



PLANNING COMMISSION AGENDA June 13, 2024

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, June 13, 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.

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

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another’s behalf, and employees speaking on their employer’s behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Written Communications** (other than what is included in agenda packets)
- F. **Consent Calendar**

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

 - 1. **Approval of Planning Commission Meeting Minutes**
 - May 23, 2024

RECOMMENDED ACTION: Approve the minutes.
 - 2. **EA-1361 AUP for alcohol service at a new restaurant inside a pickleball club. (MB)**

Applicant: Brett Drogmund

Project Description: Administrative Use Permit to Allow the Sale of Beer, Wine and Distilled Spirits for On-site Consumption at a New Restaurant Operating at a Membership-only Recreation Club (“California Smash Pickleball and Social Club”) at 811-815 North Nash Street.

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) involving the conversion of a portion of an existing building area to a restaurant and the addition of an outdoor dining area that will provide alcohol service.

RECOMMENDED ACTION: Receive and file the Community Development Director’s approval of Environmental Assessment No. EA-1361 and Administrative Use Permit No. AUP 24-03
- G. **Continued Business**
- H. **New Public Hearings**

- I. **New Business**
- J. **Report from Community Development Director or designee**
- K. **Report from the City Attorney's office**
- L. **Planning Commissioners' Comments**
- M. **Adjournment**—next regular scheduled meeting for June 27, 2024, at 5:30 p.m.

POSTED: *Jazmin Farias* 6/6/2024 3:52 p.m.
(Signature) (Date and time)



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

May 23, 2024

A. Call to Order

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

B. Pledge of Allegiance

Vice Chair Hoeschler led the pledge.

C. Roll Call

Present: Vice Chair Hoeschler
Present: Commissioner Newman
Present: Commissioner Inga
Absent: Chair Keldorf
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: Maria Baldenegro, Assistant Planner
Also present: Jazmin Farias, Planning Technician

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- May 9, 2023

MOTION: Approve the minutes.

**Moved by Commissioner Newman, second by Commissioner Inga.
Motion carried, 3-0, by the following vote:**

Ayes: Hoeschler, Newman, and Inga.

2. Alcohol Service at Blossom Ramen.

- Vice Chair Hoeschler pulled consent item F.2: Alcohol Service at Blossom Ramen. Dais provided consensus.
- Commissioner Newman disclosed that her property is over 500-feet away from the job site and her decision on the item will not “materially impact” or influence her.

Planning Technician, Jazmin Farias, presented a brief presentation regarding the request to allow the sale of beer and wine for consumption on the premises (Type 41 ABC License) at an existing restaurant (Blossom Ramen) located at 130 East Grand Avenue, Unit D. The applicant was present to answer questions.

Vice Chair Hoeschler opened public communications.

- Applicant representative, Liliger Damaso, provided a brief description of the restaurant and shared that they take 8-10 hours to create the broth.
- Restaurant Owner, Theo Taishi, shared with the commission what makes his ramen so special and distinct from others. He stated that the restaurant has had a successful year in the city and the late restaurant hours are a hit. He shared that a lot of customers inquired if the restaurant offered alcohol service and for this reason, he decided to apply for the AUP. He is looking forward to expanding their menu.

Vice Chair Hoeschler closed public communications.

MOTION: Receive and file the Community Development Director’s approval of Environmental Assessment No. EA-1363 and Administrative Use Permit No. AUP 24-02.

Moved by Commissioner Newman, second by Commissioner Inga.

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

Ayes: Hoeschler, Newman, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

- 3. Presentation and Second, One-Year Time Extension to Vesting Tentative Parcel Map No. 83129 Located at 650-700 N. Pacific Coast**

Highway and 737 Carl Jacobson Way.

Assistant Planner, Maria Baldenegro, presented the staff report regarding a second, one-year time extension to Vesting Tentative Parcel Map No. 83129 involving the consolidation of seven parcels into one single lot for property located at 650 – 700 North Pacific Coast Highway and 737 Carl Jacobson Way. The applicant was present to answer questions.

- Vice Chair Hoeschler inquired about the extension process and how many more can be approved. Planning Manager, Eduardo Schonborn, stated that when the project is approved the map is approved for 2 years, and within those two years the applicant needs to file the final map which comes before City Council to ensure all the requirements that were imposed have been completed, and then it gets recorded. Our code and state subdivision map act allows for extensions to be granted; specifically, our code allows up to five, one-year extensions. The entitlements tied to the project will continue to be valid if the map gets extended and redevelopment can't occur until the final map gets recorded.

Vice Chair Hoeschler opened public communications.

- Applicant representative, Spencer B. Kallick, shared that property owners are seeking a second extension as the applicant's team needs more time to figure out what the best way to move forward is due to market conditions. He added that the final map cannot be recorded yet as there is handful of conditions that deal with access and fire that needed to be completed before the final map is recorded. With an understanding of where the market is now they don't have the ability to do this.
- Commissioner Newman inquired what would occur in a perfect world; would the construction move forward as originally approved? It is Spencer's understanding that the project would proceed as the entitlements show.
- Vice Chair Hoeschler shared his concerns with the south facing wall that is over the strip mall to the south. He advised the applicant that it's a significant mass and it is showing significant deterioration and would like for it to be fixed; especially since no construction will start soon as they are requesting another map extension. Spencer advised that he relay this message to the team. Community Development Director, Michael Allen, advised that the wall in question is on staff's radar as they've received several calls on it. The property owner has hired 24-hour security and it is a work in progress.

Chair Hoeschler closed public communications.

MOTION: Adopt Resolution No. 2952, approving a second one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review SPR 20-30.

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

I. New Business

None.

J. Report from Community Development Director or designee

- Planning Manager, Eduardo Schonborn, shared that Downtown Specific Plan (DTSP) went for a second reading and was approved. The updated DTSP will go into effect June 20, 2024.

K. Report from City Attorney's Office

- City Attorney, Joaquin Vazquez, shared that Redondo Beach SB9 ruling is still pending the courts determination on the application of the decision charters cities as whole. Specifically for El Segundo and the universe of charter cities, his office is going to be presenting to City Council at the next meeting a presentation on the process and framework for what transitions into a charter city would look like.
- Vice Chair Hoeschler inquired if this presentation was requested by council and Joaquin stated that it was.
- Commissioner Newman inquired what the benefits of that would intel. Joaquin briefly stated that charter cities have certain home rule municipal doctrine local control features that charter cities have that other cities do not so they can tailor certain regulations such as how elections are run, work around public contracting limitations under state law, and other land use regulations. He added that there is a lot of litigation as far as what's home rule municipal doctrine and what is otherwise statewide concern but there are a certain limited universe of items that are adjustable that charter cities can do.

L. Planning Commissioners' Comments

- Commissioners wished everyone a Happy Memorial Day.

M. Adjournment—the meeting adjourned at 6:00pm.
The next meeting is scheduled for June 13, 2024 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: June 13, 2024

Agenda Heading: New Public Hearing

Item No.: F2

TITLE:

Administrative Use Permit to Allow the Sale of Beer, Wine and Distilled Spirits for On-site Consumption at a New Restaurant at a Membership-only Recreation Club ("California Smash Pickleball and Social Club") at 811-815 North Nash Street. (Environmental Assessment No. EA-1361 and Administrative Use Permit No. AUP 24-03).

Applicant: Brett Drogmund

RECOMMENDATION:

1. Receive and file the Community Development Director's approval of Environmental Assessment No. EA-1361 and Administrative Use Permit No. AUP 24-03

BACKGROUND:

On April 18, 2024, the applicant (Brett Drogmund) submitted an application for an Administrative Use Permit to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at a restaurant that includes an outdoor dining area operating at a new membership-only recreation club ("California Smash Pickleball and Social Club").

On June 6, 2024, the Community Development Director approved the Administrative Use Permit, allowing the on-site sale and on-site consumption of beer, wine, and distilled spirits (Type 47 ABC License) at a new restaurant containing an outdoor dining area, subject to conditions of approval outlined in Attachment 1.

SITE DESCRIPTION:

The project site is approximately 52,7945 (2.02 acres) in size and is currently developed with two industrial buildings. The applicant proposes to convert the existing southern 25,300 square-foot industrial building into a membership-only recreation club that will contain a new restaurant with a new outdoor dining area.

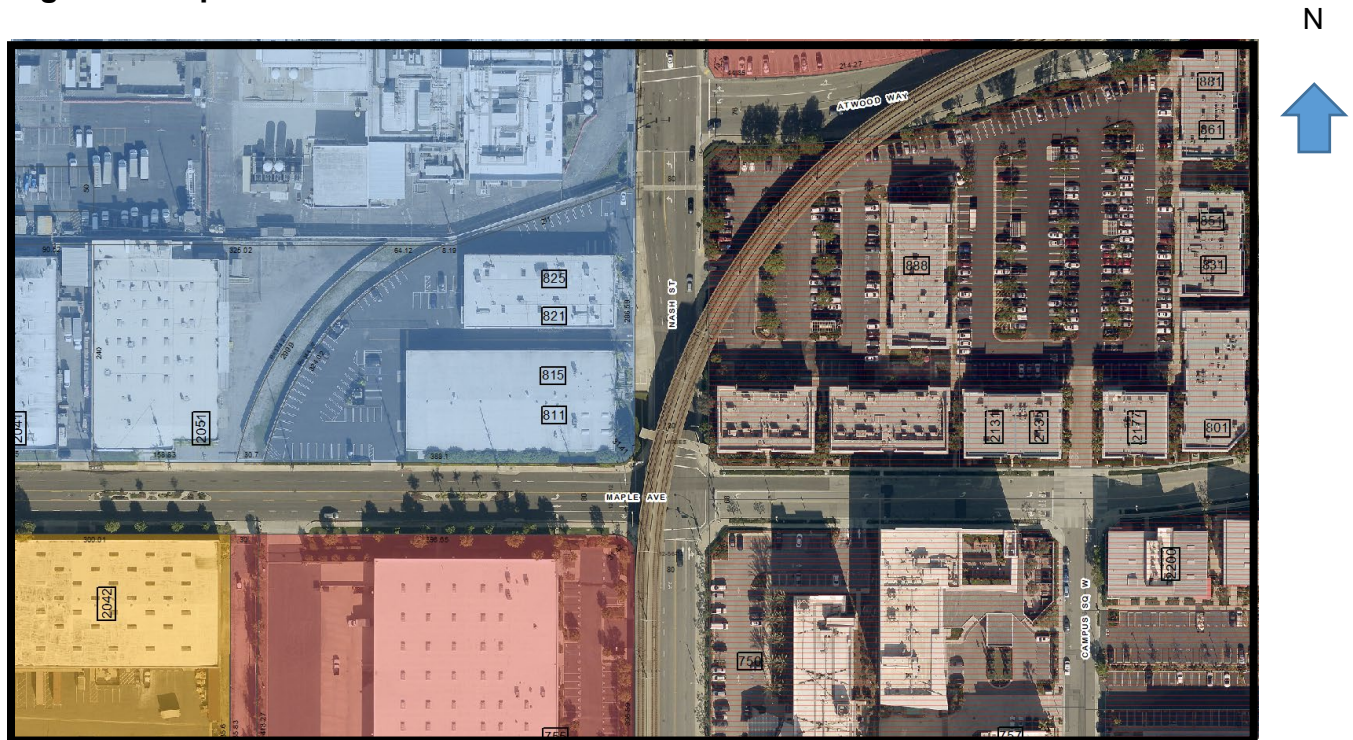
The project site is located in the Light Industrial (M-1) Zone and is generally bounded by Imperial Avenue to the north, Pacific Coast Highway to the west, Nash Street to the east, and Maple Avenue to the south (illustrated in Figure 1). Vehicular access to the site is provided from Nash Street and Maple Avenue.

