



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, March 15, 2022 – 7:00 PM

1700 W. 162nd Street, Gardena, California

In order to minimize the spread of the COVID 19 virus Governor Newsom has signed Assembly Bill 361 that temporarily suspend requirements of the Brown Act. Gardena Board/Commission/Committee Members may attend this meeting telephonically.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email publiccomment@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation.

PARTICIPATE DURING THE MEETING VIA ZOOM

- Join Zoom Meeting Via the Internet or Via Phone Conference:
<https://us02web.zoom.us/j/81920585817>
- Via Phone Conference Phone number: US +1 669 900 9128, Meeting ID: 819 2058 5817
Press *9 to Raise Hand and *6 to unmute when prompted.
- If you wish to speak on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items you will be allowed to speak during Oral Communications. Members of the public wishing to address the Commission/Committee/Board will be given three (3) minutes to speak.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

1. Steve Sherman
2. Deryl Henderson
3. Stephen Langley
4. Jules Kanhan
5. Kale Eaton

3. **APPROVAL OF MINUTES**

3.A FEBRUARY 15, 2022
[22_02_15 PCMIN.pdf](#)

4. **ORAL COMMUNICATIONS**

This is the time where the public may address the Planning and Environmental Quality Commission's jurisdiction. Comments should be limited to three minutes.

5. **PUBLIC HEARING ITEMS**

5.A **Conditional Use Permit #1-22**

A request for a conditional use permit, per section 18.30.030.A of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine to an existing restaurant located in the General Commercial (C-2) zone and direct staff to file a Notice of Exemption as an existing facilities project

APPLICANT: Maat Star Food Inc. (DBA 88 Hot Dog & Pocha)

LOCATION: 1610 W Redondo Beach Blvd Unit 3 (APN: 6105-006-034)

[Staff Report.pdf](#)

[Resolution No. PC 6-22.pdf](#)

[Conditions of Approval \(1-22\).pdf](#)

[Project Plans \(1-22\).pdf](#)

5.B **Conditional Use Permit #2-22**

A request for a conditional use permit, per section 18.30.030.A of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine to an existing restaurant located in the General Commercial (C-2) zone and direct staff to file a Notice of Exemption as an existing facilities project

APPLICANT: Nicole's Kitchen, Inc.

LOCATION: 1630 W Redondo Beach Blvd Unit22

[Staff Report \(2-22\) .pdf](#)

[Resolution No. PC 7-22.pdf](#)

[Conditions of Approval \(2-22\).pdf](#)

[Project Plans \(2-22\).pdf](#)

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

7. **PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

8. **ADJOURNMENT**

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7PM on April 5, 2022.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 11th day of March 2022.

 /s/ GREG TSUJIUCHI
Greg Tsujiuchi, Secretary
Planning and Environmental Quality Commission

MINUTES
Regular PEQC Meeting Notice and Agenda of the
Planning and Environmental Quality Commission
Tuesday, February 15, 2022

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, February 15, 2022, in the 1700 W. 162nd Street, Gardena, California.

PARTICIPATE DURING THE MEETING VIA ZOOM

- Join Zoom Meeting Via the Internet or Via Phone Conference:
<https://us02web.zoom.us/j/82339137670>
- Via Phone Conference Phone number: US +1 669 900 9128,
- Meeting ID: 823 3913 7670
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1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

Present: Vice Chair Deryl Henderson; Chair Stephen P Langley; Commissioner Kale Eaton; Commissioner Steve Sherman; Commissioner Jules Kanhan.

3. **APPROVAL OF MINUTES**

3.A JANUARY 4, 2022

A motion was made by Vice Chair Henderson and seconded by Chair Langley to approve the minutes of the meeting on January 4, 2022. The minutes were approved 3-0-2.

Ayes: Henderson, Langley, Sherman
Noes: None
Absent: Kanhan, Eaton

3.B FEBRUARY 1, 2022

A motion was made by Chair Langley and seconded by Vice Chair Henderson to approve the minutes of the meeting on February 1, 2022. The minutes were approved 4-0-1.

Ayes: Henderson, Langley, Sherman, Kanhan
Noes: None
Absent: Eaton

4. **ORAL COMMUNICATIONS**

Chair Langley invited anyone from the public to speak on any issues not on the agenda; however, there were no members of the public wishing to speak under oral communications.

5. **PUBLIC HEARING ITEMS**

5.A **Continuation of Environmental Assessment #14-21, Site Plan Review #6-21, Conditional Use Permit #5-21, and Conditional Use Permit #6-21**

The applicant requests the following to develop a 121 -unit single room occupancy housing development, with seven affordable units, on a one-acre property

LOCATION: 13126 S. Western Avenue

APPLICANT: West Realty Group, Inc.

Senior Planner, Amanda Acuna, presented the Staff Report and recommended that the Planning Commission open the public hearing, receive testimony from the public and adopt Resolution #4-22, approving Site Plan Review #6-21 and directing staff to file a notice of exemption as a notice of exemption.

Chair Langley opened the public hearing

Vice Chair Henderson questioned the density bonus and why there is 121 units proposed instead of the maximum 122 units.

The applicant stated that they could not provide the additional unit because of parking design constraints.

Commissioner Eaton asked if tenants will be self-parking their cars in the automated parking structure, how long will it take, if there will be a long queue time to use the parking structure, how long and often maintenance will be and if there are any compensation for tenants during that time.

The applicant stated that the tenants will be parking their cars themselves with an app, will take approximately 90 seconds, will not have long lines to use parking structure, and maintenance will be monthly with insurance, where tenants will be reimbursed for uber during the time of maintenance.

Director Tsujiuchi wanted elaboration of ADA access and for the parking structure.

The applicant states that there will be separate parking spaces and all units are ADA accessible.

Chair Langley inquired about power shortages and power backup.

The applicant said that they will utilize a generator with manual operation for the property manager until power is back up.

Chair Langley followed up about ADA parking spaces if there would be a ninth disabled tenant.

The applicant stated that a property manager will be available 24/7 and will park the tenants' car in the automated parking structure.

Vice Chair Henderson questioned the average pricing of the units.

The applicant answered by the very low units are set by rental rates for about \$600 to \$700 and market units to be around \$1,700 to \$1,800.

Ms. Kranitz added Planning condition 11 to have the applicants submit an affordable housing agreement as approved by the City Attorney's Office in conformance to the State's density bonus law.

The applicant has no objection to the condition.

Commissioner Kanhan commented that he was favor of the project.

Chair Langley closed the public hearing.

MOTION: It was moved by Chair Langley and seconded by Vice Chair Henderson to adopt Resolution No. PC 4-22 approving a Site Plan Review #6-21, Conditional Use Permit #5-21, and Conditional Use Permit #6-21 subject to the attached conditions of approval, additional condition read by the Assistants of the Attorney, and directing staff to file a Notice of Exemption.

The motion passed by the following roll call vote:

Ayes:	Langley, Kanhan, Sherman, Henderson, Eaton
Noes:	None
Absent:	None

5.B Ordinance No. 1840

Ordinance No. 1840 will require to add Chapter 18.74 to the Gardena Municipal regarding reasonable accommodations required by State.

Assistant Attorney, Lisa Kranitz, elaborated on the amendments under Ordinance No. 1840.

Chair Langley opened the public hearing.

There were no comments or questions from the public.

Chair Langley closed the public hearing.

MOTION: It was moved by Vice Chair Henderson seconded by Commissioner Sherman to adopt Resolution No. 5-22 recommending that the City Council adopt Ordinance No. 1840 adding Chapter 18.74 to the Gardena Municipal Code relating to reasonable accommodations. This Ordinance is exempt from the California Environmental Quality Act pursuant to the commonsense exemption set forth in Guidelines section 15061(b)(3).

