



**AGENDA**  
**CITY OF EL SEGUNDO**  
**PLANNING COMMISSION**  
**5:30 PM**  
**COUNCIL CHAMBER**  
**350 MAIN STREET**  
**EL SEGUNDO, CA 90245**  
**APRIL 24, 2025**

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**MEMBERS OF PLANNING COMMISSION**

Kevin Maggay, Chairperson  
Mario Inga, Vice Chairperson  
Mark Christian  
Melissa McCaverty  
Steve Taylor

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at [www.elsegundo.org](http://www.elsegundo.org) and additional copies will be available at the meeting.

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 portion of the Meeting. ***Additionally, members of 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 fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

***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.***

## CALL TO ORDER/ROLL CALL

## PLEDGE OF ALLEGIANCE

**PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total)** *Individuals who have received value of \$50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

### A. CONSENT

1. **Approve April 10, 2025 Planning Commission Meeting Minutes**

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Recommendation - Approve April 10, 2025 Planning Commission Meeting Minutes.

2. **Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption at an Existing Restaurant operating at 747 N Douglas Street. (Environmental Assessment No. EA-1383, and Administrative Use Permit No. AUP 25-01).**

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Recommendation -

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1383 and Administrative Use Permit No. AUP 25-01.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).
3. Alternatively, discuss and take other action related to this item.

### B. PUBLIC HEARINGS

### C. NEW BUSINESS

3. **Open Meeting and Ethics Primer**

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Recommendation -

1. Receive and file the presentation.

4. **Consideration of a Live/Work Preference Policy for New Affordable Housing Projects in the City of El Segundo**

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Recommendation -

- 
1. Adopt Resolution No. 2964, recommending City Council adopt a live/work preference policy for new city assisted affordable housing projects in the City of El Segundo.
  2. Find that the Resolution is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15061 (b)(3).
  3. Alternatively, discuss and take other action related to this item.

**D. UNFINISHED BUSINESS**

**E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR**

**F. REPORTS - COMMISSIONERS**

**G. REPORTS – CITY ATTORNEY**

**ADJOURNMENT**

POSTED:

DATE: April 18, 2025

TIME: 9:00 P.M.

BY: Jazmin Farias, Assistant Planner



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

**April 10, 2025**

**CALL TO ORDER**

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

**ROLL CALL**

Absent: Chair Maggay  
Present: Vice Chair Inga  
Present: Commissioner Christian  
Present: Commissioner McCaverty  
Present: Commissioner Taylor

Also present: Michael Allen, AICP, Community Development Director  
Also present: Eduardo Schonborn, AICP, Planning Manager  
Also present: Joaquin Vazquez, City Attorney  
Also present: Venus Wesson, Sr. Admin Specialist

**PLEDGE OF ALLEGIANCE**

Vice Chair Inga led the pledge.

**PUBLIC/WRITTEN COMMUNICATIONS**

None.

**A. CONSENT**

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

- March 27, 2025

**MOTION:** Approve the minutes.

**Moved by Commissioner Taylor, second by Commissioner McCaverty.  
Motion carried, 4-0, by the following vote:  
Ayes:** Inga, Christian, McCaverty, and Taylor

**B. NEW PUBLIC HEARINGS**

**C. NEW BUSINESS**

## **2. Presentation of Community Development Department Structure and Functions**

Planning Manager Eduardo Schonborn provided an overview of the Community Development Department, including how Planning interacts with other divisions within the department, typical planning applications, and the role of the Planning Commission.

- Commissioner Christian asked for clarification regarding Administrative Use Permits (AUP) and wanted to know if the decision is made by the Director, then why have the items come before the Planning Commission. Eduardo and City Attorney Joaquin Vazquez shared that the items come before the Planning Commission as a receive and file item and the item does not need to be pulled for discussion unless a commissioner decides to pull the item to discuss the matter.

**MOTION:** A motion was not required as the presentation did not require an action to be taken from the Planning Commission.

## **3. Land Use Element Primer and Selection of Planning Commissioners to Serve on the General Plan Land Use Element Technical Advisory Committee.**

Community Development Director Michael Allen provided a brief overview of what the General Plan Land Use Element is and what the General Plan Land Use Element Technical Advisory Committee (TAC) would participate in. In summary, the document dictates how a city will grow physically, economically, environmentally and it shapes the characteristics of the community. It also dictates future investments in infrastructure, open space, services and has a ripple effect on other General Plan Elements. The TAC will be an advisory body purposes only, where policy direction and guidance will be requested.

- Commissioner Christian volunteered to be the primary representative for the advisory committee. Consensus was provided.
- Commissioners provided consensus for Vice Chair Inga to be the backup for the advisory committee.

**MOTION:** Designate Commissioner Christian as the primary representative for the TAC and Vice Chair Inga as the backup representative.

**Moved by Vice Chair Inga, second by Commissioner McCaverty.**

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

**Ayes:** Inga, Christian, McCaverty, and Taylor

## **D. UNFINISHED BUSINESS**

None.

