

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 11, 2026

HEARING DATE: June 23, 2026 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2025-004234-(2)

PERMIT NUMBER: Conditional Use Permit (“CUP”) RPPL2025003640

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 1019 W Carson Street, West Carson

OWNER: MSLH, LLC

APPLICANT: Brett Engstrom

CASE PLANNER: Lemessis Quintero, Planner
lquintero@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 PRJ2025-004234-(2), CUP Number RPPL2025003640, 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 RPPL2025003640 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

A Conditional Use Permit (“CUP”) to authorize the sale of beer and wine for on-site consumption [Type 41 California Department of Alcoholic Beverage Control (“ABC”) License] at an existing restaurant with outdoor dining (“Chipotle”) (“Project”) in the MU-1 (Mixed Use 1) Zone of the West Carson Transit-Oriented District Specific Plan (“TOD SP”) pursuant to County Code Sections 22.414.100 (West Carson TOD SP) and 22.140.030 (Alcoholic Beverage Sales).

B. Project

The Project is a request for a CUP to authorize the sale of beer and wine for on-site consumption with a Type 41 ABC License at an existing restaurant with outdoor dining (“Chipotle”) located at 1019 W Carson Street (“Project Site”). The restaurant is located in a two-tenant commercial building, one of which is Chipotle. The existing restaurant with outdoor dining is approximately 2,350 square feet in size and was previously established by a Site Plan Review No. RPPL2023005440. Business License Referral (“BLR”) BL-003541-11-2024 for the “Chipotle” business license was completed on February 19, 2025. No changes are proposed to the restaurant or to the existing on-site vehicle parking lot with 21 spaces. The outdoor dining area is an approximately 380 square foot recessed patio located in the front entrance of the restaurant. The restaurant employs approximately 35 employees with approximately 10 employees on site during any given shift.

Chipotle’s standard hours of operation are 10 a.m. to 11 p.m. daily. The applicant is requesting authorization for the sale and on-site consumption of beer and wine within the restaurant and outdoor dining area during the same hours.

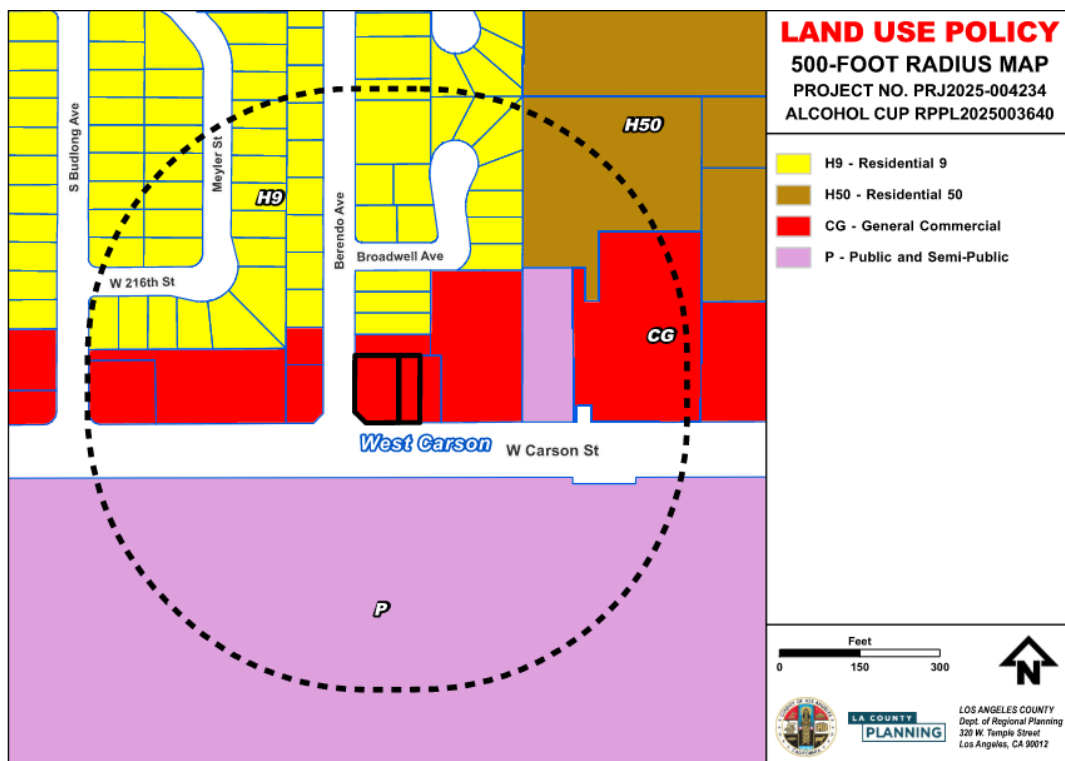
Correspondence with ABC indicates that the Census Tract is not unduly concentrated per ABC standards as ABC allows for six licenses for the sale of alcohol for on-site consumption in the Census Tract (5435.03) and currently five licenses are active. If approved, this restaurant would be the sixth license for on-site consumption. Additionally, the Project Site is not located within the High Crime Reporting District, as identified by ABC.

