



# PLANNING COMMISSION AGENDA May 9, 2024

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## ***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.

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## ***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](mailto: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.

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## ***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.***

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DATE:	Thursday, May 9, 2024
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

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

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

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

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

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

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

**1. Approval of Planning Commission Meeting Minutes**

- April 25, 2024

**RECOMMENDED ACTION:** Approve the minutes.

**G. Continued Business**

**H. New Public Hearings**

**2. Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption and Live Entertainment at a Restaurant Operating in Conjunction with a New Membership-only Health and Wellness Fitness Center (“Love.Life”) at 740 South Pacific Coast Highway. (Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01). (MB)**

**Applicant:** Brett Engstrom, representing Healthy America El Segundo CA, LLC

**Project Description:**

The applicant requests approval of an Administrative Use Permit to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) for a new restaurant. The new restaurant contains a 3,132 square-foot back of house kitchen area, 1,420 square-foot indoor dining area, a 712 square-foot multi-purpose/meeting room, and a 361 square-foot outdoor dining area at the front of the building. Additional food and alcohol service is proposed for an ancillary 360 square-foot waiting/viewing area adjacent to the pickleball courts. The proposed hours for the sale of beer and wine for on-site consumption are 6:00 a.m. to 10:00 p.m. daily.

**Environmental Determination:** After considering the facts and findings, this project is categorically exempt from the requirements of the California Environmental Quality

Act ("CEQA") pursuant to 14 California Code of Regulations ("CEQA Guidelines") § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) because the proposed project involves new alcohol service for a portion of an existing tenant space at an existing commercial shopping center that will be converted to contain a new health and wellness fitness center with a restaurant and an outdoor dining area and only minor modifications will be made to the exterior of the structure.

**RECOMMENDED ACTION:**

1. Consider permitting under the definition of "Restaurant," ancillary food and alcohol service in a waiting area adjacent to pickleball courts for a restaurant located separately near the front of the building; and,
2. Adopt Resolution No. 2951, conditionally approving Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01.

**I. New Business**

**J. Report from Community Development Director or designee**

**K. Report from the City Attorney's office**

**L. Planning Commissioners' Comments**

**M. Adjournment**—next regular scheduled meeting for May 23, 2024, at 5:30 p.m.

POSTED: *Jazmin Farias* 5/3/2024 4:12 p.m.  
(Signature) (Date and time)



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

**April 25, 2024**

**A. Call to Order**

Chair Keldorf called the meeting to order at 5:37 p.m.

**B. Pledge of Allegiance**

Chair Keldorf led the pledge.

**C. Roll Call**

Present: Chair Keldorf  
Present: Vice Chair Hoeschler  
Present: Commissioner Newman  
Present: Commissioner Inga  
Absent: Commissioner Maggay

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

**D. Public Communications**

- Mary Roy and Scott Doodling introduced a “club/night entertainment” land use concept that they would like to see in the Downtown El Segundo area. They highlighted the economic impacts the proposed land use would have for the local economy.
- Property owner, Brian Sweeney, expressed his support for the Downtown Specific Plan update and suggested two changes to the land use table for item G.2 of the agenda packet. Suggested modifications include adding the land use “museum” as a permitted use in the Grand Avenue District and adding “night clubs” as a permitted use.
- City Attorney Joaquin Vasquez stated that the public communications before the Commission are regarding Item G.2 of the agenda packet and further discussion from the dais can occur at the time of the public hearing.

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

None.

## **F. Consent Calendar**

### **1. Approval of Planning Commission Meeting Minutes:**

- March 28, 2024

**MOTION:** Approve the minutes.

**Moved by Vice Chair Hoeschler, second by Commissioner Newman.**

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

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

## **G. Continued Business—Public Hearing**

### **2. Downtown Specific Plan Comprehensive Update. (PS)**

- Commissioner Newman recused herself as she owns a business and a property within the Downtown Specific Plan. She added that on March 23, 2024, she attended a meeting with Brian Sweeney where they discussed land use topics that will be addressed during the public hearing.
- Vice Chair Hoeschler disclosed that he too met with the Sweeney's.
- Chair Keldorf disclosed that she had a phone conversation with Mr. Sweeney on March 24, 2024.

Principal Planner Paul Samaras presented the staff report that addressed the proposed modifications for the Downtown Specific Plan. Specifically, the presentation primarily covered chapters 2 and 3 focusing on the major changes and improvements of the specific plan which came from the feedback received during the last two study sessions such as height, density, allowable uses, new zoning districts, boundary changes, parking regulations and strategy, and street improvements, amongst other changes.

#### **Planning Commission Discussion:**

- Chair Keldorf inquired if there are minimum unit requirements to ensure they do not become Micro-units or SROs. Paul advised that there are minimum size requirements in the Specific Plan as well as state requirements units need to comply with to be considered a residential unit.
- Vice Chair Hoeschler inquired whether the lane-reduction program during covid triggered any negative feedback as the concept proposed for Main Street is similar. He also pointed out that the lane-reductions were successful in encouraging outdoor dining and pedestrian activity. Paul advised that he did not hear negative feedback.
- Chair Keldorf inquired if the Main Street preferred concept for bike lanes is secure. Paul added that the proposed design includes a wider bike lane

than the minimum requirement to allow for extra space to help protect cyclists.

- Vice Chair Hoeschler expressed his concern with the Grand Avenue preferred concept as it involves angled parking and a shared lane for drivers and cyclist. Paul explained that due to the short length of Grand Avenue within the Specific Plan, the Commission had previously opted not to support a dedicated bike lane or bike path along Grand Avenue. However, the Specific Plan contained other alternative designs that include a bike lane, which can be considered in the future.
- Vice Chair Hoeschler inquired what triggers the actual implementation of the street improvements the specific plan calls out. Paul advised that the factors are time and money; if there is funding then staff at the direction of Council would prepare designs that would be reviewed by Council before making any formal decisions. Typically, before any construction occurs adjacent property owners are notified.
- Commissioner Inga asked if the parking lot garage on Grand Avenue is utilized. Paul stated that the study shows it is not fully utilized. The area most utilized is the surface parking lot at Frankling and Richmond Street.
- Commissioner Inga suggested that the surface level parking lot on Main and Grand Avenue could be open to the public earlier than 6 p.m.
- Chair Keldor inquired what the thought process was for not allowing museums as an allowed use the proposed land use table since it was previously allowed. Paul advised that assembly type of uses is allowed, and some uses related to museums are allowed. He highlighted that at the time the current specific plan was proposed the existing “museum” was not categorized as a museum use as it was closer to a commercial use like an art gallery. Planning Manager Eduardo Schonborn clarified that a museum is allowed in 2 of the 4 proposed districts. The Planning Commission discussed and reached consensus on adding museums to the permitted uses in all districts as it creates public infrastructure and activates pedestrian traffic.
- Planning Commissioners inquired what the main distinguishing factor is for a nightclub; does it involve a cover charge, serving alcohol, dancing, is it open late and questioned how Purple Orchid is any different. Paul advised that the primary distinction between a restaurant and a bar is the food service. He highlighted that businesses are allowed to have entertainment such as having bands and DJ’s subject to an entertainment permit and Purple Orchid predates the current Specific Plan. Jay Hoeschler stated that a small dancing area such as what Mary and Scott are proposing seems very different than a “dance club.”

