

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

CONDITIONAL USE PERMIT #1-23
AGENDA ITEM #6.A

DATE: May 16, 2023

TO: Chair Henderson and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: Tim Mao (Top BBQ & Noodle Restaurant)

LOCATION: 1425 W Artesia Blvd Unit #21-22; APN: (6106-034-001)

REQUEST: A request for a conditional use permit, per section 18.32.030.B of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine in an existing restaurant located in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an existing facilities project.

BACKGROUND/SETTING

On January 25, 2023, an application for a conditional use permit (CUP) was submitted to allow the on-site sale and consumption of beer and wine ancillary to an existing restaurant located within Gateway Plaza at 1425 West Artesia Blvd Unit #21-22 (Figure 1: Vicinity/Zoning Map). The subject property is a 6.18-acre parcel that contains the existing 2,128-square-foot restaurant tenant space. The property is located north of West Artesia Boulevard and west of South Normandie Avenue.

As shown in Figure 1, the Subject Property is zoned General Commercial (C-3). The site is bounded by single-family residential (R-1) properties to the north, South Normandie Avenue to the east, West Artesia Boulevard to the south, and medium-density multiple-family residential (R-3) properties to the west as similarly shown in Table 1.

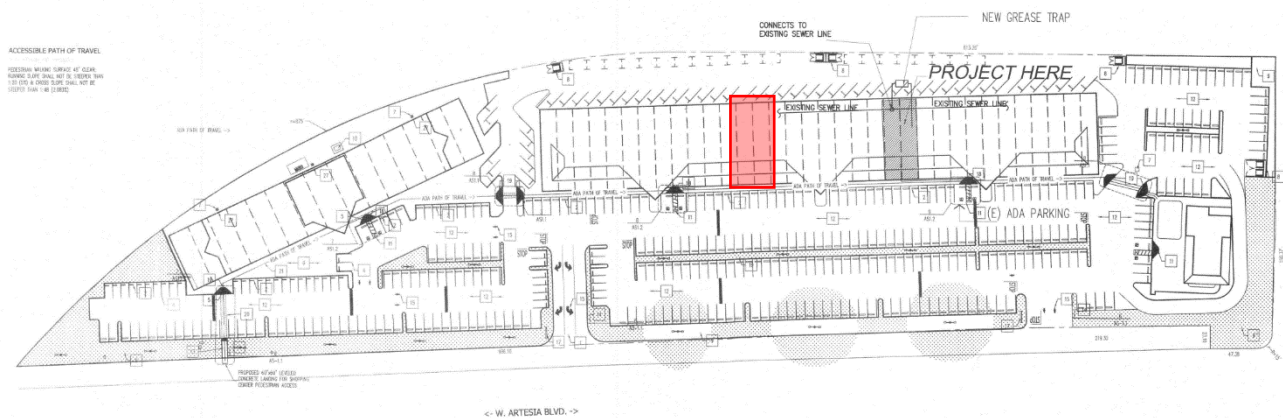
Gardena Municipal Code (GMC) Section 18.32.030.B allows “establishments selling or serving alcoholic beverages for consumption on or off the premises” in the C-3 zone subject to the issuance of a CUP from the City. Additionally, a Type 41 license from the California Department of Alcoholic Beverage Control (ABC) will be required.

Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Commercial Plaza
North	R-1	Single-Family Residential	Single-Family Units
South	ISP/AMU	Specific Plan/Artesia Mixed Use	Vacant, U-Haul, Mixed-Use Residential
East	C-3	General Commercial	Sam's Club
West	R-3	Medium Residential	Multi-Family Residential

The subject property contains an existing shopping center known as Gateway Plaza. Gateway Plaza is composed of three different structures: one two-story building located to the northwest end of the property, a one-story multi-tenant building located in the center, and a stand-alone drive-thru building in the east end of the property. The property consists of 430 parking spaces that are shared among the businesses in the plaza. The center includes a mix of uses such as a laundromat, medical offices, professional office space, restaurants, retail, and salon businesses. The subject restaurant occupies an existing tenant space within the strip commercial building in the middle of Gateway Plaza (Figure 2: Site Plan).

