



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



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February 4, 2025

Sushi-Ten USA, Inc.
Attn: Kotone Kataoka
17744 Sky Park Circle, Suite 225
Irvine, California 92614

NOTICE OF DECISION: Sushi-Ten - ADMINISTRATIVE SITE PLAN REVIEW P2024-0290-AUP, 8809 Washington Blvd Unit 125 in the Planned Development Eleven (PD-11) Zone

Dear Kotone Kataoka:

The Current Planning Division has conditionally approved your Administrative Use Permit, P2024-0243-AUP, for beer/wine sales at a restaurant use. The approval is subject to the outlined conditions in Attachment No. 1.

This administrative decision may be appealed in accordance with Title 17, Section 17.640.030 Appeals, by any interested person within 15 calendar days of approval, by 5:30 PM. If no appeal is filed, the decision shall become final.

For any inquires, please contact William Kavadas, Assistant Planner, at (310) 253-5706 or at william.kavadas@culvercity.org.

Sincerely,

Mark E. Muenzer
Planning and Development Director

Enclosures:

Attachment 1: Analysis and Conditions of Approval
Attachment 2: Floor Plan

Copy: Tim Koutsouros, Building Official
Emily Stadnicki, Current Planning Manager
Decision Letter File
Case File (P2024-0290-AUP)

**Attachment No. 1 - Criteria and Analysis for
Administrative Use Permit and Conditions of Approval
8809 Washington Blvd., Unit 125 – Sushi Ten
AUP for Beer/Wines Sales at New Restaurant, P2024-0290-AUP**

Requirements

Pursuant to the Ivy Station Comprehensive Plan, alcoholic beverage sales ancillary to a restaurant use require the review and approval of an Administrative Use Permit (AUP).

Project Description

Sushi Ten is proposing to serve beer and wine at an existing 1,300-square-foot tenant space located at the Ivy Station Development. The alcohol will complement the meal service at the new restaurant. The subject property, zoned Planned Development Eleven (PD-11), is situated at the intersections of Venice, National, and Washington Boulevards adjacent to the Metro E Line. The subject tenant space is one of several within the Ivy Station Mixed Use Development that includes a variety of uses including hotel, retail, office, services, and residences.

Analysis

Sushi Ten proposes serving beer and wine at a new restaurant within the Ivy Station Mixed-Use Development. Sushi Ten will operate from 11am to 8pm daily.

Alcoholic Beverage Sales

To determine whether to approve an Administrative Use Permit, as outlined in Culver City Municipal Code (CCMC) Section 17.400.015 – Alcoholic Beverage Sales, the following factors must be considered:

- Whether the proposed use will create an undue concentration of establishments dispensing alcoholic beverages.
- Whether the proposed use will result in any adverse impact to any adjacent or nearby residential areas, religious institutions, schools, libraries, public parks, playgrounds, and similar uses.

In accordance with California Business and Professions Code, Section 23958.4, the California Department of Alcoholic Beverage Control (ABC) requires a finding of public convenience or necessity to approve an application for a liquor license where there is an “undue concentration” of licenses in the census tract. A standard formula to establish whether an “undue concentration” of liquor licenses exists is used as a guideline to determine whether further analysis is required as it relates to the appropriateness of new liquor licenses.

The subject business is located within Census Tract 7024. ABC has calculated that more than five on-sale retail licenses, and more than two off-sale retail licenses, respectively, constitutes an “undue concentration” of licenses in Census Tract 7024. Currently, there are 37 on-sale licenses, and 6 off-sale licenses, which exceed the concentration thresholds. However, staff has determined that this would not constitute an excessive concentration as the subject census tract includes Downtown Culver City, the Culver City Arts District, and the Culver City E Line Station Transit Oriented Development Area, each intended to provide a wide array of eating, drinking, and entertainment options.

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the Project established there are no potentially significant adverse impacts on the environment and the Project has been determined to be Categorically Exempt pursuant to Section 15301, Class 1 – Existing Facilities Projects because the addition of alcohol sales to a by-right restaurant would involve a negligible expansion of the use.

Public Notification and Comments

On January 13, 2025, notification of the pending administrative decision and an invitation to provide comment was sent to property owners and occupants within 500 feet of the Project Site. The public comment period closed on January 28, 2025. The City received no comments from the public regarding the subject project.

Findings:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an Administrative Use Permit are hereby made:

A. The proposed use is allowed within the subject zoning district with the approval of an Administrative Use Permit and complies with all applicable provision of this Title and CCMC.

