



# CITY OF GARDENA

## PLANNING & ENVIRONMENTAL QUALITY COMMISSION

### Meeting Agenda

1700 W. 162<sup>nd</sup> Street, Gardena, California  
Website: [www.cityofgardena.org](http://www.cityofgardena.org)

## AGENDA

### Tuesday, April 6, 2021

### 7:00 P.M.

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In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that all the Gardena Planning and Environmental Quality Commissioners may attend this meeting telephonically.

1. This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on the ZOOM app. Details on how to access this live stream can be found on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
2. Observers may view the meeting by downloading the ZOOM app and clicking onto the following link:  
<https://us02web.zoom.us/j/81485813148>
3. You may also dial in using your phone:  
United States: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799  
International numbers available: <https://us02web.zoom.us/j/81485813148>  
Webinar ID: 814 8581 3148
4. We strongly encourage that if you wish to make a comment on a specific agenda item, to please submit your comment via email to [CDDPlanningandZoning@cityofgardena.org](mailto:CDDPlanningandZoning@cityofgardena.org) prior to the meeting. Comments will be accepted via email up until 7:00pm on Tuesday, April 6, 2021.
5. If you wish to speak live on a specific agenda item during the meeting you, may use the "Raise your Hand" feature on Zoom, or if you are dialing in on your phone you may press \*9 during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Public Hearing is opened. Members of the public wishing to address the Planning Commission will be given three (3) minutes to speak.

6. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/>.
7. 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 Planning Division by phone (310) 217-9524 or email [CDDPlanningandZoning@cityofgardena.org](mailto:CDDPlanningandZoning@cityofgardena.org) at least 6 hours prior to the scheduled special meeting to ensure assistance is provided.

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

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**PUBLIC COMMENT:** The Planning and Environmental Quality Commission will hear from the public on any item on the agenda or any item of interest that is not on the agenda. However, the Commission cannot take action on any item not scheduled on the agenda. These items may be referred for administrative action or scheduled on a future agenda.

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#### **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.***

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1. Call meeting to order
2. Roll Call
3. Approval of Minutes – March 2, 2021
4. Oral Communications from the Public

5. Public Hearing Items:

**A. Environmental Assessment #14-20, Conditional Use Permit #4-20**

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, wine, and distilled spirits ancillary to an existing restaurant establishment located in the General Commercial/Mixed-Use Overlay (C-3/MUO) zone and direct staff to file a Notice of Exemption as an existing facility project.

**Applicant: Krave Dine & Lounge Inc.**

**Location: 2222 W. Rosecrans Avenue**

**B. Environmental Assessment #1-20; General Plan Amendment #1-20; Specific Plan #1-20; Zone Change #1-20; Zoning Code Amendment #3-20; Development Agreement #1-20; Lot Line Adjustment #1-20; Site Plan Review #1-20**

The applicant requests the following entitlements for the development of a 265-dwelling unit apartment building on a 1.33-acre site, with a 2,500-square-foot dynamic, digital display on the north side of the building:

- 1) General Plan Amendment (GPA #1-20) to change the land use designation from General Commercial to Specific Plan and amend the Land Use Plan text;
- 2) Specific Plan (SP #1-20) to adopt the Gardena Transit Oriented Development Specific Plan (GTODSP);
- 3) Zone Change (ZC #1-20) to change the zoning from C-3 (General Commercial) to GTODSP;
- 4) Zoning Code Amendment (ZCA #3-20) to amend the Gardena Municipal Code by adding a new land use category of GTODSP and amending the text to allow for digital signage;
- 5) Development Agreement (DA #1-20) to provide the developer with vested rights to build over a 5-year period, with the possibility of extensions, in return for community benefits;
- 6) Site Plan Review (SPR #1-20) to develop the 265-unit apartment building as shown on the plans within the Specific Plan; and
- 7) Lot Line Adjustment (LLA #1-20) to combine four legal lots into one single lot.

Approval of these items requires certification of an Environmental Impact Report (EA # 1-20), adoption of a Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations.

**Applicant: Din/Cal 4, Inc.**

**Location: 12850-12900 Crenshaw Boulevard**

6. Community Development Director's Report

7. Planning & Environmental Quality Commissioners' Reports

8. Adjournment

Dated this 31st day of March 2021

/s/ GREGG MCCLAIN

Gregg McClain, Secretary

Planning and Environmental Quality Commission

CITY OF GARDENA  
**PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**  
STAFF REPORT

RESOLUTION NO. PC 5-21  
CONDITIONAL USE PERMIT #4-20  
AGENDA ITEM #5.A

DATE: April 6, 2021

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

FROM: Gregg McClain, Acting Community Development Manager

CASE PLANNER: Amanda Acuna, Planning Technician

APPLICANT: Liliger Damaso, Krave Dine & Lounge Inc.

LOCATION: 2222 Rosecrans Avenue (APN: 4064-003-034)

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, wine, and distilled spirits ancillary to an existing restaurant located in the General Commercial/Mixed-Use Overlay (C-3/MUO) zone and direct staff to file a Notice of Exemption as an existing facilities project.

**BACKGROUND**

On November 5, 2020, the applicant's representative, Liliger Damaso, submitted an application for a conditional use permit to allow the on-site sale and consumption of beer, wine and distilled spirits ancillary to an existing restaurant known as Krave Dine & Lounge, located at 2222 Rosecrans Avenue. The existing 1,998 square foot standalone restaurant building was constructed in 1959 as a coffee shop while still under the jurisdiction of Los Angeles County. In 1990 the property and surrounding areas were annexed to the City of Gardena and the building was converted to a sit-down restaurant and has operated in this manner since. The current owner renovated the restaurant in 2012, including exterior facade improvements.

