

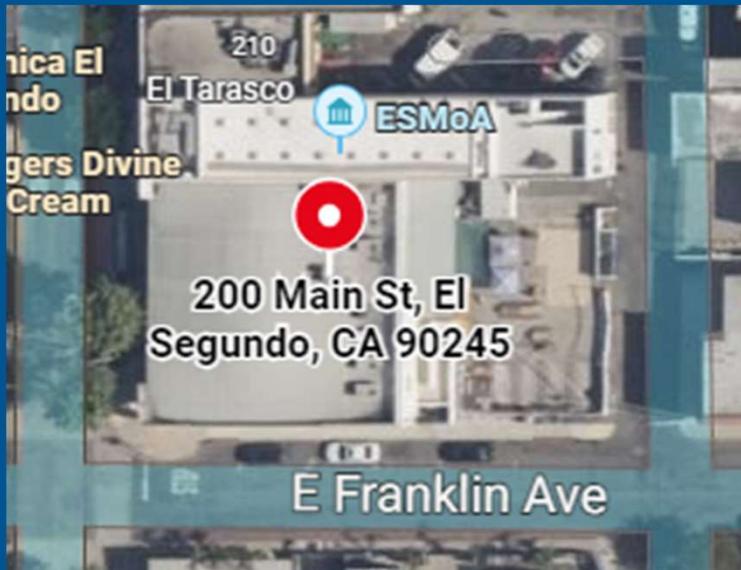


CITY OF
EL SEGUNDO

**EA-1166 Revision B
Administrative Use Permit
No. AUP 16-11 Revision B**

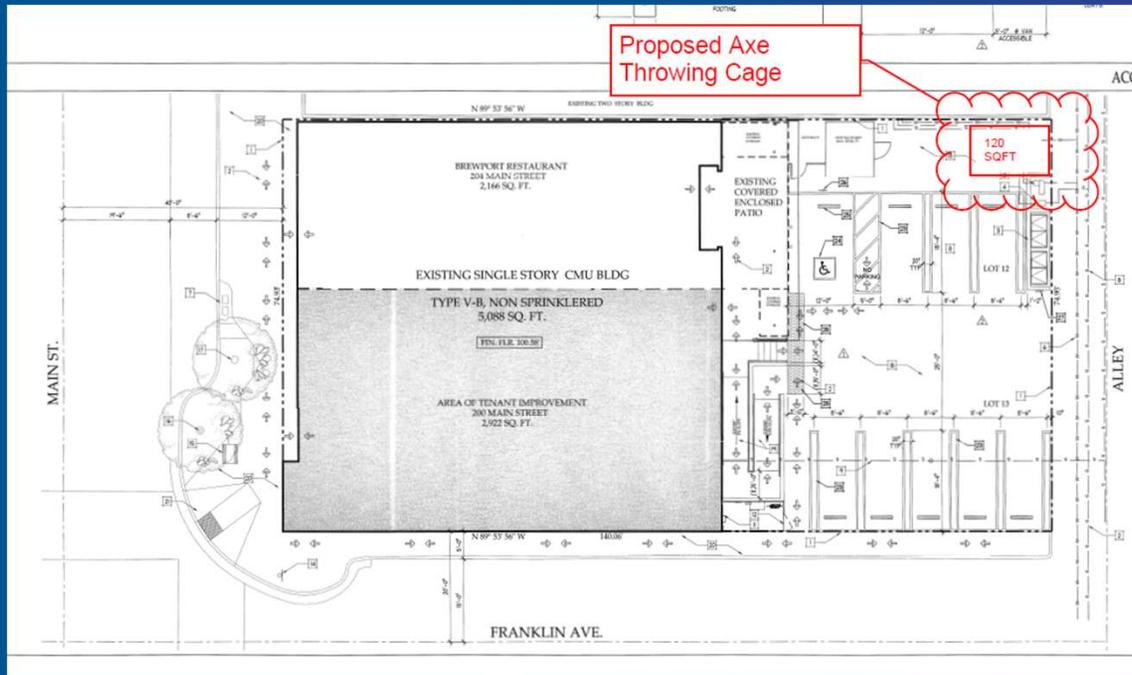
200 – 204 Main Street

Brewport Tap House:



- Downtown Specific Plan (DSP) Zone
- A 5,088 square-foot single-story building
- Hours of operation (dining and alcohol service):
 - 11am -12am Monday – Thursday
 - 11am – 1am Friday - Saturday
 - 9am – 12am Sunday
- Hours of operation (axe throwing cage):
 - 11am – 8pm Monday - Sunday

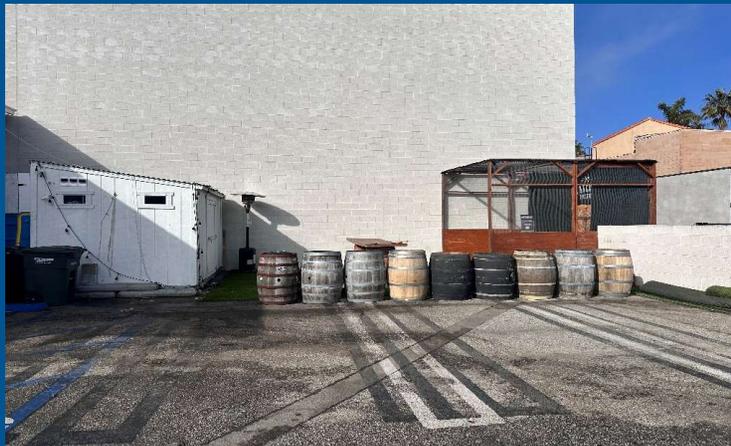
Administrative Use Permit (AUP) revision allows:



- On-site beer, wine, and distilled spirits (Type 47 ABC License) in one new outdoor accessory area:
 - 120 square-foot axe throwing cage

Outdoor Recreation Area

- Axe throwing cage
 - 120 square-foot
 - No outdoor dining is permitted in this accessory area
 - No amplified sound nor entertainment is permitted in this accessory area



4/23/2025

City of El Segundo | 350 Main St. El Segundo, CA 90245

Public Comment: Noise Concern

- Decibel reading (dBA measurement) concluded that:
 - The duration of the noise lasts for less than 2 seconds
 - Ambient noise level up to 68 dBA
 - Axe throwing cage noise level up to 72.9 dBA
- Per ESMC § 7-2-3:
 - No more than 8 dBA (“a” weighted sound level) above the ambient noise level for commercial/industrial properties is permitted

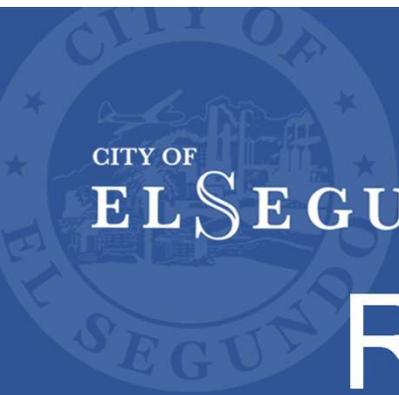


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Questions?

Thank you.