Alcohol sales are permitted with an AUP when ancillary to a restaurant; Sushi Ten is a restaurant use that is allowed within the subject zoning district, PD-11. This determination is made in accordance with all applicable provisions of the Culver City Municipal Code (CCMC).

B. The proposed use is consistent with the General Plan and any applicable Specific Plan.

The subject site is designated Mixed Use High per the General Plan Land Use Element and is intended to provide large scale mixed use, residential, and commercial projects. This project is consistent with General Plan Land Use Goal LU-1 – Transit-oriented communities as the use will improve the mix of uses within walking distance of the Metro E Line Culver City Station and nearby residences.

C. The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land use in the vicinity of the subject site.

The design, location, size, and operating characteristics of the proposed restaurant use and the associated sale of alcoholic beverages are compatible with the existing and future land uses in the vicinity of the subject site. The restaurant will be situated adjacent to the main square within the Ivy Station Development with easy access to adjacent transit options. Operating hours and business activities are complimentary to surrounding land uses.

D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities and the absence of physical constraints.

The subject business is physically suitable for the proposed beer/wine sales. Alcoholic beverage sales will enhance the meal service of the new restaurant use and provide an opportunity for the subject business to generate additional revenue. The site is well-suited to accommodate the proposed use.

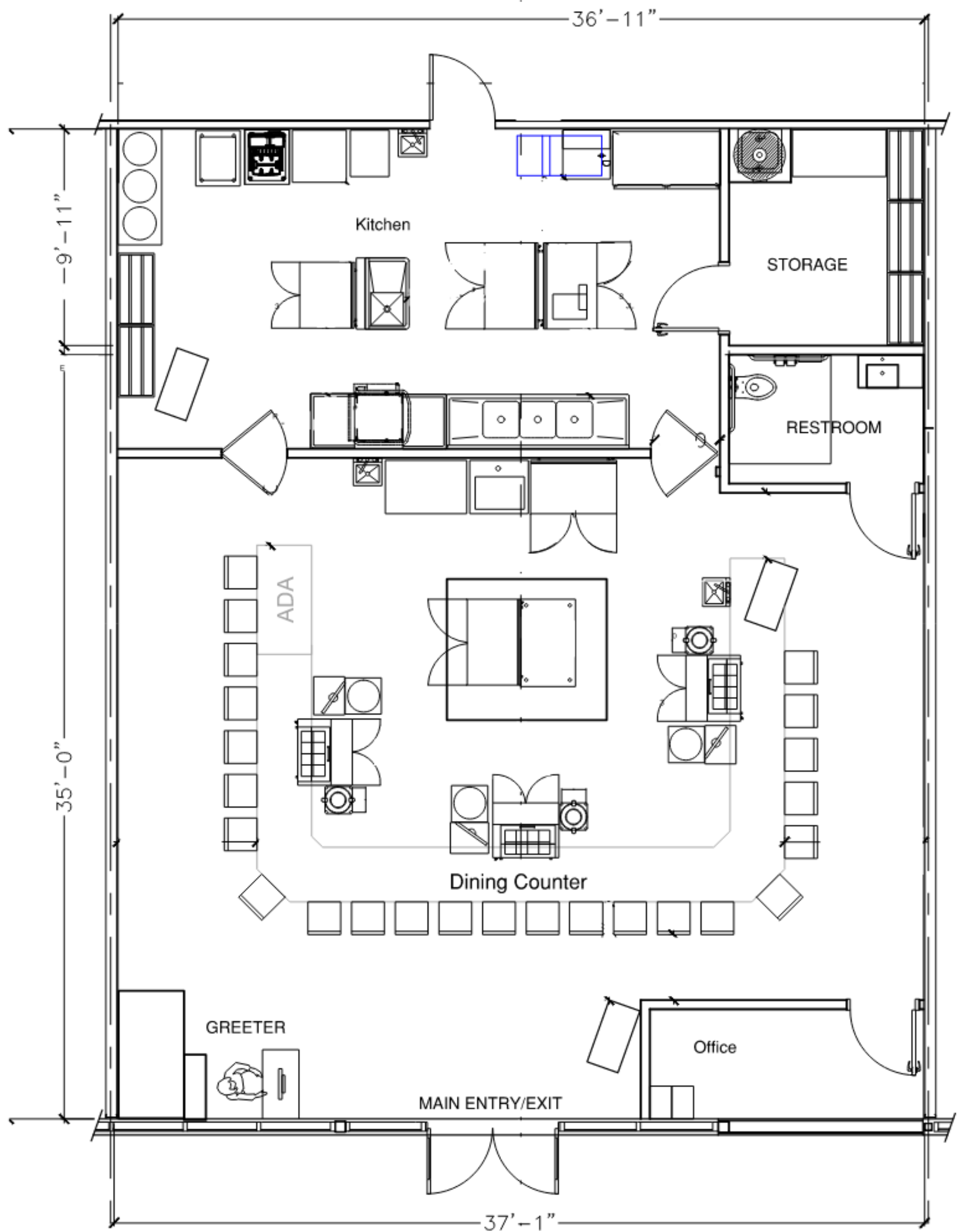
E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.

