



PLANNING COMMISSION AGENDA October 26, 2023

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. ***Please include the meeting date and item number in the subject line.*** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

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 portions of the meeting. Additionally, 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 state your name and residence and the organization you represent, if desired. Please respect the time limits.*

DATE:	Thursday, October 26, 2023
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only discuss, deliberate, or take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, 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 generally five minutes per person.

Playing of video or use of visual aids may be permitted during meetings if they are submitted to the Community Development Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department and on the City's website, www.elsegundo.org.

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.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another’s behalf, and employees speaking on their employer’s behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Written Communications** (other than what is included in agenda packets)
- F. **Consent Calendar**
All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

1. Approval of Planning Commission Meeting Minutes

- September 14, 2023
- September 28, 2023

RECOMMENDED ACTION: Approve the minutes.

2. Revision A to Environmental Assessment No. EA-747 and Administrative Use Permit No. AUP 07-04. (MB)

Applicant: Gina Marie Traber

Project Description: Modification to the Hours of Operation; Add 215 square-foot Dining Area within a Detached Structure at the Rear of the Property; and to Allow the Sale of Beer, Wine, and Distilled Spirits for On-Site Consumption (Type 47 ABC License) at G’s Il Capo Dei Bar Restaurant (previously known as De Luca).

Environmental Determination: The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., "CEQA Guidelines"). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (Conversion of Small Structures) since the proposed project involves a modification to the hours of operation of an existing restaurant, the conversion of 215 square feet of an existing storage building at the rear of the site to dining, and upgrading the State of Alcoholic Beverage Control License from a Type 41 (On-Sale Beer and Wine - Eating Place) to a Type 47 (On-Sale General - Eating Place).

RECOMMENDED ACTION: Receive and file the Community Development Director's approval of Revision A to Environmental Assessment No. EA – 747 and Administrative Use Permit No. AUP 07-04.

- G. Continued Business**
- H. New Public Hearings**
- I. New Business**
- J. Report from Community Development Director or designee**
- K. Report from the City Attorney's office**
- L. Planning Commissioners' Comments**
- M. Adjournment**—next regular scheduled meeting for November 9, 2023, at 5:30 p.m.

POSTED: *Jazmin Farias* 10/20/2023 9:54 a.m.
(Signature) (Date and time)



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

September 14, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:34 p.m.

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf

Present: Commissioner Newman

Present: Commissioner Inga

Absent: Vice Chair Hoeschler

Absent: Commissioner Maggay

Also present: Michael Allen, AICP, Community Development Director

Also present: Eduardo Schonborn, AICP, Planning Manager

Also present (via Zoom Teleconference): Gregg Kovacevich, City Attorney

Also present: Paul Samaras, AICP, Principal Planner

Also present: David Blumenthal, Planning Consultant

Also present: Laura Stetson, Planning Consultant

Also present: Jazmin Farias, Planning Technician

D. Public Communications

None.

E. Written Communications (other than what is included in Agenda packets)

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- July 27, 2023

MOTION: Approve the minutes.

Moved by Commissioner Newman, second by Commissioner Inga.

Motion carried, 3-0, by the following vote:

Ayes: Keldorf, Newman, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. Environmental Assessment No. EA-1339, Site Plan Review No. SPR 23-01 and Adjustment No. ADJ 23-01. (PS)

Planning Manager Eduardo Schonborn introduced Planning Consultant David Blumenthal who provided a summary of previously approved entitlements tied to the job site and presented staff report addressing the proposed construction of a new seven-story office building and a five-level parking structure. He also advised that the applicant is present to answer questions.

Planning Commission questions for staff:

- Commissioner Newman inquired how the municipal code is written regarding the distance between driveways on the same property and what its purpose is. David and Paul advised that it is a safety feature for pedestrians and its purpose is to preserve on-street parking in smaller streets throughout the city.
- Chair Keldorf inquired how the signal would work at the intersection and how it would impact pedestrian activity. David advised that signaling would work like other signalized intersections, it would have a cross/don't cross provision and ultimately this is a question for transportation and public works. Paul clarified that staff was not able to make a finding to recommend approval for the proposed adjustment because it is possible to design the project to meet code requirements.
- Chair Keldorf inquired about the next steps if the adjustment gets denied, would it lead to a variance? Community Development Director, Michael Allen, stated that we have to look at it from a legal view and legally staff has identified this finding can not be made but if legally the Planning Commission or applicant proposes language that legally makes the finding that there is no other way the site can be designed without this accommodation they could apply for a variance and or request a code amendment if they believe the code requirement does not make sense. Staff did not investigate whether the code makes sense, rather staff is being asked to analyze or assess this project against what today's code is.

Chair Keldorf opened public communications.