The motion passed by the following roll call vote:

Ayes:	Langley, Kanhan, Sherman, Henderson, Eaton
Noes:	None
Absent:	None

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Community Development Director Greg Tsujiuchi stated that Martin Luther King Jr. Parade will be hosted on February 26, with attendance from Chair Langley and Vice Chair Henderson, and extended an invitation to the other Commissioners to attend.

Mr. Tsujiuchi added that Parks and Human Services will host a State of the City, 2022 on March 10, 2022, at Gardena City Hall.

Mr. Tsujiuchi confirmed that Vice Chair Henderson and Commissioner Kanhan will attend the Planning Commissioners Academy between March 16th to March 18th, 2022 in San Ramon.

Mr. Tsujiuchi added that a new planning staff member will start on March 1, 2022.

7. **PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

Chair Langley inquired about a project on Crenshaw and El Segundo Blvd.

Ms. Acuna stated that the applicants are pursuing a demolition permit and cleaning up the site.

Vice Chair Henderson asked if there are minority business worker involvement on the project.

Ms. Kranitz states that there is no minority business requirement and instead, the applicant was conditioned to be part of the hire locally and buy locally program and will have to work with the South Bay Workforce Investment Board.

8. **ADJOURNMENT**

Chair Langley adjourned the meeting at 8:03 P.M.

Respectfully submitted,

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

STEPHEN LANGLEY, CHAIR
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC 6-22
CONDITIONAL USE PERMIT #1-22
AGENDA ITEM #5.A

DATE: March 15, 2022

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

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: Amanda Acuna, Senior Planner

APPLICANT: Maat Star Food Inc. (DBA 88 Hot Dog & Pocha)

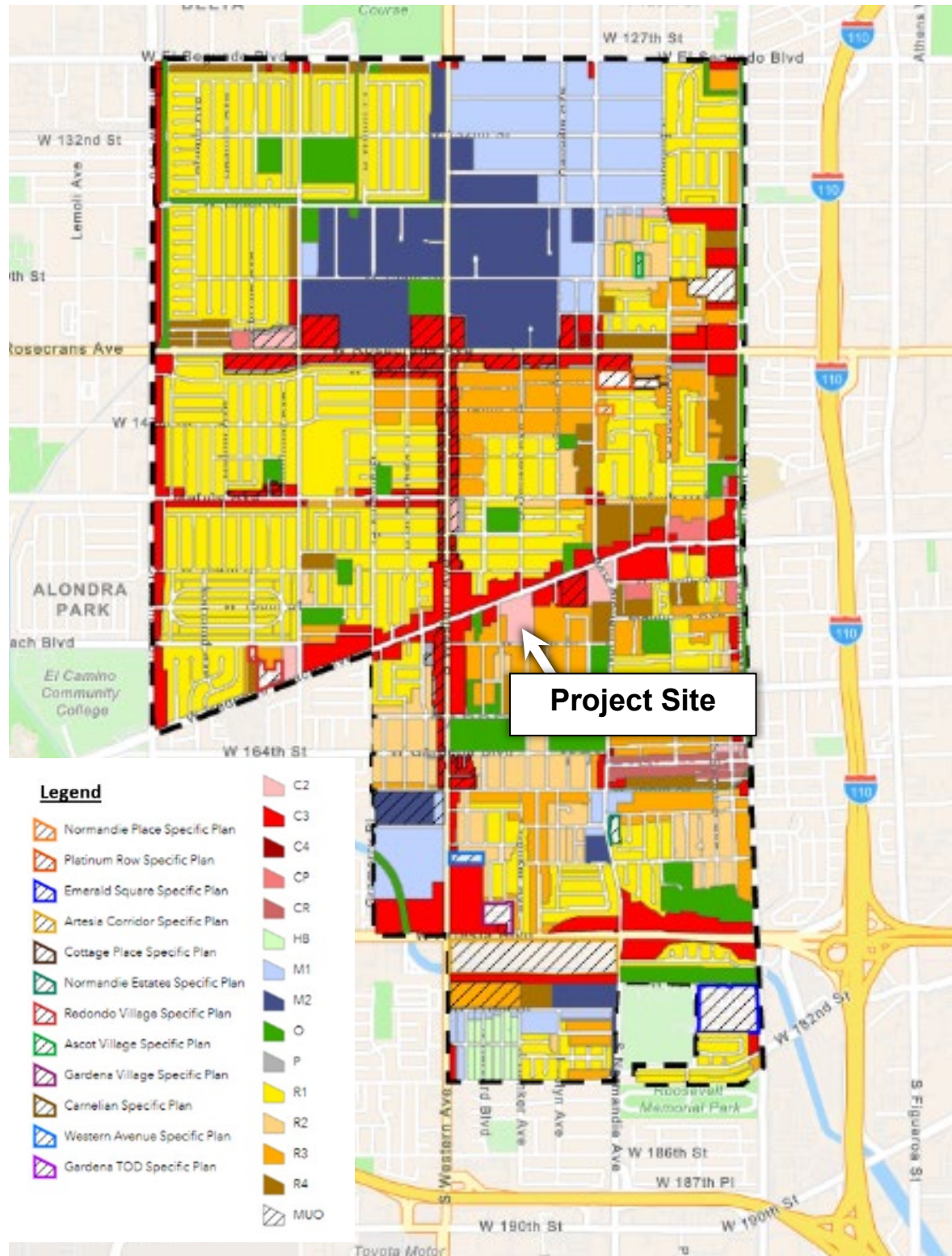
LOCATION: 1610 W Redondo Beach Blvd Unit 3 (APN: 6105-006-034)

REQUEST: A request for a conditional use permit, per section 18.30.030.A 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-2) zone and direct staff to file a Notice of Exemption as an existing facilities project.

BACKGROUND/SETTING

On January 10, 2022, an application for a conditional use permit was submitted to allow the on-site sale and consumption of beer and wine ancillary to an existing restaurant known as 88 Hot Dog & Pocha. The existing restaurant is located at the Pacific Square shopping center, which contains Tokyo Central Market, Carrows Restaurant, U.S. Bank Branch, and two other commercial buildings that include several other restaurants, retail and service tenants. The existing restaurant is located at 1610 West Redondo Beach Boulevard, Unit 3 (Figure 1: Vicinity Map), a 2,305 square foot tenant space. The restaurant has been in operation since December 2021. A Type 41 license from the California Department of Alcoholic Beverage Control (ABC) will be required in addition to the CUP from the City.