The uses and zoning surrounding the project site are summarized in Table 1:

TABLE 1 SURROUNDING LAND USES		
Direction	Land Use	Zone
North	Research and Development, Warehouse, and Parking	Light Industrial (M-1) and Urban Mixed-Use North (MUN)
East	Metro Green Line, Office, and Parking	Corporate Campus Specific Plan (CCSP) and Light Industrial (M-1)
South	Freight forwarding, Warehouse, Parking and Hotel	Urban Mixed-use North (MUN), Corporate Office (CO), and Corporate Campus Specific Plan (CCSP)
West	Warehouse, Manufacturing, Parking, and Research and Development	Light Industrial (M-1)

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

Figure 1: Map



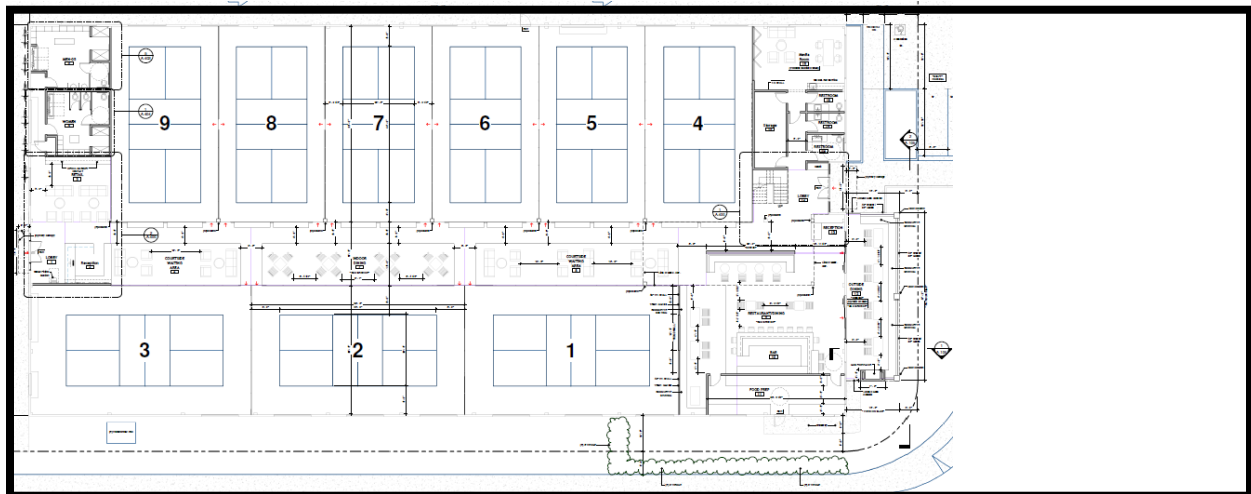
PROJECT DESCRIPTION:

The applicant proposes to renovate the existing 25,300 square-foot industrial medical equipment manufacturer (“radlink”) to a membership-only recreation club (“California Smash Pickleball and Social Club”). The concept includes nine indoor pickleball courts, and a new 4,070 square-foot restaurant. The restaurant is comprised of a 454 square-foot media/meeting room, 1,447 square feet of indoor dining, three Pickleball waiting areas adjacent to courts totaling 1,120 square feet, and a new 432 square-foot outdoor dining area on the east side of the building. Since the applicant proposes the sale of beer, wine, and distilled spirits for on-site consumption at the restaurant, an Administrative Use Permit is required.

The applicant proposes food and alcohol service at three waiting areas adjacent to the courts, the indoor dining area, media/meeting room, and new outdoor dining area. The proposed hours for the sale of beer, wine, and distilled spirits for on-site consumption are 7 a.m. to 11 p.m. Monday through Thursday, 8 a.m. to 1 a.m. Friday and Saturday, and 7 a.m. to 10 p.m. Sunday. The proposed hours of operation for food service at the restaurant are the same as for the recreation facility. Food service shall be available during the same hours that alcohol is sold and the same hours that the recreation club is open.

The Floor Plan below in Figure 2 illustrates where the proposed restaurant and outdoor dining area are proposed:

Figure 2: Floor Plan



DISCUSSION:

The project site is in the Light Industrial (M-1) Zone. The M-1 Zone permits restaurants, and private recreational facilities by right. Pursuant to El Segundo Municipal Code (ESMC) Section 15-5A-1, the proposed on-site sale and consumption of alcohol through a Type 47 ABC License at a new restaurant requires approval of an Administrative Use Permit.

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 § 15-22-3:

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

The Director determined that the findings listed above can be made to support approval of the AUP, allowing the onsite sale and consumption of beer, wine, and distilled spirits at a new restaurant, outdoor dining area and the three waiting areas located at.... The property is in the Light Industrial (M-1) Zone, which allows restaurant uses by right. The restaurant and outdoor dining area is proposed at a new Recreation Club (California Smash and Social Club) within an existing 25,300 square-foot industrial building. The restaurant will operate with a Type 47 ABC License. Food will be available when alcohol is sold. The restaurant and proposed ancillary alcohol service are in proper relation to adjacent commercial and industrial uses in this zoning district since restaurants and recreation uses are permitted by right.




The approval also includes conditions that protect the City and surrounding users from potentially negative impacts, and any subsequent modifications to the floor plan and areas where alcohol will be served and consumed is subjected to review and approval by the Community Development Department Director. The required findings, conditions of approval, and environmental assessment are provided in the attached Director's Approval Letter dated June 6, 2024. 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:

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) involving the conversion of a portion of an existing building area to a restaurant and the addition of an outdoor dining area that will provide alcohol service.

ADDITIONAL INFORMATION:

Pursuant to ESMC Section 4-8-3, the proposed entertainment in the form of a disc jockey setup at the mezzanine that can be heard in the entire building in the evenings on weekends only, and karaoke in the media/meeting room requires an Entertainment Permit. 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 noise impacts.

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

ATTACHED SUPPORTING DOCUMENTS:

1. Approval Letter dated June 6, 2024
2. Plans
3. Interior Renderings



City of El Segundo

Community Development Department

June 6, 2024

Brett Drogmund
1901 Hillcrest Drive
Hermosa Beach, CA 90254

Subject: Environmental Assessment No. EA-1361 and Administrative Use Permit
No. AUP 24-03

Address: 811-815 North Nash Street, El Segundo, CA 90245

Dear Mr. Engstrom:

Your request for an Administrative Use Permit allowing sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at a new restaurant operating inside of a membership-only Recreation Club, is APPROVED in accordance with the El Segundo Municipal Code Section 15-22-3. The approval is subject to the conditions of approval contained in the attached Exhibit A. The approved AUP allows alcohol service at a new 4,070 square-foot restaurant containing a 454 square-foot media/meeting room, 2,567 square feet of indoor dining, and a new 432 square-foot outdoor dining area operating at a membership-only recreation club (California Smash and Social Club). A disc jockey will be stationed at the mezzanine to play background music inside of the building during evenings and weekends. The proposed media/meeting room will contain recording sound studio equipment to record podcasts and a microphone for karaoke entertainment. The associated environmental determination and required findings supporting the decision are described in Exhibit B.

This determination is scheduled to be "received and filed" by Planning Commission at the June 13, 2024, meeting. Any Planning Commissioner may request that this permit be discussed, and a decision be made by Planning Commission instead of "received and filed."

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

Reviewed by:

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”), Brett Drogmund (“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 24-03 (“Project Conditions”):

Planning

1. This approval allows the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at a restaurant with an outdoor dining area operating at a membership-only recreation center located at 811-815 N. Nash Street.
2. The 4,070 square-foot restaurant includes the following:

A 454 square-foot media/meeting room, 1,447 square feet of indoor dining, three Pickleball waiting areas adjacent to courts totaling 1,120 square feet, and a new 432 square-foot outdoor dining area on the east side of the building adjacent to Nash Street. No alcoholic beverages shall be served and/or consumed outside of the aforementioned areas of the restaurant.
3. The sale of beer, wine, and distilled spirits for on-site consumption is limited to all indoor and outdoor dining areas for the restaurant, including three Pickleball waiting areas and a media/meeting room. The sale of beer, wine and distilled spirits shall be limited to 7 a.m. to 11 p.m. Monday through Thursday, 8 a.m. to 1 a.m. Friday and Saturday, and 7 a.m. to 10 p.m. Sunday. Food service shall be available during the same hours that alcohol is sold in the restaurant areas and the same hours that the recreation club is open. Any change to the hours is subject to review and approval by the Community Development Director.
4. An Entertainment Permit shall be obtained for live entertainment or music in accordance with ESMC 4-8-3, and is subject to the following additional conditions:
 - a. A disc jockey booth will be permitted at the mezzanine-level to provide background music while members play and dine inside of the entire building during evening hours and weekends.
 - b. The media/meeting room space is permitted to be used for special events, birthday parties, and private gatherings.
 - c. The media/meeting room is permitted to have sound recording equipment for podcast recording and karaoke entertainment.
 - d. There shall be no dancing.
 - e. No live entertainment or music shall be permitted in the outdoor dining area or outside of the building.

- f. Doors shall remain closed when the disc jockey is playing background music inside of the building.
 - g. No separate entrance fee or cover-charge shall be collected or required to enter the facility or the live entertainment area.
5. Any alteration to the building area, restaurant seating areas, and or expansion to the interior floor plan area where alcoholic beverages will be displayed or consumed is subject to review and approval of the Community Development Director or a determination regarding the need for Planning Commission review of the proposed modification.
 6. 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.
 7. 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.
 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 a Type 47 ABC License prior to serving any alcoholic beverage and/or by June 13, 2025. If the Applicant does not receive such approval from ABC by June 13, 2025, the City's approval shall be null and void.
 10. If complaints are received regarding excessive noise, or other nuisances associated with the 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.
 11. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
 12. The health and wellness fitness center, and restaurant shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.
 13. The applicant shall obtain the necessary permits and approval from the City for any special events occurring on the premises.