**PROJECT SETTING**

The project is located within the central area of the City along Rosecrans Avenue, east of Van Ness Avenue (Figure 1-Vicinity Map). The property is zoned General Commercial with a Mixed-Use Overlay (C-3/MUO) and is bounded by a drive-thru restaurant to the east, townhome style residential units to the south, and a commercial shopping center the west, as shown on Figure 2.

**Figure 1: Vicinity Map**

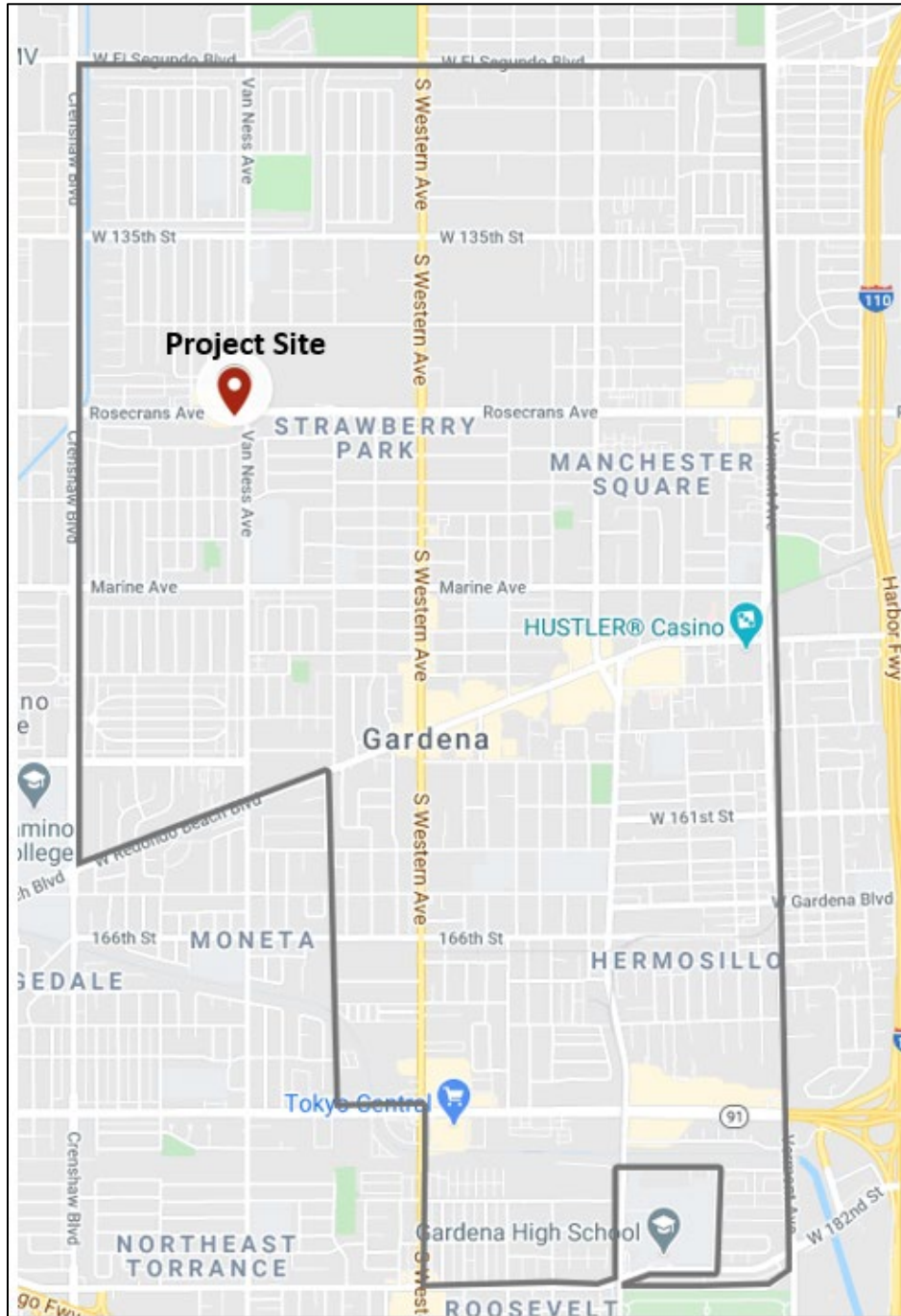
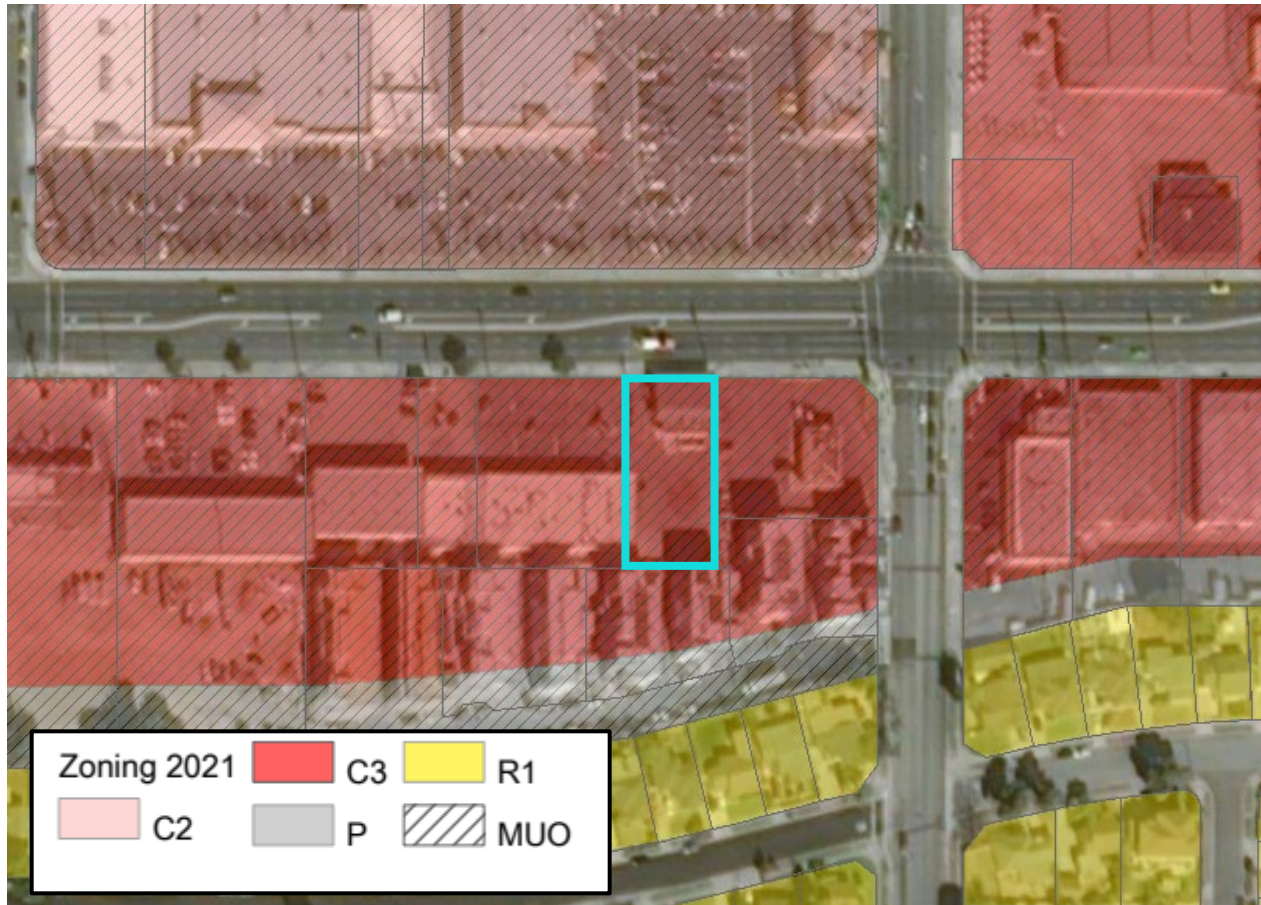