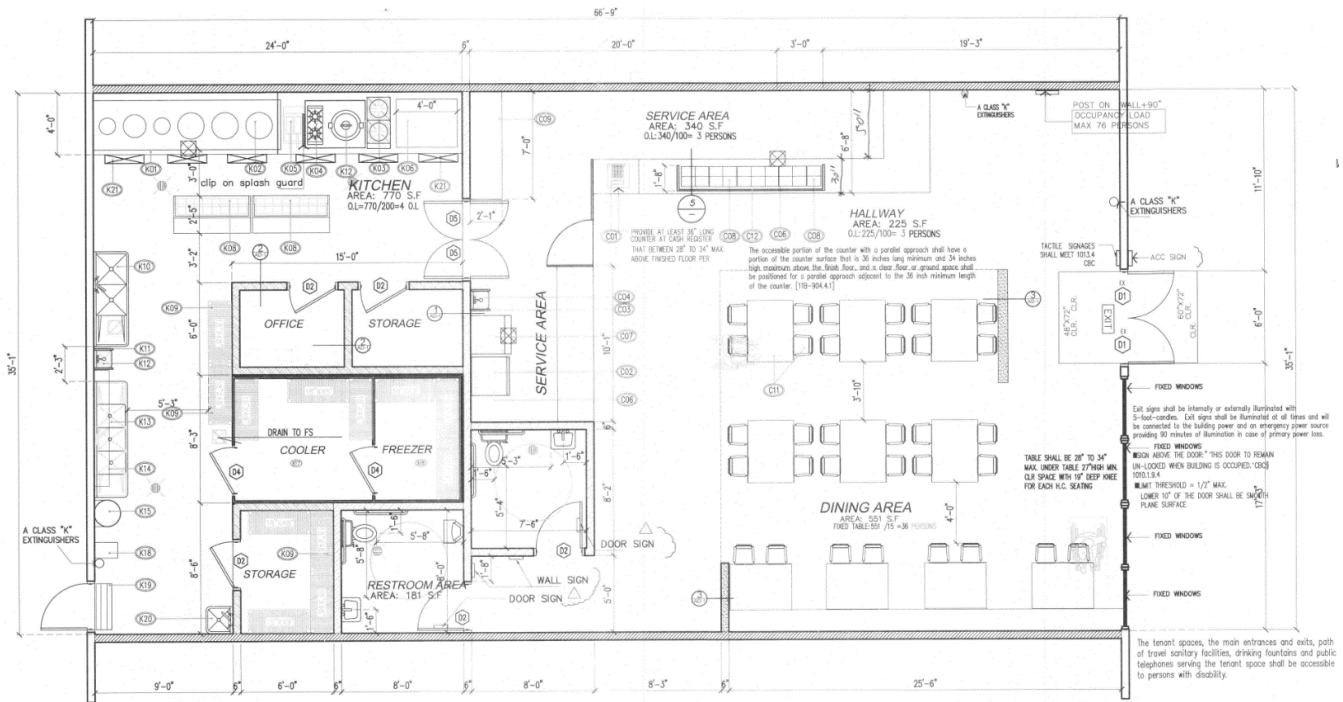
Figure 2: Site Plan



PROJECT DESCRIPTION

The applicant is requesting approval of a conditional use permit for the sale of beer and wine for on-site consumption within an existing restaurant. The restaurant, "Top BBQ & Noodle Restaurant", has been in operation since January 2022, at the subject location. If the conditional use permit is approved the applicant will then apply for a Type 41, On-Sale Beer and Wine license, with the State Alcoholic Beverage Control (ABC) Board. This type of license is for businesses serving and selling only beer and wine for on-site consumption to a bona fide eating place. The business operates daily from 10:00 AM to 8:30 PM. The current restaurant is utilizing the existing floor plan as shown in Figure 3. There are 10 tables with 40 seats available for patrons in the dining area.

Figure 3: Floor Plan



ANALYSIS

Pursuant to section 18.32.030.B of the Gardena Municipal Code, a conditional use permit is required for any establishment selling or serving alcoholic beverages in the C-3 zone. Therefore, the application for a conditional use permit is deemed proper and if approved, will allow the applicant to sell and serve beer and wine at the restaurant and is subject to ABC's regulations for a Type 41 license.

CONDITIONAL USE PERMIT

In accordance with GMC Section 18.46.040.F, in order to grant a conditional use permit, the Planning Commission must make the following findings:

1. That the use if one for which a conditional use permit is authorized;

Pursuant to section 18.32.030.B of the Gardena Municipal Code, a conditional use permit is required for any establishment selling or serving alcoholic beverages for on- or off-premises consumption in the General Commercial (C-3) zone. The request for a Type 41 license from the Department of Alcohol Beverage Control (ABC), will allow the sale of beer and wine for on-site consumption to a bona fide eating place. The subject property is zoned C-3; therefore, the application for a conditional use permit is deemed proper and will authorize the applicant to sell and serve beer and wine at the subject property, subject to obtaining the Type 41 license from ABC.

2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare;

ABC CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY

The subject property is located within Los Angeles County Census Tract 6033.02 which is bounded by West Gardena Boulevard to the north, West Artesia Boulevard to the south, Gramercy to the west, and South Normandie Avenue to the east. According to the California Department of Alcoholic Beverage Control (ABC), there are currently 11 businesses within the respective census tract with an approved alcohol license for on-site or off-site sale and consumption as outlined below and displayed in Figure 4. These licenses include:

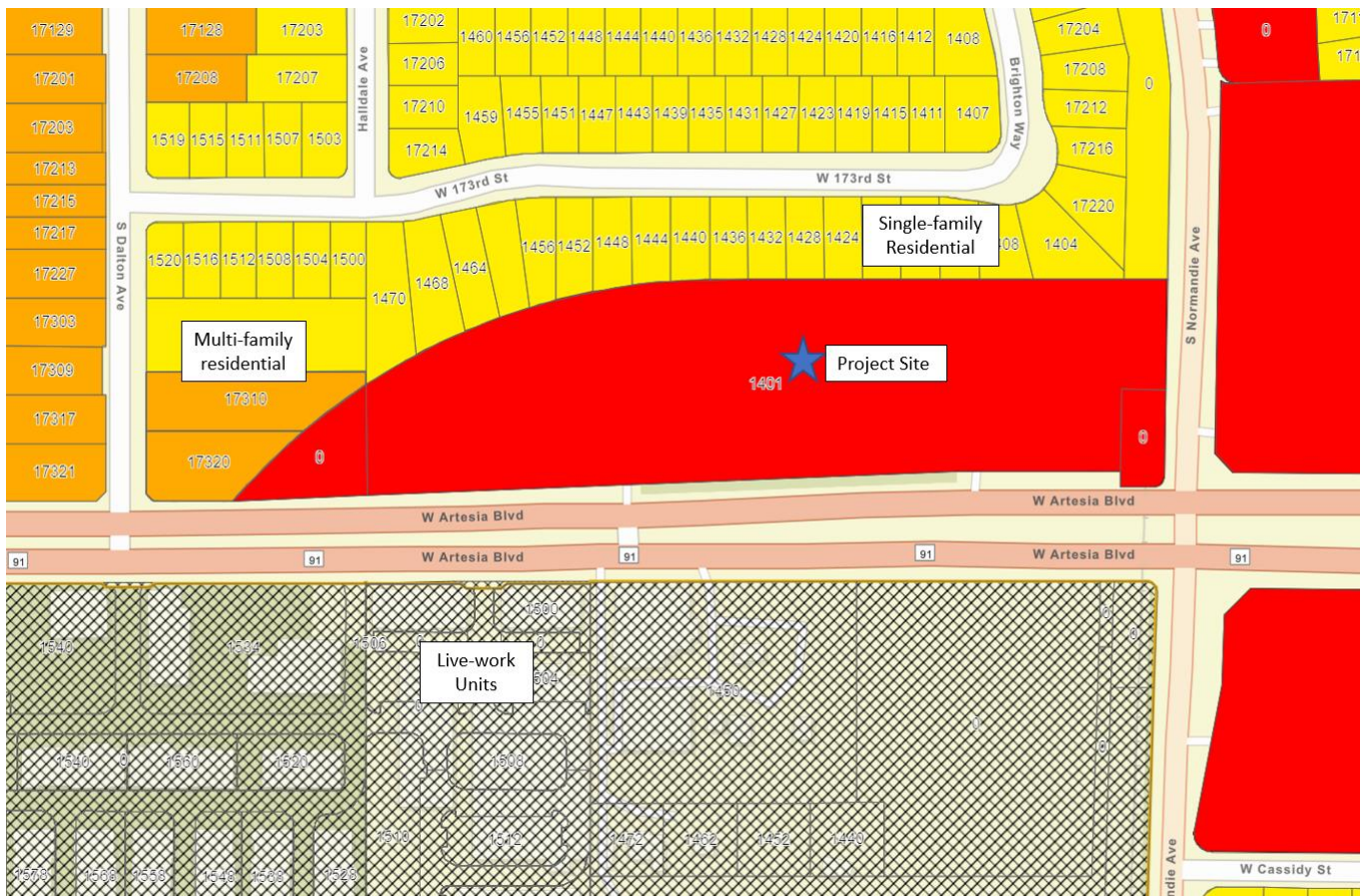
- Two (2) Type 21 licenses (Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises)
- Eight (8) Type 41 licenses (on-site sale of beer and wine for bona fide public eating place)
- One (1) Type 47 license (on-site sale general for bona fide public eating place)

foot block wall that separates the property with no direct access except the pedestrian and driveway entrances off of West Artesia Boulevard. Additionally, the business entrances of the building face West Arteria Boulevard, away from residential use, and the existing windows of the building are placed in a manner to deter viewing the residential buildings. Staff does not foresee any compatibility issues with the surrounding community.

