



AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
MARCH 26, 2026

MEMBERS OF PLANNING COMMISSION

Kevin Maggay, Chairperson
Mario Inga, Vice Chairperson
Mark Christian
Melissa McCaverty
Steve Taylor

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the Public Communications portion of the Meeting. ***Additionally, members of the public can comment on any Public Hearing item on the agenda during the Public Hearing portion of such item.*** The time limit for comments is five (5) minutes per person. Before speaking to the Planning Commission, please fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of \$50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. **Approve March 12, 2026 Planning Commission Meeting Minutes**

Recommendation -

1. Approve March 12, 2026 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

2. **Administrative Use Permit to Allow the Sale of Distilled Spirits for Off-site Consumption at an Existing 7-Eleven Convenience Store at 2161 E. El Segundo Boulevard. (Revision A to Environmental Assessment No. EA-996 and Administrative Use Permit No. AUP 12-04).**

Recommendation -

1. Receive and File the Community Development Director's approval of Revision A to Environmental Assessment No. EA-996 and Administrative Use Permit No. AUP 12-04.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).
3. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

3. **Downtown Design Review for the Construction of an Aluminum Truss Frame Structure; Administrative Use Permit to Expand the Alcohol Service Area; and, Modifications to Conditional Use Permit No. 13-02 regarding Live Entertainment with Amplified Sound and Parking In-lieu Fees for an Existing Restaurant ("Rock and Brews") Located at 139-147 Main Street in the DSP Zone.**

Recommendation -

1. Continue the public hearing to the May 14, 2026, Planning Commission

meeting.

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:

DATE: March 20, 2026

TIME: 10:40 A.M.

BY: Jazmin Farias, Assistant Planner



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting**

March 12, 2026

CALL TO ORDER

Vice Chair Inga called the meeting to order at 5:31 p.m.

ROLL CALL

Absent: Chair Maggay
Present: Vice Chair Inga
Present: Commissioner Christian
Present: Commissioner McCaverty
Present: Commissioner Taylor

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: David King, Assistant City Attorney
Also present: Nvair Deukmejian, Assistant City Attorney
Also present: Jazmin Farias, Assistant Planner

PLEDGE OF ALLEGIANCE

Vice Chair Inga led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

1. Approval of Planning Commission Meeting Minutes:

- February 26, 2026

MOTION: Approve the minutes.

Moved by Commissioner Taylor, second by Commissioner McCaverty.

Motion carried, 4-0, by the following vote:

Ayes: Inga, Christian, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

2. Environmental Assessment No. EA-1400 and Subdivision No. SUB 25-06 for Vesting Tentative Parcel Map No. 85068 to Subdivide a 93,385 square-foot Property to Create Two Parcels at 750 N. Nash Street in Corporate Campus Specific Plan.

Planning Manager Eduardo Schonborn informed the Commissioners that the applicant had withdrawn the application.

- The Commissioners reached a consensus to accept withdrawal of the application.

MOTION: None required.

C. NEW BUSINESS

3. Presentation and Discussion of New State Laws for 2026.

Nvair Deukmejian, Assistant City Attorney, delivered a brief PowerPoint presentation outlining several new state laws that may be of interest to the Planning Commission.

MOTION: None required.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Planning Manager Eduardo Schonborn reminded the Commissioners to submit their Form 700 filings.

F. REPORTS – PLANNING COMMISSIONERS

Commissioner Christian thanked staff for their hard work and shared that serving on the Planning Commission has been a very interesting and positive experience. Commissioner McCaverty informed the community about upcoming musicals at the high school.

G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 6:24 p.m.
The next meeting is scheduled for March 26, 2026 at 5:30 p.m.

Michael Allen, Community Development Director

Kevin Maggay, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: March 26, 2026

Agenda Heading: CONSENT

Item Number: A.2

TITLE:

Administrative Use Permit to Allow the Sale of Distilled Spirits for Off-site Consumption at an Existing 7-Eleven Convenience Store at 2161 E. El Segundo Boulevard. (Revision A to Environmental Assessment No. EA-996 and Administrative Use Permit No. AUP 12-04).