#### **Chair Keldorf opened public communications.**

- Mary Roy and Scott Doodling mentioned that their intention is not to call the business venture a nightclub as they don’t intend to be loud or attract a certain crowd. They are proposing a small dance floor area less than 300

square feet, low amplified sound such as 90 decibels, not laser driven, and a “live performer” who plays music. They do not want to put in a kitchen but want to serve things that are refrigerated such as charcuterie boards. The venue will hold space for youth events to occur only on specific nights with no sale of alcohol and an early closure time.

- City Attorney Joaquin Vasquez reminded the commissioners that there is no formal submittal for such proposed business that is being discussed.
- Planning Manager Eduardo Schonborn mentioned that one of the things the commission perhaps can recommend is for the “nightclub” use to be allowed via a CUP whether it be in one specific district or all, and highlighted that the use would not only apply to this business venture but would open the door similar uses in the future.
- Community Development Director stated that perhaps the commission explore a different term and use entirely and give staff the parameters of what they believe would be appropriate such as cover charge, size, hours, and a location; specifically focusing on what their concerns are. Staff seeks direction, so they could formulate a recommendation to council. The more specific we can get the more comfort level there is with an AUP being the mechanism and if it is vague, it becomes more difficult for staff as there is less reliance on being consistent.
- Vice Chair Hoeschler asked if there is another venue in Los Angeles with a similar concept and how do you ensure it does not become a nuisance. Scott stated that there is not and all you need to do is turn the music down just how a Church does it; loud enough to be inspired.

#### **Chair Keldorf closed public communications.**

#### **Further discussion from Planning Commissioners:**

- Chair Keldorf stated that she is not in favor of a blanket approval for nightclubs for the entire Downtown Specific Plan area and would be open to adjusting the definition of nightclub to something more compatible with and conducive to the neighborhood and limiting it to the Grand Avenue district and possibly the Main Street district. She suggested making this an administrative approval at the discretion of the Director.
- Planning Commission provided direction for staff to investigate the following parameters:
  - Decibel levels: limit to around 90 dBA
  - Dance floor size in proportion to the building and overall size
  - Lighting: Consider limitations on lighting (light/laser shows)
  - Queuing limitations: Limit queuing to the business frontage width.
  - Use: Allow a mixture of bar, dance, lounge, music, and potentially event venue.
  - Permit process: Allow subject to an administrative discretionary permit.
  - Location: permit in Grand District as it is the farthest from residential.



**MOTION:** Adopt Resolution No. 2950 recommending City Council approve Environmental Assessment No. EA-1311 to certify the EIR, General Plan Amendment No. GPA 21-01, Zone Change No. ZC 21-01, Specific Plan Amendment No. SPA 21-01, and Zone Text Amendment No. ZTA 21-07 for the comprehensive Downtown Specific Plan update with the amendment of adding the museum land use in the permitted uses in all districts and recommending that the City Council add an entertainment/music bar use catering to dancing within certain parameters (listed above) and directing staff to draft a more detailed proposal for City Council consideration.

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

#### H. New Public Hearings

- Commissioner Newman returned to the meeting.

**3. Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption at a Restaurant Operating in Conjunction with a New Membership Only Health and Wellness Fitness Center (“Love.Life”) at 740 South Pacific Coast Highway. (Environmental Assessment No. Ea-1362 and Administrative Use Permit No. 24-01). (MB)**

Planning Manager Eduardo Schonborn requested the item be continued to the next scheduled Planning Commission meeting of May 9, 2024.

**MOTION:** Continue the item to the next scheduled Planning Commission meeting of May 9, 2024.

**Moved by Commissioner Newman, second by Vice Chair Hoeschler.  
Motion carried, 4-0, by the following vote:  
Ayes:** Keldorf, Hoeschler, Newman, and Inga.

#### I. New Business

**4. Selection of a Planning Commission Member to Deliver a Presentation to the City Council on the Planning Commission’s Work. (ES)**

Community Development Director Michael Allen and Planning Manager Eduardo Schonborn provided a brief description of what type of “report” City Council is seeking and advised that Planning Staff would aid in gathering information. Dais provided consensus to appoint Chair Keldorf and Vice Chair Hoeschler to deliver the presentation to City Council.

## **J. Report from Community Development Director or designee**

### **5. Update/discussion on Affordable Housing and the Affordable Housing Strategic Plan. (MA)**

- Community Development Director Michael Allen provided a brief update on the Affordable Housing Fund and the Affordable Housing Strategic Plan. He stated that the funds are there, but have not been used, and they are intended to help produce affordable housing whether via a program, subsidizing permit fees, and/or partnering with developers. The Affordable Housing Strategic Plan touches up on ways this fund can be used.
- Michael advised that the schedule for the welcome sign at Main and Imperial has not been created yet but once available it will be shared with the commissioners.
- Staff congratulated Commissioner Newman for being in business in the city for 40 years.

## **K. Report from City Attorney's Office**

None.

## **L. Planning Commissioners' Comments**

- Thanked staff for the Downtown Specific Plan update.
- Chair Keldorf inquired how the golf cart parking spots came to be. Michael advised that it is a one-year pilot program implemented by South Bay Cities COG which received state funding for this purpose. The Public Works Department took the lead on it as it is a streets project. They will go back to Council to report findings and observational feedback has been received during the pilot period.

## **M. Adjournment**—the meeting adjourned at 7:18pm.

The next meeting is scheduled for May 9, 2024, at 5:30 pm.

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Michael Allen, Community Development Director

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Michelle Keldorf, Planning Commission Chair



## Planning Commission Agenda Statement

Meeting Date: May 9, 2024

Agenda Heading: New Public

Hearing Item No.: H2

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### TITLE:

Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption and Live Entertainment at 740 South Pacific Coast Highway. (Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01).

Applicant: Brett Engstrom, representing Healthy America El Segundo CA, LLC

### RECOMMENDATION:

1. Consider permitting under the definition of "Restaurant," ancillary food and alcohol service in a waiting area adjacent to pickleball courts for a restaurant located separately near the front of the building; and,
2. Adopt Resolution No. 2951, conditionally approving Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01.

### BACKGROUND:

A building permit was issued on March 8, 2024, for interior improvements for a new 45,342 square-foot health and wellness center ("Love.Life") tenant at Plaza El Segundo that is replacing the former electronics retail ("Best Buy") tenant.

On March 20, 2024, the applicant (Brett Engstrom) submitted an application for an Administrative Use Permit ("AUP") to allow the sale of beer and wine for on-site consumption California Alcohol and Beverage Control ("ABC") Type 41 License in conjunction with the operation of a new full-service restaurant inside a membership-only health and wellness fitness center at Plaza El Segundo. Love.Life provides a holistic experience integrating nourishing food, evolved medical care, fitness, and cutting-edge wellness therapies all under one roof. The business concept unites nourishing food, evolved medical care, and precision wellness therapies to promote healing, optimization, vitality, and community.

The AUP was initially noticed and agendized for the April 25, 2024, Planning Commission meeting. However, prior to the meeting, the applicant requested continuance of the item to provide more time to decide whether to modify the scope of the AUP request. Subsequently, the item was continued to the May 9, 2024, Planning Commission meeting.