Table 2: Proximity of Sensitive Uses

Sensitive Use	Address	Proximity
Single-family Dwelling	1432 W 173 rd St, Gardena, CA 90247	50 Feet
Live-work Units	1500 W Artesia Sq, Gardena, CA 90248	400 Feet
Multi-family Residential	17310 Dalton Ave, Gardena, CA 90247	500 Feet

Figure 5: Sensitive Receptors



GENERAL PLAN AND ZONING CONSISTENCY

The proposed project is consistent with the economic development goal and policy set forth in the Gardena General Plan. The General Plan designates the subject property as a General Commercial land use, which covers a wide variety of land uses and is implemented by the General Commercial (C-3) zone. The existing restaurant is a use allowed by-right in the C-3 zone per GMC.18.32.030.B and with the approval of a CUP, permits the sale of beer and wine on the premise; thus, consistent with the C-3 zone and the General Commercial land use. The proposed project is consistent with Economic Development Goal 1 of the Community Development Element:

Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.

Allowing the conditional use permit will allow for a similar business type, as other six previously stated restaurants within the area, and allow the shopping center to continue maintaining a sound tax base for the City. The applicant shall adhere to all conditions of approval including the State of California Alcoholic Beverage Control operating conditions; thereby ensuring, the use will not adversely affect surrounding land uses.

- 3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**

The restaurant establishment is located in an existing commercial strip within a larger shopping center, Gateway Plaza, which was developed circa 1989. The applicant's request for on-site sale and consumption of beer and wine does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The addition of an alcohol service does not cause a need for site alteration for the existing shopping center thus adequate in size and shape to accommodate the on-site sale and consumption of beer and wine. Therefore, the location is considered adequate in shape and size to accommodate the project.

4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use; and

As mentioned above, the subject property is located within an existing shopping center, Gateway Plaza, that includes various commercial retail and service businesses. Gateway Plaza has various parking lot areas surrounding the shopping plaza that is shared between the businesses as shown in Figure 2. There are 430 parking spaces total for patrons and employees of the shopping plaza to utilize. The applicant's proposal to sell beer and wine for on-site consumption in conjunction with a bona fide restaurant does not change the land use of Gateway Plaza as a shopping center. As there is no change in land use or increase to the building footprint, the existing parking is considered adequate and shall continue to accommodate the shopping center. Pedestrian access to the subject property is provided by sidewalks along West Artesia Boulevard. Vehicle access to the subject property is provided by two driveway entrances on West Artesia Boulevard.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Artesia Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. Normandie Avenue is designated as a major collector street that is intended to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. The applicant's request to sell and serve alcohol as part of an existing restaurant establishment within the commercial shopping center is not expected to attract excess traffic that would ultimately affect the circulation in the area as the alcohol service will be complimentary to the primary restaurant use. Staff does not foresee any adverse traffic impacts.

5. That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval for Conditional Use Permit #1-23 will ensure that the operations of the restaurant with the sale of beer and wine will be compatible with, and not detrimental to, the surrounding uses in the vicinity

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible expansions of use in existing facilities from the provisions of CEQA. The building in which the project is proposed already exists. The project will not include any alterations to the existing building footprint nor the exterior facade as previously approved. Gateway Plaza remains a shopping center and this is merely the inclusion of ancillary sales of beer and wine to an existing restaurant. Therefore, the sale of beer and wine for on-site consumption is seen as a negligible expansion of use.

The project is also categorically exempt from the provisions of CEQA pursuant to Guideline Section 15061(b)(3), which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. As stated above, the sale of beer and wine consumed on-site is not an expansion of the use and will not create any environmental effects.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the sale of alcoholic beverages incidental to a bona fide restaurant establishment is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the sale of alcohol is taking place is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is categorically exempt from CEQA.

NOTICING

The public hearing notice for Conditional Use Permit #1-23 was published in the Gardena Valley News on April 6, 2023 and mailed first class to owners and occupants within a 300-foot radius of the site on May 4, 2023. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

On April 18, 2023, a motion was made by the Planning Commission to open the public hearing and continue Conditional Use Permit #1-23 to the May 16, 2023, Planning Commission meeting.

PUBLIC COMMENT

As of May 12, 2023, there have been no public comments received by Planning Staff.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Continue the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution PC 6-23 approving Conditional Use Permit #1-23 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

A – Resolution No. PC 6-23

Exhibit A: Conditions of Approval

Exhibit B: Project Plans

B – Notice of Public Hearing

RESOLUTION NO. PC 6-23

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #1-23 TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE IN AN EXISTING RESTAURANT LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION

**1425 WEST ARTESIA BOULEVARD UNIT #21-22
(APN: 6106-034-001)**

THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS.

A. On January 25, 2023, an application for a conditional use permit was submitted to allow the on-site sale and consumption of beer and wine in an existing restaurant (the "Project"), called Top BBQ & Noodle Restaurant, located at 1425 West Artesia Avenue Unit #21-22 (the "Subject Property");

B. The General Plan Land Use Plan designation of the Subject Property is General Commercial and the zoning is General Commercial (C-3);

C. The Subject Property is bounded by single-family residential to the north, West Artesia Boulevard to the south, multi-family residential to the west, and South Normandie Avenue to the east.

D. On April 6, 2023, and May 4, 2023, a public hearing was duly noticed for a Planning and Environmental Quality Commission meeting for May 16, 2023, at 7 PM;

E. On May 16, 2023, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral; and

F. In making the various findings set forth herein, the Planning and Environmental Quality Commission has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 2. CONDITIONAL USE PERMIT #1-23

Conditional Use Permit #1-23 to allow the on-site sale and consumption of beer and wine in the Project located in the General Commercial (C-3) zone as shown on the plans

presented to the Planning Commission on May 16, 2023, attached hereto as Exhibit B, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

A. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;

Pursuant to section 18.32.030.B of the Gardena Municipal Code, a conditional use permit is required for any establishment selling or serving alcoholic beverages for on- or off-premises consumption in the General Commercial (C-3) zone. The request for a Type 41 license from the Department of Alcohol Beverage Control (ABC), will allow the sale of beer and wine for on-site consumption to a bona fide eating place. The Subject Property is zoned C-3; therefore, the application for a conditional use permit is deemed proper and will authorize the applicant to sell and serve beer and wine at the Subject Property, subject to obtaining the Type 41 license from ABC.

B. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare;

The sale and consumption of beer and wine at Top BBQ is compatible with the surrounding uses as the alcohol sales is ancillary to the existing restaurant use. The conditions of approval will ensure that the operations of the restaurant use will be compatible with, and not detrimental to, the surrounding land uses.

The Project is consistent with the following General Plan Goal:

- Economic Development Plan ED Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.

The sale of beer and wine in an existing restaurant allows for a different business type within the area and allow the shopping center to continue maintaining a sound tax base for the City. The applicant shall adhere to all conditions of approval including the State of California Alcoholic Beverage Control operating conditions; thereby ensuring, the use will not adversely affect surrounding land uses.

- C. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**

The restaurant establishment is located in an existing commercial strip within a larger shopping center, Gateway Plaza, which was developed circa 1989. The applicant's request for on-site sale and consumption of beer and wine does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The addition of an alcohol service does not cause a need for site alteration for the existing shopping center thus adequate in size and shape to accommodate the on-site sale and consumption of beer and wine. Therefore, the location is considered adequate in shape and size to accommodate the Project.

- D. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;**

As mentioned above, the subject property is located within an existing shopping center, Gateway Plaza, that includes various commercial retail and service businesses. Gateway Plaza has various parking lot areas surrounding the shopping plaza that is shared between the businesses as shown in Figure 2. There are 430 parking spaces total for patrons and employees of the shopping plaza to utilize. The applicant's proposal to sell beer and wine for on-site consumption in conjunction with a bona fide restaurant does not change the land use of Gateway Plaza as a shopping center. As there is no change in land use or increase to the building footprint, the existing parking is considered adequate and shall continue to accommodate the shopping center. Pedestrian access to the subject property is provided by sidewalks along West Artesia Boulevard. Vehicle access to the subject property is provided by two driveway entrances on West Artesia Boulevard.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Artesia Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. Normandie Avenue is designated as a major collector street that is intended to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. The applicant's request to sell and serve alcohol as part of an existing restaurant establishment within the commercial shopping center is not expected to attract excess traffic that would ultimately affect the circulation in the area as the alcohol

service will be complimentary to the primary restaurant use. Staff does not foresee any adverse traffic impacts.

E. That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.;

The conditions of approval for Conditional Use Permit #1-23 will ensure that the operations of the Project with the sale of beer and wine will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

The Project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

- A. Class 1—Section 15301 - Existing Facilities - the building in which Top BBQ will be operating in already exists. The Project will not include any alterations to the existing building footprint nor the exterior facade as previously approved. Therefore, the sale of beer and wine for on-site consumption is seen as a negligible expansion of use.
- B. Guidelines Section 15061(b)(3) – CEQA does not apply where it can be seen with certainty that the project will not have any significant effect on the environment. The sale of beer and wine consumed on site is not an expansion of the use and will not create any environmental effects.
- C. The Project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the sale of alcoholic beverages incidental to a restaurant establishment is not considered significant. The Project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the sale of alcohol is taking place is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of the Project.

Staff is hereby directed to file a Notice of Exemption

SECTION 4. APPEAL.

The approvals granted by this Resolution may be appealed within 10 calendar days from the adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

SECTION 5. RECORD.

Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 6. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 7. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of May 2023.

DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution and the Conditions of Approval (Exhibit A) will be sent to the applicant and to the City Council as a report of the findings and action

of the Planning and Environmental Quality Commission; and

2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 18th day of April 2023, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Project Plans

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #1-23

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgment.
- GC 2. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 4. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #1-23 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of an Alcoholic Beverage License by the California Department of Alcoholic Beverage Control.

PLANNING

- PL1. The applicant is permitted to operate a restaurant that sells and serves beer and wine (State of California Alcoholic Beverage Control License Type 41) for on-site consumption as part of a meal service.
- PL2. The applicant shall provide a copy of this conditional use permit to the local office of the Department of Alcoholic Beverage Control and obtain the appropriate license referenced in this permit
- PL3. The applicant shall comply with all operating conditions of the California Department of Alcoholic Beverage Control. Any violation of the regulations of the Department of Alcoholic Beverage Control, as they pertain to the sale of alcoholic beverages, may result in the revocation of this conditional use permit.
- PL4. The applicant shall provide a full menu to business patrons during all business hours.
- PL5. The service of alcohol shall terminate each day 30 minutes prior to the official closing time for the establishment.
- PL6. Alcohol sales shall not exceed forty percent of total gross revenue per year. The business shall maintain records of gross revenue sources which shall be available for inspection by City staff or the California Department of Alcoholic Beverage Control.
- PL7. The applicant/owner shall prohibit its patrons from loitering outside of the restaurant and shall control noisy patrons leaving the restaurant.
- PL8. The applicant shall ensure all alcohol consumption is confined within the business building area. Alcohol consumption outside the building area is prohibited. The applicant shall post a sign at the exit(s) of the restaurant notifying business patrons that the consumption of alcoholic beverages outside is prohibited.
- PL9. The applicant shall not display advertising or signage that promotes the sale of alcohol at the site.

BUILDING

- BS1. The applicant shall comply with all applicable portions of the City adopted version of the California Building Code (Title 24, California Code of Regulations).
- BS2. The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to the California Department of Alcohol Beverage Control (ABC), Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.

- BS3. The applicant shall comply with both State and City recycling programs. The applicant shall indicate where the recycling waste bin is located as well as the storage of empty kegs if used. Compliance forms must be filled out prior to final approval.
- BS4. The applicant shall provide adequate storage for alcoholic beverages. The alcoholic storage shall not be located within the same space as the food and dry-goods storage areas as required by the health department. The alcoholic storages need a minimum of 96 linear feet of 18-inch-deep shelving.
- BS5. The applicant shall provide adequate supervision of individuals 17 or younger partaking in the storage and sale of alcohol per California Business and Professions Code, Section 25633(b).
- BS6. The applicant shall ensure that all the employees selling alcoholic beverages must enroll in, and complete, a certified training program approved by the California Department of Alcohol Beverage.
- BS7. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.

Top BBQ & Noodle Restaurant, certifies that he/it has read, understood, and agrees to the Project Conditions listed herein.