RECOMMENDATION:

1. Receive and File the Community Development Director's approval of Revision A to Environmental Assessment No. EA-996 and Administrative Use Permit No. AUP 12-04.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On January 30, 2026, Jennifer Odin submitted an application on behalf of James Willis, to allow the sale of distilled spirits for off-site consumption at an existing 7-Eleven. The convenience store currently maintains an active Type 20 ABC License that allows the sale of beer and wine for off-site consumption. The existing Type 20 ABC License was approved by the City and issued by the State in 2013. The proposed upgrade to the ABC License requires an AUP since it will include the sale of distilled spirits for off-site consumption, in addition to beer and wine for off-site consumption.

On March 19, 2026, the Community Development Director approved the Administrative Use Permit, allowing the sale of beer, wine and distilled spirits for off-site consumption (Type 21 ABC License) at an existing Convenience Store for 7-Eleven, subject to

conditions of approval listed in Attachment 1.

DISCUSSION:

Site Description

The site is located on the northwest corner of El Segundo Boulevard and Nash Street, in the Urban Mixed-Use North (MUN) Zone. The 39,690 square-foot site is situated in a highly commercial area, and is developed with two restaurants and a 7-Eleven convenience store. The site is adjacent to a metro green-line parking station, corporate offices, research and development, retail, restaurants, drive-through coffee, and hotel uses.

Project Description

In 2013, the 7-Eleven store was allowed by the City to sell beer and wine for off-site consumption (Type 20 ABC License) through EA-996 and AUP 12-04. The proposed revision includes a request to allow the sale of distilled spirits and extend the hours of alcohol sales from 1am to 2pm. In accordance with ESMC § 15-22-3, the Director determined that the findings listed below can be made to support approval of the AUP revision to allow the sale of beer, wine, and distilled spirits for off-site consumption at the existing 7-Eleven convenience store:

1. *There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*
2. *The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*
3. *The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*
4. *Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and mitigated.*
5. *The State Department of Alcoholic Beverage Control has issued or will issue a license to sell alcohol to the applicant.*

In summary, the requested upgrade will allow additional alcoholic beverages to be sold and the existing convenience store will continue to be compatible with existing and potential future commercial uses in the area. The zone allows for such uses, and the sale of distilled spirits at a convenience store within an existing commercial center is compatible with the purpose of the MU-N Zone by providing a mixture of compatible commercial and retail uses. The approval also includes conditions that protect the City and surrounding users from potentially negative impacts, and any subsequent modifications to the floor plan and areas where alcohol will be sold for off-site consumption subject to review and approval by the Community Development

Department Director. The required findings, conditions of approval, and environmental assessment are provided in the attached Director's Approval Letter dated March 17, 2026. Lastly, the applicant is required to obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control (ABC) for a Type 21 ABC License for the sale of beer, wine and distilled spirits for off-site consumption. In the event the applicant does not receive approval from ABC by March 26, 2027, the City's approval will be null. Therefore, staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that this permit be discussed, and a decision be made by the Planning Commission instead of "received and filed."

Environmental Review

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities), since the proposed project involves a minor modification to the operation of an existing convenience store to include the sale of distilled spirits for off-site consumption.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Maria Baldenegro, Assistant Planner

REVIEWED BY:

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. AUP 996 Revision A approval letter
2. 7-Eleven Store Site Plan
3. Floor Plan



City of El Segundo

Community Development Department

March 19, 2026

Jennifer Odin
Solomon, Saltsman and Jamieson
426 Culver Boulevard
Playa Del Rey, CA 90293

Subject: Revision A to EA-996 and Administrative Use Permit No. AUP 12-04
Address: 2161 E. El Segundo Boulevard, El Segundo, CA 90245

Dear Ms. Odin:

Your request for Revision A to Administrative Use Permit No. AUP 12-04, allowing the sale of beer, wine, and distilled spirits for off-site consumption (Type 21 ABC License) and extending the hours for sales of alcohol until 2am at an existing convenience store for 7-Eleven, is APPROVED in accordance with the El Segundo Municipal Code Section 15-22-3. The approval is subject to the conditions of approval contained in the attached Exhibit A. The approved AUP allows alcohol sales at the existing 2,800 square-foot commercial retail tenant space for 7-Eleven. The associated environmental determination and required findings supporting the decision are described in Exhibit B.