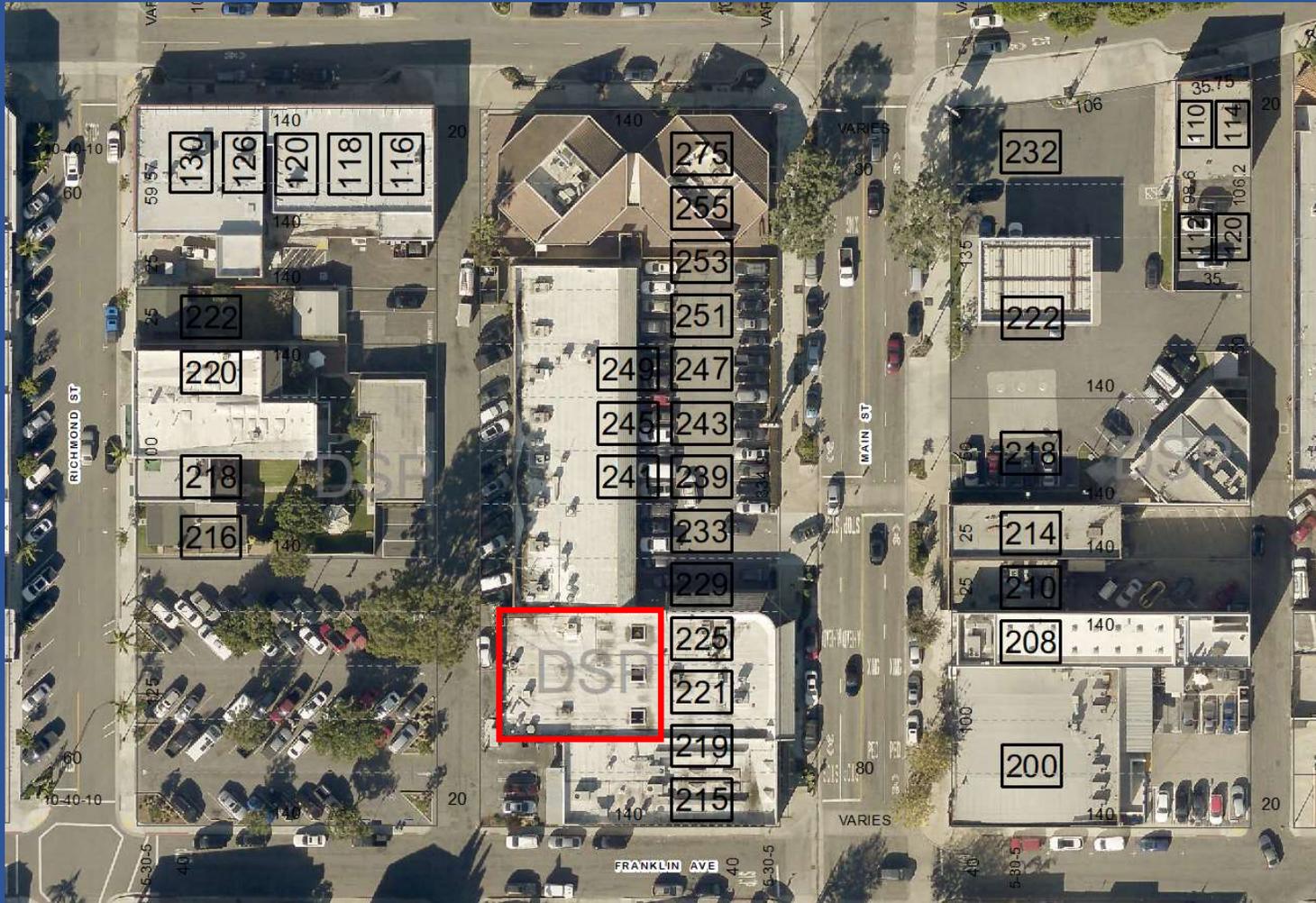
CITY OF
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Revision A to AUP 20-03, and DDR 24-01

Expansion of Alcohol Service and Outdoor Dining
Design for: **“Jame Restaurant.”**