Top BBQ & Noodle Restaurant, Representative

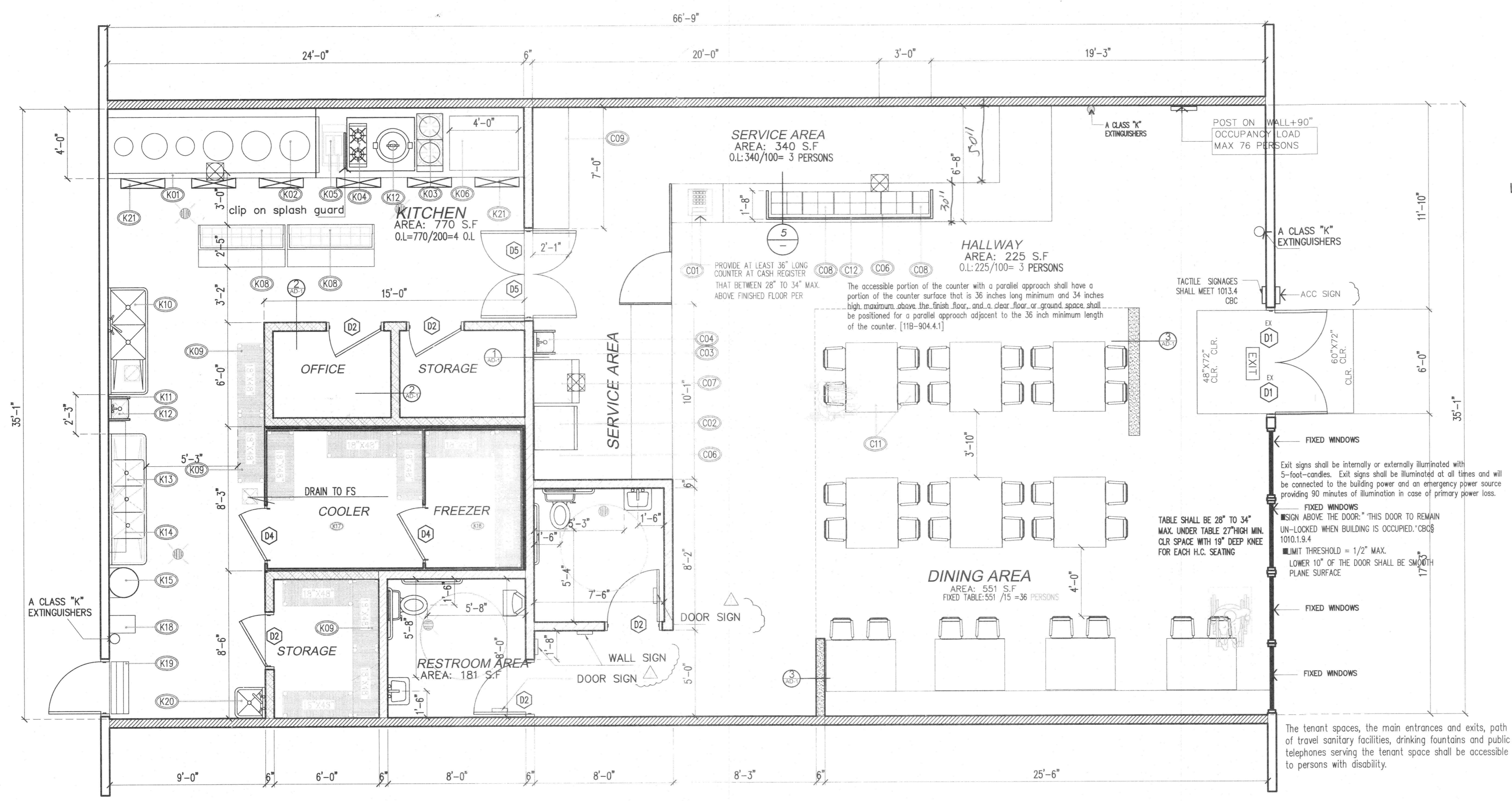
By

Date



A Project for:

1425 W ARTESIA BLVD SUIT 211-22
 GARDENA CA 90248
TOP B.B.Q.



WALL LEGEND:

- ALL ARE EXISTING WALL, NO CHANGE.
- NEW INTERIOR NON BEARING WALL METAL STUD 20GA 5/8"x1 3/8"x16" O.C. WITH 5/8" GYP. BD. BOTH SIDE, TYPE "X"
- 5' H LOW PARTITION WALL
- 1 HOUR FIRE RATED WALL METAL STUD 20GA 5/8"x1 3/8"x16" O.C. WITH 5/8" GYP. BD. BOTH SIDE, TYPE "X"

a. A minimum of 70 percent of the nonhazardous construction and demolition waste shall be recycled and/or salvaged for reuse in accordance with California Green Building Standards Code. Demo and Construction Phases.

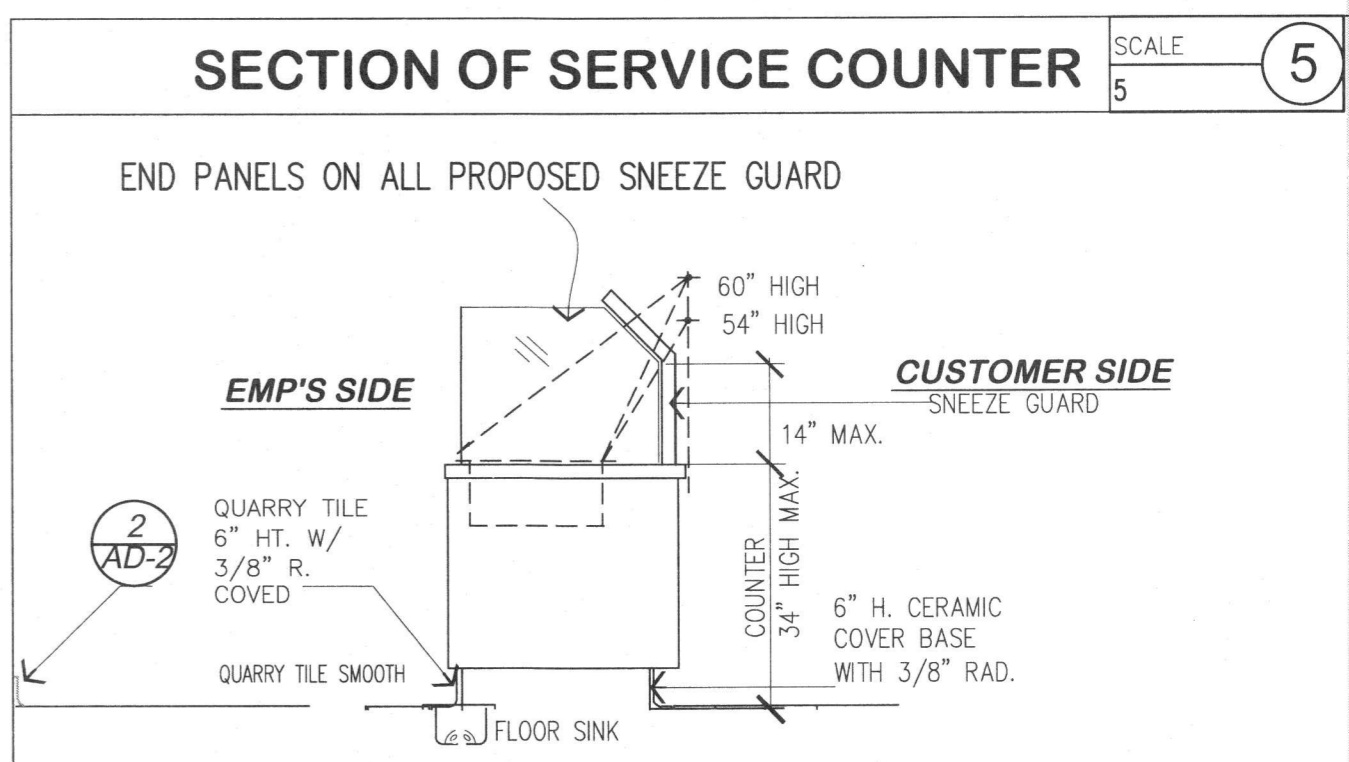
b. Dumpsters, roll-offs, construction material/supplies and debris shall be covered if stored outdoors.

