



PLANNING COMMISSION AGENDA August 25, 2022

**PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER IS NOW OPEN TO THE PUBLIC.**

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, August 25, 2022

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 tapes 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 Development Services Department and on the City's website, www.elsegundo.org.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting may enable the City to make reasonable arrangements to ensure accessibility to this meeting.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to 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:**
 - August 11, 2022
 - August 08, 2019

RECOMMENDED ACTION: Approve the minutes.
 - 2. **Administrative Use Permit Environmental Assessment for a Monument Sign Taller than 8 Feet (MB)**
Project Address: 2121 East Rosecrans Avenue, Suite 1399, El Segundo
Applicant: Fogo De Chao Churrascaria (CA Holding) LLC c/o Nina Raey at RSI Group, Inc.

Project Description: Administrative Use Permit allowing an 18-foot tall monument sign located at 2121 East Rosecrans Avenue, Suite 1399 in the Urban Mixed-Use South (MUS) Zone. (Environmental Assessment No. EA-1324 and Administrative Use Permit No. 22-03)

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15311 as a Class 11 categorical exemption (Accessory Structures).

RECOMMENDED ACTION: That the Planning Commission: Receive and file the Community Development Director’s approval of Environmental Assessment No. EA-1324 and Administrative Use Permit No. 22-03.
- G. **Continued Business – Public Hearing**

None.
- H. **New Public Hearings**

None.

I. New Business:

None.

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 September 08, 2022, at 5:30 p.m.

POSTED: Venus Wesson
(Signature)

August 18, 2022/ 6:15pm
(Date and time)



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

August 11, 2022

A. Call to Order

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

B. Pledge of Allegiance

Commissioner Keldorf led the pledge.

C. Roll Call

Present: Chair Baldino

Present: Vice Chair Newman

Present: Commissioner Keldorf

Absent: Commissioner Hoeschler

Absent: Commissioner Maggay

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:

- June 23, 2022
- August 1, 2019
- June 27, 2019
- June 13, 2019
- May 23, 2019
- April 25, 2019

MOTION: To approve the Planning Commission Meeting Minutes.

Moved by Vice Chair Newman, second by Commissioner Keldorf.

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

Ayes: Baldino, Newman, and Keldorf.

G. Continued Business—Public Hearing

2. Environmental Assessment No. EA-1292 and Tier 1 Community Benefits Plan No. CBP 20-01 in the Smoky Hollow Specific Plan Area.

Chair Baldino disclosed that his office is located at 109 Standard St. El Segundo, which is 4 blocks away from the site.

Planning consultant Brad Misner presented the staff report in which he summarized the request for a Community Benefit's tier 1 plan, which is required because the applicant is requesting a 1.41 floor area ratio. The CBP will facilitate the demolition of the existing building and construction of a new mixed-use 8,882 square foot building measuring 35-feet in height, consisting of 6,287 square feet of office space, 721 square feet of food take-out tenant space, and 13 on-site parking spaces. The project incorporates 22 of the 32 Smoky Hollow Community Benefit design guidelines.

Chair Baldino opened the public hearing.

- Applicant representative Brandon Strauss was present to answer any questions.
- Chair Baldino asked if the applicant knows what type of take-out service will be established on the ground floor and if the building will be occupied by multi-tenants or single-use tenants. Brandon advised that the building is a single-occupant building and the applicant does not have a tenant yet for the ground-floor take-out restaurant. The establishment however will be a take-out-only restaurant as no indoor dining will be allowed. The Smoky Hollow West zone does allow for take-out-only restaurants.
- Chair Baldino asked if the applicant considered vehicle lifts. Staff advised that height restrictions did not allow for vehicle lifts at the site. This would have triggered a tier 2 Community Benefits Plan.
- Peter Romano a business/property owner on Eucalyptus Dr. shared his concerns about the lack of parking in the area and the option for developers to pay the parking in-lieu fees.
- Zane Sacks, a partner of Beta Real Estate Firm, whose location is adjacent to the proposed site shared his concerns with the proposed ground floor food service as illegal parking situations can arise. Ultimately impacting the safety of those who work nearby as the Smoky Hollow area is already compact.

Chair Baldino closed the public hearing.

- The Commission requested a report from staff regarding the usage of parking in-lieu fees that have been collected in the Smoky Hollow & Downtown zones. Staff advised that this request can be scheduled for a future meeting.
- Chair Baldino clarified that parking in-lieu fees that developers pay are intended to be used by the City to redevelop and alleviate the parking situation. He added that the Smoky Hollow Specific Plan allows for grab-and-go restaurants, and this proposed development is not deviating from the specific plan; they have followed the rules.
- Michal Allen, the Community Development Director advised that the Smoky

Hollow Specific Plan is being redefined and within two-three months staff will begin to work on this. The dais advised the community to be active and share their concerns with staff when this time comes.

MOTION: Adopt Resolution No. 2923, approving Environmental Assessment No. 1292 and associated Community Benefits Plan allowing a 1.4 FAR for a mixed-use building at 141 Eucalyptus Drive.

Moved by Commissioner Keldorf, second by Vice chair Newman.

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

Ayes: Baldino, Newman, and Keldorf.