On April 22, 2024, the applicant submitted a modified request to expand alcohol service (and food service) beyond the restaurant area and into the pickleball waiting/viewing area that is adjacent to three pickleball courts and not physically part of the restaurant.

## Request Referred to Planning Commission

As a result of the language requiring the AUP stipulating where alcohol service may occur, and the definition of “restaurants,” the proposed configuration is unique and has not been previously considered by staff or the Planning Commission for any other facility.

ESMC Section 15-5A-1, Table No. 1 requires an AUP for on-site sale and consumption of alcohol at restaurants.

ESMC Section 15-1-6 defines a “restaurant” as follows:

RESTAURANT: Any business establishment, building, or structure where food or drink are prepared and served for consumption either on or off the premises, which may also include as accessory uses, service to persons over an interior counter, outside the structure, or from an outdoor service window. Any restaurant with an automobile service window shall be considered a drive-through restaurant.

The existing definition can be construed to allow alcohol service and consumption of alcohol throughout the entirety of the facility, including the proposed restaurant, medical office, fitness facility, and retail that are all located within the same building/structure/establishment, which may not be the original intent of allowing alcohol in restaurants. The proposed restaurant within the Love.Life facility is a 5,625 square foot area located near the front of the building. The applicant requests expanding alcohol service (and food service) beyond the restaurant area in a 360 square-foot pickleball waiting/viewing area with seating toward the rear of the building. This area is adjacent to three pickleball courts that is not physically part of the restaurant and is separated by an entry lobby and a walkway that is approximately 80 feet in distance.

Unlike a typical restaurant that operates within a defined tenant space in a shopping center or occupies an entire building, the proposed restaurant occupies 5,625 square feet of the Love.Life facility. Since the proposed restaurant is clearly delineated within the facility, the AUP for on-site sale and consumption of alcohol at the restaurant can be applied in this instance. However, given the “restaurant” definition versus the proposed request to also serve alcohol in a separate area that is not physically part of the restaurant, there is ambiguity.

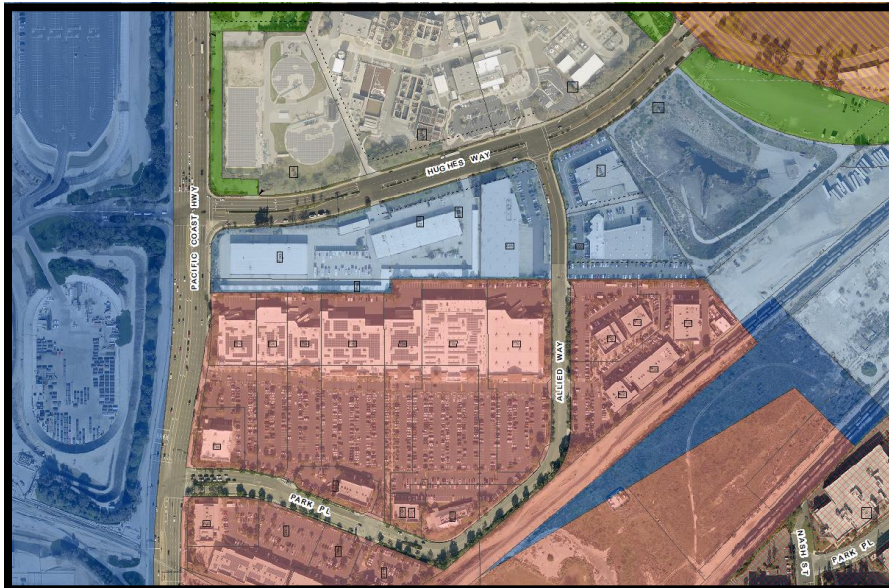
Since the applicant proposes to also serve food and alcohol in a 360 square-foot pickleball waiting/viewing area that is not immediately adjacent nor physically part of the restaurant area, staff is seeking Planning Commission confirmation that alcohol service and consumption may be permitted ancillary to the restaurant within the pickleball waiting/viewing area only, and not throughout the whole building. Although the waiting/viewing area is not directly adjacent to the restaurant, and does not generally meet the historical practice of allowing alcohol ancillary to a restaurant space only, staff is presenting this to the Planning Commission for consideration of the AUP, pursuant to ESCM § 15-28-2(B)(12), that the Director can defer determination to the Planning Commission.

## SITE DESCRIPTION:

The project site is located within the Plaza El Segundo shopping center, which is developed with a total of 394,464 square feet of building area and contains a combined total of 1,910 surface parking spaces that are shared among all the uses at the shopping center. The project site is located in the Commercial Center (C-4) Zone, and is generally bounded by Hughes Way to the north, Pacific Coast Highway to the west, Allied Way to the east, and Park Place to the south (illustrated in Figure 1). The proposed health and wellness fitness center with a restaurant requires 237 parking spaces, and 837 parking spaces are required for the other uses operating in the immediate area. A combined total of 1,315 parking spaces are provided for this area. Vehicular access to the shopping center is provided from Pacific Coast Highway, Park Place, and Allied Way.

The Map below in Figure 1, illustrates an aerial view of the surroundings and the site:

**Figure 1: Vicinity Map**



N



## PROJECT DESCRIPTION

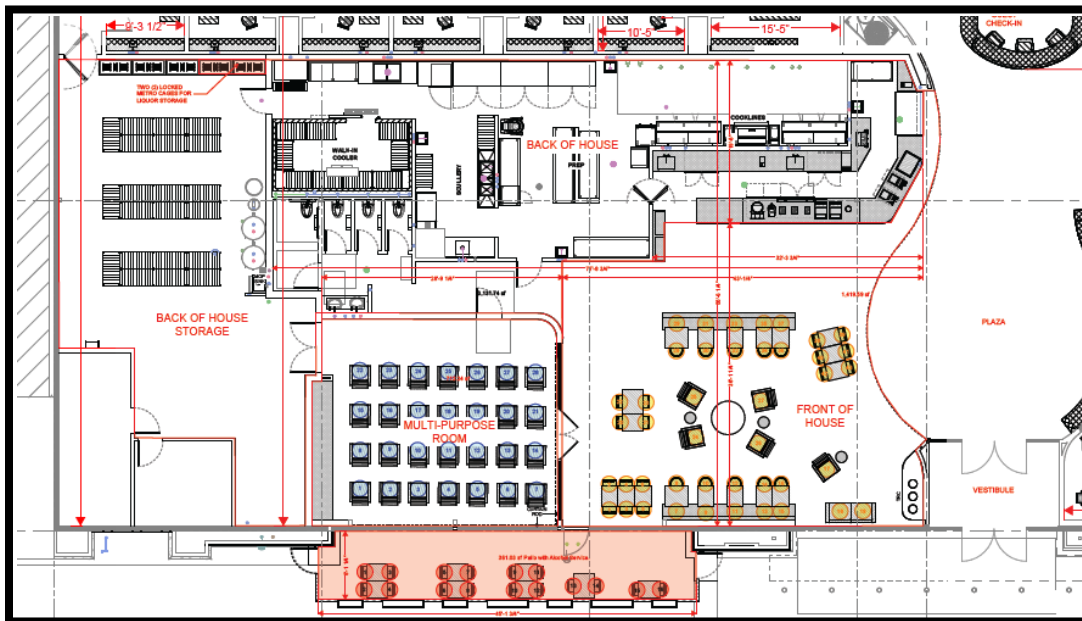
The applicant requests approval of an AUP to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) for a restaurant operating in conjunction with a new membership-only health and wellness fitness center (“Love.Life”) at Plaza El Segundo. The proposed health and wellness fitness center and restaurant will occupy the former Best Buy tenant space. The fitness area is a total of 17,612 square feet, locker rooms total 3,120 square feet, and rooms for yoga/health/wellness total 13,123 square feet. A 5,625 square-foot restaurant with an outdoor dining area is also part of the new fitness center. The new restaurant contains a 3,132 square-foot back of house kitchen area, 1,420 square-foot indoor dining area, a 712 square-foot multi-purpose/meeting room, and a 361 square-foot outdoor patio dining area at the front of the building. Additional food