14. 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-1361 or Administrative Use Permit No. AUP 24-03. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1361 or Administrative Use Permit No. AUP 24-03, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.
15. Brett Drogmund shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.
16. If the Administrative Use Permit privileges granted under EA-1361 and AUP 24-03 are not established within one year from the approval of this permit by the Community Development Director, the AUP approval shall become null and void, unless a written request for an extension is filed with the Planning Division and referred to the Community Development Director for approval prior to the expiration date.

Police

17. 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.
18. 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.
19. 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.
20. All patrons who appear under the age of 30 shall be required to show some form of identification. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
 - a. Valid driver's license
 - b. Valid State identification card
 - c. Valid passport
 - d. Current military identification

e. U.S. Government immigrant identification card

21. 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.
22. 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.
23. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
24. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron.
25. 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.
26. 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.
27. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
28. 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.
29. 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.

30. Applicant shall not establish a formal bar designated for the consumption of alcoholic beverages.
31. 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.
32. Parking lot lights shall remain on for one hour after the close of business.
33. 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.
34. 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.
35. The Conditional or Administrative Use Permit may be revoked if the business is convicted of selling wine to a minor.
36. 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.

These Conditions are binding upon Brett Drogmund representing ("California Smash Pickleball and Social Club") and all successors and assigns to the property at 811-815 N. Nash Street, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

Brett Drogmund, Applicant

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 1361:

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) involving the conversion of a portion of an existing building area to a restaurant and the addition of a new outdoor dining area that will provide alcohol service.

Administrative Use Permit 24-03:

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

Finding 1:

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

Facts in Support of Finding 1:

The project site is located in the Light Industrial (M-1) Zone within an existing 25,300 square-foot building that will be converted to a recreation club with a restaurant and outdoor dining area. The new recreation club and restaurant are replacing a medical equipment manufacturing use (“radlink”). The M-1 Zone permits restaurants and recreation uses by right. The sale of beer, wine, and distilled spirits for onsite consumption (Type 47 ABC License) at a restaurant requires the approval of an AUP. The proposed hours for alcohol service for on-site consumption are 7 a.m. to 11 p.m. Monday through Thursday, 8 a.m. to 1 a.m. Friday and Saturday, and 7 a.m. to 10 p.m. Sunday. Food service will be available the same hours as the alcohol service and when the recreation center is open to the public. Alcohol service at a new restaurant will complement the meals provided at the new restaurant and will not negatively affect existing adjacent uses in the area. Alcohol service at this new restaurant is a compatible ancillary use since there are no residential uses or other sensitive land uses within the immediate vicinity because the site is surrounded by commercial and industrial buildings.

Finding 2:

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

Facts in Support of Finding 2:

The project site is in the Light Industrial (M-1) Zone. This M-1 Zone is intended to provide for the location and grouping of light industrial activities, research, and technological processes, and related offices and auxiliary uses performing support services for existing and permitted establishments, companies or business firms within the zone. Restaurant and recreation uses are permitted by right in the M-1 Zone. The proposed alcohol service at the restaurant is an ancillary component of the restaurant and provides an additional amenity to the permitted uses onsite. The site is located in a developed area that contains hotels, office, warehouse, freight forwarding, manufacturing, parking, and research and development uses. The proposed alcohol service at the restaurant will operate in conjunction with a membership-only recreation use and will be compatible with the existing commercial and industrial uses in the immediate vicinity. Thus, the proposed alcohol service for a new restaurant will not introduce a new use that is not permitted in the zone and is consistent with the purpose of the (M-1) Zone.

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:

A new tenant is proposed within an existing building at an existing industrial building. Alcohol service will occur during the hours of operation as the restaurant and recreation center. Alcohol sales and consumption will accompany meals within the boundary of the full-service restaurant, and is not anticipated to become a nuisance in the vicinity or the City. The outdoor dining area is located to the east of the building adjacent to Nash Street and the raised Metro green line. The conditions of approval that are imposed, prevent potential negative impacts to adjacent uses to the building, such as prohibiting dancing and live entertainment, and limiting the hours of operation. Therefore, 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:

The new restaurant will occupy a portion of an existing building and a new outdoor dining area will be added on the east side of the building. The proposed sale of beer, wine, and distilled spirits for on-site consumption will not create any new impacts that would not be normally associated with the operation of a restaurant. The proposed hours of operation for alcohol service will be the same as the restaurant and the membership-only recreation center. Sufficient parking spaces are available at the site and there is adequate vehicular access from Nash Street and Maple Avenue, thereby eliminating possible traffic hazards arising with the operation of this new business.

Finding 5:

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

Facts in Support of Finding 5:

The applicant has applied for a new Type 47 ABC License from the California Department of Alcoholic Beverage Control. The City expects the Applicant will obtain the necessary approvals from the California Department of Alcoholic Beverage Control to obtain the (Type 47 ABC License) for the sale of beer, wine, and distilled spirits for on-site consumption in conjunction with a bona fide eating establishment.

USE	NO. PARKING SPACES REQ.	AREA "NET"	COUNT	AREA "GROSS"
Courts - 9	2 per "Court"	16462	18	16659
Retail	1 per 300 sqf.	300	1	307
Restaurant - "Food/Alcohol Service"	1 per 75 sqf.	2619	35	2974
Indoor Dining - 1258				
Outdoor Dining - 232				
-432-200 "Exempt"				
Mezzanine - 675				
-Recreation Space				
-DJ Booth				
-Board Games				
-Foosball				
Media/Meeting Room -454				
-Podcast				
-Karaoke				
Kitchen Prep Area	1 per 250 sq.ft.	423	2	474
Storage	1 per 1000 sq.ft.	229	1	257
TOTAL SPACES REQ.			57	

USE: EXEMPT				
Bar Counter	---	64	0	64
Bar Work Area	---	192	0	192
Mezz. Prep. Area	---	50	0	55
Courtside Waiting Area	---	1120	0	1120
Lobby	---	749	0	772
Restrooms	---	973	0	1029
Circulation/Corridors	--	3252	0	3291
Mechanical/Electrical Room	--	465	0	507

RESTAURANT AREA

INDOOR RESTAURANT AREA:	1258 SF
OUTDOOR RESTAURANT AREA:	432 SF
COURTSIDE DINING AREA:	648 SF
KITCHEN PRE AREA:	615 SF
TOTAL RESTAURANT AREA:	2953 SF

GOVERNING CODES
<ul style="list-style-type: none"> 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN CODE
CITY OF EL SEGUNDO MUNICIPAL CODE

VICINITY MAP

BUILDING DATA
BUILDING OWNER: THE GRETCHEN B. FARRELL TRUST MAILING ADDRESS: 16676 VIA PACIFICA, PACIFIC PALISADES, CA 90272 ASSESSOR'S PARCEL NO.: 4138-005-015 LEGAL DESCRIPTION: SUB OF PART OF THE SAUSAL REDONDO RANCO LOT COM W 50 FT AND N 0c 12'30" W 1258.15 FT FROM CENTER OF SEC 7 T 3S R 14W TH SW ON A CURVE CONCAVE TO NW RADIUS EQUALS...SEE MAPBOOK FOR MISSING PORTION...NW 1/4 OF SEC 7 T 3S R 14W.
SCOPE OF WORK: -CONVERT EXISTING OFFICE/WAREHOUSE FOR BOTH 811 & 815 N. NASH TO A 9 COURT PICKLEBALL COMPLEX WITH A RESTAURANT, BAR, RETAIL SPACE, AND AN OUTDOOR DINING AREA. -BUILD NEW 1189 SQ.FT. MEZZANINE FOR DINING, ENTERTAINMENT SPACES AND RESTROOM. -RESTRIPE PARKING LOT PER SITE PLAN
EXISTING USE: FOOTPRINT (GROSS): 25,300 SQ.FT. BUILDING USE (CURRENT): (E)OFFICE/WAREHOUSE NO. OF STORIES (E)1-STORY BUILDING HEIGHT: (E) 16' FIRE SPRINKLERS: YES
TYPE OF CONSTRUCTION: III-B OCCUPANCY: (CURRENT) B / S1

PROJECT DIRECTORY
BUILDING OWNER: THE GRETCHEN B. FARRELL TRUST 16676 VIA PACIFICA, PACIFIC PALISADES, CA 90272 ARCHITECT: LANE DESIGN BUILD 2212 PACIFIC COAST HWY., HERMOSA BEACH, CA 90254 PH: 310-937-8081 STRUCTURAL ENGINEER: T.B.D. MECHANICAL: T.B.D. ELECTRICAL: T.B.D. PLUMBING: T.B.D.

DRAWING INDEX																										
<table border="1"> <thead> <tr> <th>SHT.NO.</th> <th>SHT. NAME</th> </tr> </thead> <tbody> <tr> <td>A.000</td> <td>Drawing Index, Project Data, General Notes, Parking Analysis</td> </tr> <tr> <td>A.001</td> <td>Site Plan</td> </tr> <tr> <td>A.101</td> <td>Demolition Column Plan, New Column Spacing</td> </tr> <tr> <td>A.102</td> <td>Proposed Floor Plan</td> </tr> <tr> <td>A.103</td> <td>Encroachment Area, Mezzanine Floor</td> </tr> <tr> <td>A.104</td> <td>Roof Plan</td> </tr> <tr> <td>A.105</td> <td>Outdoor Patio</td> </tr> <tr> <td>A.106</td> <td>Area Breakdown - Net</td> </tr> <tr> <td>A.107</td> <td>Area Breakdown - Gross</td> </tr> <tr> <td>A.200</td> <td>Exterior Elevations</td> </tr> <tr> <td>A.300</td> <td>Mezzanine Sections</td> </tr> <tr> <td>A.301</td> <td>Building Section</td> </tr> </tbody> </table>	SHT.NO.	SHT. NAME	A.000	Drawing Index, Project Data, General Notes, Parking Analysis	A.001	Site Plan	A.101	Demolition Column Plan, New Column Spacing	A.102	Proposed Floor Plan	A.103	Encroachment Area, Mezzanine Floor	A.104	Roof Plan	A.105	Outdoor Patio	A.106	Area Breakdown - Net	A.107	Area Breakdown - Gross	A.200	Exterior Elevations	A.300	Mezzanine Sections	A.301	Building Section
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<ul style="list-style-type: none"> 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN CODE
CITY OF EL SEGUNDO MUNICIPAL CODE

VICINITY MAP

REVISIONS																		
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CLIENT CALIFORNIA SMASH 811 - 815 N. NASH STREET EL SEGUNDO, CA
PROJECT NUMBER: DROG-2402 DATE: May 22, 2024
CLIENT CALIFORNIA SMASH 811 - 815 N. NASH STREET EL SEGUNDO, CA
PROJECT NUMBER: DROG-2402 DATE: May 22, 2024