- Applicant representative Alex Rose informed the Planning Commission that they concur with conditions of approval however they are proposing three changes, one of which was already discussed (driveway design). It is being proposed to add language in the motion to direct staff and applicant to work together to figure out what the appropriate code amendment would be. Regarding the transportation demand and management program (condition MMK1) a deferral to issue a first tenant improvement permit rather than a permit on the entire building itself as the leasing of the building will dictate how that plan plays out. Lastly, it is being requested to adjust condition thirteen to allow the second building (west property) to be deferred until the

- first building is completed and are proposing to fence, screen, and temporary landscape the perimeter to obstruct the vacant lot from public view/access.
- Chair Keldorf inquired why the driveway design is not able to comply with the city's current code. Alex stated that although the design does not meet code it is compatible with what exists already on Rosecrans Avenue and highlighted that they function safely. Alex introduced Serena who elaborated about the driveway design. In summary, the code calls for a requirement of 24 feet between driveways and a maximum of 30 feet wide. The proposed driveway has two incoming lanes and 2 egress with a median that separates them to provide more safety and believes the code requirement of 24 feet - 30 feet width is not meant for a driveway that proposes a total of four lanes with a median.

Chair Keldorf closed public communications.

Further discussion from Planning Commission:

- Commissioner Newman inquired where else the driveway regulation has been implemented. Paul informed her that the driveway regulations have been in place since 2011 all projects before that timestamp were subject to different standards.
- Chair Keldorf asked City Attorney for clarification as to what they are left with approving or denying. City Attorney Gregg Kovacevich advised that we are constrained by the strict language in today's current code although it uses a different term "adjustment" it really mirrors the language of a variance, and the problem is that by its term it only applies if in the absence of affording an adjustment you would deprive the owner or reasonable use of the property clearly that's not the case here. There is no legal way around it but if they believe the standard is unworkable and needs to be changed the only way around it is with a legislative action such as a zone text amendment. Planning Commission would not be able to approve a Site Plan if it does not meet code. If the adjustment request is denied, they can add a condition of approval that says "the applicant shall redesign the driveway to comply with 15-15-5" so that if the code changes there is no need to come back with a re-design.
- Commissioner Newman inquired what the process is for a zone text amendment. Michael advised that the applicant has to propose it, staff would draft up the language, complete any applicable CEQA analysis if required, it would come before Commission and Council; in total maybe three-six months to complete. The cost would be borne by the applicant if proposed by the applicant but if proposed by dais, staff would need direction from Council to pursue this request.
- Planning Commission provided consensus to adjust language to provide adequate screening on vacant lot at the required front and side setback areas and provided consensus for the driveway design permit process to be deferred so that the project can proceed.

MOTION: Adopt Resolution No. 2944, approving Environmental Assessment (EA) No. 1339, Site Plan Review (SPR) No. 23-01, and denying Adjustment (ADJ) No. 23-01 to allow the construction of a new seven-story office building and five-level parking

structure at 2021-2031 Rosecrans Avenue including a language change to condition 13 to include an exterior fence and landscape of the setback area, and to add the additional language as recommended by City Attorney.

Moved by Commissioner Newman, second by Commissioner Inga.

Motion carried, 3-0, by the following vote:

Ayes: Keldorf, Newman, and Inga.

3. Smoky Hollow Specific Plan Update. (Environmental Assessment No. EA-1330 and Specific Plan Amendment No. SPA 22-01). (PS)

Principal Planner Paul samaras presented the staff report regarding proposed changes to Smoky Hollow Specific Plan. Changes include updates to permitted uses, development standards and design guidelines, modify the community benefit plan process, and clarify various specific plan provisions.

- Commissioner Newman inquired about caretaker units and why we are not encouraging housing in that area. Paul advised that staff is targeting the housing needs separately and are currently working on that, but staff believes caretaker units is not the correct or only mechanism to address housing. This is a clean up effort rather than a rewrite and staff needs to conduct the right environmental research to add more housing.
- The comment received regarding caretaker units' definition will be addressed with the housing conversation and staff will take that into account.
- Commissioner Inga asked if the restaurant requirements were going to change to resemble those downtown requirements. Paul advised that a minor edit was applied to the section specifically addressing parking ratio for outdoor dining areas, but the parking standard specifically has not changed. The overall goal is to have consistency throughout the entire city.

Chair Keldorf opened public communications.

None.

Chair Keldorf closed public communications.

MOTION: Adopt resolution No. 2940 recommending City Council approve an amendment to the Smoky Hollow Specific Plan updating permitted uses, development standards and design guidelines, simplifying the community benefit plan process, and clarifying various specific plan provisions, and adopt resolution No. 2942 recommending City Council approve an amendment to the Community Benefits Plan Policy.

Moved by Commissioner Inga, second by Commissioner Newman.

Motion carried, 3-0, by the following vote:

Ayes: Keldorf, Newman, and Inga.

I. New Business

4. Appoint Two Planning Commissioners to the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee. (MA/ES)

Chair Keldorf proposed to postpone the item to the next scheduled Planning Commission meeting on September 28, 2023 because two of the five commissioners are missing one of whom would strongly be recommended to partake in the subcommittee.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

Commissioner Newman and Commissioner Inga congratulated El Segundo Little League on their accomplishment. Keldorf thanked everyone for their support and Commissioner Newman thanked Ron Swanson for contribution to Police Department and Fire Department on 9/11.

M. Adjournment—the meeting adjourned at 7:0pm.

The next meeting is scheduled for September 28, 2023 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair



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

September 28, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf Present:
Vice Chair Hoeschler
Present: Commissioner Newman Present:
Commissioner Inga
Present/Late Arrival: Commissioner Maggay – arrived at 5:48 p.m.

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Jazmin Farias, Planning Technician

D. Public Communications

None.

E. Written Communications (other than what is included in Agenda packets)

None.