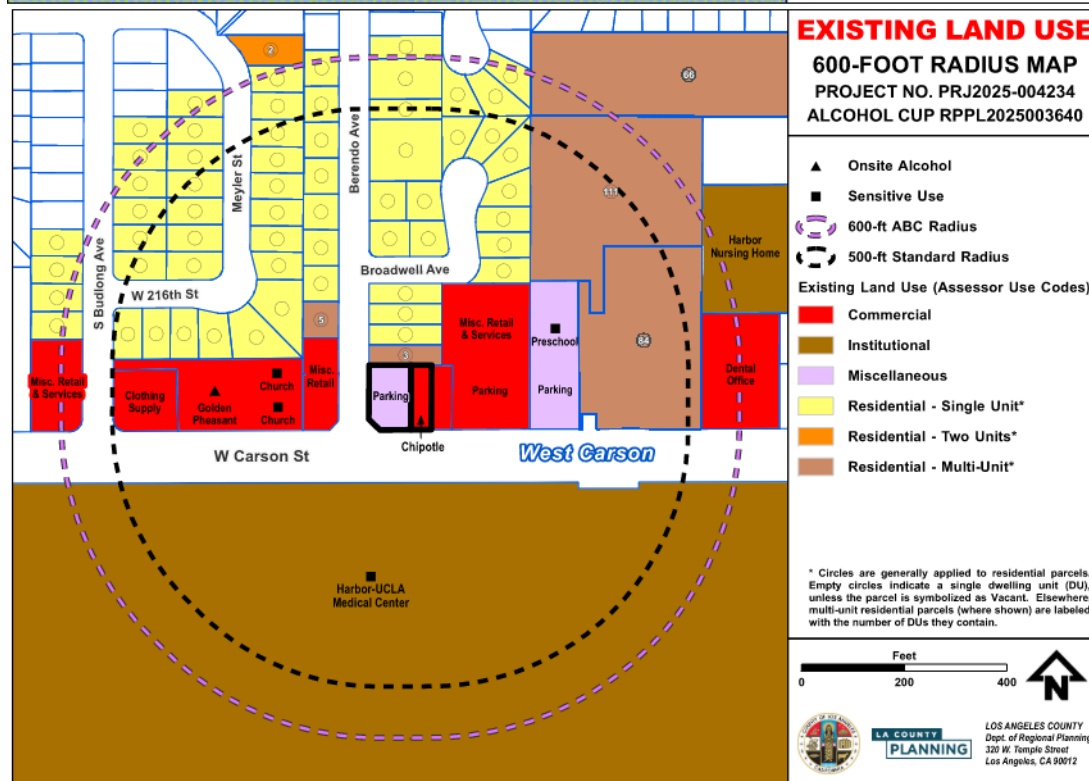
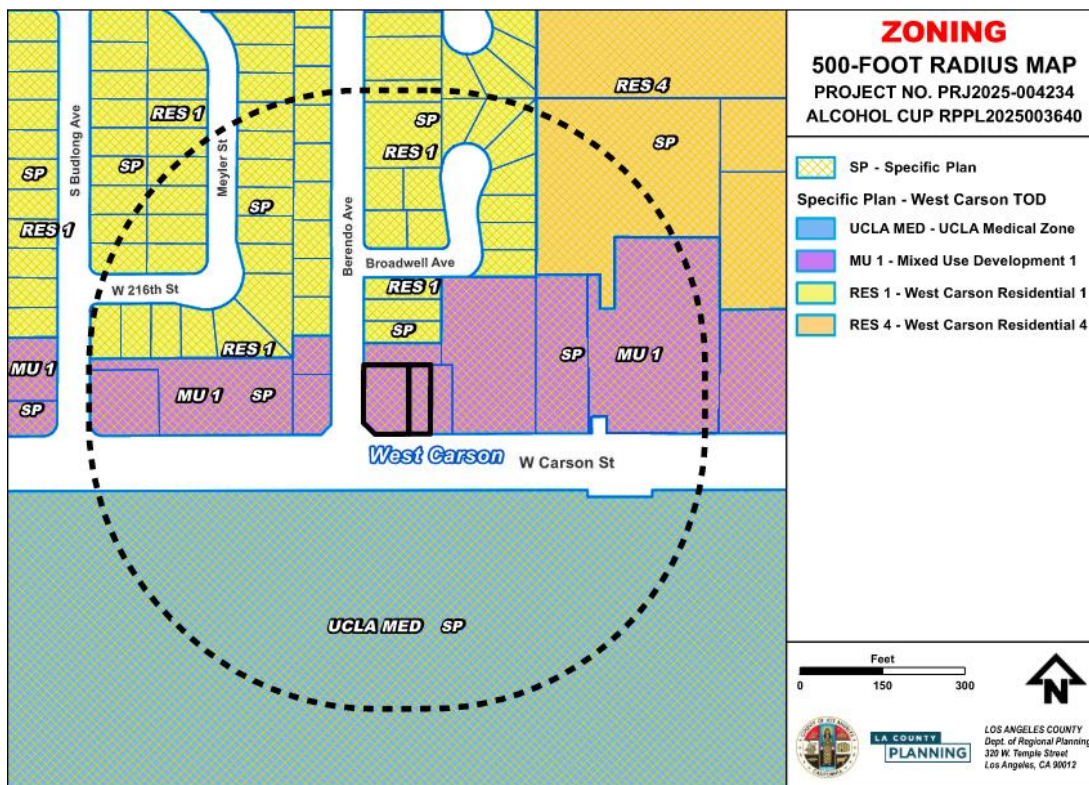
The Los Angeles County Sheriff’s Department (“Sheriff”) provided a summary of service calls and crime history over the past five years. During this period, the Sheriff responded to 16 calls for service at the Project Site, all of which were routine in nature and did not indicate any ongoing problems. As a result, the Sheriff has recommended approval of the Project.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	WEST CARSON TOD SP LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	MU 1	Chipotle
NORTH	CG and H9 (Residential 9)	MU 1 and RES 1 (Residential 1)	Multi-family residences and single-family residence
EAST	CG	MU 1	Pre-school, retail, dental office
SOUTH	P (Public and Semi-Public)	Harbor UCLA Medical	Harbor UCLA Medical Center
WEST	CG	MU 1	Churches, retail, and restaurants





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2019-0051z	MU 1	October 01, 2019
2015-0043z	MXD (Mixed Use Development)	October 06, 2015
6529	C-4 (Restricted Commercial Industrial)	October 06, 1954

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Ministerial Site Plan Review (“SPR”) No. RPPL2024006089	Install wall signs, reface existing nonconforming roof and freestanding signs.	January 8, 2025
SPR No. RPPL2023005442	Parking lot restripe and trash enclosure	January 24, 2024
SPR No. RPPL2023005440	Tenant improvement and change of use to restaurant	February 6, 2024
BLR BL-003541-11-2024	Food Establishment	February 19, 2025
BLR No. RPPL2020010054	Food establishment	January 14, 2021
BLR No. RPPL2018004225	Food establishment	August 20, 2018
BLR No. RBUS-200600362	Food establishment	July 31, 2006
BLR No. RBUS-200500156	Food establishment	April 18, 2005

C. Violations

CASE NO.	VIOLATION	CLOSED
07-0008002	Banner and Temporary Signs	April 16, 2007

ANALYSIS

A. Land Use Compatibility

The Project is located in an area developed to accommodate a mix of retail, office, and restaurant uses. The Project contributes to the variety of uses and services in the community and is situated with other similar land uses. The Project is located within the MU 1 Zone of the West Carson TOD SP, a component of the General Plan. The Project Site is in the CG land use designation, which is intended for local serving and commercial uses, including restaurants and mixed-use developments.

The MU 1 Zone permits entertainment and dining uses, such as restaurants and theaters that cater to a broader audience. Furthermore, pursuant to County Code Section 22.414.100 (West Carson TOD SP, Mixed Use Zones) the MU 1 Zone allows the sale of alcoholic beverages for on-site consumption with a CUP. The request for the sale of beer and wine for on-site consumption is ancillary to the operation of the existing restaurant with outdoor dining and will remain consistent with the land use designation with a conditional approval.

B. Neighborhood Impact (Need/Convenience Assessment)

The sale of beer and wine for on-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The economic welfare of the nearby community should not be adversely affected by the ancillary sale of beer and wine for on-site consumption.

The Project is consistent with the 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 subject property is located off a major highway, West Carson Street, as designated on the County Master Plan of Highways; and has a variety of retail, office, and other commercial services. Land uses such as restaurants provide benefits to the surrounding area, including dining opportunities for nearby Harbor-UCLA Medical Center.