H. New Public Hearings

- 3. Environmental Assessment No. EA-1291, including Mitigation Monitoring and Reporting Program; Site Plan Review No. SPR 20-03; Off-Site Parking Covenant No. MISC 20-01; and Administrative Use Permit No. AUP 20-03 for Construction of a 93,559 Square Foot, Four-Story Office Building and Four-Level Parking Structure at 1950-1960 East Grand Avenue.**

Vice Chair Newman disclosed that she agreed to a ten-minute zoom meeting with the applicant.

Planning consultant David Blumenthal presented a PowerPoint presentation. The proposed project consists of the construction of a four-story, 93,559 square-foot (net floor area) office building with a mezzanine, a four-level 258-space parking structure, and two 16-foot tall monument signs on property located at 1950-1960 East Grand Avenue.

Chair Baldino opened the public hearing.

- Applicant representative Spencer Kallick was present to answer any questions.
- Chair Baldino asked if there were any amenities on site. Spencer shared that there will be a gym and coffee shop at the ground level.
- Commissioner Keldorf inquired about the number of tenants the building would have. Spencer advised that they do not have a specific tenant yet but when they are able to go on the market, they hope to attract a great tenant.
- Chair Baldino inquired if they plan to remodel the existing building. The applicant's leasing representative advised that minor revamping to the existing building has occurred.

Chair Baldino closed the public hearing.

MOTION: Adopt Resolution No. 2924, for the IS/MND and Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment No. EA-1291; adopt Resolution No. 2925. To approve Site Plan Review No. SPR 20-03 and Off-Site Parking Covenant and Agreement No. MISC 20-01; and Receive and file Administrative Use Permit No. AUP 20-03, to allow a master sign program with 16-foot tall monument signs.

**Moved by Vice Chair Newman, second by Chair Baldino.
Motion carried, 3-0, by the following vote:
Ayes: Baldino, Newman, and Keldorf.**

I. New Business

4. Policy Discussion Regarding Administrative Use Permit (AUP) Requests for Monument Signs Taller than 8-Feet.

Assistant Planner Maria Baldenegro led the discussion, indicating the item is a result of a pending application that involves the replacement of a six-foot tall monument sign with a twenty-five-foot tall monument sign. Staff is seeking guidance from the dais regarding the appropriateness (where and when) to have a monument sign over 8-feet tall and up to 25-feet tall as the El Segundo Municipal Code (ESMC) lacks specific detail for monument signs above 8-feet in height.

- Chair Baldino inquired about the sign submittal process for a monument sign 20-feet in height. Maria informed the Commission that the process was initially streamlined in 2006 and provided an overview of the AUP process, which includes Community Development Director review in accordance with specified findings. If approved by the Director, the item is placed on the consent calendar as receive and file at the next Planning Commission meeting. The Commissioners have the option to pull the item from the consent calendar at the time of the scheduled meeting.
- The ESMC reads “signs are allowed a sign area up to one hundred fifty square feet per sign” which Chair Baldino interprets as one hundred fifty square feet for the entire sign.
- Community Development Director Michael Allen reviewed the parameters that he analyzes when AUPs for monument signs are submitted.
- The dais provided consensus with the ESMC interpretation Chair Baldino provided.

J. Report from Community Development Director or designee

Community Development Director Michael Allen advised that he is in the process of hiring a consultant to assist staff with the Smoky Hollow Specific Plan (SHSP) revision/cleanup. A study session with the planning commission will soon take place, in which staff will seek direction from the Planning Commission as to what areas of focus they would like to see the SHSP revision/cleanup address.

Planning Manager Eduardo Schonborn shared that the data collected from the Downtown Specific Plan workshop is being analyzed and the data will be shared with the community during a second workshop. The second workshop is being targeted for September 21st and will be in person. Once complete, the staff will present it to the Planning Commission for

feedback. Eduardo reminded the dais to sign up for the free commissioner training workshop taking place on September 12th.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

None.

M. Adjournment—the meeting adjourned at 7:16 pm
The next meeting is scheduled for August 25, 2022 at 5:30 pm.

Michael Allen, Community Development Director

Ryan Baldino, Planning Commission Chair



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

August 8, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Present: Commissioner Wingate

C. Pledge of Allegiance

Vice Chair Newman led the pledge.

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

None.

H. New Business—Public Hearing

- 1. Environmental Assessment No. EA-1252 and Administrative Adjustment No. 19-02 to allow 80 percent of the parking to be in the form of vehicle lifts, exceeding the 20 percent maximum for tandem parking, and to allow parking in the drive aisle on parking lots at 701 South Aviation Boulevard that serves an existing building at 555 S. Aviation Boulevard.**

Principle Planner Eduardo Schonborn summarized the proposed adjustment. The site currently maintains 806 parking spaces. 621 parking spaces are required for the building, leaving a 185-space surplus, of which 98 are tandem. The zoning code allows up to 20 percent of the required parking spaces to be tandem (a total of 124 spaces); all excess parking can be in whatever form, including tandem,

vehicle lifts, compact, etc. The applicant proposes installing vehicle lifts where 87 of the existing non-tandem surplus spaces would be converted to vehicle lifts, resulting in a total of 893 parking spaces. The applicant is also proposing to convert 391 required spaces (63 percent of the required parking spaces) to lifts/tandems resulting in 1,184 total parking spaces.