**E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE**

Michael shared an update regarding the ADU preapproved plans webpage is now live on the City’s website. In summary, if an architect is interested in participating in the program they could design a template for an ADU that would go through the plan check process and if approved a resident who is interested in building an ADU can pick that ADU plan from the website and it will facilitate a faster and cheaper process for the ADU.

**F. REPORTS – PLANNING COMMISSIONERS**

- Commissioner Christian welcomed Commissioners McCaverty and Taylor to the team.
- Vice Chair Inga wished everyone a Happy Easter and Passover.

**G. REPORTS – CITY ATTORNEY**

Joaquin shared that an ethics training and AB 1234 needs to be completed within one year from being sworn in and after that every two years. In the next week or so the City Clerk will mail out a notice with the link for the training and he will be presenting a brief presentation on this matter at the next meeting.

**ADJOURNMENT** — the meeting adjourned at 6:40 p.m.  
The next meeting is scheduled for April 24, 2025 at 5:30 p.m.

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Michael Allen, Community Development Director

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Kevin Maggay, Planning Commission Chair



## Planning Commission Agenda Statement

Meeting Date: April 24, 2025

Agenda Heading: CONSENT

Item Number: A.2

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### TITLE:

Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption at an Existing Restaurant operating at 747 N Douglas Street. (Environmental Assessment No. EA-1383, and Administrative Use Permit No. AUP 25-01).

### RECOMMENDATION:

1. Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1383 and Administrative Use Permit No. AUP 25-01.
2. Find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).
3. Alternatively, discuss and take other action related to this item.

### FISCAL IMPACT:

None.

### BACKGROUND:

On August 11, 2016, the Planning Commission approved Environmental Assessment No. EA-1159 and Conditional Use Permit No. CUP 16-04 allowing a 617 square-foot outdoor dining area for a restaurant (Lisa's Bon Appetit) at the subject property. The Planning Commission also received and filed the Community Development Director's determination approving Administrative Use Permit No. AUP 16-07 for a Type 41 ABC license for on-site sale and consumption of beer and wine at the restaurant. The restaurant ceased operation at the site in 2019. In 2021, a bakery began operating at the subject location, but did not obtain or maintain the previously approved Type 41 ABC license. Consequently, the ABC License expired after two years. After the bakery closed, The Second Wind Restaurant took over the tenant space and has operated

**EA-1383 and AUP 25-01**  
**Beer and Wine at an Existing Restaurant**  
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since September 2024.

On February 10, 2025, the applicant (Theo Shio) applied for Environmental Assessment No. EA-1383 and Administrative Use Permit No. AUP 25-01 to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) to both indoor and outdoor dining areas at the existing restaurant ("The Second Wind"). After the submittal of additional information, the Community Development Director conditionally approved the AUP on April 17, 2025.

**DISCUSSION:**

**Site Description**

The subject site is located in the retail portion of the Elevon Project within the Corporate Campus Specific Plan (CCSP) area. The site is developed with a variety of commercial uses, including office, retail, service, medical, and restaurant uses that are contained within multiple buildings and parcels throughout the Elevon Project. The restaurant occupies 3,390 square feet of an existing 5,322 square-foot building on a 27,676 square-foot lot containing 34 parking spaces. The existing 617 square-foot outdoor dining area is located on the southwest side of the restaurant.

**Project Description:**

The proposed project includes on-site sale of beer and wine for on-site consumption at an existing restaurant that is operating at the site. Alcohol service is proposed to both the 842 square-foot interior dining area, and the 617 square-foot outdoor dining area. As a result, the proposed project requires the approval of an AUP for the alcohol service to both the indoor dining area and outdoor dining area for the restaurant.

**Administrative Use Permit 25-01**

In accordance with the CCSP, an Administrative Use Permit is required to allow alcohol service at restaurants within the specific plan area. As indicated above, the Community Development Director conditionally approved the AUP on April 17, 2025.

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.*

Noted in the attached approval letter, the Director determined that the findings listed above can be made to support approval for the amendments to the AUP, allowing the onsite sale and consumption of beer and wine to both the indoor and outdoor dining areas for the restaurant.

The subject site is in the Corporate Campus Specific Plan (CCSP). The site is developed with office, retail, service, medical, and restaurant uses and the proposal provides an amenity to the existing restaurant. The CCSP allows a mix of office, restaurant, research and development, light industrial/manufacturing, laboratories, web hosting, technology-related telecommunications and web hosting facilities, hotel/conference centers with appurtenant restaurant, retail, medical, and recreational uses. The proposed ancillary alcohol service for the restaurant is consistent with the goals of the CCSP, and is compatible with adjacent commercial uses in the immediate vicinity. The restaurant will obtain and operate with a Type 41 ABC license and food will be available when alcohol is sold.

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 subject 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 April 17, 2025. The Director concluded that the project is appropriate for the location and will not operate in a manner 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 § 15301 as a Class 1 categorical exemption (Existing Facilities) since the proposed project involves a minor modification to the operation of an existing restaurant to include the sale of alcohol for on-site

**EA-1383 and AUP 25-01**  
**Beer and Wine at an Existing Restaurant**  
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consumption in both the indoor and outdoor dining areas.

