



PLANNING COMMISSION AGENDA November 10, 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, November 10, 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 27, 2015
 - August 13, 2015

RECOMMENDED ACTION: Approve the minutes.

- 2. **Alcohol Service at Sauced BBQ & Spirits Restaurant (JF)**

Project Address: 2015 East Park Place
Applicant: Barret Gomes

Project Description: A request to expand the areas of on-site sale and consumption of beer, wine, and distilled spirits (Type 47 ABC License) at an existing restaurant (Sauced BBQ & Spirits). The expanded areas consist of two new outdoor recreational areas comprised of a 1,841 square-foot outdoor BOCCE ball court no.1 in the front between the restaurant and parking lot, and a 1,002 square-foot outdoor BOCCE ball court no.2 along the west side of the restaurant. (Environmental Assessment No. EA-709 Revision A and Administrative Use Permit No. AUP 06-06 Revision A)

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

RECOMMENDED ACTION: Receive and file the Community Development Director’s approval of Environmental Assessment No. EA-709 Revision A and Administrative Use Permit No. AUP 06-06 Revision A.

- G. **Continued Business – Public Hearing**

None.

H. New Public Hearings

3. Coastal Development Permit (MB)

Applicant: George Piantka on behalf of El Segundo Power, LLC
Address: 301 Vista Del Mar

Project Description: To allow the demolition of boiler units 3 and 4 and associated ancillary equipment and structures at the El Segundo Generating Station. All proposed activities will occur completely within the property of the power plant. The project Applications are the following: Environmental Assessment No. EA-1332 and Coastal Development Permit No. CDP 22-01.

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 (Existing Facilities), involving the demolition of existing mechanical equipment and structures.

RECOMMENDED ACTION: Adopt Resolution No. 2917, conditionally approving Environmental Assessment No. Environmental Assessment No. EA-1332 and Coastal Development Permit CDP No. 22-01.

I. New Business:

4. Downtown Specific Plan Update Planning Commission Study Session (PS)

Those wishing to participate in this meeting can attend in person or via Zoom using the login information below.

<https://us06web.zoom.us/j/82249418323?pwd=L2RRZCt2RGVIRFYvUHdrVWZEOFJoUT09>

J. Report from Community Development Director or designee

K. Report from the City Attorney's office

L. Planning Commissioners' Comments

M. Adjournment—next special scheduled meeting for December 15, 2022, at 5:30 p.m.

POSTED: Venus Wesson
(Signature)

November 4, 2022/ 3:00 pm
(Date and time)

**MINUTES OF THE MEETING
OF THE PLANNING COMMISSION
OF THE CITY OF EL SEGUNDO, CALIFORNIA**

August 27, 2015

A. CALL TO ORDER

Chair Baldino called the meeting to order at 5:30 P.M.

B. PLEDGE OF ALLEGIANCE

Commissioner Wingate led the Pledge.

C. ROLL CALL

PRESENT: Chair Baldino
PRESENT: Vice Chair Newman
PRESENT: Commissioner Nicol
PRESENT: Commissioner Wingate
PRESENT: Commissioner Nisley

D. PUBLIC COMMUNICATIONS

None.

- Chair Baldino proposed to move item I-3 to the end of the meeting. The dais provided consensus.

E. CONSENT CALENDAR

1. Environmental Assessment No. EA-1112 and Adjustment No. ADJ 15-01

Address: 602 - 612 East Franklin Avenue

MOTION: N/A – Chair Baldino pulled item E-1 from the consent calendar.

F. CALL ITEMS FROM CONSENT CALENDAR

Planning consultant Raneika Brooks presented the staff report on agenda item E-1. The project consists of a lot line adjustment, tenant improvements, a change of use for an existing warehouse and office, and an adjustment to allow a minor deviation from the required number of loading spaces.

- Commissioner Wingate inquired how realistic is it to limit deliveries to the proposed hours of 7:00am – 8:00 am and 5:00pm – 7:00pm Monday through Friday. Planning Manager Kimberly Christensen advised that the applicant could comment on this when public communication is opened.

Chair Baldino opened public communication.

- The applicant Mark Tellez informed the dais that the building has an office in the front and a warehouse in the back and hosts five engineering companies and one other tenant. The engineering companies are the ones who use the warehouse.

- Further discussion regarding the tenants and building use occurred with the Planning Commission and applicant.

Chair Baldino closed public communication.

MOTION: Receive and File the Director of Planning and Building Safety’s approval of Environmental Assessment No. EA-1112 and Adjustment No. ADJ 15-01.

MOVED BY: Vice Chair Newman, seconded by Commissioner Wingate.

MOTION CARRIED: 5-0, by the following vote:

AYES: Baldino, Newman, Nicol, Nisley, and Wingate.

G. WRITTEN COMMUNICATIONS

None.

H. NEW BUSINESS – PUBLIC HEARING

2. Environmental Assessment No. EA-1115 and Conditional Use Permit No. CUP 15-05

Address: 525 North Sepulveda Blvd

Principal Planner Masa Alkire presented the staff report, which addressed the proposed expansion of a Major Wireless Communications Facility (“WCF”) on the 84-foot tall west building of an existing hotel. T-Mobile is seeking to expand the existing six-antenna facility into a nine-antenna facility, requiring modification of the Conditional Use Permit. The applicant was present to answer any questions.

Chair Baldino opened public communication.

None.

Chair Baldino closed public communication.

MOTION: Adopt Resolution No. 2781 to approve Environmental Assessment No. EA-1115 and Conditional Use Permit No. CUP 15-05 with conditions.

MOVED BY: Vice Chair Newman, seconded by Commissioner Nisley.

MOTION CARRIED: 5-0, by the following vote:

AYES: Baldino, Newman, Nicol, Nisley, and Wingate.

I. CONTINUED BUSINESS – PUBLIC HEARING

3. Selection of Downtown Specific Plan Code Amendment Sub-Committee Members and Scheduling Sub-committee Meeting.

- Vice Chair Newman recused herself from the meeting.
- Commissioner Nisley recused himself from the meeting.
- Staff and the rest of the Planning Commission discussed how the selection for the sub-committee should occur.
- Chair Baldino nominated Commissioner Nicol to be a part of the sub-committee. Commissioner Nicol accepted.
- Commissioner Nicol nominated Chair Baldino to be a part of the sub-committee. Chair Baldino accepted.
- Commissioner Wingate shared that she added another nominee to the list.

J. REPORT FROM PLANNING AND BUILDING SAFETY DIRECTOR

Planning and Building Safety Director Sam Lee informed the Planning Commission that the Raytheon project has had some movement over the last couple of weeks and staff is hoping to have that item before the commission in October. Kimberly is proposing to have a special meeting in October for that project and will email the Planning Commission to schedule the special meeting.

K. PLANNING COMMISSIONERS COMMENTS

None.

L. OTHER BUSINESS

None.

M. ADJOURNMENT

Chair Baldino adjourned the meeting at 6:16 P.M. The next scheduled meeting is for September 10, 2022 at 5:30 P.M.

PASSED AND APPROVED ON THIS 27th DAY OF AUGUST 2015.

Sam Lee, Secretary of
Director of the
Planning and Building Safety Department

Ryan Baldino, Chairman
Planning Commission
City of El Segundo, California

**MINUTES OF THE MEETING
OF THE PLANNING COMMISSION
OF THE CITY OF EL SEGUNDO, CALIFORNIA**

August 13, 2015

A. CALL TO ORDER

Chair Baldino called the meeting to order at 5:31 P.M.

B. PLEDGE OF ALLEGIANCE

Commissioner Newman led the Pledge.

C. ROLL CALL

PRESENT: Chair Baldino
PRESENT: Vice Chair Newman
PRESENT: Commissioner Nicol
PRESENT: Commissioner Wingate
ABSENT: Commissioner Nisley

D. PUBLIC COMMUNICATIONS

None.

E. ELECTION OF A VICE CHAIRMAN

1. Chair Baldino opened the nominations for Vice Chairman.
 - Commissioner Nicol nominated Commissioner Brenda Newman for Vice Chairman. Commissioner Wingate seconded Commissioner Nicol's nomination.

MOTION: Appoint Brenda Newman as Vice Chairman.

MOVED BY: Commissioner Nicol, seconded by Commissioner Wingate.

MOTION CARRIED: 4-0, by the following vote:

AYES: Baldino, Newman, Nicol, and Wingate.

F. CONSENT CALENDAR

None.

G. CALL ITEMS FROM CONSENT CALENDAR

None.

H. WRITTEN COMMUNICATIONS

None.

I. NEW BUSINESS – PUBLIC HEARING

2. **Environmental Assessment No. EA-1111 and Subdivision No. SUB 15-02 (Vesting Tentative Parcel Map No. 73352)**

Address: 535 Indiana Street

Planning consultant Raneika Brooks presented the staff report. The proposed project is to construct one 4-unit condominium development in one parcel. The parcel map will subdivide the parcel into condominium air space rights. The proposed 4-unit residential condominium is proposed on a 7,327 square-foot existing lot with 10 semi-subterranean parking spaces.