Chair Baldino opened the public communication.

- Applicant Kim Christensen was present to answer any questions.
- Chair Baldino questioned why so many parking spaces are required. Kim advised that the tenant demand for additional parking spaces is high. Prospective tenants will not sign the lease until they have guaranteed the parking demand can be met; creating a leasing roadblock for the developer.
- John Olin, the leasing representative for Tishman Speyer reassured the Planning Commission that the parking spaces will only be used by tenants. There will be valet services available. To avoid long wait times, the valet will be notified to get cars off the vehicle lifts up to five minutes in advance via an application service. The approximate operating hours for the valet would be between 8 am - 7 pm. He explained that the life expectancy for the vehicle lifts is ten years. In the event the demand for parking spaces decreases the vehicle lifts can be easily removed. The developer plans to install 90 vehicle lifts as part of phase 1 and will be collecting data to analyze the efficiency.

Chair Baldino closed the public communication.

The dais requested the below modifications:

- Parking spaces to only be used by tenants.
- Valet operation.
- No LAX parking is allowed.

MOTION: Approval of Environmental Assessment No. 1252 and Administrative Adjustment No. 19-02 to exceed the 20 percent maximum for tandem parking in the form of vehicle lifts in a parking lot located at 701 S. Aviation Blvd. that serves an existing building at 555 S. Aviation Boulevard.

Moved by Commissioner Wingate, second by Commissioner Hoeschler.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Wingate, and Hoeschler.

I. Continued Business—Public Hearing.

None.

J. Report from Planning and Building Safety Director or designee.

Sam Lee Reminder of the 08/12 Monday city manager meet and great at slice and pit from 4:30-6:30pm

K. Planning Commissioners' Comments

None.

L. Adjournment—the meeting adjourned at 6:25 PM. The next meeting is scheduled for August 22, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 8th DAY OF AUGUST 2019.

Sam Lee, Director of Planning and Building Safety

Ryan Baldino, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: August 25, 2022

Agenda Heading: Consent

Item Number: F.1

TITLE

Proposed 18-Foot Tall Monument Sign Located at 2121 East Rosecrans Avenue, Suite 1399.

RECOMMENDATION

1. Receive and file the Community Development Director's decision letter approving Administrative Use Permit No. 22-03 and Environmental Assessment No. EA-1324.
2. Alternatively, discuss and take other action related to this item.

BACKGROUND

On June 1, 2022, applicant Nina Raey, representing Fogo De Chao Churrascaria (CA Holdings), LLC, submitted an application for Environmental Assessment No. EA-1324, Administrative Use Permit No. AUP 22-03, and Adjustment No. ADJ 22-01 were submitted to the Planning Division.

El Segundo Municipal Code (ESMC) Section 15-18-4(A)(1)(d)(1) allows monument signs up to 8 feet in height, "by right" in non-residential zones. Monument signs greater than 8 feet in height in non-residential zones require approval of an Administrative Use Permit (AUP), up to a maximum of 20 feet in height. AUPs are approved by the Director and must be received and filed by the Planning Commission (ESMC § 15-22-7).

The proposed monument sign for a new restaurant (Fogo De Chao) was originally going to be 25-foot tall. A 25-foot tall monument sign requires the approval of an Administrative Use Permit and an Adjustment to allow it to exceed the maximum permitted height of 20 feet, and the maximum permitted area for a monument sign of 150 square feet. After further consideration, the applicant modified the project by lowering the height of the monument sign to 18-feet and reducing the sign area below the maximum are of 150 square feet. The project no longer requires an Adjustment application request. Revised project plans were submitted to staff on August 17, 2022.

On August 18, 2022, the Director issued the attached decision letter, approving a new 18-foot tall by 4-foot wide monument sign located at 2121 East Rosecrans Avenue, Suite 1399. Conditions of approval are included, addressing impacts related to construction of the sign, and ongoing use of the monument sign. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter.

DISCUSSION

Site Description

The project site is located at 2121 East Rosecrans Avenue, Suite 1399, on the northwest corner of Apollo Street and Rosecrans Avenue, located in the Urban Mixed-Use South (MUS) Zone. The site is currently developed with office, parking, a bank and two restaurants facing Rosecrans Avenue. The proposed location of the monument sign is illustrated in Figure No. 1 below.

Figure No. 1 - Aerial view of site



Project Description

The Project involves the removal of an existing 6-foot tall two-sided monument sign at the northwest corner intersection of Apollo Street and Rosecrans Avenue. The existing and proposed monument sign is illustrated in Figure No. 2 below.