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Maria Baldenegro, Assistant Planner

**REVIEWED BY:**

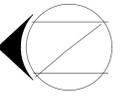
Eduardo Schonborn, AICP, Community Development Director

**APPROVED BY:**

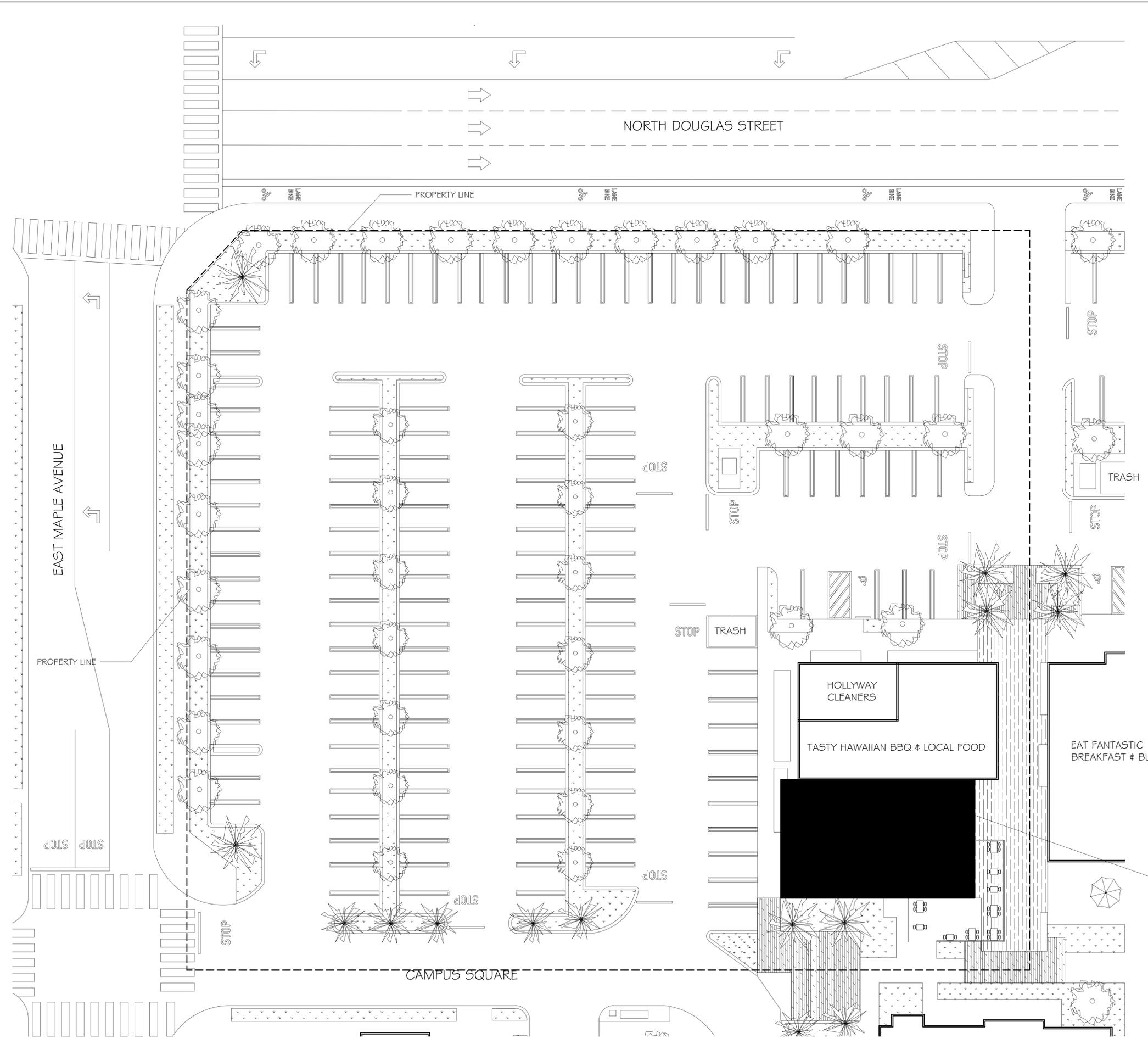
Michael Allen, AICP, Community Development Director

**ATTACHED SUPPORTING DOCUMENTS:**

1. The Second Wind SITE PLAN
2. The Second Wind FLOOR PLAN



# THE SECOND WIND



### BUILDING INFORMATION

PROJECT ADDRESS:  
747 N DOUGLAS ST  
EL SEGUNDO, CA 90245

### PARKING INFORMATION

ON SITE PARKING: 175

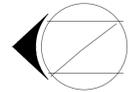
### LEGAL INFORMATION

BUILDING AREA: 4,880 SQ FT  
SITE AREA: 27,660 SQ FT  
APN/PARCEL ID: 4138031051  
PROPERTY CLASS: STORE - ONE STORY (1100)  
ZONING: CORPORATE CAMPUS SPECIFIC PLAN (CCSP)  
LEGAL DESCRIPTION: TR=72287 LOT 22 COMMERCIAL UNIT A (AIRSPACE AND 1/3 INT IN COMMON AREA)