This determination is scheduled to be "received and filed" by Planning Commission at the March 26, 2026, meeting. Any Planning Commissioner may request that this permit be discussed, and a decision be made by Planning Commission instead of "received and filed."

Should you have any questions, please contact Assistant Planner Maria Baldenegro at (310) 524-2341, or via email at mbaldenegro@elsegundo.org.

Reviewed by:

A handwritten signature in blue ink, appearing to read "Eduardo Schonborn".

Eduardo Schonborn, AICP
Planning Manager

Approved by:

A handwritten signature in blue ink, appearing to read "Michael Allen".

Michael Allen, AICP
Community Development Director

Exhibit A
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), James Willis representing 7-Eleven, Inc. (“Applicant”) and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Administrative Use Permit No. AUP 12-04, Revision A (“Project Conditions”):

Planning

1. This approval allows an existing 2,800 square-foot convenience store located at 2161 E. El Segundo Boulevard to operate with a Type 20 (Beer and Wine) and Type 21 (Off-sale General) ABC Licenses.
2. The maximum permitted display area for distilled spirit beverages will be limited and restricted to small display cabinet (approx. 4 ft. x 5 ft.) that will be situated behind the counter, or if there is not sufficient space behind the counter, in a locked display cabinet on the sales floor. The distilled spirits will not be directly accessible to customers. Additionally, the maximum permitted combined total display area for all alcoholic beverages which includes beer and wine, shall be limited to 10% or less of the total floor area of the retail space of the convenience store.
3. The hours of operation for the convenience store is 24 hours a day, seven days a week. The sale of beer, wine, and distilled spirits for off-site consumption is limited to 6 am to 2 am. Any change to the hours for the sale of alcoholic beverages is subject to review and approval of the Community Development Director.
4. Any alteration to the building area, and or expansion to the interior floor plan area where alcoholic beverages will be displayed is subject to review and approval of the Community Development Director or a determination regarding the need for Planning Commission review of the proposed modification.
5. Any subsequent modification to the project as approved (including change of use and change of occupancy or type of retail business) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.
6. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may require that public hearing be scheduled before the Planning Commission regarding the status of the Administrative Use Permit.
7. The applicant shall obtain and maintain all licenses and comply with all regulations of the Alcoholic Beverage Control (ABC) Act (Business &

Professions Code Section 23300) and the regulations promulgated by the Board, including the regulations set forth in 4 Cal. Code of Regs. §§55, *et seq.*

8. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for a Type 21 ABC License prior to selling distilled spirits by March 12, 2027. If the Applicant does not receive such approval from ABC by March 12, 2027, the City's approval shall be null and void.
9. If complaints are received regarding excessive noise, or other nuisances associated with the sale of alcohol (beer, wine, and distilled spirits), the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.
10. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products inside the store.
11. The convenience store shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.
12. The applicant shall obtain the necessary permits and approval from the City for any special events occurring on the premises.
13. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney fees), injuries, or liability, arising from the City's approval of Revision A to Environmental Assessment No. EA-996 or Administrative Use Permit No. AUP 12-04. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Revision A to Environmental Assessment No. EA-996 or Administrative Use Permit No. AUP 12-04, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.
14. James Willis, representing 7-Eleven, Inc. shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.
15. If the Administrative Use Permit privileges granted under EA-996 and AUP 12-04 are not established within one year from the approval of this permit by the Community Development Director, the AUP approval shall become null and void, unless a written request for an extension is filed with the Planning Division and referred to the Community Development Director for approval prior to the expiration date.