239-241 Main Street

Aerial View of Site



4/23/2025

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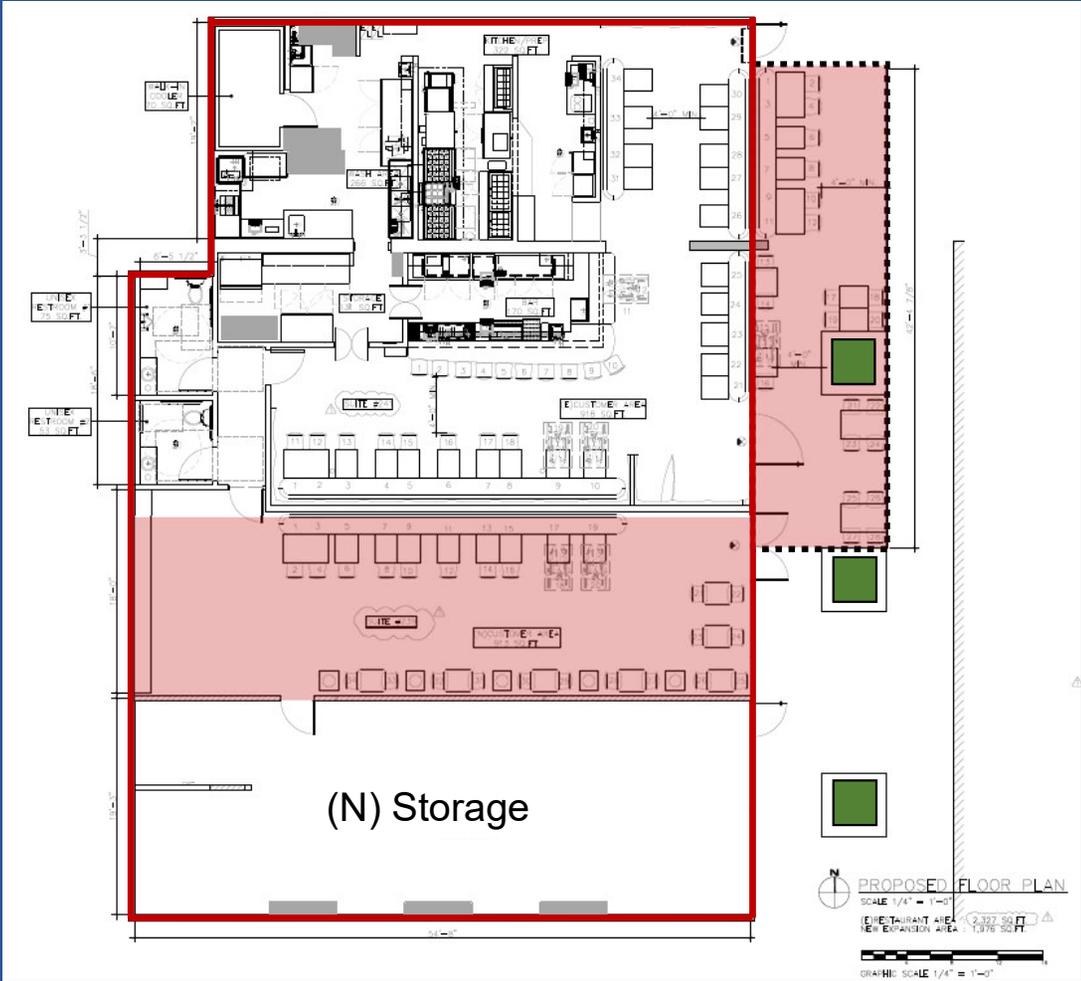
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Project Description:

1. An AUP to allow the expansion of alcohol service (Type 47 ABC License) to both the indoor and outdoor dining area additions of the Restaurant.
2. A DDR for the expansion to the outdoor dining area under the breezeway.
3. Food service will be available during the hours of operation of the restaurant.

Floor Plan



4/23/2025



Required Findings for an AUP:

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.
5. The applicant currently has an active Type 47 ABC License.

Required Findings for Outdoor Dining Design:

- 1. The project design is consistent with the goals, policies, and objectives of the General Plan and the Downtown Specific Plan.*
- 2. The project design substantially complies with the development standards and guidelines in Chapter 2 of the Downtown Specific Plan.*

Recommendation:

Receive and File the Director's decision conditionally approving Revision A to Environmental Assessment No. EA-1295, Downtown Design Review No. DDR 24-01, and Administrative Use Permit No. AUP 24-01.