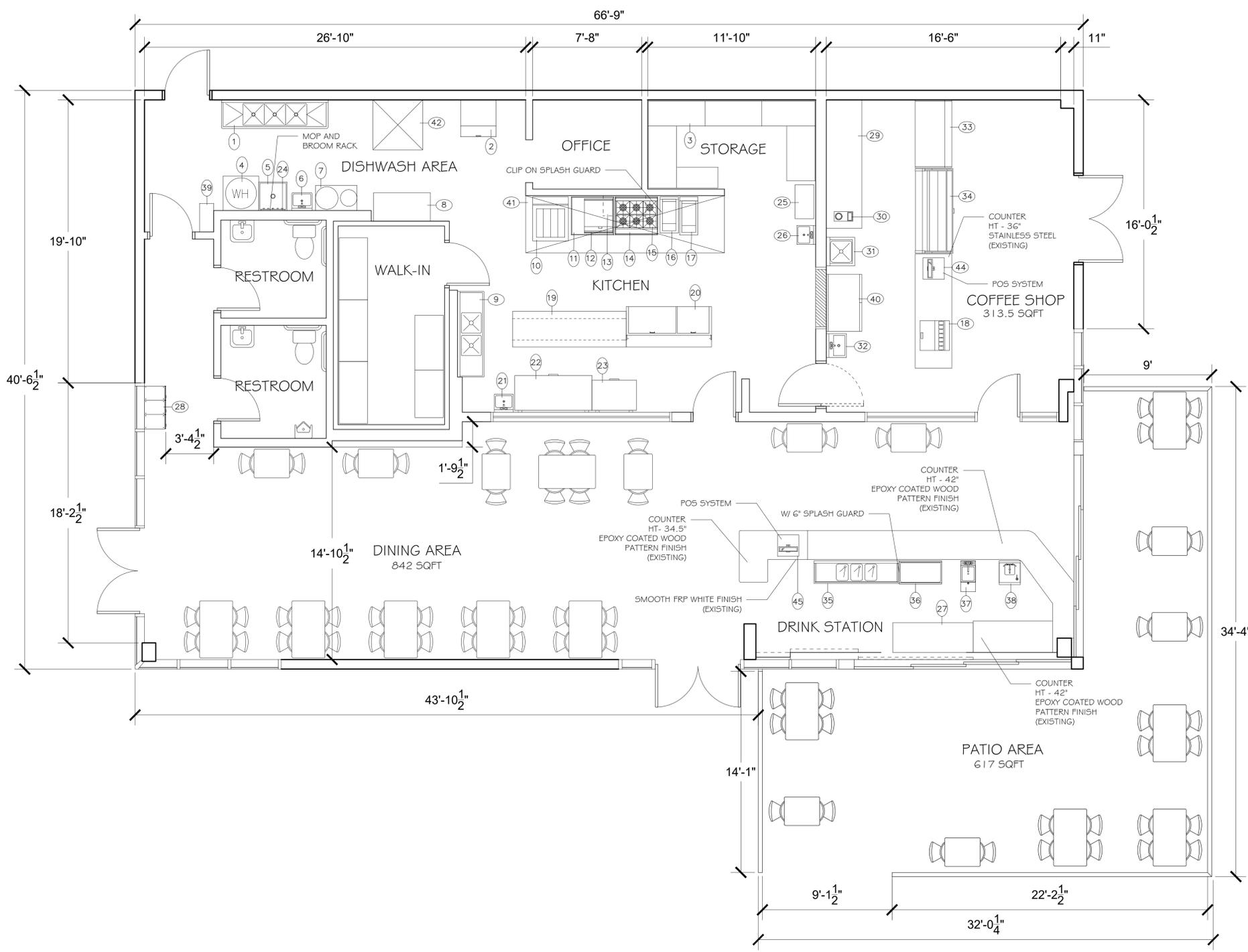
THE SECOND WIND  
747 N DOUGLAS ST  
EL SEGUNDO, CA 90245  
1 STORY COMMERCIAL  
1,703 SQ FT



PROGRAM ELEMENT:	1703 - RESTAURANT (2,000-3,999 SF)
OWNER / REQUESTER:	THEO SHIO
DBA:	THE SECOND WIND
ADDRESS:	747 N DOUGLAS ST EL SEGUNDO, CA 90245
SCALE:	1/16" = 1'-0"
DATE:	11/01/24
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	A8