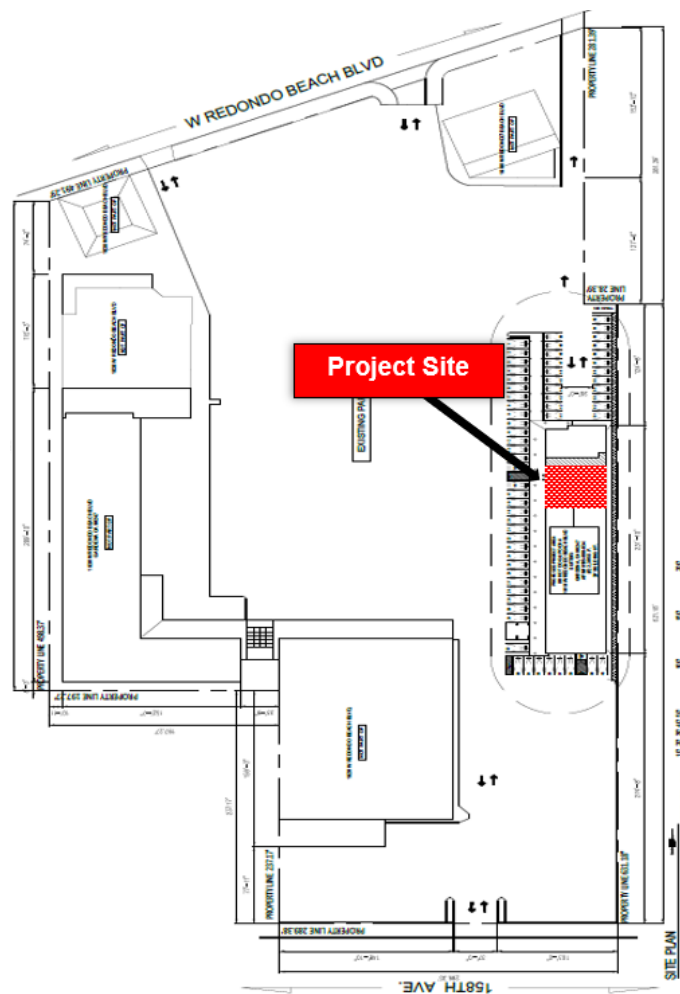
Figure 1: Vicinity/Zoning Map



As shown in Figure 1, the subject property is zoned Commercial (C-2). The site is bounded by West Redondo Beach Boulevard to the north, 158th Street to the south, single-family and multi-family residential units to the west (R-3), and single-family homes (R-3) to the east.

The property is an eight-acre parcel that contains an existing shopping center know as Pacific Square. The shopping center is composed of five different structures: a four-story office tower, a stand-alone restaurant, a supermarket, and two strip commercial buildings. The restaurant currently occupies a tenant space within the strip commercial building on the east side of the property. The location of the restaurant within the shopping center is shown on Figure 2.

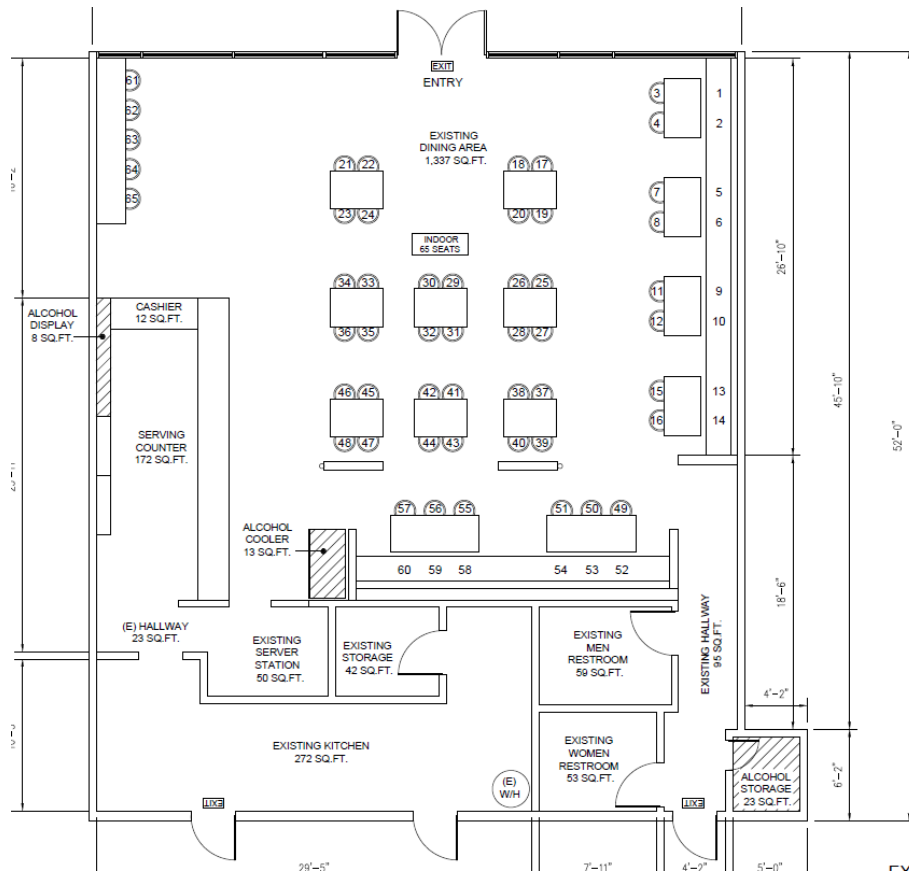
Figure 2: Site Plan



PROJECT DESCRIPTION

The applicant currently occupies the tenant space as a Korean street-food style restaurant and is requesting approval of a conditional use permit for the sale of beer and wine for on-site consumption in conjunction with the restaurant. If the conditional use permit is approved the applicant will apply for a Type 41, On-Sale Beer and Wine license, with the State Alcoholic Beverage Control (ABC) Board. This type of license is restricted to bona fide eating places because ABC’s conditions require that the premises maintain kitchen facilities and must make and sell actual and substantial meals for consumption on the premises. The restaurant currently operates from 11:00 am to 2:00 am daily. The location seats up to 65 patrons indoors (Figure 3 - Floor Plan).

Figure 3: Establishment’s Floor Plan



ANALYSIS

CONDITIONAL USE PERMIT

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-2 zone. Therefore, the application for a conditional use permit is deemed proper and if approved, will allow the applicant, or future operator of restaurants at this site, to sell and serve beer and wine ancillary to the restaurant, and subject to ABC's regulations for Type 41 licenses.

DEVELOPMENT STANDARDS

The restaurant establishment is located in an existing commercial strip within a larger shopping center that was developed in 1976. 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 facade as previously approved. The addition of alcohol service is not impacted, nor does it cause a need to alter development standards.

SENSITIVE RECEPTORS

The subject property is located within Los Angeles County Census Tract 6030.06 which is bounded by Marine Avenue to the north, West 158th Street to the south, Western Avenue to the west and Normandie Avenue to the east. According to the California Department of Alcoholic Beverage Control (ABC), there are currently 34 businesses within the respective census tract with an approved alcohol license, and one pending a license, for on-site sale and consumption, as outlined below and displayed in Figure 3. These licenses include:

- 28 Type 41 licenses (on-site sale of beer and wine for bona fide public eating place)
- One Type 42 license (on-site sale beer and wine for bar or tavern)
- Four Type 47 licenses (on-site sale general for bona fide public eating place)
- One Type 48 license (on-site sale of general for bar)
- One Type 41 license pending approval of conditional use permit (the other item on tonight's agenda)

Figure 3: Census Tract 6030.06, Concentration of ABC Licenses



The following six businesses in the shopping center currently have an active on-site Type 41 alcohol license and a conditional use permit: Akane Chaya, Carrow’s Restaurant, O Young’s Rock Pot, Bowl Thai, Fukugawa, and Sea Empress Sea Food. Additionally, one other location within the shopping center is pending approval of a conditional use permit to allow the on-site sale and consumption of beer and wine to an existing restaurant.

The applicant will need to submit a “Public Necessity or Convenience” form to the Department of ABC that will be reviewed prior to obtaining an alcohol license. The form is utilized in cases where there is a concentrated amount of liquor licenses within a geographic area; the applicant must demonstrate how the business operations will benefit the surrounding community.

Figure 4 identifies the nearest sensitive receptors to the subject property, and Table 1 provides the proximity of the nearest sensitive receptors to the subject property. The application was reviewed by the Gardena Police Department and no specific conditions of approval to mitigate concerns relating to potential public nuisance or criminal activity in proximity to sensitive receptors were recommended. Staff does not foresee any compatibility issues with the surrounding community.