2212 PACIFIC COAST HWY.
HERMOSA BEACH CA 90254
PHONE: 310-937-8081
FAX: 310-937-8089
LANEDESIGNBUILD.COM

SHT. CONTENT

Drawing Index, Project Data, General Notes, Parking Analysis

CLIENT

CALIFORNIA SMASH
811 - 815 N. NASH STREET
EL SEGUNDO, CA

Project number: DROG-2402 Date: May 22, 2024

REVISIONS

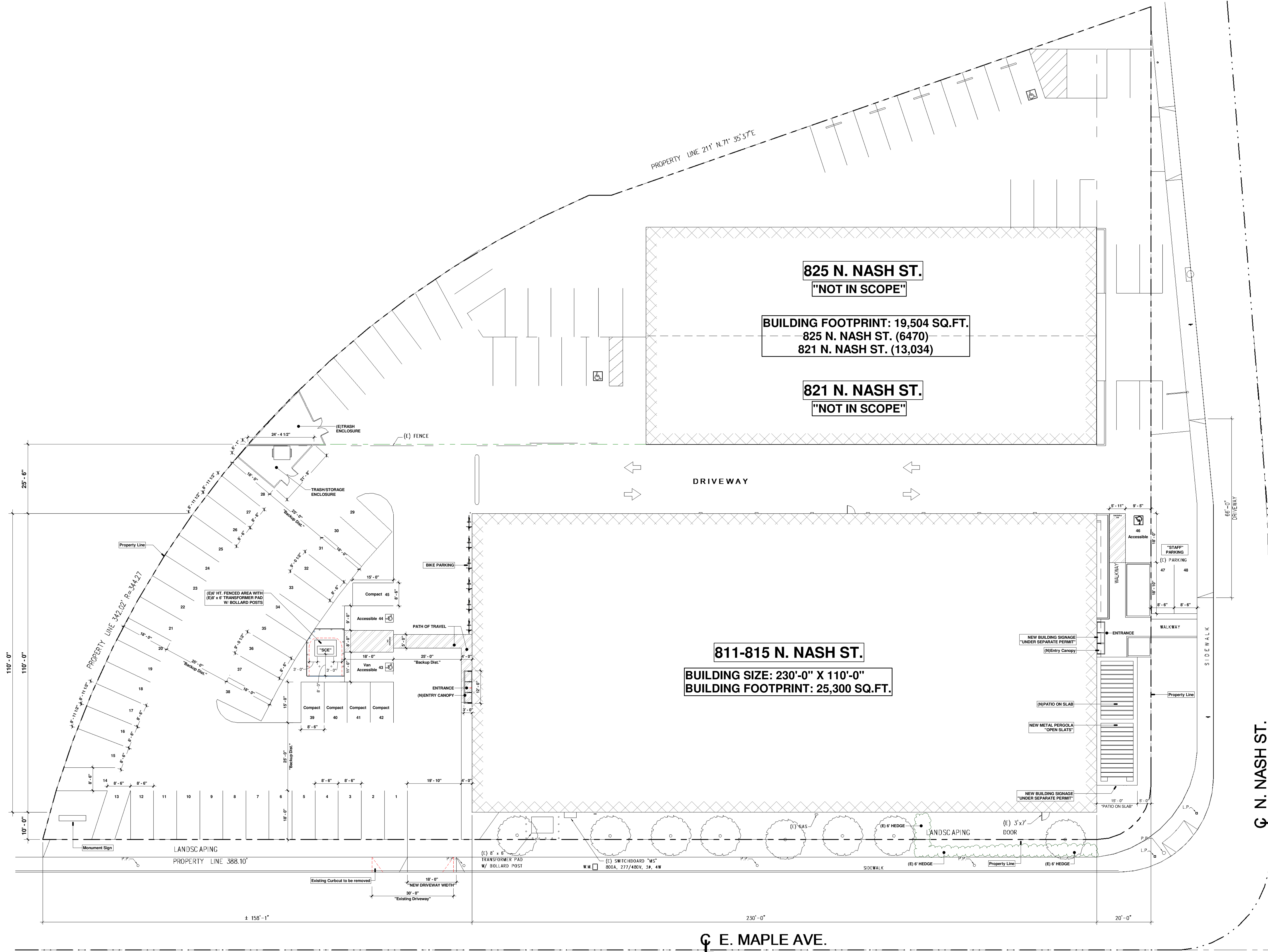
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SHT. ID.

A.000

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1 Site
1/16" = 1'-0"

SHT. CONTENT

Site Plan

CLIENT

CALIFORNIA SMASH
811 - 815 N. NASH STREET
EL SEGUNDO, CA

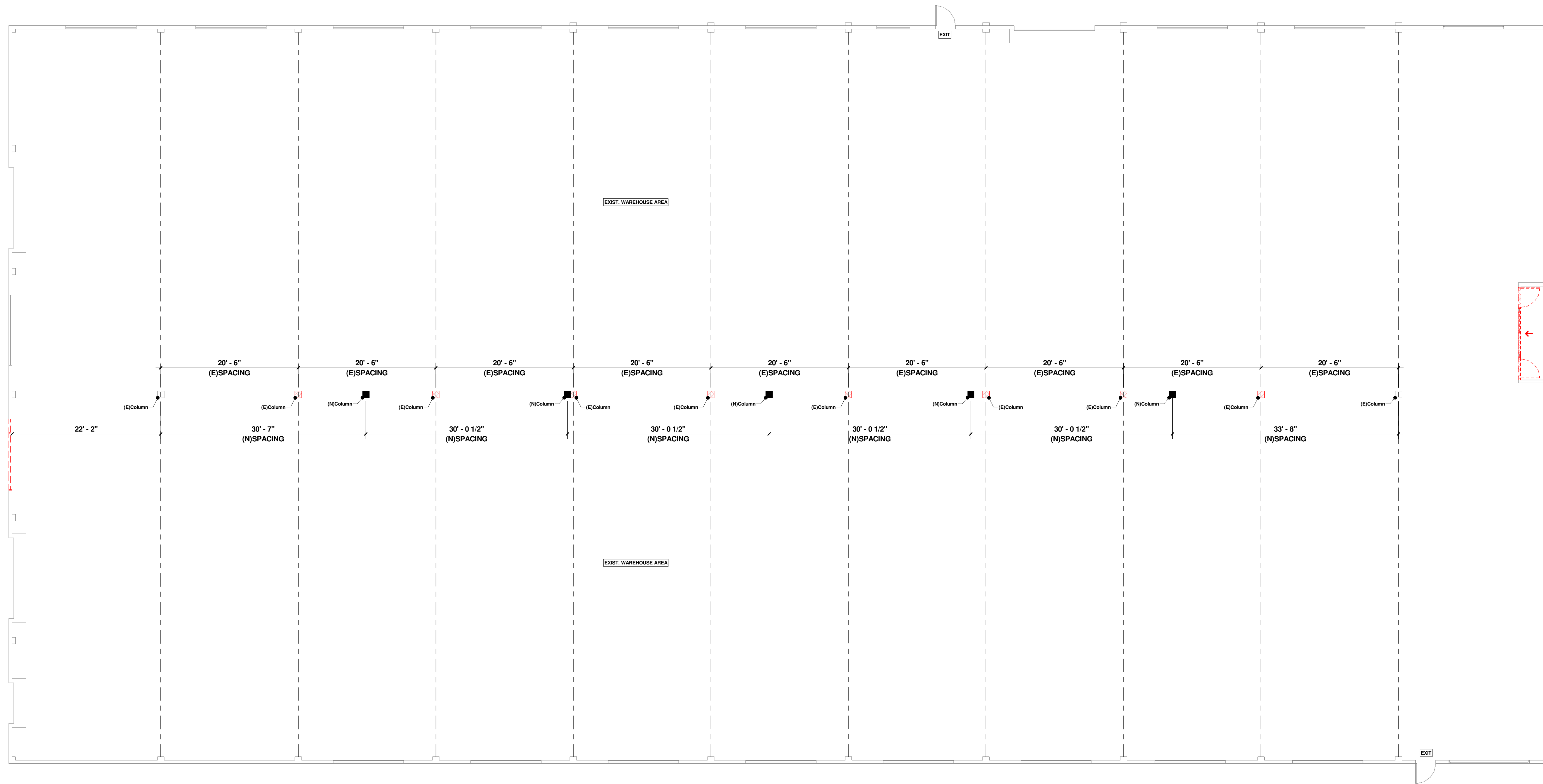
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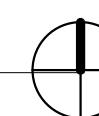
No.	Description	Date

SHT. ID.