# THE SECOND WIND



EQUIPMENT SCHEDULE				
#	EQUIPMENT	MANUFACTURER MODEL NO.	NOTE	X
1	3-COMPARTMENT SINK 18X18X12"	STELTON - 522C531016LK	2 - 1" DRAIN BOARDS	EXISTING
2	ICE-O-MATIC 30" AIR COOLED HALF DICE CUBE ICE MACHINE	MODEL NO. CIM0330HA	ICE STORAGE BIN - 334 LB.	EXISTING
3	CAMSHELVING UNITS	CAMBRO	CAMGUARD ANTIMICROBIAL SHELF PALTES	EXISTING
4	COMMERCIAL GAS WATER HEATER	MODEL NO. UG5100H1993N SERIAL NO. PK404122G1	199,999 BTU	EXISTING
5	24" WHITE FIBERGLASS MOP SINK	MUSTEE MODEL 63M	FLOOR-MOUNTED W/ VACUUM BREAKER FAUCET	EXISTING
6	WALL-MOUNTED HAND SINK 17X15"	SANI-LAV 707F	GOOSENECK FAUCET W/ 6" SPLASH GUARD	EXISTING
7	WATER SOFTENER	MODEL NO. WS-5812		EXISTING
8	STAINLESS STEEL WORK TABLE 24X48"	REGENCY 18-GAUGE 304		EXISTING
9	FOOD PREPARATION SINK 2-COMPARTMENT 17X17X12"	REGENCY 18-GAUGE 2 COMP	2 - 1" DRAIN BOARDS	EXISTING
10	DONUT FRYER 24X24"	BELSHAW 724CG-120V/NG		EXISTING
11	REFRIGERATED CHEF BASE	TRUE TRCB-3G-HC	36 3/4" WITH 2 DRAWERS	EXISTING
12	24" COUNTERTOP GAS GRIDDLE	AVENTCO CAG-24TG	THERMOSTATIC CONTROLS - 70,000 BTU	EXISTING
13	THERMO FOOD FINISHER	HATCO TFM36-3900		EXISTING
14	REFRIGERATED CHEF BASE	TRUE TRCB-3G-HC	36 3/4" WITH 2 DRAWERS	EXISTING
15	36" - 6 BURNER COUNTERTOP	AMERICAN RANGE AR-HP-36-G	192,000 BTU	EXISTING
16	FLOOR FRYER	VULCAN LG300-1	W/ CLIP ON SPLASH GUARD 90,000 BTU	EXISTING
17	FLOOR FRYER	PITCO 35C+5	90,000 BTU	EXISTING
18	SODA DISPENSER MACHINE	REYNOLDS 166564102	W/ DROP IN ICE BIN	EXISTING
19	STAINLESS STEEL WORK TABLE 30X96"	REGENCY 18-GAUGE 304	WITH OVERSHELF 18"X96"	EXISTING
20	TOP REFRIGERATED SANDWICH PREP TABLE	TRUE TFP-72-30M	72" - 3 DOOR	EXISTING
21	WALL-MOUNTED HAND SINK 17X15"	SANI-LAV 707F	GOOSENECK FAUCET W/ 6" SPLASH GUARD	EXISTING
22	CHEST FREEZER 18CUFT	ULTRA-CF-18	W/ CASTERS WHEEL	EXISTING
23	CHEST FREEZER 8 CUFT	ULTRA-CF-8	W/ CASTERS WHEEL	EXISTING
24	MOP AND BROOM BRACKET	UNGER INDUSTRIAL 964770		EXISTING
25	SODA BOX RACK	MULTIPLEX SERVID 020008231 6- PUMP	ETL	EXISTING
26	WALL-MOUNTED HAND SINK 17X15"	SANI-LAV 707F	GOOSENECK FAUCET W/ 6" SPLASH GUARD	EXISTING
27	60" BAR REFRIGERATOR	EVEREST EBB63G-24		EXISTING
28	LOCKERS 18X36"	ULINE SIX TIER LOCKERS		EXISTING
29	STAINLESS STEEL CABINET 30X102"	REGENCY UC8H3096SE	STAINLESS STEEL	EXISTING
30	COFFEE BREWER	BUNN 33200.0015	NO WATER LINE/ POUR OVER MODEL	NEW
31	DUMP SINK 18X18X12"	STELTON 522C531106FW		NEW
32	WALL-MOUNTED HAND SINK 20X17 1/2"	SANI-LAV 707F	GOOSENECK FAUCET W/ 6" SPLASH GUARD	EXISTING
33	57" REFRIGERATED BAKERY DISPLAY CASE	LEADER HBK57	SELF CONTAINED DRAINAGE	EXISTING
34	HORIZONTAL OPEN AIR COOLER	STRUCTURAL CONCEPTS C033K-F9	SELF CONTAINED DRAINAGE	EXISTING
35	3 BOWL UNDERBAR SINK 18X36"	REGENCY 600B31014219	2 - 1" DRAIN BOARDS	EXISTING
36	UNDERBAR ICE BIN 18X36"	REGENCY 600IB83G	WITH SLIDING LID	EXISTING
37	BLENDER STATION 18X23"	ADVANCE TARC05L-RS-1.2	WITH DUMP SINK AND FAUCET	EXISTING
38	UNDERBAR HAND SINK 20X18"	REGENCY 60B11014K	WITH SOAP AND TOWEL DISPENSER	EXISTING
39	CHEMICAL SHELF 12X24K"	REGENCY 460C1224KM54		NEW
40	WORKTOP REFRIGERATOR 48X30"	AVANTCO AWMT-48R-HC	W/ 3/2" BACKSPLASH	NEW
41	TYPE 1 COMMERCIAL KITCHEN HOOD SYSTEM	NE METAL	14'-0" X 4'-0"	EXISTING
42	TYPE 2 HEAT AND FUME REMOVAL HOOD SYSTEM	CAPTIVEAIRE	3'-6" X 3'-6" DISHWASHER REMOVED	EXISTING
43	MAKEUP AIR LOUVERS	CAPTIVEAIRE	2'-0" X 2'-0"	EXISTING
44	POS SYSTEM		POSITION	
45	POS SYSTEM		POSITION	