and alcohol service is proposed for an ancillary 360 square-foot waiting/viewing area adjacent to the pickleball courts. The restaurant will offer a menu of 100% plant-based options, including breakfast items, soups, salads, veggie wraps, burgers, pizza, burritos, sushi, etc.

The applicant proposes beer and wine service at the new restaurant with a 361 square-foot outdoor dining area, and an ancillary 360 square-foot waiting/viewing area with seating adjacent to the pickleball courts. The proposed hours for the sale of beer and wine for on-site consumption is 6:00 a.m. to 10:00 p.m. daily. Live entertainment is proposed in the form of up to three musicians and singers a few times a month within the restaurant. The proposed hours of operation of the restaurant are the same as for the health and wellness fitness center. Food will be available when alcohol service is provided at the restaurant and the ancillary waiting/viewing area adjacent to the pickleball courts.

The partial floor plan below in Figure 2 illustrates where the proposed restaurant and outdoor dining area are proposed:

**Figure 2: Partial Floor Plan**



**DISCUSSION:**

**Alcohol Service in Pickleball Waiting/Viewing Area**

If the Planning Commission confirms staff's determination that the pickleball waiting/viewing area is part of the restaurant, staff has prepared findings and included conditions of approval that require providing food and beverage service in this area, including adherence to any applicable California Building and/or Fire Code. However, if the Planning Commission determines that the pickleball waiting/viewing area is not part of the restaurant, then the resolution will need to be modified by removing language and references pertaining to food and beverage service in the pickleball waiting/viewing area

and including conditions that only allow alcohol service within the delineated area of the restaurant and prohibits alcohol consumption all other areas of the Love.Life facility.

Lastly, the Planning Commission's determination does not change the AUP analysis and conclusions below since the findings can be made to warrant approval of the AUP for on-site sale and consumption of alcohol at the restaurant/facility.

### **Live Entertainment**

The applicant proposes live entertainment in the form of up to three musicians and singers a few times a month within the restaurant. Pursuant to ESMC § 4-8-3, an Entertainment Permit is required; however, consideration of Entertainment Permits is not within the purview of the Planning Commission. Rather, Entertainment Permits are granted by the Chief of Police after an application has been submitted and the required fee is paid to the City Treasurer. Staff has included conditions that require the applicant to obtain such a permit, and conditions to minimize potential impacts.

### **Administrative Use Permit**

In considering an AUP, the Director or the Planning Commission must make the following findings as required by ESMC § 15-22-3:

- A. *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.*

The project site is located in the Commercial Center (C-4) Zone within an existing shopping center known as Plaza El Segundo, which is developed with a large variety of retail, restaurant, general office, and other commercial service uses. The proposed new restaurant in conjunction with a fitness center, and recreation facility is replacing an electronics retail tenant (Best Buy) space. The C-4 Zone permits restaurants and recreation facilities by right. This approval will allow alcohol service (beer and wine) at a new restaurant operating inside of a fitness and recreation facility. The proposed alcohol service and live entertainment positively complements the meals provided at the new restaurant and will not detrimentally affect existing adjacent uses. Alcohol service and live entertainment for the restaurant will be ancillary to the main use and is compatible with the other commercial uses at the shopping center including the area. Vehicular access to the shopping center is available via Pacific Coast Highway, a major large volume traffic arterial for El Segundo, including Allied Way and Park Place. The site is sufficiently buffered from any residential or sensitive uses, as the area is developed with an oil refinery, self-storage facility, railroad track spurs, and a variety of commercial uses. The site is appropriate for the use and the use is compatible with adjacent industrial and commercial uses in the area.

- B. *The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*

The project site is in the Commercial Center (C-4) Zone. The C-4 Zone permits restaurants and private recreational facilities by right. The C-4 Zone promotes the development of commercial establishments serving the City and surrounding area. The proposed alcohol service for a new restaurant operating with a Type 41 ABC License is consistent with the C-4 Zone, subject to the approval of an Administrative Use Permit. Other existing restaurants currently operating at Plaza El Segundo have AUP approvals for alcohol service. Live entertainment is proposed inside of the restaurant and conditions of approval have been added to prohibit live entertainment outside. Thus, the proposed alcohol service will not introduce a new use that is not currently permitted in the zone, nor will it introduce a use that is incompatible with other uses in the zone. Furthermore, the proposed alcohol service with live entertainment for a new restaurant is consistent and compatible with the purpose of the Commercial Center (C-4) Zone.

- C. *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.*

A new tenant is proposed within an existing building at an existing commercial shopping center (Plaza El Segundo). Alcohol service and live entertainment will occur during the same hours of operation as the restaurant, including the health and wellness fitness center. Alcohol sales will accompany meals that will be consumed at the site and live entertainment will be enjoyed by patrons, so the consumption of alcohol in a full-service restaurant setting is not anticipated to become a nuisance. The outdoor dining area is located near the center of the shopping center, so any noise generated will not likely be audible from the street since live entertainment will be prohibited outside of the building and only permitted inside of the restaurant area. Conditions of approval are imposed to prevent potential impacts to adjacent uses to the building by prohibiting live entertainment outside of the building or in the outdoor dining area, hours of operation have been limited, and a COA regarding closed doors. The attached Draft Resolution includes conditions that protect the City and surrounding users from potentially negative impacts, and any subsequent modifications to the floor plan of the restaurant or the recreation use, and areas where alcoholic beverages will be displayed. Therefore, the use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

- D. *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.*

The new restaurant will occupy a portion of an existing building at a commercial retail shopping center. The proposed sale of beer and wine for on-site consumption will not create any new impacts that would not be normally associated with the




operation of a restaurant. Live entertainment is also proposed in the form of up to three musicians and singers a few times a month within the restaurant. The proposed hours of operation for the health and wellness fitness center will be the same hours as the restaurant, the alcohol service, and live entertainment. However, conditions of approval are imposed to prevent potential impacts of noise to adjacent uses to the building by prohibiting live entertainment to take place outside of the restaurant, the outdoor dining area, and limiting the hours of operation of the center. Additionally, the shopping center at Plaza El Segundo contains sufficient parking spaces for the various uses operating at the site and has adequate vehicular access from Pacific Coast Highway, Park Place and Allied Way, thereby eliminating possible traffic and hazardous issues arising with the operation of a new business.