A.001



1 Level 1 Demo Plan
1/8" = 1'-0"



SHT. CONTENT

**Demolition Column Plan,
New Column Spacing**

CLIENT

CALIFORNIA SMASH
811 - 815 N. NASH STREET
EL SEGUNDO, CA

Project number: DROG-2402
Date: May 22, 2024

REVISIONS

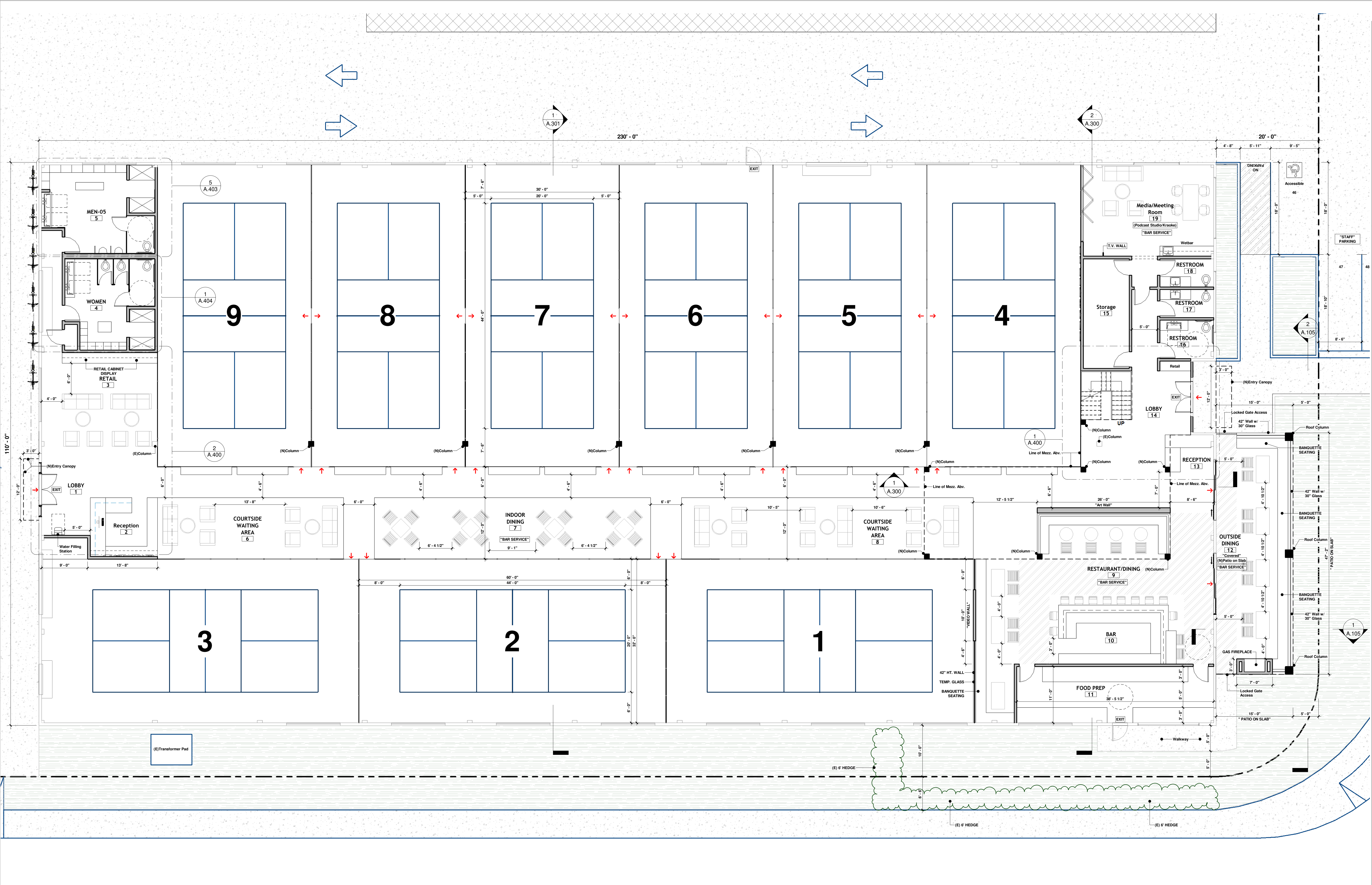
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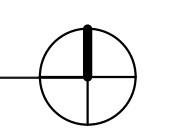
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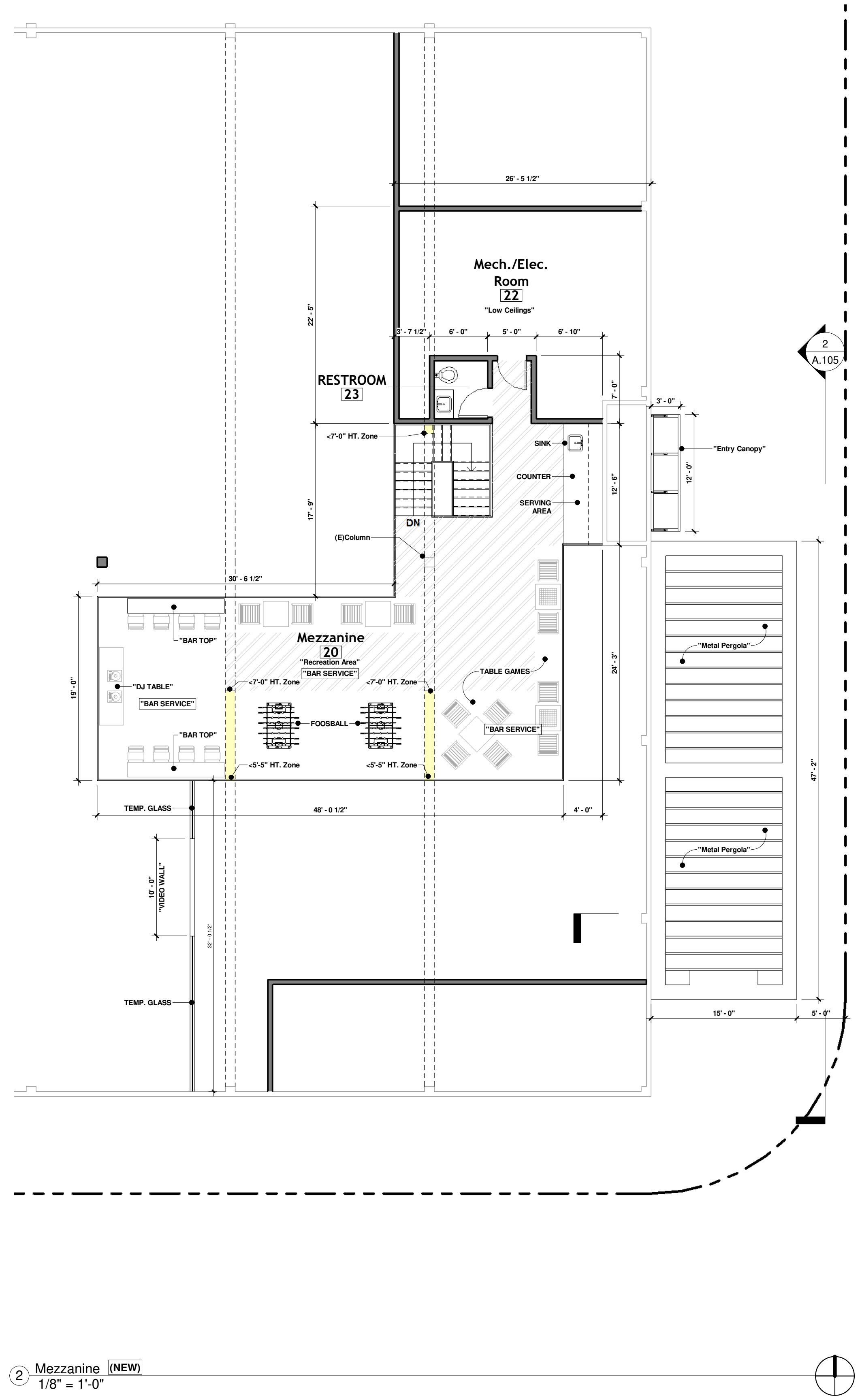
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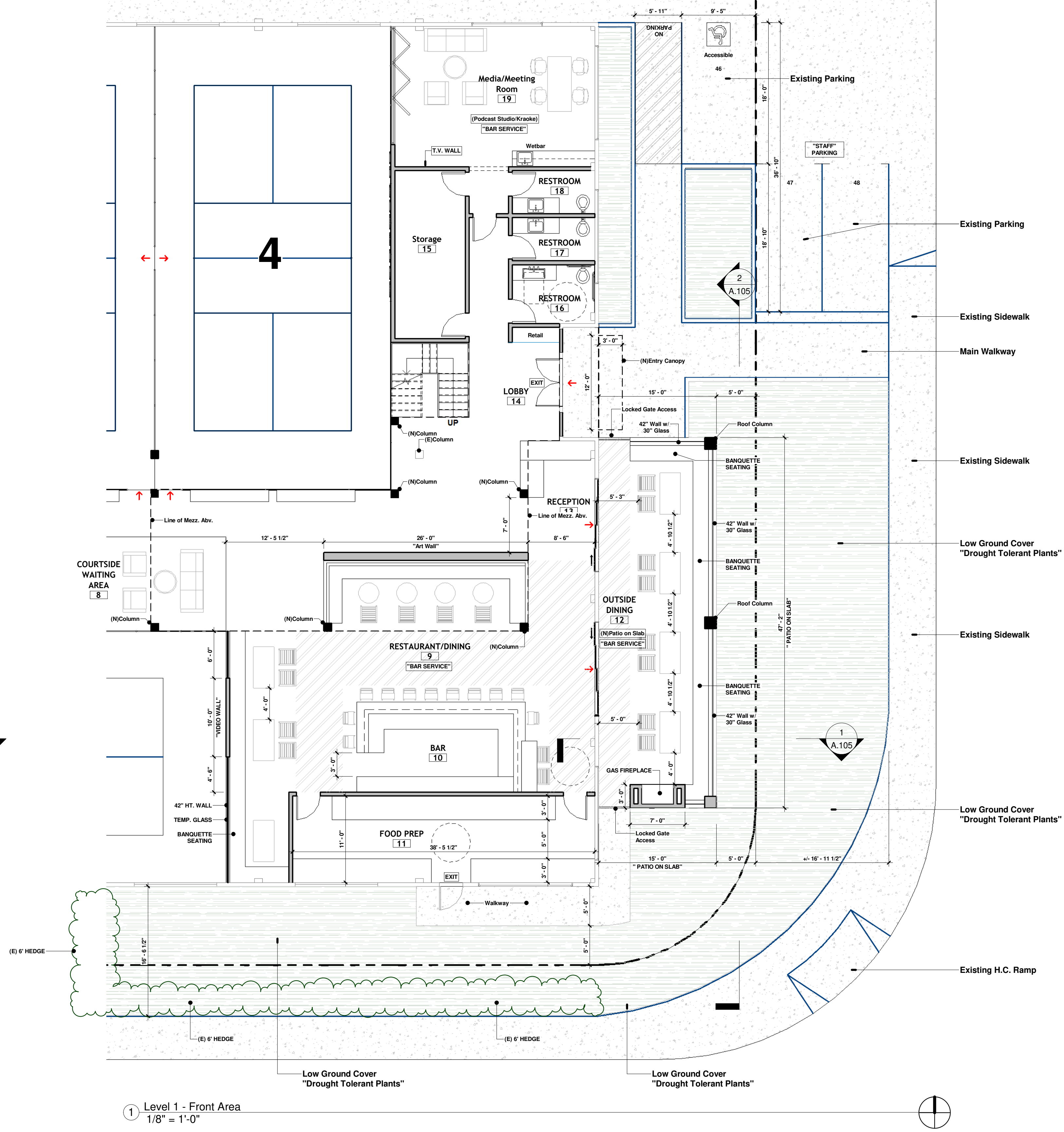
1 Level 1
1/8" = 1'-0"



No.	Date	Description



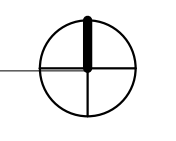
2 Mezzanine (NEW)
1/8" = 1'-0"