ROOM	AREA	SEATS
DINING AREA	842	40
DRINK STATION	215	
COFFEE SHOP	313.5	
KITCHEN	383	
STORAGE	78	
OFFICE	48	
DISHWASH AREA	225	
WALK-IN	104	
RESTROOM	112	
PATIO AREA	617	28
OTHER	321	
<b>TOTAL</b>	<b>3390</b>	<b>64</b>

NO.	DESCRIPTION	CONTENTS
A1	FLOOR PLAN	EQUIPMENT SCHEDULE AREA SUMMARY TABLE FINISH SCHEDULE
A2	LIGHT PLAN	SWITCH AND LIGHT
A3	ELECTRICAL PLAN	OUTLET ELECTRICAL PANEL
A4	DRAINAGE LAYOUT PLAN	FLOOR DRAIN FLOOR SINK EQUIPMENT DRAIN
A5	CEILING PLAN	CEILING LIGHT POSITION CEILING MATERIALS LIGHT FIXTURES
A6	HOOD AND AC PLAN	EXHAUST HOOD SPECIFICATION CFM CALCULATION MAKE UP AIR POSITION HOOD DIAGRAM
A7	DOOR AND WINDOW PLAN	DOOR SCHEDULE WINDOW SCHEDULE

	FLOORS	BASE COVING	WALLS	CEILING
COFFEE AREA	TROWELED EPOXY FLOOR - SMOOTH	CONTINUOUS SMOOTH EPOXY FLOORING 6" UP TO THE WALL	CERAMIC TILES	GYPSUM BOARD CEILING - SEMI-GLOSS PAINT
BAR AREA	TROWELED EPOXY FLOOR - SMOOTH	CONTINUOUS SMOOTH EPOXY FLOORING 6" UP TO THE WALL	GYPSUM BOARD SMOOTH SEMI-GLOSS WHITE	GYPSUM BOARD CEILING - SEMI-GLOSS PAINT
BATHROOM	SEALED CONCRETE - SMOOTH	6" CERAMIC TILES	GYPSUM BOARD SMOOTH SEMI-GLOSS WHITE	GYPSUM BOARD CEILING - SEMI-GLOSS PAINT
WALK-IN REFRIGERATOR	TROWELED EPOXY FLOOR - SMOOTH	CONTINUOUS SMOOTH EPOXY FLOORING 6" UP TO THE WALL	COATED INSULATED METAL WALL PANEL	COATED INSULATED METAL WALL PANEL
KITCHEN AND DISHWASHING AREA	TROWELED EPOXY FLOOR - SMOOTH	CONTINUOUS SMOOTH EPOXY FLOORING 6" UP TO THE WALL	CERAMIC TILES	DROP CEILING MINERAL FIBER SMOOTH - WHITE



PLAN CHECK NUMBER:  
SRO385693

PROGRAM ELEMENT:  
1703 - RESTAURANT  
(2,000-3,999 SF)

OWNER / REQUESTER:  
THEO SHIO

DBA:  
THE SECOND WIND

ADDRESS:  
747 N DOUGLAS ST  
EL SEGUNDO, CA 90245

SCALE:  
1/4" = 1'0"

DATE:  
03/27/25

SHEET TITLE:  
FLOOR PLAN

SHEET NUMBER:  
**A1**



## **Planning Commission Agenda Statement**

**Meeting Date:** April 24, 2025

**Agenda Heading:** NEW BUSINESS

**Item Number:** C.4

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### **TITLE:**

Consideration of a Live/Work Preference Policy for New Affordable Housing Projects in the City of El Segundo

### **RECOMMENDATION:**

1. Adopt Resolution No. 2964, recommending City Council adopt a live/work preference policy for new city assisted affordable housing projects in the City of El Segundo.
2. Find that the Resolution is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15061 (b)(3).
3. Alternatively, discuss and take other action related to this item.

### **FISCAL IMPACT:**

None.

### **BACKGROUND:**

In accordance with California law, the City of El Segundo ("City") is required to prepare a Housing Element for its general plan every 8 years. The current planning cycle runs from October 15, 2021, through October 15, 2029 for jurisdictions within the Southern California Association of Governments ("SCAG").

On February 1, 2022, City Council adopted El Segundo's 6th Cycle Housing Element, which included a commitment to develop an Affordable Housing Strategic Plan (AHSP) under Program Four of the Housing Element. To facilitate community and stakeholder engagement, a public workshop and study session with the City's Planning Commission was conducted on March 24, 2022. This session provided the Commission and the public with an opportunity to review and provide input on the draft AHSP.