- Vice Chair Newman inquired if the units would contribute to the land use element and how close the city is to achieving the suggested number. Planning manager Kimberly Christensen advised that the city is approximately 40% close to the goal and 3 units of this project will contribute towards the land use element.

Chair Baldino opened public communication.

None.

Chair Baldino closed public communication.

MOTION: Adopt Resolution No. 2780 approving Environmental Assessment No. EA-1111 and Subdivision No. SUB 15-02 (Vesting Tentative Parcel Map No. 73352).

MOVED BY: Vice Chair Newman, seconded by Commissioner Wingate.

MOTION CARRIED: 4-0, by the following vote:

AYES: Baldino, Newman, Nicol, and Wingate.

3. **Determination of Consistency of the Proposed Fiscal Year 2015-2016 (FY2015-2016) Capital Improvement Program (“CIP”) with the City of El Segundo General Plan**

Address: N/A

Planning manager Kimberly Christensen filled in for the Public Works Director Stephanie Katsouleas and presented the staff report. The City of El Segundo annually reviews its Capital Improvement Program (“CIP”) for the purpose of identifying and prioritizing capital projects to be completed within the planning period. Cities are required by Government Code §§ 65401 and 65103(c) to prepare a coordinated program of proposed public works projects and that they be reviewed by the city planning agency for conformity with the City’s General Plan, including an annual review of the City’s CIP for consistency.

- Vice Chair Newman inquired what the allocated money for Main/Imperial Gateway Entrance Project would be used for. Kimberly and Floriza informed the Planning Commission that they believe the allocated money would be used for initial efforts to aid the draught landscape/irrigation in the vicinity but will get the concrete details within the following week to her
- Commissioner Wingate inquired if the City Hall Plaza redevelopment could be a project for a centennial committee. Kimberly advised that the Economic Development advisement committee that has raised this issue and the message will be shared with the Public Works Department.

Chair Baldino opened public communication.

None.

Chair Baldino closed public communication.

MOTION: Adopt Resolution No. 2782

MOVED BY: Commissioner Nicol, seconded by Commissioner Wingate.

MOTION CARRIED: 4-0, by the following vote:

AYES: Baldino, Newman, Nicol, and Wingate.

J. CONTINUED BUSINESS – PUBLIC HEARING

None.

K. REPORT FROM PLANNING AND BUILDING SAFETY DIRECTOR

Planning and Building Safety Director Sam Lee thanked and welcomed Baldino, Newman and Wingate on being appointed to the Planning Commission.

L. PLANNING COMMISSIONERS COMMENTS

Chair Baldino inquired if there is an update with Raytheon. Sam advised that they are coming back with updated plans in 2-3 months.

Chair Baldino and Vice Chair Newman welcomed Commission Wingate.

M. OTHER BUSINESS

4. Selection of Downtown Specific Plan Code Amendment Sub-Committee Members and Scheduling Sub-committee Meeting

- Vice Chair Newman informed the dais that she needs to recuse herself as she owns property in the downtown area.
- Commissioner Nicol inquired if there was a way to legally include Vice Chair Newman in the discussion as she is very familiar with the area.
- City Attorney David King stated that there are rules involved with the 500 feet radius to the jurisdictions that legally would not allow Vice Chair Newman to participate. Advise can be obtained from FPPC on this if requested.
- Kimberly informed the Planning Commission that Sam, Paul, and herself would be a part of the committee.
- The dais proceeded to suggest sub-committee members, those being: Mr. Crabbs, Neil Cadman, Drew Boyle, Rob Crocksil, Lance Rolls, Jay Hoeschler, Carol Perstack, and Jeff/Patty Brown. The goal is to have a diverse group of individuals who own property and/or own business in the Downtown area, individuals who have professional knowledge in mixed-use residential properties and someone from the economic advisory committee. Staff will obtain contact information and advise the dais of who wants to participate.
- Vice Chair Newman returned to the dais.

N. ADJOURNMENT

Chair Baldino adjourned the meeting at 6:24 P.M. The next scheduled meeting is for August 27, 2022 at 5:30 P.M.

PASSED AND APPROVED ON THIS 13th DAY OF AUGUST 2015.

Sam Lee, Secretary of
Director of the Planning
and Building Safety Department

Ryan Baldino, Chairman
Planning Commission
City of El Segundo, California



Planning Commission Agenda Statement

Meeting Date: November 10, 2022

Agenda Heading: Consent

Item Number: F.2

TITLE:

Revision to an Administrative Use Permit to Allow the On-Site Sale and Consumption of Beer, Wine, and Distilled Spirits (Type 47 ABC License) in Two New Outdoor Recreational Areas for Sauced BBQ & Spirits, Located at 2015 East Park Place. (Environmental Assessment No. EA-709 Revision A and Administrative Use Permit No. AUP 06-06 Revision A).

Applicant: Sauced BBQ & Spirits, represented by Barret Gomes

RECOMMENDATION:

1. Receive and file the Community Development Director's approval of Environmental Assessment No. EA-709 Revision A and Administrative Use Permit No. AUP 06-06 Revision A.

BACKGROUND:

On May 31, 2006, EA-709 and AUP No. 06-06 was approved for onsite sale and consumption of beer and wine at an existing 8,128 square-foot restaurant located at 2015 East Park Place (Salt Creek Grill). On September 21, 2022, the current restaurant (Sauced BBQ & Spirits) submitted an application to revise the existing approvals, requesting to expand onsite sale and consumption of beer, wine, and distilled spirits into two new outdoor recreational areas, a 1,841 square-foot outdoor BOCCE ball court along the front of the building and a 1,002 square-foot outdoor BOCCE ball court along the west perimeter of the restaurant.

After considering the request, on November 1, 2022 the Community Development Director approved the Administrative Use Permit Revision, allowing the expansion of on-site sale and on-site consumption of beer, wine, and distilled spirits (Type 47 ABC License) into two new outdoor recreational areas.

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 facility satisfied these findings and thus granted the AUP revision.



DISCUSSION:

The Director has determined that the findings listed above can be made to support approval of the AUP Revision, allowing the onsite sale and consumption of beer, wine, and distilled spirits at two new outdoor recreational areas. The restaurant is located in the C-4 (Commercial Center) Zone, where restaurant uses are permitted by right. Sauced BBQ & Spirits is replacing a former restaurant, in an existing commercial center (Plaza El Segundo) that serves the City and surrounding area with a mixture of community-serving retail, restaurant and other commercial service uses in an integrated shopping center. The project will provide additional amenities at the restaurant, which is consistent with the purpose of the C-4 Zone as it provides an additional service to patrons of the restaurant, residents, local employees, the surrounding area, and visitors to the city. Any subsequent modifications to the floor plan and areas where alcohol will be served and consumed is subjected to be reviewed and approved by 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 approval. In the alternative, any Planning Commissioner may request that this permit be discussed, and a decision be made by the Planning Commission instead of "received and filed."

ENVIRONMENTAL REVIEW

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

PREPARED BY: Jazmin Farias, Planning Technician 
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager 
APPROVED BY: Michael Allen, AICP, Community Development Director 

ATTACHED SUPPORTING DOCUMENTS:

1. Approval letter dated November 1, 2022



City of El Segundo

Community Development Department

November 1, 2022

Sauced BBQ & Spirits
Barrett Gomes
2300 First St. Ste. 220
Livermore, CA 94550

Subject: Environmental Assessment No. EA-709 Revision A and Administrative Use Permit No. AUP 06-06 Revision A

Address: 2015 East Park Place, El Segundo, CA 90245

Dear Barrett Gomes:

Your request for a revision to your Administrative Use Permit allowing the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at Sauced BBQ & Spirits 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 approved AUP revision allows onsite consumption at a 1,841 square-foot outdoor BOCCE ball court area located along the front of the building and a 1,002 square-foot outdoor BOCCE ball court area located along the west perimeter of the restaurant building located at 2015 East Park Place. The associated environmental determination and findings supporting the decision are described in Exhibit B.

This determination is scheduled to be "received and filed" by Planning Commission at the November 10, 2022 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 Planning Technician Jazmin Farias at (310) 524-2342, or via email at jfarias@elsegundo.org.