F. Consent Calendar

None.

G. New Public Hearings

- 1. Certificate of Appropriateness for the Exterior Renovation of “Urho Saari Swim Stadium (a.k.a. The Plunge)” located at 219 W. Mariposa Avenue. (Environmental Assessment No. EA-1343 and Certificate of Appropriateness No. CA 23-01). (MB)**

Planning Manager Eduardo Schonborn presented the staff report which addressed the proposed exterior changes to “The Plunge” and emphasized that the buildings

architectural integrity will be maintained while complying with new building safety standards.

- Commissioner Newman inquired if Planning staff internally identified what renovations were required and decided on what finishes to use or if it was in conjunction with a designer. Eduardo stated that Planning staff worked in conjunction with Public Works Department and the city's historic preservation consultant to ensure the types of elements selected won't detract from the existing architectural style.
- Vice Chair Hoeschler suggested reinstating the old typography for the building's name as the proposed typography style looks different from the original typography which is an art deco typeface style. Eduardo informed Planning Commission that staff would work with Public Works Department and consultant to ensure any new lettering be of a typography that matches that period.
- Vice Chair Hoeschler suggested incorporating swimmers in the interior design process as it is important that their needs are addressed. Eduardo stated that he will pass the information along to Public Works staff.

Chair Keldorf opened public communications.

None.

Chair Keldorf closed public communications.

MOTION: Adopt Resolution No. 2939, conditionally approving Environmental Assessment No. EA-1343, and Certificate of Appropriateness No. CA 23-01.

Moved by Commissioner Newman, second by Commissioner Inga. Motion carried, 4-0, by the following vote:

Ayes: Keldorf, Hoeschler, Newman, and Inga.

2. Conditional Use Permit (CUP) for a New Major Wireless Communication Facility at 216 East Imperial Avenue. Environmental Assessment No. EA-1349 and Conditional Use Permit No. 23-02). (JF)

Jazmin Farias Planning Technician presented staff report which addressed the operation of a new Major Wireless Communication Facility consisting of 6 antenna panels and 12 remote radio units behind an existing parapet wall on the roof of a three-story apartment complex and associated ground-mounted mechanical equipment inside an existing concrete masonry wall equipment enclosure pad. Applicant representative Maverick Becker was present to answer questions.

Chair Keldorf opened public communications.

- Applicant representative Maverick Becker shared additional information regarding Dish Wireless goal to reinstate service in the City. Commissioner Newman inquired about the installation process. Maverick advised that minimal distribution to the tenants and area would occur during the installation process as they are using an existing structure to mount the

antenna panels and conceal the ground equipment. He added that he is not able to provide an exact construction timeline as he does not oversee this but believes the installation can take up to six months.

- Commissioner Maggay inquired if all new major WCFs proposed by Dish Wireless require individual CUPs. Jazmin advised that every WCF project may require its own CUP. Eduardo added that WCF projects are site and project specific, which dictates the process and application type for each proposal.

Chair Keldorf closed public communications.

MOTION: Adopt Resolution No. 2943, conditionally approving Environmental Assessment No. EA-1349 and Conditional Use Permit No. 23-02.

Moved by Commissioner Newman, second by Commissioner Inga. Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga.

H. Continued Business—Public Hearing

3. Appoint Two Planning Commissioners to the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee. (MA/ES)

Commissioner Newman nominated Vice Chair Hoeschler, second by Chair Keldorf.

Community Development Director Michael Allen provided a brief description of what South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee would tackle.

Commissioner Maggay volunteered to participate as a member of the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee. Dais provided consensus.

MOTION: Appoint Vice Chair Hoeschler and Commissioner Maggay as members of the South Bay Bicycle Master Plan and other Multi-Model City Initiatives Subcommittee for no longer than one year from today.

Moved by Commissioner Newman, second by Commissioner Inga. Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga

I. New Business

None.

J. Report from Community Development Director or designee

Planning Manager Eduardo Schonborn shared an update regarding City Councils feedback on the proposed amendments to the Downtown Specific Plan. In summary, staff received direction to further research parking ratios in the neighboring cities to see if the proposed

parking ratio is high and reduce building heights along the southern portion of Main Street. Item is tentatively scheduled to return to Planning Commission for action in the near future.

K. Report from City Attorney’s Office

None.

L. Planning Commissioners’ Comments

Commissioner Newman congratulated the new subcommittee members.

Chair Keldorf suggested adding signage to the areas affected by one-way street pilot program within Smoky Hollow and inquired if residents were alerted of the program’s temporary implementation. Additionally, Chair Keldorf requested an update on the gateway sign project. Michael advised that one-way street pilot program is overseen by Public Works Department, and he will reach out to Public Works Director to inquire on the programs implementation process and relate the message for additional signage. He added that the cost is not in alignment with what was anticipated so Public Works Director Elias Sason is working with a particular contractor to revise the scope to meet the allocated budget as inflation has impacted the project.

Vice Chair Hoeschler thanked Public Works staff for their quick efforts in getting the four-way stop signage up at Main Street and East Oak Avenue intersection.