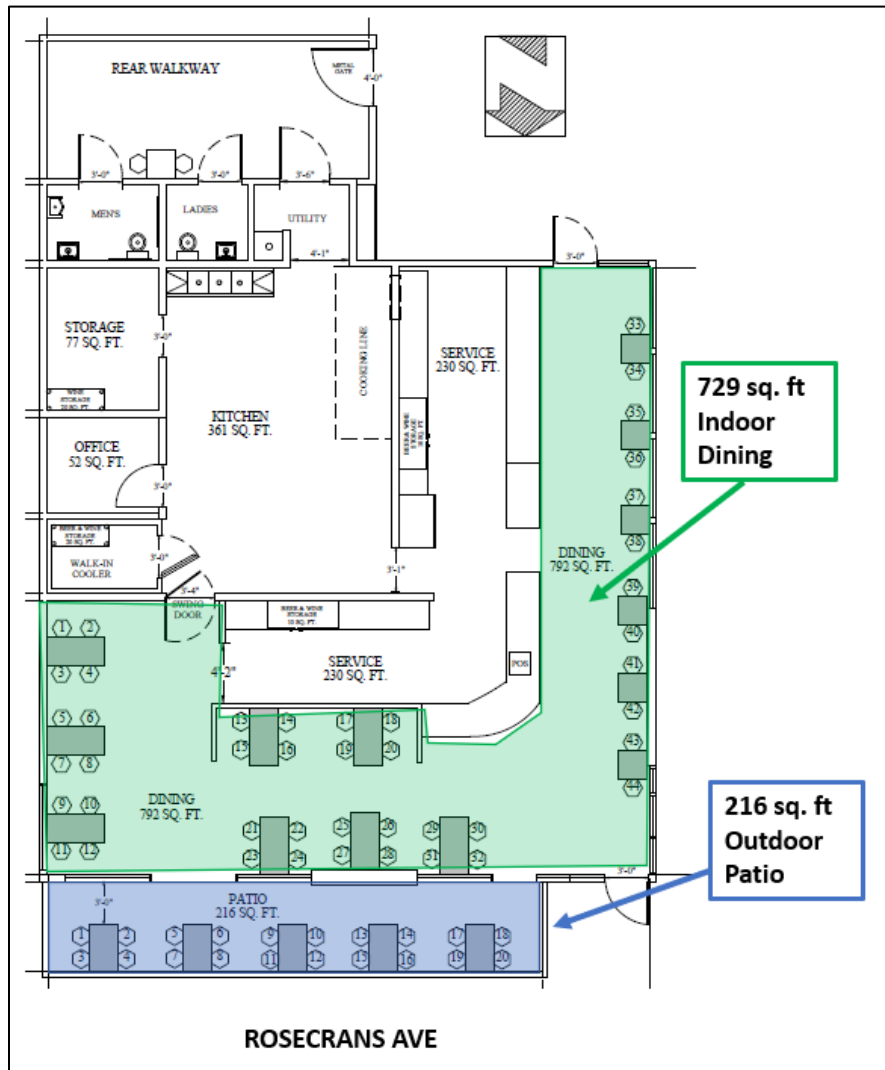
Figure 2: Zoning Map



## **PROJECT DESCRIPTION**

The applicant currently occupies the building as a Southern Soul Food-style restaurant since 2010 and is requesting approval of a conditional use permit for the sale of beer, wine, and distilled spirits for on-site consumption in conjunction with the restaurant. If the conditional use permit is approved the applicant will apply for a Type 47, Off-Sale General Eating-Place license, with the State Alcoholic Beverage Control Board. This type of license is restricted to restaurants 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 has a full-time staff of three employees and the operating hours are from 9:00 am to 6:00 pm daily. If the CUP is approved, the applicant plans to hire one more employee and extend the hours of operation to 8:00 pm daily. The location seats up to 44 patrons indoors, and an additional 20 in their 216 square foot enclosed outdoor patio (Figure 3-Floor Plan). The patio area is enclosed by a three-foot wall and is accessible only from the restaurant interior. The property has 23 parking spaces, including two accessible spaces as shown in the site plan (Exhibit B).

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 for on- or off-premise consumption in the General Commercial (C-3) zone. The applicant is requesting a Type 47 license from ABC which allows the sale of beer, wine, and distilled spirits for on premise consumption in conjunction with a bona fide restaurant. The subject property is zoned General Commercial (C-3) with a Mixed-Use Overlay (MUO) and the subject restaurant is located within an existing standalone commercial building; therefore, the application for a conditional use permit is deemed proper and, if approved, will authorize ABC to issue a Type 47 license for the property and the applicant, or future operator of restaurants at this site, to sell and serve beer, wine, and distilled spirits ancillary to the restaurant, and subject to ABC's regulations for Type 47 licenses.