Three sensitive uses are located within 600 feet of the Project Site, including a preschool and two churches. Harbor-UCLA Medical Center is located south of the Project Site, and Harbor-UCLA KinderCare is situated to the east. The KinderCare facility is not directly adjacent to the Project, as it is buffered by commercial buildings that separate the Project from the preschool facility, providing physical separation. Residential uses are located north of the Project Site and are buffered by an existing surface parking lot for vehicles and an eight-foot-tall chain link fence, which together serve as a physical barrier between the Project and the residences.

Census Tract 5435, where the Project is located, does not have an excessive overconcentration of alcohol licenses according to ABC standards. ABC allows for six licenses for the sale of alcoholic beverages for on-site consumption in this Census Tract, and there are five existing licenses; if approved this would be the sixth license for on-site consumption. Therefore, a finding of public convenience or necessity is not required, as this Project only involves the sale of alcoholic beverages for on-site consumption and is not in a location that is overly concentrated.

The subject property is located in Crime Reporting District No. 1696 and is not within a high crime reporting district according to statistics provided by ABC.

Recommended Hours of Alcohol Sales

The applicant requests authorization for the sale of beer and wine from 10:00 a.m. to 11:00 p.m., seven days a week, consistent with the operating hours of the existing restaurant with outdoor dining area.

C. Design Compatibility

The existing restaurant is subject to the development standards of the West Carson TOD SP's MU 1 Zone. 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 commercial 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 beer and wine for on-site consumption within an existing restaurant with outdoor dining does not change or jeopardize the design of the area. There are no foreseeable negative impacts to the exterior of the restaurant.

The application was deemed complete on August 27, 2025, and is therefore governed by the regulations in effect at that time, including the South Bay Planning Area Standards District (PASD). Pursuant to Section 22.318.040, Planning Area Standards Districts and Community Standards District apply to any application for development, expansion, or change of use on lots within the boundaries of the South Bay PASD. The Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining. However, the proposed Project does not include any development, expansion, or change of use. Therefore, the provisions of the South Bay Planning Area Standards District (PASD) do not apply.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the West Carson TOD SP and General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings). The application was deemed complete on August 27, 2025, and is therefore governed by the regulations in effect at that time, including the West Carson Transit-Oriented District Specific Plan. Pursuant to Section 22.414.020, no new construction, reconstruction, or alteration of any building or structure shall occur, nor shall any new use, expansion of an existing use or change of use occur on any property within the Specific Plan Area, unless in compliance with Chapter 22.414. The Project is a request to allow the sale of beer and wine at an existing restaurant with outdoor dining. However, the proposed Project does not involve new construction, reconstruction, alteration, nor any new use, expansion of an existing use or change of use. Therefore, the provisions of the West Carson TOD SP do not apply.

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 sale of alcoholic beverages for on-site consumption at the existing restaurant will be an accessory service to the restaurant's food service and does not significantly change the restaurant's current operations and does not involve any physical alterations to the tenant space. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, or a 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. 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, in a letter dated March 12, 2026, recommended approval of the Project at the public hearing (Exhibit I).

B. Other Agency Comments and Recommendations

ABC provided correspondence stating that six licenses for the sale of alcoholic beverages for on-site consumption are allowed in Census Tract 5435.03 and four licenses exist. Therefore, the total number of existing licenses does not exceed the number allowed in the Census Tract. The correspondence also states that the Project Site 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

Staff has not received any comments at the time of report preparation.

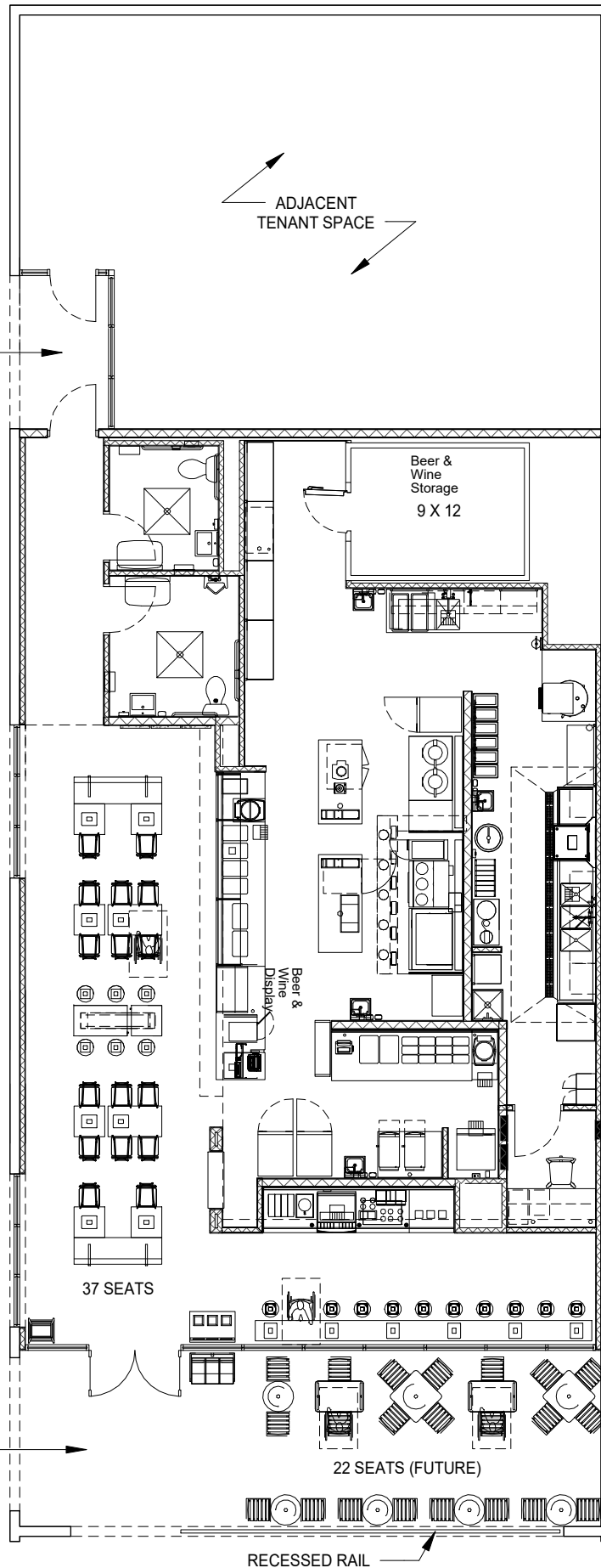
Report
Reviewed By: *Elsa M. Rodriguez*
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report
Approved By: *Susan Tae*
Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft 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