- E. *In addition to the four findings above, before an alcohol-related administrative use permit may be granted, it shall also be found that the State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.*

The health and wellness fitness center has applied and has been issued an ABC Type 41 ABC License. In addition to complying with City and state ABC requirements, the health and wellness fitness center will be subject to Los Angeles County Department of Public Health regulations which address and monitor impacts of fumes and odors related to food preparation. Thus, the potential impacts have been recognized and mitigated, and staff believes this finding can be made.

## ENVIRONMENTAL REVIEW

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) because the proposed project involves new alcohol service and live entertainment for a portion of an existing tenant space at an existing commercial shopping center that will be converted to contain a new health and wellness fitness center with a restaurant containing an outdoor dining area.

**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. Draft Resolution No. 2951
2. Plans

## RESOLUTION NO. 2951

### **A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1362 AND ADMINISTRATIVE USE PERMIT NO. 24-01 TO ALLOW ALCOHOL SERVICE AT A RESTAURANT OPERATING IN CONJUNCTION WITH A NEW MEMBERSHIP-ONLY HEALTH AND WELLNESS FITNESS CENTER (“LOVE.LIFE”) AT 740 SOUTH PACIFIC COAST HIGHWAY (PLAZA EL SEGUNDO).**

The Planning Commission of the City of El Segundo (“Commission”) does resolve as follows:

#### SECTION 1: The Commission finds and declares that:

- A. On March 20, 2024, the applicant Brett Engstrom filed applications for Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01 on behalf of Healthy America El Segundo CA, LLC to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) for a restaurant operating in conjunction with a new membership-only health and wellness fitness center (“Love.Life”) at Plaza El Segundo;
- B. On April 17, 2024, the applicant requested a continuance of this item to provide more time to decide what changes would be made to the project;
- C. On April 25, 2024, the Planning Commission continued this item to the next meeting on May 9, 2024;
- D. On April 22, 2024, the applicant submitted a request to expand food and alcohol service to a waiting area adjacent to three pickleball courts. The additional food and alcohol service to a waiting area for the pickleball courts requires the approval of a building permit for a Field Change. This item was duly noticed for the May 9, 2024, Planning Commission meeting to describe the revised project;
- E. The project site is located in the Commercial Center (C-4) Zone at Plaza El Segundo. Plaza El Segundo is a commercial shopping center comprised by 17 parcels, totaling 1,444,922 square feet and is developed with a total of 394,464 square feet of building area. The commercial shopping center contains a combined total of 1,910 surface parking spaces that are shared among all the uses across the 17 parcels through a Development Agreement;
- F. The proposed Health and Wellness Fitness Center is replacing an electronics retail (“Best Buy”) tenant and is a total of 45,342 gross square feet;

- G. Alcohol service is proposed for the new 5,625 square-foot restaurant containing a 361 square-foot outdoor dining area in front of the building;
- H. Additional seating is proposed to include food and alcohol service adjacent to a waiting/viewing area for the pickleball courts and is approximately 360 square feet;
- I. The proposed hours of operation for the Health and Wellness Fitness Center, and the Restaurant is 6:00 am to 10:00 pm, daily;
- J. Food will be available when alcohol service is provided at the restaurant, the outdoor dining area in front of the building, and the waiting/viewing area adjacent to the pickleball courts;
- K. The proposed hours of operation for the health and wellness fitness center will be the same hours as the restaurant and the live entertainment;
- L. Live entertainment is proposed in the form of up to 3 musicians and singers a few times a month within the restaurant. Live entertainment will be the same hours as the Restaurant and fully inside of the building;
- M. No amplified sound is proposed outdoors;
- N. The proposed new Health and Wellness Fitness Center containing a Restaurant requires 237 parking spaces, and 837 parking spaces are required for the other uses operating in the immediate surface parking area. A combined total of 1,315 parking spaces are provided for the tenants operating in the immediate area next to the building site;
- O. Vehicular access to the site is provided from Pacific Coast Highway, Park Place, and Allied Way;
- P. The project applications were reviewed by the City's Community Development Department for, in part, consistency with the General Plan and conformity with the ESMC;
- Q. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- R. On April 24, 2024, a notice of public hearing was published in the El Segundo Herald and subsequently notice of public hearing was mailed to 7 property owners within a 300-foot radius and 18 tenants within a 150-foot radius;

- S. On May 9, 2024, the Planning Commission held a duly noticed public hearing to review and consider the applications, and receive public testimony and other evidence regarding the application including information provided to the Commission by Brett Engstrom on behalf of the Love.Life; and
- T. The Planning Commission considered all oral and written evidence as part of such hearing, including, without limitation, the information provided by City staff, public testimony, and Brett Engstrom representing Love.Life. This Resolution, and its findings, are made on the entire administrative record, including, without limitation, the evidence presented to the Commission at its May 9, 2024, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Environmental Assessment. The adoption of this Resolution is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) because the proposed project involves new alcohol service and live entertainment for a portion of an existing tenant space at an existing commercial shopping center that will be converted to contain a new health and wellness fitness center with a restaurant containing an outdoor dining area and only minor modifications will be made to the exterior of the structure.

SECTION 3: General Plan and Zoning. The Planning Commission finds and determines that the proposed project is consistent with the City's General Plan and the zoning regulations in the ESMC as follows:

- A. The El Segundo General Plan Land Use designation for the site is Commercial Center and is consistent with the current zoning designation which is Commercial Center (C-4).
- B. The Commercial Center Land Use designation permits a mixture of community-serving retail, restaurants and other commercial service uses in an integrated shopping center design. This designation is intended to serve a broad cross section of the City and surrounding area. The maximum floor area ratio (FAR) is limited to 0.275.
- C. The proposed project meets all the site development standards of the Commercial Center (C-4) Zone and no increase to the FAR at the site is proposed.
- D. The proposed Health and Wellness Fitness Center in conjunction with the Restaurant is permitted by right in the Commercial Center (C-4) Zone and the proposed number of parking spaces is consistent with the ESMC parking standards.

- E. Alcohol sales for onsite consumption with food for a new Restaurant requires the approval of an Administrative Use Permit in the Commercial Center (C-4) Zone.
- F. The proposed use is consistent with Land Use Element Goal LU4 in that it provides a stable tax base for the City through development of new commercial uses, primarily within a mixed-use environment, without adversely affecting the viability of Downtown.
- G. The proposed use is consistent with Land Use Element Objective LU4-4 in that it allows flexibility to mix uses, which has the potential to maximize economic benefit, reduce traffic impacts, and encourage a pedestrian environment.
- H. The proposed use is consistent with Goal ED1 in that it supports the creation of a strong healthy economic community in El Segundo which diverse stakeholders may benefit.
- I. The proposed project furthers goal of Objective ED1-1 by building “support and cooperation among the City of El Segundo residents and its businesses for the mutual benefits derived from the maintenance and expansion of El Segundo’s economic base.” The approval of the proposed project will benefit the City and increase sales tax revenue for the City’s General Fund.
- J. Policies ED1-2.1 and ED1-2.2, both seek to promote land uses, which improve the City’s commercial tax base. The proposed new Health and Wellness Fitness Center with a Restaurant that includes Live Entertainment contributes in generating an increase in tax revenue which financially benefits the City and the quality of life by providing new entertainment in close proximity to residents and the business community.
- K. Implementation of the proposed project will meet relevant goals and policies with regard to the Land Use Element. The project will help increase the tax base through the proposed new Health and Wellness Fitness Center with a Restaurant that includes Live Entertainment without adversely affecting the viability of downtown (Goal LU4).