Prepared by:

Eduardo Schonborn, AICP
Planning Manager

Approved by:

Michael Allen, AICP
Community Development Director

Exhibit A
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Barret Gomes representing Sauced BBQ & Spirits (“Applicant”) and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Administrative Use Permit No. AUP 06-06 Revision A (“Project Conditions”):

Planning

1. The restaurant dining hours of operation shall be limited to 11:00 a.m. to 10:00 p.m., Mondays and Tuesdays; from 11:00 a.m. to 11:00 p.m., Wednesday through Saturday; and 10:00 a.m. to 10:00 p.m., on Sundays. The bar, lounge, outdoor recreational areas, and patio(s) hours shall be the same hours as the restaurant with the exception of Thursday, Friday, and Saturday when the bar, lounge, and patio(s) remain open for an additional hour until 12:00 a.m. 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 Director. *Condition modified by the Director at the approval of Revision A on November 1, 2022.*
2. The sale of alcohol for on-site consumption shall be limited to 11:00 a.m. to 10:00 p.m., Mondays and Tuesdays; from 11:00 a.m. to 11:00 p.m., Wednesday through Saturday; and 10:00 a.m. to 10:00 p.m., on Sundays. The bar, lounge, outdoor recreational areas, and patio(s) hours shall be the same hours as the restaurant with the exception of Thursday, Friday, and Saturday when the bar, lounge, and patio(s) remain open for an additional hour until 12:00 a.m. 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 Director. *Condition modified by the Director at the approval of Revision A on November 1, 2022.*
3. Any subsequent modification to the project as approved (including any conversion of the outdoor recreation areas 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.
4. 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 caused to schedule a hearing before the Planning Commission regarding the status of the administrative use permit.
5. This approval authorized the restaurant located at 2015 E. Park Pl. (Sauced BBQ & Spirits) to operate under a State of California Department of Alcoholic Beverage Control Type 47 (On-Sale General, Eating Place) license.

6. The restaurant shall consist of the one building, two outdoor dining areas, two indoor axe cage areas, and two outdoor BOCCE ball courts described as follows:

Building 1: A 9,695 gross square-foot single-story building located on the east side of a commercial shopping center. Building 1 includes a 2,478 square-foot indoor dining area that sits 80, a 349 square-foot bar area that sits 38, a 727 square-foot indoor axe throwing cage area, a 539 square-foot restroom space, a 522 square-foot storage space, and a 1,496 square-foot kitchen space. *Condition modified by the Director at the approval of Revision A on November 1, 2022.*

Outdoor Dining Area (Patio 1): A 1,083 square-foot covered outdoor dining area located on the west rear side of the building. The outdoor dining area that sits 23. *Condition modified by the Director at the approval of Revision A on November 1, 2022.*

Outdoor Dining Area (Patio 2): A 1,880 square-foot outdoor dining area located on the west side of the building. The outdoor dining area that sits 40. *Condition modified by the Director at the approval of Revision A on November 1, 2022.*

Outdoor Recreation Area (BOCCE Ball Court 1): A 1,841 square-foot outdoor BOCCE ball court area located at the north front side of the building. The outdoor recreation area sits 6 and is designated for games, including shuffleboard, and the BOCCEE ball court, and will not be used for outdoor dining purposes. *Condition added by the Director at the approval of Revision A on November 1, 2022.*

Outdoor Recreation Area (BOCCE Ball Court 2): A 1,002 square-foot outdoor BOCCE ball court area located at the west front side of the building. The outdoor recreation area sits 4 and is designated for games, including shuffleboard, and the BOCCEE ball court, and will not be used for outdoor dining purposes. *Condition added by the Director at the approval of Revision A on November 1, 2022.*

7. Any subsequent modification(s) to the floor plan, outdoor dining are(s), areas where alcohol will be served, or conversion of the outdoor recreation areas 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
8. 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.*

9. 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. If the Applicant does not receive such approval by March 31, 2023 the City's approval will be null. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
10. 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.
11. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
12. The restaurant shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.
13. The restaurant and the associated outdoor seating shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.
14. The restaurant operations including the entertainment must comply with El Segundo Municipal Code (ESMC) § 7-2 regulating noise and vibration.
15. 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 Environmental Assessment No. EA-709 Revision A or Administrative Use Permit No. AUP 06-06 Revision A. 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 Environmental Assessment No. EA-709 Revision A or Administrative Use Permit No. AUP 06-06 Revision A, 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.
16. Barrett Gomes representing Sauced BBQ & Spirits shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

Police

17. The following type of live entertainment is prohibited: topless entertainment, adult oriented fashion shows, and other entertainment as regulated by the Municipal Code.
18. Licensee(s) shall not require an admission charge or a cover charge for general admittance. There shall be no requirement to purchase a minimum number of drinks.
19. Persons who appear obviously intoxicated shall not be admitted into the licensed premises.
20. Aisles and hallways shall be kept clear in order to allow patrons to move freely about the licensed premises. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
21. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
22. No booth or group seating shall be installed which completely prohibits observation of the occupants.
23. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
24. 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.

25. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
26. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
27. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
28. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
29. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
30. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
31. The sale of alcoholic beverages for consumption off the premises is strictly prohibited. *Condition added by the Director at the approval of Revision A on November 1, 2022.*

32. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
33. 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.
34. 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 November 1, 2022.*
35. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
36. 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.
37. 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.
38. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*

39. 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.
40. The business owner shall install and maintain a closed-circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment. Cameras are to be color and record, including keeping a minimum 30-day library of events, which shall be available for downloading and inspection by the Police Department. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
41. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
42. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*
43. 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. *Condition added by the Director at the approval of Revision A on November 1, 2022.*

These Conditions are binding upon Barrett Gomes representing Sauced BBQ & Spirits, and all successors and assigns to the property at 2015 E. Park Pl., El Segundo, CA 90245 until superseded by another approval letter or rescinded.

Barrett Gomes Applicant

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 709 Revision A:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 as a Class 1 categorical exemption (Existing Facilities) because the proposed project consists of permitting private outdoor recreational areas and involves a negligible expansion of the existing restaurant.

Administrative Use Permit 06-06 Revision A:

As required by El Segundo Municipal Code Section 15-22-5, 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.

Facts in Support of Finding 1:

1. The project is located within C-4 Commercial Center zone, where restaurants are permitted by right. It is replacing a former restaurant in a commercial area and is in proper relation to commercial adjacent uses within this area. The proposed outdoor recreational areas are accessory to the main restaurant use and provide an additional outdoor amenity to the restaurant. The project is situated in an environment that includes retail, general offices, medical and dental offices, and other restaurants nearby.

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 property is in the C-4 Commercial Center zone, where the purpose and intent are to “provide for developing commercial establishments serving the City and surrounding area.” The existing commercial center serves the City and surrounding area with a mixture of community-serving retail, restaurant and other commercial service uses in an integrated shopping center. The existing restaurant operates under the ABC Type 47 license and the project will provide additional amenities at the restaurant, which is consistent with the C-4 Commercial Center zone as it provides an additional service to residents, local employees, the surrounding area, and visitors to the city. The restaurant will continue to provide a dining opportunity while offering an outdoor recreational activity. The proposed location of the BOCCE ball court(s) will be visible to both drivers and pedestrians along Park

Place which increases the City's ability to attract business. The BOCCEE ball court areas will be used primarily as an additional amenity for customers and will not be used for outdoor dining purposes. Further, the design of the BOCCEE ball court(s) 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 building façade of the restaurant.

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 sale of alcohol will be within an expanded restaurant and an existing outdoor dining area. The outdoor dining areas are completely fenced in and located between the existing buildings on the site. Alcohol sales for on-site consumption are limited to 11:00 a.m. to 10:00 p.m., Mondays and Tuesdays; from 11:00 a.m. to 11:00 p.m., Wednesday through Saturday; and 10:00 a.m. to 10:00 p.m., on Sundays. The bar, lounge, outdoor recreational areas, and patio(s) hours shall be the same hours as the restaurant with the exception of Thursday, Friday, and Saturday when the bar, lounge, and patio(s) remain open for an additional hour until 12:00 a.m. Food must be available for the indoor and outdoor dining areas during the hours alcohol is sold. Furthermore, several conditions of approval are imposed onto the operations of the restaurant that will prevent potential impacts onto the neighboring uses. With the conditions of approval, 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 on-site sale and on-site consumption of beer, wine and distilled spirits will not create any new impacts that would not be normally associated with the operation of a restaurant. The proposed hours of operation for alcohol sales and the location of the proposed restaurant is location in a predominantly commercial and industrial zone that is not adjacent to any residential uses, which will help minimize impacts on surrounding uses.
2. The restaurant dining hours of operation are limited to 11:00 a.m. to 10:00 p.m., Mondays and Tuesdays; from 11:00 a.m. to 11:00 p.m., Wednesday through Saturday; and 10:00 a.m. to 10:00 p.m., on Sundays. The bar, lounge, outdoor recreational areas, and patio(s) hours have the same hours as the restaurant with the exception of Thursday, Friday, and Saturday when the bar, lounge, and patio(s) remain open for an additional hour until 12:00 a.m. Food is available for the indoor

and outdoor dining areas during the hours alcohol is sold. Any potential impact will be mitigated through the enforcement of the conditions of approval.

3. In compliance with the requirements of the City of El Segundo and the State of California Department of Alcoholic Beverage Control the restaurant is subject to County Health Department regulations that address and monitor impacts of fumes and odors.
4. The minimum number of required parking spaces for the restaurant and patios (based upon the proposed uses) is 84 stalls. A total of 88 parking spaces are provided onsite and off-site parking is not required, 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 city expects the Applicant will 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 because the recreational areas are part of an existing restaurant that currently has a Type 47 ABC License. In the event the Applicant does not receive such approval by March 31, 2023 the City's approval will be null (Condition No. 9).