### DEVELOPMENT STANDARDS

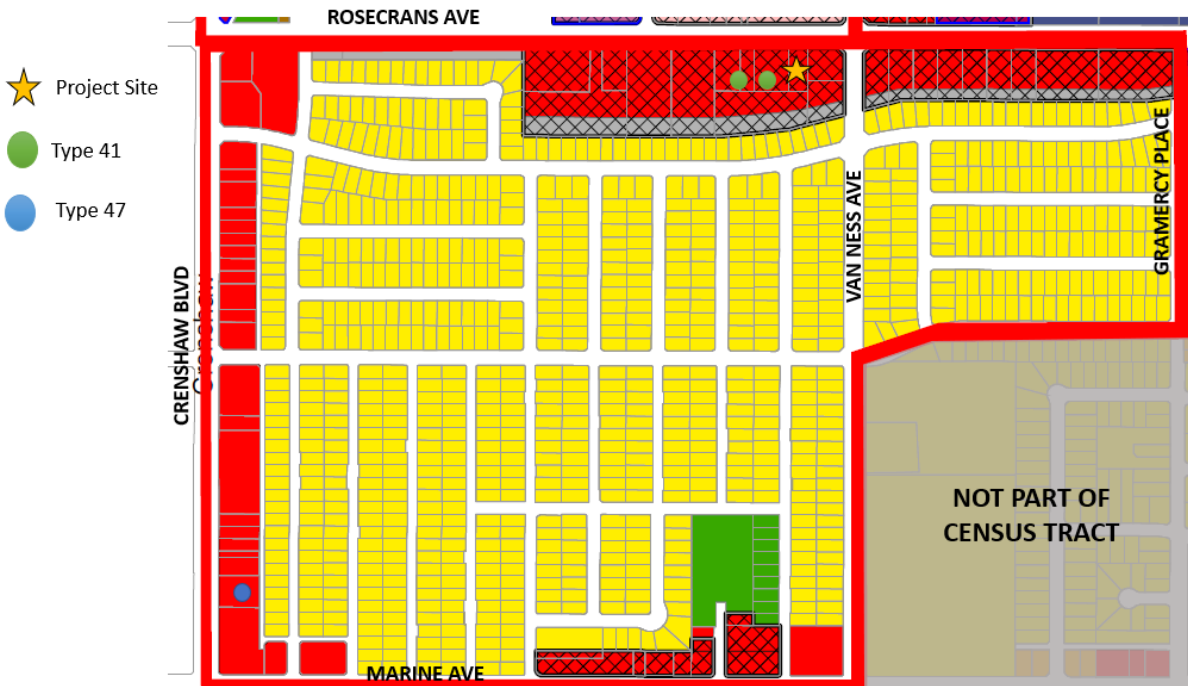
The restaurant establishment currently occupies a 1,998 square foot commercial building. The applicant's request for on-site sale and consumption of beer, wine, and distilled spirits does not include any type of exterior improvements that will alter the existing building footprint or the exterior facade 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 6035. Census Tract 6035 is bounded by Rosecrans Avenue to the north, Marine Avenue to the south, Crenshaw Boulevard to the west, and Gramercy Place and Van Ness to the east (Figure 4). According to ABC, there are currently only three other businesses within the respective census tract with an approved alcohol license for on-site sale and consumption, as seen in Figure 4. These licenses include:

- Two Type 41 licenses (on-site sale of beer and wine for bona fide public eating place); and
- One Type 47 licenses (on-site sale general for bona fide public eating place).

Figure 4: Census Tract 6035, Concentration of ABC Licenses



The two restaurants located in the abutting shopping center, Pho Ever Bistro and Rumba Restaurant, currently hold Type 41 licenses and Sea Mountain on Crenshaw Boulevard holds a



Type 47 license. In accordance with ABC, Census Tract 6035 allows for a maximum of three on-sale alcohol license to be issued. As stated before, the census tract currently has three active alcohol licenses issued for on-site sales. Therefore, 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. This form is utilized in cases where there is a concentrated amount of liquor licenses within a geographic area in which the applicant must demonstrate how the business operations will benefit the surrounding community.