SECTION 4: *Administrative Use Permit Findings.* After considering the above facts, the Commission finds as follows:

- A. 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.

The project site is located in the Commercial Center (C-4) Zone within an existing shopping center known as Plaza El Segundo. The proposed new

restaurant operating in conjunction with a fitness center, and recreation facility is replacing an electronics retail tenant (“Best Buy”). The C-4 Zone permits restaurants, fitness centers, and recreation facilities by right. Live entertainment requires the approval of an Entertainment Permit and the sale of beer and wine for onsite consumption (Type 41 ABC License) at a new Restaurant requires an AUP. The proposed hours for alcohol sales will be 6 am to 10 pm, seven days a week and will only be available with food. Alcohol service and live entertainment positively complements the meals provided at the new restaurant and will not detrimentally affect existing adjacent uses. Alcohol service and live entertainment for the restaurant will be ancillary to the main use and is compatible with the other commercial uses at the shopping center including the immediate vicinity. Alcohol service and live entertainment is compatible since there are no residential uses or other sensitive land uses within the immediate vicinity because the site surrounded by commercial and industrial buildings.

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

The project site is in the Commercial Center (C-4) Zone. The C-4 Zone permits restaurants and private recreational facilities by right. The proposed alcohol service for a new restaurant operating with a Type 41 ABC License is consistent with the C-4 Zone, subject to the approval of an Administrative Use Permit. Live entertainment is proposed inside of the restaurant and conditions of approval have been added to prohibit live entertainment outside. Thus, the proposed alcohol service will not introduce a new use that is not currently permitted in the zone and is consistent with the purpose of the Commercial Center (C-4) Zone.

- C. 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.

A new tenant is proposed within an existing building at an existing commercial shopping center (Plaza El Segundo). Alcohol service and live entertainment will occur during the same hours of operation as the restaurant, including the health and wellness fitness center. Alcohol sales will accompany meals that will be consumed at the site and live entertainment will be enjoyed by patrons, so the consumption of alcohol in a full-service restaurant setting is not anticipated to become a nuisance. The outdoor dining area is located near the center of the shopping center, so any noise generated will not likely be audible from the street since live entertainment will be prohibited outside of the building and only permitted in the interior restaurant areas of the building. Conditions of approval are imposed to prevent potential impacts to adjacent uses to the building by

prohibiting live entertainment outside of the building or in the outdoor dining area, hours of operation have been limited, and doors will remain closed when entertainment takes place inside of the restaurant. Therefore, the use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

- D. 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.

The new restaurant will occupy a portion of an existing building at a commercial retail shopping center. The proposed sale of beer and wine for on-site consumption will not create any new impacts that would not be normally associated with the operation of a restaurant. Live entertainment is also proposed in the form of up to three musicians and singers a few times a month within the restaurant. The proposed hours of operation for the health and wellness fitness center will be the same hours as the restaurant, the alcohol service, and live entertainment. Conditions of approval are imposed to prevent potential impacts of noise to adjacent uses by prohibiting live entertainment to take place outside of the building. Additionally, the shopping center at Plaza El Segundo contains sufficient parking spaces for the various uses operating at the site and has adequate vehicular access from Pacific Coast Highway, Park Place and Allied Way, thereby eliminating possible traffic and hazardous issues arising with the operation of a new business.

- E. In addition to the four findings above, before an alcohol-related administrative use permit may be granted, it shall also be found that the State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.

The health and wellness fitness center has applied and has been issued a Type 41 ABC License from the California Department of Alcoholic Beverage Control (ABC). In addition to complying with City and California Department of Alcoholic Beverage Control (ABC) requirements, the health and wellness fitness center will be subject to Los Angeles County Department of Public Health regulations which address and monitor impacts of fumes and odors related to food preparation. Thus, the potential impacts have been recognized and mitigated, and staff believes this finding can be made.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1362, and Administrative Use Permit No. AUP 24-01.

SECTION 6: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to mail a copy of this Resolution to Rooftop Cinema Club and to any other person requesting a copy.

SECTION 8: 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 9: Except as provided in Section 8, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

**PASSED, APPROVED AND ADOPTED this 9th day of May, 2024.**

\_\_\_\_\_  
Michelle Keldorf, Chair  
City of El Segundo Planning Commission

ATTEST:

\_\_\_\_\_  
Michael Allen, Secretary

Keldorf -  
Newman -  
Hoeschler -  
Inga -  
Maggay -

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

By: \_\_\_\_\_  
Joaquin Vazquez, Deputy City Attorney



# PLANNING COMMISSION RESOLUTION NO. 2951

## Exhibit A

### CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Betsy Foster on behalf of Healthy America El Segundo CA, LLC (“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 24-01 (“Project Conditions”):

#### Zoning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on file. Any subsequent modification to the project as approved including, but not limited to the floor plan and areas where alcohol is served, shall be referred to the Director of Community Development for a determination regarding the need for Planning Commission review of the proposed modification.
2. Any subsequent modification to the project as approved (including change of use or business) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.
3. This approval allows the sale of beer and wine for on-site consumption (Type 41 ABC License) at a restaurant with an outdoor dining area to operate within a membership-only fitness center at an existing shopping center located at 740 South Pacific Coast Highway.
4. The proposed new 5,625 square-foot restaurant includes the following:

A 3,132 square-foot back of house kitchen area, 1,420 square-foot front seating area, a 712 square-foot multi-purpose/ meeting room, and a 361 square-foot outdoor patio area in front of the building. Additional food and alcohol service is proposed for an ancillary 360 square-foot viewing/waiting area adjacent to the pickleball courts. Occasional live entertainment for 3 musicians and a singer.
5. Before requesting Final for the tenant improvements to the building, the applicant must obtain approval from the Building and/Fire Departments for the change to the building occupancy classification for the additional 360 square-foot viewing/waiting area adjacent to the pickleball courts.

6. The sale and service of beer and wine for on-site consumption is limited to only the restaurant's indoor and outdoor seating areas for dining, including the ancillary waiting/viewing area adjacent to the pickleball courts and shall be limited to 6:00 a.m. to 10:00 p.m. daily.
7. Any change to the location of alcohol service and hours of operation is subject to review and approval by the Community Development Director.
8. A Live Entertainment Permit shall be obtained for live entertainment in accordance with ESMC 4-8-3, and is subject to the following additional conditions:
  - a. Live entertainment is limited in the form of up to three musicians and singers during the same hours as the restaurant.
  - b. No live entertainment is proposed within other areas of the building other than the interior restaurant dining area.
  - c. No live music or entertainment is permitted in the outdoor dining area or outside of the building.
  - d. Doors shall remain closed when live entertainment is taking place inside of the building within the restaurant areas.
9. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may require that public hearing be scheduled before the Planning Commission regarding the status of the Administrative Use Permit.
10. 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.*
11. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for off-sale of beer and wine for on-site consumption by April 25, 2025. If the Applicant does not receive such approval from ABC by April 25, 2025, the City's approval shall be null and void.
12. If complaints are received regarding excessive noise, or other nuisances associated with the live entertainment and/or sale of beer and wine, the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.
13. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
14. The health and wellness fitness center, and restaurant shall comply with the

California Building and Fire Code requirements, as adopted by the ESMC.