Figure 4: Sensitive Land Use

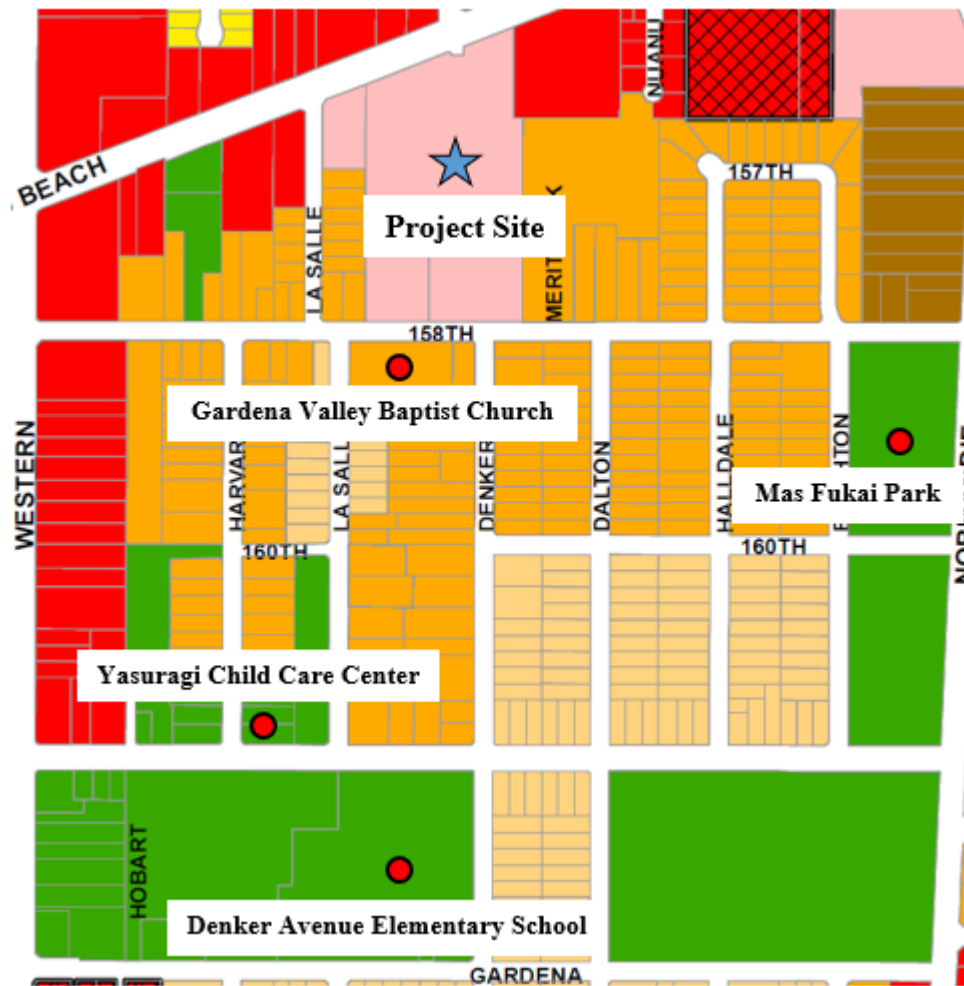


Table 1: Proximity of Sensitive Uses

Sensitive Use	Address	Proximity
Denker Avenue Elementary School	1620 W. 162 nd St.	1,800 Feet
Gardena Valley Baptist Church	1630 W. 158 th St.	450 Feet
Mas Fukai Park	15800 Brighton Ave	1,742 Feet
Yasuragi Child Care Center	16110 La Salle Ave.	1,435 Feet

NEIGHBORHOOD CIRCULATION

Pedestrian access to the subject property is provided by sidewalks along Redondo Beach Boulevard and 158th Street. Vehicle access to the subject property is provided by three driveway entrances on Redondo Beach Boulevard as well as two driveway entrances on 158th Street.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principle urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. 158th Street is designated as a local street that is intended to provide vehicular, pedestrian and bicycle access to individual parcels. The applicant's request to sell and serve beer and wine as part of a restaurant 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 allowed by-right use. In addition, the applicant is not proposing any expansion of the building's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff does not foresee any adverse traffic impacts.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed project is consistent with various goals and policies set forth in the Gardena General Plan. The General Plan designates the subject property as a Neighborhood Commercial land use, which covers a wide variety of land uses and is implemented by the Commercial (C-2) and Parking (P) zones. Restaurant establishments are uses allowed by right in the C-2 zone; any establishments selling or serving alcohol are allowed in the C-2 zone with a conditional use permit. The proposed project is consistent with the C-2 zone and the Neighborhood 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 restaurant to serve beer and wine would provide the business a different revenue stream allowing the business to continue to support the City's sales tax revenue.

ENVIRONMENTAL IMPLICATIONS

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 proposed project will take place, already exists. The sale of beer and wine to the public for on-site consumption in conjunction with meal service 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 in conjunction with meal service 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 allowed by-right restaurant establishments 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 #1-22 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on March 3, 2022. 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.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution PC 6-22 approving Conditional Use Permit #1-22 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

Resolution No. PC 6-22

Exhibit A: Draft Conditions of Approval

Exhibit B: Architectural Plans

RESOLUTION NO. PC 6-22

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #1-22 TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE ANCILLARY TO AN EXISTING RESTAURANT ESTABLISHMENT IN THE COMMERCIAL (C-2) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION

1610 W Redondo Beach Blvd Unit 3
(APN: 6105-006-034)

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

SECTION 1. RECITALS.

A. On January 10, 2022, an application for a conditional use permit was submitted to allow the on-site sale and consumption of beer and wine ancillary to an existing restaurant (the "Project") known as 88 Hot Dog & Pocha, located at 1610 West Redondo Beach Boulevard, Unit 3 (the "Property");

B. The General Plan Land Use Plan designation of the Property is Neighborhood Commercial, and the zoning is C-2 (Commercial);

C. The Property is bounded by West Redondo Beach Boulevard to the north, 158th Street to the south, single-family and multi-family residential units to the west (R-3), and single-family homes (R-3) to the east;

D. On March 3, 2022, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for March 15, 2022, at 7 PM;

E. On March 15, 2022, 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.

SECTION 2. CONDITIONAL USE PERMIT #1-22

Conditional Use Permit #1-22 to allow the on-site sale and consumption of beer and wine ancillary to an existing restaurant establishment located in the Commercial zone as shown on the plans presented to the Planning Commission on March 15, 2022, 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 18.30.030.A 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 Commercial (C-2) zone. The applicant is requesting a Type 41 license from the Department of Alcohol Beverage Control (ABC), which would allow the sale of beer and wine for on premise consumption in conjunction with a bona fide restaurant. The subject property is zoned C-2; therefore, the application for a conditional use permit is deemed proper and, if approved, will authorize the applicant to sell and serve beer and wine ancillary to the restaurant at the 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 an existing restaurant establishment is compatible with the surrounding uses as the alcohol sales will be ancillary to the primary allowed by-right commercial use. Conditions of approval for Conditional Use Permit #1-22 will ensure that the operations of the restaurant establishment will be compatible with, and not detrimental to, the surrounding land uses by certifying that the primary use remains a restaurant and that the hours of operation will be reasonable and not detrimental to the surrounding neighborhood.

The request for the onsite sale and consumption of beer and wine ancillary to a restaurant will be 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.

Allowing the restaurant to serve beer and wine would provide the business an additional revenue stream allowing the business to continue to support the City's sales tax revenue. 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 currently occupies a 2,305 square foot tenant space within an existing commercial shopping center. The applicant's request to allow the on-site sale and consumption of beer and wine does not include any type of exterior improvements that will alter the existing building footprint or the exterior façade as previously approved. As the alcohol service will operate within an existing building, 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;**

Pedestrian access to the Property is provided by sidewalks along Redondo Beach Boulevard and 158th Street. Vehicle access to the subject property is provided by three driveway entrances on Redondo Beach Boulevard as well as two driveway entrances on 158th Street.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principle urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. 158th Street is designated as a local street that is intended to provide vehicular, pedestrian and bicycle access to individual parcels. The selling and serving beer and wine as part of a restaurant 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 allowed by-right use. In addition, the Project does not include any expansion of the building's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff does not foresee any adverse traffic impacts.