Planning Commission Agenda Statement

Meeting Date: November 10, 2022

Agenda Heading: New Public Hearing

Item No.: H3

TITLE

Coastal Development Permit to Demolish Boiler Units 3 and 4 and Associated Ancillary Equipment and Structures at the El Segundo Generating Station (ESGS) Located at 301 Vista Del Mar Within the City's Coastal Zone. (Environmental Assessment No. EA-1332 and Coastal Development Permit CDP No. 22-01)

Applicant: George Piantka on behalf of El Segundo Power, LLC

RECOMMENDATION

1. Adopt Resolution No. 2929, conditionally approving Environmental Assessment No. EA-1332, and Coastal Development Permit No. CDP 22-01.

BACKGROUND

The El Segundo Generating Station (ESGS) is a 33-acre site owned by El Segundo Power, LLC, and was developed in 1955. In 2005, the California Energy Commission (CEC) certified the demolition and replacement of equipment for Units 1 and 2 at the ESGS, which eliminated the use of ocean water for cooling the boiler generating units. Units 1 and 2 were subsequently demolished in 2010, and the associated intake and discharge tunnels serving these units were permanently plugged in 2011.

In 2013, Unit 3 and 4 were decommissioned, and Unit 4 was permanently retired at the end of 2015. In 2017, the applicant obtained a Coastal Development Permit approval to permanently plug the intake and discharge tunnels that supported Units 3 and 4 at the power plant.

As part of the decommissioning process of Boiler Unit 3 and 4, the applicant proposes to demolish and remove the retired equipment from the site. On October 7, 2022, applications for Environmental Assessment No. EA-1332, and Coastal Development Permit No. 22-01 were submitted to the Planning Division for processing. The project applications and plans were circulated to all City departments for comments, and no objections were received.

SITE DESCRIPTION

The project site is at the El Segundo Generating Station (ESGS) located at 301 Vista Del Mar. The property is located within the City's Coastal Zone and is at the south western limit of the City. The 33-acre property is located downslope from Vista Del Mar, and is relatively flat where the site is developed with the generating station along with

equipment, storage tanks, roadway, parking areas and a sea wall facing the Pacific Ocean to the west.

The property contains small areas of ornamental plantings (i.e., palm trees) to the east of the property along the transitional slope between Vista Del Mar and the generating facility. The facility is completely enclosed and secured, with no public access through the property. A publicly accessible bike path parallels the property along the western property line, separating the facility and the public beach. Lastly, a public parking lot abuts ESGS to the north.

An aerial view of the project site is illustrated in Figure No. 1 below:

Figure No. 1 – Aerial view of site



The uses and zoning surrounding the project site are summarized in the following table:

**TABLE 1
 SURROUNDING LAND USES**

	Land Uses	Zones
North	Los Angeles International Airport, Hyperion Sewage Treatment Plant, Dockweiler Beach State Park, Chevron Marine Terminal, and Beach Lifeguard station with public restrooms.	Open Space (OS) and Heavy Industrial (M-2)
East	Oil Refinery (Chevron Oil) with a recreational facility, and Power Plant (Scattergood Generating Station) in the City of Los Angeles.	Heavy Industrial (M-2)
South	Gas Station with a convenience store, and residential uses in the City of Manhattan Beach	Heavy Industrial (M-2)
West	A shared pedestrian and bike path, the Marvin Braude Bike Path (maintained by the County of Los Angeles), and the Pacific Ocean.	Open Space (OS)

PROJECT DESCRIPTION

The applicant requests approval to demolish two existing Boiler Units and associated ancillary equipment and structures. The El Segundo Generating Station (ESGS) previously used Boiler Units 3 and 4 for power generation. Units 3 and 4 were decommissioned in July 2013 and December 2015, respectively. The project area where Units 3 and 4 will be removed measures approximately half acre.

Demolition of Units 3 and 4 require approximately 30 workers and will take approximately 14-months to complete, including site preparation. Items to be demolished and removed or otherwise decommission include the following:

- Boiler Unit 3 and Unit 4
- Boiler Unit 3 and Unit 4 mechanical and electrical equipment
- Boiler Unit 3 and Unit 4 Selective Catalytic Reduction (SCR) catalyst
- Boiler Unit 3 and Unit 4 steel superstructure
- Boiler Unit 3 and Unit 4 foundation perimeter and containment curbs to grade
- Boiler Unit 3 and Unit 4 transformers
- Associated ancillary equipment

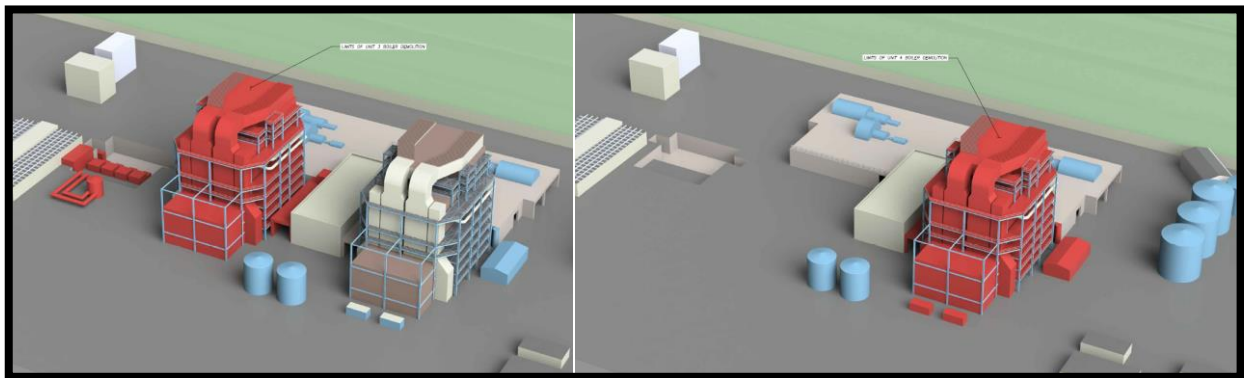
The applicant anticipates using the following equipment for demolition:

- Portable generators
- Hand tools (e.g., torches, saws, cutters, etc.)
- Man lifts
- Mast climbing equipment (masts, platforms, etc.)
- Brokk™ robotic hydraulic breaker with crushing attachment

- Water misters, as needed for dust suppression
- Hydraulic cranes
- Skid steers
- Excavator with concrete crushing and shear attachments
- Transportation trucks

All demolition activities will occur above grade and at the site itself. No below grade foundations/footings will be removed, or soils exposed. Equipment and structures that will be demolished and removed are identified in red in Figure 2 below.

Figure No. 2 – Demolition of Boiler Unit 3 and 4



Boiler Unit 3

Boiler Unit 4 (after Unit 3 is removed)

LOCAL COASTAL PROGRAM

The intent of the California Coastal Act of 1976 is to protect and expand public access and recreation to the California coast. On July 8, 1980, the El Segundo City Council adopted the City's Local Coastal Program (LCP), and was certified by the California Coastal Commission on February 2, 1982. The LCP established all property seaward of Vista Del Mar to be the City's Coastal Zone, which is divided into four land use areas: the Power Plant Area, the Marine Terminal Area, the Shoreline Area and the Service Station Area. The LCP generally establishes that any new development in the coastal zone be limited to modifications of existing facilities or limited shoreline recreational development.

The purpose of the specific plan is to achieve the following objectives:

1. Implementation of relevant Coastal Act Policy provisions;
2. Preparation of more definitive land use proposals for the coastal area;
3. Continued orderly development of coastal dependent energy facilities as well as the protection of existing coastal zone resources;
4. Incorporation of other LCP Regulations and Coastal Act requirements such as the inclusion of a public access component and consideration of uses of more than local importance.

Coastal Permit Findings

The coastal permit procedure provides for review of proposed development to determine conformity with the City's Coastal Specific Plan and state regulations. Although the proposed project includes demolishing two existing structures at the ESGS site, the California Coastal Act and California Coastal Commission require a Coastal Development Permit for such activity on property in the Coastal Zone. Pursuant to ESMC § 15-26-5, the Planning Commission may grant a Coastal Development Permit within the City's Coastal Zone upon making the following two required findings (findings are in **bold**, followed by staff's analysis in regular type):

A. The proposed development conforms to the certified Local Coastal Plan (LCP).

The purpose and objective of the City's LCP is "continued orderly development of coastal dependent energy facilities as well as the protection of existing coastal zone resources." The LCP identifies the subject property as being located within the Power Plant area of the City's coastal zone and is designated as Power Plant (PP). The Power Plant designation allows the following uses:

1. Electrical generating station.
2. Accessory buildings and uses customarily associated with the above use when located in the same site with the main facility.
3. On-site repowering consistent with policy and regulatory requirements of other State and Federal agencies.
4. On-site modifications to existing facilities. The M-2 zone development standards apply for regulating height, bulk and setback requirements.

The proposed project includes demolishing existing boilers and support structures at the NRG site. Although the LCP allows for greater intensity uses, the project modifies the existing facility by removing existing structures that have been decommissioned and retired at the power plant since 2015 and restores the area to a more natural setting.