RECESSED ENTRY FOR
CHIPOTLE AND
ADJACENT TENANT

ADJACENT
TENANT SPACE



Chipotle Mexican Grill Restaurant #5257
1019 W. Carson St.
Los Angeles, CA 90502

APN: 7345-010-011,012

Lot area: 15,037 sf

On-site parking: 21 Spaces

On-site building area: 4,000 sf

Project area: 3,252 sf

Seat Count:
Interior: 37 Seats
Patio: 22 Seats

RECESSED PATIO AREA

22 SEATS (FUTURE)

RECESSED RAIL



KO 3 Carson & Berendo #4865: Floor Plan
11/01/23



SCALE: 3/32" = 1'-0"



Chipotle Mexican Grill Restaurant #5257
1019 W. Carson St.
Los Angeles, CA 90502

APN: 7345-010-011,012

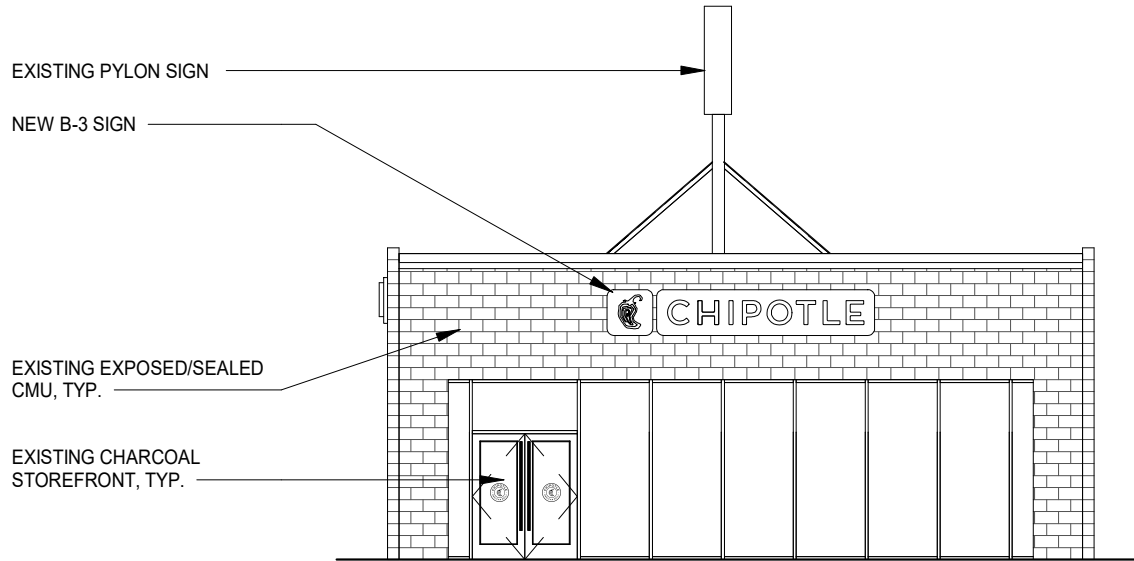
Lot area: 15,037 sf

On-site parking: 21 Spaces

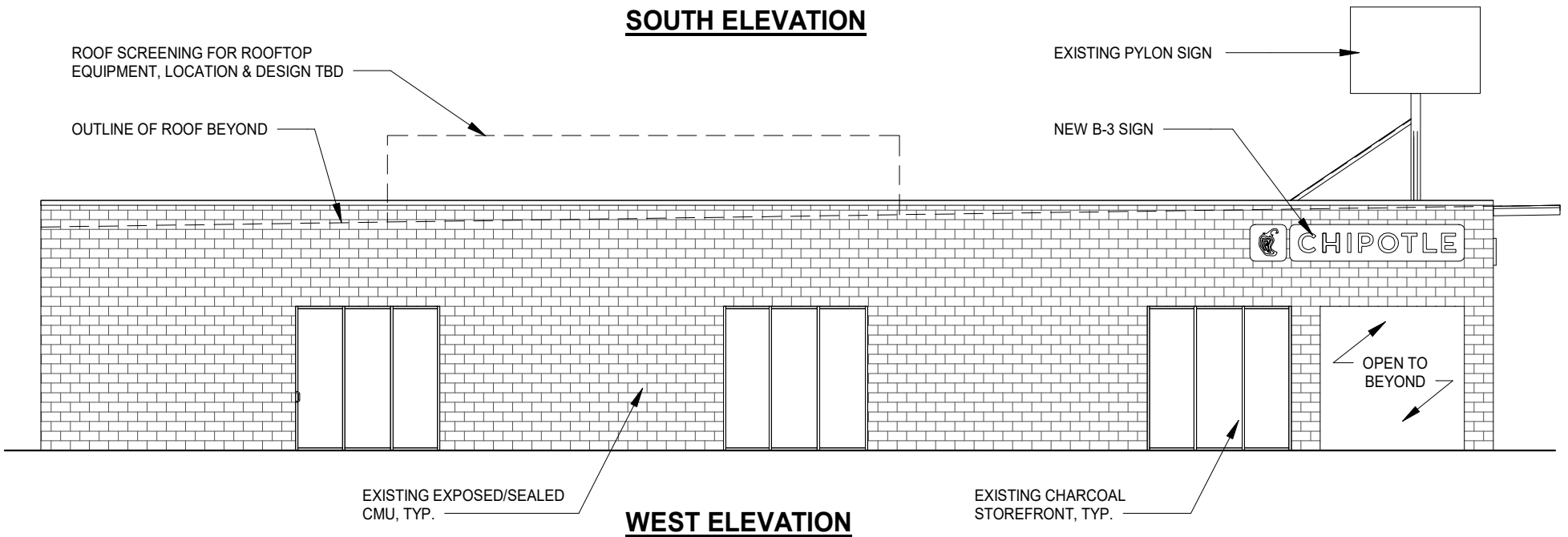
On-site building area: 4,000 sf

Project area: 3,252 sf

Seat Count:
Interior: 37 Seats
Patio: 22 Seats



SOUTH ELEVATION



WEST ELEVATION



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

PROJECT SUMMARY

OWNER / APPLICANT
MSLH LLC/ Brett Engstrom

MAP/EXHIBIT DATE
December 19, 2025

PROJECT OVERVIEW

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

LOCATION
1019 W Carson Street, West Carson

ACCESS
West Carson Street and Berendo Avenue

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

SITE AREA
0.1154 Acres

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

ZONED DISTRICT Carson
PLANNING AREA South Bay

LAND USE DESIGNATION
CG (General Commercial)

ZONE
West Carson TOD SP MU1
(Mixed Use 1)

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

APPLICABLE STANDARDS DISTRICT
South Bay Planning Area Standards District

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

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.414 (West Carson TOD SP)
 - Chapter 22.318 (South Bay Planning Area Standards District)
 - Section 22.140.030 (Alcoholic Beverage Sales Requirements)

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

CASE PLANNER:
Lemessis Quintero

PHONE NUMBER:
(213) 719 – 2957

E-MAIL ADDRESS:
lquintero@planning.lacounty.gov

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

RECITALS

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

CASE NO.	REQUEST	DATE OF ACTION
Site Plan Review (“SPR”) No. RPPL2024006089	Install wall signs, reface existing nonconforming roof and freestanding signs.	January 8, 2025
SPR No. RPPL2023005442	Parking lot restripe and trash enclosure	January 24, 2024
SPR No. RPPL2023005440	Tenant improvement and change of use to restaurant	February 6, 2024
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BLR No. RBUS-200600362	Food establishment	July 31, 2006
BLR No. RBUS-200500156	Food establishment	April 18, 2005

5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the West Carson TOD SP Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Carson Zoned District and is currently zoned MU-1. Pursuant to County Code Section 22.414.100 (West Carson TOD SP, Mixed Use Zones), a CUP is required for the sale of alcoholic beverages for on-site consumption.