Figure No. 2 – Existing and Proposed Monument Sign

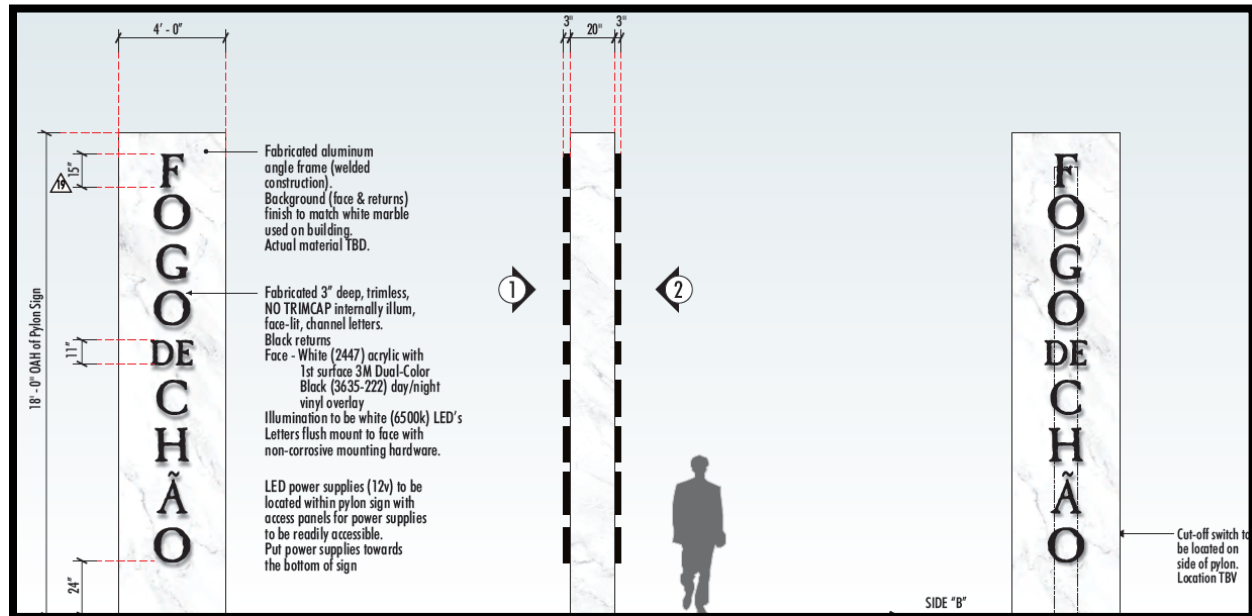


EXISTING
6-foot tall monument sign.

PROPOSED
18-foot tall monument sign.

Each face of the proposed monument sign measures 4 feet by 18 feet, totaling 72 square feet. The sign reads:” Fogo De Chao” and has a vertical layout with internally illuminated black channel letters with a white marble background finish on the face of the monument sign. The proposed design of the monument sign is illustrated in Figure No. 3 below.

Figure No. 3 - Monument Sign Design



Analysis

Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-3:




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.*

The Director's decision letter (attached), approving the AUP outlines and concludes that the proposed location and size of the monument sign satisfies the findings listed above. The taller monument sign preserves the existing landscaping and provides the height necessary for it to be visible from the street. Rosecrans is a major arterial with a high volume of traffic and densely populated by multiple buildings and businesses. The proposed location of the monument sign is outside the corner visibility triangle area, preserving adequate line of sight for vehicles approaching the intersection.

Administrative Use Permits may be approved by the Director and must be received and filed by the Planning Commission (ESMC § 15-23-5). The project is appropriate for the location, therefore staff recommends that the Commission receive and file this report.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15311 as a Class 11 categorical exemption (Accessory Structures). The proposed project involves an on-premise 18-foot tall monument sign and will not have a significant effect on the environment, due to the location of the sign being outside the corner visibility triangle area, there will be no impacts to traffic.

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. Approval Letter dated August 18, 2022
2. Plans



City of El Segundo

Planning Division

August 18, 2022

Fogo De Chao Churrascaria
Joseph D. Abbruzese
1850 Quorum Drive
Dallas, TX 75254

RE: Environmental Assessment No. EA-1324 and Administrative Use Permit
No. AUP 22-03

Address: 2121 East Rosecrans Avenue, Suite 1399, El Segundo, CA

Dear Mr. Abbruzese:

Your request for an Administrative Use Permit for a new monument sign greater than 8-feet in height is APPROVED in accordance with El Segundo Municipal Code ("ESMC") Chapter 15-22, and subject to the conditions of approval in the attached Exhibit A. The approved monument sign includes an 18-foot tall monument sign located at 2121 East Rosecrans Avenue, Suite 1399 for a new restaurant. 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 its August 25, 2022 meeting.

Should you have any questions, please contact Assistant Planner Maria Baldenegro at (310) 524-2341.

Prepared by:

Eduardo Schonborn, AICP
Planning Manager

Approved by:

Michael Allen, AICP
Community Development Director

Exhibit A

CONDITIONS OF APPROVAL

Based on these findings and facts in support of these findings, the Community Development Director approves the project, subject to the following conditions:

1. Any change to the monument sign, including the height, design, colors, materials, dimensions, location and directional orientation, must be reviewed and approved by the Director of the Community Development Department, prior to the construction of the modification. The Community Development Director will make a determination regarding the need for Planning Commission review of the proposed modification.
2. The internally illuminated two-sided monument sign is limited to a maximum height of 18-feet, a maximum width of 4-feet, and a maximum of 72 square-feet per sign face. The cumulative total of sign area is limited to a maximum 150 square feet.
3. The monument sign must comply with all applicable laws including the ESMC, the building code, electrical code, mechanical code, and grading code, at the time the sign is constructed and mounted for display. Signs that are substantially rebuilt, remodeled, or refurbished must conform to all codes in effect at the time such work occurs.
4. The Applicant Nina Rae representing Fogo De Chao Churrascaria (CA Holdings) LLC agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1324 and Administrative Use Permit No. AUP 22-03. 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's approval of EA-1324 or AUP 22-03, 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.
5. The applicant must, if applicable, include the following note on the construction plans: "No work is to occur on the public right-of-way."
6. All construction related parking must be accommodated on-site.