Additionally, the City's LCP implements the following section of the California Coastal Act:

- Section 30001.2, the legislature finds it may be necessary to locate electrical generating facilities and coastal dependent development in the coastal zone in order to ensure inland as well as coastal resources are preserved and that orderly economic development proceeds within the State.

The proposed project involves the demolition and removal of two decommissioned boiler units and ancillary equipment and structures within the existing power plant. The proposed project does not involve any new construction, dredging, filling or diking, and no change in use is proposed to the power plant site. Recent biologic surveys conducted to ensure the protection of any sensitive resources found that

there were no plants or birds listed as threatened or endangered by Federal or State agencies observed during the survey.

The proposed demolition is a minor modification to an existing power plant that will not negatively impact existing coastal zone resources, that the proposed project conforms to the certified LCP, and staff believes that this finding can be made.

B. The proposed development conforms to the Coastal Act public access and recreational policies.




The subject property is located between the sea and the first public road, and is also subject to the California Coastal Act, which was established to protect Coastal Zone resources, ensure access to the shoreline, and balance competing land uses. The Coastal Act places a high priority on coastal public access and public recreation.

The project site is completely enclosed and secured with no direct access to the coast through the project site. The subject property abuts a 14-foot wide public bike path that spans the entire western property line and is part of a larger system that connects the City of Los Angeles to the north and the El Porto community in Manhattan Beach to the south. Public access to the beach adjacent to the site is currently provided via existing bike and pedestrian paths along the western property line of the site, which connects beach parking to the north (at El Segundo Beach) and El Porto in Manhattan Beach to the south. All existing public coastal access to the beach and shoreline will be maintained, will not be modified, and the project will not impede public access to the coast.

The proposed project takes place entirely on the subject property and will not impact the existing land area that is used by cyclists and joggers. The project will not modify the existing coastal access for the public to the beach and shoreline. No changes in public access or recreation would result from the proposed demolition. Therefore, the project is consistent with the City's Local Coastal Program and conforms to the California Coastal Act public access and recreational policies, and this finding can be made.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) involving the demolition of existing mechanical equipment at an existing power plant that is located in the City's coastal zone.

PREPARED BY: Maria Baldenegro, Assistant Planner 
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager 
APPROVED BY: Michael Allen, AICP, Community Development Director 

EA-1332 and CDP No. 22-01

November 10, 2022

Page 7 of 7

ATTACHED SUPPORTING DOCUMENTS:

1. Draft Resolution No. 2929
2. Plans

RESOLUTION NO. 2929

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. 1332 AND COASTAL DEVELOPMENT PERMIT NO. 22-01 TO ALLOW THE DEMOLITION OF BOILER UNITS 3 AND 4 AND ASSOCIATED ANCILLARY EQUIPMENT AND STRUCTURES AT THE EL SEGUNDO GENERATING STATION AT 301 VISTA DEL MAR.

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. The El Segundo Generating Station (“ESGS”) is on a 33-acre property, owned by El Segundo Power, LLC, that was originally developed in 1955 and contained four natural-gas-fired utility boiler generating units (1, 2, 3 and 4) cooled by ocean water.
- B. In 2005, the California Energy Commission (“CEC”) certified the demolition and replacement of equipment for ESGS Boiler Units 1 and 2, which eliminated the use of ocean water for cooling the boiler generating units. Units 1 and 2 were subsequently demolished in 2010, and the associated intake and discharge tunnels serving these units were permanently plugged in 2011.
- C. In 2013, Units 3 and 4 were decommissioned, and Unit 4 was permanently retired at the end of 2015.
- D. In 2017, the Applicant (defined below) obtained a Coastal Development Permit approval to permanently plug the intake and discharge tunnels that supported Units 3 and 4 at the power plant.
- E. As part of the decommissioning process of Boiler Unit 3 and 4, George Piantka, representing El Segundo Power, LLC (“Applicant”) filed an application on October 10, 2022, for Environmental Assessment No. 1332 and Coastal Development Permit No. 22-01 to allow the demolition of Boiler Units 3 and 4 and associated ancillary equipment and structures at the ESGS.
- F. The application was reviewed by the City’s Community Development Department for, in part, conformity with the El Segundo Municipal Code (“ESMC”) and consistency with the General Plan and certified Local Coastal Program.
- G. The City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”).

- H. The Community Development Department completed its review and scheduled a public hearing regarding the application before this Commission, for which a notice of public hearing was published in the *El Segundo Herald* on October 27, 2022.
- I. On November 10, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Commission by the applicant.
- J. The Planning Commission considered the information provided by City staff, public testimony, and the project applicant. This Resolution and its findings are based upon the evidence in the administrative record as a whole, including, without limitation, evidence presented to the Planning Commission at its November 10, 2022, public hearing and the staff report prepared by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Commission finds as follows:

- A. The project site is at the ESGS located at 301 Vista Del Mar. The site is located within the City's Coastal Zone and has a Local Coastal Program ("LCP") land use designation of Power Plant.
- B. The proposed demolition and removal of boiler units 3 and 4 and the associated equipment requires a Coastal Development Permit.
- C. The surrounding land uses consist of the Los Angeles International Airport, Hyperion Sewage Treatment Plant, El Segundo Beach, Chevron Marine Terminal, and the Beach Lifeguard Station with public restrooms to the north. An Oil Refinery (Chevron Oil) with a recreational facility, and Power Plant (Scattergood Generating Station) in the City of Los Angeles to the east. A Service Station with a convenience store, and residential uses in the City of Manhattan Beach to the south. The South Bay Bike Path, and the Pacific Ocean to the west.
- D. Applicant requests approval to demolish two existing Boilers (Unit 3 and 4) and associated ancillary equipment and structures.
- E. To demolish Units 3 and 4, the applicant proposes approximately 30 workers and will take approximately 14-months to complete, including site preparation. Items to be demolished and removed or otherwise decommission include the following:
 - 1. Boiler Unit 3 and Unit 4
 - 2. Boiler Unit 3 and Unit 4 mechanical and electrical equipment
 - 3. Boiler Unit 3 and Unit 4 Selective Catalytic Reduction ("SCR") catalyst
 - 4. Boiler Unit 3 and Unit 4 steel superstructure
 - 5. Boiler Unit 3 and Unit 4 foundation perimeter and containment curbs to

grade

6. Boiler Unit 3 and Unit 4 transformers
7. Associated ancillary equipment

F. The applicant anticipates using the following equipment for demolition:

1. Portable generators
2. Hand tools (e.g., torches, saws, cutters, etc.)
3. Man lifts
4. Mast climbing equipment (masts, platforms, etc.)
5. Brokk™ robotic hydraulic breaker with crushing attachment
6. Water misters, as needed for dust suppression
7. Hydraulic cranes
8. Skid steers
9. Excavator with concrete crushing and sheer attachments
10. Transportation trucks

G. All demolition activities will occur above grade and at the site itself. No below grade foundations/footings will be removed or soils exposed.

SECTION 3: Environmental Assessment. The project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) involving the demolition of existing mechanical equipment at an existing power plant located in the City’s coastal zone.

SECTION 4: Coastal Development Permit Findings. Based on the evidence in the administrative record as a whole, the Commission finds as follows:

- A. The proposed project conforms to the certified LCP because the project involves demolition of Boiler Units 3 and 4 and associated ancillary equipment and structures at the ESGS. The project is consistent with the purpose and objective of the City’s LCP of “continued orderly development of coastal dependent energy facilities as well as the protection of existing coastal zone resources.” The LCP also identifies the subject property as being located within the Power Plant area of the City’s coastal zone and is designated as Power Plant, which allows electrical generating stations and related accessory buildings and uses, on-site repowering, and on-site modifications to existing facilities. The project modifies the existing facility by removing existing structures that have been decommissioned and retired at the power plant since 2015 and restores the area to a more natural setting. Further, consistent the Section 30001.2 of the California Coastal Act, which highlights preservation of coastal resources, the project does not propose new construction, dredging, filling or diking, or change in use of the power plant site. Lastly, recent biologic surveys have found that no plants or birds listed as threatened or endangered by federal or state agencies were present or observed in the project site.

- B. The proposed development conforms to the Coastal Act public access and recreational policies because all existing public coastal access to the beach and shoreline will be maintained, will not be modified, and the project will not impede public access to the coast. The project is within a facility that is completely enclosed and secured with no direct access to the coast through the project site or facility. The existing 14-wide public bike path that spans the entire western property line and currently provides public access to the beach adjacent to the site will be maintained throughout demolition and no changes in public access or recreation will result from the proposed demolition.

SECTION 5: *General Plan*. The proposed project is consistent with the Goals, Objectives, and Policies of the General Plan. Specifically, the proposed project is consistent with the Conservation Element (Goal CN1: Beach Preservation – “Ensure long-term public access to a safe, clean beach environment within and adjacent to the City”), because all demolition activity takes place fully within the property and the proposed project will not impede public access to the shoreline and beach. As a result, the project will ensure long-term public access to a safe, clean beach environment within and adjacent to the city. Additionally, the proposed project is consistent with the Conservation Element (Goal CN5: Urban Landscape – “Develop programs to protect, enhance, and increase the amount and quality of the urban landscape to maximize aesthetic and environmental benefits”), because the removal of the large industrial equipment will improve the existing natural coastal scenic views and maximize the aesthetic landscape.