M. Adjournment—the meeting adjourned at 6:21 p.m.

The next meeting is scheduled for October 12, 2023 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: October 26, 2023

Agenda Heading: Consent

Item Number: F.2

TITLE:

Modification to the Hours of Operation; Add 215 Square-foot Dining Area within a Detached Structure at the Rear of the Property; and to Allow the Sale of Beer, Wine, and Distilled Spirits for On-site Consumption (Type 47 ABC License) at G's iL capo dei Bar Restaurant (previously known as De Luca). (Revision A to Environmental Assessment No. EA-747 and Administrative Use Permit No. AUP 07-04).

Applicant: Gina Marie Traber

RECOMMENDATION:

1. Receive and file the Community Development Director's approval of Revision A to Environmental Assessment No. EA-747 and Administrative Use Permit No. AUP 07-04.

BACKGROUND:

On June 14, 2007, EA-747 and AUP No. 07-04 was approved to allow on-site sale and on-site consumption of beer and wine (Type 41 ABC License) at an existing 1,939 square-foot restaurant (De Luca) with a 200 square-foot outdoor dining area at the rear of the building, located at 225 Richmond Street. The restaurant was granted the approval to operate and serve alcohol Monday through Thursday from 11 am to 9 pm, and Fridays and Saturdays from 11 am to 12 am. The restaurant was closed every Sunday.

On August 31, 2023, the applicant submitted an application to modify the hours of operation, add 215 square feet of dining area within a detached structure at the rear of the property; and expand alcohol service to include on-site sale and on-site consumption of beer, wine, and distilled spirits (Type 47 ABC License) at a new restaurant (G's iL capo dei Bar) with an existing 200 square-foot outdoor dining area at the rear of the building. The interior dining area for the restaurant will be reconfigured to include bar seating. The proposed hours of operation for the restaurant and alcohol service will be from 10 am to 1 am, daily.

After considering the request, on October 19, 2023, the Community Development Director approved Revision A to the Administrative Use Permit for the new hours of operation, additional area for dining, and the expansion of alcohol service for the new restaurant.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Quasi-judicial

In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (*i.e.*, applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-5:

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 compensated for.*

As summarized below, the Director found that the proposed Revisions to the AUP satisfied these findings and thus granted approval of the permit for the new restaurant.

DISCUSSION:

The existing restaurant is located in the Downtown Specific Plan (DSP) Zone within the 100-200 Block Richmond Street District where restaurant uses are permitted by right. G's iL capo dei Bar is replacing a restaurant (De Luca) that previously served beer and wine for on-site consumption in both indoor and outdoor dining areas. The immediate vicinity of the project site includes: commercial retail, hair salons, offices, a theater, residential uses, and restaurants.

The proposed alcohol service for the new restaurant is an upgrade that will allow the sale of distilled spirits for onsite consumption in addition to beer and wine, which continues to be an ancillary use to the restaurant and will not detract from the immediate area, which is developed with a variety of commercial uses. The existing outdoor dining area and added rear dining area within the existing detached structure are completely fenced in and located between the existing buildings on the site.

The proposed hours for alcohol sales at the new restaurant are 10:00 a.m. to 1:00 a.m., daily. The proposed hours are similar to the limits placed on other restaurants with outdoor dining areas that provide alcohol service in the DSP. Therefore, the proposed alcohol service and hours of operation for the new restaurant will be compatible with existing uses in the area.

Any subsequent modifications to the hours, or the areas where alcohol will be served and consumed is subject to the review and approval of the Community Development Director. The approval also includes conditions that protect the City and surrounding users from potentially negative impacts. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter. The Director concluded that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Therefore, staff recommends that the Planning Commission receive and file the Director's decision approving the permit. Alternatively, any Planning Commissioner may request that this permit be discussed, and a decision may be made instead by the Planning Commission rather than it being "received and filed."

ENVIRONMENTAL REVIEW

The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et seq., "CEQA Guidelines"). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (Conversion of Small Structures) since the proposed project involves a modification to the hours of operation of an existing restaurant, the conversion of 215 square feet of an existing storage building at the rear of the site to dining, and upgrading the State of Alcoholic Beverage Control License from a Type 41 (On-Sale Beer and Wine - Eating Place) to a Type 47 (On-Sale General - Eating Place).