CITY OF
EL SEGUNDO

General Plan and Housing Element

Annual Progress Reports

Background

State Law requires local governments to report annually on:

1. General Plan Implementation and
2. Housing Element Progress

The reports are due each year by April 1st

General Plan Implementation

- State Law does not provide guidance on the contents
- The City's report contains two main components:
 - Community Development Department activity update
 - Progress on each General Plan Element

Community Development Activity

- 1,646 persons assisted at the counter
- 1,075 building permits issued (28 residential units)
- 3,518 inspections completed
- 25 planning entitlement applications processed
- 15 Planning Commission meetings conducted
- 428 Code violation cases initiated

General Plan Element Progress

- The General Plan contains the 10 following elements

1. Land Use

2. Circulation

3. Housing

4. Conservation

5. Public Safety

6. Noise

7. Open Space

8. Air Quality

9. Economic Development

10. Hazardous Materials and
Waste Management

General Plan Element Progress

- Land Use Element
 - Housing Element rezoning (Mixed-Use and Housing Overlays)
 - Downtown Specific Plan Update
 - Zoning Code text amendments
 - Land Use Element update
- Circulation Element
 - 0.2-mile bike path (El Segundo Blvd.)
 - 5.2 miles of bike lanes (multiple streets)
 - 2.46 miles of bike routes
 - Nash Street Extension

Housing Element Annual Progress Report

Housing Element Programs

1. Residential Sound Insulation (RSI)
2. Code Compliance Inspection Program
3. Accessory Dwelling Units (ADU)
4. Inclusionary Housing Ordinance and Affordable Housing Strategy
5. Urban Lot Split
6. Provision of Adequate Sites
7. Monitoring of No Net Loss (SB 166)
8. Lot Consolidation
9. El Segundo Municipal Code (ESMC) Amendments
10. Community Outreach
11. Fair Housing Program

Housing Element Programs

1. Residential Sound Insulation (RSI)

- Program administered by LAWA (95 permit applications)
- City to continue coordination with LAWA and assist with outreach

2. Code Compliance Inspection Program

- 228 residential property inspections

Housing Element Programs

3. ADU incentives

- Regular updates on ADU resources/information online
- City developed an ADU Fee Calculator
- City worked on Pre-Approved Plans program (launching in Q1 2025)
- City Issued permits for 23 ADUs

4. Inclusionary Housing Ordinance and Affordable Housing

- Refocused IH Grant effort toward R-3 feasibility/density study
- Adopted Affordable Housing Strategy

Affordable Housing Strategic Plan

10 policies, programs, and funding strategies

Priorities

- Prioritize current residents or employees in the City for new affordable housing
- Focus efforts to specific areas in the City
- Downtown homes for young professionals
- Local Trust Fund for Affordable Housing

Housing Element Programs

5. Urban Lot Splits

- Adopted an ordinance in March 2022
- Posted regulations handout and application checklist online
- State Law was amended in September 2024

6. Provision of adequate sites

- Completed Mixed-Use and Housing Overlay rezoning (May 2024)
- Developed objective development standards (May 2024)
- Completed by-right approval for 20% affordable projects (May 2024)
- Completed Downtown update (May 2024)

Housing Element Programs

7. No Net Loss Monitoring (SB 166)

- Developed a tracking database in 2023
- Develop detailed procedure in 2024
- Ongoing monitoring

8. Lot Consolidation

- Develop strategies to encourage lot consolidation

Housing Element Programs

9. ESMC Amendments

- Completed in Q2 2023
 - Density Bonus
 - Transitional Housing
 - Micro-Units
- Completed in Q4 2023
 - Residential Care Facilities
 - Emergency Shelters
 - LBNC
 - Employee Housing
 - Reasonable Accommodation
 - Senior Housing
- Completed in Q2 2024
 - Site Plan Review findings
 - R-3 density
- To complete in Q2 2025
 - Residential Parking

Housing Element Programs

10. Community Outreach

- Annual housing community meeting
- Senior Citizen Corporation Board meeting
- Diversity, Equity, and Inclusion Committee meeting
- El Segundo Rotary Club meeting
- City Hall neighborhood pop-up event (quarterly)
- Housing Element and Housing Division websites
- Email update bulletins
- El Segundo Herald

Housing Element Programs

11. Fair Housing Program

- Participate in Federal, State and regional efforts to promote fair housing
- Conduct outreach to target populations
- Provide information online
- Continue to provide service programs

Housing Division website:

<https://www.elsegundo.org/government/departments/community-development/housing-division>



Questions or comments