SECTION 6: *Reliance on Record*. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire administrative record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations*. The Planning Commission’s analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 8: *Summaries of Information*. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: *Action*. Based on the foregoing findings and the evidence in the whole of the administrative record, the Planning Commission hereby approves Environmental Assessment No. 1332 and Coastal Development Permit No. 22-01, subject to the conditions set forth in attached Exhibit “A,” incorporated herein by this reference.

SECTION 10: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 11: The Commission Secretary is directed to mail a copy of this Resolution to the California Coastal Commission South Coast Office and to any other person requesting a copy.

SECTION 12: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 13: Except as provided in Section 12, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 10th day of November, 2022.

Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary

Baldino -
Hoeschler -
Keldorf -
Newman -
Maggay -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Joaquin Vazquez, Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO. 2929

EXHIBIT A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC) and the adopted City's Local Coastal Plan (LCP), George Piantka, on behalf of El Segundo Power, LLC (Applicant) and its successors-in-interest, agrees to comply with the following conditions for the approval of Environmental Assessment No. EA-1332 and Coastal Development Permit No. 22-01:

Zoning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on November 10, 2022, and on file with the Community Development Department. Before the City issues a building permit, the applicant must submit plans, showing that the project substantially complies with the approved plans and conditions of approval contained in Planning Commission Resolution No. 2929. Any subsequent modification must be referred to the Community Development Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.

Miscellaneous Conditions

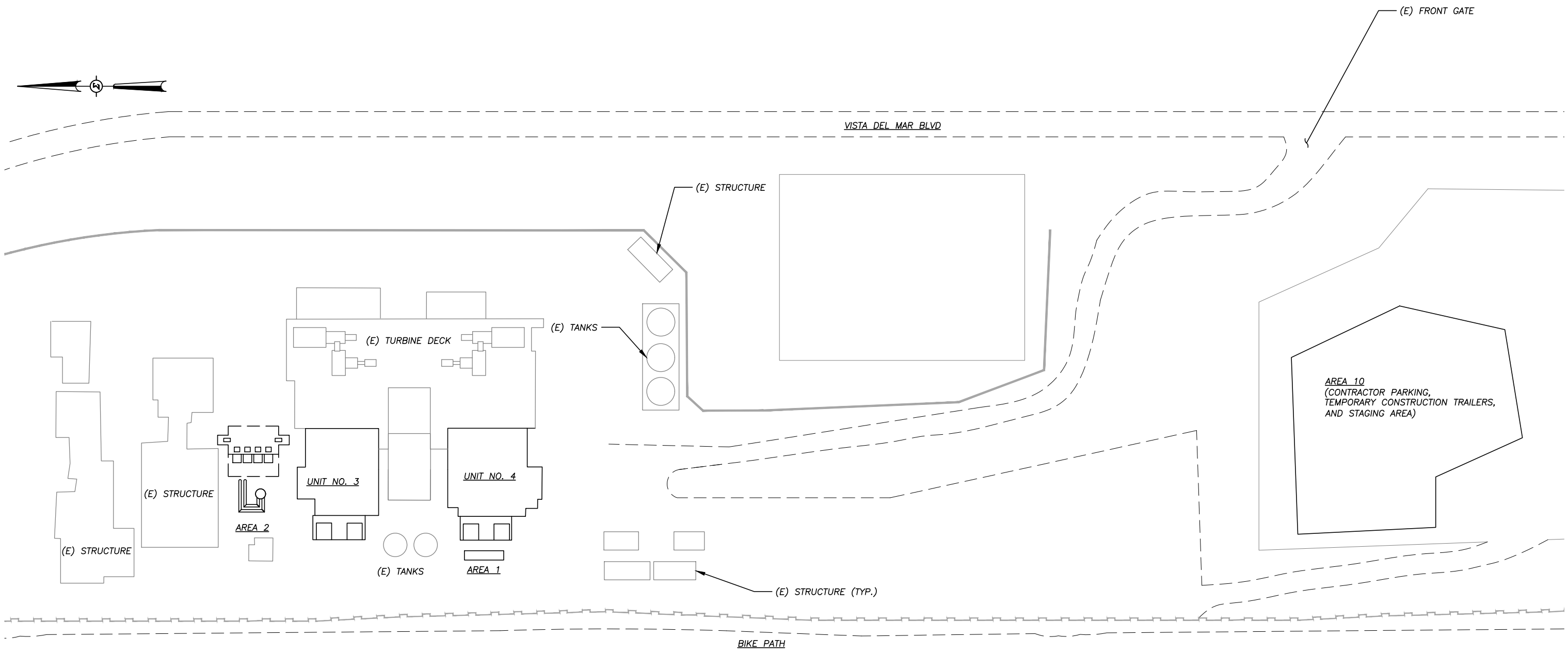
2. Before the City issues a building permit, a copy of the conditions of approval must be included with the notes on the building plans.
3. The proposed hours for all demolition activity shall be Monday through Friday from 7:30 am to 6:00 pm, and Saturdays from 8:00 am to 6:00 pm.
4. Pursuant to ESMC 15-2-8, Refuse Collection Vehicles shall be prohibited from 8:00 pm to 7:00 am within 500 feet from a residential area.
5. Trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:30 am Monday through Friday, or before 8:00 am on Saturdays, in accordance with the permitted hours of construction stated in Condition No. 4 above.
6. All demolition work shall be conducted in accordance with State and Federal standards and regulatory requirements based on waste characterization and profiling, prior to disposal.
7. The use of explosives for demolition is prohibited.
8. Unless absolutely necessary for the immediate protection of public health and safety, the demolition activities associated with the removal of Units 3 and 4 shall

not impede the existing public access to the shoreline and beach from the existing LA County 14-foot wide path that abuts the project site's western property line.

The undersigned certifies that he/she has read and understood these Project Conditions and agrees, on behalf of the Applicant and its successors and assigns, to comply with and be bound by them.

Eric Leuze, Vice President
El Segundo Power, LLC

George Piantka, Senior Director Regulatory Environmental Services of NRG, Inc.
El Segundo Power, LLC



SITE PLAN

NO.	DATE	REVISIONS	BY	CK

NOTE
 THE INFORMATION SHOWN IN THESE PLANS ARE CONSIDERED PROPRIETARY INFORMATION AND SHALL NOT BE USED, COPIED OR IMITATED BY ANYONE, OR ANY ENTITY WITHOUT THE EXPRESS WRITTEN APPROVAL OF SIGMA ENGINEERING SOLUTIONS, INC.