- E. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.**

The conditions of approval for Conditional Use Permit #1-22 will ensure that the operations of the restaurant establishment 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 the restaurant establishment will be operating in already exists. Allowing beer and wine sales in conjunction with an allowed-by-right restaurant establishment does not qualify as an 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 restaurant is a by-right use. Allowing beer and wine sales in conjunction with meals will not create any environmental effect
- 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 allowed by-right restaurant establishments 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.
- D. 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 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 are 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 15th day of March 2022.

STEPHEN LANGLEY, 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 15th day of March 2022, 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 #1-22

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement.
- GC 2. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at 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 floor plan layout shall be in accordance with the plans approved by the Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision.
- GC 4. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval prior to issuance of a final building permit.
- GC 5. The applicant/developer 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/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in 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/developer of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #1-22 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 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 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 be 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 Project 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: California Department of Alcoholic 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 storages 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 the 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.

Maat Star Food Inc., certifies that she/it has read, understood, and agrees to the Project Conditions listed herein.

Maat Star Food Inc., Representative

By _____

Date _____

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC 7-22
CONDITIONAL USE PERMIT #2-22
AGENDA ITEM #5.B

DATE: March 15, 2022

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

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: Amanda Acuna, Senior Planner

APPLICANT: Nicole's Kitchen Inc. (DBA Wooga Sullung Tang)

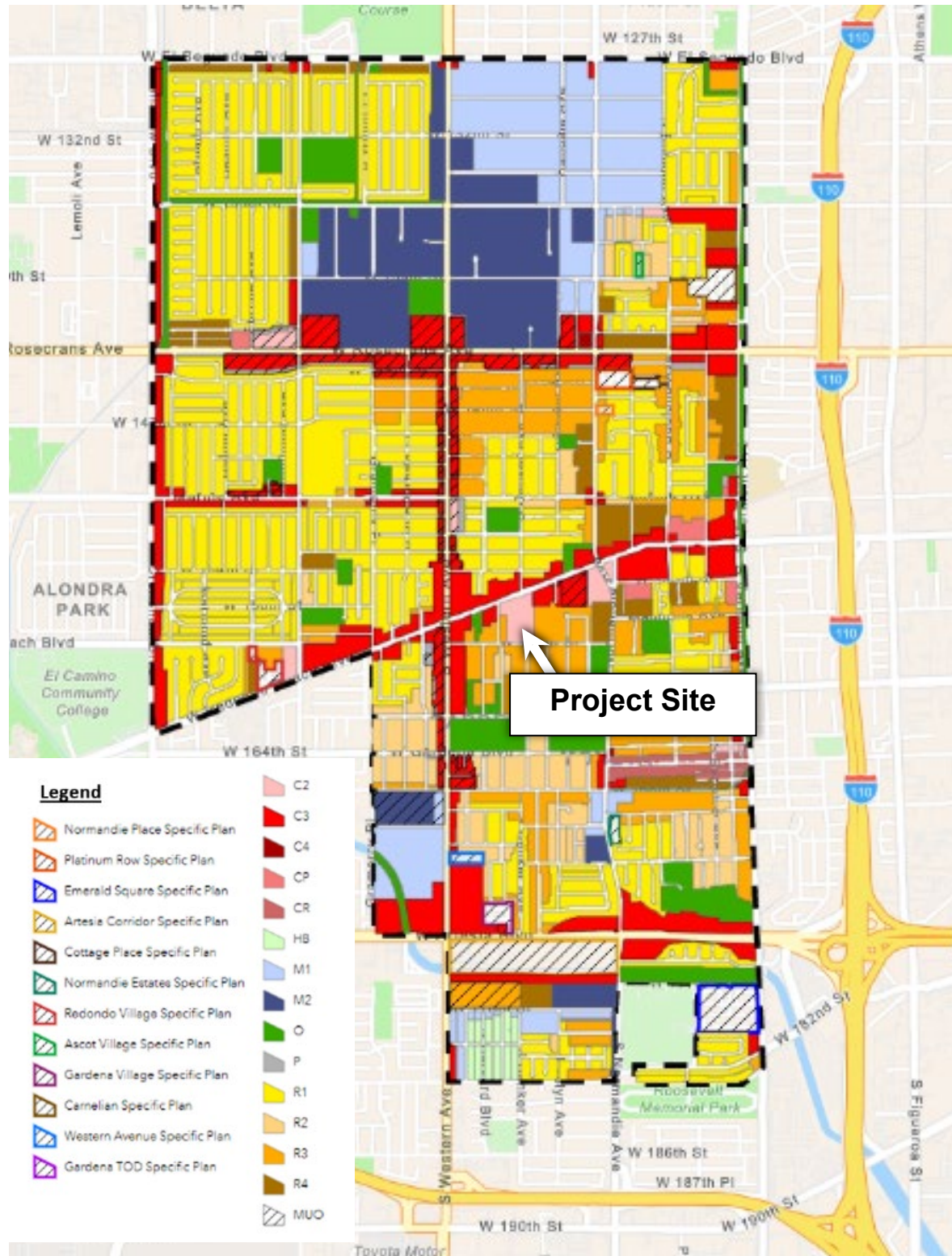
LOCATION: 1630 W Redondo Beach Blvd Unit 22 (APN: 6105-006-034)

REQUEST: A request for a conditional use permit, per section 18.30.030.A 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-2) zone and direct staff to file a Notice of Exemption as an existing facilities project.

BACKGROUND/SETTING

On January 27, 2022, an application for a conditional use permit was submitted to allow the on-site sale and consumption of beer and wine ancillary to an existing restaurant known as Wooga Sullung Tang. The restaurant is located at the Pacific Square shopping center at 1630 West Redondo Beach Boulevard (Figure 1: Vicinity Map), within a 1,642 square foot tenant space. The restaurant has been in operation since June 2021. A Type 41 license from the California Department of Alcoholic Beverage Control (ABC) will be required in addition to the CUP from the City.