7. SURROUNDING LAND USES AND ZONING

LOCATION	WEST CARSON TOD SP LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG (Commercial General) and H9 (Residential 9)	Mixed Use 1 (MU1) and RES 1 (Residential 1)	Multifamily residences and single-family residence
EAST	CG	MU 1	Pre-school, retail, dental office
SOUTH	P (Public and Semi-Public)	Harbor UCLA Medical	Harbor-UCLA Medical Center
WEST	CG	MU 1	Churches, retail, and restaurants

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

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

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

D. Parking

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

9. CEQA DETERMINATION.

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

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

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

12. AGENCY RECOMMENDATIONS.

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

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

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

GENERAL PLAN CONSISTENCY FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

- Increase economic activity.

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

ZONING CODE CONSISTENCY FINDINGS

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

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

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

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

CONDITIONAL USE PERMIT FINDINGS

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

SUPPLEMENTAL FINDINGS

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

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

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

ENVIRONMENTAL FINDINGS

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

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

THEREFORE, THE HEARING OFFICER:

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

ACTION DATE: June 23, 2026

ST: EMR:LQ

June 11, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-004234-(2)
CONDITIONAL USE PERMIT NO. RPPL2025003640

PROJECT DESCRIPTION

The project is to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption at an existing restaurant with outdoor dining 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **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.
5. **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 (Fees for Providing County Records).

6. **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.
7. **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's 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.
8. **Grant Term. This grant shall terminate on June 23, 2036.** 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.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **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 or 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 **\$2,350.00**, 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. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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").
15. **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.

16. **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, 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.

17. **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 **August 22, 2026**.
18. **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.
19. **Conditions of Approval Maintained on the Premises.** 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 Staff ("Staff"), 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)

20. **Scope of Approval.** This grant shall authorize the sale of beer and wine for on-site consumption (ABC Type 41 License) in an existing restaurant with outdoor dining.
21. **Authorized Hours of Alcohol Sales.** This grant authorizes the sale of alcoholic beverages from 10:00 a.m. to 11:00 p.m. seven days per week.
22. **ABC License.** The Permittee shall maintain a valid license issued by ABC.
23. **Loitering Restrictions and Enforcement.** 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.

24. **Employee Alcohol Training Requirements.** 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 ABC, 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 LA County Planning upon request.
25. **Prohibition of Alcohol Sales to Intoxicated Persons.** 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.
26. **Restrictions on Alcohol Advertising.** 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.
27. **Age Requirements for Alcohol Sales.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
28. **Exterior Lighting Standards and Compliance.** 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.
29. **Posting of Law Enforcement and Transportation Contacts.** 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.
30. **Address Signage Requirements.** 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.

31. **Prohibition of Exterior Security Bars and Roll-Up Doors.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
32. **Property Maintenance and Cleanliness Standards.** 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.
33. **Designated Driver Program.** 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 or a sign/plaque explaining the program displayed in a visible and prominent location of the establishment.
34. **Noise and Music Compliance Requirements.** Music or other audible noise at the premises shall comply with County Code Title 12 to the satisfaction of the County Department of Public Health.
35. **Restrictions on Alcohol Consumption.** 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.
36. **Prohibition of Live Entertainment and Dancing.** No live entertainment, dancing, or dance floor is authorized in or outside the premises.
37. **Employee Age Requirements for Serving Alcohol.** 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.
38. **Alcohol Sales Restricted to Food Orders.** Alcoholic beverages shall be sold only to customers who order and consume food, and shall be consumed only within the subject restaurant and its approved outdoor dining area.
39. **Restrictions on Outdoor Alcohol Consumption.** The sale and serving of alcoholic beverages for consumption is prohibited outside the designated restaurant and outdoor dining area, as depicted on the site and floor plans labeled Exhibit "A."

40. **Requirement to Employ Full – Time Cook.** 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.
41. **Continuous Food Service During Operating Hours.** Food service shall be continuously provided during operating hours.

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.

The project is consistent with the goals, policies and land use designations in the General Plan. The project site is located within the West Carson Transit Oriented District (TOD) Specific Plan area and is designated for General Commercial uses under General Plan Guidelines. The restaurant is allowed by right in the plan area, and the addition of beer & wine is permitted with the approval of findings to support a CUP. The restaurant will offer an additional dining option to the number of nearby residents and those employed in the area. It will also support the economic viability of the surrounding area. Therefore, the proposed request is consistent with the the General Plan.

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The ancillary sale of beer & wine for on-site consumption at the restaurant is proper at the subject site. The site is located on a commercially zoned parcel and the restaurant is a by right use. The restaurant is located along an established thoroughfare, with a variety of similar commercial uses along the route. The restaurant is positioned on the site so that patron entrance is on the southern side of the building and away from the residential uses to the north. The restaurant does not create noticeable noise or allow problematic behavior, and is operated in a responsible manner. The ancillary sale of beer & wine at a restaurant is an expected amenity and enhances the dining experience. The main focus of the business will remain food preparation and meal service. Therefore, the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

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.

The existing site is adequate in size and shape to accommodate the development features of the Chipotle Mexican Grill restaurant and the ancillary sale of beer and wine for on-site consumption. The site is developed with two existing one story commercial buildings, one of which was recently updated to accommodate the restaurant. The site has suitable yards, walls, fences, etc. for the commercial uses on the site. There is also an on-site parking lot with 16 spaces which are shared by all on-site tenants. The site has been utilized as a commercial property since it was developed in 1969, and can continue to adequately accommodate the Chipotle Mexican Grill Restaurant with ancillary beer & wine sales.

- B.4 The proposed site is adequately served:
- 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.

The project is located on a commercially zoned parcel at the northeast corner of Carson St. and Berendo Ave. Carson St. is a four lane (plus parking lane on either side of the street). long established commercial thoroughfare for this portion of LA County. The street has adequately served the commercial activities on the site since it was developed in 1969, and can continue to serve the site with a restaurant and ancillary beer & wine sales. The property has an on-site parking lot with 16 spaces, that are shared by all the on-site tenants. Vehicular access to the site is via cut-outs along both Carson St. and Berendo Ave.