As conditioned, the establishment of alcohol sales will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property, or improvements in the surrounding commercial and residential zoning districts since the sale of alcohol will be ancillary to the primary restaurant use. The AUP can be adjusted or withdrawn for non-compliance with the Conditions of Approval or if the operation of the alcohol sales conflicts with the surrounding neighborhood.

Conditions of Approval

1. The applicant is required to submit a Building Permit Application for proposed tenant improvements to the Building Safety Division. Separate permits are mandatory for Mechanical, Electrical, and/or Plumbing (MEP) work.
2. All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Environmental Programs and Operation Division’s exclusive franchise for services.
3. Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826, and 341, and SB1383 waste diversion goals and all City requirements.
4. Alcoholic beverages shall not be sold or served without a food order. The sale of alcoholic beverages shall be incidental to the sale of food.
5. The applicant shall be required to submit to the Current Planning Division the following:
 - a. Copy of the California Alcoholic Beverage Control (ABC) license.
 - b. Copy of each license suspension or citation issued by ABC upon such issuance.
6. The establishment shall follow all conditions of the alcohol license Type 41 (On-Sale Beer and Wine) issued by ABC as well as all other relevant portions of the CCMC.
7. The City reserves the right to request of ABC, additional conditions, such as hours of operation restrictions, restriction of the type of alcohol sold, or other conditions that the City may deem necessary to reduce potential impacts.
8. Consumption of alcohol shall meet and follow the requirements of ABC and CCMC Section 17.400.015 – Alcoholic Beverage Sales.
9. The establishment management shall be responsible for governing the number of alcoholic beverages provided to patrons in accordance with applicable State statutes.

10. The operator of the restaurant shall be responsible for requiring that there be no loitering on the site at any time and that all customers leave the site no later than 30 minutes after closing. Loitering that is caused by the establishment in the public right-of-way, parking area, and/or in front of adjacent properties shall be strictly and reasonably enforced by the operator.
11. Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project.”
12. Pursuant to CCMC Section 17.650.020 – Inspection, the Property Owner and Applicant shall allow authorized City Officials, or their designees, access to the property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.
13. Pursuant to CCMC Section 17.660 – Revocations and Modifications, the Administrative Use Permit may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding community or nuisances result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner.
14. Violation of, or noncompliance with, any of these conditions of approval shall constitute grounds for revocation of this AUP as provided below:
 - a. Upon issuance of, and non-resolved, three violation citations within one year.
 - b. Upon the revocation of the alcoholic beverage license by ABC.
 - c. Upon any two disciplinary actions by ABC in the form of a fine or suspension of the alcoholic beverage license.
15. In the event of a change in tenancy of the restaurant use to a different restaurant, the operator of the new restaurant use shall submit a written notice of the change and the proposed floor plan to the Current Planning Division prior to issuance of any building permit, approval of any business tax certificate and/or occupancy. The Planning and Development Director or Designee shall review said written notice and floor plan and may require that a modification to this Administrative Use Permit be submitted and, upon review of the modification, may modify, add, or delete conditions contained herein to ensure that the findings contained herein can still be met.
16. By taking any benefit of this land use permit approval, the applicant and property owner hereby indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project.
17. The business shall operate between 11am and 8pm daily.
18. A copy of this decision letter shall be always kept on the premises.



REQUEST:
PERMIT TO SERVE BEER AND WINE
FOR ON-SITE CONSUMPTION AT
A NEW SUSHI RESTARUANT IN THE
IVY STATION SHOPPING CENTER.

STORE SIZE: 1,300 SQ. FT.
SEATS: 24

FLOOR PLAN
Sushi Ten
8809 Washington Blvd, Ste 125
Culver City, CA