Police

16. Any modifications to the hours of operation for the sale of beer, wine, and distilled spirits will require review and consideration by the Police Department and the Community Development Director.
17. The sale of beer, wine, and distilled spirits for off-site consumption shall be ancillary to the Convenience Store for 7-Eleven and subject to the California Department of Alcoholic Beverage Control regulations.
18. No external signs or window advertising for wine or its availability shall be displayed in such a manner as to be visible from the exterior of the building.
19. The Convenience Store shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.
20. The Convenience Store and the associated indoor display area shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.
21. All patrons who appear under the age of 30 shall be required to show some form of identification. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
 - a. Valid driver's license
 - b. Valid State identification card
 - c. Valid passport
 - d. Current military identification
 - e. U.S. Government immigrant identification card
22. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. The authorized representative of the owner shall remove from the patron's wallet the identification card or any plastic holder to inspect it from any alterations made to it through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or ID scanning machine, or other electronic device as approved by the Police Department.
23. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
24. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the premises.

25. High-Definition color cameras shall be installed at all building entrances and select exterior locations as determined by the police department. Cameras shall be capable of clearly capturing a recognizable facial image of patrons and on the exterior areas required by the police department. Cameras at pedestrian entrances shall clearly capture the entire person and a face image. Camera images shall be digitally stored for at least 30 days. Viewing and access to the recording must be made available at any El Segundo Police Officer's request during normal business hours when conducting an investigation of a complaint or criminal activity.
26. Parking lot lights shall remain on during business hours.
27. Alcoholic beverages shall not be consumed on the premises.
28. Patrons who appear obviously intoxicated shall not be sold any alcoholic beverages.
29. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
30. Conditions of approval under an Administrative Use Permit shall be visibly posted in an area accessible to the public along with the City of El Segundo business license.
31. The property owner and applicant (business owner) shall allow access on the premises at any time as deemed necessary by the El Segundo Police Department or Community Development Department personnel for the purpose of inspecting the premises to verify compliance with the Administrative Use Permit.
32. The Administrative Use Permit may be revoked if the business is convicted of selling alcoholic beverages to a minor.
33. The Administrative Use Permit may be modified or revoked by the City should it be determined that the proposed use or conditions under which it was permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained as to constitute a public nuisance.

These Conditions are binding upon James Willis representing 7-Eleven, Inc. and all successors and assigns to the property at 2161 E. El Segundo Boulevard, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

James Willis, Applicant
7-Eleven, Inc.

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 996, Revision A:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) since the proposed project involves a minor modification to the operation of an existing convenience store to include the sale of distilled spirits for off-site consumption.

Administrative Use Permit 12-04, Revision A:

As required by El Segundo Municipal Code Section 15-22-3, the following are the findings and facts in support of the decision:

Finding 1:

There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Facts in Support of Finding 1:

The subject property is zoned Urban Mixed-Use North (MU-N), and is developed within a multi-tenant shopping center where retail sale uses are permitted by right. The existing 7-Eleven convenience store is compatible with the surrounding commercial uses in the vicinity. The convenience store currently holds an active Type 20 ABC License (Sale of Beer, and Wine for Off-site Consumption) and the requested upgrade and extended hours until 2am will allow additional alcoholic beverage types to be sold. The existing 7-Eleven convenience store will continue to be compatible with existing and potential future commercial uses in the area.

Finding 2:

The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

Facts in Support of Finding 2:

The convenience store is located in the MU-N (Urban Mixed Use North) Zone. The Urban Mixed Use North (MU-N) zone is established to provide area(s) where a mixture of compatible commercial, office, research and development, retail and hotel uses can locate and develop in a mutually beneficial manner. The 7-Eleven store is in a shopping center with contains various eateries, which is consistent with other developments in the same zone. Further, the MU-N is developed with similar uses as the existing property

that serve the surrounding area in the City with a mixture of commercial retail uses. Retail uses are permitted by right in the MU-N zone and the sale of alcoholic beverages at a retail establishment requires approval of an AUP. The sale of distilled spirits until 2am at a convenience store within an existing commercial center is compatible with the purpose of the MU-N Zone by providing a mixture of compatible commercial and retail uses.