By signing this document, Joseph D. Abbruzese, certifies that he has read, understands, and agrees to the Project Conditions listed in this document.

Joseph D. Abbruzese
Fogo De Chao Churrascaria (CA Holdings) LLC

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment: After considering the facts and findings, 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 § 15311 as a Class 11 categorical exemption (Accessory Structures).

- The proposed project involves an on-premise sign and will not have a significant effect on the environment, due to the location of the sign being outside the corner visibility triangle area, there will be no impacts to traffic.

Administrative Use Permit Findings: The following are the facts in support of each finding 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.

1. The site is developed with an 8-story office building with two restaurant tenants that face Rosecrans Avenue. The proposed 18-foot high by 4-foot wide monument sign includes two faces and is intended to display the name of a new restaurant at 2121 East Rosecrans Avenue, Suite 1399. The proposed monument sign will be placed at the northwest corner intersection of Apollo Street and Rosecrans Avenue. Each sign face will measure 72 square feet, for a combined total of 144 square feet. The proposed height and location of the sign is intended to provide a direct line-of-sight for vehicular traffic on Rosecrans Avenue of the new restaurant tenant (Fogo De Chao) at the site.
2. The additional proposed height for the sign ensures it will remain visible and maintain a proper scale with the surrounding development, including continuity with the design, scale, and orientation of overall site signage.
3. Lastly, the proposed colors and materials of the sign are consistent what is in the area and therefore will be compatible with the existing development on the subject property and with the general area.

Finding 2: The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

1. The zoning for the site is Urban Mixed Use South (MU-S). The purpose of the MU-S zone is to provide areas where a mixture of compatible commercial, office, research and development, retail and hotel uses can locate and develop in a mutually beneficial manner. It is the intent of the MU-S Zone to have several types of uses occupy a single building, or multiple buildings at a project site. As a result, properties within this zoning district often require multiple monument signs that display the names of multiple tenants at each site.

2. The specific orientation, height and location of the proposed 18-foot tall monument sign is necessary to provide the visibility that is needed for a 8-story office building and a multi-story parking structure that covers the majority of the site. The restaurant is not readily visible from Apollo Street, as it is setback from the street by over 150 feet. The Rosecrans Avenue corridor is a major arterial street with a high-volume of traffic that moves at a speed of 45 miles per hour and is densely populated by multiple buildings, businesses, and restaurants. Therefore, the additional height is necessary to provide enough area to alert passerby's and motorists of the restaurant located on the subject property.
3. ESMC 15-18-1 states the purpose and intent of the Sign Code is to encourage the effective use of signs, to help maintain the aesthetic environment and the City's ability to attract businesses, to encourage harmonious integration of signs with their surroundings, to ensure pedestrian and traffic safety, and to minimize possible adverse effects. The proposed location of the sign will be visible to both drivers and pedestrians along Rosecrans Avenue which increases the City's ability to attract business. Further, the design of the monument sign maintains the aesthetic environment by integrating with the surrounding commercial uses through the inclusion of materials, colors, textures and finishes that are found in the area and on the recent remodeled building façade of the restaurant. The project is harmonious in size, design, style, material, and appearance to the buildings and sites which it occupies and the surrounding neighborhood. Therefore, the project is consistent with the intent of the sign code.

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.

1. The proposed monument sign will be located adjacent to the northwest corner intersection of Rosecrans Avenue and Apollo Street. The proposed sign complies with the development standards of the MU-S Zone and the standards for signs in nonresidential zones generally, including height, size, setbacks, and driveway visibility requirements. The proposed location and height of the monument sign will not cause obstructions to motorists entering the property and parking area, and will not impede pedestrian flow. Thus, the proposed location of the monument sign will be located outside of the corner visibility triangle area and will not be detrimental to the public health, safety, or welfare.

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.

1. The construction of the eighteen-foot tall monument sign will not create additional impacts that are not normally associated with the construction of a multi-tenant commercial development. Once the construction of the monument sign is completed, the proposed project will not generate noise, dust, fumes, vibration, odors, traffic and hazards. Further, as identified above, due to the location of the signs outside the driveway and corner visibility triangle area, there will be no impacts to traffic.