CLIENT



APPROVED _____ DATE _____



4488 Wagon Trail Avenue Las Vegas, NV 89118
 WWW.SIGMANV.COM
 PH. 702.247.4462 FAX 702.632.2838

DESIGNED JEF CHECKED JA DRAWN JI

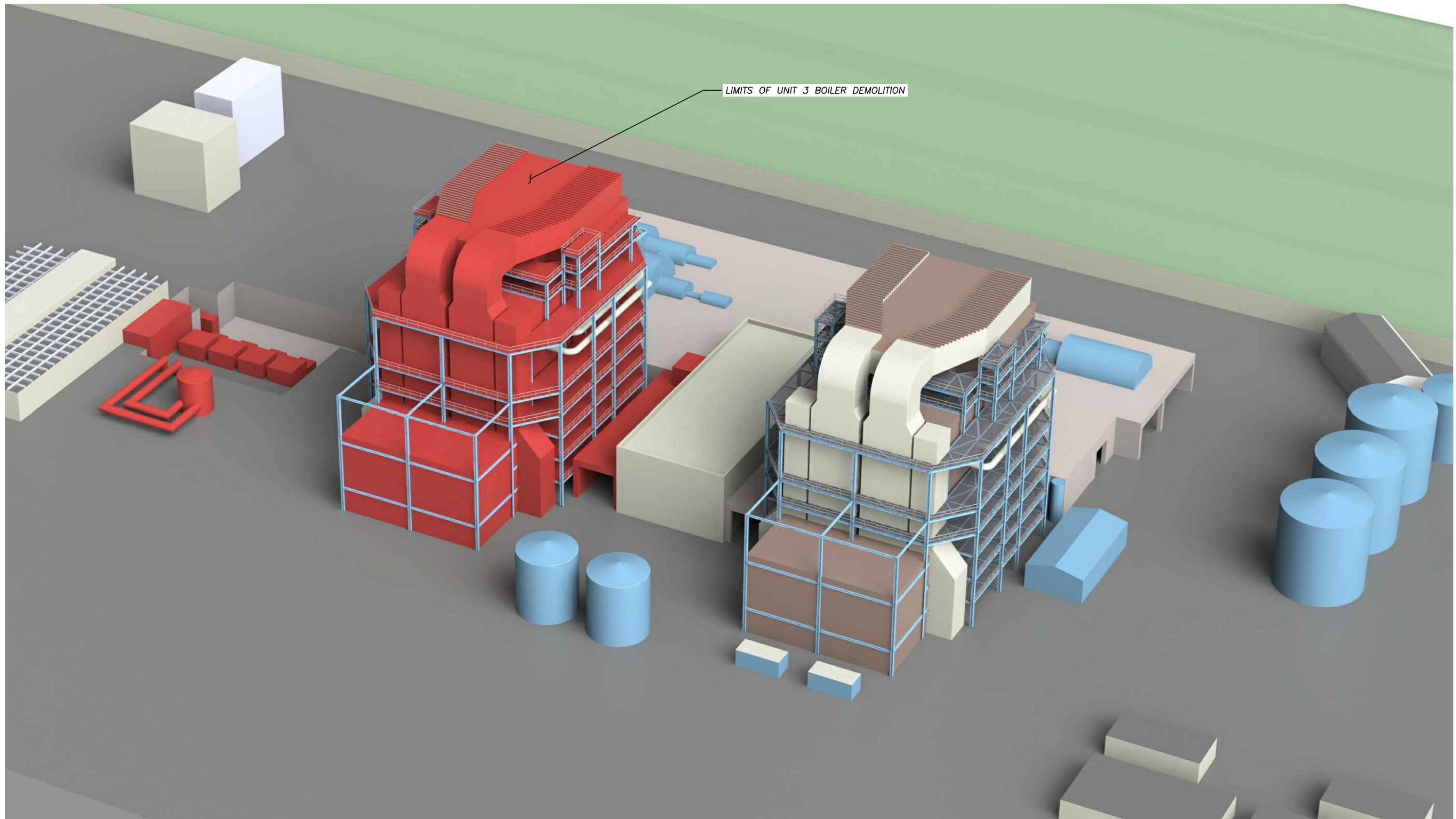
CONTACT _____ DATE _____ JOB _____

NRG EL SEGUNDO POWERPLANT
 UNIT 3 BOILER REMOVAL LIMITS
 EL SEGUNDO, CALIFORNIA

SITE PLAN

CONTACT _____ DATE AUG. 17, 2022 JOB 22_0703

SHEET	SD-02
DWG NO.	2 OF 6
REVISION	0
SCALE	N.T.S. 42



LEGEND:



INDICATES LIMITS OF UNIT 3 BOILER DEMOLITION AREA

UNIT 3 DEMOLITION LIMITS - ISOMETRIC

NO.	DATE	REVISIONS	BY	CK

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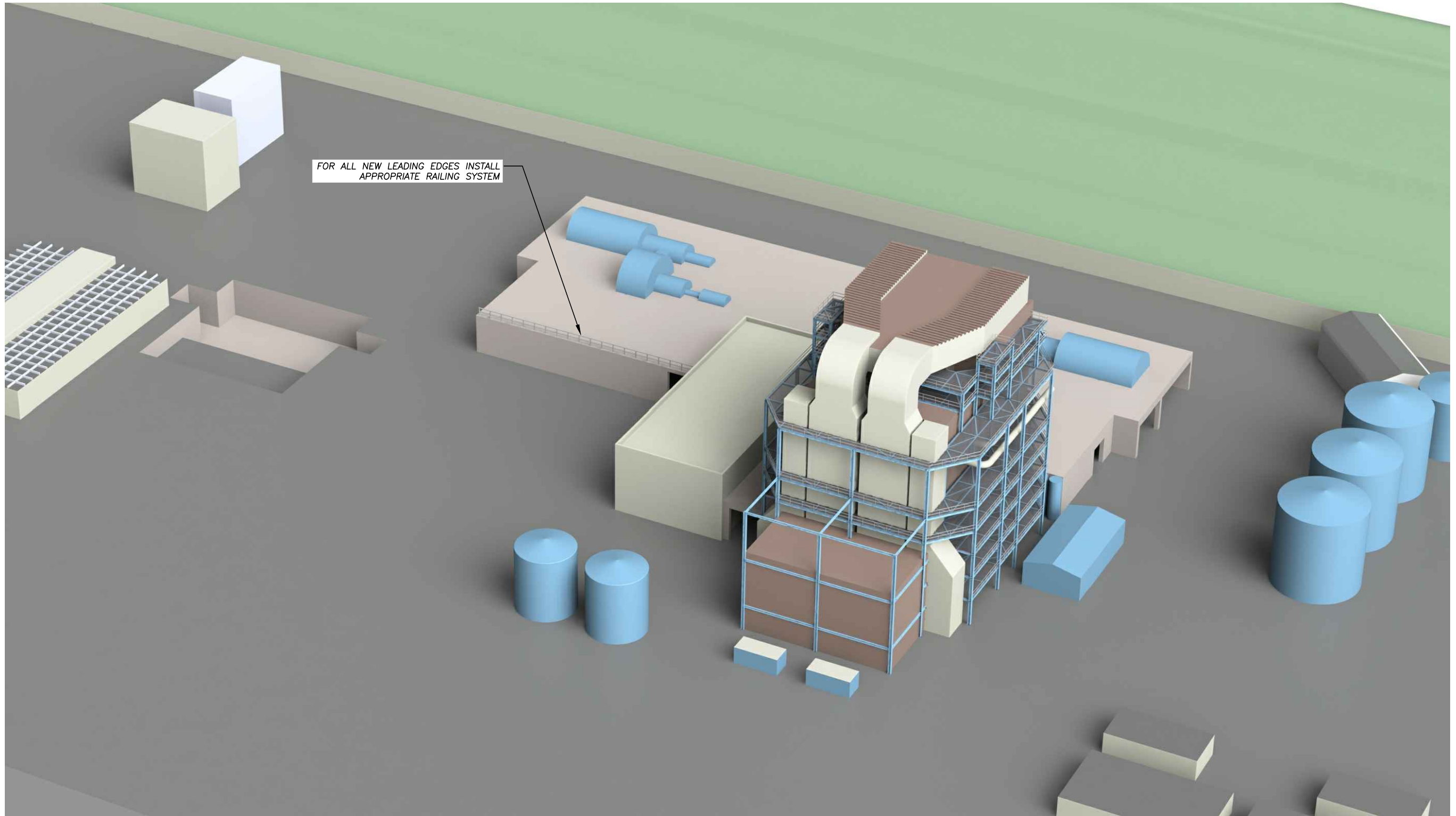
CONTACT _____ DATE _____ JOB _____

NRG EL SEGUNDO POWERPLANT
 UNIT 3 BOILER REMOVAL LIMITS
 EL SEGUNDO, CALIFORNIA

UNIT 3 DEMOLITION LIMITS - ISOMETRIC

CONTACT _____ DATE AUG. 17, 2022 JOB 22_0703

SHEET SD-05
 DWG NO. 5 OF 6
 REVISION 0
 SCALE N=43



UNIT 3 POST DEMOLITION DETAILS

NO.	DATE	REVISIONS	BY	CK

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CLIENT



APPROVED _____ DATE _____



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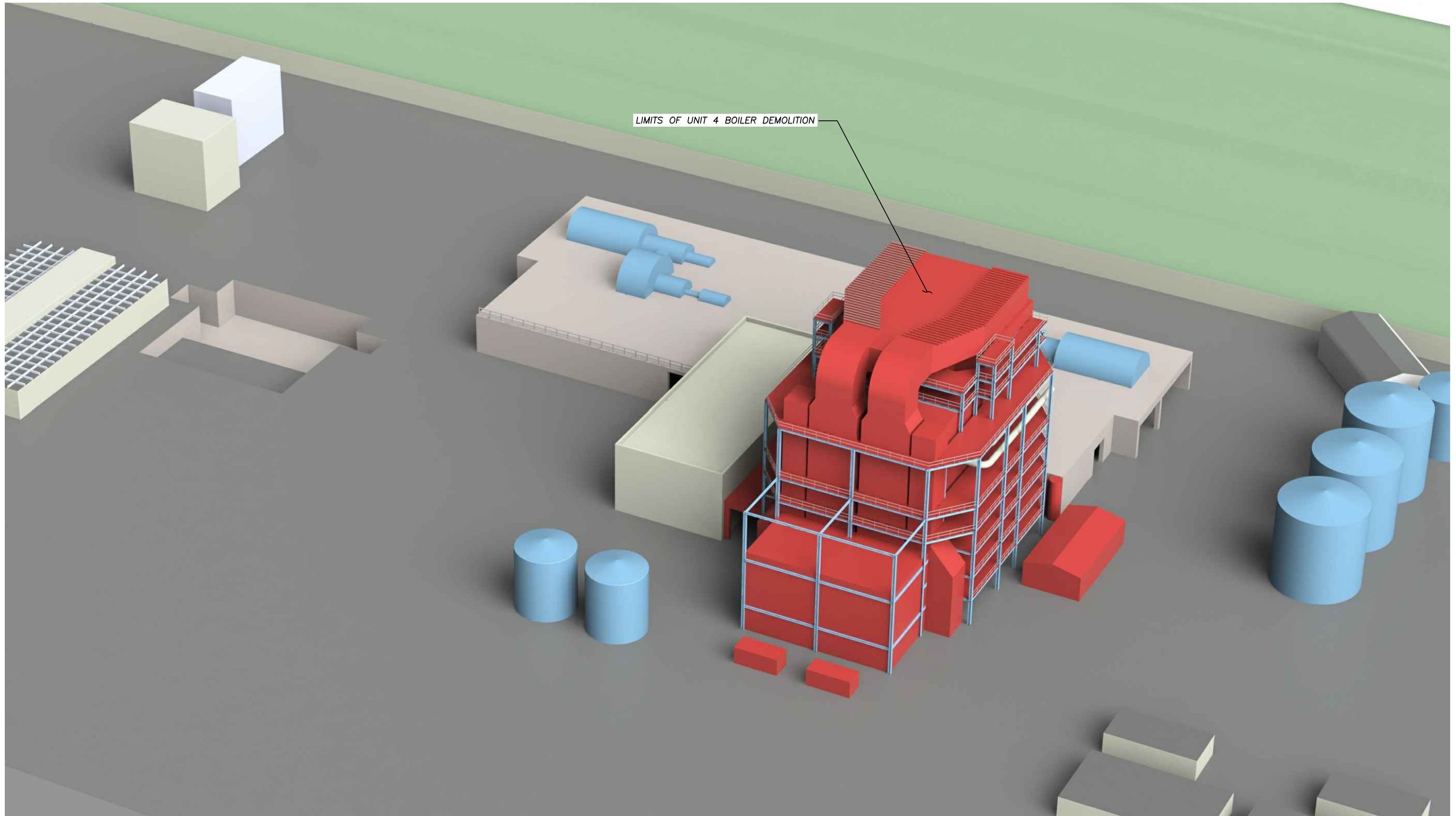
CONTACT _____ DATE _____