Finding 3:

The proposed location and use, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Facts in Support of Finding 3:

The 7-Eleven convenience store has operated as a “one-stop-shop” selling essential household items, food, beverages, snacks, and has been licensed by ABC since 2013 for off-site beer and wine. The convenience store operates 24-hours a day and seven days a week. Alcohol sales at the convenience store currently occur between 6 am to 1 am. The addition of distilled spirits will be beneficial and desirable to the community, as it will allow the store to continue offering a full-line of goods to its customers as a “one-stop-shop.” Thus, the proposed upgrade to an ABC License that includes the sale of distilled spirits for off-site consumption and extended hours of alcohol sales at an existing 7-Eleven convenience store will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Further, the City’s Police Department and Community Development Department does not object to the issuance of the AUP for 7-Eleven, as it has been operating in a responsible manner since 2013 with a Type 20 ABC License that has not created law enforcement problems for the community. Therefore, the proposed upgrade will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Finding 4:

Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

Facts in Support of Finding 4:

The proposed replacement of an existing Type 20 ABC license for a Type 21 ABC license at this location will not generate excessive noise, dust, fumes, vibration, odors, traffic and/or hazards associated to an existing retail establishment that operates 24-hour a day and seven days a week. The existing 7-Eleven convenience store is located in a commercial area surrounded by other commercial uses. No construction or expansion is proposed for the store. Therefore, the project will not generate any noise, dust, fumes, vibration, odors, traffic and/or hazards beyond the normal day to day operation of the convenience store.

Finding 5:

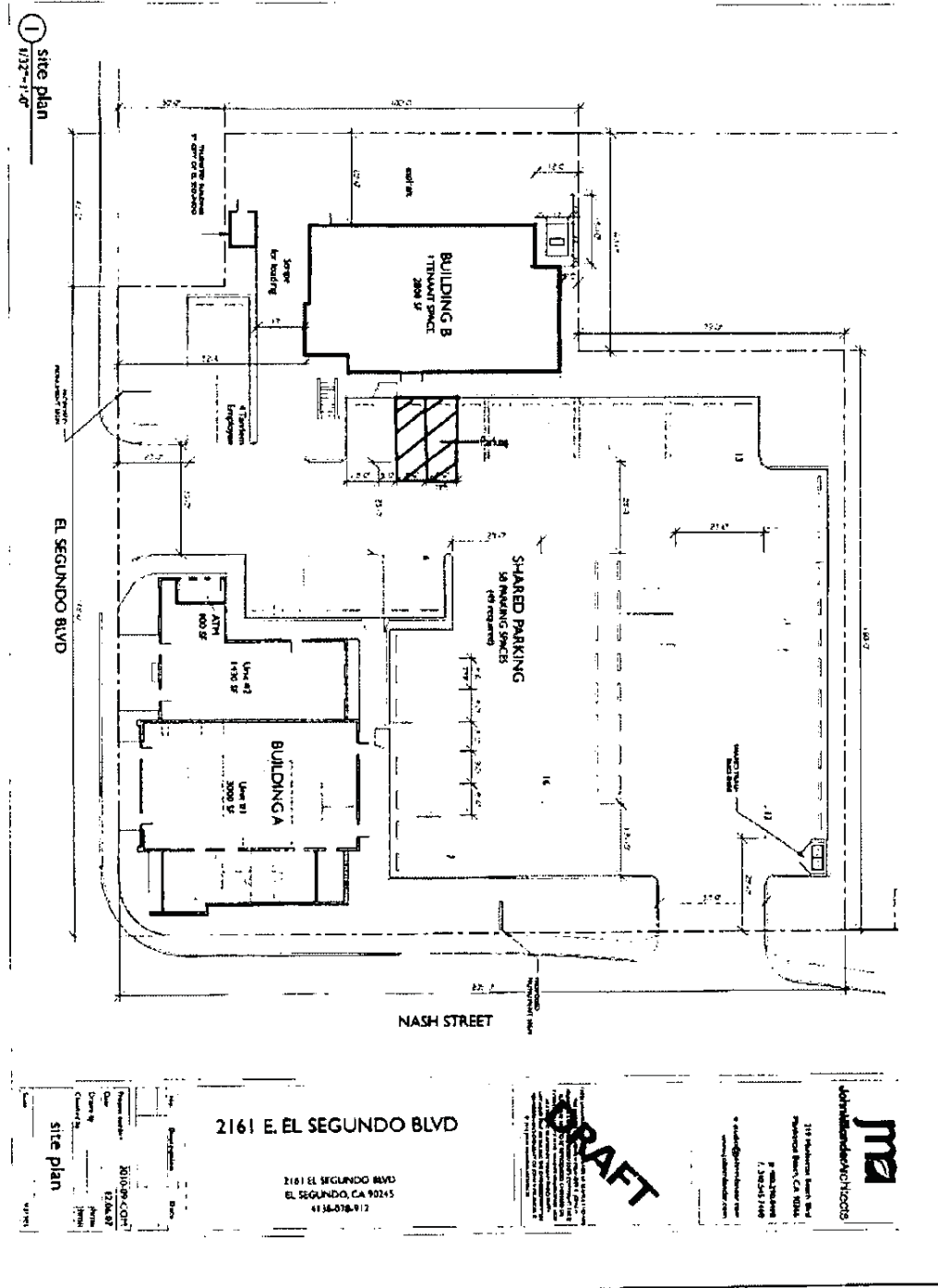
The State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.