Prepared for:
Fogo De Chao

2121 Rosecrans Ave - Suite 1399 
El Segundo, CA 90245

(AUP & ADJ Submittal Exhibit)



JOE MUELLER

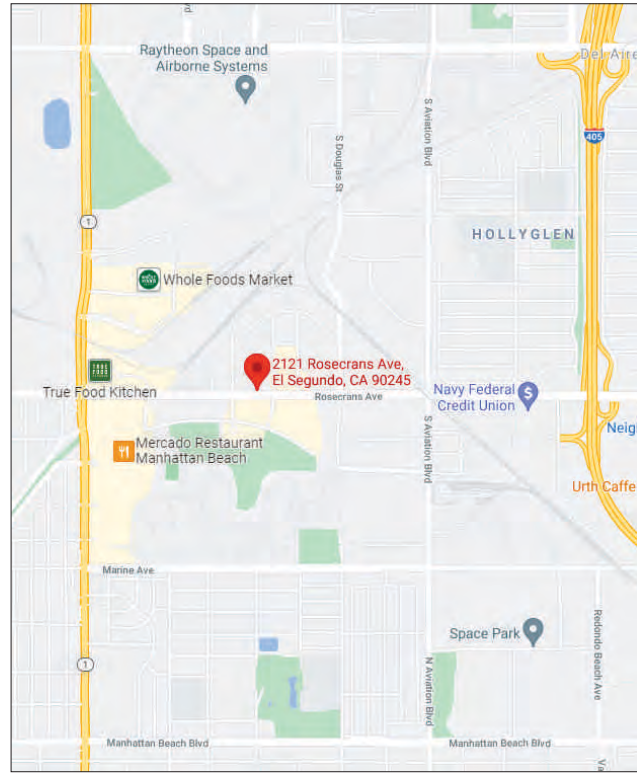
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 Ohio California Colorado Indiana

EASE | INTEGRITY | PERFORMANCE

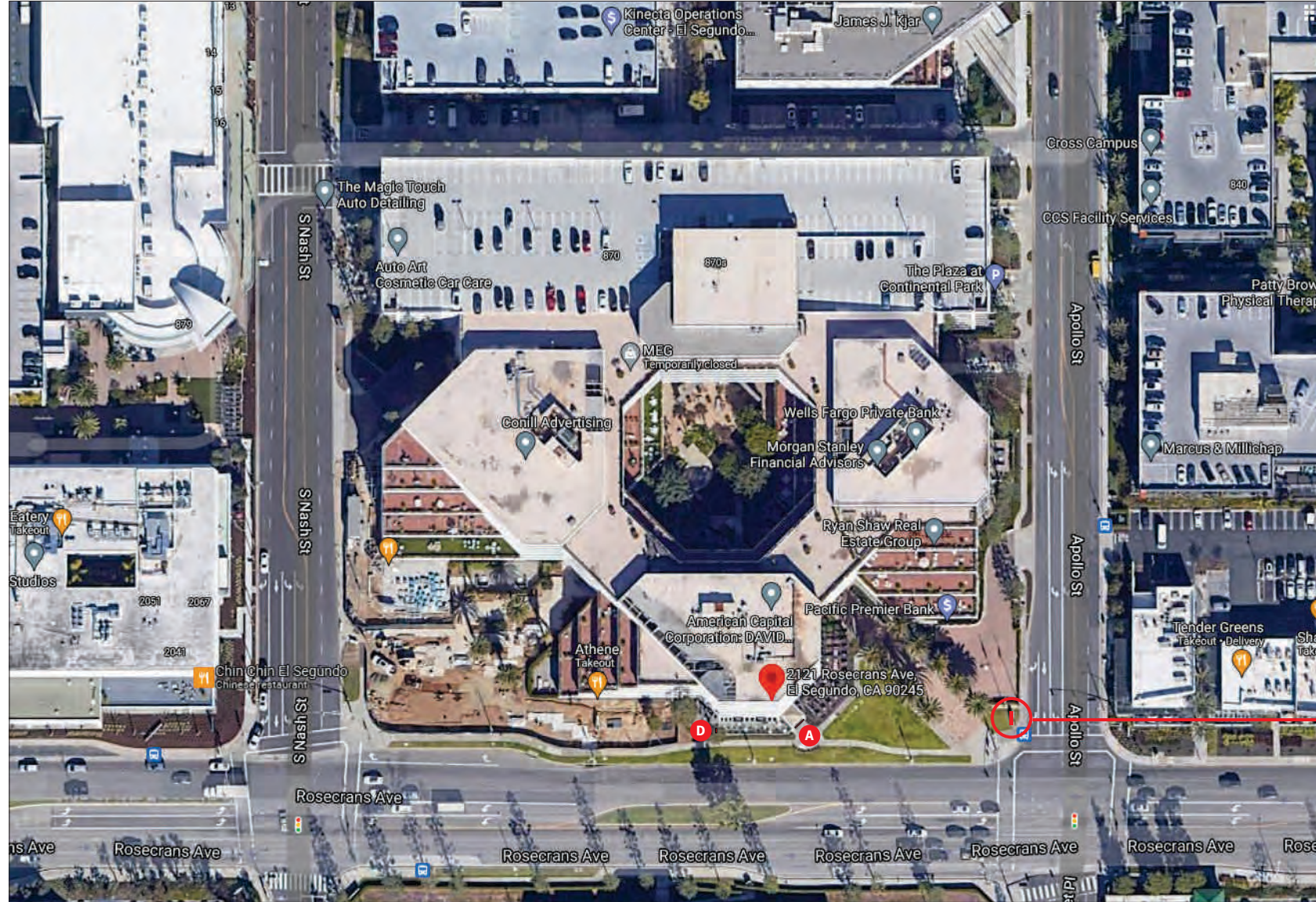
#19-0232-R19 (AUP/ADJ) 



1 VICINTIY MAP
SCALE: NTS

PROJECT DESCRIPTION:

18 Proposed 18' OAH freestanding sign x 4' wide. Sign to consist of finish to match white marble used on building (actual material TBD) with individual face-lit channel letters reading "Fogo de Chao" with black faces, illuminated with low voltage LED's.