PREPARED BY: Maria Baldenegro, Assistant Planner *MB*

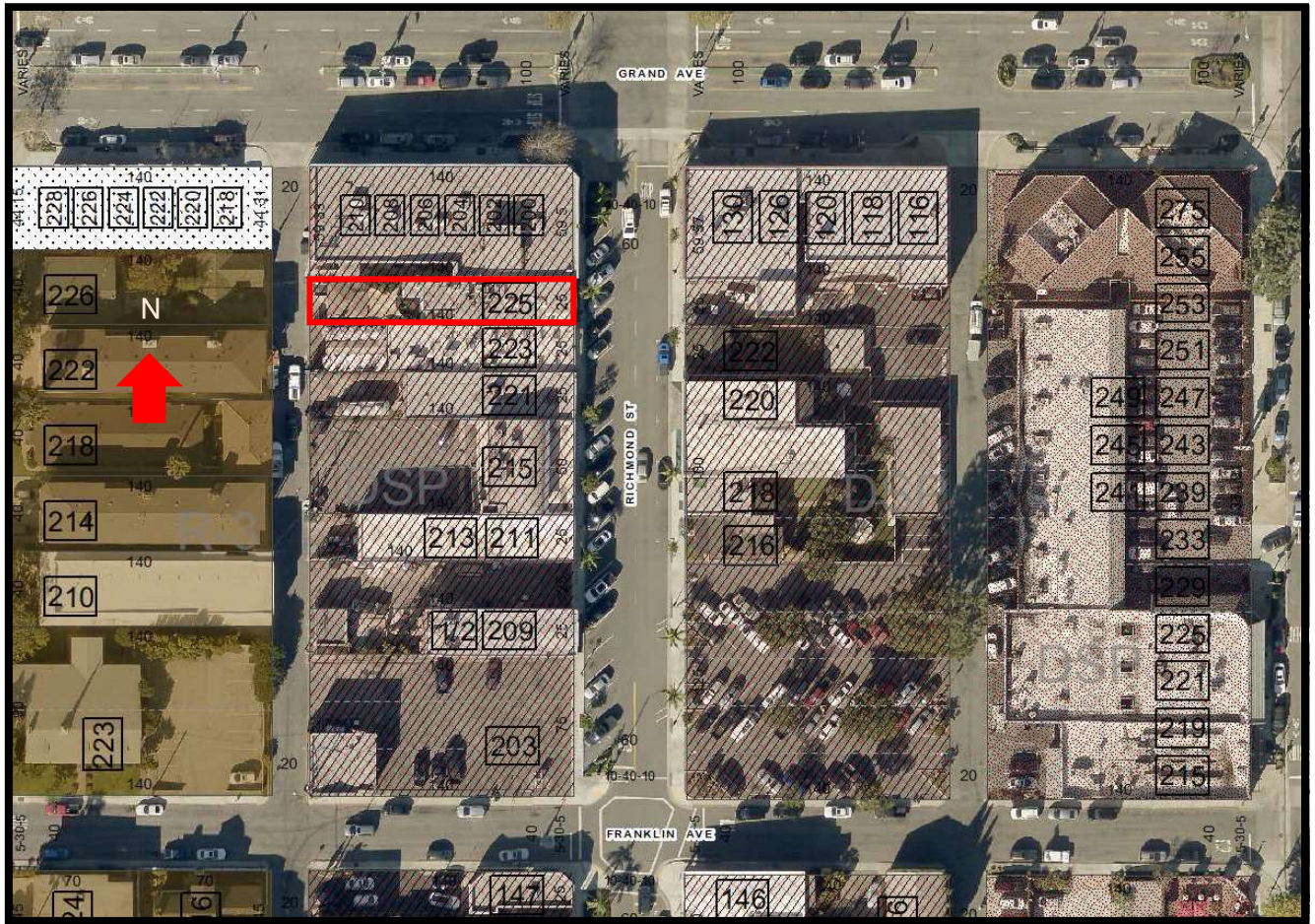
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager EAS

APPROVED BY: Michael Allen, AICP, Community Development Director MA

ATTACHED SUPPORTING DOCUMENTS:

1. Approval letter dated October 19, 2023
2. Floor Plan

AERIAL VIEW OF SITE





City of El Segundo

Community Development Department

October 19, 2023

Gina Marie Traber
Mama Beers, Inc
642 W Acacia Ave.
El Segundo, CA 90245

Subject: Revision A to Environmental Assessment No. EA-747 and Administrative Use Permit No. AUP 07-04

Address: 225 Richmond Street, El Segundo, CA 90245

Dear Gina Marie Traber:

Your request for a modification to your Administrative Use Permit to change the hours of operation; add 215 square feet of dining within a detached structure at the rear of the property; and to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at G's iL capo dei Bar Restaurant (previously known as De Luca) is APPROVED in accordance with the El Segundo Municipal Code Section 15-22-5, and subject to the conditions of approval contained in the attached Exhibit A. The associated environmental determination and findings supporting the decision are described in Exhibit B.

This determination is scheduled to be "received and filed" by the Planning Commission at the October 26, 2023 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.

Prepared by:

Eduardo Schönborn

Eduardo Schonborn, AICP
Planning Manager

Approved by:

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”), Gina Marie Traber representing G’s iL capo dei Bar Restaurant (“Applicant”) and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Revision A to Administrative Use Permit No. AUP 07-04 (“Project Conditions”):

Planning

1. The sale of alcohol for on-site consumption at the new restaurant shall be limited to 10:00 a.m. to 1:00 a.m., daily. The outdoor dining area and the 215 square-foot dining area within a detached structure at the rear of the property shall be the same hours as the restaurant. Food must be available for the indoor and outdoor dining areas during the hours alcohol is sold. Any change to the hours is subject to review and approval by the Community Development Department Director.
2. Any subsequent modification to the floor plan where alcohol will be served, including any conversion of the outdoor area to dining or additional conversion of the detached structure to dining shall be referred to the Community Development Director for approval, or a determination regarding the need for Planning Commission review of the proposed modification.
3. 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 be cause to schedule a hearing before the Planning Commission regarding the status of the administrative use permit.
4. This approval authorizes the restaurant located at 225 Richmond Street (G’s iL capo dei Bar Restaurant) to operate under a State of California Department of Alcoholic Beverage Control Type 47 License (On-Sale General, Eating Place).
5. 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.*
6. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the expansion of the service area of beer, wine, and distilled spirits for onsite consumption.
7. If complaints are received regarding excessive noise, or other nuisances associated with the sale of 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.

8. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
9. The restaurant operations including entertainment must comply with El Segundo Municipal Code (ESMC) § 7-2 regulating noise and vibration.

Building and Safety

10. The restaurant shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.
11. The restaurant and the associated outdoor seating shall comply with the California Building Code, as adopted by the ESMC.
12. The occupant load increase triggers a permit to install (reinstall) a lift for accessibility at the rear of the main restaurant and reorient the exterior doors and hardware for egress.
13. The installation of another water closet is required.

Fire

14. The restaurant and the associated outdoor seating shall comply with the Fire Code requirements, as adopted by the ESMC.
15. The occupant load will be accumulative. This will require all doors to swing in the direction of travel and have panic hardware.
16. The occupant load could change the occupancy. This may trigger other requirements such as automatic sprinklers or fire alarm.

Police

17. The sale, furnishing or consumption of alcoholic beverages must be limited to hours determined by the City. Any modifications to these hours of operation will require review and consideration by the Police Department and the Planning Commission.
18. The sale of alcoholic beverages shall be incidental to the sale of food and shall be for on-site consumption only per ABC regulations.

19. No external signs or window advertising for alcoholic beverages or its availability shall be displayed in such a manner as to be visible from the exterior of the building.
20. There shall be no individual admission charge, individual cover charge, required donation, or minimum drink purchase requirement for admission to the premises at any time.
21. The following type of live entertainment is prohibited: topless entertainment, adult oriented fashion shows, and other entertainment as regulated by the Municipal Code.
22. Persons who appear obviously intoxicated shall not be admitted into the licensed premises.
23. Aisles and hallways shall be kept clear in order to allow patrons to move freely about the licensed premises.
24. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall, at all times, maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to Alcohol Beverage Control on demand.
25. No booth or group seating shall be installed which completely prohibits observation of the occupants.
26. The restaurant operator shall retain full control of all events with the subject premises. No premises may be sublet to an independent promoter for any purpose.
27. All patrons who appear under the age of 30 shall not be served or allowed to consume alcoholic beverage unless they provide proof of age by providing one of the following forms of identification:
 - a. Valid driver's license.
 - b. Valid State identification card.
 - c. Valid passport.
 - d. Current military identification.
 - e. U.S. Government immigrant identification card.

A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons.

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. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or other electronic device as approved by the Police Department.

28. If persons under 21 years of age are allowed on the premises after midnight, the licensee(s) must utilize separate types of glassware to distinguish alcoholic drinks from non-alcoholic drinks.
29. There shall be no promotions encouraging intoxication or drinking contests or advertisements indicating "Buy one drink, get one free," "Two for the price of one," "All you can drink for ...," or similar language.
30. The licensee(s) or an employee of the licensee(s) will be always present in any patio when alcoholic beverages are being served or consumed. An alternative is to have at least two (2) cameras monitoring the patio and should be capable of distinguishing unauthorized persons in the patio including underage persons consuming alcohol or alcohol being removed from the premises via the patio. Monitoring of the cameras shall be in an active area where employees are always present and can easily view these cameras. Cameras must be approved by the Police Department.
31. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron.
32. When serving pitchers exceeding 25 ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if they appear to be under the age of 30, if not previously checked at the entrance to the licensed premises.
33. Except for wine bottles, oversized containers or pitchers containing in excess of 25 ounces of an alcoholic beverage shall not be sold to a single patron for their sole consumption.
34. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
35. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
36. A file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the licensed

- premises and every manager, which file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs). Upon request, said file shall be made available for review to representative of the Police Department. New employees will have 60 days from date of employment to obtain L.E.A.D. certification, or a police department approved alternative training course meeting the objectives of L.E.A.D. training.
37. There shall be a Designated Driver Program, that provides an incentive to the person not drinking alcoholic beverages, who is in a group of three or more, to be the designated driver for that group of patrons. *Condition added by the Director at the approval of Revision A on October 19, 2023.*
 38. There shall be a taxi or ride sharing ride program where the establishment will offer to call a ride for patrons when it seems appropriate.
 39. Except in case of emergency, the licensee shall not permit its patrons to enter or exit the licensed premises through any entrance/exit other than the primary entrance/exit, excluding entrances/exits to/from patio areas. Steps shall be taken by the licensee to discourage unauthorized exiting such as special locking devices or staff at the doors.
 40. 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.
 41. An incident log shall be maintained at the licensed premises on a continual basis with at least one year of entries and be readily available for inspection by a police officer. The log is for recording any physical altercations, injuries, and objectionable conditions that constitute a nuisance occurring in, on, or at the licensed premises, including the immediately adjacent area that is owned, leased, or rented by the licensee. The log will indicate date, time, description of incident, and action taken. "Objectionable conditions that constitute a nuisance" means disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise.
 42. The Chief of Police may require State of California licensed security guards to perform crowd control inside and outside of the establishment. The number of security guards and hours security shall be present shall be as determined by the Chief of Police and based upon the type of activities anticipated at the location or based upon prior history of activity at this establishment or other similar businesses.