The site was developed with two single-story commercial buildings, which have historically housed retail uses. The development of the site included public services and utilities to serve the commercial uses on the site. Some of these services and utilities were updated to better serve the updating of the property and the Chipotle Mexican Grill Restaurant.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: May 21, 2026
PROJECT NUMBER: PRJ2025-004234 – (2)
PERMIT NUMBER: Conditional Use Permit No. RPPL2025003640
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 1019 W Carson Street, West Carson
OWNER: MSLH LLC
APPLICANT: Brett Engstrom
CASE PLANNER: Lemesis Quintero, Planner
Lquintero@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 for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is to permit the sale of beer and wine for on-site consumption within an existing restaurant, with no new development or expansion. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant Ecological Area or other designated environmental resource area. Therefore, no exceptions to the exemptions are applicable and the Project can be considered categorically exempt.

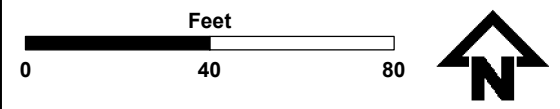


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-004234
ALCOHOL CUP RPPL2025003640

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



LA COUNTY
PLANNING



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

EXISTING LAND USE







600-FOOT RADIUS MAP

PROJECT NO. PRJ2025-004234

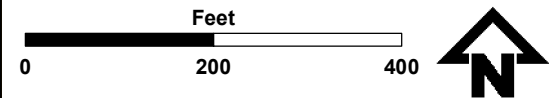
ALCOHOL CUP RPPL2025003640

- ▲ Onsite Alcohol
- Sensitive Use
-  600-ft ABC Radius
-  500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

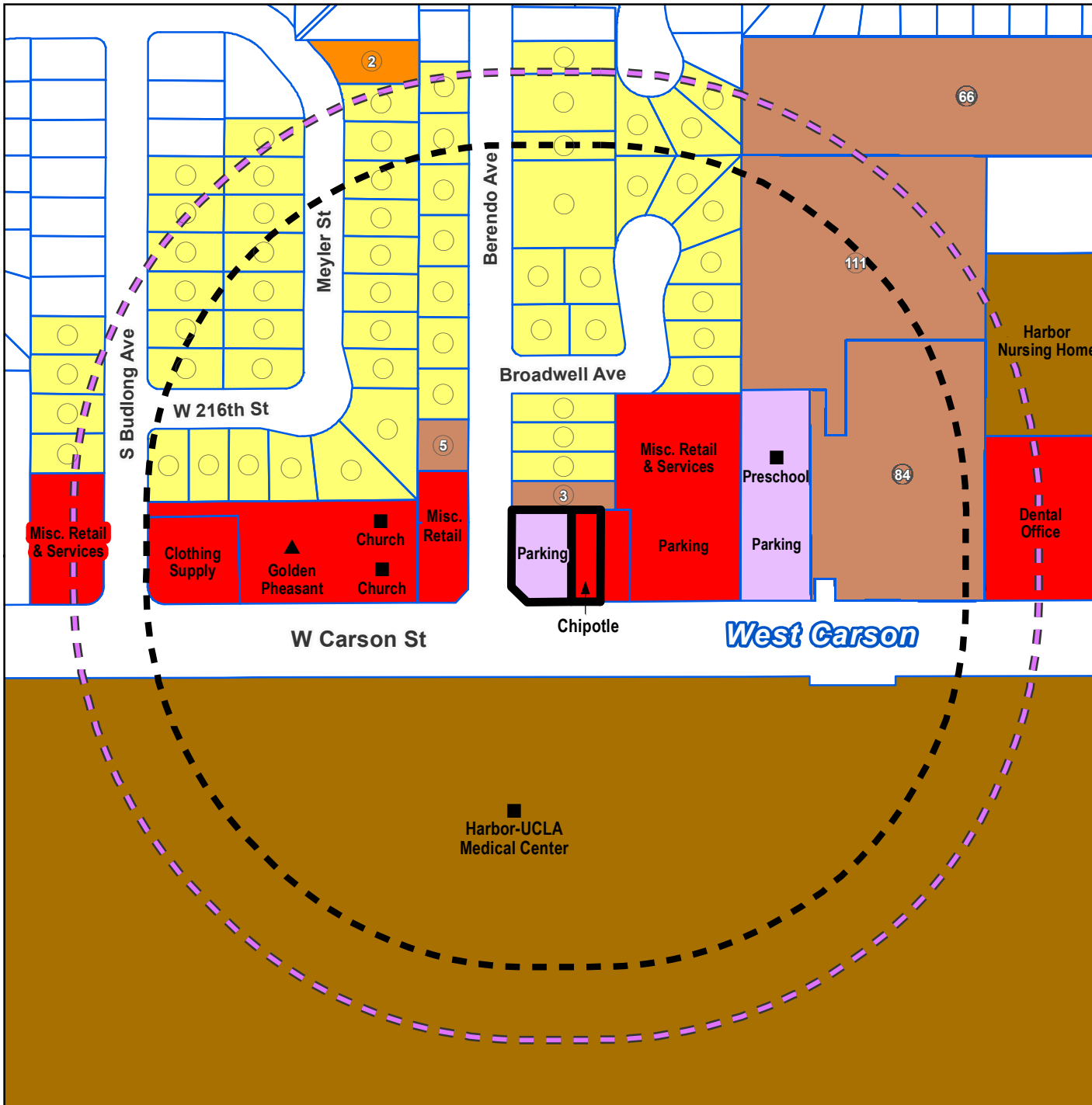
-  Commercial
-  Institutional
-  Miscellaneous
-  Residential - Single Unit*
-  Residential - Two Units*
-  Residential - Multi-Unit*