2 AERIAL VIEW
SCALE: NTS



Pylon to replace existing multi-tenant monument

Location:
Fogo De Chao
2121 Rosecrans Ave
Suite 1399
El Segundo, CA 90245

- Revision:
- 11) MG-11/19/21: Add more details for pylon sign, add wattage for other signs and answer redlines from CDC Kevin Joy PM
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 - 17) MG-8/12/22: Reduce pylon sign down per city
 - 18) MG-8/16/22: Rev pylon to white marble look sign, rect shaped
 - 19) MG-8/16/22: Increase ht of chnl ltrs to 15"

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No: **19-0232-R19 (AUP/ADJ)**

Date: **12.9.2019** K1-JM

Page No: **SP1.00**

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Wall Signs (Previously approved permit #C0322-21)

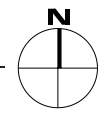
SIGN TYPE	SIGN NUMBER	SQ. FT.
Internally Illuminated Channel Letters	A	29.29 Sq. Ft.
Internally Illuminated Channel Letters	D	6.55 Sq. Ft.
TOTAL		35.84 Sq. Ft.

Freestanding Signs

D/F Internally Illuminated Freestanding Sign (Permit #C0323-21)	F	144.00 Sq. Ft.
TOTAL		144.00 Sq. Ft.



1 SIGN LOCATION PLAN
SCALE: NTS



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1 CONTEXT ELEVATION - SOUTH
SCALE: 3/32" = 1' - 0"

Sign A: Face-lit channel letters approx. 20" x 17'-7.5" over front entry - Permit #C0322-21
Sign D: Face-lit channel letters approx. 11.5" x 11'-3" mounted to backside of patio wall - Permit # C0322-21

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ELECTRICAL ILLUMINATION REQUIREMENTS

2 Dedicated 20 Amp Circuit at 120 Volts

NOTE: All primary electrical to sign location to be provided by others. A dedicated circuit with NO shared neutrals and a ground returning to the panel is required for installation.

This sign is intended to be installed in accordance with Article 600 or the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

All power supplies to be Ground-Fault Interrupted (GFI)

Signage to have a dedicated branch circuit, three (3) wires (Line, Neutral and Ground)

Wire sizes to be a minimum of 12 Ga. THHN copper wire. Gauge of wire is determined by the length of run and amperage as per NED Article 300

Voltage should read no more than 3 volts between ground and neutral

Conduit can not be used as ground path

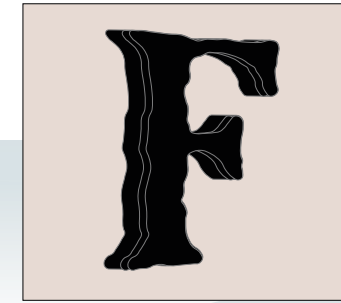
Power to sign to be done by a electrical contractor or licensed electrician

Ground wire must be continuous and go from sign to panel board ground bus.

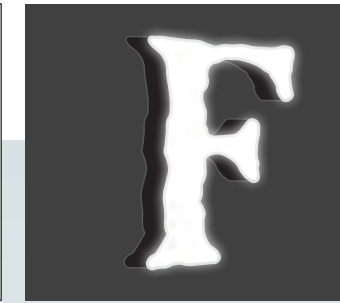
ALL COMPONENTS TO BE  APPROVED

ALL UL and MANUFACTURE LABELS MUST BE PLACED OUT OF PUBLIC VIEW (PLACE ON TOP OF LETTERS)