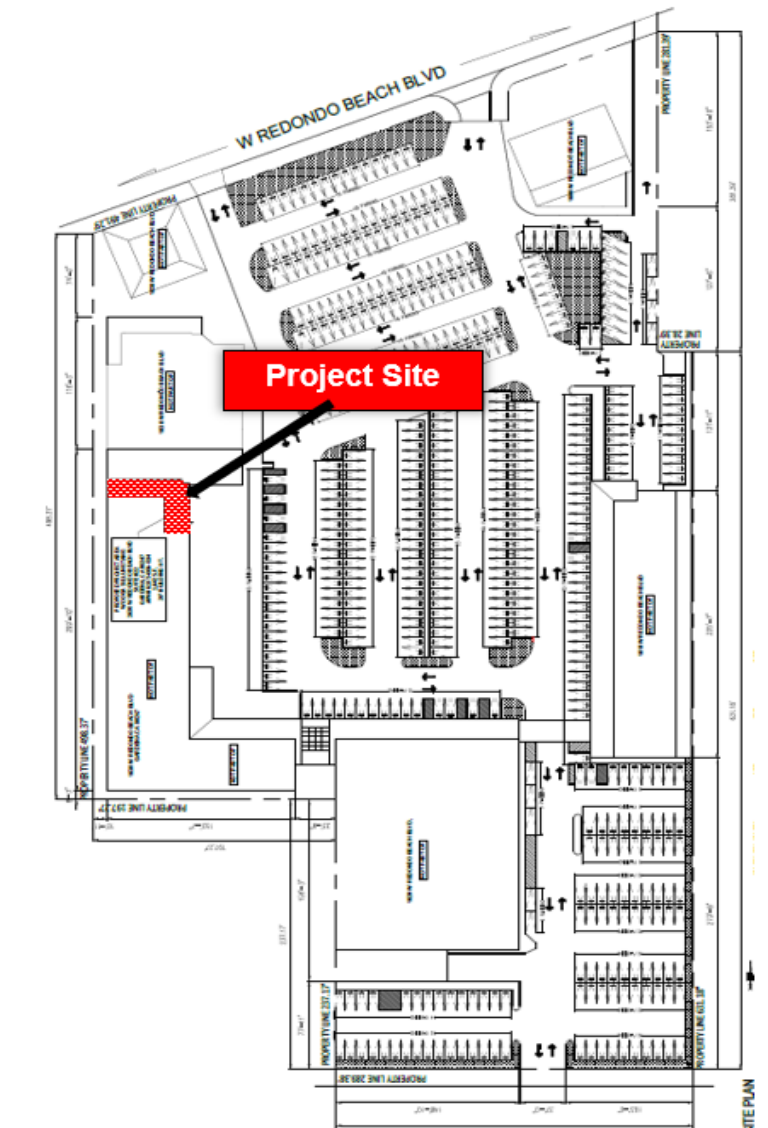
Figure 1: Vicinity/Zoning Map



As shown in Figure 1, the subject property is zoned Commercial (C-2). The site is bounded by West Redondo Beach Boulevard to the north, 158th Street to the south, single-family and multi-family residential units to the west (R-3), and single-family homes (R-3) to the east.

The property is an eight-acre parcel that contains an existing shopping center know as Pacific Square. The shopping center is composed of five different structures: a four-story office tower, a stand-alone restaurant, a supermarket, and two strip commercial buildings. The restaurant currently occupies a tenant space within the strip commercial building on the west side of the property. The location of the restaurant within the shopping center is shown on Figure 2.

Figure 2: Site Plan



ANALYSIS

CONDITIONAL USE PERMIT

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-2 zone. Therefore, the application for a conditional use permit is deemed proper and if approved, will allow the applicant, or future operator of restaurants at this site, to sell and serve beer and wine ancillary to the restaurant, and subject to ABC's regulations for Type 41 licenses.

DEVELOPMENT STANDARDS

The restaurant establishment is located in an existing commercial strip within a larger shopping center that was developed in 1976. 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 facade as previously approved. The addition of alcohol service is not impacted, nor does it cause a need to alter development standards.

SENSITIVE RECEPTORS

The subject property is located within Los Angeles County Census Tract 6030.06 which is bounded by Marine Avenue to the north, West 158th Street to the south, Western Avenue to the west and Normandie Avenue to the east. According to the California Department of Alcoholic Beverage Control (ABC), there are currently 34 businesses within the respective census tract with an approved alcohol license, and one pending a license, for on-site sale and consumption, as outlined below and displayed in Figure 3. These licenses include:

- 28 Type 41 licenses (on-site sale of beer and wine for bona fide public eating place)
- One Type 42 license (on-site sale beer and wine for bar or tavern)
- Four Type 47 licenses (on-site sale general for bona fide public eating place)
- One Type 48 license (on-site sale of general for bar)
- One Type 41 license pending approval of conditional use permit

Figure 3: Census Tract 6030.06, Concentration of ABC Licenses



The following six businesses in the shopping center currently have an active on-site Type 41 alcohol license and a conditional use permit: Akane Chaya, Carrow’s Restaurant, O Young’s Rock Pot, Bowl Thai, Fukugawa, and Sea Empress Sea Food. Additionally, one other location within the shopping center is pending approval of a conditional use permit to allow the on-site sale and consumption of beer and wine to an existing restaurant.

The applicant will need to submit a “Public Necessity or Convenience” form to the Department of ABC that will be reviewed prior to obtaining an alcohol license. The form is utilized in cases where there is a concentrated amount of liquor licenses within a geographic area; the applicant must demonstrate how the business operations will benefit the surrounding community.

Figure 4 identifies the nearest sensitive receptors to the subject property, and Table 1 provides the proximity of the nearest sensitive receptors to the subject property. The application was reviewed by the Gardena Police Department and no specific conditions of approval to mitigate concerns relating to potential public nuisance or criminal activity in proximity to sensitive receptors were recommended. Staff does not foresee any compatibility issues with the surrounding community.

Figure 4: Sensitive Land Use

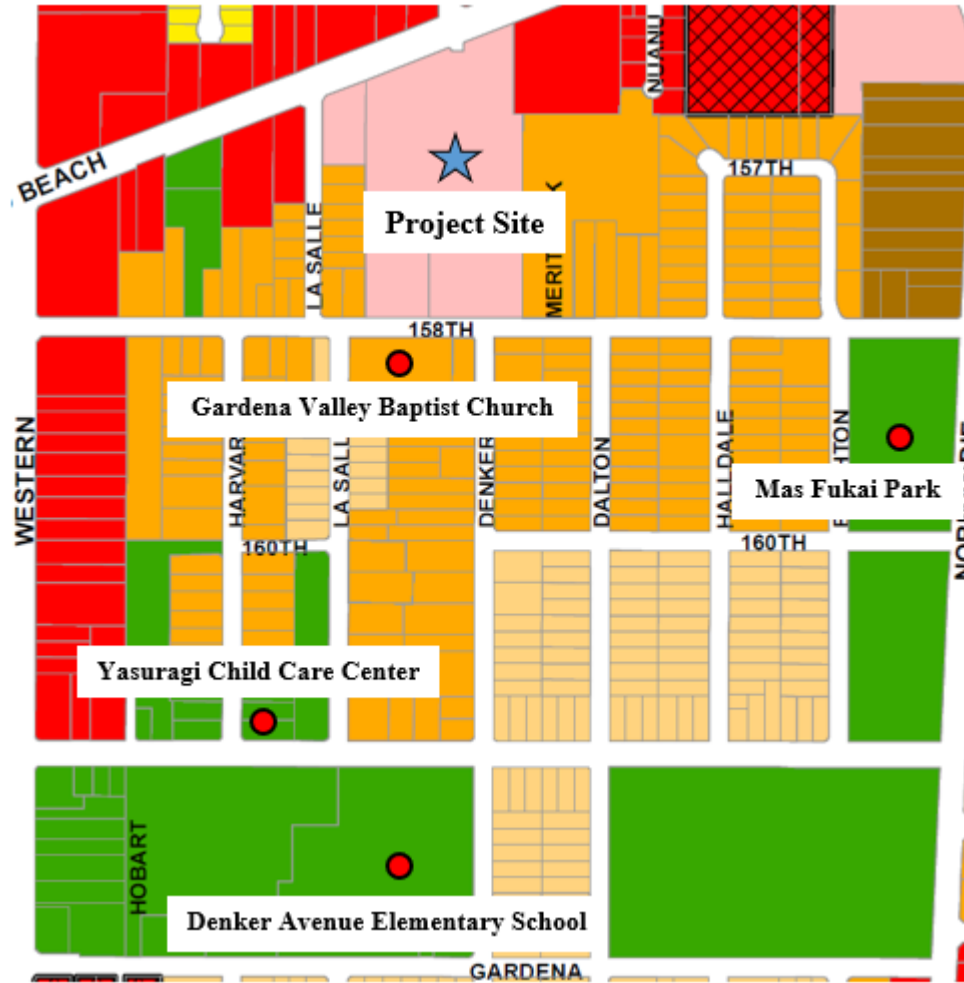


Table 1: Proximity of Sensitive Uses

Sensitive Use	Address	Proximity
Denker Avenue Elementary School	1620 W. 162 nd St.	1,800 Feet
Gardena Valley Baptist Church	1630 W. 158 th St.	450 Feet
Mas Fukai Park	15800 Brighton Ave	1,742 Feet
Yasuragi Child Care Center	16110 La Salle Ave.	1,435 Feet