Facts in Support of Finding 5:

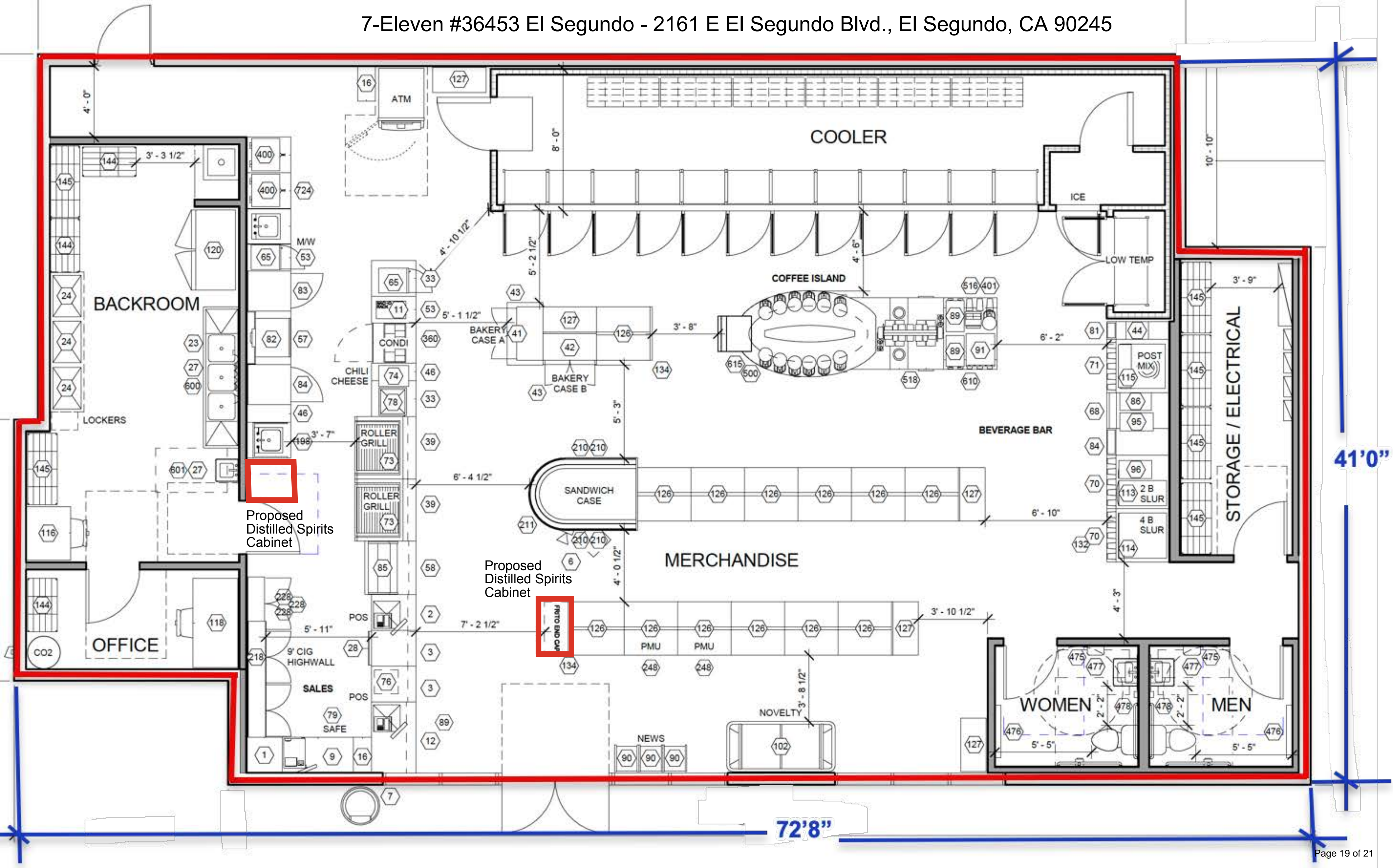
The City expects the Applicant will obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control (Type 21 ABC License) for the sale of beer, wine and distilled spirits for off-site consumption. The applicant anticipates a public convenience and necessity letter will need to be prepared by the City. In the event the Applicant does not receive such approval from ABC on March 18, 2027, the City's approval will be null (Condition No. 8).