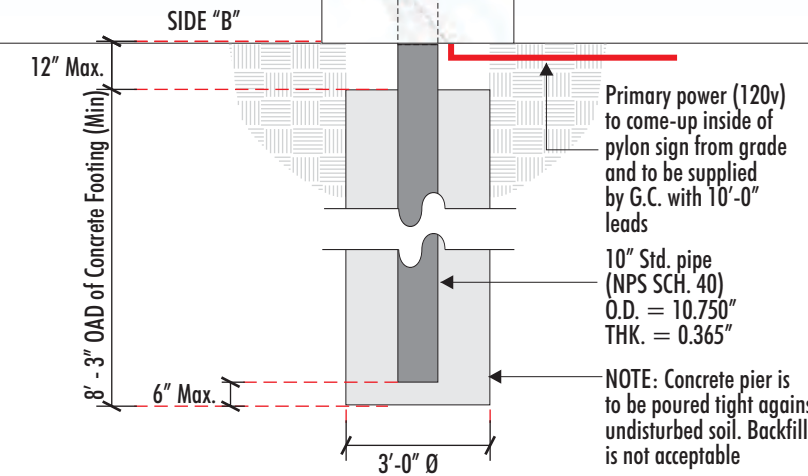
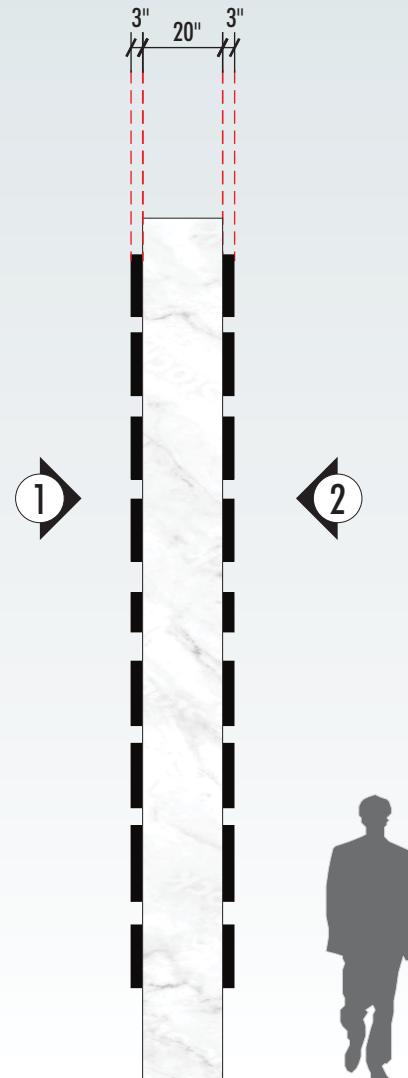
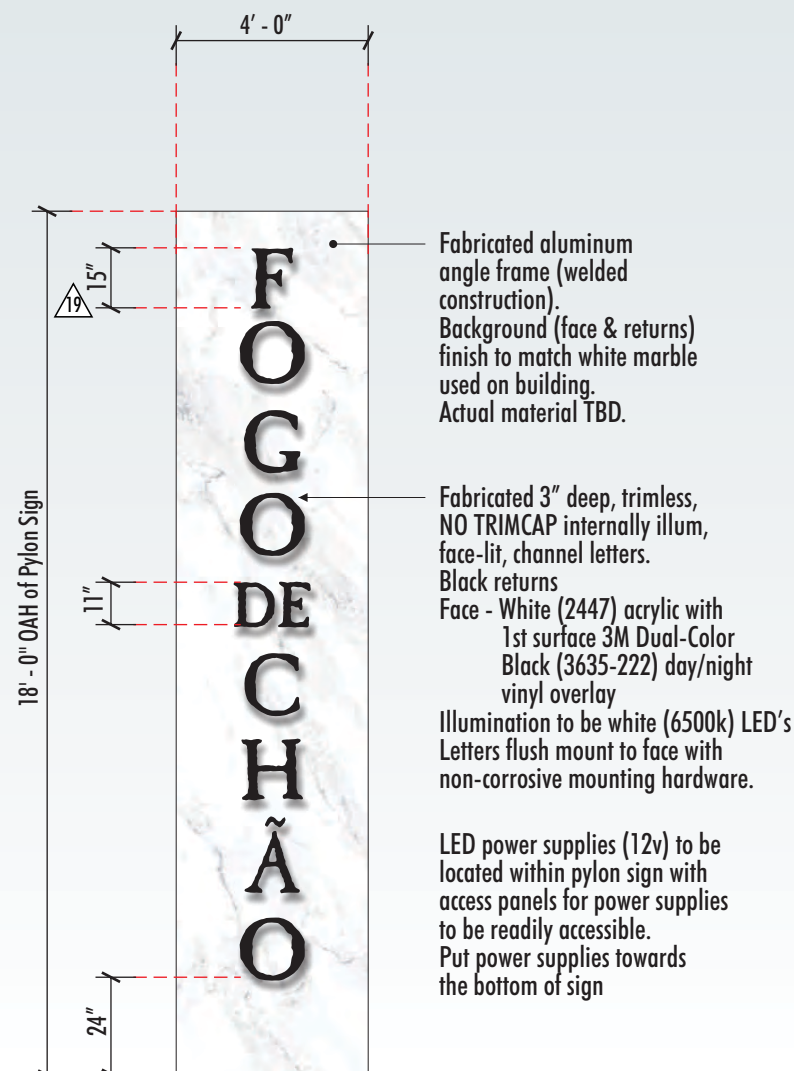
PERMIT # C0323-21



DAY VIEW



NIGHT VIEW



 D/F INTERNALLY ILLUMINATED FREESTANDING SIGN Qty: One (1)
SCALE: 1/4" = 1' - 0"
Sg. Ft. = 72.00 Sq. Ft. (Ea. Side)
72.00 x 2 sides = 144.00 Sq. Ft. Total

EXACT LOCATION PENDING CONFIRMATION

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EXISTING

PROPOSED

19 18 Fabricated D/F Freestanding Sign with Internally Illuminated Channel Letters on Both Sides
Located on Corner of Rosecrans Ave. and Apollo St.