- a. Security personnel required by the administrative use permit issued for the licensed premises shall be in a uniform or clothing which readily identifies them as a security person. They shall maintain order and enforce the establishment's no loitering policy, and shall take "reasonable steps" (as that term is defined in subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance.
 - b. Contract security services, proprietary security personnel, or personnel assuming the functions typically associated with security shall be familiar with the establishment's written security policy and procedures by reviewing them and signing they have read and understood them. The signed acknowledgement shall be kept in a file relating to the security manual.
 - c. Prior to utilizing a contract security guard company, the establishment shall verify the security company has a current city business license.
43. 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.
44. The owner or manager of the licensed premises shall notify the Chief of Police at least three (3) days in advance of a special promotion or special event scheduled at the licensed premises.
45. If an outside promoter is utilized for providing entertainment after midnight, the Chief of Police shall be notified at least three (3) days in advance of the promoter's name and proposed entertainment.
46. Lines to enter the establishment shall not encroach into any parking or driveway areas and are to be maintained in an orderly fashion. Persons are to not loiter about the exterior of the facility.
47. 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-747 or Administrative Use Permit No. AUP 07-04. 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-747 or Administrative Use Permit No. AUP 07-04, 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.

48. Gina Marie Traber representing G's iL capo dei Bar Restaurant shall acknowledge receipt and acceptance of the Project conditions by executing the acknowledgement below.

These Conditions are binding upon Gina Marie Traber representing G's iL capo dei Bar Restaurant ("Applicant"), and all successors and assigns to the property at 225 Richmond Street, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

Gina Marie Traber

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 747 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 §15303 as a Class 3 categorical exemption (Conversion of Small Structures) since the proposed project involves a modification to the hours of operation of an existing restaurant, the conversion of 215 square feet of an existing storage building at the site to dining, and upgrading the State of Alcoholic Beverage Control License from a Type 41 (On-Sale Beer and Wine - Eating Place) to a Type 47 (On-Sale General - Eating Place).

Administrative Use Permit 07-04 Revision A:

As required by El Segundo Municipal Code § 15-22-3(B) and 15-22-3(C), the Director makes the following findings, and the reasons in support for this 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:

1. The project is located in the Downtown Specific Plan (DSP) Zone, where restaurants are permitted by right. The restaurant and alcohol service are in proper relation to other adjacent commercial uses because restaurants are permitted by right, there is no change of use, and it is replacing a former restaurant on a commercial block in downtown that is comprised of various uses, including commercial retail, general office, hair salons, a theater, and other restaurant uses. The restaurant will provide additional dining with expanded alcohol service as an ancillary use to the restaurant. Further, the expanded hours of operation are compatible with other existing restaurants in the surrounding area that provide alcohol as supplemental service with food for their customers. No changes are proposed that will affect the abutting and surrounding land uses and the restaurant exists in conjunction with other compatible 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:

1. The site is located in the Richmond Street District within the Downtown Specific Plan (DSP) Zone. The Richmond Street District is the "entertainment center" of El Segundo and is comprised of an eclectic mix of antique stores, bars, restaurants and the Old Town Music Hall. The surrounding uses include a variety of offices, retails, and other restaurants. The new restaurant operating with the proposed Type 47 ABC license is consistent with the Richmond Street District, as it would expand the options for eating out for those who live and work in the area. The proposed hours for the restaurant will continue to provide the ability to have lunch or dinner, and will also serve the people who patronize the downtown for an evening out in the town. Therefore, the approval of the new license and expansion to the hours for the new restaurant contributes to making the immediate area an "entertainment center" for El Segundo.

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:

1. The proposed expansion of alcohol service is for an existing restaurant with an outdoor dining area. The outdoor dining area and new 215 square-foot dining area within an existing detached structure behind the restaurant are completely fenced in and located between two existing buildings on the site. Alcohol sales for on-site consumption will be limited from 10:00 a.m. to 1:00 a.m., daily. Food service will be available at the restaurant for all dining areas during the hours alcohol is sold. Several conditions of approval are imposed onto the operations of the restaurant that will prevent potential impacts onto the neighboring uses. The proposed conditions of approval for the project will also ensure the use 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:

1. The previous restaurant had obtained approval to operate with a Type 41 ABC License, which allows the on-site sale of beer and wine for onsite consumption. The on-site sale beer, wine and distilled spirits for on-site consumption will not

create any new impacts that would not be normally associated with the operation of a restaurant. Any potential impacts will be mitigated through the enforcement of the conditions of approval, which will help minimize impacts on surrounding uses.

Finding 5:

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

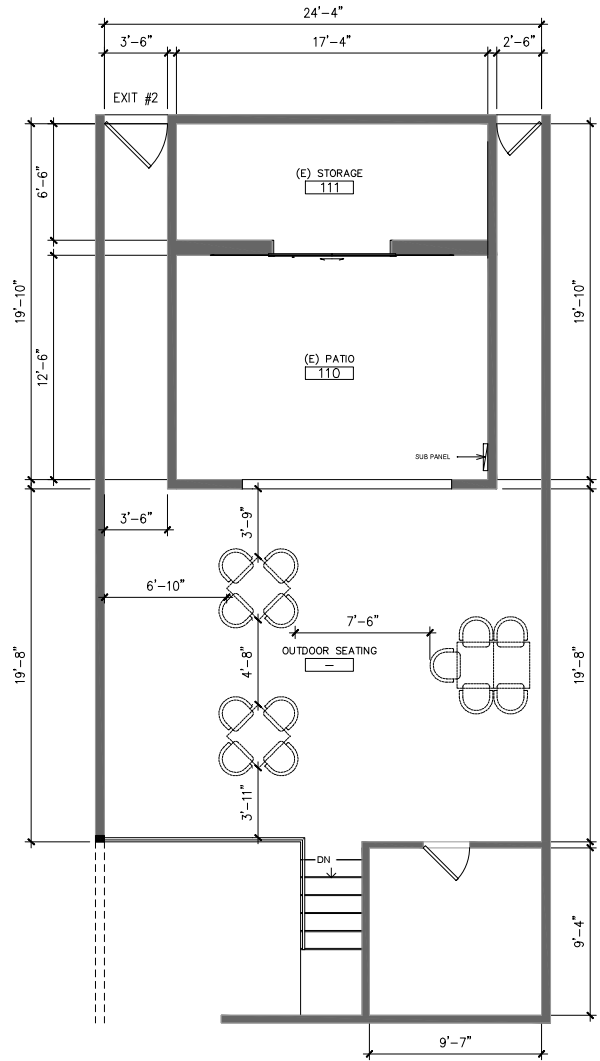
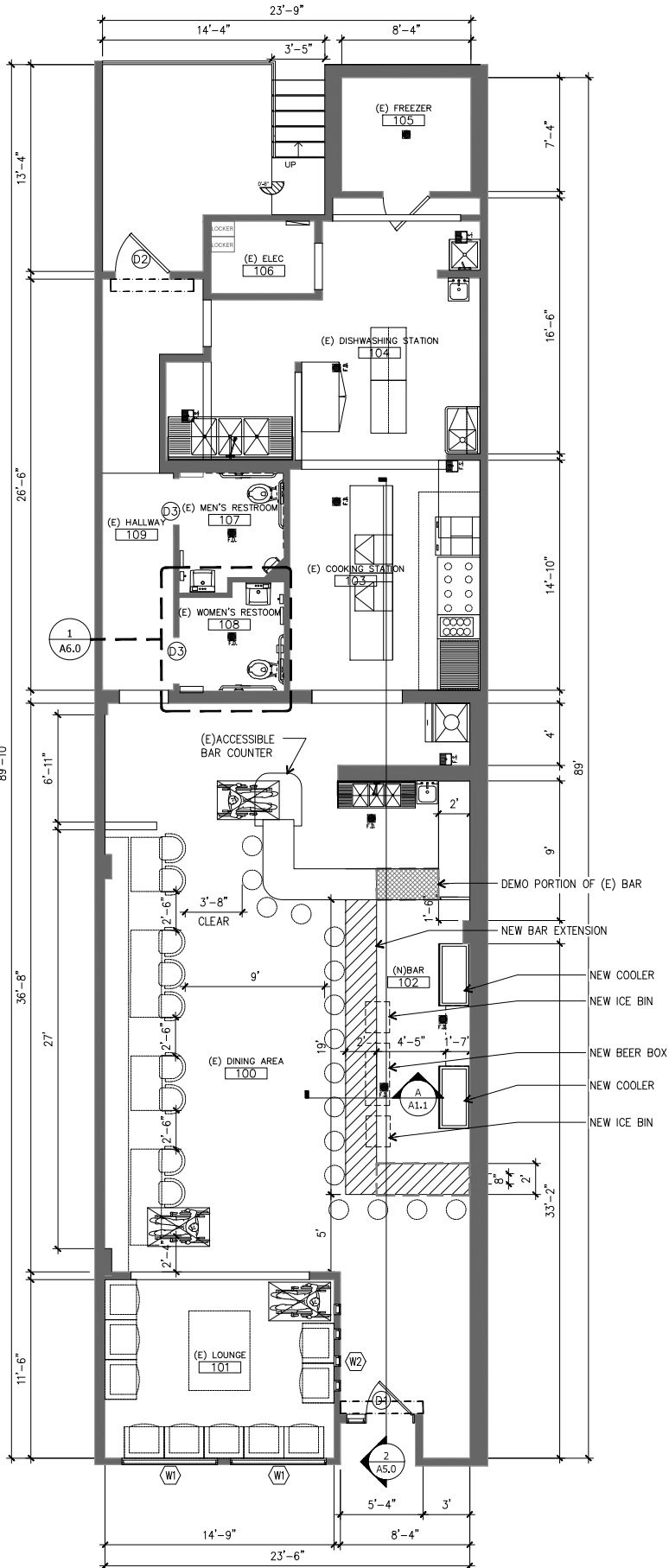
Facts in Support of Finding 5:

1. The Applicant shall obtain a (Type 47 ABC License) from the State of California Department of Alcoholic Beverage Control to allow the addition of on-site sale and on-site consumption of distilled spirits

G's iL capo dei Bar

PROJECT & LOCATION
**COMMERCIAL BUILDING
 TENANT IMPROVEMENT**
 225 RICHMOND ST. EL SEGUNDO, CA 90245

SHEET TITLE
PROPOSED FLOOR PLAN



SEATING COUNT

INDOOR.....	48
OUTDOOR.....	13
TOTAL SEATING.....	61

(N) FLOOR PLAN



SCALE
 1/4"=1'-0"