1 Level 1 - Front Area
1/8" = 1'-0"



1 Roof Plan
1/8" = 1'-0"



SHT. CONTENT

Roof Plan

CLIENT

CALIFORNIA SMASH
811 - 815 N. NASH STREET
EL SEGUNDO, CA

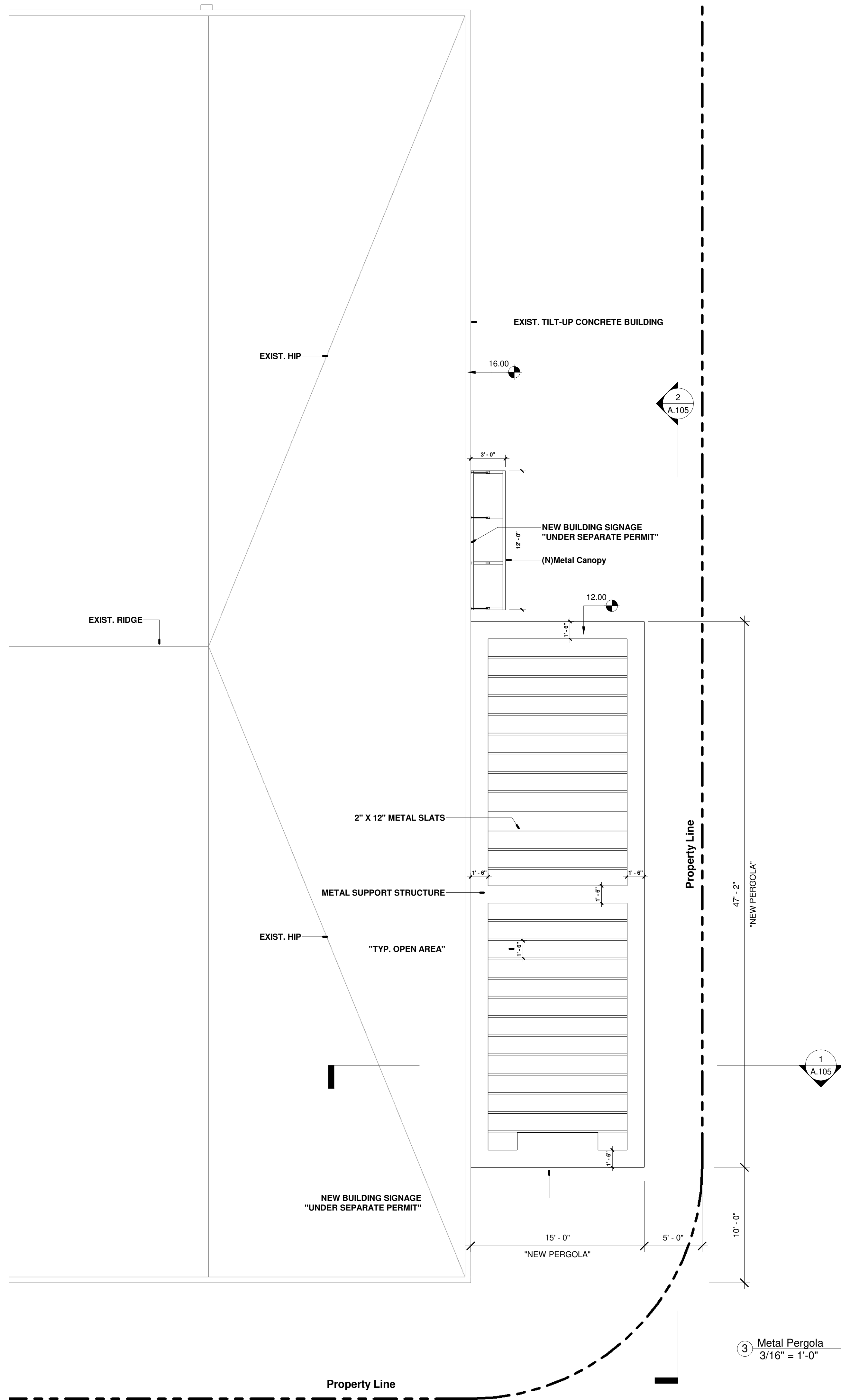
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REVISIONS

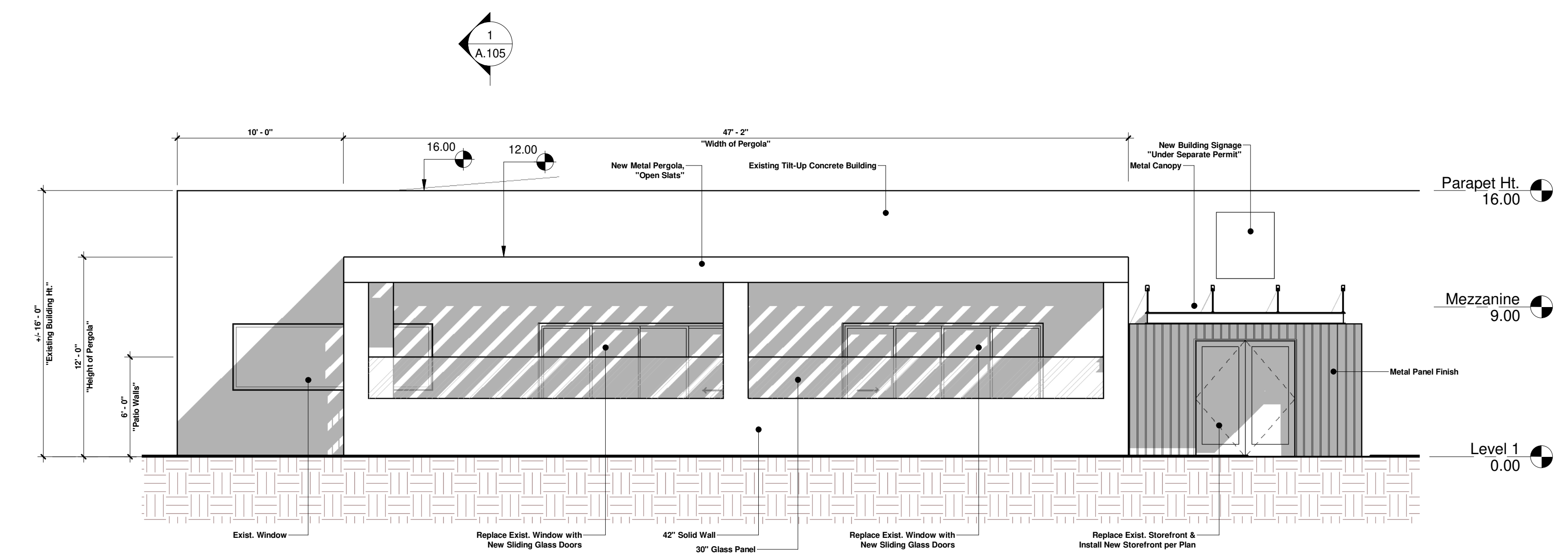
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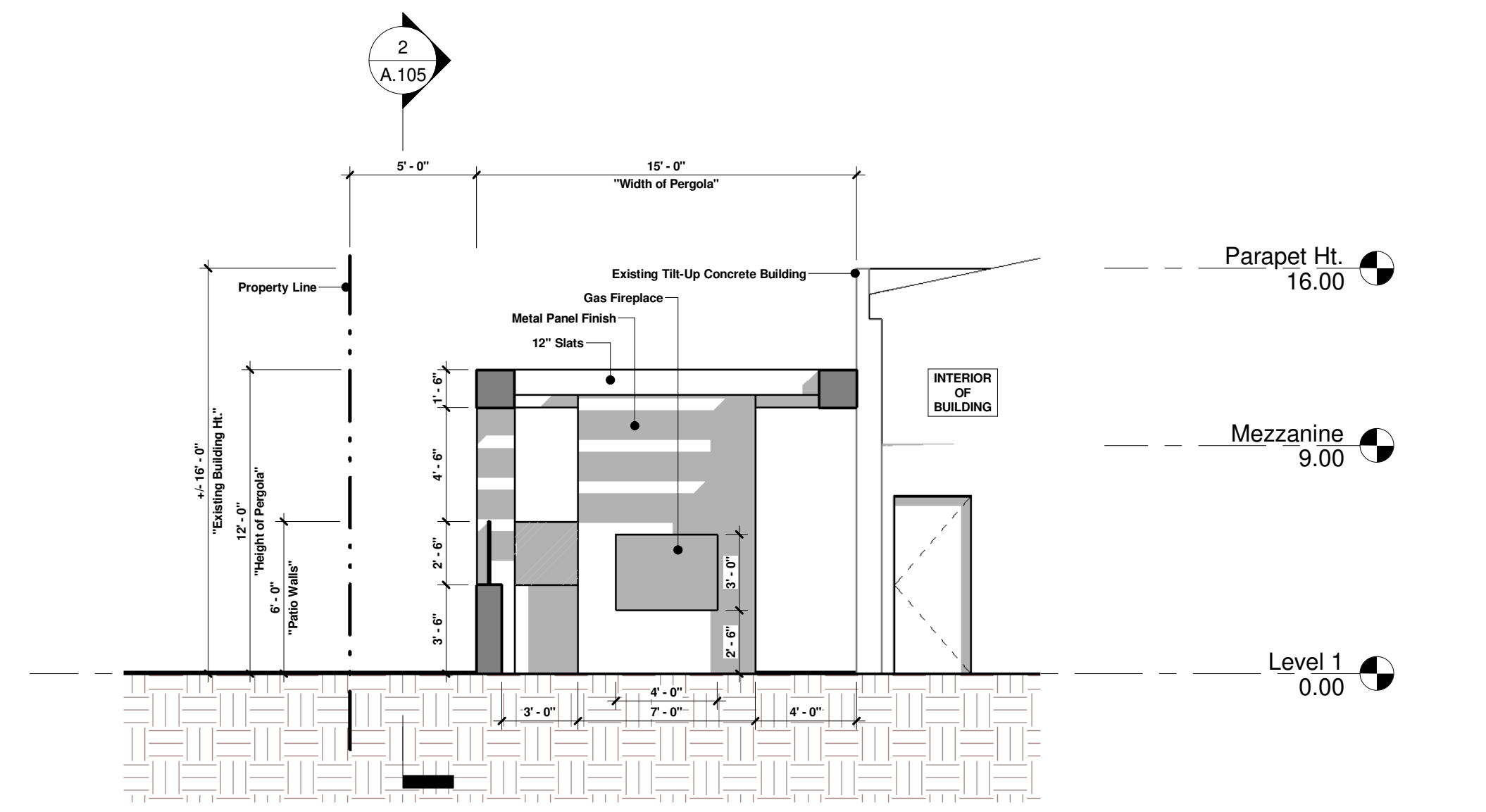
A.104



③ Metal Pergola
3/16" = 1'-0"