The existing restaurant abuts Rosecrans Avenue, a six-lane arterial roadway. The site is surrounded by various commercial development and newly constructed residential townhome to the south of the property. The site is not adjacent to any sensitive receptors. As part of the application for ABC the applicant will be required to identify any church, school, public playground, or nonprofit youth facilities within 600 feet of the site. Figure 5 identifies the nearest sensitive receptors to the subject property, and Table 1 provides the proximity of the nearest sensitive receptors to the subject property, measured in walking distance. The nearest sensitive receptor is Junipero Serra High School, which located approximately 1,980 feet from the subject site. The Gardena Police Department was asked to review the proposed project. Upon review, the Gardena Police Department did not have any concerns or comments related to the applicant’s request. Staff does not foresee any compatibility issues with the surrounding community.

The applicant’s proposed hours of operation are from 9:00 am to 8:00 pm daily. However, staff has conditioned the daily hours of operation and alcohol service to 9:00 a.m. to 10:00 p.m., to allow the restaurant flexibility for their future operations.

Figure 5: Sensitive Land Use

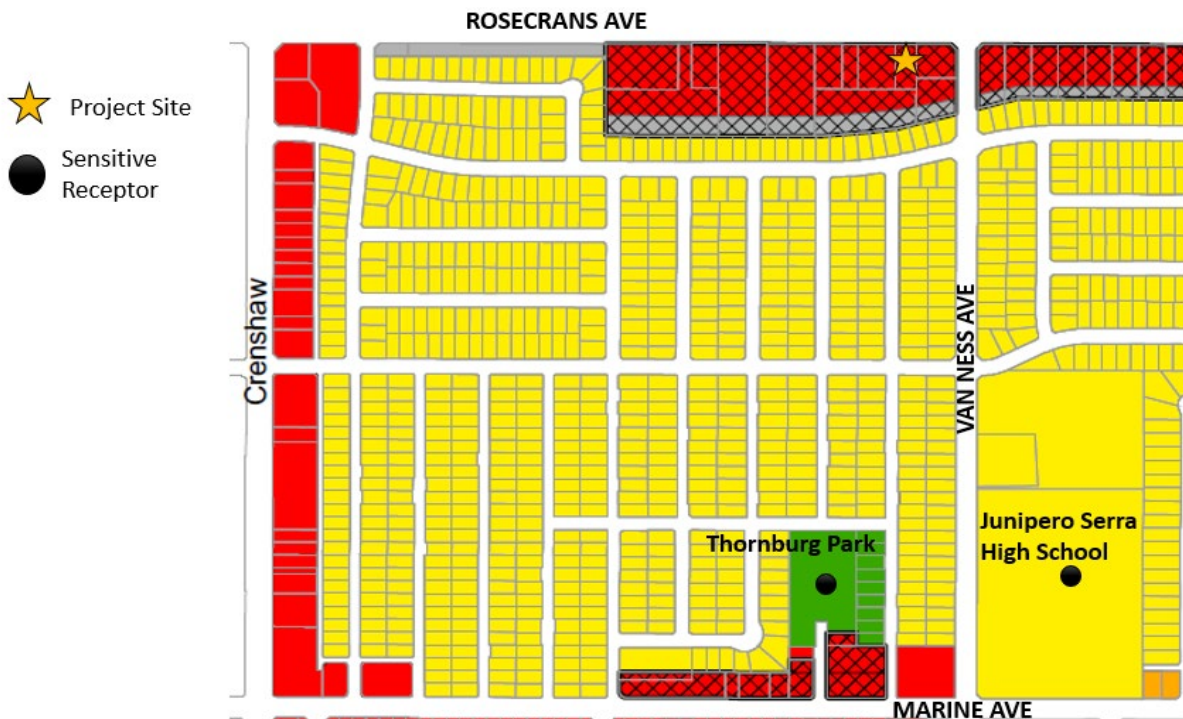


Table 1: Proximity of Sensitive Uses

Sensitive Use	Address	Proximity (walking distance)
Junipero Serra High School	14830 Van Ness Avenue	1,980 Feet
Thornburg Park	2320 W 149th Street	2,730 Feet

### NEIGHBORHOOD CIRCULATION

Pedestrian access to the subject property is provided by sidewalks along Rosecrans Avenue. Vehicle access to the subject property is provided by a two-way driveway entrances along on Rosecrans Avenue.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Rosecrans Avenue 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. The applicant's request 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. Staff does not foresee any adverse traffic impacts as a result of the proposed project.

### 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 General Commercial land use, which covers a wide variety of land uses and is implemented by the Business and Professional (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P) zones. Restaurant establishments are uses allowed by right in the C-3 zone; any establishments selling or serving alcohol are allowed in the C-3 zone with a conditional use permit. Thus, the proposed project is consistent with the C-3 zone and the General Commercial land use designation.

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.*

Over the past year restaurants were required to close their doors to patrons in accordance with the Los Angeles County's Safer at Home Order, as a result of the COVID-19 health crisis. It has been an incredibly challenging time for restaurants and unfortunately the City has seen some establishments forced to close. Allowing the restaurant to serve beer, wine, and distilled spirits 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, wine, and distilled spirits 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, wine and distilled spirits 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 #4-20 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 26, 2021. 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 5-21 approving Conditional Use Permit #4-20 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

## **ATTACHMENTS**

Resolution No. PC 5-21

Exhibit A: Draft Conditions of Approval

Exhibit B: Architectural Plans

## RESOLUTION NO. PC 5-21

### A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #4-20 TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS ANCILLARY TO AN EXISTING RESTAURANT ESTABLISHMENT IN THE GENERAL COMMERCIAL/MIXED-USE OVERLAY (C-3/MUO) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION

(222 ROSECRANS AVENUE) (APN: 4064-003-034)

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

#### SECTION 1. RECITALS.

A. On November 5, 2020, the applicant, Krave Dine & Lounge Incorporated, submitted an application for a conditional use permit to allow the on-site sale and consumption of beer, wine, and spirits ancillary to an existing restaurant located at 2222 Rosecrans Avenue (APN: 4064-003-034);

B. The General Plan land use designation is General Commercial and Mixed-Use, and the zoning is General Commercial (C-3) with a Mixed-Use Overlay (MUO);

C. The subject property is bounded by Rosecrans Avenue to the north, a drive-thru restaurant to the east, townhome style residential units to the south, and a commercial shopping center to the west;

D. On March 26, 2021, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for April 6, 2021, at 7:00 PM at City Hall Council Chambers, 1700 West 162nd Street, Gardena;

E. On April 6, 2021, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral;

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. The record of these proceedings can be found at the Community Development Office, Room 101, 1700 West 162<sup>nd</sup> Street, Gardena, California. The Director of Community Development is the custodian of such record.

#### SECTION 2. CONDITIONAL USE PERMIT

Conditional Use Permit #4-20 to allow the on-site sale and consumption of beer, wine, and distilled spirits ancillary to an existing restaurant establishment located in the General Commercial/ Mixed-Use Overlay (C-3/MUO) zone as shown on the submitted plans, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

- 1. 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-premise consumption in the General Commercial (C-3) zone. The applicant is requesting a Type 47 license from the Department of Alcohol Beverage Control (ABC), which would allow the sale of beer, wine, and distilled spirits for on premise consumption in conjunction with a bona fide restaurant. The application for a conditional use permit in a C-3 zone is deemed proper and, if approved, will authorize the applicant to sell and serve beer, wine and distilled spirits ancillary to the restaurant at the subject location.

- 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;**

The sale and consumption of beer, wine, and distilled spirits at a restaurant establishment is compatible with the surrounding uses as the alcohol sales will be ancillary to the primary allowed by-right commercial use. The conditions of approval, attached here as Exhibit A, 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 alcohol 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.

- 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 within an existing 1,998 square foot standalone commercial building. The Applicant's request to allow the on-site sale and consumption of beer, wine, and distilled spirits does not include any type of exterior alterations that will alter the building footprint as previously approved.

- 4. 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 and vehicle access to the subject property is provided through entrances on Rosecrans Avenue, an arterial roadway. The applicant's request 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, an existing sit-down restaurant.

**5. 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 #4-20 will ensure that the operations of the restaurant establishment with the sale of alcohol will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

**SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.**

1. 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 the sale of beer, wines, and distilled spirits 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 sale of beer, wine, and distilled spirits in conjunction with meals will not create any environmental effect.
2. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.
3. Staff is hereby directed to file a Notice of Exemption.

**SECTION 4. Effective Date.** This Resolution shall become effective immediately upon passage.

PASSED, APPROVED, AND ADOPTED this 6th day of April 2021.

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BRENDA JACKSON, CHAIR  
PLANNING AND ENVIRONMENTAL  
QUALITY COMMISSION

ATTEST:

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GREGG MCCLAIN, SECRETARY  
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF GARDENA

I, Gregg McClain, 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 6th day of April 2021, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

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

## **EXHIBIT A**

### **CITY OF GARDENA CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4-20**

#### **GENERAL CONDITIONS**

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. The resolution of approval and conditions shall be recorded with the County Recorder. Proof of compliance shall be in the form of a copy of the recorded document, submitted to the Community Development Office, prior to issuance of any final permits.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction) and Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. 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 4. The floor plan layout shall be in accordance with the plans approved by the Commission.
- 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 #4-20 shall be utilized within a period not to exceed 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 a Type 47 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, wine, and distilled spirits (State of California Alcoholic Beverage Control License Type 47) 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. Within 60 days of approval of this conditional use permit, the Applicant shall submit a plan for approval by the Community Development Director regarding employee alcohol training programs and policies. The plan shall outline a mandatory alcohol awareness training program for all employees having contact with the public and shall state management's policies addressing alcohol consumption and inebriation. The program shall require all employees having contact with the public to complete a California Department of Alcoholic Beverage Control (ABC) sponsored alcohol awareness training program within 90 days of an employee's hire date. In the event the ABC no longer sponsors alcohol awareness training programs, all employees having contact with the public shall complete an alternative program approved by the Community Development Director and Chief of Police.
- PL5. The applicant shall provide a full menu to business patrons during all business hours and at all locations where alcohol is being served. The establishment shall serve food to patrons during all hours the establishment is open for customers. Additionally, alcohol shall only be served when food is also purchased.
- PL6. Daily hours of operation and alcohol service shall be limited to 9:00 a.m. to 10:00 p.m. daily. The Planning Commission may further limit the times and days permitted for the sale of alcoholic beverages or require additional security measures based on substantiated noise complaints or security concerns. Furthermore, at the request of the Applicant, the Community Development Director may approve a minor modification to the hours and days of operation if the Director determines the proposed modifications will not result in a significant change in the project as approved in this Conditional Use Permit and complies with the spirit and intent of the original approving action.
- PL7. In the event of adverse impacts on health, safety or welfare of the neighborhood or general public, or receipt of substantiated complaints directly related to the Conditional Use Permit, the Community Development Director shall investigate and, if significant