City Council reviewed the draft AHSP and Planning Commission recommendations on June 21, 2022, and provided feedback to staff regarding their preferred proposed affordable housing programs. Staff incorporated this feedback into the final AHSP, which was subsequently adopted by the City Council on December 19, 2023. The AHSP includes a total of ten policies, programs, and funding strategies intended to encourage the creation of affordable housing within the city and further implement housing element policies and goals. Subsequently, the City retained RSG, Inc. on July 15, 2024, to provide on-call housing consulting services.

During the January 23, 2025, Planning Commission meeting, Staff and RSG held an affordable housing strategic plan study session in which they presented potential funding opportunities identified to date to help subsidize the costs of affordable housing development, and presented considerations for the development of an affordable housing local preference policy to further support the City's housing objectives. The Commissioners asked staff to look further into a tenant preference policy, providing additional considerations related to additional preference for public safety and school district employees, distance criteria, and the appropriate percentage of units set aside for "local preference."

## **DISCUSSION:**

Prioritization of the development of a local preference policy for city-assisted affordable housing projects stems from concern that lower-income individuals residing in El Segundo experience displacement pressure due to increasing housing prices and need access to housing that is affordable as properties are redeveloped. The City Council prioritized the establishment of a Live/Work Preference Policy ("Policy") in the AHSP, which would require that city-assisted affordable housing projects provide local priority preference for applicants who live or work in El Segundo. The Policy's intent is to preserve a certain percentage of affordable housing units for local preference, and to support access to housing for those facing risk of displacement to remain in the community.

### Local Tenant Preferences:

- Percentage of Units: 15% of the deed-restricted affordable rental units must prioritize certain applicants, with these preferences applying both at the initial lease-up.
- Applicant Preferences:
  - Local Residency: Preference is given to applicants with at least one member who lives in El Segundo.
  - Local Employment: Applicants with at least one member working or who have a job offer within El Segundo, with additional priority for public safety

personnel, teachers in the El Segundo Unified School District, and City of El Segundo employees.

- Education or Job Training: Applicants with at least one member involved in education or job training in El Segundo.

Implementation:

- Affordable housing agreements must include provisions for these preferences.
- The project owner is responsible for enforcing this policy throughout the affordability period, including:
  - Marketing the preference units with eligibility criteria.
  - Maintaining a list of eligible applicants and ensuring compliance with preference requirements.
  - Offering Preference Units on a first-come, first-served basis if multiple applicants are equally eligible.

Limitations:

- This policy applies only when other funding sources or regulations don't prohibit it.
- It must comply with federal and state fair housing laws.

Decision Points

- Should the Policy only apply to affordable rental projects, or should it also include affordable ownership?
- Should the Policy specify the types of public safety personnel (police, fire, EMTs, paramedics, etc.) in the Policy. If public safety personnel are not defined, then it will be up to the owners to formulate the definition.
- Does the teacher preference apply only to those working in ESUSD, Weisburn School District, or any school district? Should the Policy also consider whether this applies to any employee employed by a school district (teacher aids, janitors, etc.) or only teachers?

**April 24, 2025**

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**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Agnes Ho, Administrative Analyst

**REVIEWED BY:**

Michael Allen, Community Development Director

**APPROVED BY:**

Michael Allen, Community Development Director

**ATTACHED SUPPORTING DOCUMENTS:**

1. Reso No. 2964

**RESOLUTION NO. 2964**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT  
A LIVE/WORK PREFERENCE TENANT POLICY FOR NEW  
AFFORDABLE CITY-ASSISTED HOUSING IN THE CITY OF EL  
SEGUNDO**

**(ENVIRONMENTAL ASSESSMENT NO. 1389)**

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

SECTION 1: The Planning Commission finds and declares that:

- A. In accordance with California law, the City of El Segundo (“City”) is required to prepare a Housing Element for its general plan every 8 years. The current planning cycle runs from October 15, 2021, through October 15, 2029 for jurisdictions within the Southern California Association of Governments (“SCAG”).
- B. On February 1, 2022, the City Council initially adopted El Segundo’s 6<sup>th</sup> Cycle Housing Element, which articulated the City’s commitment to adopting an Affordable Housing Strategic Plan (“AHSP”).
- C. On December 19, 2023, the City adopted its AHSP, which includes a total of ten policies, programs, and funding strategies created to encourage the creation of affordable housing within the city and further implement housing element goals.
- D. The City Council prioritized the establishment of a Live/Work Preference Policy (“Policy”) in the AHSP, which would require that affordable housing agreements for new affordable housing rental units provide local priority preference for applicants who live or work in El Segundo. The Policy’s intent is to remedy or mitigate the displacement and gentrification impacts that may result from development activities.
- E. During the January 23, 2025, Planning Commission meeting, Staff and RSG held an affordable housing strategic plan study session in which they presented potential funding opportunities identified to date to help subsidize the costs of affordable housing development and presented considerations for the development of an affordable housing local preference policy to further support the City’s housing objectives. The Commissioners asked staff to look further into a tenant preference policy.
- F. This Resolution and its findings are made based upon the evidence presented to the Commission at its April 24, 2025, hearing including, without limitation, the staff report submitted by the Community Development Department and the totality of the evidence in the administrative record.