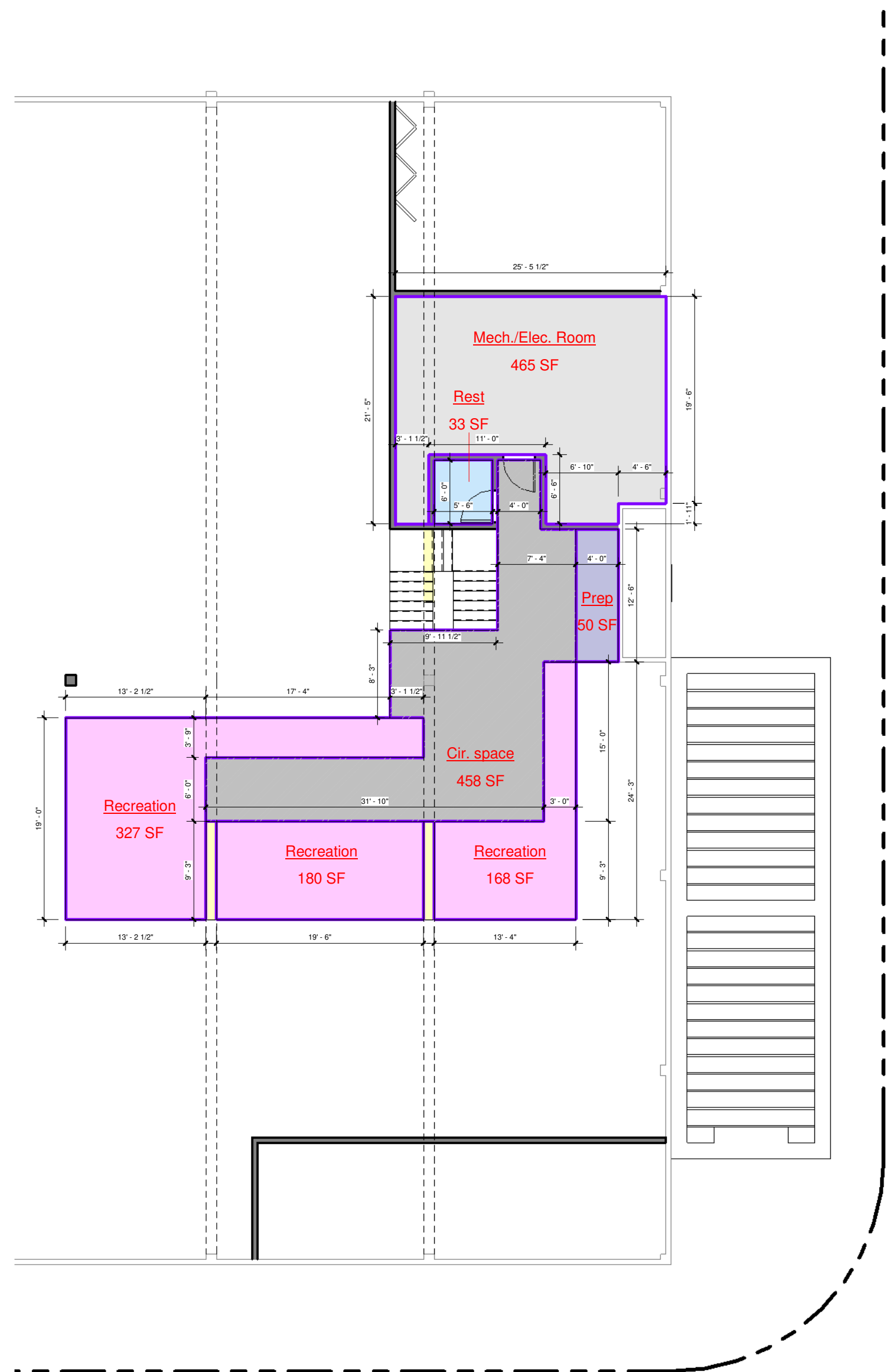
② Pergola - Elevation
3/16" = 1'-0"



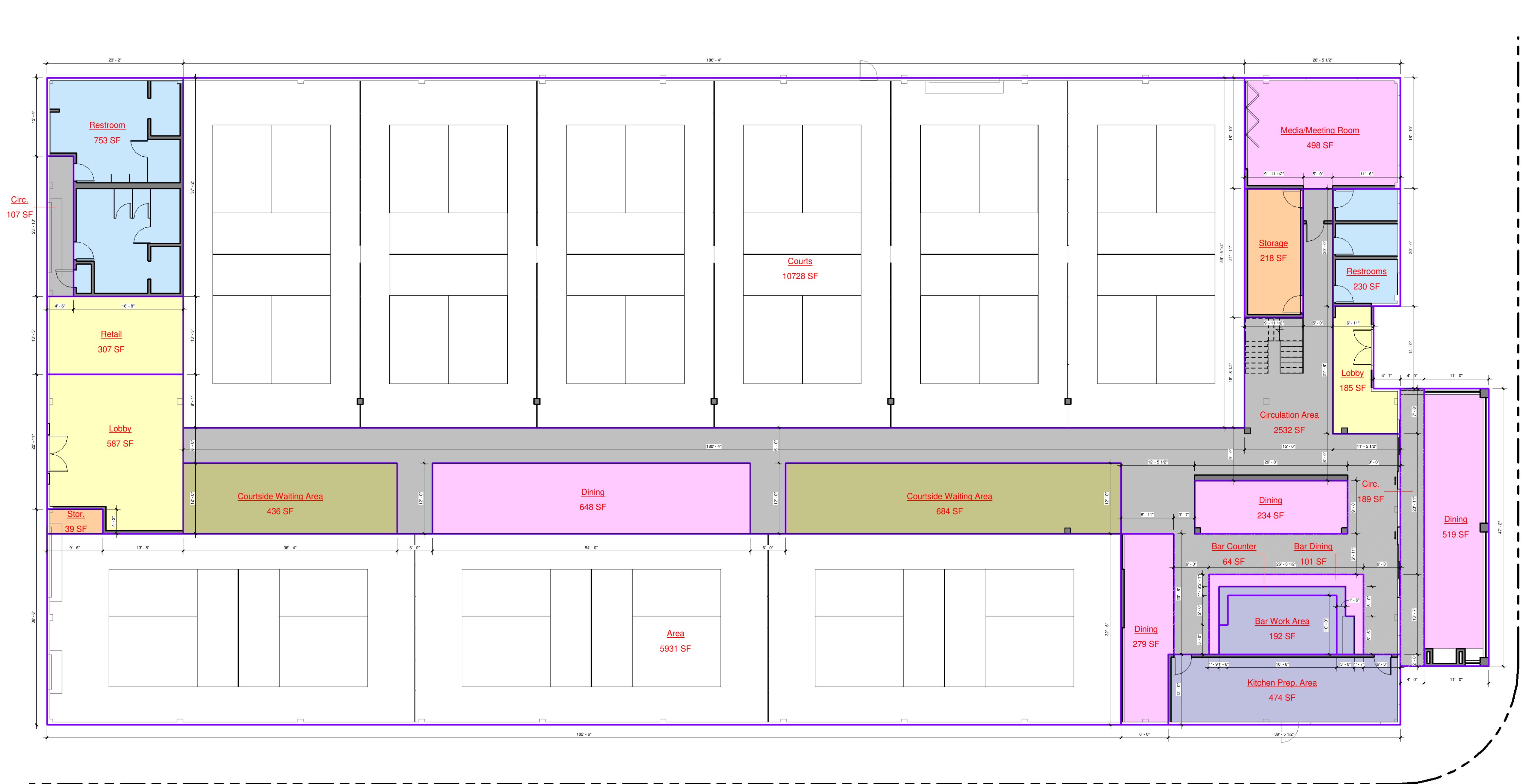
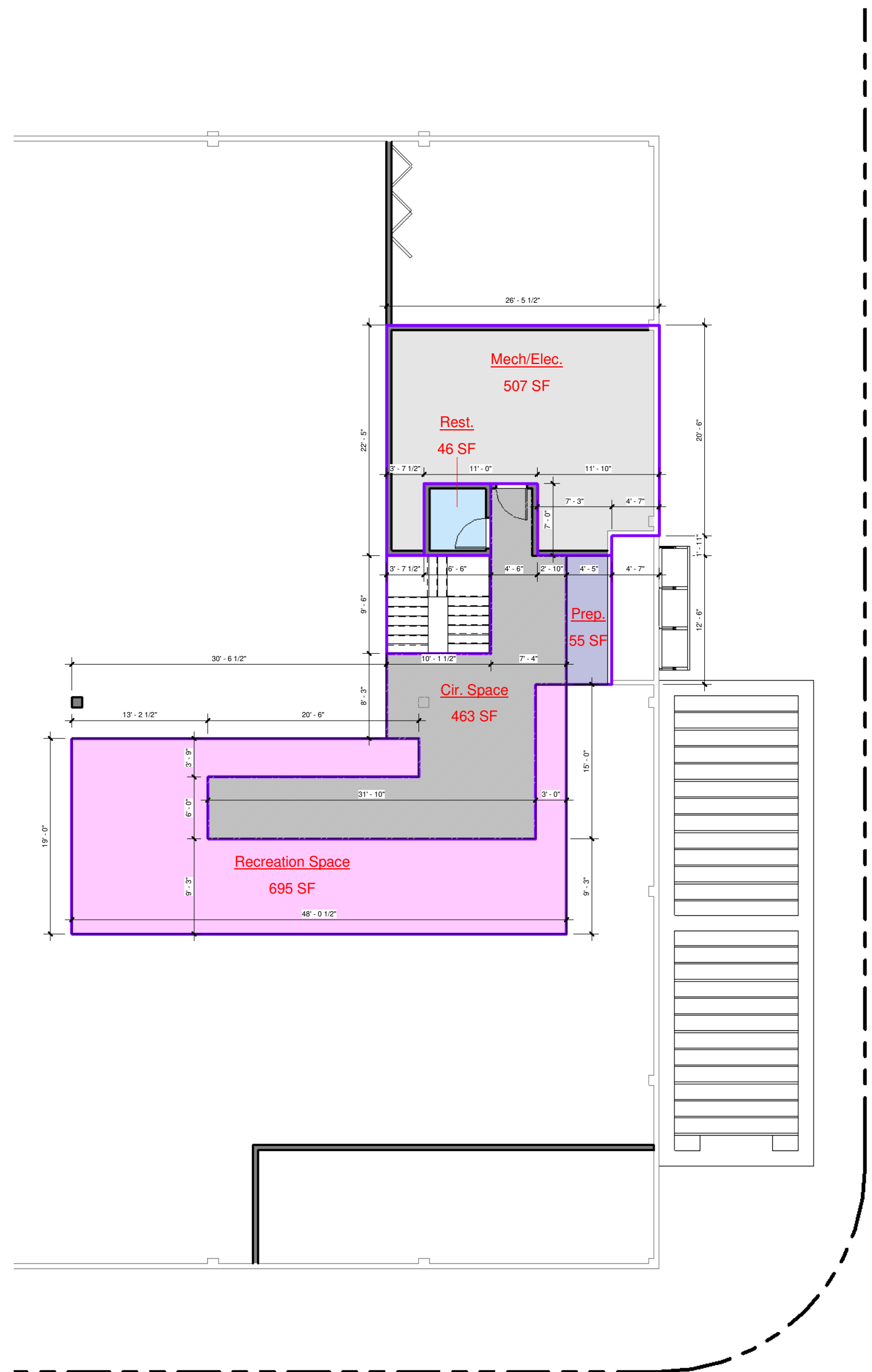
① Pergola - Section 1
3/16" = 1'-0"