- adverse impacts directly related to the Conditional Use Permit are found to exist, the Community Development Director shall make modifications to the permit for consideration by the Planning Commission that may include, but not be limited to, amending hours and days of operation, requiring onsite security, requiring additional lighting, etc. Furthermore, the Community Development Director shall have the discretion to bring this permit back to the Planning Commission for consideration of additional conditions, amended conditions or permit revocation.
- PL8. The service of alcohol shall terminate each day 30 minutes prior to the official closing time for the establishment.
- PL9. 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 upon request.
- PL10. The applicant/owner shall prohibit its patrons from loitering outside of the restaurant and shall control noisy patrons leaving the restaurant.
- PL11. The applicant shall ensure all alcohol consumption be confined within the business building or patio area. Alcohol consumption outside the building or patio 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 in the parking lot is prohibited.
- PL12. All amplified sound shall be confined indoors at all times. All amplified sound shall be set to a volume that cannot be heard outside the subject building. Furthermore, all doors shall remain closed when music is played.
- PL13. Live entertainment, including music or disc jockeys, and/or dancing as a primary or accessory use shall not be permitted without a separate use permit from the City.
- PL14. The applicant shall not display advertising or signs that promotes the sale of alcohol at the site, including exterior or interior window signs with visibility from the public right-of-way, sidewalks, or parking area.
- PL15. Pursuant to Section 18.42.150 of the Gardena Municipal Code, the applicant shall provide security and lighting to ensure safety and security. Lighting shall not exceed an average of 2-foot candles with no single point less than 1-foot candle for areas adjacent to the building. In no event shall lighting and glare be allowed to shine onto adjacent residential properties as to cause a nuisance.

## **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 Alcohol Beverage Control (ABC), Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works. A copy of proof of compliance shall be provided to the Community Development Department.
- BS3. The applicant shall obtain separate permits for electrical, plumbing, and mechanical work, if applicable.
- BS4. 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.
- BS5. 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 storage need a minimum of 96 linear feet of 18-inch-deep shelving.
- BS6. 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).
- BS7. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.
- BS8. The applicant shall print the Conditions of Approval on the working drawings (i.e. electrical permit/lighting plan).

Krave Dine & Lounge Inc, certifies that she has read, understood, and agrees to the Project Conditions listed herein.

\_\_\_\_\_  
Representative, Krave Dine & Lounge Inc

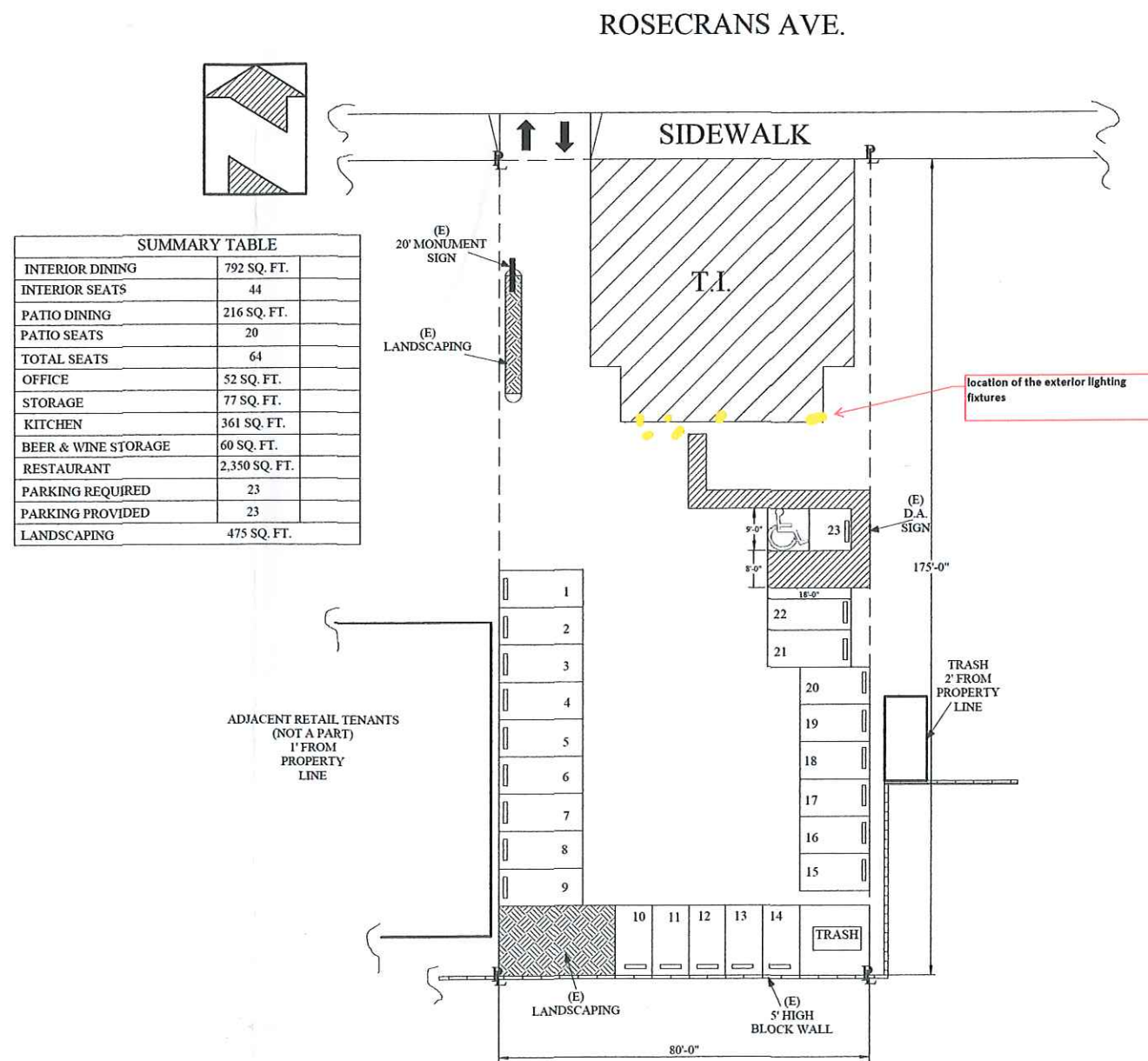
\_\_\_\_\_  
Date

Exhibit B

LEGAL DESCRIPTION:

APN: 4064-003-034  
 ZONING: COMMERCIAL/ INDUSTRIAL  
 LOT: 34

PLANS BY:  
 PATRICK E. PANZARELLO  
 CONSULTING SERVICES  
 PO BOX 1085  
 SUN VALLEY, CA 91353  
 (818) 310-8589  
 PatrickPanzarello@gmail.com



2222 ROSECRANS BLVD., GARDENA, CA 90249

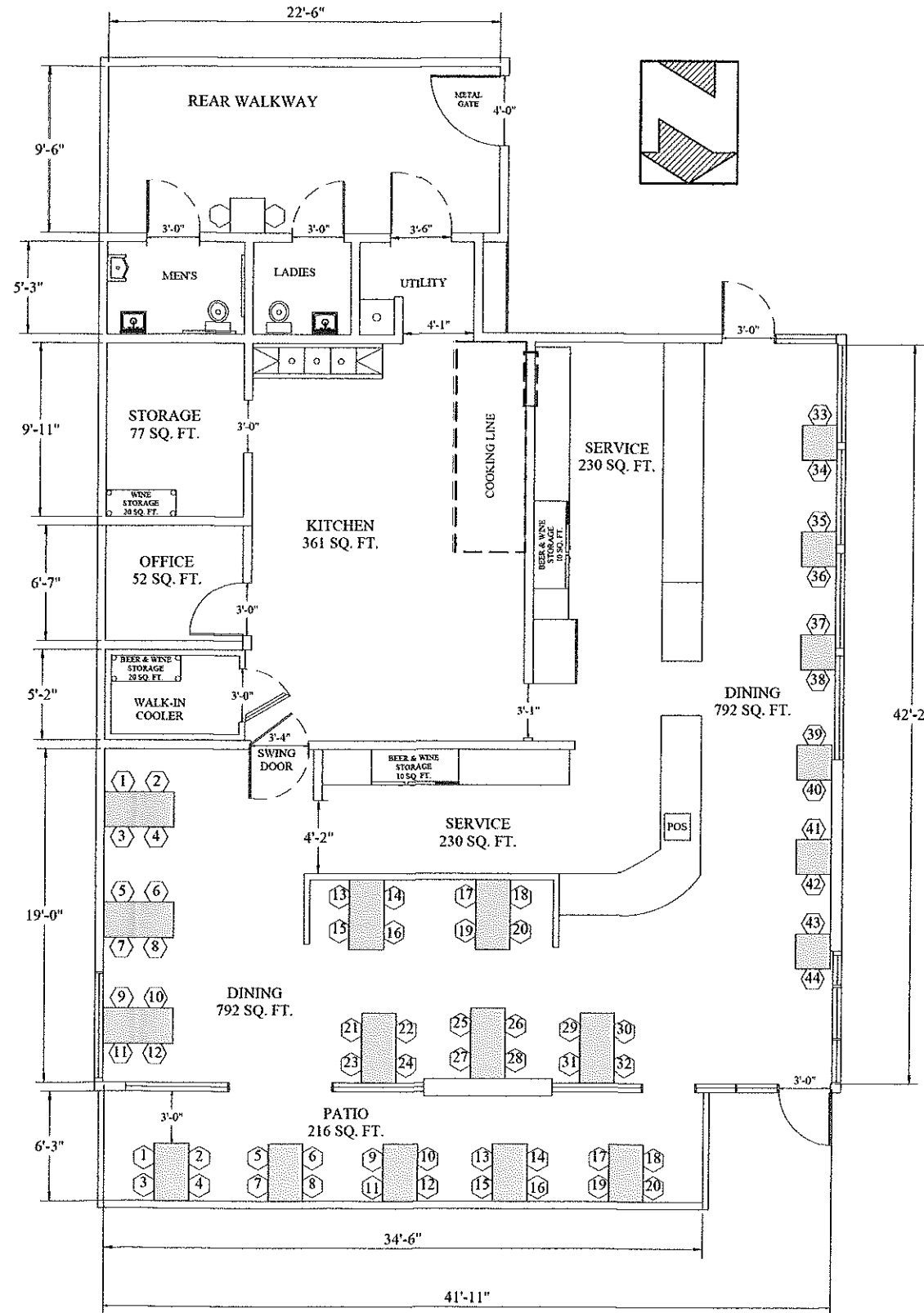
APPLICANT: KRAVE DINE & LOUNGE INC.  
 (310) 878 - 7770

SITE PLAN  
 1/16" = 1'

11/ 24/ 20

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SUMMARY TABLE	
INTERIOR DINING	792 SQ. FT.
INTERIOR SEATS	44
PATIO DINING	216 SQ. FT.
PATIO SEATS	20
TOTAL SEATS	64
OFFICE	52 SQ. FT.
STORAGE	77 SQ. FT.
KITCHEN	361 SQ. FT.
BEER & WINE STORAGE	60 SQ. FT.
RESTAURANT	2,350 SQ. FT.



2350 SQ. FT. RESTAURANT

FLOOR PLAN  
1/4" = 1'

PLANS BY:  
 PATRICK E. PANZARELLO  
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 PO BOX 1085  
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 www.PatrickEpanzareloCS.com  
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 PatrickPanzarelo@gmail.com

2222 ROSECRANS AVE., GARDENA, CA 90249

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 (310) 878 - 7770

10/1/20

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