15. The applicant shall obtain the necessary permits and approval from the City for any special events occurring on the premises.
16. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the conditional use permit and/or the administrative use permit.

#### Police Department Conditions

17. The applicant shall obtain and maintain the required license by the Alcoholic Beverage Control Act (Business & Professions Code §§ 23300 *et seq.*). The applicant must obtain and maintain a Type 41 ABC license for the outdoor cinema for the on-site sale and on-site consumption of beer and wine.
18. The sale of beer and wine for on-site consumption must be limited to hours the restaurant is open and food is available. Any modifications to these hours of operation will require review and consideration by the Police Department and the Community Development Director.
19. The sale of beer and wine for on-site consumption shall be ancillary to the Restaurant and subject to the California Department of Alcoholic Beverage Control regulations.
20. No external signs or window advertising for wine or its availability shall be displayed in such a manner as to be visible from the exterior of the building.
21. All patrons who appear under the age of 30 shall be required to show some form of identification. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
  - Valid driver's license
  - Valid State identification card
  - Valid passport
  - Current military identification
  - U.S. Government immigrant identification card
22. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. The authorized representative of the owner shall remove from the patron's wallet the identification card or any plastic holder to inspect it from any alterations made to it through a close visual inspection and/or use of a flashlight or "Retro-reflective

viewer” or ID scanning machine, or other electronic device as approved by the Police Department.

23. Glassware used for the service of alcoholic shall be of a shape and size uniquely different from that glassware used for non-alcoholic beverages. Alcoholic beverages shall not be permitted on the premises contained in any other non-alcoholic beverage glassware or container. This includes but is not limited to, teapots, teacups, water glasses and soft drink glasses.
24. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
25. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron.
26. 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.
27. 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.
28. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
29. 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.
30. The quarterly gross sales of alcoholic beverages on the Premises shall not exceed 50% of the gross sales of food and services during the same period. The applicant shall at all times maintain current, accurate, and readily accessible records which separately reflect the gross sales amounts of food, service and alcoholic beverages on the Premises. Said records shall be kept current on no less than a quarterly basis (every three months) and shall be made available within 24 hours upon demand by the City.
31. Applicant shall not establish a formal bar designated for the consumption of alcoholic beverages.
32. High-Definition color cameras shall be installed at all building entrances and select exterior locations as determined by the police department. Cameras shall be capable of clearly capturing a recognizable facial image of patrons and on the

exterior areas required by the police department. Cameras at pedestrian entrances shall clearly capture the entire person and a face image. Camera images shall be digitally stored for at least 30 days. Viewing and access to the recording must be made available at any El Segundo Police Officer's request during normal business hours when conducting an investigation of a complaint or criminal activity.

33. Parking lot lights shall remain on for one hour after the close of business.
34. Conditions approved under a Conditional or Administrative Use Permit shall be visibly posted in an area accessible to the public along with the City of El Segundo business license.
35. The property owner and applicant (business owner) shall allow access on the premises at any time as deemed necessary by the El Segundo Police Department or Community Development Department personnel for the purpose of inspecting the premises to verify compliance with the Conditional or Administrative Use Permit.
36. The Conditional or Administrative Use Permit may be revoked if the business is convicted of selling wine to a minor.
37. The Conditional or Administrative Use Permit may be modified or revoked by the City should it be determined that the proposed use or conditions under which it was permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained as to constitute a public nuisance.

#### Miscellaneous Conditions

38. 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-1362 or Administrative Use Permit No. AUP 24-01. 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-1362 or Administrative Use Permit No. AUP 24-01, 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.
39. Betsy Foster on behalf of Healthy America El Segundo, LLC shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

40. If the Administrative Use Permit privileges granted under EA-1362 and AUP 24-01 are not established within one year from the approval of this permit by the Community Development Director, the AUP approval shall become null and void, unless a written request for an extension is filed with the Planning Division and referred to the Community Development Director for approval prior to the expiration date.

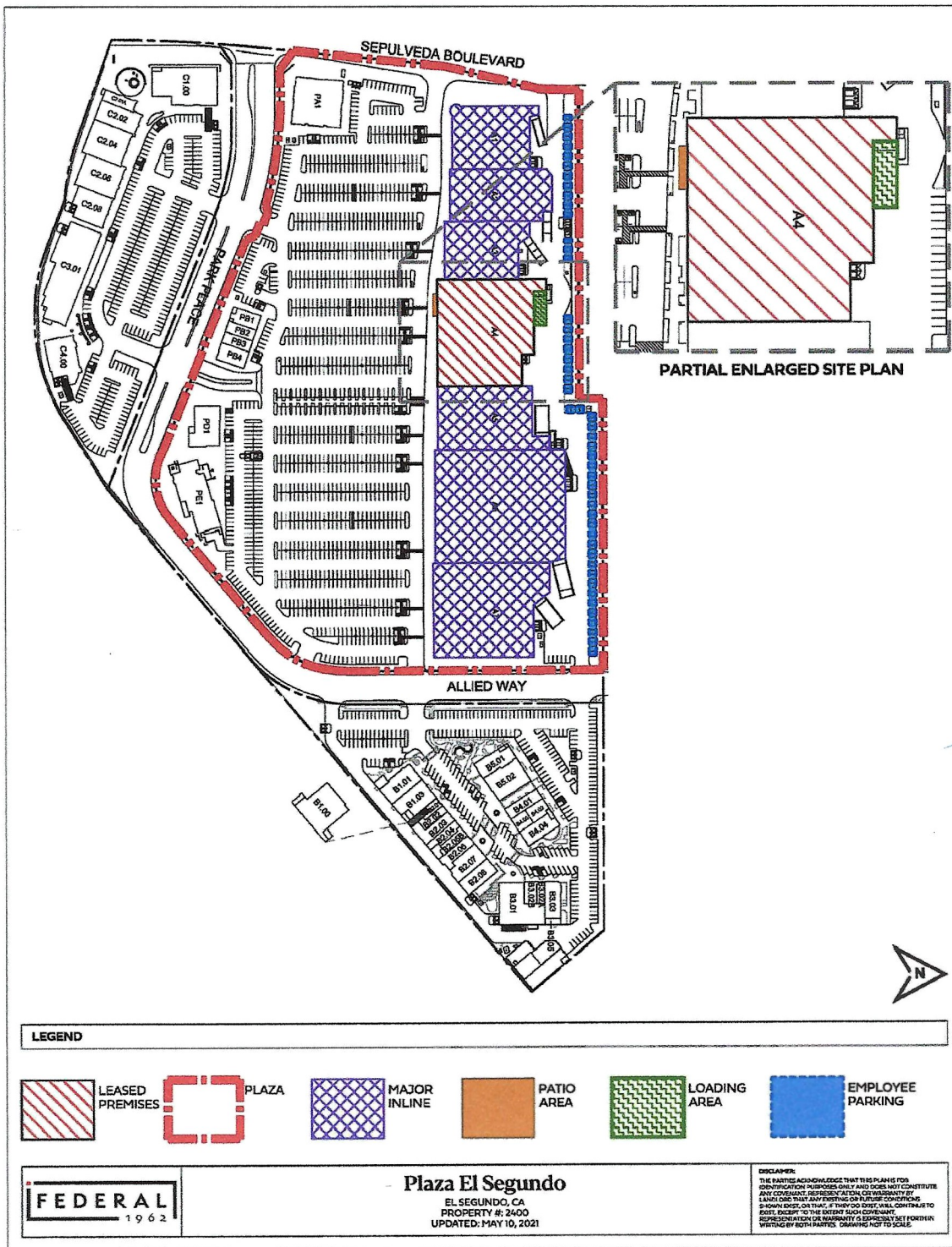
These Conditions are binding upon Healthy America El Segundo CA, LLC and all successors and assigns to the property at 740 South Pacific Coast Highway, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