The tenant spaces, the main entrances and exits, path of travel sanitary facilities, drinking fountains and public telephones serving the tenant space shall be accessible to persons with disability.

NOTE: The rest room floors shall have a smooth, hard nonabsorbent surface which extends upward onto the walls at least 6" [CBC 1209.2]. Toilet rooms must be vented to the outside air by a light-switch-activated exhaust fan.

SYMBOL LEGEND:

(TENANT IMPROVEMENT ONLY)
PROPOSED FLOOR PLAN A
 SCALE: 1/4"=1'-0"



ROOM FINISH SCHEDULE SCALE: 1/8"=1'-0"

ITEM	FLOOR	BASE	WALL	CEILING
KITCHEN AREA(D/COOKING, PREP AREA)	QUARRY TILE SMOOTH	SMOOTH ALUMINUM FINISH, EASY CLEANABLE	SMOOTH CONC. SMOOTH	SMOOTH CONC. SMOOTH
RESTROOM	QUARRY TILE SMOOTH	SMOOTH ALUMINUM FINISH, EASY CLEANABLE	SMOOTH CONC. SMOOTH	SMOOTH CONC. SMOOTH
DINING AREA	QUARRY TILE SMOOTH	SMOOTH ALUMINUM FINISH, EASY CLEANABLE	SMOOTH CONC. SMOOTH	SMOOTH CONC. SMOOTH
SERVICE AREA	QUARRY TILE SMOOTH	SMOOTH ALUMINUM FINISH, EASY CLEANABLE	SMOOTH CONC. SMOOTH	SMOOTH CONC. SMOOTH
WALK IN COOLER	QUARRY TILE SMOOTH	SMOOTH ALUMINUM FINISH, EASY CLEANABLE	SMOOTH CONC. SMOOTH	SMOOTH CONC. SMOOTH
WALK IN FREEZER	QUARRY TILE SMOOTH	SMOOTH ALUMINUM FINISH, EASY CLEANABLE	SMOOTH CONC. SMOOTH	SMOOTH CONC. SMOOTH

EQUIPMENT SCHEDULE SCALE: 1/8"=1'-0"

NEW	NO	QUA	DESCRIPTION	MARK AND MODEL
●	1	1lot	CASHER'S COMPUTER	"SHARP"
●	1	1lot	REFRIG	"TORBO AIR TSS-1-H"
●	1	1lot	HAND SINK w/ SOAP & TOWEL DISP.	NEW
●	1	1lot	SPLASHING GUARD	BY CONTRACTOR
●	1	1lot	SPACE	"WELLS" MOD100 Series DORP IN
●	1	1lot	FRONT COUNTER W/MARBLE TOP	BY CONTRACTOR
●	1	1lot	ICE MAKER "ICE-O-MATIC" ICE0320	"ARCTIC CIRCLE"
●	1	1lot	WARMER	CUSTOM-MADE
●	1	1lot	BACK COUNTER W/MARBLE TOP	CUSTOM-MADE
●	1	1lot	SPACE	CUSTOM-MADE
●	1	1lot	CHAIR AND TABLE	CUSTOM-MADE
●	1	1lot	SNEEZE GUARD (WITH SIDE RETURNS)	CUSTOM-MADE

DOORS SCHEDULE SCALE: 1/8"=1'-0"

DR. TYPE/SIZE	DESCRIPTION	FRAME	REMARKS
D1) 36"x8'-0"	ALUM/TEMP. GLASS TWO-WAY SWING	WOOD	32" CLR. EX. DR. W/ P. FRAME (PUSH TYPE) SELF-CLOSING. EX (D1)
D2) 36"x8'-0"	WOOD, PAINT	HM/AD	32" CLR. EX. DR. W/ P. FRAME (PUSH TYPE) SELF-CLOSING. (D2)
D3) 36"x7'-0"	METAL FIRE-RATED 20 MIN.	STEEL	32" CLR. EX. DR. W/ P. FRAME (PUSH TYPE) SELF-CLOSING. (D3)
D4) 36"x8'-0"	GALV. (WALK-IN)	GALV.	32" CLR. EX. DR. W/ P. FRAME (PUSH TYPE) SELF-CLOSING. (D4)
D5) 36"x8'-0"	METAL TWO-WAY SWING	HM/AD	32" CLR. EX. DR. W/ P. FRAME (PUSH TYPE) SELF-CLOSING. (D5)

WATER HEATER DETAIL SCALE: 1/8"=1'-0"

