostly property and transient related. The Los Angeles County Sheriff's Department has responded to seven (7) calls for service were received during this five-year period. This establishment rarely generates calls for service. There is no concern about this establishment being a nuisance or problem to the community if the sale of alcoholic beverages for offsite consumption continues. Based on the information provided, I do recommend approval of this Conditional Use Permit.

Thank you for the opportunity to provide input, and please do not hesitate to contact me or my staff at (310) 847-8343 if you need any additional information.

Sincerely,

ROBERT G. LUNA, SHERIFF

Alise Norman, Captain
Carson Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

From: [Don Garstang](#)
To: sherrieolson2@icloud.com
Cc: [Melissa Reyes](#); "[Kai Tsukiyama](#)"; "[Sherrie Olson](#)"
Subject: RE: Meeting request for project
Date: Tuesday, January 28, 2025 9:25:26 AM

CAUTION: External Email. Proceed Responsibly.

Hello Ms. Olson,

Our neighborhood association, Sustainable Torrance and Normandie Development, discussed the application for Aunty Maile's Hawaiian restaurant and have no issue with the request.

Thank you for the notification.

Best,
Don Garstang

From: sherrieolson2@icloud.com <sherrieolson2@icloud.com>
Sent: Tuesday, January 14, 2025 9:13 AM
To: batty@pacbell.net
Cc: Melissa Reyes <MReyes2@planning.lacounty.gov>; Kai Tsukiyama <ktsukiyama@theinfinitygrp.com>; Sherrie Olson <sherrieolson2@gmail.com>
Subject: Fwd: Meeting request for project

Good Morning Mr. Garstang

We have filed an application with the County of LA to obtain beer and wine within our existing Aunty Maile's Hawaiian restaurant. Case # RPPL2023000504. Our family restaurant is located at 19106 Normandie Ave Suite2, Torrance, CA 90502. We have been at this location for several years and gained a good name within the community. Nearby residents frequent our location. We serve 3 meals daily from 8am to 10pm daily. If you would like us to come to a meeting regarding our request, please let us know and we would be happy to attend.

Best Regards,

Sherrie
Sherrie Olson - PLRC
sherrieolson2@icloud.com
1030 N Mountain Ave
Ontario, CA. 91762
909-519-1816

Begin forwarded message:

From: sherrieolson2@icloud.com

Subject: Meeting request for project

Date: January 14, 2025 at 9:10:51 AM PST

To: Batty@poacbell.net

Cc: Melissa Reyes <MReyes2@planning.lacounty.gov>, Kai Tsukiyama <ktsukiyama@theinfinitygrp.com>, Sherrie Olson <sherrieolson2@gmail.com>

Good Morning Mr. Garstang

We have filed an application with the County of LA to obtain beer and wine within our existing Aunty Maile's Hawaiian restaurant. Case # RPPL2023000504. Our family restaurant is located at 19106 Normandie Ave Suite2, Torrance, CA 90502. We have been at this location for several years and gained a good name within the community. Nearby residents frequent our location. We serve 3 meals daily from 8am to 10pm daily. If you would like us to come to a meeting regarding our request, please let us know and we would be happy to attend.

Best Regards,

Sherrie

Sherrie Olson - PLRC

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Ontario, CA. 91762

909-519-1816