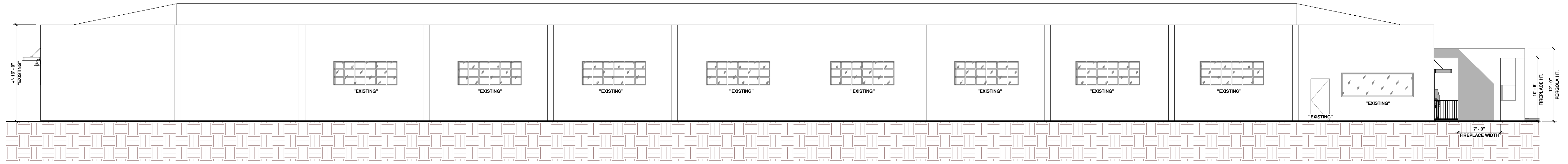
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No.	Description	Date

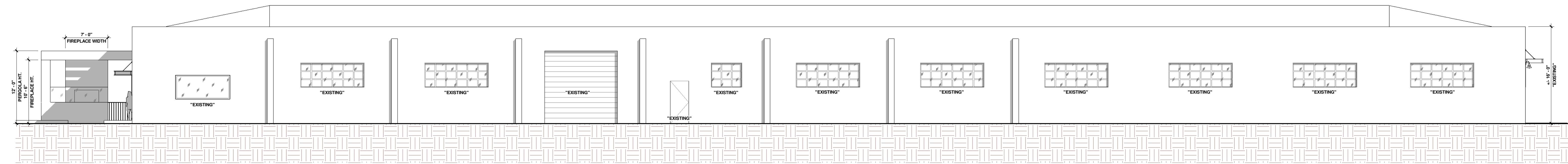


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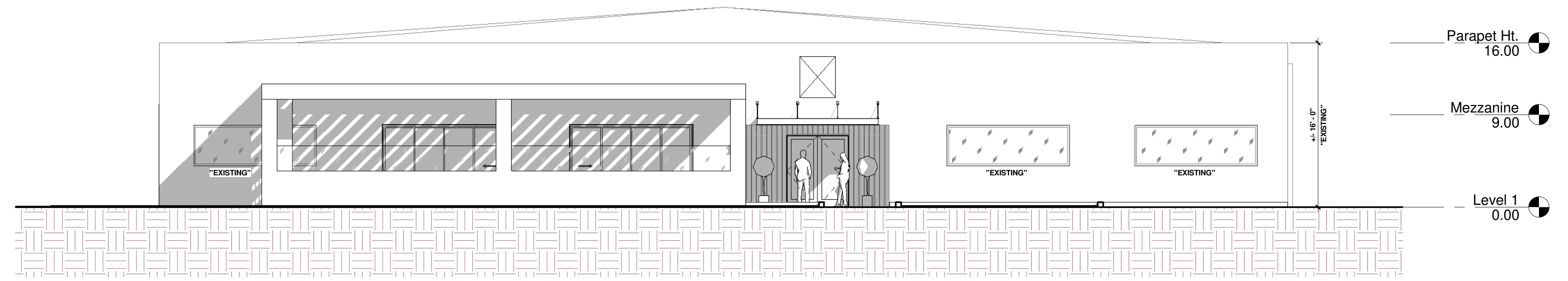




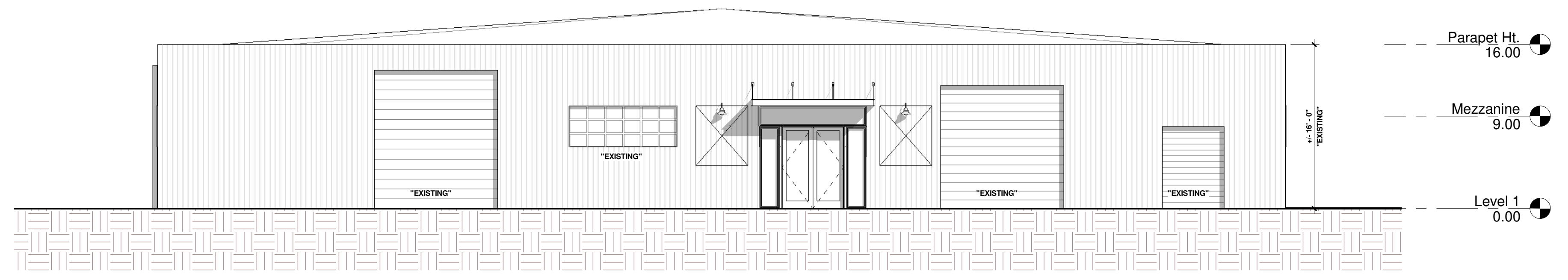
② South Elevation
1/8" = 1'-0"



③ North Elevation
1/8" = 1'-0"

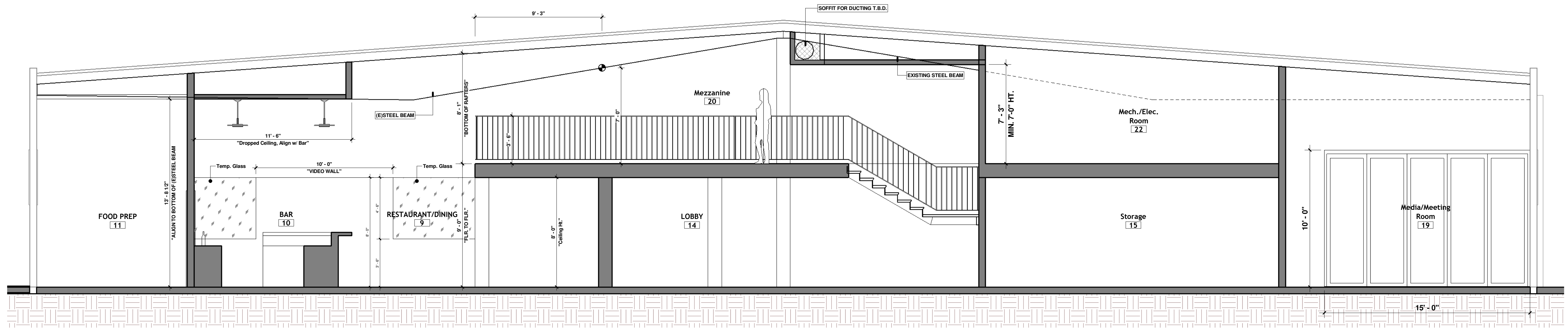


④ East Elevation
1/8" = 1'-0"

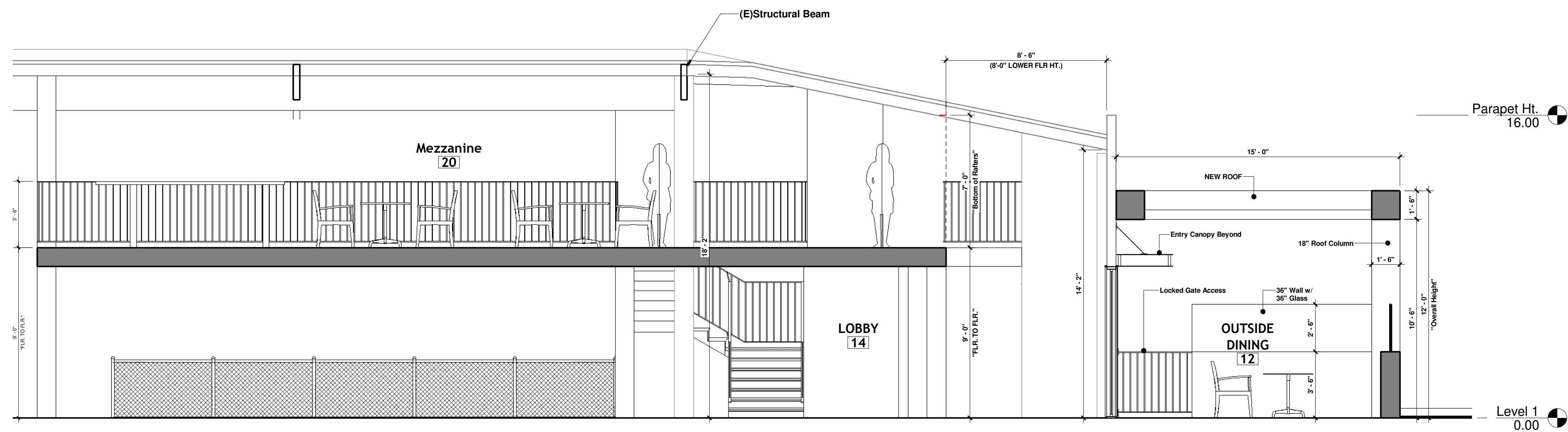


① West Elevation
1/8" = 1'-0"

No.	Description	Date



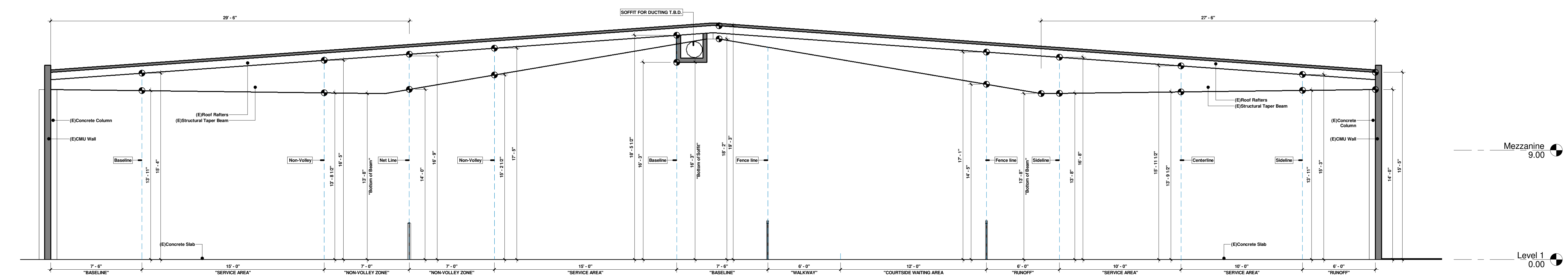
2 Section - Building
1/4" = 1'-0"



1 Section - Mezzanine
1/4" = 1'-0"

No.	Description	Date

No.	Description	Date	Author	Checked by	Checker



1 Building - Cross Section
1/4" = 1'-0"