NRG EL SEGUNDO POWERPLANT
 UNIT 3 BOILER REMOVAL LIMITS
 EL SEGUNDO, CALIFORNIA

UNIT 3 POST DEMOLITION DETAILS

CONTACT _____ DATE AUG. 17, 2022 JOB 22_0703

SHEET SD-06
 DWG NO. 6 OF 6
 REVISION 0
 SCALE N=44



LIMITS OF UNIT 4 BOILER DEMOLITION

LEGEND:



INDICATES LIMITS OF UNIT 4 BOILER DEMOLITION AREA

UNIT 4 DEMOLITION LIMITS - ISOMETRIC

NO.	DATE	REVISIONS	BY	CK

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CLIENT



APPROVED _____ DATE _____



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 PH. 702.247.4462 FAX 702.632.2838

DESIGNED JEF CHECKED JA DRAWN JI

CONTACT _____ DATE _____

NRG EL SEGUNDO POWERPLANT
 UNIT 4 BOILER REMOVAL LIMITS
 EL SEGUNDO, CALIFORNIA

UNIT 4 DEMOLITION LIMITS - ISOMETRIC

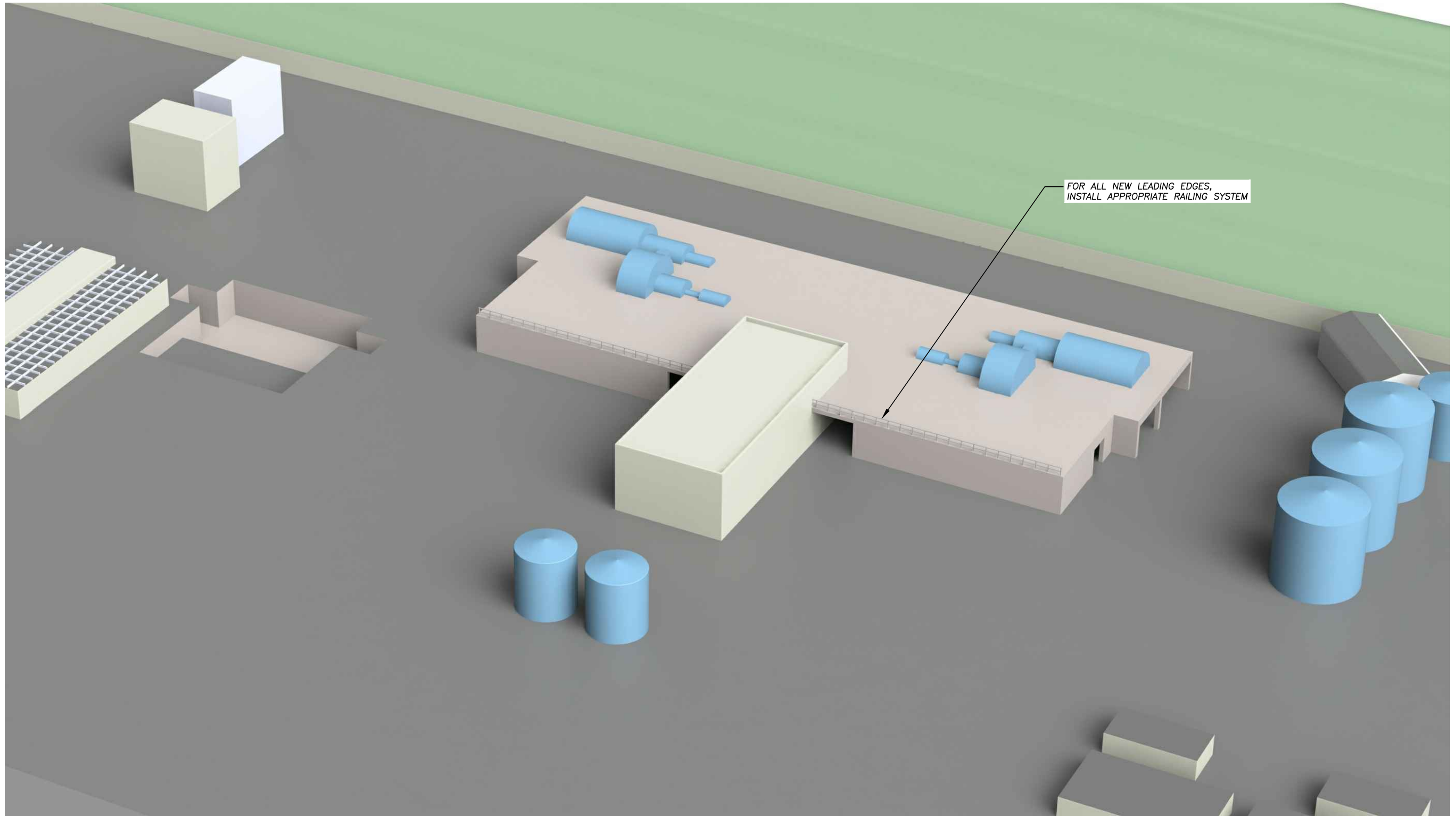
CONTACT _____ DATE AUG. 17, 2022 JOB 22_0703

SHEET SD-05

DWG NO. 5 OF XX

REVISION 0

SCALE N=45



UNIT 4 POST DEMOLITION DETAILS

NO.	DATE	REVISIONS	BY	CK

NOTE
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CLIENT



APPROVED _____ DATE _____



4488 Wagon Trail Avenue Las Vegas, NV 89118
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 PH. 702.247.4462 FAX 702.632.2838

DESIGNED JEF CHECKED JA DRAWN JI

CONTACT _____ DATE _____

NRG EL SEGUNDO POWERPLANT
 UNIT 4 BOILER REMOVAL LIMITS
 EL SEGUNDO, CALIFORNIA

UNIT 4 POST DEMOLITION DETAILS

CONTACT _____ DATE AUG. 17, 2022 JOB 22_0703

SHEET SD-06
 DWG NO. 6 OF XX
 REVISION 0
 SCALE N=1/4"=1'-0" **46**



Photograph: 13 | West of the NRG property facing South-East



Photograph: 14 | West of the NRG property facing West



**301 Vista Del Mar Blvd.
El Segundo, CA**

NRG El Segundo Powerplant Demolition

Date: September 28, 2022



Photograph: 17 Outside of the West NRG property line facing south



Photograph: 18 South end of the NRG property facing North towards Unit 4 and Unit 3



**301 Vista Del Mar Blvd.
El Segundo, CA**

NRG El Segundo Powerplant Demolition

Date: September 28, 2022



Photograph: 23 | South-East corner behind Unit 4 facing West



Photograph: 24 | Behind the South-East corner of Unit 4 facing West



Photograph: 25 | Adjacent to Unit 4 facing North



Photograph: 26 | Unit 4 facing East



**301 Vista Del Mar Blvd.
El Segundo, CA**

NRG El Segundo Powerplant Demolition

Date: September 28, 2022



Photograph: 27 | Unit 3 facing East



Photograph: 28 | South-West of Unit 4 and Unit 3 facing North



**301 Vista Del Mar Blvd.
El Segundo, CA**

NRG El Segundo Powerplant Demolition

Date: September 28, 2022



Photograph: 29 | West side of the NRG property facing south towards the project



Photograph: 30 | Adjacent road next to Unit 3 facing East



**301 Vista Del Mar Blvd.
El Segundo, CA**

NRG El Segundo Powerplant Demolition

Date: September 28, 2022