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



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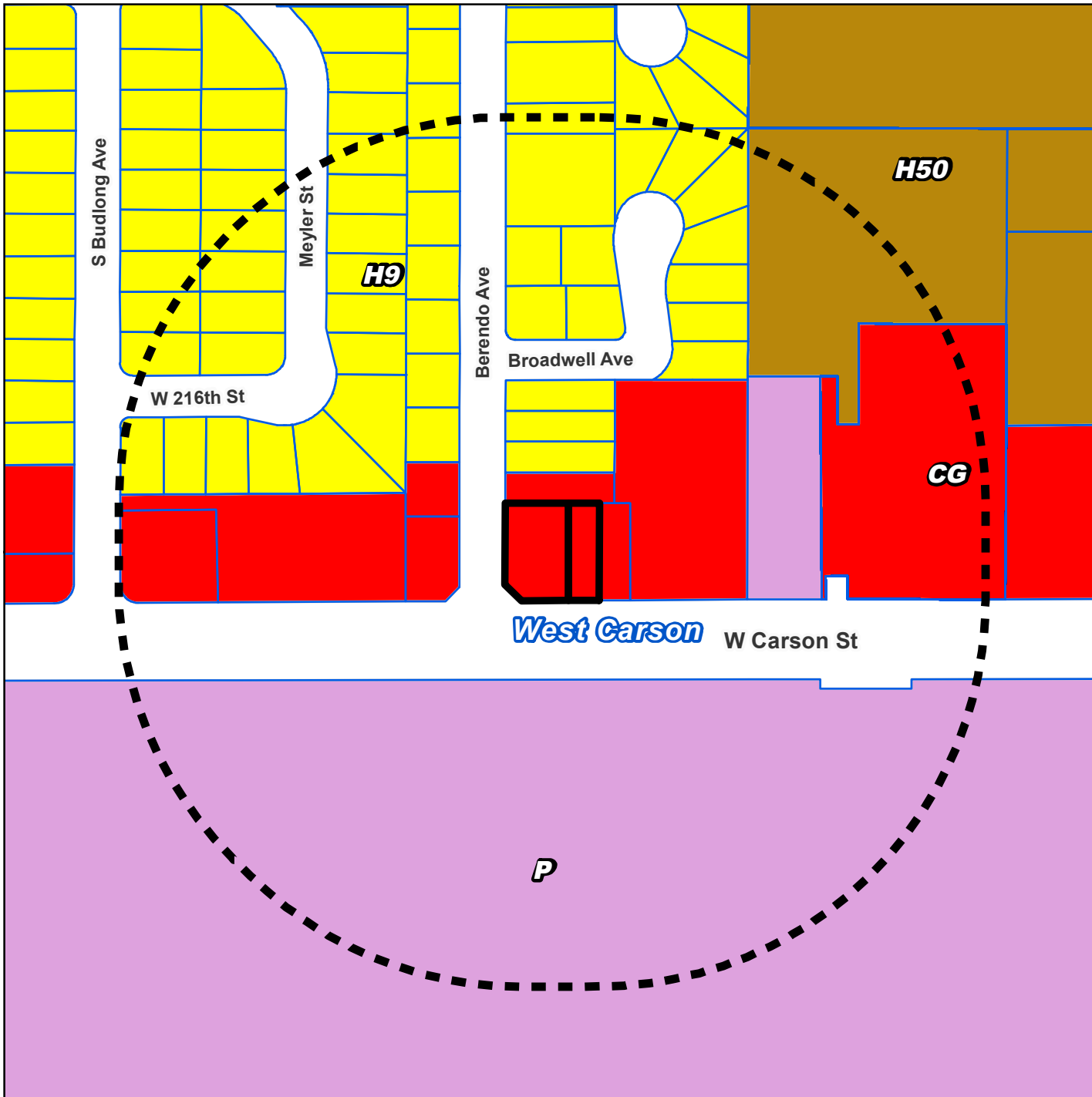






LAND USE POLICY

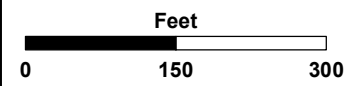
500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-004234

ALCOHOL CUP RPPL2025003640



-  H9 - Residential 9
-  H50 - Residential 50
-  CG - General Commercial
-  P - Public and Semi-Public

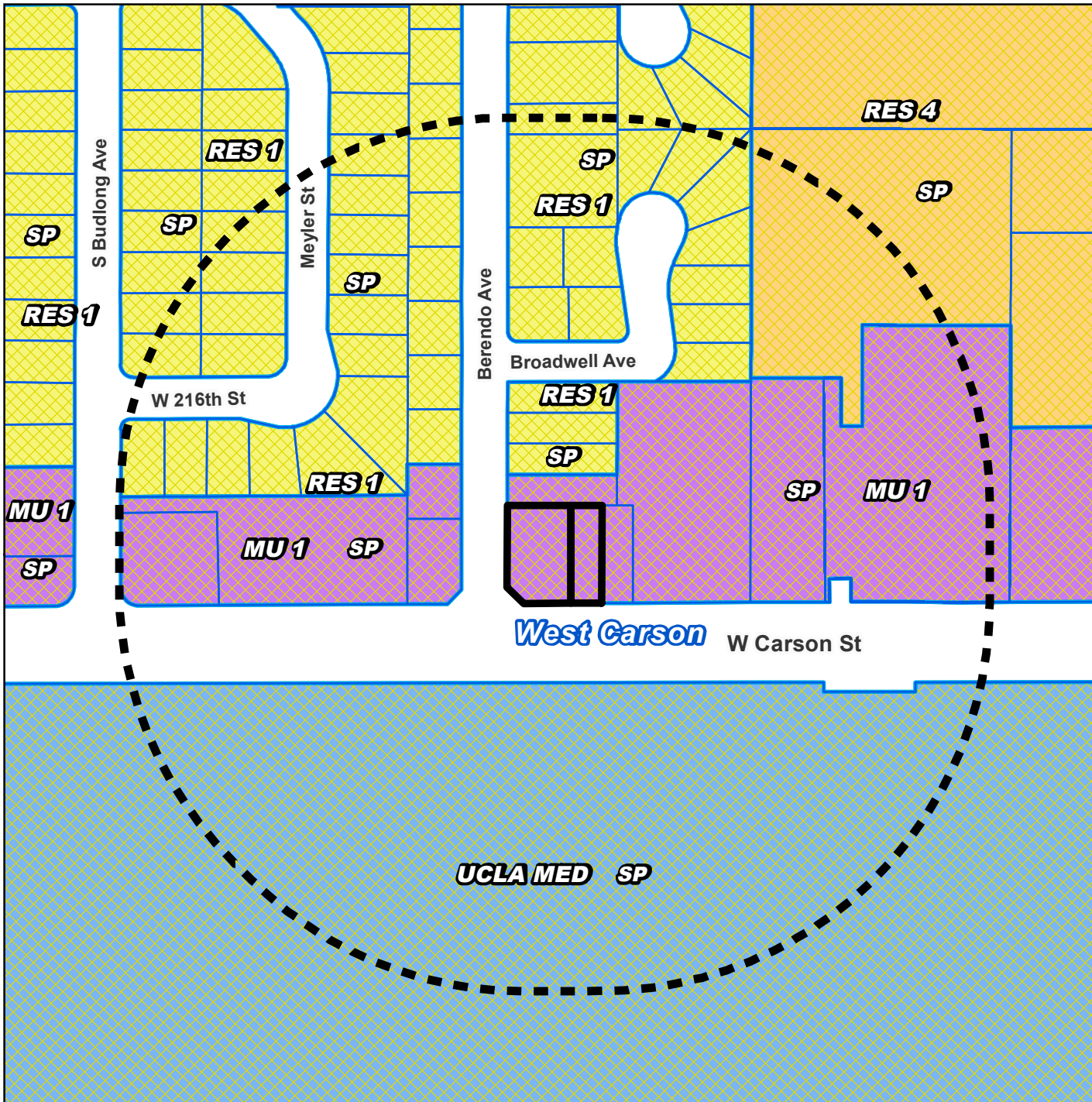


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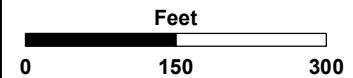
LOS ANGELES COUNTY
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320 W. Temple Street
Los Angeles, CA 90012