SECTION 2: Findings and Conclusions. The Planning Commission finds that the Policy aligns with the Housing Element and adopted AHSP and has the potential to ensure local residents and workers benefit from new affordable housing opportunities in the City of El Segundo.

SECTION 3: Environmental Assessment. Based on the facts set forth in Section 2, and on the evidence in the record as a whole, the Planning Commission finds and determines that as a policy document, there is no substantial evidence that the proposed project will have a significant effect on the environment, cumulative or otherwise. The proposed Policy does not modify or affect any allowable use or development standard with the City. Future development will require independent environmental assessment at time of implementation. Accordingly, adoption of this Resolution is exempt from further review under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines § 15061(b)(3), since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4: Recommendations. The Planning Commission recommends that the City Council adopt the Ordinance attached as Exhibit "A" which would implement the Zone Text Amendment.

SECTION 5: Reliance on Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: Limitations. The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 7: This Resolution will remain effective unless and until superseded by a subsequent resolution.

SECTION 8: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

PASSED AND ADOPTED this 24th day of April 2025.

\_\_\_\_\_  
Kevin Maggay, Chair  
City of El Segundo Planning Commission

ATTEST:

\_\_\_\_\_  
Michael Allen, Secretary and  
Community Development Director

Maggay -  
Inga -  
Christian -  
McCaverty -  
Taylor -

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

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

## Exhibit “A”

### Live/Work Preference Policy for New Affordable Housing in the City of El Segundo

#### I. Definitions

- A. “Affordable Housing” shall mean deed-restricted residential property where the rent is limited to no more than affordable rent, as such term is defined in California Health & Safety Code Section 50053, or the housing cost is limited to no more than affordable housing cost, as such term is defined in California Health & Safety Code Section 50052.5, for low and moderate income households whose gross income does not exceed 120 area median income for the County of Los Angeles, adjusted for family size.
- B. “City-Assisted Affordable Housing Project” shall mean Affordable Housing that receives financing or ground lease property interest from the City of El Segundo for new construction or acquisition rehabilitation; or is required to provide Affordable Housing under a development agreement with the City of El Segundo.
- C. “Owner” shall mean any person or entity having a legal right of ownership or rights under a ground lease in real property, or entities responsible for the management and leasing of the property to residential tenants.
- D. “Preference Units” shall mean units within a City-Assisted Affordable Housing Project that are subject to preference requirements set forth in this Policy.

#### II. Tenant Preferences

- A. Owners of a City-Assisted Affordable Housing Project shall give preference in occupying, renting, or selling a percentage of their units. The preferences shall apply to 15% of the deed-restricted affordable units not otherwise designated for a set-aside population. Preference requirements for the Preference Units shall be required at initial lease-up or sale and continuing thereafter throughout the term of the affordability restriction.
- B. Owners of a City-Assisted Affordable Housing Project shall give preference to the following applicant households to the maximum extent allowed by law:
  - i. Applicants with at least one household member whose primary place of residence is in El Segundo.
  - ii. Applicants with at least one household member who works or who has received and accepted a bona fide offer of employment within El Segundo.

1. Additional preference will be given to applicant households with at least one household member who is employed as one of the following:
  - a. Public safety personnel, including but not limited to law enforcement, firefighters, emergency medical technicians, and paramedics
  - b. Employees of a school district
  - c. Employees of the City of El Segundo
- iii. Applicants with at least one household member who participates in an education or job training program located within the City of El Segundo.

### III. Implementation

- A. Affordable housing agreements for City-Assisted Affordable Housing Projects, including, but not limited to, a Development Agreement or Density Bonus Agreement, entered into with the Owner shall contain preference provisions consistent with this Policy.
- B. The Owner of a City-Assisted Affordable Housing Project shall be responsible for the initial and continuous implementation of the Policy throughout the term of the affordability restriction, including the following:
  - i. The Owner shall incorporate information about the Policy in marketing materials for the City-Assisted Affordable Housing Project, including documentation required by the Owner to qualify eligible applicants for the Preference Units. The marketing materials must not exclude individuals based upon their citizenship status (unless otherwise prohibited based upon funding source) and must allow alternative forms of documentation that establishes their residency and income.
  - ii. The Owner shall maintain a list of applicants who have filed a complete application for the Preference Units and who have incomes which would qualify them as an eligible tenant.
  - iii. The Owner shall determine eligibility for the preferences established by the Policy and offer to Preference Units in accordance with requirements set forth in the Policy.
    1. If multiple tenants are equally eligible and qualified to rent a Preference Unit, the Owner shall implement a lottery system based on the preference provisions consistent with this Policy to eligible Applicants.

IV. Limitations

- A. This Policy shall be applied only if and to the extent that other funding sources for the project do not prohibit the preference.
- B. This Policy shall be applied only if and to the extent that the program does not violate federal and state fair housing law.