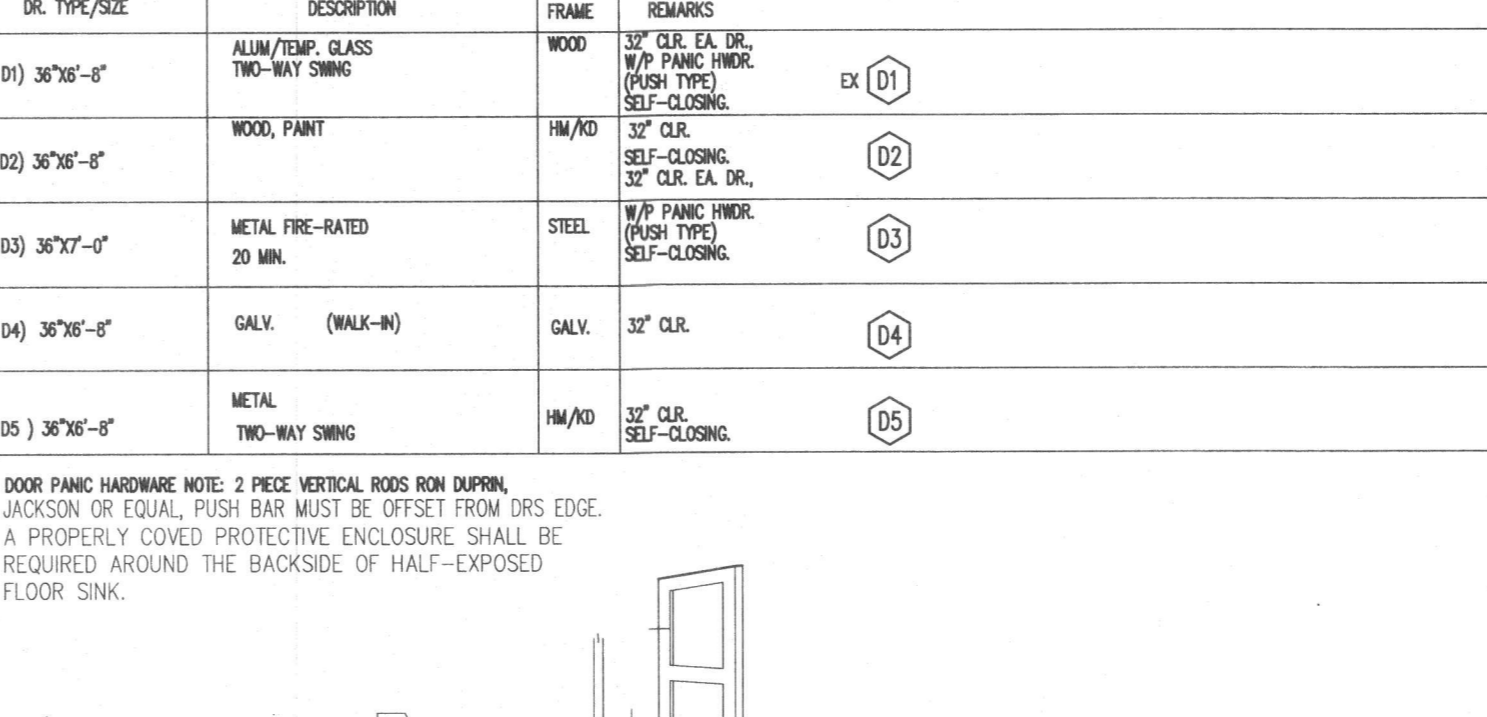
ITEM	DESCRIPTION
1	WATER HEATER
2	WATER PIPING
3	WATER VALVES
4	WATER TANK
5	WATER CONNECTIONS

FINISH SCHEDULE NOTES:

- 1) Wall and ceilings in all areas except dining area shall be durable, smooth, and nonabsorbent, with a light colored (light colored is defined as having a light reflectance value of 70% or greater), easily cleanable, washable finish.
- 2) All counter surface including underside to be durable, smooth, nonabsorbent easily cleanable and washable finish (may require stainless steel or NSF approval high pressure laminate).
- 3) Flooring under equipment and at the base covers shall be completely smooth. floor surfaces which contain slip resistant agents shall be restricted to traffic areas only.
- 4) All equipment shall be either easily movable (i.e., on casters), min. 6 inch rounded metal legs, or sealed to min. 2 inch solid masonry island with min. three-eighths inch covered radius.
- 5) Floor Smooth Conc. must be top-set type ceramic cover base.
- 6) Water resistant walls (i.e., FRP, stainless steel, ceramic tile) are required behind all sinks and dishwashers. material to be min. 8 ft. high for CITY.
- 7) A min. 20-foot candles of light measured 30" A.F.F. in kitchen, utensil washing area, service area, though out facility for during general cleaning up activity.
- 8) A min. 10-foot candles of light measured 30" A.F.F. in restroom and storage rooms.

KITCHEN AREA

NEW	NO	QUA	DESCRIPTION	MARK AND MODEL
●	1	1lot	WOK RANGE	"CAPTIVARE"
●	1	1lot	STOCK POT STOVE	"ALLSTRONG" ARE-6-WOK
●	1	1lot	2 OPEN BURNER	"AMERICAN RANGE"
●	1	1lot	DEEP FRYER	"FRYMASTER" GF-14
●	1	1lot	CHINESE B.B.Q. SMOKER	"ALLSTRONG" EQ-48
●	1	1lot	SPACE	
●	2	2lot	COLD TABLE	"TRUC" TSSU-48-12
●	2	2lot	STORAGE SHELVING (MIN. 32 FT 4 TIERS MIN.)	"EAGLE" 1424BL
●	1	1lot	PREP. SINK (WASTE TO F/S)	"TURBO-AIR" TSA-1-14-R2
●	1	1lot	SPLASHING GUARD	CUSTOM-MADE
●	1	1lot	RICE COOKER	TOWN RM-55N-R
●	1	1lot	3 COMP. SINK WASTE TO F/S	"TURBO-AIR" TSA-3-14-D2
●	1	1lot	S.S. WALL SHELVING	"EAGLE" 18X24
●	1	1lot	GAS WATER HEATER 100GAL 199,900 BTU	"RHEEM" G100-200
●	1	1lot	WALK-IN FREEZER	"GENERAL"
●	1	1lot	WALK-IN COOLER	"GENERAL"
●	1	1lot	EMPLOYEE LOCKER w/8" METAL LEG	GSW, INC
●	1	1lot	AIR CURTAIN	"MARKS" 36H
●	1	1lot	MOP SINK w/HANGER & SHELF FOR CLEAN (W/BACK FLOW PREVENTION DEVICE)	"TURBO-AIR"
●	1	1lot	MAKE-UP AIR SEE M-3 DETAIL	"ARCTIC CIRCLE"



WARNING!!

IT IS A MISDEMEANOR VIOLATION TO BEGIN OPERATION WITHOUT A FINAL INSPECTION AND VALID HEALTH PERMIT. YOUR HEALTH PERMIT WILL BE ISSUED BY THE PLAN CHECKER AT THE JOB SITE. REMODELED AREAS OF EXISTING FOOD ESTABLISHMENTS MUST ALSO HAVE A FINAL INSPECTION.

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
 ENVIRONMENTAL HEALTH SERVICES
 PLAN CHECKER: JIM HUANG
 THE PROPOSED CONSTRUCTION PERMIT INSTALLATION IS APPROVED, SUBJECT TO THE FOLLOWING:

Restaurant (no alcohol)
 TYPE: CORRECTED PERMIT

APPROVED: 5/17/21 BY: Sharon Davis
 DATE: L.A. COUNTY HEALTH OFFICER

SEE PLAN CORRECTION SHEET (ATTACHED) 5/17/21

FINAL INSPECTION AND APPROVAL ARE REQUIRED PRIOR TO THE START OF OPERATION. THE DEPARTMENT REQUIRES AT LEAST 1 WEEK'S WORKING DAYS NOTICE PRIOR TO THE DATE OF THE FINAL INSPECTION.