NEIGHBORHOOD CIRCULATION

Pedestrian access to the subject property is provided by sidewalks along Redondo Beach Boulevard and 158th Street. Vehicle access to the subject property is provided by three driveway entrances on Redondo Beach Boulevard as well as two driveway entrances on 158th Street.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principle urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. 158th Street is designated as a local street that is intended to provide vehicular, pedestrian and bicycle access to individual parcels. The applicant's request to sell and serve beer and wine as part of a restaurant 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 allowed by-right use. In addition, the applicant is not proposing any expansion of the building's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff does not foresee any adverse traffic impacts.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed project is consistent with various goals and policies set forth in the Gardena General Plan. The General Plan designates the subject property as a Neighborhood Commercial land use, which covers a wide variety of land uses and is implemented by the Commercial (C-2) and Parking (P) zones. Restaurant establishments are uses allowed by right in the C-2 zone; any establishments selling or serving alcohol are allowed in the C-2 zone with a conditional use permit. The proposed project is consistent with the C-2 zone and the Neighborhood 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 restaurant to serve beer and wine would provide the business a different revenue stream allowing the business to continue to support the City's sales tax revenue.

ENVIRONMENTAL IMPLICATIONS

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 proposed project will take place, already exists. The sale of beer and wine to the public for on-site consumption in conjunction with meal service 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 in conjunction with meal service 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 allowed by-right restaurant establishments 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 #2-22 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on March 3, 2022. 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.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution PC 7-22 approving Conditional Use Permit #2-22 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

Resolution No. PC 7-22
Exhibit A: Draft Conditions of Approval
Exhibit B: Project Plans

RESOLUTION NO. PC 7-22

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #2-22 TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE ANCILLARY TO AN EXISTING RESTAURANT ESTABLISHMENT IN THE COMMERCIAL (C-2) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION

**1630 W Redondo Beach Blvd Unit 22
(APN: 6105-006-034)**

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

SECTION 1. RECITALS.

A. On January 27, 2022, an application for a conditional use permit was submitted to allow the on-site sale and consumption of beer and wine ancillary to an existing restaurant (the "Project") known as Wooga Sullung Tang), located at 1630 West Redondo Beach Boulevard, Unit 22 (the "Property");

B. The General Plan Land Use Plan designation of the Property is Neighborhood Commercial, and the zoning is C-2 (Commercial);

C. The Property is bounded by West Redondo Beach Boulevard to the north, 158th Street to the south, single-family and multi-family residential units to the west (R-3), and single-family homes (R-3) to the east;

D. On March 3, 2022, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for March 15, 2022, at 7 PM;

E. On March 15, 2022, 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.

SECTION 2. CONDITIONAL USE PERMIT #2-22

Conditional Use Permit #2-22 to allow the on-site sale and consumption of beer and wine ancillary to an existing restaurant establishment located in the Commercial zone as shown on the plans presented to the Planning Commission on March 15, 2022, 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 18.30.030.A 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 Commercial (C-2) zone. The applicant is requesting a Type 41 license from the Department of Alcohol Beverage Control (ABC), which would allow the sale of beer and wine for on premise consumption in conjunction with a bona fide restaurant. The subject property is zoned C-2; therefore, the application for a conditional use permit is deemed proper and, if approved, will authorize the applicant to sell and serve beer and wine ancillary to the restaurant at the 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 an existing restaurant establishment is compatible with the surrounding uses as the alcohol sales will be ancillary to the primary allowed by-right commercial use. Conditions of approval for Conditional Use Permit #2-22 will ensure that the operations of the restaurant establishment will be compatible with, and not detrimental to, the surrounding land uses by certifying that the primary use remains a restaurant and that the hours of operation will be reasonable and not detrimental to the surrounding neighborhood.

The request for the onsite sale and consumption of beer and wine ancillary to a restaurant will be 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.

Allowing the restaurant to serve beer and wine would provide the business an additional revenue stream allowing the business to continue to support the City's sales tax revenue. 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 currently occupies a 1,642 square foot tenant space within an existing commercial shopping center. The applicant's request to allow the on-site sale and consumption of beer and wine does not include any type of exterior improvements that will alter the existing building footprint or the exterior façade as previously approved. As the alcohol service will operate within an existing building, 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;**

Pedestrian access to the Property is provided by sidewalks along Redondo Beach Boulevard and 158th Street. Vehicle access to the subject property is provided by three driveway entrances on Redondo Beach Boulevard as well as two driveway entrances on 158th Street.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principle urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. 158th Street is designated as a local street that is intended to provide vehicular, pedestrian and bicycle access to individual parcels. The selling and serving beer and wine as part of a restaurant 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 allowed by-right use. In addition, the Project does not include any expansion of the building's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff does not foresee any adverse traffic impacts.

- E. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.**

The conditions of approval for Conditional Use Permit #2-22 will ensure that the operations of the restaurant establishment 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 the restaurant establishment will be operating in already exists. Allowing beer and wine sales in conjunction with an allowed-by-right restaurant establishment does not qualify as an 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 restaurant is a by-right use. Allowing beer and wine sales in conjunction with meals will not create any environmental effect
- 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 allowed by-right restaurant establishments 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.
- D. 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 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 are 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 15th day of March 2022.

STEPHEN LANGLEY, 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 15th day of March 2022, 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 #2-22

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement.
- GC 2. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at 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 floor plan layout shall be in accordance with the plans approved by the Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision.
- GC 4. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval prior to issuance of a final building permit.
- GC 5. The applicant/developer 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/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in 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/developer of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #2-22 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 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 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 be 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 Project 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: California Department of Alcoholic 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.