ZONING

500-FOOT RADIUS MAP
PROJECT NO. PRJ2025-004234
ALCOHOL CUP RPPL2025003640



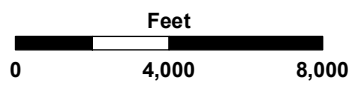
-  SP - Specific Plan
- Specific Plan - West Carson TOD**
-  UCLA MED - UCLA Medical Zone
-  MU 1 - Mixed Use Development 1
-  RES 1 - West Carson Residential 1
-  RES 4 - West Carson Residential 4



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**3-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2025-004234
ALCOHOL CUP RPPL2025003640



**LA COUNTY
PLANNING**

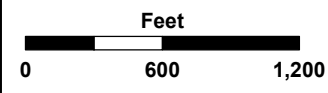
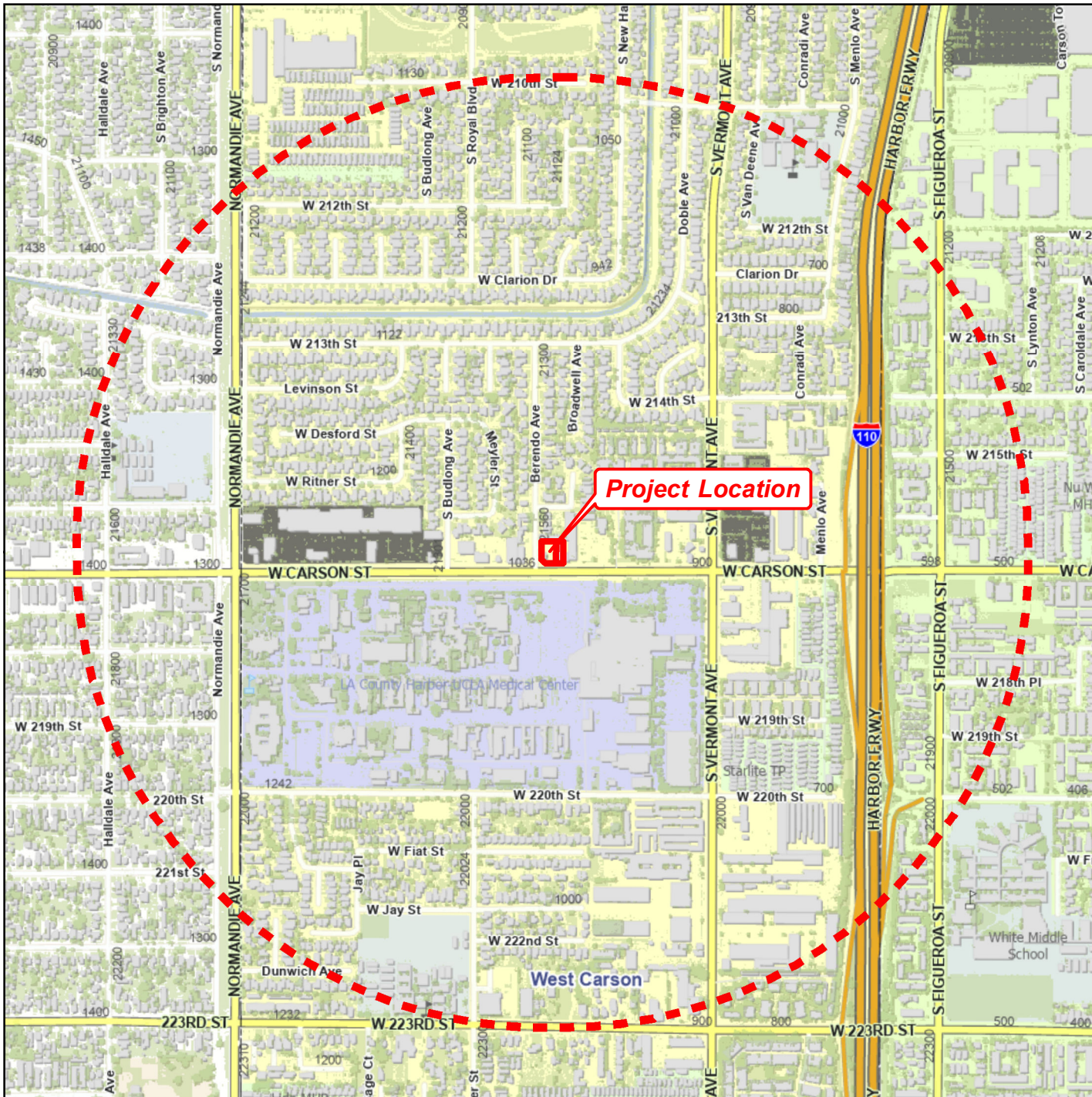
LOS ANGELES COUNTY
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Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-004234

ALCOHOL CUP RPPL2025003640



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

1019 W Carson Street Torrance, CA 90502



1019 W Carson Street Torrance, CA 90502





OFFICE OF THE SHERIFF



COUNTY OF LOS ANGELES

HALL OF JUSTICE

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

March 12, 2026

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol for On-Site Consumption at an Existing Restaurant

Project No.: PRJ2025-004234

Permit No.: RPPL2025003640

Establishment: Chipotle Mexican Grill, Inc.

Location: 1019 West Carson Street, Torrance, California 90502

Description: A Conditional Use Permit (CUP) to authorize a new Type 41 sale of beer and wine for on-site consumption at a restaurant.

(1) Summary of service calls and crime history for the project site over the last five years:

The Carson Station has responded to approximately 16 calls for service at the "Chipotle" 1019 W. Carson Street, in Unincorporated Torrance, CA 90502 in the past five years. Most calls for service are related to business disturbances and loitering related to transient activity.

(2) Comments/recommended conditions:

All calls for service have been routine in nature. This establishment has not been a problem according to our records.

(3) Overall recommendation:

Sheriff recommends approval of this CUP.

Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

Alise Norman, Captain
Carson Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

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

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

1019 W ARSON ST. LARRABEE

3. LICENSE TYPE

41

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION

9024,091

6. TOTAL NUMBER OF LICENSES IN COUNTY

6080

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

899

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

6485.03

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

6

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

4

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

14

14. TOTAL NUMBER OF REPORTING DISTRICTS

543

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

37,731

16. AVERAGE NO. OF OFFENSES PER DISTRICT

69.5

17. 120% OF AVERAGE NUMBER OF OFFENSES

83.4

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

185

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, an on-sale general (public premises) license, or an on-sale general music venue 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)

9.10.25