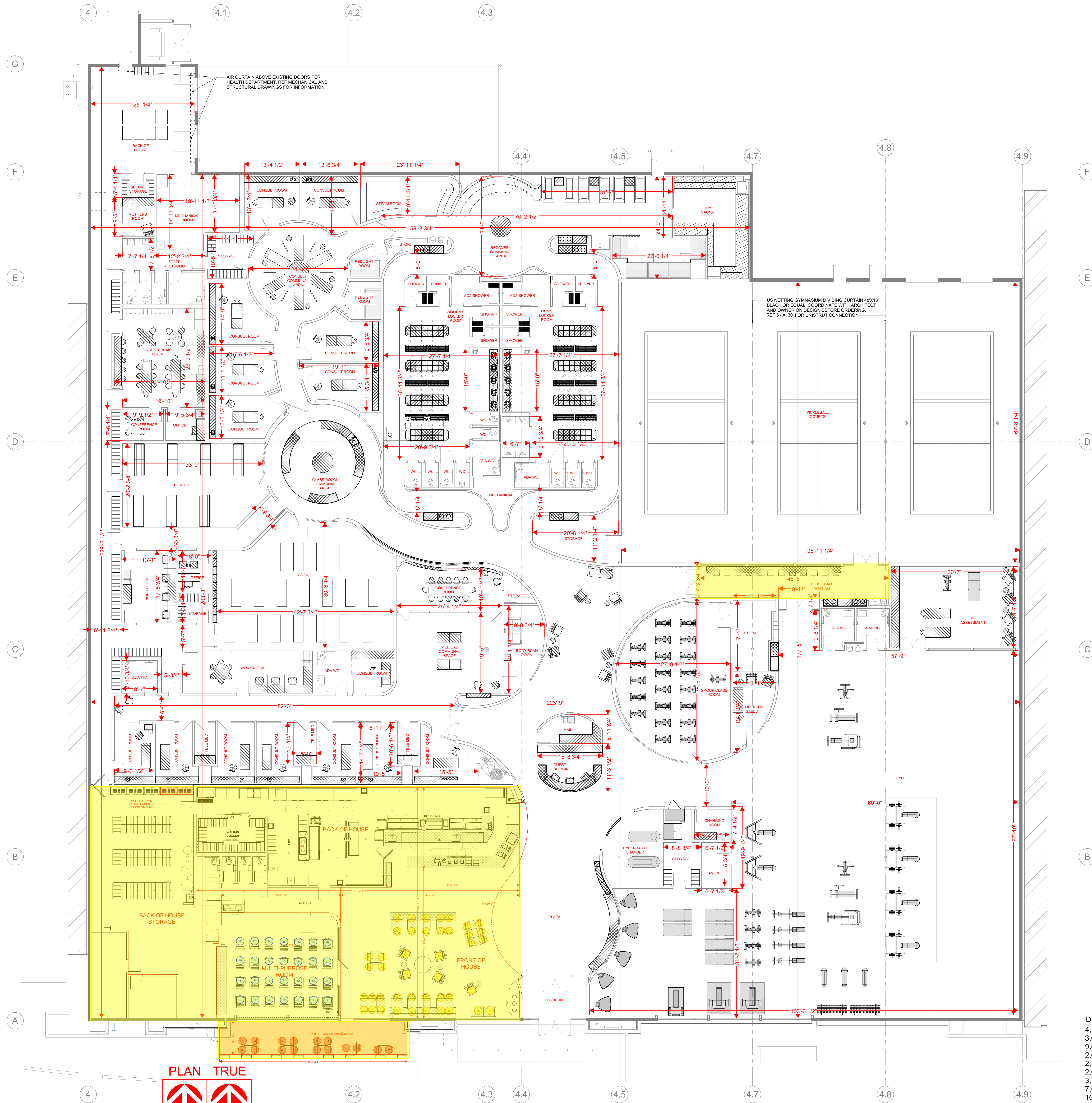
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Betsy Foster, Applicant

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

EXHIBIT A  
SITE PLAN





**SEATING ANALYSIS**

43	DINING ROOM
16	PATIO SEATING
28	MULTI-PURPOSE
87	TOTAL

**SQUARE FOOTAGE**

1,420	FRONT OF HOUSE   31%
3,132	BACK OF HOUSE   69%
4,552	SUBTOTAL (EXCLUDING MULTI-PURPOSE AND EXTERIOR)

**SEATING RATIO**

361	PATIO
712	MULTI-PURPOSE
5,625	GRAND TOTAL

**SEATING RATIO**

33.02	DINING ROOM SEATING RATIO (FRONT OF HOUSE/DINING ROOM SEATING)
28.66	TOTAL RATIO (ALL PUBLIC SPACES/TOTAL SEATING)

ARCHITECT OF RECORD

**brr**

MARKUS S. MEYER  
1511 METCALF AVENUE  
SUITE 200  
OVERLAND PARK, KS 66204  
WWW.BRRARCH.COM  
TEL: 913.383.9666  
FAX: 913.383.9664

CONSULTANT

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CLIENT

**Love.Life**

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PROJECT TITLE

**LOVE.LIFE**  
**EL SEGUNDO, CA**  
740 S PACIFIC COAST HWY  
EL SEGUNDO, CA 90245

PROJECT NUMBER	62300409				
PROJECT MANAGER	BRR	DRAWN BY	BRR	CHECKED BY	
PROFESSIONAL SEAL					

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**ISSUES AND REVISIONS**

NUMBER	DATE	DESCRIPTION

**DEPARTMENT SQUARE FOOTAGE**

4,396	RESTAURANT TOTAL
3,604	MEDICAL TOTAL
9,018	FITNESS TOTAL
2,684	YOGA AND PILATES CLASS ROOMS
2,330	SPA AREA (INCLUDING TREATMENT ROOMS AND CENTER SPACE)
2,020	RECOVERY AREA
3,757	LOCKER ROOMS
7,035	PICKLEBALL AREA (INCLUDING WATCHING AREA)
10,342	COMMON AREAS TOTAL
45,342	GRAND TOTAL

**OVERALL PLAN**

SHEET NUMBER

**DD012**

2/14/2024 11:25:58 AM

**1** OVERALL PLAN  
1/8" = 1'-0"