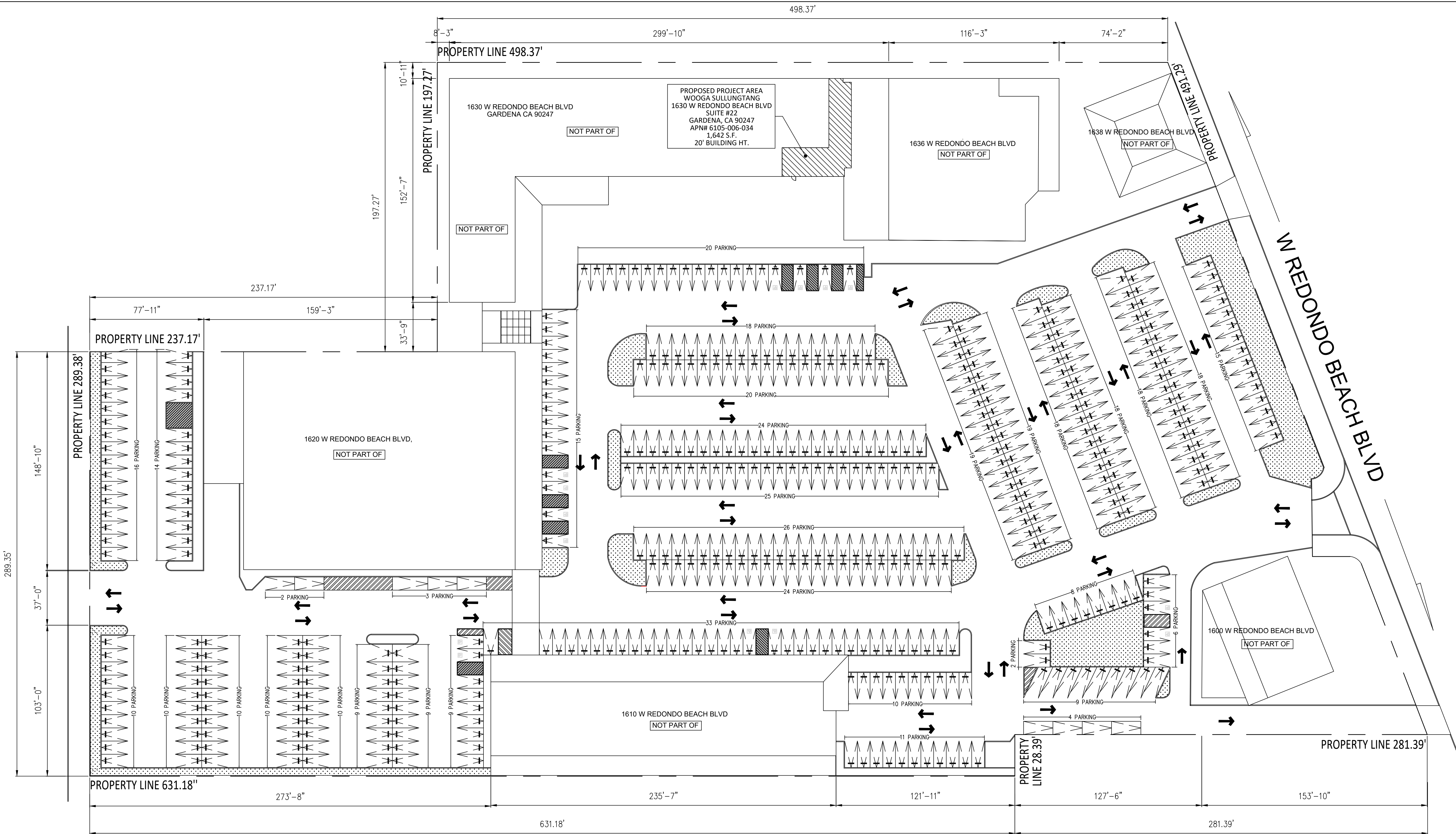
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- BS5. The applicant shall provide adequate supervision of individuals 17 or younger partaking in the storage and sale of the alcohol per California Business and Professions Code, Section 25633(b).
- BS6. The applicant shall ensure that all the employees 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.

Nicole's Kitchen Inc., certifies that she/it has read, understood, and agrees to the Project Conditions listed herein.

Nicole's Kitchen Inc., Representative

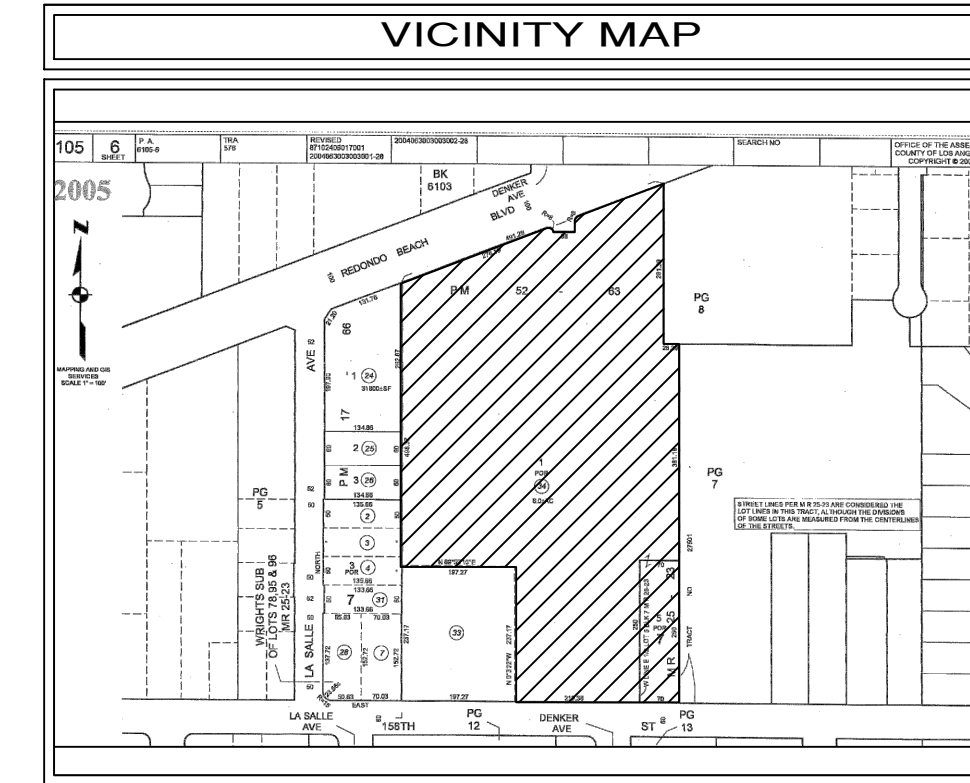
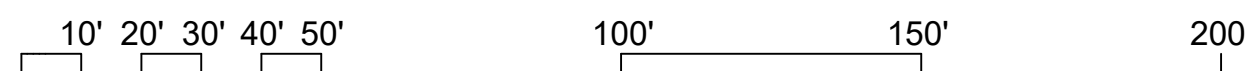
By _____

Date _____



SITE PLAN

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



BUILDING DATA:	
EXISTING BUILDING INFO:	SQUARE FOOTAGE: 33,299 YEAR BUILT / EFFECTIVE YEAR BUILT: 1974 / 1974
BUILDING IMPROVEMENT 2	SQUARE FOOTAGE: 12,040 YEAR BUILT / EFFECTIVE YEAR BUILT: 1975 / 1975
BUILDING IMPROVEMENT 3	SQUARE FOOTAGE: 26,788 YEAR BUILT / EFFECTIVE YEAR BUILT: 1976 / 1976
BUILDING IMPROVEMENT 4	SQUARE FOOTAGE: 26,094 YEAR BUILT / EFFECTIVE YEAR BUILT: 1975 / 1975
BUILDING IMPROVEMENT 5	SQUARE FOOTAGE: 8,190 YEAR BUILT / EFFECTIVE YEAR BUILT: 1975 / 1975

BUILDING DATA:	
SITE ADDRESS	1600 W REDONDO BEACH BLVD GARDENA CA 90247
PARCEL#	6105-006-034
LOT SIZE:	348,480 SQ.FT.
PROPERTY BOUNDARY DESCRIPTION:	POR LOT 1 OF P M 52-63 AND POR LOT 5 BLK 7 OF M R 25-23
PROJECT LOCATION:	WOOGA SULLUNGANG 1630 W. REDONDO BEACH BLVD. SUITE#22
SQUARE FOOTAGE:	1,642 S.F.

SHEET INFO.	
A-1	EXISTING SITE PLAN
A-2	EXISTING FLOOR PLAN
SEATING ANALYSIS:	
SEATING:	
INDOOR SEATING:	51 PARKING
OUTDOOR SEATING:	0 PARKING
TOTAL OF:	51 STALLS
PARKING ANALYSIS:	
PARKING PROVIDED:	
PARKING:	478 PARKING
HANDICAP PARKING:	14 PARKING
TOTAL PARKING STALLS:	492 STALLS

REVISIONS	BY

GENESIS CONSULTING INC.
3600 WILSHIRE BLVD. STE. 1510
LOS ANGELES, CA 90010
OFFICE 213-228-3288
WWW.GCI-COM

WOOGA SULLUNGANG
1630 N. REDONDO BEACH BLVD., #22
GARDENA, CA90247
TEL:310-400-7563

WOOGA SULLUNGANG
1630 N. REDONDO BEACH BLVD., #22
GARDENA, CA90247
APN# 6105-006-034

DATE 11-20-2021
SCALE 1/32" = 1'-0"
DRAWN
JOB
SHEET
A-1