MATERIALS NOTES:

CONCRETE: The following curing powder are approved:
 Armstrong #170 Mono Board ME (with lambskin non-perforated)
 Armstrong #171 or #174 Major Fire Guard (non-perforated)
 Densar Opium #2170 White Vinyl facing zone
 U.S. Opium #2170 Vinyl Rock
 U.S. Opium #6091 Emorgard with clean room facing
 FINISHES IN ALL AREAS OTHER THAN THE CUSTOMER WAITING OR DINING AREAS, MUST BE SMOOTH, NONABSORBENT, EASILY CLEANABLE, DURABLE AND LIGHT IN COLOR. NOTE: LIGHT CLORED IS DEFINED AS HAVING A LIGHT REFLECTANCE VALUE OF 70% OR GREATER

FLOOR COVERING: The following are approved:
 Tile -- American Olean; Daltile
 Topset Ceramic Cover Base -- B&W Tile Co. #5-3015; OTW Inc. #5-3019
 Sheet vinyl -- Armstrong "Classic Carbon" (8000 Series)
 Armstrong "Custom Color" (8000 Series)
 Carpet -- "Tarkett" "Expression Optima" (5000 Series)
 Concrete Seder -- Amerstone #701, Apollo Mix Choice 10

The force for pushing or pulling open a door or gate shall be as follows:
 Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
 Sliding or folding doors: 5 pounds (22.2 N) maximum.
 Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N).
 Exterior hinged doors: 5 pounds (22.2 N) maximum.
 These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. CBC 11B-404.2.9

BALDWIN PARK PLAN CHECK PROGRAM
 5050 COMMERCE DRIVE
 BALDWIN PARK, CA 91706
 (626) 430-5560
 call (310) 965-8902
 for health final

ANY CHANGES TO APPROVED PLAN MUST BE BROUGHT TO YOUR PLAN CHECKERS ATTENTION.

Revisions:
 1/8/21 1st correction
 02/10/2021 2nd correction

Client:

PERMIT #

No. Description Date
 Project No.:
 Drawn by: JIN HUANG
 Reviewed by:
 Date:
 Filename:
 Sheet Title:

FLOOR PLAN

Sheet #:

A-1



NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, April 18, 2023, at 7:00 p.m., the Planning Commission of the City of Gardena will conduct a public hearing to consider the following and make a recommendation thereon:

1. Conditional Use Permit #1-23

A request for a conditional use permit, per section 18.32.030.B of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine in an existing restaurant located in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an existing facilities project.

Project Location: 1425 W Artesia Blvd Unit #21-22

Applicant: Tim Mao

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to post questions during the hearing. Comments may also be submitted via email to publiccomment@cityofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

Kevin La
Planning Assistant

RADIUS MAP 300'

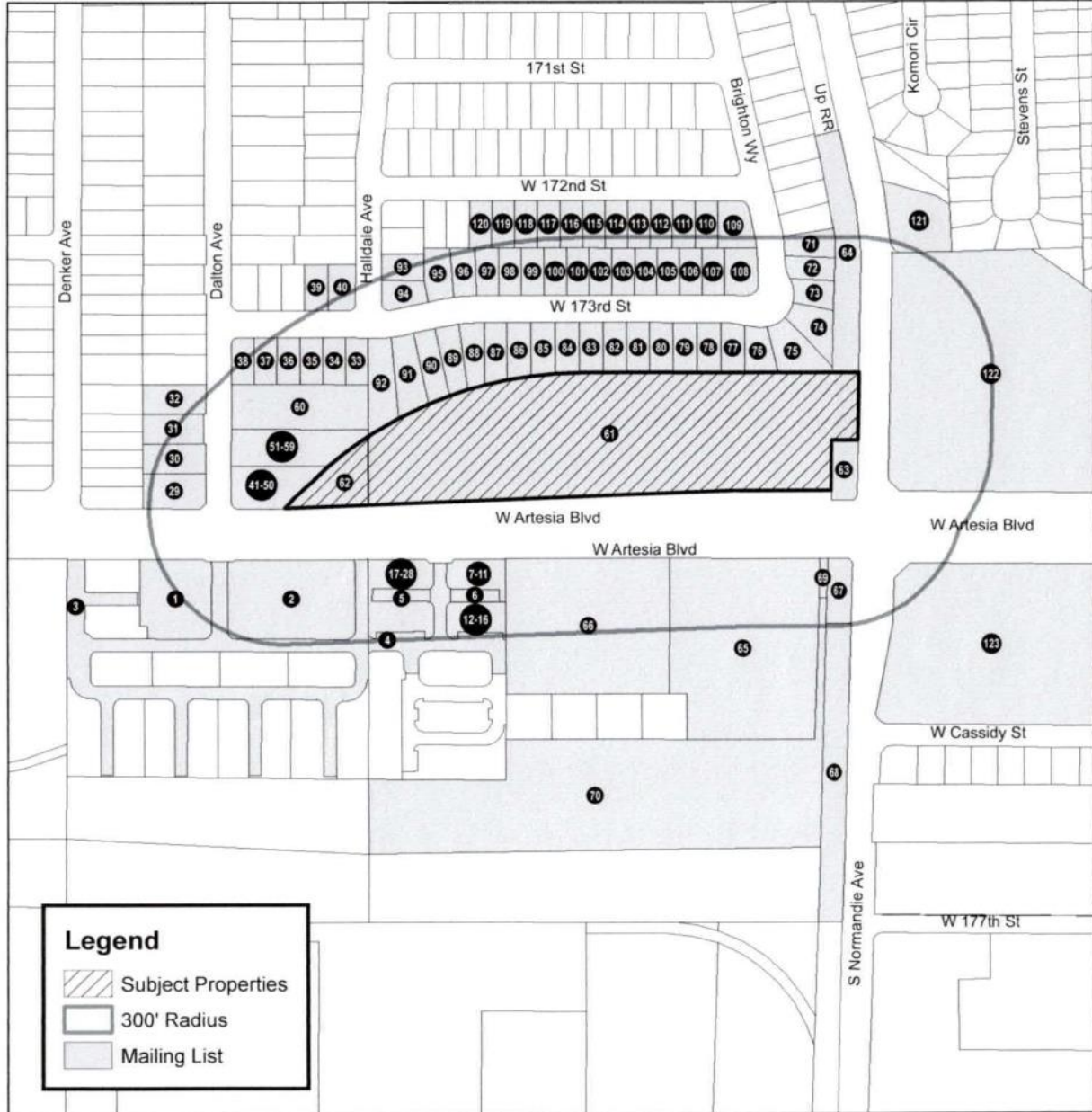
Map Date: 7/31/2022

SUBJECT PROPERTY

ADDRESS: 1425 W. ARTESIA BLVD. #21, GARDENA, CA 90248
APN: 6106-034-001 AND -002

Graphic Data Source

Los Angeles County Geographic Information System
Base Parcel Database (Derived from APN Maps)
Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
Datum: North American 1983



Latest equalized assessment rolls obtained from the Los Angeles County Assessor's Office through ParcelQuest, a vendor service on 7/31/2022

ORDER NO. 2022-118



RADIUS MAPS 4 LESS
PLANNING + ENGINEERING

www.radiusmaps4less.com | (909) 997-9357