Exhibit B

Site Plan



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Proposed Distilled Spirits Cabinet

Proposed Distilled Spirits Cabinet



41'0"

72'8"



Planning Commission Agenda Statement

Meeting Date: March 26, 2026

Agenda Heading: PUBLIC HEARINGS

Item Number: B.3

TITLE:

Downtown Design Review for the Construction of an Aluminum Truss Frame Structure; Administrative Use Permit to Expand the Alcohol Service Area; and, Modifications to Conditional Use Permit No. 13-02 regarding Live Entertainment with Amplified Sound and Parking In-lieu Fees for an Existing Restaurant ("Rock and Brews") Located at 139-147 Main Street in the DSP Zone.

RECOMMENDATION:

1. Continue the public hearing to the May 14, 2026, Planning Commission meeting.

FISCAL IMPACT:

None

BACKGROUND:

On January 21, 2026, the applicant Michael Zislis applied for Environmental Assessment No. EA-1390, Downtown Design Review No. DDR 25-02, and modifications to EA-1012 for Administrative Use Permit No. AUP 13-01, and Conditional Use Permit No. 13-02 that regulate outdoor live entertainment with amplified sound and the number of parking in-lieu spaces required for an existing restaurant for "Rock and Brews" in the Downtown Specific Plan. After additional information was provided by the applicant, the application was deemed complete for processing on February 19, 2026, and was agendaized for consideration by the Planning Commission at its March 26, 2026, meeting. A public hearing notice was mailed to property owners within a 300-foot radius from the project site and to occupants within a 150-foot radius from the project site. A public hearing notice was also published in the El Segundo Herald Newspaper on March 12, 2026. Staff continues to work through the application and work with the applicant to draft appropriate conditions for the project to be presented to the Planning Commission. Therefore, staff recommends the Planning Commission continue the public hearing to the May 14, 2026, Planning Commission meeting.

DISCUSSION:

EA-1390 for DDR 25-02, and modifications to AUP 13-01 and CUP 13-02
139-147 Main Street (Rock and Brews Restaurant)

March 26, 2026

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None.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Eduardo Schonborn, AICP, Planning Manager

REVIEWED BY:

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

None